



Archaeological Desk-Based Assessment in
Advance of the Planning Application for a
Proposed new dwelling at The Mill House,
Tyler Hill Road, Blean, Kent

February 2018

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for a Proposed new dwelling at The
Mill House, Tyler Hill Road, Blean,
Kent.



Report for Conker Conservation Ltd

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SWAT ARCHAEOLOGY

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**Archaeological Desk-Based Assessment in Advance of the of the
Planning Application for a Proposed new dwelling at The Mill House,
Tyler Hill Road, Blean, Kent.**

Summary

SWAT Archaeology has been commissioned by Conker Conservation Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at The Mill House, Tyler Road, Blean, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. 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: **low/moderate**
- Iron Age: **low/moderate**
- Roman: **Moderate**
- Anglo-Saxon: **low**
- Medieval: **High**
- Post-Medieval: **High**
- Modern: **low**

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, relating to the high potential for the Medieval and Post Medieval periods and moderate for the Roman period, especially given that the PDA is c. 200m north west of the Scheduled Ancient Monument area of the deserted Medieval settlement. The planning application in relation to the proposed development in the gardens at The Mill House, it is likely that the proposed development would have a possible impact on any surviving archaeological remains, although these may not survive given the map analysis suggests that there was a building of unknown purpose previously on the site.

The need for, scale, scope and nature of any further assessment and/or archaeological works has therefore been recommended and should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Conker Conservation Limited (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at The Mill House, Tyler Hill Road, Blean, Kent., centred on National Grid Reference (NGR) TR 612656 160770 (Fig 1).
- 1.1.2 This document will be used in support of planning applications associated with proposed development.

1.2 The Site

- 1.2.1 The proposed site sits at an average height of circa 74m. The site is located on level ground within the grounds of The Mill House, Tyler Hill Road and bounded by Tyler Hill Road to the north, fields to the south, and neighbouring properties fronting Tyler Hill Road to the west and east. (Fig 1). It is approximately 2 miles from the city of Canterbury. To the south, the land rises out of Canterbury and the Stour Valley. Mill House sits on the southern edge of the plateau at Blean, which then gradually drops away on the northern side of the village down towards the north coast.
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of London Clay Formation of the Ypresian (Lower Eocene Epoch) from circa 56-49 million years. The clay is still used commercially for making bricks and tiles. There is no superficial geology recorded. No geotechnical information is available at this time, which would offer confirmation of the existing soil sequence and provide a basis from which archaeological horizons could be suggested.

1.3 The Proposed Development

- 1.3.1 The planning application is for a new two storey, three bedroom, detached house. This will be constructed in the grounds of the current garden of The Mill

House and the development site has already been separated from The Mill House by a new fence. The pre- planning advice from the planning officer at Canterbury City Council (CCC) has commented:

“The application site has archaeological potential which will require further assessment dependent on the nature of future development proposals. If intrusive ground works are proposed as part of a development scheme, assessment of the archaeological resource through evaluation will be required.”

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Heritage Assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners

of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

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.*

2.3.5 Paragraph 128 of the NPPF states that:

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.

2.3.6 Paragraph 129 of the NPPF states that:

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

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.3.9 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.10 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of

designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

2.3.11 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the Site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.12 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.13 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.14 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

2.4 Regional Policies

2.4.1 Canterbury City Council has a Local Plan adopted in 2017. The plan has a number of policies relevant to archaeology:

- POLICY HE1: Historic Environment and Heritage Assets
- *POLICY HE4: Listed Buildings*
- *POLICY HE5: Development Affecting and Changes to Listed Buildings*
- *POLICY HE6: Conservation Areas*
- *POLICY HE8: Heritage Assets in Conservation Areas*
- *POLICY HE11: Archaeology*
- *POLICY HE12: Areas of Archaeological Interest*
- *POLICY HE13: Historic Landscapes, Parks and Gardens*

2.4.2 These policies are covered in turn in more detail below.

- *POLICY HE1: Historic Environment and Heritage Assets*

2.4.3 The City Council will support proposals which protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.

2.4.4 Development must conserve and enhance, or reveal, the significance of heritage assets and their settings. Development will not be permitted where it is likely to cause substantial harm to the significance of heritage assets or their setting unless it is necessary to achieve substantial public benefit that would outweigh the harm or loss, or all of the following apply:

2.4.5 The nature of the heritage asset prevents all reasonable uses of the site; and, no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and, conservation by grant-funding or some form of charitable or public ownership is demonstrably

not possible; and, the harm or loss is outweighed by the benefit of bringing the site back into use.

2.4.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Any development affecting directly, or the setting of, a listed or locally listed building, Conservation Area, Scheduled Monument, registered park or garden, historic landscape, or archaeological site will be required to submit a Heritage Statement with any Planning Application. The statement will need to outline and provide evidence as to the significance of the heritage asset including its setting, the likely impact of the development upon it and be proportional to the importance of the said heritage asset.

- *POLICY HE4: Listed Buildings*
- *POLICY HE5: Development Affecting and Changes to Listed Buildings*
- *POLICY HE6: Conservation Areas*

2.4.7 Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.

2.4.8 Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.

2.4.9 New development in a conservation area should aim to preserve and enhance the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.

- *POLICY HE8: Heritage Assets in Conservation Areas*

2.4.10 The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration.

Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the other criteria in Policy HE1 apply. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.

- *POLICY HE11: Archaeology*

- 2.4.11 The archaeological and historic integrity of designated heritage assets such as Scheduled 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.
- 2.4.12 Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk based assessment of the asset.
- 2.4.13 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications. The evaluation should define:
- 2.4.14 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.
- 2.4.15 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 Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the Council in advance.

- *POLICY HE12: Areas of Archaeological Interest*
- 2.4.16 Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the City Council will determine planning applications involving work below ground level once the applicant has provided information in the form of an evaluation of the archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.
- *POLICY HE13: Historic Landscapes, Parks and Gardens*
- 2.4.17 The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Conker Conservation Limited, to support a planning application in relation to a new two storey, three bedroom, detached house. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation

to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for

Archaeologists' Standard and guidance for historic environment desk-based assessment (ClfA, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

Significance

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,

- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

4.3 Sources

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

- 4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

Geotechnical information

4.3.6 No geotechnical information was available at the time of preparing this assessment.

Secondary and Statutory Resources

4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 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 centred 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 in Table

1.

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		c. AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day
Table 1: Classification of Archaeological periods		

5.1.2 Features around The Mill House encompass circa seven millennia, from Mesolithic flints, a Romano British villa, to a Medieval church and associated manor, along with scattered post medieval farmsteads. The Heritage Environment Record listed a number of archaeological features mainly centred on the nearby church area with a scattering of listed buildings in the vicinity of the village of Blean.

5.2 Designated Heritage Assets

5.2.1 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).

5.2.2 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).

5.2.3 There are three national listed buildings within the assessment area (Table 2) and all three reside in the Conservation Area. There are also five locally listed heritage assets.

Table 1 Designated Heritage Assets

TR 16 SW 86	Post Medieval	Saffrey Villa. Grade II listed Main construction periods 177 to 1799, Two storeys red brick with hipped tiled roof. Three sashes with glazing bars intact
TR 16 SW 85	Medieval	Church of St Cosmus and St Damian. Chancel and nave built in 13 th century and altered in 1866 with the addition of north aisle and south porch. Churchyard contains 18 th century headstones and some 19 th century bodystones.
TR 16 SW 80	Post Medieval/ Modern	Church Cottage. Grade II listed (1336584). Early 18 th century, two storeys painted brick with hipped tiled roof with two hipped dormers. Modern lean-to to left hand side.
TR 16 SW 75	Post Medieval	School Lane, Blean. Locally Listed Building (5142). Early 19th century, 2 storeys colour-washed, hipped tiled roof, 2 sashes with verticals only. Central porch
TR 16 SW 62	Post Medieval	40, 42, 44 School Lane, Blean. Locally Listed Building (5143). Early 19th century, 2 parallel

		ranges, 2 storeys, ground floor tarred brick, 1st floor weatherboarded, hipped tiled roof. 2 sashes, simple doorcases. Previously 1-4 Browning Cottages.
TR 16 SW 76	Post Medieval	40, 42, 44 School Lane, Blean. Locally Listed Building (5144). Early 19th century, 2 parallel ranges, 2 storeys, ground floor tarred brick, 1st floor weatherboarded, hipped tiled roof. 2 sashes, simple doorcases. Previously 1-4 Browning Cottages.
TR 16 SW 78	Post Medieval	36 Hillside Farm, Blean. Locally Listed Building (5147). 18th century with 2 parallel ranges, 2 storeys stuccoed, hipped tiled roof with modillion eaves, 3 sashes with glazing bars intact, tiled veranda with later doorcase.
TR 16 SW 74	Post Medieval	17 Blean Hill / No. 17 Lucketts Farm. Locally Listed Building (5148). Early to mid-19th century, 2 storeys red brick, tiled roof with curved ridge tiles, 3 sashes with glazing bars intact. Later doorcase.

5.3 Previous Archaeological Works

- 5.3.1 The KCCHER contains two entries pertaining to archaeological investigations. (Fig. 16). These are detailed below.
- 5.3.2 The investigations are two geophysical surveys that were centred around the church (Fig. 16). One was in the field to the west of the earthworks (EKE12453) and the other to the east of the track running south from the church. (EKE12452). Both were magnetometry surveys undertaken in 2009 by the University of Kent. The eastern survey identified four possible pits and geological features. The west survey identified a possible trackway (Unpublished document: University of Kent. 2010. Report on a Preliminary Geophysical Survey of the Canterbury Campus, University of Kent, 2009).

Landscape Characterisation

- 5.3.3 The site is in an area characterised by KCC Historic Landscape Characterisation as fields with medium regular with straight boundaries (parliamentary type enclosure). It sits between the village/hamlet 1810 settlement and post 1810 settlement area of Blean and the 1810 hamlet area around the church (Fig. 13).

Conservation Area

- 5.3.4 The PDA sits within a conservation area that runs alongside the east side of Blean Hill road to the eastern side of the church. The southern edge of the conservation area is 500 from the PDA and the north edge extends over Tyler Hill Road (Fig. 15).

Designated Scheduled Ancient Monument

5.3.5 To the west and south of the church is an area designated a Scheduled Ancient Monument and was scheduled in July 1999 (No. 1018785). This area incorporates the manor house and also the Roman villa site. The western boundary of this encompasses some of the earthworks marked on the OS maps (Fig. 15).

Palaeolithic Character Area

5.3.6 The assessment area sits within three Palaeolithic Character Areas (PCA) (Fig. 18). The PDA itself just sits within the area classed as PCA43. This is designated as a large patch of head brickearth on the Blean Plateau. Since this area was not near to sources of raw flint material but located at a vantage point, it is thought that Palaeolithic activity would have happened in this area but may not necessarily left any traces but any finds if found are likely to have had minimal disturbance and considered of high importance. Only 100m south of the PDA is the dividing line running east, west of the start of the PCA area 18. This area relates to the Stour terraces on the northern side. This area is known to be abundant in Palaeolithic remains and therefore is classed of having a high potential of finding remains despite the fact that chalk and flint is not common in this area which suggests substantial movement of the material from its source. The very western part of the assessment area has a very low chance of finding Palaeolithic activity.

0-100m Radius

5.3.7 There is only one KCCHER record within a 100m radius of the PDA being a windmill (TR16SW32) c. 100m west which was used for grinding corn. Only the base remains and is roofed.

100-200m Radius

5.3.8 The deserted medieval settlement survives as earthworks c. 200m south east of the PDA. It is thought to comprise of a manor house complex and two associated dwellings. The earthworks survive to a height of up to 0.5m and represent three adjoining north west-south east aligned rectangular enclosures. Part of a roughly north-south aligned track runs along the eastern side of the settlement. Documentary evidence, including an entry in the Domesday Book,

suggests that the settlement was in existence by the 11th century. Analysis of pottery fragments found within the settlement suggests that it had fallen into disuse by the early 15th century. Immediately beyond the monument to the north east is the associated parish church of St Cosmus and St Damian (TR 16 SW 17). This falls within the Scheduled Ancient Monument area. Field survey indicates that the monument will contain important archaeological and environmental evidence for the development and abandonment of the medieval settlement. There are also cropmarks in the area to the east of the earthworks and to the west of the schedule area that show two parallel linear features (Fig. 14) that run south westwards away from the church and turn 90 degrees to run south eastwards.

- 5.3.9 South east of Saffrey villa on the north side of Tyler Hill Road, c. 190m west is a post medieval farmstead (MKE86197) of a dispersed cluster type. It has been partially altered with some loss of original form.
- 5.3.10 A second windmill (TR16SW24) was located c. 150m south west of the PDA and is no longer in existence.

200-300m Radius

- 5.3.11 A Roman villa (TR 16 SW 50) has been identified c. 220m south east of the PDA based on pottery fragments showing occupation was from the first to the third centuries. It occupies the northern western part of the Scheduled Ancient Monument site. It is evidenced by masonry scatter visible in the plough soil and pottery identifies the site as in use between the first and third century.
- 5.3.12 The likely site of the 1375 Vicarage (TR 16 SW 3) is situated in a banked enclosure to the west of the church, c. 300m south east of the PDA. It also resides within the Scheduled Ancient Monument area.
- 5.3.13 The Grade II* listed church of St Comus and St Damien (TR 16 SW 85) is c. 300m south east of the PDA. Originally built in the 13th it may reside on an earlier Anglo-Saxon church although this is unconfirmed. The church was later altered in 1866 sits just outside of the Scheduled Ancient Monument area.

- 5.3.14 A third windmill (TR 16 SW 46) site is located c. 230m west of the site. Very little is known about this windmill and it is undated.
- 5.3.15 An early 19th century building at School Lane, Blean (TR 16 SW 75) is a locally listed and is c. 300m north west of the PDA.

300-400m Radius

- 5.3.16 Church Cottage (TR 16 SW 80), c. 320m east of the PDA, is situated east of the church, is a Grade II listed, early 18th century building. It is two storeys, constructed of brick with a hipped tiled roof and two hipped dormers. It is also part of a regular L plan courtyard farmstead (MKE 86198), with agricultural buildings on three sides. Only Church Cottage remains of the farmstead.
- 5.3.17 Saffrey Villa is a Grade II listed building (TR 16 SW 86) from the 18th century and is a two storey, red brick building with a hipped tiled roof. It is located on School Lane in Blean and is c. 330m north west of the PDA. There is another locally listed building of 36 Hillside Farm (TR 16 SW 78) being c. 360m south west of the PDA and faces onto Blean Hill road. The building is 18th century with two parallel ranges.
- 5.3.18 Two Farmsteads are recorded c. 350m and 370m respectively south west of the PDA. The first is a regular T plan farmstead located within the village (MKE 86201) on the eastern side of Blean Hill road. The farmhouse is in a detached central position. The second is Stray Lees Farm (MKE 86200), located on the eastern side of Blean Hill and on the south side to 36 Hillside Farm. Stray Lees is a loose triangular shaped courtyard that had agricultural buildings on three side. However, only the farmhouse remains.
- 5.3.19 Based on the KCCHER information, a significant number (31 records) of Mesolithic flint implements being blade cores and waste flakes have been found in the area between 2002 and 2005 and recorded under the Portable Antiquities Scheme (PAS). Given that the precise location of these flints are not known they have all been placed in the same area for the HER record, which is c. 350m south of the PDA. Obviously, this is not a true reflection of their original location which is suggested from the finds records to be closer to the churchyard and

found mainly via fieldwalking. These finds all fall within the PCA 18 of which is classed as having a high abundance of Palaeolithic remains.

400-500m Radius

- 5.3.20 At the edge of the assessment area east of Church Cottage are a complex mix of cropmarks (Fig. 14). They have been interpreted as a near circular enclosure, several ring ditches, linear features and many other unclear features. The ring ditches suggests activity of a prehistoric nature. The linear features and enclosure ditch may possible relate to Roman activity although their exact nature is unclear.
- 5.3.21 A sandpit 490m north west of the PDA of unknown origin has been marked on the 1898 ND 1908 OS maps (TR 16 SW 34). It is thought to be post medieval.
- 5.3.22 A number of locally listed buildings are situated between 430m and 440m north west and 450m south west of the PDA. They are 40,42,44 School Lane (TR 16 SW 62 & TR 16 SW 76) and 17 Blean Hill (TR 16 SW 74) respectively. The houses are early to mid-19th century, two storeys, all with hipped tiled roofs. The School Lane buildings are brick built with the 1st floor weatherboarded. Blean Hill is just brick.
- 5.3.23 A number of farmsteads lies in the outer assessment area. All post medieval and of different types, being loose courtyard, regular L plan, or T plan. Two of the farmsteads have been completely demolished, one adjacent to Mount Pleasant Farm (MKE 86170), c. 465m south west and one labelled farmstead in Blean, c. 400m west (MKE 88960). One of the outer farmsteads only has the farmhouse remaining being Lockett's Farm (MK E86199) that did have agricultural building on three sides. South of Badger's Farm (MKE 86171), c. 480m west, had agricultural buildings on one side with the farmhouse in a central position and this has since been altered with partial loss of its original form. Old Walnut Tree Farm (MKE 86178), c. 480m north west, was an L plan located within the village. This farm has significantly been altered and the house has also gone.

Established stratigraphy

- 5.3.24 Due to there being no intrusive archaeological excavations, the stratigraphy is unknown.

5.4 Archaeological and Historical Narrative

- 5.4.1 Blean, officially known as St Cosmus and St Damian in the Blean, is a parish in the district of Canterbury. The name Blean is the dative form of the Old English word 'blea' which means rough ground. Therefore, the name of the parish means "the church of Saints Cosmas and Damian (sic) in the rough ground. It is a scattered village that has primarily developed along the Canterbury to Whitstable Road in the middle of the Forest of Blean and the parish is mostly woodland. The PDA is situated on the southern side of Tyler Hill Road between Blean and the village of Tyler Hill and is approximately 2 miles north west by north of Canterbury.
- 5.4.2 Essentially the village took its name St Cosmus and St Damian from the two saints, to whom the church of it is dedicated. The Forest of Blean is ancient and once covered the entire area between the Great Stour and the north Kent coast. It is now a belt of woodland lying roughly two miles inland from Seasalter.
- 5.4.3 The area has been occupied since Mesolithic times as seen from various flint find spots across the village. There is little evidence of any Bronze Age or Iron Age activity in the immediate vicinity.
- 5.4.4 In 1982-86, the local archaeology group established that a substantial Roman villa existed to the south west of the church. The scatter of masonry visible in the plough soil suggests that it occupies the northern part of the ancient scheduled monument site. Analysis of associated pottery fragments indicates that the building was in use during the first to third centuries AD. The site has not been excavated and no further details are currently known about its size and layout.
- 5.4.5 Not much is known with any degree of certainty of life in Blean during the dark ages between the departure of the Romans in 4th Century AD and the Norman conquest of the 11th Century AD. An early reference in 785 AD refers to Blean and the use of wood fuel for salt boiling on the coast at Seasalter. The Salt Way

which is generally considered the most ancient route from this part of the north Kent the coast to Canterbury. The Salt way passes north to south alongside the eastern side of the church. The Domesday book mentioned that there was a church in the Manor of Blehem (Blean) in Saxon times and that reputedly this Saxon church was one of the early churches built in the 6th century by monks from Augustine's mission to Kent in 597AD. The whole site appears to have been fortified at some point during the dark ages, resulting in the somewhat unusual relics of a wall and moat around what is now our graveyard - it was most likely a fortified manor within which a simple wooden church was included. The existence of any early Anglo-Saxon church has not been confirmed archaeologically.

- 5.4.6 At the time of the Domesday Book in 1086, Hamo de Crevequer, the sheriff was the lord of the manor of Blean itself and there were 12 surrounding farmsteads or holdings within the bounds of the manor, suggesting the local community had been established well before 1086. Many English villages (in Anglo-Saxon times) came into existence as a series of farmsteads scattered over a wide area. Among them would be a principal or 'manorial' farmstead. The location or combinations of the farm sites scattered across the Blean area at this time is unknown. Many English country churches began their history, perhaps at around the time of the Norman Conquest, as chapels set up alongside manorial buildings belonging to the wealthier or more influential members of the community and the Domesday book confirms Blean had a church, although it is not the one standing today.
- 5.4.7 The church is dedicated to St Cosmus and St Damian. St Cosmus and St Damian were reputed twin brothers that were physicians and early Christian martyrs. They practiced their profession in Greece at Aegeae and then in Roman Syria and died circa 287 AD. The church itself is situated about a mile from the village centre. Originally built in the 13th century sometime before 1233 by order of the Crown as evidence by the Calendar of Liberate Rolls showing Henry III repaying the sum of £20.3s.8d to Walter de Kirkeham for carry out the instruction of rebuilding the church.
- 5.4.8 The rebuilt church of circa 1233 is characterised by the lancet windows of Early English Gothic style and has changed little, apart from the closing of two lancets in the west wall and their replacement during the 14th century by a window in

the Perpendicular Late Gothic style, plus a similar new window in the south wall of the nave. The rebuilding also utilised local materials and fragments of Roman brick from the nearby villa site has been incorporated into the west exterior wall. This latter alteration coincided with the institution of the post of Vicar in the Blean (c.1375), and culminated in the building of the church's finest possession, its timber crown-post roof. The church at this time had many windows of stained glass (of which only a few fragments remain in one of the chancel lancet windows), a painted rood screen (the marks where it was fitted are still visible in the beams above the pulpit). The Victorian rebuilding and extension altered much of the original appearance of the church. The whole north wall disappeared to accommodate a sizeable extension, whilst the present single bell gable replaced the earlier wooden turret above the old building

- 5.4.9 At the time as the rebuilding of the church, a fortified manor was built next to the church essentially on the Roman villa site. From about 1200 onwards, the Eastbridge Hospital, based in nearby Canterbury had acquired a growing interest in the area, the lordship of the manor being formally confirmed in 1359, and the Master of Eastbridge still remains the Patron of the parish. However, the seat of the lordship and manorial court had transferred to Hoathe Court in 1314 AD, the residence of the de Badlesmere family and this may have led to the decline in importance of the manor at Blean. Archbishop Simon Sudbury founded a vicarage of Blean in 1375 and it is thought that this was located near to the church.
- 5.4.10 The remains of the manor house have been seen from the surface scatter of large numbers of Kentish peg roof tiles and pottery from the 13th and 14th centuries. Decorated floor tiles have also been seen featuring geometric patterns and stylised animals, known from panels of four or eight tiles.
- 5.4.11 It would appear that the fortunes of the manor itself declined after this, and severe fire damage in the late 14th or early 15th century resulted in the site being abandoned. The centre of the village eventually graduated towards the main Canterbury to Whitstable road and in 1800 it became a Turnpike Road.
- 5.4.12 Blean has a number of post medieval windmill sites centred in an area south of Tyler Hill Road and to the east of the road of Blean Hill. The 'Old Mill'

(TR16SW32) still has the brick base remaining. There was also a 'New Mill' (TR16SW24) 100m to the south west of the Old Mill, which has since been destroyed. Both were smock mills for grinding corn. A third windmill of unknown date a type was located 100m to the west of the New mill (TR16SW46). Of which there are no remains.

5.4.13 Just 1.5 km away at the eastwards end of Tyler Hill Road in the village of Tyler Hill. This was the centre of the medieval tile and pottery industry in east Kent and was at its peak in 1300. By the 15th century bricks were also being made. Clay pits can still be seen as earthworks and many medieval kilns have been excavated. It is thought that the forest of Blean was the source of fuel for this industry and therefore the road between Blean and Tyler hill was important.

5.5 Cartographic Sources and Map Regression

Historic OS map 1873 1:2500

5.5.1 The site is designated as part of field 205. The field shows 2 buildings. One which adjoins the Tyler Hill road and is The Mill House, which is currently on the site. The age of The Mill House is unknown. Tyler Hill road runs across the centre map from west to east and joins the village of Blean with that of Tyler Hill. At the PDA site shows another detached building, set back off the road to the south east of the building fronting the road. The two buildings are joined by a path. It is not clear if this is a second house or an outbuilding relating to the main property fronting the road. On the southern boundary there appears to be located a well. The area south of the PDA is fields and 2 footpaths can be seen crossing the area. The path that runs from Tyler Hill Road in a south easterly direction is the path towards the church. Immediately to the east is a field designated 205a. Immediately to the west of field 205 is the complex containing 2 corn grinding windmills. Given the house at the PDA is called The Mill House, it is unclear from the maps what the interrelationship may be between our house and nearby windmills. Even further west, can be seen the start of Blean settlement area. On the northern side of Tyler Hill Road, to the north of the PDA are fields. To the north west there is one property adjoining the road and to the north west several properties are grouped together as Tyler Hill Road starts to join the road of Blean Hill, just off the map. (Fig.3).

Historic OS map 1898 1:2500

- 5.5.2 The field with the two properties has been re-designated to 91 (0.866). The field immediately to the east has been re-designated 91 (0.409). The fields and footpaths to the south of the PDA remain in place. The two windmills are still in existence. There does not appear to be any other changes (Fig.4).

Historic OS map 1907 1:2500

- 5.5.3 There does not appear to be any changes (Fig.5).

Historic OS map 1938 1:2500

- 5.5.4 There have been significant changes. At the PDA, the building fronting the road remains but the second building set back off the road is no longer in existence. Immediately to the west only the remains of one of the windmills is showing. The second is no longer in existence. The other properties along Tyler Hill road, plus the field boundaries and footpaths appear unchanged (Fig.6).

Historic OS map 1971-1972 1:2500

- 5.5.5 At the PDA, the building fronting the road is labelled for the first time as The Mill House. The house appears to have had a small extension halfway along its eastern side. The Mill House is showing a benchmark site for the first time being 74.81m. The remains of the windmill immediately to the west sits alongside a building called The Mill Cottage. The fields and footpath to the south remain unchanged with the exception of a new feature, south east of the PDA showing earthworks. These will relate to the scheduled monument area. On the northern side of Tyler Hill road, the field immediately in front of the PDA has been split into two by a drain and other drainage features have been added in some of the other fields (Fig.7).

Historic OS map 1972 1:2500

- 5.5.6 This map shows no difference compared to the map in Fig. 7 (Fig.8).

Historic OS map 1989 1:2500

- 5.5.7 There does not appear to be any change (Fig.9).

Historic OS map 1989-1993 1:2500

5.5.8 There does not appear to be any change (Fig.10).

Historic OS map 1993 1:2500

5.5.9 This map shows no difference compared to the map in Fig. 10 (Fig.11).

5.6 Aerial Photographs

1940

5.6.1 The photo is blurred and features are not visible. (Plate 1).

1960

5.6.2 The Mill House can be seen in the PDA area, fronting the road. The southern boundary is tree lined with arable field to the south. West side of the house is lawn with a tree lines western boundary. The northern side of Tyler Hill road looks like pasture. The footpath to the church in the east travelling south eastwards can be seen and look more like a track. (Plate 2).

1990

5.6.3 There appears no change other than trees are showing in the field to the north of the PDA on the opposite side of Tyler Hill Road (Plate 3).

2003

5.6.4 There appears little change to the PDA site other than the trees have matured. In the field to the north the trees have also matured and that field is now arable. The track to the church appears to have been tarmacked. The location of 'The Old Mill' can be seen clearly for the first time to the left of the western boundary being the capped circular roof (Plate 4).

2007

5.6.5 Little changed. The trees on the northern side of Tyler Hill Road have continued growing. (Plate 5).

2013

5.6.6 At the PDA, at the eastern side of the house, a hardstanding area has been created for parking. This shows a new access route to the property from Tyler Hill Road with a new break in the hedge bordering the road. The area on the southern side of the house has now been turned into lawn. The trees in the field on the north side of the road are now so large that they have formed a copse and are avoided by the plough (Plate 6).

2017

5.6.7 No changes are apparent (Plate 7).

5.7 Walkover Survey

5.7.1 The walkover survey is for the purpose of:

- Identifying any historic landscape features not shown on maps
- Conducting a rapid survey for archaeological features
- Making a note of any surface scatters of archaeological material
- Identifying constraints or areas of disturbance that may affect archaeological investigation

5.7.2 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 artefacts.

5.7.3 A walkover survey was undertaken on the 30th January and a number of site photographs were taken. The site was essentially part of the garden relating to Mill House has now been separated from The Mill House by a new fence. No artefacts or archaeological features were identified in the walkover (Plates 8-13).

5.8 Summary of Potential

Palaeolithic

5.8.1 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 record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. It is known that the area has been occupied since Mesolithic times due to the high number of Mesolithic flint blades and cores that have been found whilst fieldwalking in the area to the south of the PDA within the PCA18, known for its high number of finds. However, the PDA is just within a different PCA area being PCA 43, which has a low number of finds. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low/Moderate**.

Neolithic

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. It is possible that some of the flint finds do relate to this period rather than the Mesolithic but it is uncertain. Therefore, the potential to finding remains that date to this period within the confines of the development site is **low**.

Bronze Age

5.8.4 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 no specific records dating to this period within the assessment area, although like the Neolithic, it is possible some of the flints found may relate to this period although it is uncertain. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.8.5 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 Kent HER has one record dating to this period being the cropmarks of a possible prehistoric/ Romano-British large rectilinear enclosure, east of Church Cottage including ring ditches and other linear and unclear features (TR 16 SW 22). However, many of the features are of uncertain date. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Romano-British

- 5.8.6 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 Kent HER has one records from this period within the assessment area. A Roman Villa has been identified that sits in the north-western area of the Scheduled Ancient Monument (TR 16 SW 50). This area is just 220m south east of the PDA. In addition, it is possible that some of the earthworks and cropmarks to the west and east of this villa area could be Roman. That said Roman activity in the Blean area appears to be limited to just this area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Anglo-Saxon

- 5.8.7 There are no Kent HER records from this period within the assessment area; therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

- 5.8.8 There are four Kent HER records from this period within the assessment area, all from c. 180m south west of the PDA. They include the probable vicarage site from 1375 in a banked enclosure to the west of the church (TR 16 SW 3). The Grade II* listed building of the church of St Comus and St Damian (TR 16 SW 85). The deserted medieval settlement of St Cosmus and St Damian (TR 16 SW 17)

that survives as earthworks including a manor house and other associated dwellings. In addition, there are cropmarks showing two parallel linear features suggesting ploughed out earthworks has been assigned a medieval date (TR 16 SW 23). and an Anglo-Norman silver penny (TR 23 NW 660) found circa 385m east from the site. In addition, there is the Grade II listed building of Broadmead Manor 260m to the north west (TR 23 NW 309). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Post Medieval

5.8.9 There are a number of post medieval records held at the Kent HER from this period within the assessment area other than farmsteads, which are discussed separately below. They include two windmills (TR 16 SW 32 & TR 16 SW 24) found 100m west and 150m south west of the site respectively, of which given the site is called the Mill House, may have some interrelationship. The Grade II listed building of Church Cottage (TR 16 SW 80), a 18th century, two story brick building with hipped tiled roof with two hipped dormers, situated to the west of the church, c. 320m east of the PDA. There is also a sand pit (TR 16 SW 34) of unknown origin c. 490m north west of the PDA that has been marked on the OS maps in 1872 and 1908. There are also five locally listed buildings within the settlement area of Blean, being 18th and 19th century in date. These are all to the western area of the PDA. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Modern

5.8.10 There no records in the Kent HER within the assessment area from this period. Therefore, the potential for finding remains dating to this period is considered **low**.

Farmsteads

5.8.11 There are nine farmsteads recorded within the assessment area, all dating to the post-medieval period. The majority relate to the outer edges of the assessment area with the exception of the farmstead c 190m west of the PDA, south east of

Saffrey Villa (MKE 86197), located within Blean Village. This farmstead survives with partial loss of original form. Three of the farmsteads are either completely demolished or have significant loss of form (MKE 86170, MKE 86178 & MKE 88960). Others only have the farmhouse remaining (MKE86198, MKE 86199 & MKE 86200). Leaving two with just partial loss of original form being south of Badgers Farm (MKE 86171) and Farmstead in Blean (MKE 88960). The farmsteads were all of various types being L-plan, T-plan, loose courtyard types.

Undated Records

5.8.12 There is one undated record within the assessment area; a windmill (TR 16 SW 46) is located c.230m west of the PDA with no surviving remains

5.8.13 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Recent mitigation works have previously found on the school site features and remains from the Mesolithic through to the Romano-British period. Therefore, the site has a high potential for the Romano- British period, moderate potential for Neolithic, Bronze Age and Iron Age, with low/moderate potential for Mesolithic and low for all the other periods.

5.8.14 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: **low/moderate**
- Iron Age: **low/moderate**
- Roman: **Moderate**
- Anglo-Saxon: **low**
- Medieval: **high**
- Post-Medieval: **high**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 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.

6.2 Historic Impacts

6.2.1 The map regression identified the location of a building of unknown use within the grounds of Mill House. It is unclear whether this was a separate house or in fact an outbuilding related to the current Mill House. Depending on the nature of this building, there may be foundations located in the area of the new development and this could potential have had a **high impact** on any archaeological remains in the area.

6.3 Summary of Impacts

6.3.1 Due to the presence of a previous building, there is likely to be **high impact** on the site.

6.3.2 The level of natural geology of the site is known from previous mitigation works.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

7.1.1 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.

7.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Romano-British, Medieval and Post Medieval period with **low/moderate** potential for the prehistoric periods.

8 OTHER CONSIDERATIONS

8.1 Archive

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

8.2 Reliability/Limitations of Sources

8.2.1 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.

8.3 Copyright

8.3.1 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 Conker Conservation Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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SWAT Archaeology

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Canterbury City Council Local Plan (July 2017)

https://www.canterbury.gov.uk/downloads/file/467/canterbury_district_local_plan_adopted_july_2017

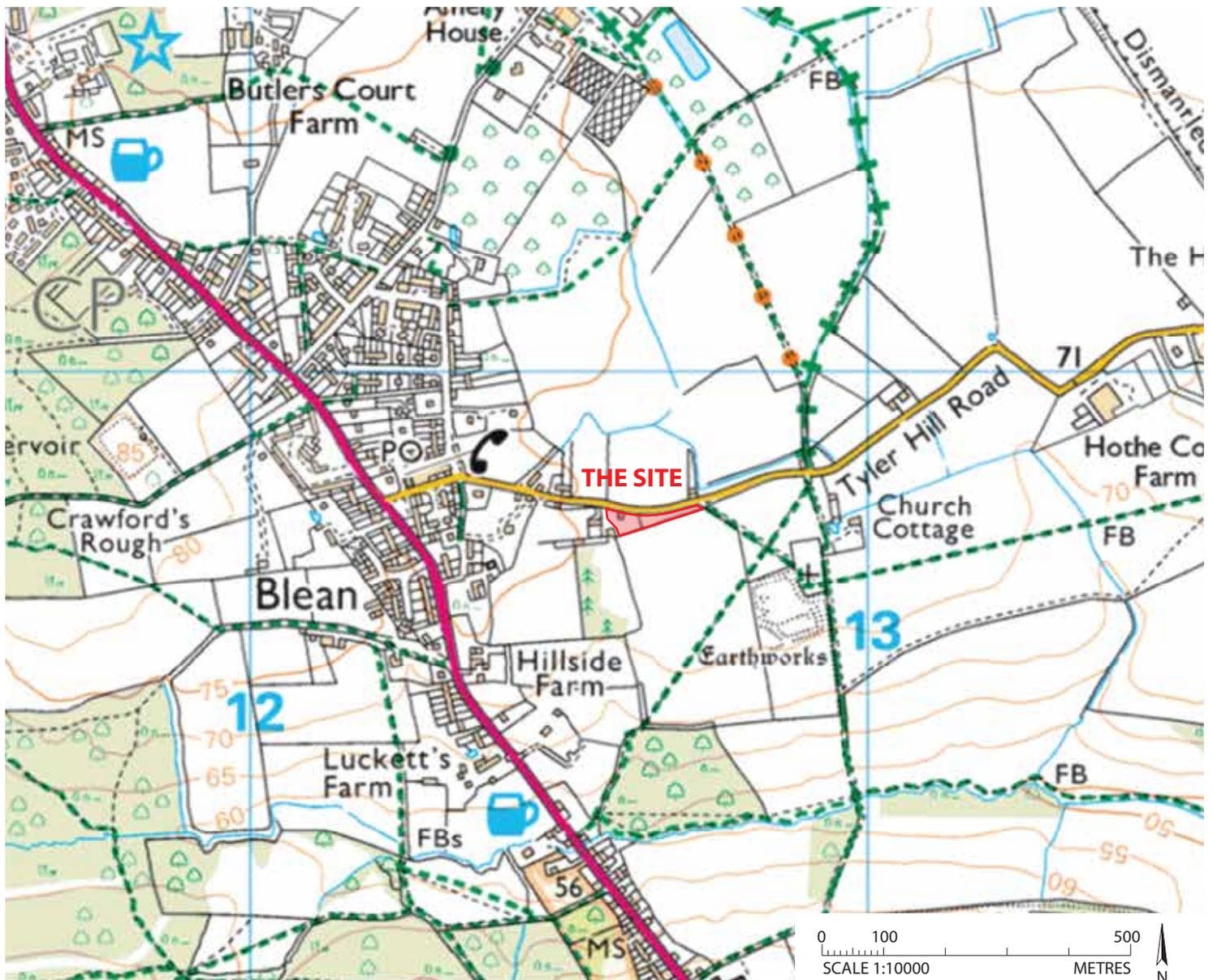
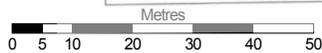
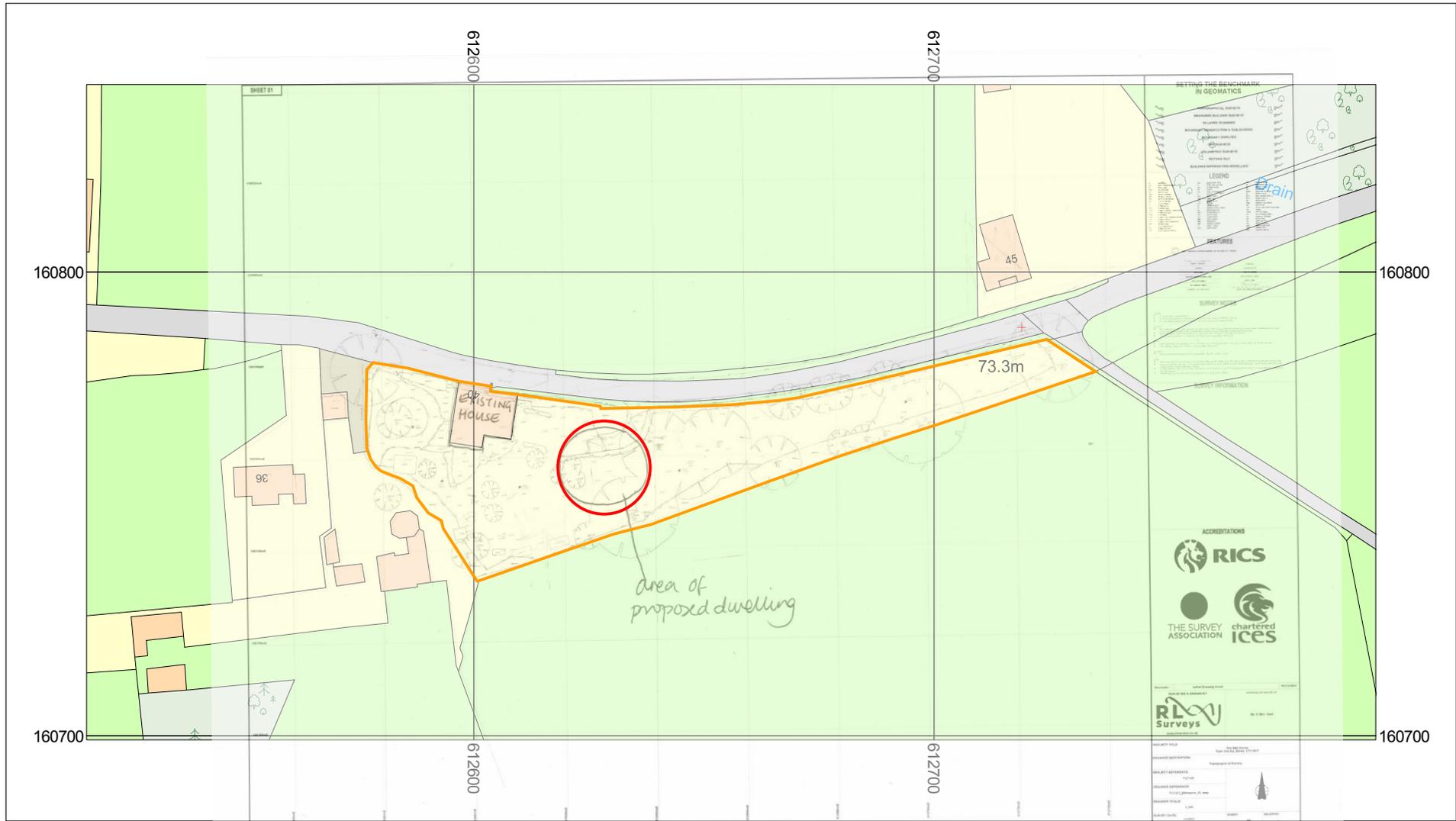


Figure 1: Site location map, scale 1:10000.



Scale: 1:1250

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Produced:
Serial number:

National Map Centre
100031961
05/01/2018
1930651

The Mill House Site
40 Tyler Hill Road
Blean
CT2 9HT

Plot centre co-ordinates: 612656.160770
Download file: mill.zip
Project name: swat

Figure 2: Site location in relation to OS map. Area of proposed dwelling outlined in red.

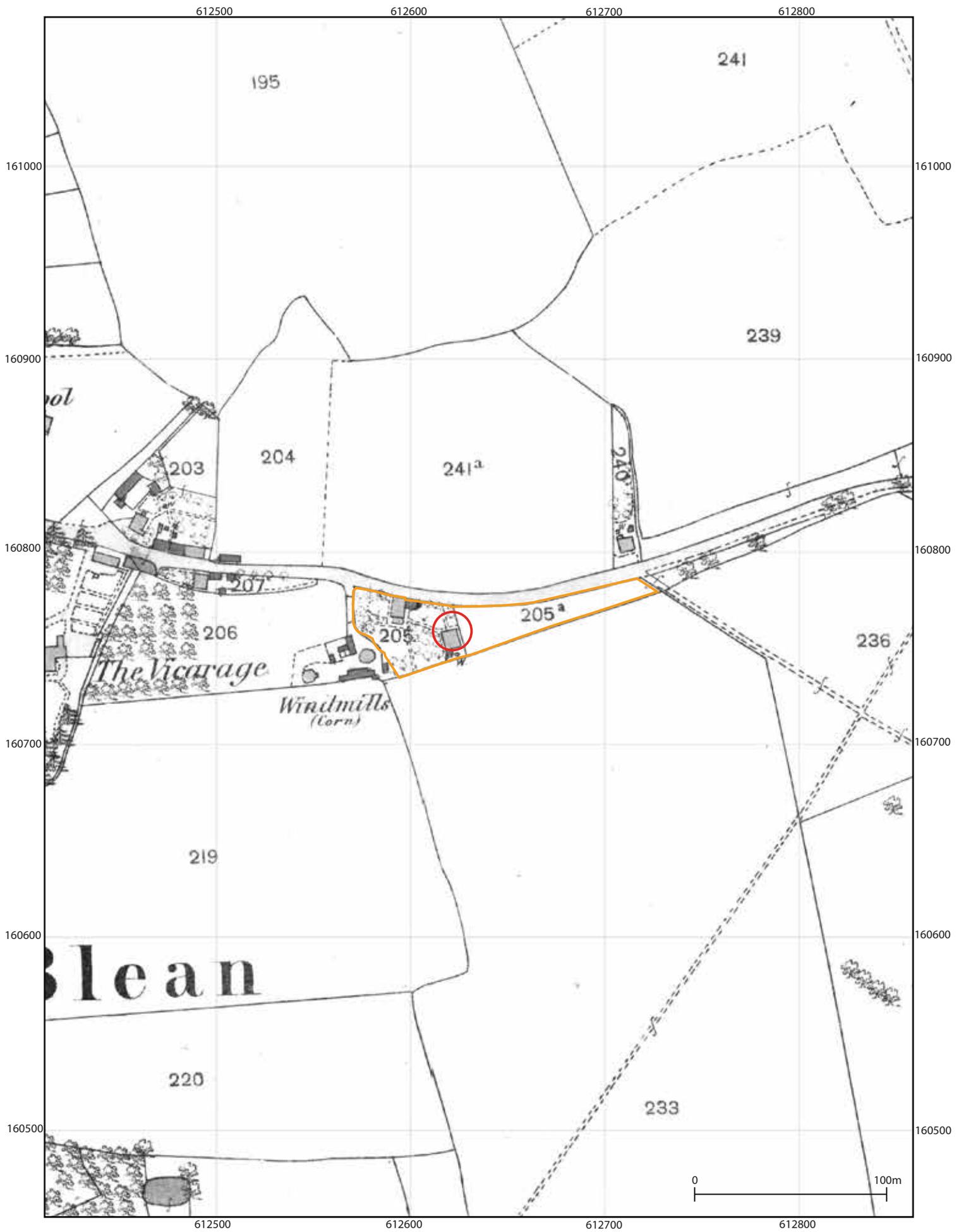


Figure 3: OS historic map from 1873, scale 1:2500

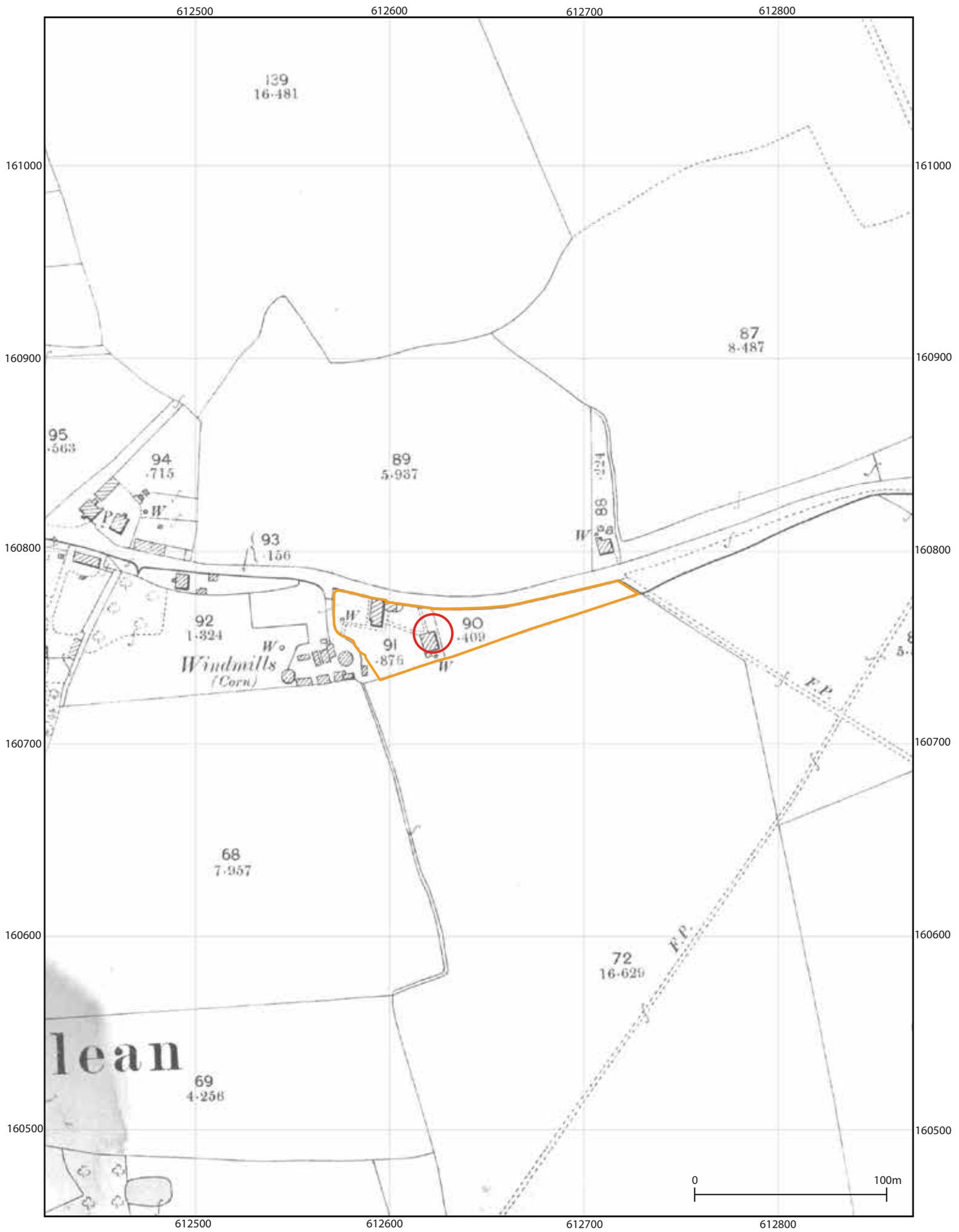


Figure 4: OS historic map from 1898, scale 1:2500

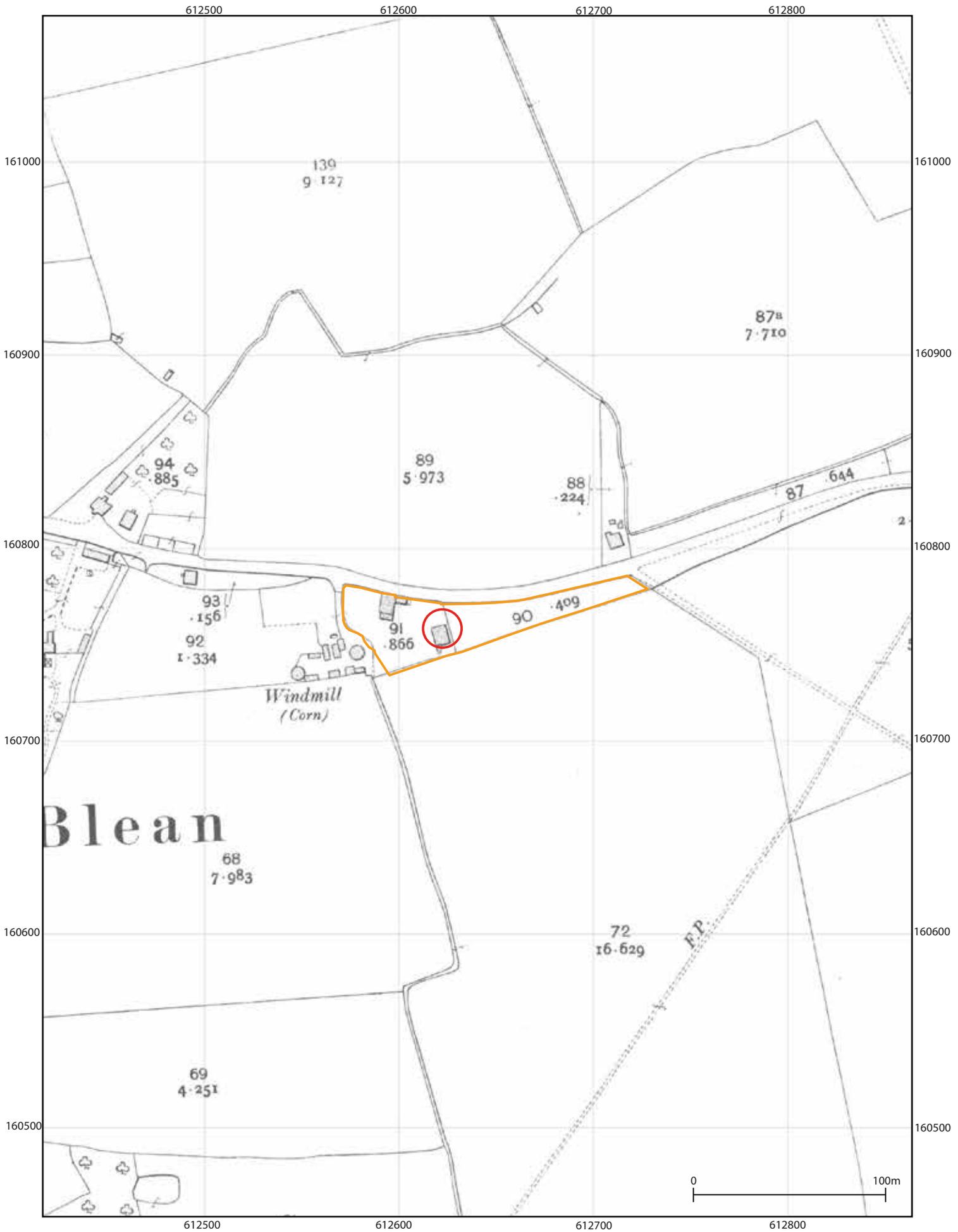


Figure 5: OS historic map from 1907, scale 1:2500

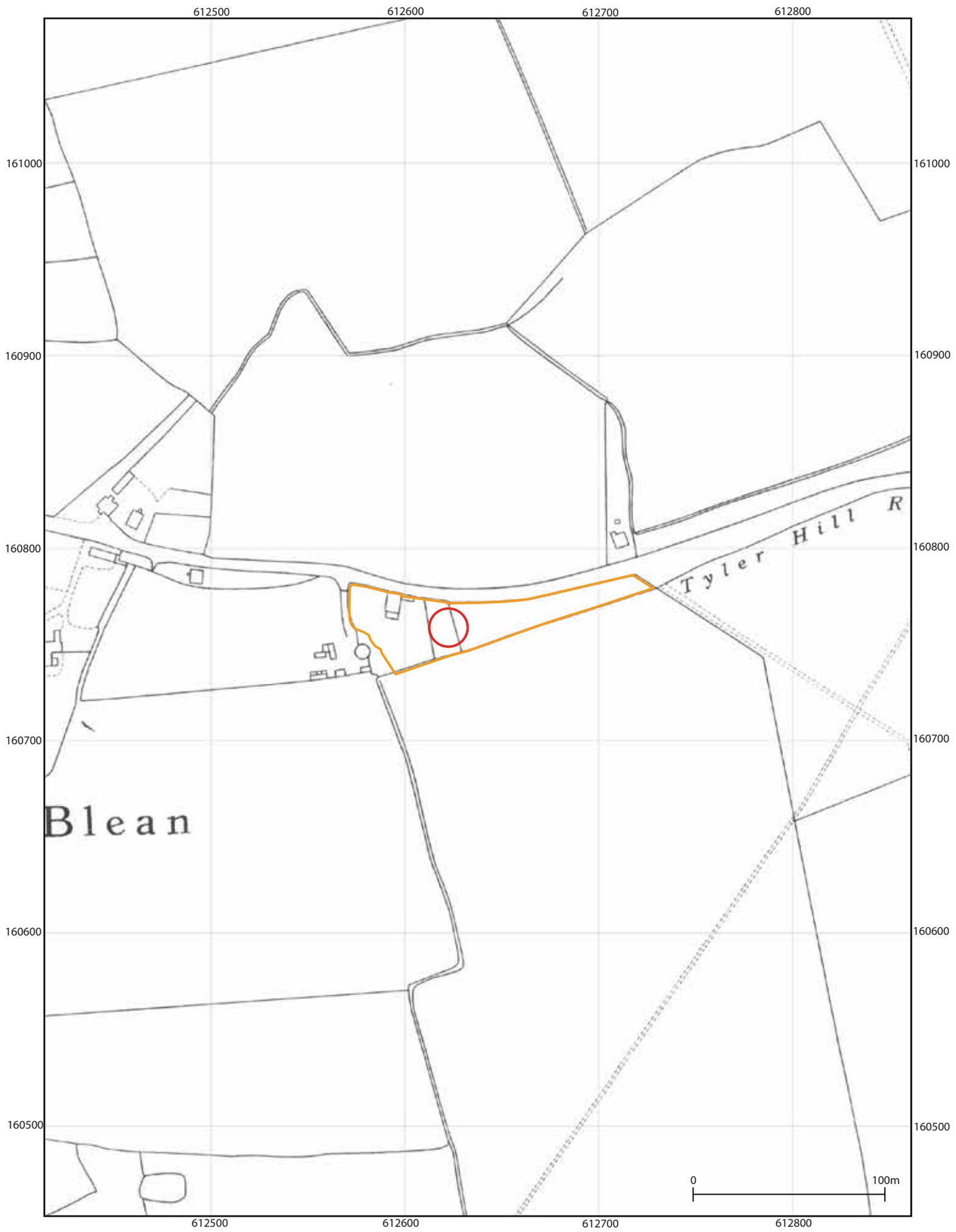


Figure 6: OS historic map from 1938, scale 1:2500

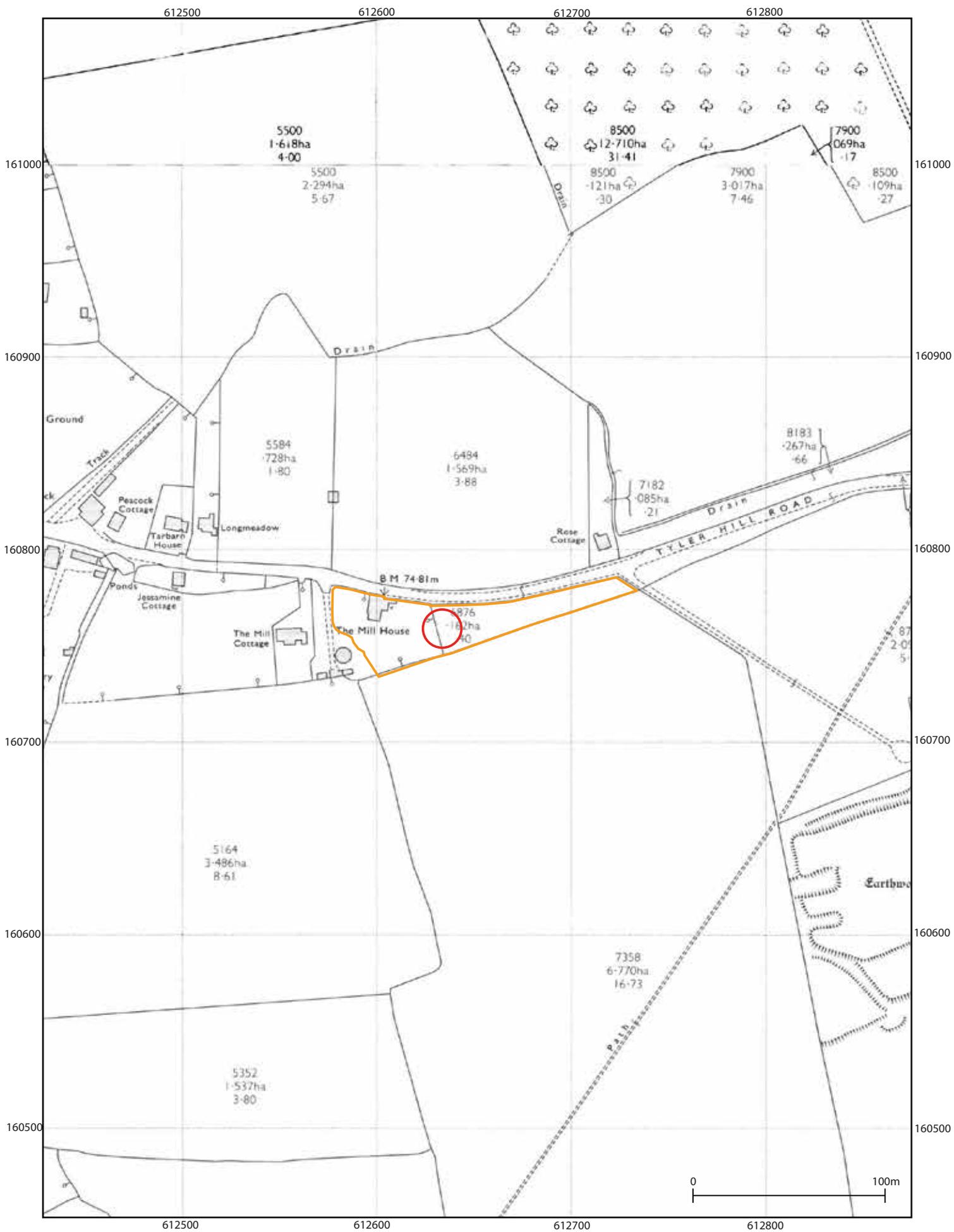


Figure 7: OS historic map from 1971-1972, scale 1:2500

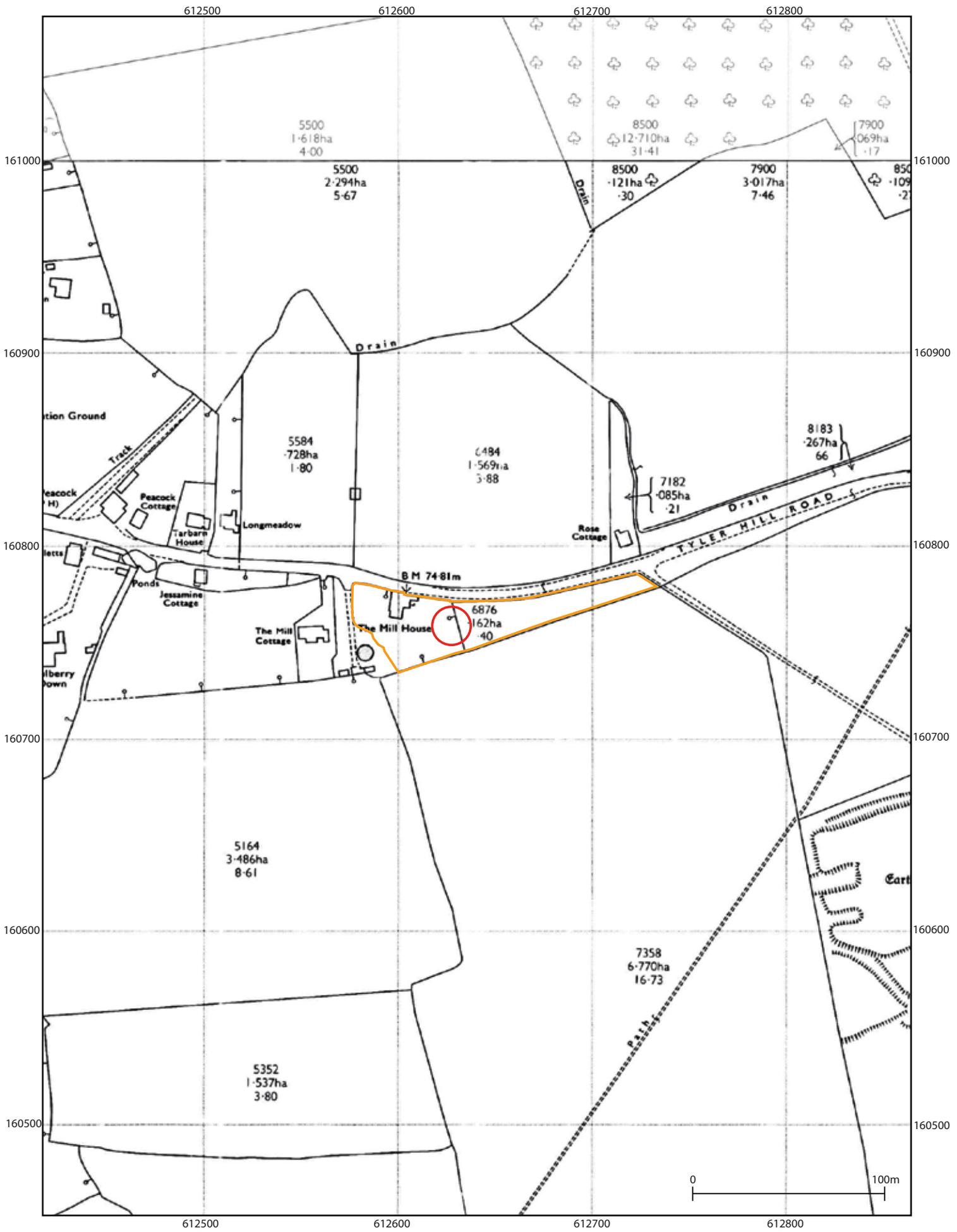


Figure 8: OS historic map from 1972, scale 1:2500

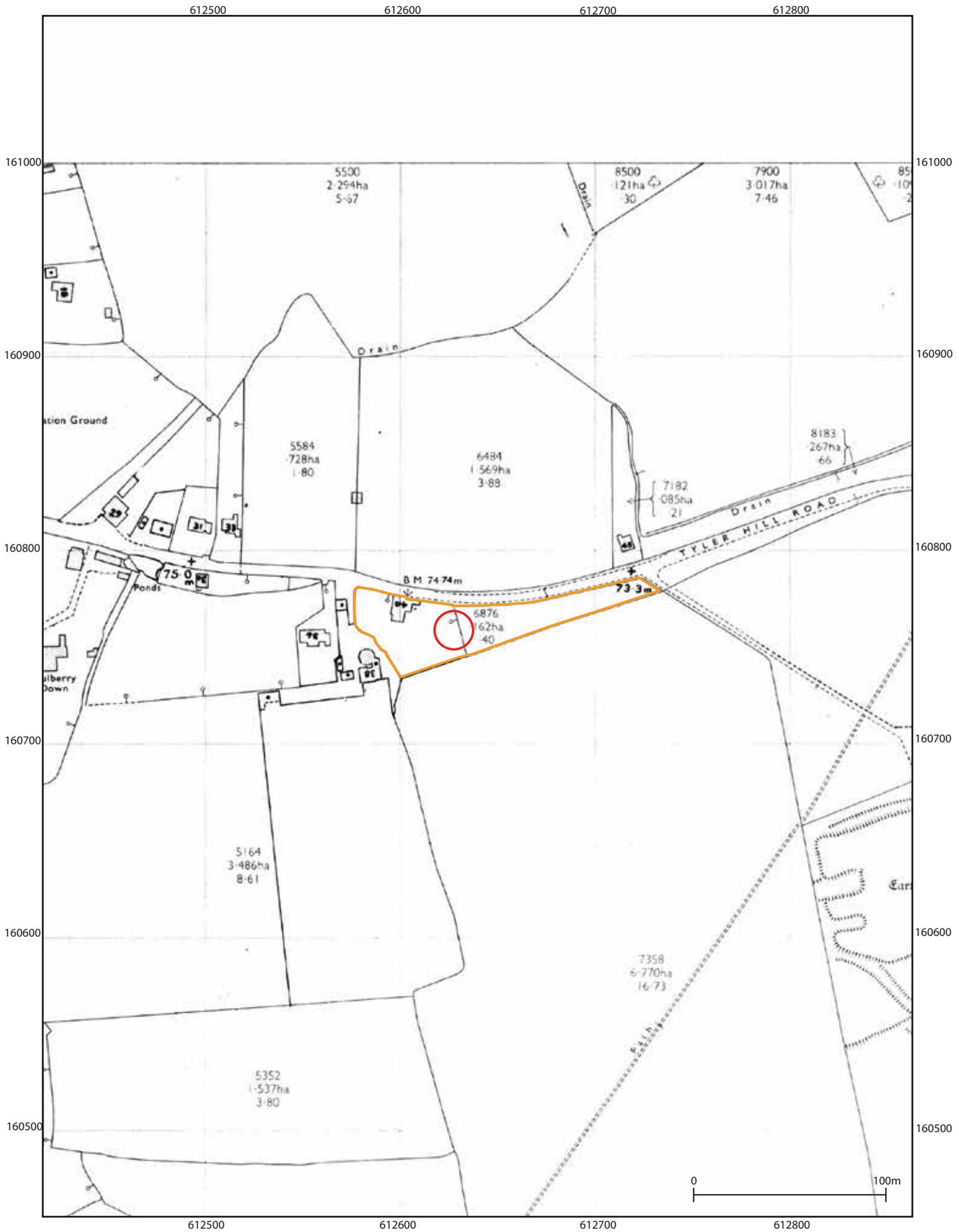


Figure 9: OS historic map from 1989, scale 1:2500

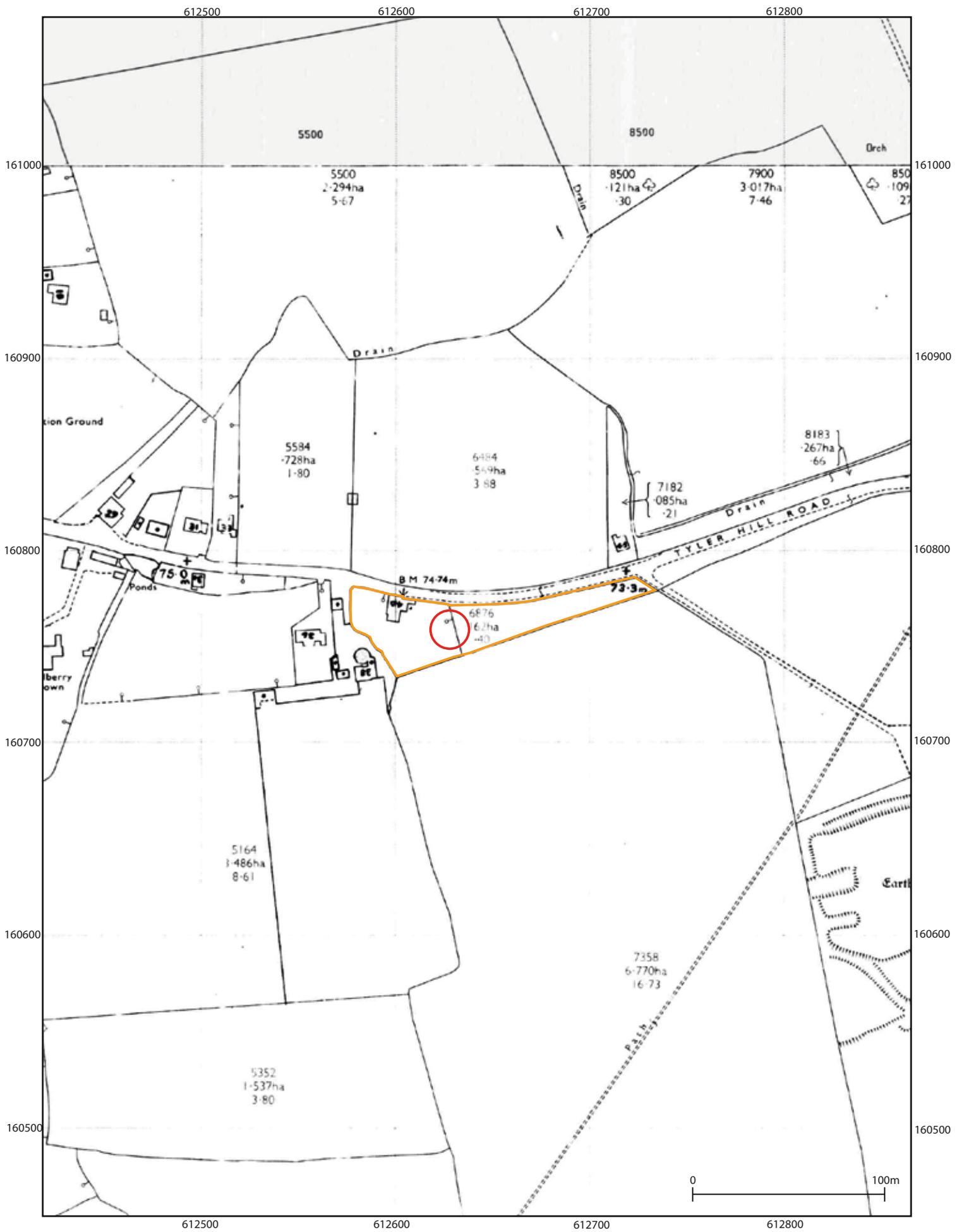


Figure 10: OS historic map from 1989-1993, scale 1:2500

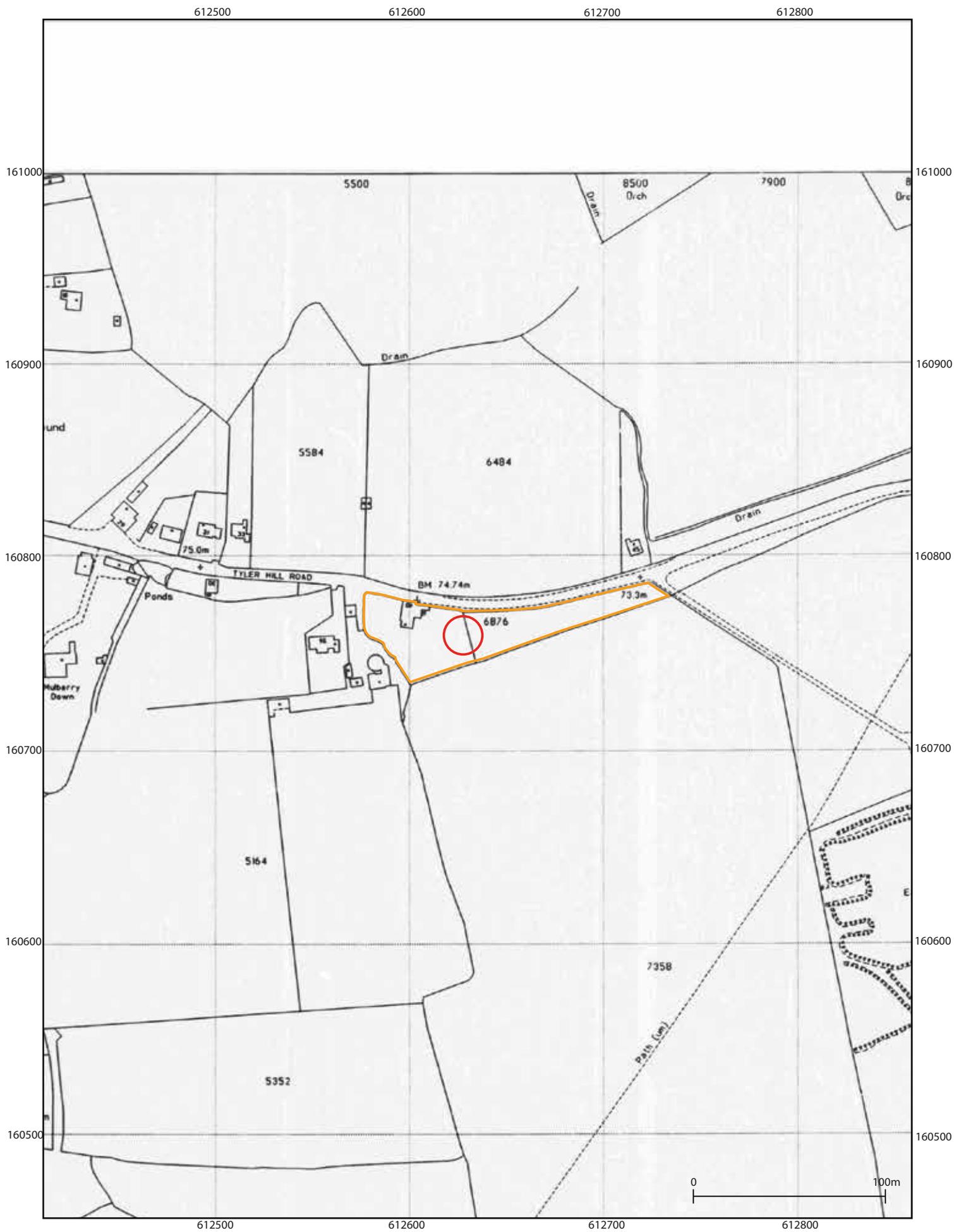


Figure 11: OS historic map from 1993, scale 1:2500

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 12-18)

KHER	Type	Location	Period	Description
	HLC			Settlement
TR 16 SW 3	Monument	c. 300m SE	Medieval	Probable site of 1375 Vicarage based on a banked enclosure in a field to the west of S.t Cosmus and St. Damien's church
TR 16 SW 17	Monument / Scheduled	c. 200m SE	Medieval	Deserted Medieval settlement of St Cosmus and St Damian survives as earthworks and associated buried remains. Includes manor house complex and 2 associated dwellings. Domesday book confirms settlement was in existence in the 11 th century and fallen out of use by the 15 th century based on pottery evidence. Scheduled under the Ancient Monuments Act in July 1999 (No. 1018785)
TR 16 SW 22	Monument	c. 420m E	Prehistoric or Roman	Large rectilinear enclosure east of Church Cottage, with a near circular enclosure, ring ditches, linear features and splodges in the same field.
TR 16 SW 23	Monument	c. 180m SE	Medieval	Two parallel linear features, possibly ploughed-out earthworks associated with '3 Earthworks' on OS Field Sheet. A geophysical survey carried out by the University of Kent in 2009 found a possible trackway related to the adjacent Scheduled earthworks of the Deserted Medieval Village of St Cosmus and St Damian.
TR 16 SW 24	Monument	c. 150m SW	Post Medieval	Windmill. Only the brick base of the windmill known as 'Old Mill' remains.
TR 16 SW 46	Monument	c. 230m W	Undated	Windmill.

TR 16 SW 34	Monument	c. 490m NW	Post Medieval	Sand pit. Boundary not marked on O.S. 6" 1st ed. map (1872), yet named 'Old Sand Pit' on 2nd ed. (1898). Boundary again marked, but not named on 3rd ed. (1908) and not present on modern map.
TR 16 SW 32	Monument	c. 100m E	Post Medieval	Windmill. OS 6", 1st ed. map of 1877 shows windmill, used for grinding corn. Sheet 35. Still visible on provisional ed. of 1937-8. Sheet 35 SW, but described as windmill (singular) from 3rd ed. of 1908.
TR 16 SW 75	Building	c. 300m NW	Post Medieval	School Lane, Blean. Locally Listed Building (5142). Early 19 th century, 2 storeys colour-washed, hipped tiled roof, 2 sashes with verticals only. Central porch
TR 16 SW 62	Building	c. 430m NW	Post Medieval	40, 42, 44 School Lane, Blean. Locally Listed Building (5143). Early 19 th century, 2 parallel ranges, 2 storeys, ground floor tarred brick, 1 st floor weatherboarded, hipped tiled roof. 2 sashes, simple doorcases. Previously 1-4 Browning Cottages.
TR 16 SW 76	Building	c. 440m NW	Post Medieval	40, 42, 44 School Lane, Blean. Locally Listed Building (5144). Early 19 th century, 2 parallel ranges, 2 storeys, ground floor tarred brick, 1 st floor weatherboarded, hipped tiled roof. 2 sashes, simple doorcases. Previously 1-4 Browning Cottages.
TR 16 SW 78	Building	c. 360m SW	Post Medieval	36 Hillside Farm, Blean. Locally Listed Building (5147). 18 th century with 2 parallel ranges, 2 storeys stuccoed, hipped tiled roof with modillion eaves, 3 sashes with glazing bars intact, tiled veranda with later doorcase.
TR 16 SW 74	Building	c. 450m SW	Post Medieval	17 Blean Hill / No. 17 Lucketts Farm. Locally Listed Building (5148). Early to mid-19 th century, 2 storeys red brick, tiled roof with curved ridge tiles, 3 sashes with glazing bars intact. Later doorcase.
TR 16 SW 50	Monument / Scheduled	c. 220m SE	Roman	Roman villa identified by pottery from the 1 st to the third centuries AD. Occupies northern part of scheduled ancient monument site (No. 10187585).
TR 16 SW 86	Listed Building	c. 330m NW	Post Medieval	Saffery Villa. Grade II listed (1085521) 18 th century, 2 storey red brick, hipped tiled roof, 3 sashes with glazing bars intact, simple door case with flat wooden hood, moulded architraves and panelled door.
TR 16 SW 85	Listed Building	c. 300m SE	Medieval and later	Church of St. Comus and St Damian. Grade II* Listed (1085522). The chancel and nave are 13 th century. The north aisle and south

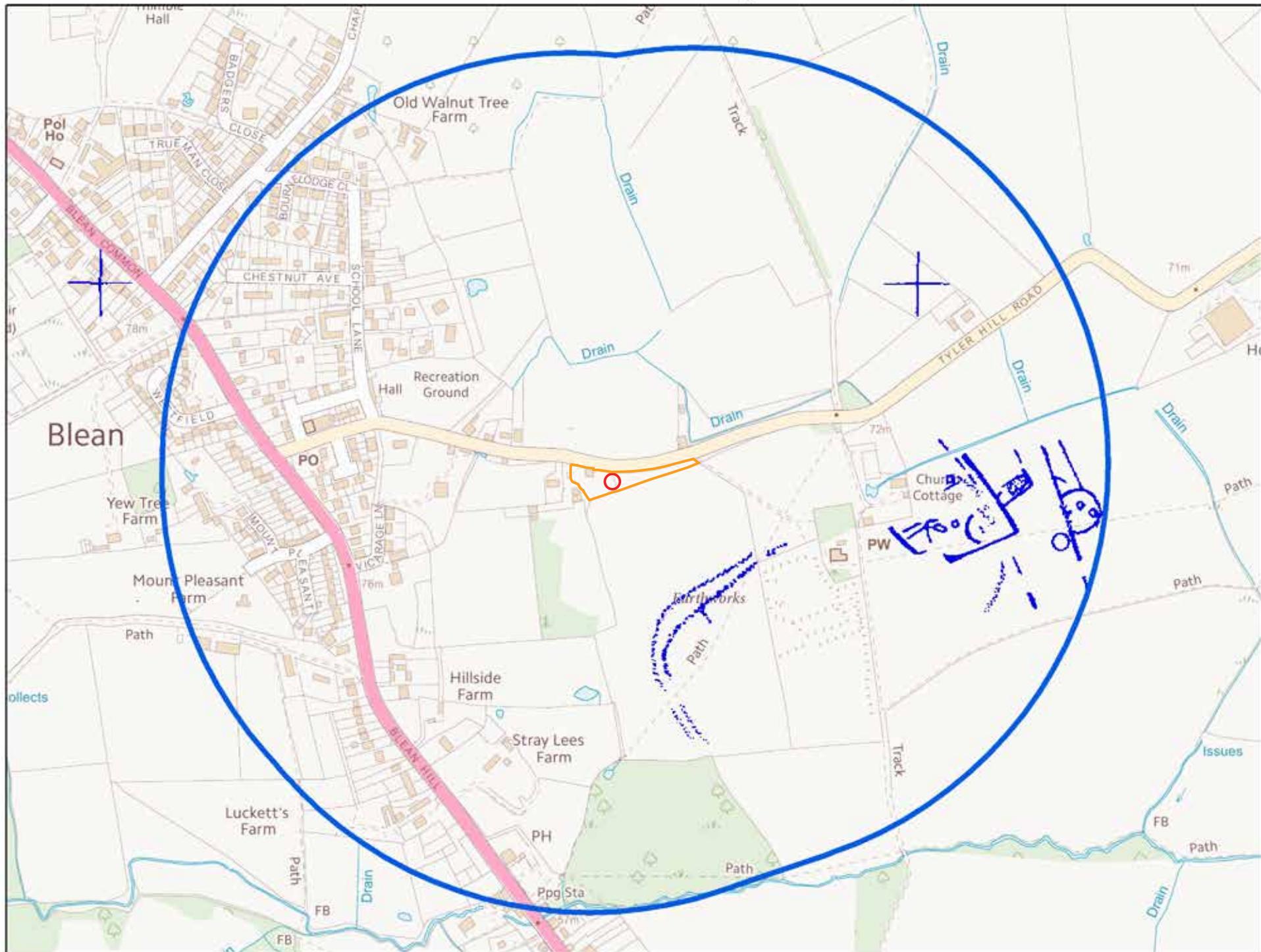
				porch were added in 1866. Crown post roof to nave. Churchyard contains 18 th century headstones with skull, cherub or cherub and trumpet motifs. With some 19 th century bodystones.
TR 16 SW 80	Listed Building	c. 320m E	Post Medieval to Modern	Church Cottage. Grade II listed (1336584). Early 18 th century, 2 storeys painted brick, hipped old tiled roof with 2 hipped dormers, 2 casements with modern glazing. Modern lean-to to left hand side.
MKE 57384	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Found in February 2003 by chance and recorded by the PAS.
TR 16 SW 147	Findspot	c. 350m S	Upper Palaeolithic to Neolithic	5 Flint blade cores, surface finds found in 2000 and recorded by the PAS.
MKE 57386	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Found in February 2003 by chance and recorded by the PAS.
MKE 57388	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Found in February 2003 by chance and recorded by the PAS.
MKE 57389	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Found in February 2004 by chance and recorded by the PAS.
MKE 57390	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Found in April 2003 by fieldwalking and recorded by the PAS.
MKE 57391	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Found in October 2004 by chance and recorded by the PAS.
MKE 57393	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in July 2004 by chance and recorded by the PAS.
MKE 57396	Findspot	c. 350m S	Mesolithic to Neolithic	Mesolithic flint lithic implement. Waste flake with previous flakes removed. Found in October 2004 by chance and recorded by the PAS.
MKE 57397	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Possible blade core. Perhaps water rolled. Found in May 2005 by chance and recorded by the PAS.
MKE 57398	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in April 2004 by chance and recorded by the PAS.
MKE 57399	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in January 2003 by chance and recorded by the PAS.

MKE 57412	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in August 1998 by chance and recorded by the PAS.
MKE 57413	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Blade core with previous flakes removed. Found in September 2000 by fieldwalking and recorded by the PAS.
MKE 57414	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in April 2004 by chance and recorded by the PAS.
MKE 57415	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Flake, curved blade. Found in October 2004 by chance and recorded by the PAS.
MKE 57416	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in August 2000 by chance and recorded by the PAS.
MKE 57421	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Blade core. Found in July 2000 by fieldwalking and recorded by the PAS.
MKE 57422	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake with retouched edges. Found in October 2004 by fieldwalking and recorded by the PAS.
MKE 57423	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in June 2005 by fieldwalking and recorded by the PAS.
MKE 57424	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in 2003 by fieldwalking and recorded by the PAS.
MKE 57425	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake with previous flakes removed. Found in March 2004 by chance and recorded by the PAS.
MKE 57427	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Worked flake with retouched edges or possible scraper. Found in December 2000 by fieldwalking and recorded by the PAS.
MKE 57428	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Blade core made from a pebble. Found in September 2004 by fieldwalking and recorded by the PAS.
MKE 57429	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Blade core. Found in March 2004 by fieldwalking and recorded by the PAS.
MKE 57430	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake with possible retouch. Found in October 2004 by fieldwalking and recorded by the PAS.

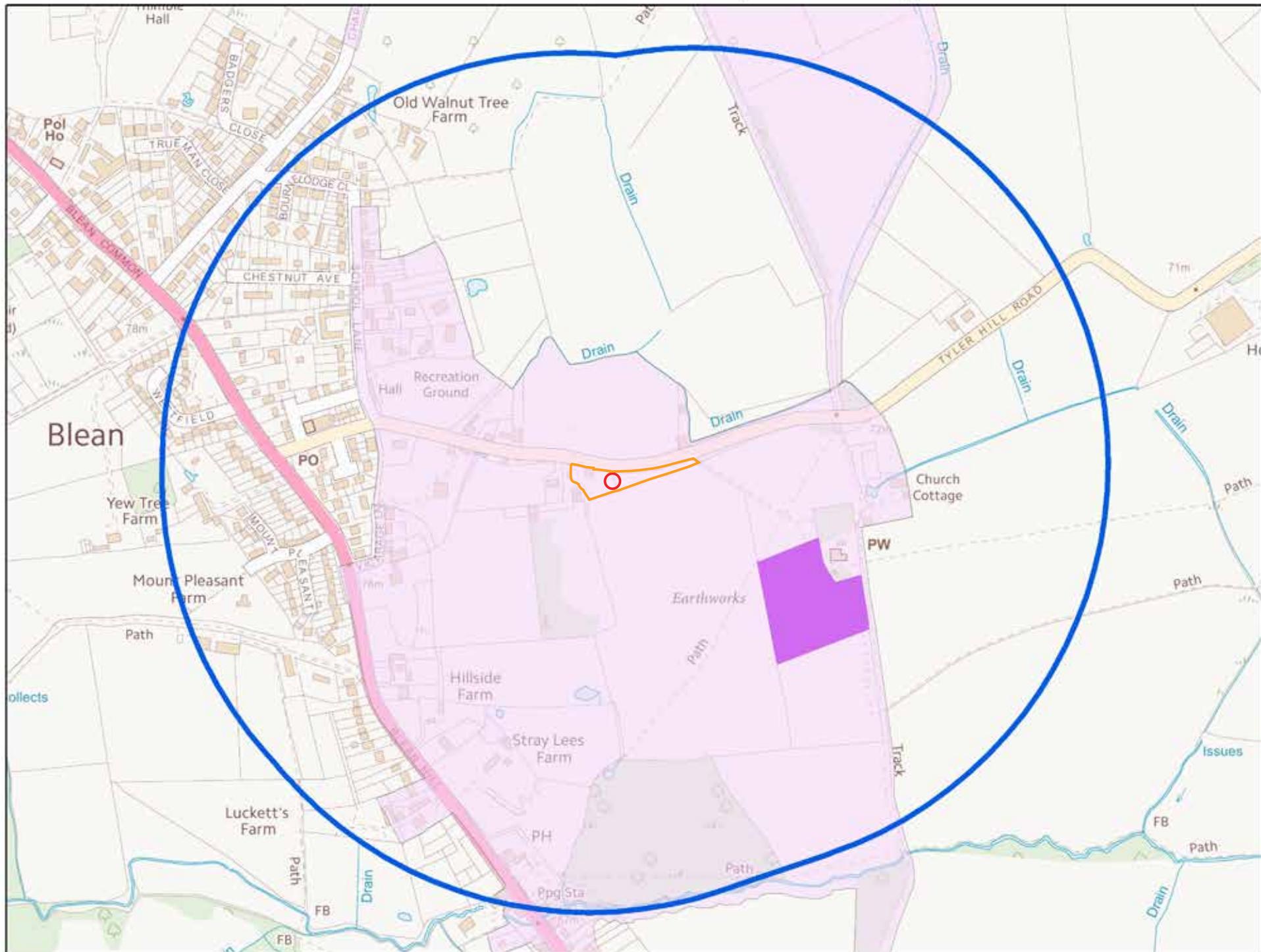
MKE 57431	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in February 2004 by fieldwalking and recorded by the PAS.
MKE 57432	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. 19 waste flakes. Found in January 2002 by fieldwalking and recorded by the PAS.
MKE 57433	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. 17 pieces including waste flakes, blades and microliths. Found between 2002 and 2005 by fieldwalking and recorded by the PAS.
MKE 57436	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Flake or blade. Found in March 2005 by fieldwalking and recorded by the PAS.
MKE 57437	Findspot	c. 350m S	Early Mesolithic to Early Bronze Age	Mesolithic flint lithic implement. Waste flake. Found in February 2004 by chance and recorded by the PAS.
MKE 86170	Farmstead	c. 465m SW	Post Medieval	Adjacent to Mount Pleasant Farm. Regular courtyard L plan with detached house and other detached elements. Located within a village. Farmstead completely demolished.
MKE 86171	Farmstead	c. 480m W	Post Medieval	South of Badgers Farm. Loose courtyard with working agricultural buildings on one side and additional detached elements. Farmhouse detached in central position. Isolated position. Altered with partial loss of original form.
MKE 86178	Farmstead	c. 480 NW	Post Medieval	Old Walnut Tree Farm. Regular courtyard L plan with detached house, gable end onto yard. Located within village. Altered with significant loss of original form. House also gone.
MKE 86197	Farmstead	c. 190m W	Post Medieval	South east of Saffery Villa. Dispersed cluster, located within village. Altered with partial loss of original form.
MKE 86198	Farmstead	c. 320m E	Post Medieval	Regular courtyard L plan with working agricultural buildings on 3 sides. Farmhouse detached in central position. Isolated and only the farmhouse remains.
MKE 86199	Farmstead	c. 450m SW	Post Medieval	Lucketts Farm. Loose courtyard type with working agricultural buildings on 3 sides. Farmhouse detached side on to yard. Located within village. Only farmhouse remains.
MKE 86200	Farmstead	c. 370m SW	Post Medieval	Stray Lees Farm. Loose triangular courtyard plan with working agricultural buildings on 3 sides. Farmhouse in detached central position. Located within village only the farmhouse remains.

MKE 86201	Farmstead	c. 350m SW	Post Medieval	Farmstead in Blean. Regular T plan with detached elements. Farmhouse detached I central position. Located within village. Altered with partial loss of original form.
MKE 88960	Farmstead	c. 400m W	Post Medieval	Farmstead in Blean. Loose courtyard with working agricultural buildings on 2 sides. Farmhouse detached in central position. Located in village. Farmstead completely demolished.

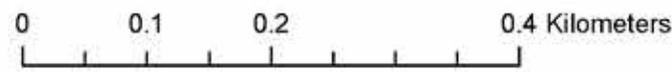
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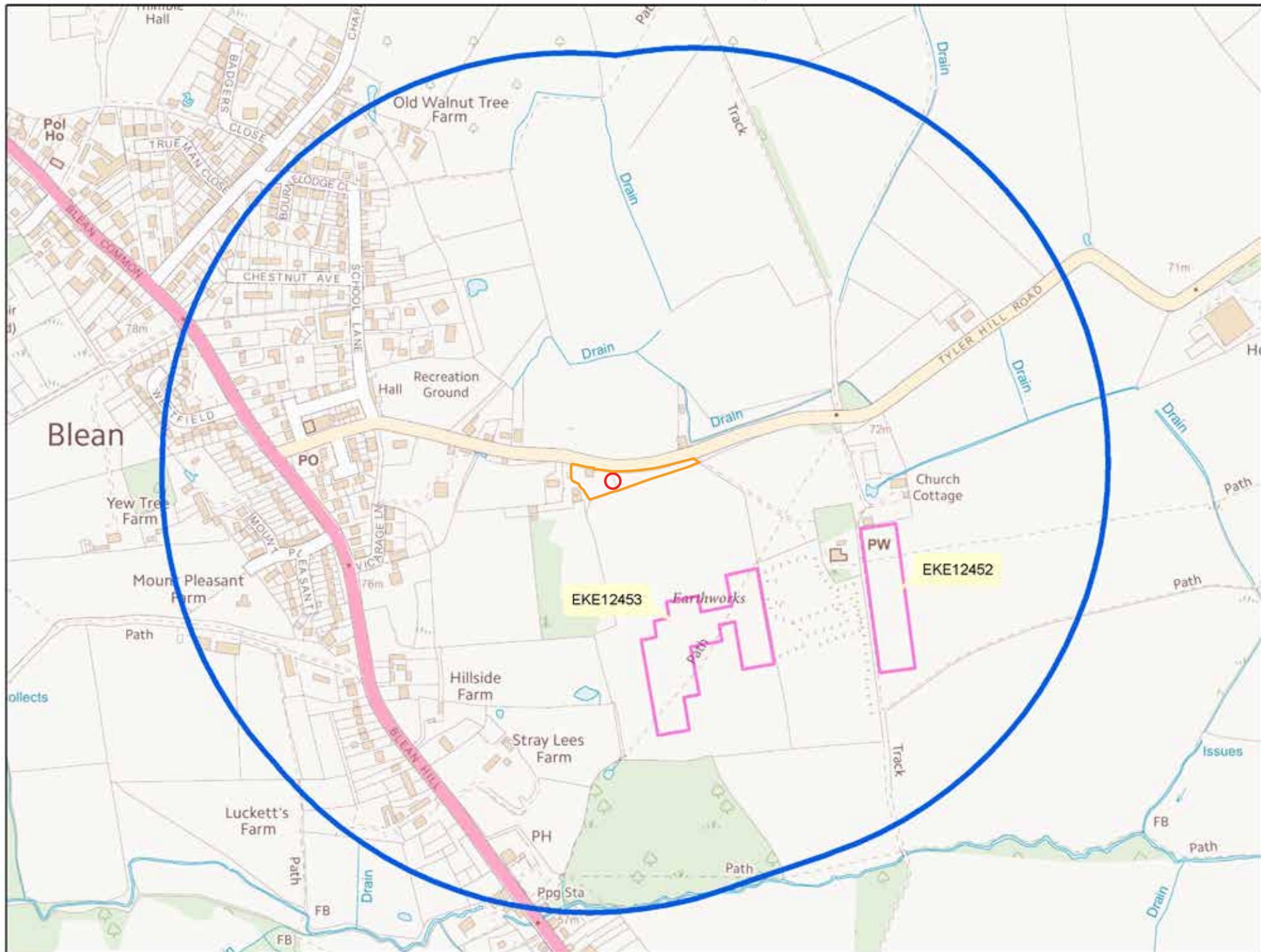
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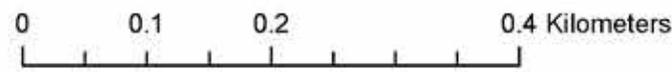
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DesigSAM (poly)



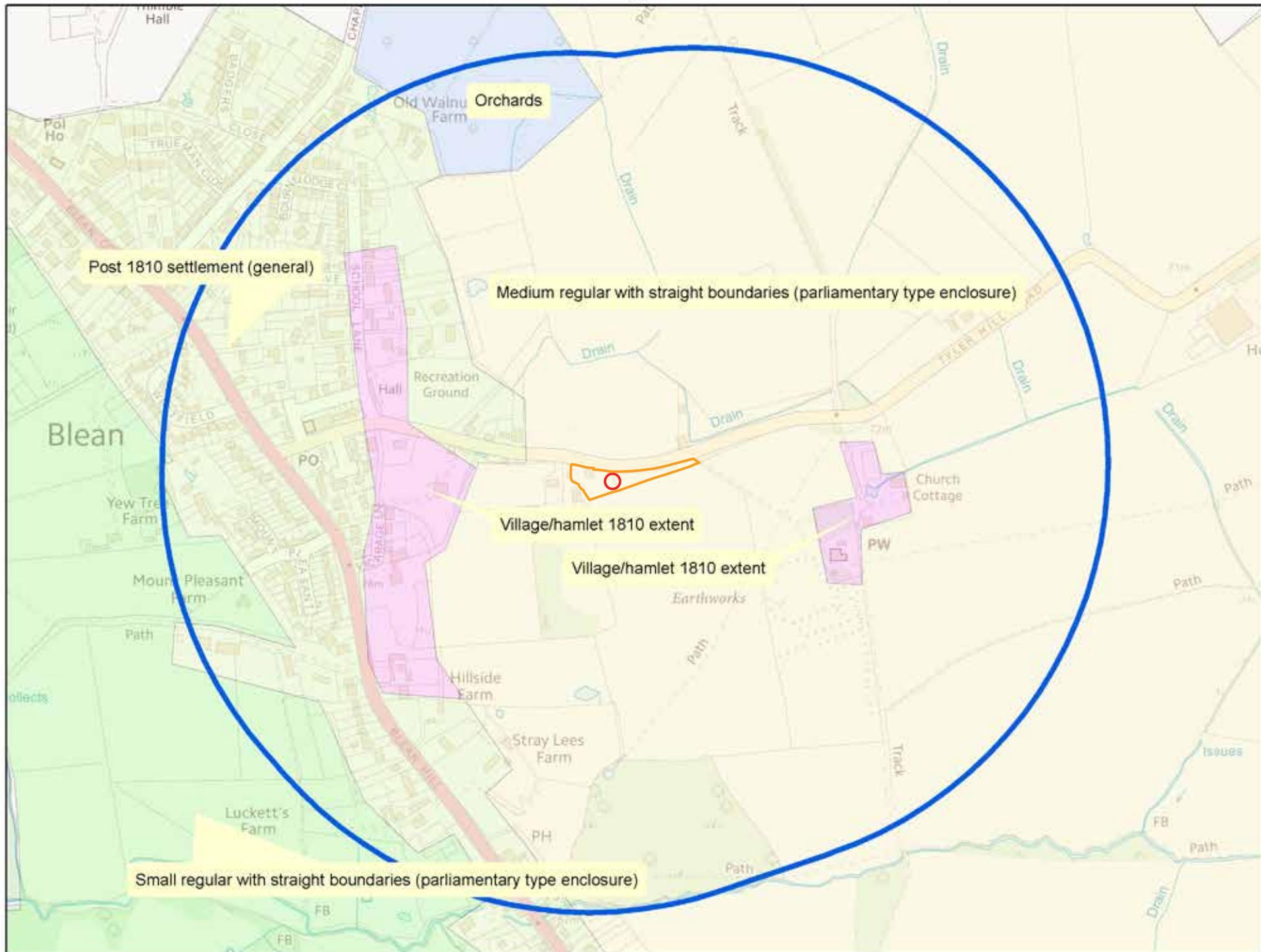
Kent Historic Environment Record - 40 Tyler Hill - Events



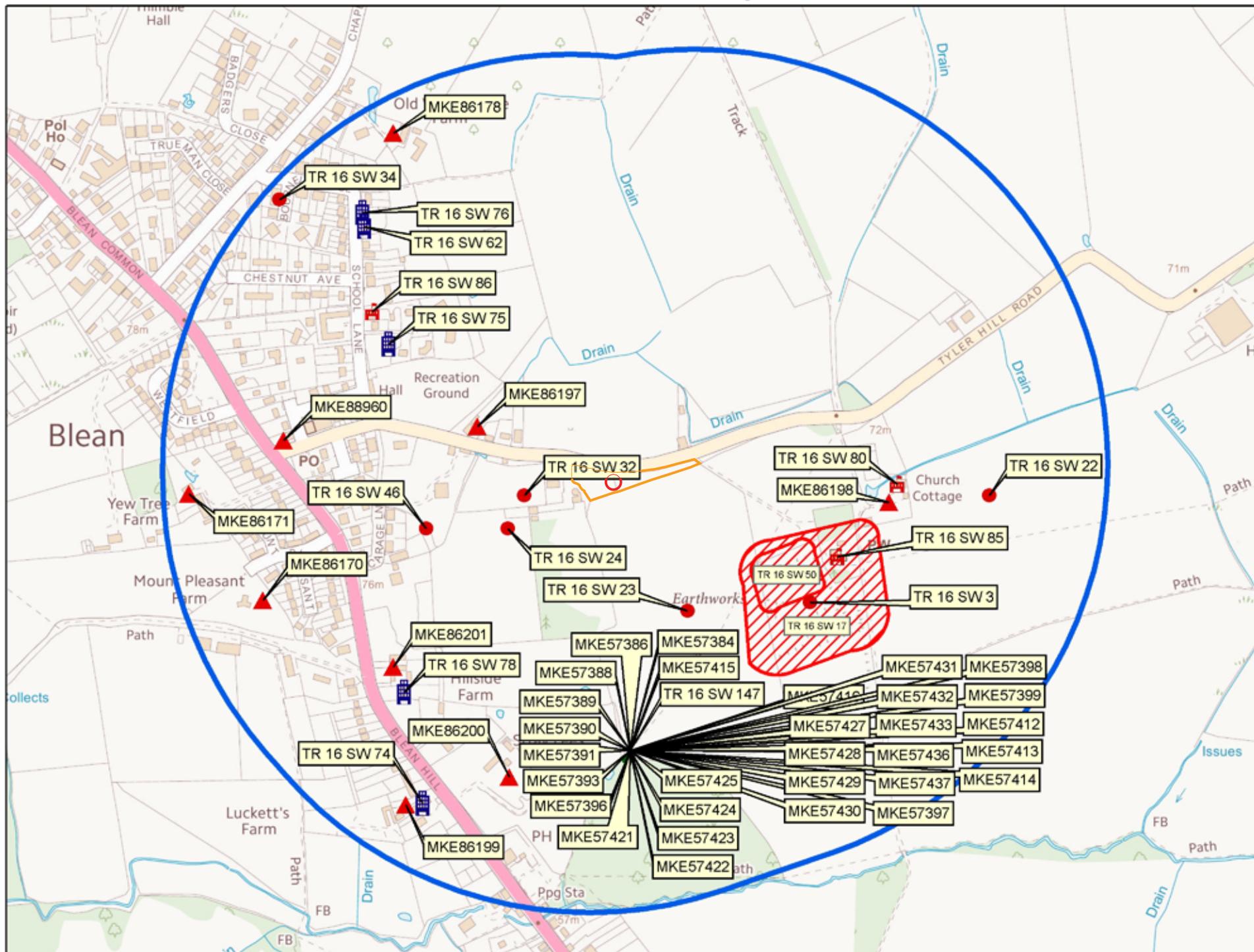
Legend
Event (poly)



Kent Historic Environment Record - 40 Tyler Hill - Historic Landscape Character



Kent Historic Environment Record - 40 Tyler Hill - Monuments



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



Kent Historic Environment Record - 40 Tyler Hill - Stour Palaeolithic Character Area

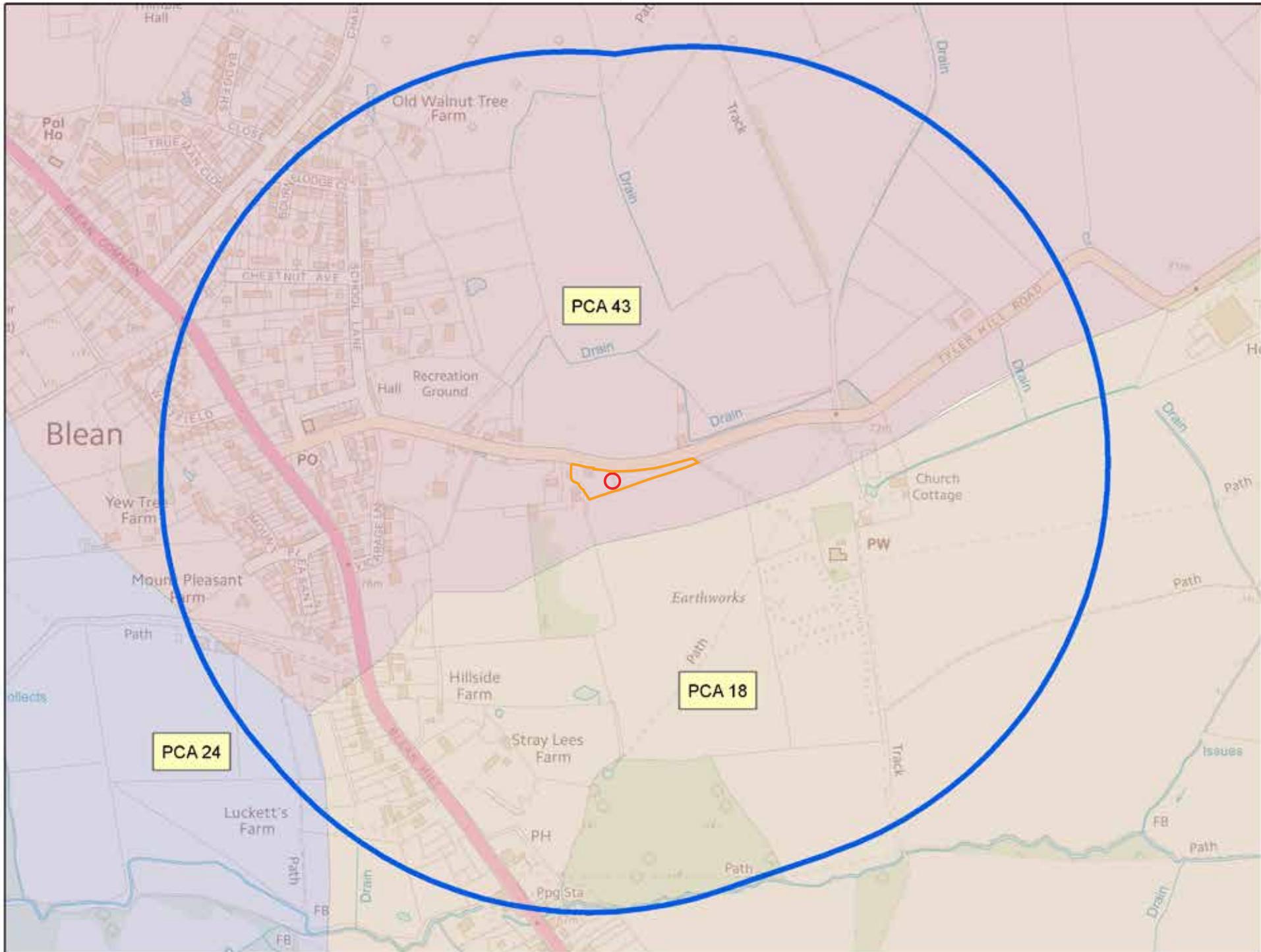




Plate 1: Google aerial photograph from 1940



Plate 2: Google aerial photograph from 1960



Plate 3: Google aerial photograph from 1990



Plate 4: Google aerial photograph from 2003



Plate 5: Google aerial photograph from 2007



Plate 6: Google aerial photograph from 2013



Plate 7: Google aerial photograph from 2017



Plate 8: View of the site from Tyler Road (looking south)



Plate 9: View of the site from the western boundary with The Mill House (looking east)



Plate 10: View of the site from halfway along the length towards the new dwelling area (looking west)



Plate 11: Full length view of the site (looking west)



Plate 12: View of the site from the southern boundary (looking north)



Plate 13: View of the PDA from The Mill House.