



Archaeological Desk-Based Assessment in Advance of the Proposed Development at North Road, Hythe, Kent.

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National Grid Reference TR 615382 135105



Report for Kingston Homes

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Summary

SWAT Archaeology has been commissioned by Kingston Homes to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at North Road, Hythe, 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**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The PDA is currently part of the front garden related to Colleton Park, a residential development of apartments built in 2007. Until the early 20th century, this area was on the outskirts of the town of Hythe and was fields. The tithe schedule confirms the site itself was a plantation in 1845. The Roman activity at nearby Port Lympne meant that Hythe was en route towards Dover, which led to a Roman road that passed through. Nearby Saltwood was the focus of Anglo-Saxon activity, although little remains from this period in the immediate vicinity of the PDA. The town of Hythe as we know it essentially has Medieval origins, becoming a Cinque Port. However, the silting up of the harbour led to a decline of Hythe as a port, which it re-invested itself as a seaside destination. Since the Napoleonic period, Hythe's location on the south coast meant defence features were constructed being the Martello towers and the Royal Military Canal, as well as have an army presence in town with the School of Musketry, associated barracks and later the building of the nearby Turnpike Camp.

The PDA itself does not appear to have previously been built on, which means that there is likely to have been low impact to any potential archaeology. The use of the PDA for residential development will require foundations and as a consequence the proposed development will have a high impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works 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 Kingston Homes (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at North Road, Hythe, Kent centred on National Grid Reference (NGR) 615382 135105 (Fig 1).

1.2 The Site

1.2.1 The proposed site sits at an average height of circa 40m AOD. The land rising towards the north east at a maximum of 41m and falling to the south west to 39m. The site is situated on the southern side of North Road in Hythe. The centre of which is half a mile to the south east and the coast is three quarters of a mile south. The coast is part of a curving bay that stretches 17 miles between Folkestone and Dungeness. Folkstone is circa 5 miles eastwards along the coast. The village of Saltwood is 0.4 of a mile north eastwards and further to the north east are the North Downs and the escarpment and the town was built at the base of this escarpment. The PDA is on the western edge of the urban area of Hythe with Redbrooks Wood about a quarter of a mile to the west. Flowing through the woods is the course of the Brockhill stream. North Road itself is three quarters of a mile long and traverses in an east/west direction from one side of Hythe to the other and passes on the northern side of St. Leonard's Church, which is set up high and overlooks the town. The town quickly rises from sea level to 50m, overlooking the English Channel (Fig. 1)

1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of Hythe Formation – Sandstone and

[subequal/subordinate] limestone, interbedded. The Lower Greensand Group is a geological unit, which forms part of the underlying geological structure of southeast England. South of London in the counties of West Sussex, East Sussex and Kent, which together form the wider Weald, the Lower Greensand can usually be subdivided to formational levels with varying properties into the Atherfield Clay Formation, the Hythe Formation, the Sandgate Formation, Bargate Formation and the Folkestone Formation. The Lower Greensand is one of the most landslide-susceptible formations in the UK. The Lower Greensand Group was deposited during the Early Cretaceous Period, which lasted for approximately 40 million years from 140 to 100 million years ago. Kentish Ragstone is a hard, grey, sandy limestone that forms an important component of the Hythe Formation. Ragstone was quarried at nearby Ronney Marsh and the ragstone bed runs along the line from Hythe to Maidstone to Westerham. There are no superficial deposits at the PDA.

Geotechnical Information

- 1.2.3 There is no known geotechnical information.

1.3 The Proposed Development

- 1.3.1 The site is in the grounds of Colleton Park, a set of 14 apartments built in 2007. The PDA is 'L' shaped and the PDA is wrapped around an existing residential property of 103 North Road in the north west corner. To the east of the PDA is the driveway entrance to Colleton Park and then the residential property of 'Crosstrees'. Essentially the PDA is part of the front lawn of Colleton Park and part of the driveway. There are also residential properties on the northern side of North Road (Fig. 2).

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 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment;

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

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

2.3.13 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.

2.3.14 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.

2.3.15 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.

2.3.16 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.

2.3.17 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.

- 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.

2.4 Planning Policy Guidance

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

Conservation Principles, Policy and Guidance (Historic England, 2008)

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic

Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part

of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 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). ¹¹ ^{SEP} Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 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.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or

specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

Treasures Act 1996

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10 in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have

been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Local Policies

- 2.6.1 Shepway District Council, now called Folkestone and Hythe District Council since the 1st April 2018 has a Local Plan adopted in 2006. The plan has a number of policies relevant to archaeology:

2.6.2 POLICY BE3 & BE4: CONSERVATION AREAS

2.6.3 POLICY BE5: LISTED BUILDINGS

2.6.4 POLICY BE6: OTHER BUILDINGS OF SPECIAL CHARACTER

2.6.5 Policy BE12: AREAS OF SPECIAL CHARACTER

2.6.6 POLICY BNE18: HISTORIC PARKS & GARDENS

Policy BE3: Conservation Areas

- 2.6.7 When considering new Conservation Areas or reviewing existing Conservation Areas: the following criteria will be taken into account: The area is:

a. of special architectural or historic interest, the character of which it is desirable to preserve and enhance;

b. includes sufficient buildings of historic and/or architectural interest, listed or unlisted, to give a strong character;

c. includes sufficient good quality hard and/or soft landscape

- d. shows strong relationships between buildings, and buildings and open spaces that create a sense of place;
- e. one which either illustrates local architectural development or an area of one architectural period which remains largely in its original condition.

Policy BE4: Demolition in Conservation Areas

2.6.8 The District Planning Authority will:

- a. refuse Conservation Area Consent for the demolition of buildings which contribute to the character or appearance of a Conservation Area;
- b. refuse proposals for infill or backland development which would adversely affect the character of a Conservation Area;
- c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas;
- d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas;
- e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of Conservation areas;
- f. protect trees, verges and hedgerows which enhance both the setting and character of Conservation Areas.

Policy BE5: Listed Buildings

2.6.9 In order to preserve listed buildings and their settings and any features of special architectural or historic interest which they possess, the District Planning Authority will:

- a. refuse Listed Building Consent for demolition, extension, alteration or partial demolition, including internal or external works, if the proposals are considered to be detrimental to the character of the building;

- b. refuse proposals for the change of use of a listed building where such a use would adversely affect its character or setting, or where insufficient details are submitted to enable the application to be appropriately assessed. Changes of use will normally be permitted where these would provide the best means of conserving the character, appearance, fabric, integrity and setting of a listed building;
- c. impose conditions as necessary when granting consent to alter a listed building in order to protect the character afforded to that building by the retention or reinstatement of traditional features or materials;
- d. require the display of signs and advertisements to respect the character of a listed building, and refuse applications which would entail structural alterations for the display of advertisements;
- e. refuse applications for development which would adversely affect the setting or character of a listed building;
- f. refuse applications for extensions or alterations which would dominate the original building in either scale, material or situation;
- g. refuse applications which would involve the replacement of windows having glazing bars with sheet glass;
- h. refuse applications which involve the blocking up of windows or external doorways, or the making of new openings;
- i. refuse applications which involve repairs or alterations other than in matching materials and to the original design;
- j. refuse applications which would entail the removal of mouldings, balustrades, balconies, chimneys or other architectural features;
- k. refuse applications which would entail the introduction of incongruous period features such as shutters and bow windows;
- l. refuse applications which would entail use of replacement windows and doors in PVCu plastic;

m. refuse applications involving major internal alterations, such as the reshaping of rooms, the removal of a staircase, the removal or destruction of panelling or stained glass, or alterations to roof trusses of interest.

Policy BE6: Other Buildings of Special Character

- 2.6.10 Using powers over the control of demolition and other development control powers, the District Planning Authority will refuse permission for redevelopment which would harm the character of groups of historic buildings up to and including early 20th Century buildings of distinctive or uniform architectural style. Permission will only be granted for developments which would reflect and contribute to that style.
- 2.6.11 When dealing with proposals for development which would affect nationally important archaeologically remains (whether scheduled as Ancient Monuments or not) and their settings, the District Council will presume in favour of their physical preservation in situ. Where remains are not considered to be of national importance or in situ preservation is not considered to be justified, a programme of excavation, recording and publishing of information gathered may be an alternative. This process of excavation and recording will be achieved either by obligations entered into under Section 106 of the Town and Country Planning Act 1990, or through the use of conditions attached to planning permission in respect of the development proposed.
- 2.6.12 In all cases where development proposals are likely to affect archaeological remains, developers are urged to consult with the District Council as early as possible, and preferably before applications are submitted, to avoid possible costly delays at later stages in the planning process. Developers may be required to submit assessments of the archaeological importance of sites and the impact of their development proposals on that archaeology as information in support of planning applications.

Policy BE12: Areas of Special Character

- 2.6.13 Planning permission for further development within the following Areas of Special Character as defined on the Proposals Map will not be granted if the development will harm the existing character of that area, by reason of either a

loss of existing vegetation, especially in relation to important skylines; or a greater visual impact of buildings:

- a. the west end of Folkestone, and Radnor Cliff;
- b. Julian Road/Wilton Road/Cornwallis Avenue;
- c. Sunnyside Road/Brewers Hill, Sandgate;
- d. Hillside Street/North Road, Hythe, and Saltwood;
- e. Cannongate Road/Cliff Road/Seabrook Road, Hythe;
- f. Madeira Road, Littlestone;
- g. The Oval, Dymchurch.

2.6.14 Where sites are allocated for development within these areas, proposals will only be permitted if the design blends in terms of scale, mass and architectural details with the character of the surrounding area. The Areas of Special Character as shown in Figure 19.

Policy BE18: Historic Parks and Gardens

2.6.15 Planning permission will be refused where development proposals would adversely affect the site or setting of the following parks and gardens of historic interest as shown on the Proposals Map:

- Acrise Place
- Beachborough Park
- Horton Priory
- Lympne Castle
- Port Lympne
- Saltwood Castle
- Sandling Park

Local Planning Guidance

- 2.6.16 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Kingston Homes, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and 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.
- 3.1.2 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.
- 3.1.3 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”.
- 3.1.4 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.

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* (CIfA, 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.

4.3.4 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.

Cartographic and Pictorial Documents

4.3.5 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

4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-9).

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.

Walkover Survey

4.3.8 The Site is visited for a walkover survey. This 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 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. There are no Scheduled Ancient Monument or Protected Military Remains in the assessment area. Time scales for archaeological periods represented in the report are listed in Table 1.

5.1.2

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		

5.1.3 There Kent HER records within the 500m assessment are relate to the PDA's position at the edge of the town of Hythe which means the majority of records are to the south and east and mainly relate to the Medieval, Post Medieval period. The table in Figure 20 details all the finds, features and buildings within the assessment area.

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 listed heritage assets within the assessment area and four HER building records of a non-designated assets.

Table 1 Designated Heritage Assets

TR 13 SE 86	Post Medieval	Military Terrace. Grade II listed (1068930). A Mid C19 terrace. 2 storeys stuccoed. Nos 13 and 15 are roughcast. Hipped slate roof. 1 sash to each with glazing bars intact. Simple doorcases. Later porch to No 5. Nos 3 to 17 (odd) Military Terrace form a group.
TR 13 SE 72	Post Medieval	Hay House. Grade II listed (1068931). Former Commandant's House, now six flats, built c1804 and altered in the later C19 and C20. Historic interest: the house is the only surviving part of the Napoleonic period Hythe Barracks complex, which was home to the Royal Staff Corps, who oversaw the construction of the Royal Military Canal; the principal element of the costal defence of Kent and Sussex against the threat of French invasion. Architectural interest: the house is a handsome example of early C19 domestic architecture. The house was bought in 1809 as a residence for the Commandant of the Royal Staff Corps and Director of the Royal Military Canal, Lt Col John Brown. The house was adjacent to Hythe barracks; built 1808-1810 to provide a new depot for the Royal Staff Corps, which was previously stationed at Chatham.
TR 13 SE 136	Post Medieval	46 Bartholomew Street. Grade II listed (1068968). Late C18 to early C19. 2 storeys weatherboarded. Tiled roof, hipped at one end with 1 brick chimney. 3 sashes with glazing bars intact. Simple doorcase with flat wooden weather hood on brackets. The right-side elevation is of painted brick and has some narrow timber framing with some diagonal braces.
TR 13 SE 186	Modern	Pillbox. A Second World War reinforced concrete pillbox is located on the north side of the road

		bridge over the Military Canal, opposite the station for the Romney, Hythe and Dymchurch railway. The pillbox was not visible on the available historic aerial photographs but is marked on the recent Ordnance Survey Maps.
TR 13 SE 219	Modern	Hythe Station. Northern Terminus of the Romney, Hythe and Dymchurch Railway, built in 1929.
TR 13 NE 253	Modern	George VI pillar box, North West Road / Bartholomew Road. Type: 35/1LN. Dates from 1938 to 1950.
TR 13 NW 169	Post Medieval to Modern.	Milestone at back of verge against hedge, on London Road, W of junction with Old London Road, by 'Romney Elm'.

5.3 Previous Archaeological Works

5.3.1 There have been a small number of below ground archaeological works. A watching brief was undertaken in 1998/1999 for the Folkestone-Hythe Flood Alleviation scheme (EKE 5422) circa 350m south west of the PDA. No archaeological features or deposits were found. Another watching brief in 2000 at land adjacent to Green Lane circa 450m south west of the PDA along the edge of the Military Canal also found no archaeological features or deposits (EKE 5720). A couple of test pits by the canal in 2001, found no archaeology other than the associated early military road (EKE 5784). A much larger evaluation at the site of Sainsburys (EKE 16692), circa 300m south east of the PDA, is on the location of the early 19th century barracks. Wall foundations were revealed of the barracks about 0.5m below ground level. Disturbance and truncation was seen due to made ground, terracing and landscaping of the site.

5.3.2 A much earlier watching brief in 1978, close to the presumed site of St Nicolas Church, an Iron Age ditch was found, along with medieval features. The ditch was traced for 20 metres containing daub, animal bone and pottery dating the site to circa 500-350 BC. The medieval features included a pit with no finds but a second Medieval ditch contained pottery circa 1300 AD. It is thought that the Medieval features relate to a small Medieval settlement west of the church.

Landscape Characterisation

5.3.3 The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement'. The fields circa 200m to the west of the PDA is characterised as 'rectilinear with wavy boundaries (late medieval to 17th/18th

century enclosure). Circa 50m to the south east is the western extent of the Town in 1810 (Fig. 21).

Conservation Area

- 5.3.4 Just within the southern area of the assessment area is the Conservation Area for Hythe. The District Council has produced an area appraisal in 2008. The area was designated in 1969 and reviewed and extended in 1992. It essentially includes the historic core of the town and the Royal Military Canal and the South Road recreation ground (Fig. 22). In addition, the PDA sits just within an Area of Special Character as seen in figure 19.

Scheduled Ancient Monuments

- 5.3.5 The Royal Military Canal is designated a Scheduled Ancient Monument (Fig. 23). Various sections of it are individually listed. The sections closest to the PDA are West Hythe Bridge to Scanlon Bridge (list entry: 1005114) is 3km. The section below the main town is Scanlon's Bridge to Town Bridge (list entry: 1005115). The canal is an early 19th century defensive work, situated on low-lying ground of Romney Marsh, west of Hythe. It runs broadly ESE from West Hythe Bridge for about 1.72km before turning to the north-east for the remaining 1.37km to Scanlon's Bridge. Along the length of canal are five 'kinks', which were designed to allow enfilading fire along the canal if the enemy attempted to cross it.
- 5.3.6 The length of canal is water-filled and the surviving features include the parapet, a bank on the north side surviving in places, the Royal Military Road, and the front and back drain, which survive as ditches in places.

0-100m Radius

- 5.3.7 There are three KHER entries for this area. One being the George VI pillar box on the corner of North Road West and Bartholomew Road (TR 13 NE 253), the second being that of the farmstead of Bartholomew's Farm (MKE 88460). Only the farmhouse remains. Both are circa 20m north west from the PDA. The third is the line of the Roman Road (TR 04 SE 120). This passes circa 40m to the south east at its closest point.

100-200m Radius

- 5.3.8 There are four KHER entry for this area. Circa 150m south, south east to the PDA, an Iron Age ditch was found close by the presumed site of St Nicholas (TR 13 SE 20). South east of St Bartholomew's Farm and circa 120m east, south east of the PDA is another farm (MKE 88461). Only the farmhouse remains. Two limekilns were seen marked on the 1st edition OS map, circa 150m to the east. These were by a track leading to a chalk pit (TR 13 NE 60). This site has since been cleared. Circa 200m south, south east of the PDA is the Saltwood Heights Battery of which much is not known about the site (TR 13 SE 16).

200-300m Radius

- 5.3.9 There are three KHER entries for this area. All located to the south east of the PDA. There is the graveyard of St Nicholas's Church circa 250m away from the PDA (TR 13 SE 252). It was used by the School of Musketry and is now part waste ground, Radcliffe Court and other houses (TR 13 SE 252). The former School of Infantry was previously listed but has since been demolished (TR 13 SE 66). Circa 210m from the PDA was the site of a former military hospital used during WWI (TR 13 SE 240). The buildings have been demolished for housing.

300-400m Radius

- 5.3.10 There are 12 KHER records for this area. The exact site of St Nicolas Church is not known but it is thought to be circa 310m south east of the PDA (TR 13 SE 1). Within this area is the Royal Military Canal, which is circa 350m south of the PDA at its closest point (TQ 92 NW 18). Circa 380m away to the south west is the associated military road associated with the canal (TR 13 SE 63). Hay House, which is Grade II listed is a former Commandant's House and is circa 380m south east of the PDA (TR 13 SE 72). It was built in 1804 and is associated with the Royal Military Canal. Another house associated with the canal is Station House (No. 2), circa 320m south of the PDA, which was built possibly as a guard house for the main crossing over the canal. It no longer exists (TR 13 SE 241). A number of entries are at 400m from the PDA. To the west, south west a Roman cinery urn was discovered in the mid-19th century found in a stone cist (TR 13 NE 272). In the same area a barbed and tanged grey flint arrowhead was found (TR 13 NE 273). Also, in the same area was the Premonstratensian Monastery at

Blackwose, Newington (TR 13 NE 274) along with a leper hospital (TR 13 NE 275). To the south east a Roman coin was found somewhere between North Road and The School of Musketry (TR 13 SE 10). Little else is known. The Romney, Hythe and Dymchurch Railway and station is circa 400m south (TR 12 NW 50 & TR 13 SE 219).

400-500m Radius

- 5.3.11 There is one KHER record for this area. Fibulae, being a brooch or pin for fastening garments and beads were found from the Anglo-Saxon period, circa 460m east, south east of the PDA (TR 13 NE 4). It is believed burials were also found but since this was in the mid-19th century, information is limited. Military Terrace is Grade II listed and circa 480m south east of the PDA and is from the mid-19th century (TR 13 SE 86). Another Grade II listed building being 46 Bartholomew Street is late 18th in date and is 450m to the south east of the PDA (TR 13 SE 136). A WWII pillbox is 440m south of the PDA and is located on the north side of the road bridge over the Military Canal (TR 13 SE 186). A second pillbox is circa 490m west, south west and is south of the A261 9TR 13 NW 135). A Post Medieval milestone is located by Romney Elm on the Old London Road, which is circa 450m west, south west of the PDA (TR 13 NW 169). To the north west is a Medieval Holloway that forms the southern boundary at Brockhill Country Park (TR 13 NW 154).

5.4 Archaeological and Historical Narrative

- 5.4.1 Hythe represents the Old English word 'hȳð', a 'landing-place' or 'harbour'. It was spelt Hyth on the 1769 map. The name first appears as the Normanised form Hede in the Domesday Book in 1086 AD and also Heth in 1228 AD. Hythe has also evolved from the Saxon 'Hyeth' haven or landing place.
- 5.4.2 Hythe is shown to have developed between the intersection of the River Seabrook, to the east and an unnamed river to the west. It is believed that this was the River Limen. These rivers ran off the escarpment of the North Downs into the oval harbour. The two islands provided shelter from the sea after vessels had navigated the creek from the sea opening into Hythe Haven.

- 5.4.3 The Romans had a fort at Port Lemanis (Lympne) two miles northwest of Hythe. They built a route along North Road; this road formed the northern boundary of the developed town for almost 1,500 years. Hythe developed later as a harbour following the silting up of the harbour of West Hythe, a lagoon previously accessed by the River Limen and protected from the sea by a bank of shingle.
- 5.4.4 In the year 1036 AD, Halden, or Half den, as he is sometimes, and perhaps more properly written, one of the Saxon thanes, gave Hethe and Saltwood, to Christchurch, in Canterbury. After which they appear to have been held by earl Godwin and after the Norman conquest, by Hugo de Montfort, one of those who had accompanied William the Conqueror. At the time of the Domesday, Hythe was only as a borough appurtenant to the manor of Saltwood. Saltwood's entry in the Domesday book had 272 households, 33 villagers, 12 smallholders, 2 slaves and 225 burgesses. There were 15 ploughlands. During the 12th century it became home of Henry d'Essex, constable of England.
- 5.4.5 Almost all Saxon buildings were lost during the Norman invasion and therefore little evidence of the Saxon trading community remains. There is archaeological evidence of a Medieval Borough circa 1000 AD at the junction Dymchurch Road and Scanlon's Bridge.
- 5.4.6 The oldest surviving building within the town is the Grade 1 listed Parish Church of St Leonard's dating from around 1080 AD. The church was extensively rebuilt in the between 1156 and 1220 and this building activity gives an indication of the town's prosperity during the medieval period. Hythe was once defended by two castles, Saltwood and Lympne. The dominant axis of the medieval layout is east west, with north-south interconnecting passages leading to the harbour area south of the High Street. The land between the High Street and the banks of the canal is level and in medieval times was the beach.
- 5.4.7 Thomas Becket had sought from King Henry II restoration of the castle as an ecclesiastical palace. Henry instead granted the castle to Ranulf de Broc. That the castle had been returned to Becket, as Archbishop of Canterbury, and remained a church property until the reign of Henry VIII, when Hythe and Saltwood were to be sequestrated to the Crown, suggests that some complicity by the baron Rranulf de Broc was possible in the murder of Becket. It was during

this time at Saltwood, on 28 December 1170, that four knights plotted Becket's death the following day. Hugh de Moreville was one of the knights, along with Reginald Fitzurse, William de Tracey and Richard le Breton.

- 5.4.8 From the moment Hythe came under Crown control, the senior official of the town was also a bailiff appointed by the Crown. This state of affairs (uniquely for a Cinque Port) remained until 1575 when Elizabeth I gave the town control of its affairs.
- 5.4.9 St Bartholomew's Hospital in Bartholomew Street, was built for the benefit of ten poor people of Hythe it is dated as 1107. In 1336 it was granted an Almshouse Charter. The house was extended in 1811, closed in 1949 and converted to houses.
- 5.4.10 St Nicholas's Church is one of the four 'lost' churches of Hythe. The earliest record of the building is in 1282 and was destroyed by 1700. Only the churchyard was marked on maps. Hasted refers to that there are ruined buildings in the south west corner of the churchyard. Very little is known about the church.

In the Middle Ages, Hythe was a member of the Cinque Ports Federation with its role in the defence of the nation. In 1229 Hythe had to provide five ships, masters and crews for 15 days a year, without charge. The silting up of the harbour with shingle following the great storm of 1287 hampered these operations and the port generally. The seamen of Hythe prevented a general invasion at Sandwich in 1217 and in 1242 they were authorised to 'harry and raid' the French coast. The fruits of these raiding parties added considerably to the wealth of the town. In 1292 they joined forces with Dutch, Irish and Gascon Fleets in a successful battle off the Flemish coasts against a combined French, Norman, Flemish and Genoese Fleet. According to Hasted, an historian, a French fleet approached Hythe in 1293 and landed 200 men, but "the townsmen came upon them and slew every one of them: upon which the rest of the fleet hoisted sail and made no further attempt".

- 5.4.11 In Medieval times there were three major routes through Kent, Watling Street via Canterbury, to Rye through Bromley and Tonbridge and Hythe via New Cross, Maidstone, Ashford and Tonbridge. It was the responsibility of landowners to

maintain any section of road which ran through their property. It was not until the late seventeenth century that parliament started to take responsibility for repairing and maintaining roads. The Turnpike Acts authorised a trust to levy tolls on those using the road and to use that income to repair and improve the road. Hence the turnpike name and position on the London Road to the south of the PDA.

- 5.4.12 The increasing size of ships and the foundation of the Royal Navy in the Tudor period contributed to the demise of Hythe as a naval port. The harbour continued to silt up and only a small navigable channel survived leaving the port unable to accept larger vessels. The new Naval Dockyards at Chatham Portsmouth and Woolwich would equip the next generation of naval power and Hythe was destined to become a small fishing port. The 1566 survey of the Cinque Ports fleet showed Hythe as having four 60-ton vessels, three of 30 tons, 25 fishing craft and 160 fishermen.
- 5.4.13 The decision to allow the harbour to succumb to the silting process was slow and expensive; with many townsmen losing their donation to fund many attempts at clearing. A final, unsuccessful attempt in 1676 ended over four centuries of attempts to control nature. Following this an earth bank was constructed to keep back the sea. This was called Sir William's Wall and connected with the Town Wall to form a Promenade popular with the local people and visitors to the seaside. Remains can be found in the recreation ground.
- 5.4.14 The beach was now approximately 1.5 Km from the High Street and ships unloaded their cargo at The Stade. The town clung to its maritime heritage and in 1625 the 200 men sailing from The Stade were all fishermen, the principal occupation of the town inhabitants. The marshy land formed by the old silted up harbour between the sea and the High Street was reclaimed using earth banks and walls strengthened with rods. Stade Street developed as the route along which goods were transported to the town. The town suffered two fires and an earthquake in the 14th and 15th centuries.

- 5.4.15 Along with fishing for a living there are tales of smuggling made worthwhile by the rise in custom duties in the late C18 and in The Napoleonic Wars. Salvaging from wrecked vessels off the coast was another way of providing an income.
- 5.4.16 Hythe was marketed as a healthy place to visit in the early 1780's. Visitors, arriving by coach, were promised mild sea breezes, bathing and accommodation at The White Hart or The Swan. In 1804 there was a town theatre, reading room and pleasant walks down Ladies Walk (Marine Walk) to the seafront.
- 5.4.17 The Napoleonic Period presented a significant threat of an invasion by a fleet of over 2,000 vessels and an army of 130,000 soldiers. This threat gives Hythe special military significance. The remains of structures built from 1803 to repel Napoleon's invasion are still to be found in the string of Martello Towers and the Royal Military Canal.
- 5.4.18 The Military School from 1853 was located at Hythe given it was at the edge of Romney Marsh, consisting of seven hundred square miles of flat landscape and has since Roman times been a potential invasion location. Originally the school was located outside the western edge of town. It occupied buildings built for the Royal Staff Corps in 1807 north of Military Road. This first such school in the UK was renamed the Small Arms School in 1919. Turnpike Camp to the west of the PDA was an army camp associated with the Small Arms School, which was built in either the late 1940s or early 1950s. The Small Arms School closed in 1968 and the school moved from Hythe to Warminster. It is likely around this time the Turnpike Camp begun to go out of use and was replaced by residential housing by 1987.
- 5.4.19 Hythe's military history is associated with the Royal Military Canal, now a Scheduled Monument. It was constructed between 1803 and 1809 and formed part of the Martello Tower defensive system against Napoleonic invasion. The canal is 28 miles long and runs from Sandgate in the north to Pett Level, near Rye to the south west. The canal remains important in the management of irrigation and drainage of Romney Marsh and management of the outflow to the sea of the Seabrook Stream, Brockhill Stream and Mill Leese.
- 5.4.20 A group of three coastal batteries located on the beach at Hythe along with a fourth on higher ground at Saltwood Heights constructed in 1798 during the

Revolutionary War. No surviving remains are known of the Saltwood Heights Battery. Fort Twiss has been demolished and replaced by housing. Some buried remains of Fort Sutherland survive and some remains may survive buried beneath the sea wall at Hythe Ranges of the Fort Moncreif Battery.

- 5.4.21 The 12 Martello Towers in Hythe were rearmed and used as recently as the Second World War when they were armed with anti-aircraft guns. In peacetime they were used as lookouts for smugglers. Of those remaining, one was converted to a house named The Martello in 1928. Two are on Hythe Ranges. The remainder have been demolished for development or destroyed by the sea.
- 5.4.22 In 1874 the SE & CR Railway line was opened and brought visitors and military personnel to Hythe via Ashford and Sandling. It was taken over by Southern Railway in the regrouping of the railways in 1923. Diminishing passenger numbers finally saw the closure of the line between Sandling and Hythe in 1951.
- 5.4.23 Hythe is the northern terminus of the Romney, Hythe and Dymchurch Railway, running third-scale steam and diesel locomotives. The track runs parallel to the coast through Dymchurch and New Romney to Dungeness. The founders were Captain J Howey and Count Louis Zborowski. It opened in 1927. The trains run on a gauge of 15 inches (380 mm) and the track is nearly 14 miles (23 km) long. During the Second World War the service transported the Operation Pluto pipeline.
- 5.4.24 The Mackeson's Brewery which has an historic association with the town since the 17th century finally closed in 1968. The site has been developed into flats and a car park. 1-3 the High Street once the brewery offices have been extended and converted into flats. The Malthouse and the Mackeson's Cistern survive as a reminder of this historic brewery
- 5.4.25 In 1801 the population of Hythe was 1365 with Saltwood at 385. By 1921, the population had grown to 5,568 and 1,434 respectively.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

- 5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows a sparsely populated landscape with the PDA to the west of the town and south of Saltwood (Fig. 3).

Hasted, 1798

- 5.5.2 The area is still sparsely populated (Fig. 4).

Ordnance Surveyors Drawings 1797

- 5.5.3 North Road exists and can clearly be located although it does not traverse the full length above the town. The area is fields to the west of the town and does not appear populated. The road turns northwards to go towards the village of Saltwood. The turnpike road is what is now the Dymchurch road to the south. The Brockhill stream is also marked. (Fig. 5).

Greenwood Map 1821

- 5.5.4 This shows that the area to the west of Hythe is now being to be sparsely populated. The PDA itself appears to still be fields but houses are beginning to spring up along North Road (Fig. 6).

Tithe Map from 1845

- 5.5.5 The PDA is part of the parish of Saltwood at this point. This shows the PDA area in greater detail. The PDA itself is still a field. To the west is a farm. The owner and occupier of the fields labelled 206 is the Corporation of Hythe and it is in the tithe register as a plantation (Fig. 7).

Historic OS Map 1872 1:2500

- 5.5.6 This is the first properly scaled OS map. The PDA is part of a field designated 301. The farmstead is seen to the west. Along the western boundary is a track that leads southwards towards the London Road. To the east along the road are limekilns. To the south east is the area showing the site of St Nicholas's church and the School of Musketry and associated barracks and officer's quarters have been built (Fig. 8).

Historic OS map 1898 1:2,500

5.5.7 No changes to the PDA are apparent other than a spring is showing near the PDA. The field of which the PDA is part of has been re-designated 382. The farmstead is called St Bartholomew's Farm. North Road is still sparsely populated. To the far south we can see Station House (No. 2), possible guard house related to the military canal. To the west of the School of Musketry is a hospital (Fig.9).

Historic OS map 1907 1:2,500

5.5.8 The PDA has not changed and the general area around is still fields. However, more properties are springing up along the northern side of North Road. In addition to the east of the PDA there is now a new Road connecting London Road with North Road by the hospital called Barrack Hill. To the south west of the PDA on the southern side of the London Road, there is a mortuary chapel. (Fig.10).

Historic OS map 1933 1:2,500

5.5.9 Hythe has grown enormously during this period and the town has expanded westwards. The PDA is no longer fields and the PDA is now part of the garden area of a large property with its entrance from North Road. Within the PDA is a smaller building presumes to be a garage or shed to the main house. There is also a property in the corner of North Road and the track on the western boundary. The farmstead to the west, it appears only the farmhouse remains. The area around has now filled with residential housing with an exception of the fields to the south west. It also looks like the mortuary chapel is no longer. The hospital has lost some of its buildings. (Fig.11).

Historic OS map 1958 1: 2,1250

5.5.10 The area to the north of North Road west has now filled with residential housing. The field to the south west has become the Turnpike Camp which has been purposefully laid out and includes many tanks. The house in which the PDA is part of has been extended on the eastern side. (Fig.12).

Historic OS map 1958 1:2500

5.5.11 There does not appear to be any difference to the map above (Fig.13).

Historic OS map 1965-1970 1:1250

5.5.12 There do not appear to be any changes (Fig.14).

Historic OS map 1970 1:2500

5.5.13 There do not appear to be any changes (Fig.15).

Historic OS map 1987-1992 1:1250

5.5.14 The Turnpike Camp has now been replaced by residential Housing estate and is called Turnpike Hill. There is no change to the PDA (Fig. 16).

Historic OS map 1988-1992 1:250

5.5.15 There do not appear to be any changes (Fig.17).

Historic OS map 1989-1992 1:1250

5.5.16 There do not appear to be any changes (Fig.18).

5.6 Aerial Photographs

1940s

5.6.1 This shows the PDA as part of the front garden for a house of lawn with mature trees. The western boundary is a trackway and the opposite side of the trackway is the regular layout of the Turnpike Camp. To the east of the PDA is the driveway to the property and further east is another residential property (Plate 1).

1960s

5.6.2 The area is still residential with the Turnpike Camp to the west. The trees in the front garden of the house and PDA have continued maturing. (Plate 2).

1990

5.6.3 Unfortunately, the photograph is marked. However, it does not appear that there are any changes to the PDA. To the north west of the PDA on the corner of North Road and the trackway, there is now a residential property. To the west the Turnpike Camp has been replaced by a housing estate (Plate 3).

2003

5.6.4 No changes are noted (Plate 4).

2005

5.6.5 The house to the south of the PDA has been demolished and a new larger property is in the process of being constructed. The PDA is still essentially lawn and mature trees (Plate 5).

2007

5.6.6 The new house has been completed. No other changes are noted (Plate 6).

2009

5.6.7 No changes are noted (Plate 7).

2011

5.6.8 No changes are noted (Plate 8).

2014

5.6.9 No changes are noted (Plate 9).

5.7 Walkover Survey

5.7.1 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. The walkover survey was undertaken on the 17th May 2018. No artefacts or archaeological features were identified in the walkover (Plates 10-14).

5.7.2 The PDA of the front garden of the Colleton Park. It is screened from the apartments and drive by a hedge. The land slopes upwards towards the fence and North Road. To the west of the PDA was the track and bridleway. In the north west corner is the separate property which has a fence dividing the two. There was no sign of the small building seen in the historic maps within the PDA to the south of the corner property which is now an overgrown area of trees and bushes.

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 records from this period within the 500m 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. The Kent HER has no 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**.

Neolithic

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **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 no 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**.

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 just one record from this period within the assessment area being the Iron Age ditch found in 1978 near the site of St Nichola's Church. It is unclear whether the ditch or any associated

features will continue towards the PDA but the potential for finding remains that date to this period within the confines of the development site cannot be discounted but is considered **low**.

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 three records from this period within the assessment area. One is the Roman road that passes within 40m south east of the PDA and the other is the Roman coin found circa 400m south east of the PDA. A Roman cinery urn was found in the mid-19th century in a stone cist circa 400m west south west of the PDA. The likelihood of chance finds cannot be discounted but the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

- 5.8.7 The Kent HER has one record from this period within the assessment area of which much is not known. This is the fibulae and beads found in 1870 circa 460m east, south east of the PDA. 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 The Kent HER has four records from this period within the assessment area. The town of Hythe itself origins are early Medieval. Unsurprisingly then there are a number of other Medieval records. A Holloway that marks the southern boundary of Brockhill Country park and the site of St Nicholas Church and the associated graveyard. There was also a Medieval leper hospital and the nearby Premonstratensian Monastery. The map regression shows the PDA outside the Medieval settlement area of Hythe and therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Post Medieval

5.8.9 The Kent HER has 10 records from this period within the assessment area. Hythe was identified as a focus militarily and therefore there are a number of Post Medieval records relating to the Royal Military Canal and supporting infrastructure. The Saltwood heights battery of which much is not known, the possible guard house of Station House (No. 2), the military road, Hay House, for the Commandant and the former School of Infantry. Other Post Medieval entries are the Grade II 46 Bartholomew Street and Military Terrace and the milestone. In addition, there were the two limekilns, since destroyed circa 150m from the PDA on the north side of North Road. Map regressions confirms that the area was fields in this period, therefore the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 KHER has six records dating to this period. There are two WWII pillboxes located to the south and west. The Romney Hythe and Dymchurch Railway from 1926, along with the station. There was to the south, south east a military hospital from WWI, since demolished and a pillar box from George VI time. The map regressions show that the PDA was mainly front garden during this time covered by mature trees and therefore the potential for finding remains dating to this period in the PDA is considered **low**.

Farmsteads

5.8.11 There are two farmstead records. One immediately to the north west of the PDA, St Bartholomew's Farm of which only the farmhouse remains and another circa 120m east, south east of which only the farmhouse remains.

Undated

5.8.12 There one undated record being that of the barbed and grey flint arrow head, found before 1874, not much is known about it.

Overview

5.8.13 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

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**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- 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 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was a plantation until sometime between 1907 and 1933 when a property was built to the south of the PDA. The PDA was the front garden of this and the later property. Since the garden appeared to have been lawn and mature trees and the plantation the impact on potential archaeology would have been **low**.

6.2.2 The use of the PDA for residential development will require foundations. As a consequence, the proposed development will have a **high** impact upon any potential archaeology.

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 **low** archaeological potential for all 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 Kingston Homes (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

June 2018

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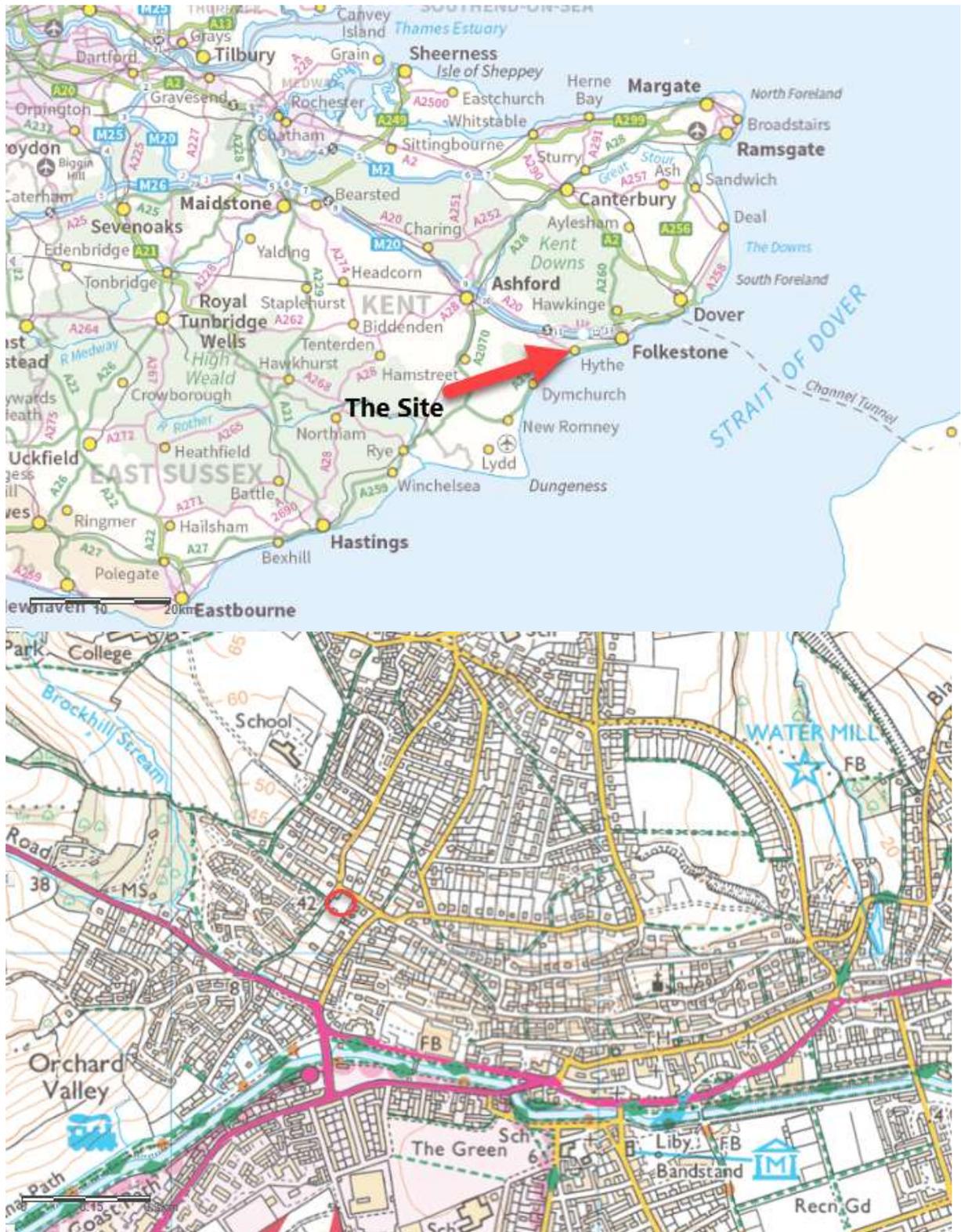


Figure 1: Site location map, scale 1:10000.

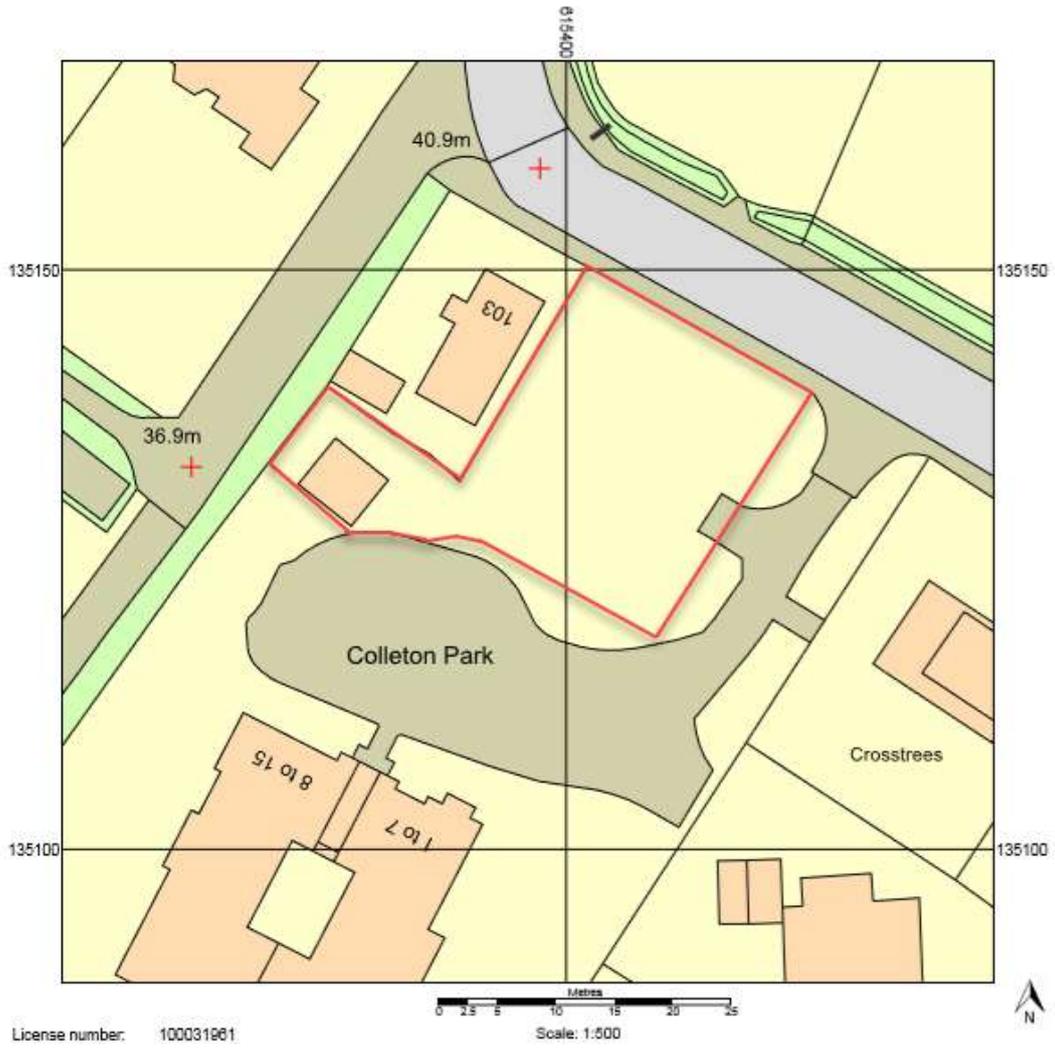


Figure 2: Proposed Development Area,



Figure 3: Andrew, Dury and Herbert Map from 1769



Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797



Figure 6: Greenwood Map 1821 for Hythe

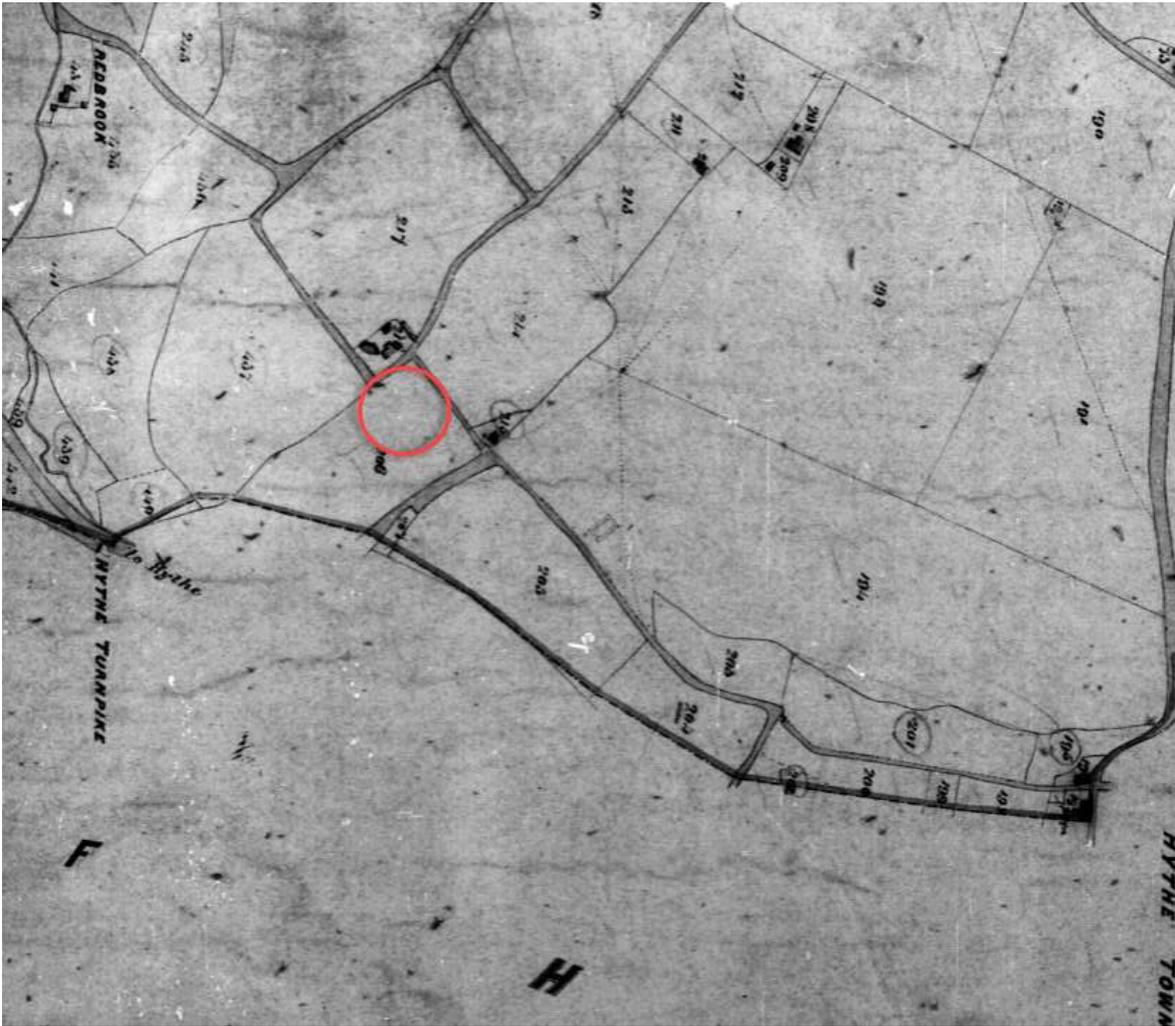


Figure 7: 1842 Tithe Map

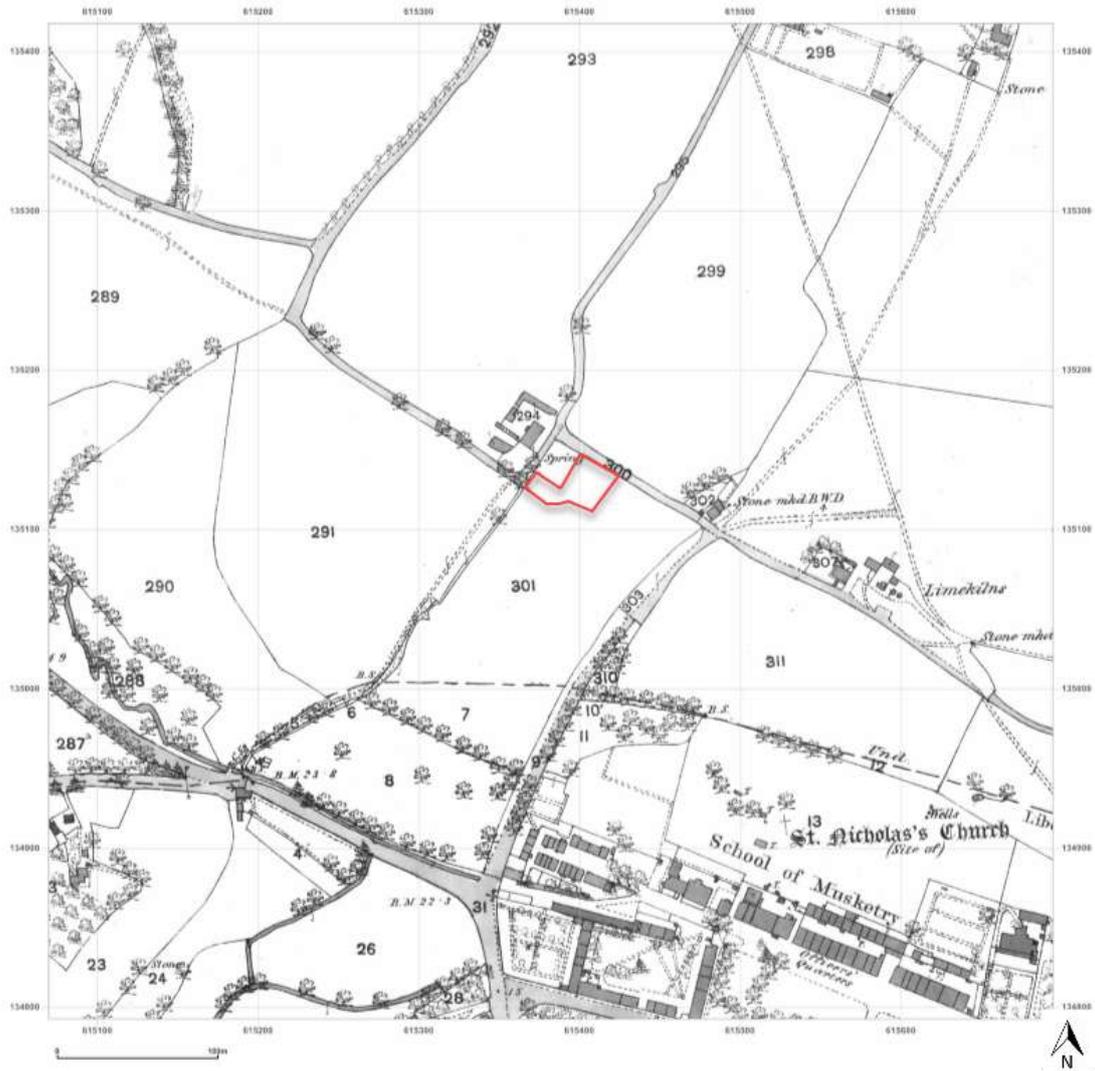


Figure 8: Historic OS Map 1872 1:2500

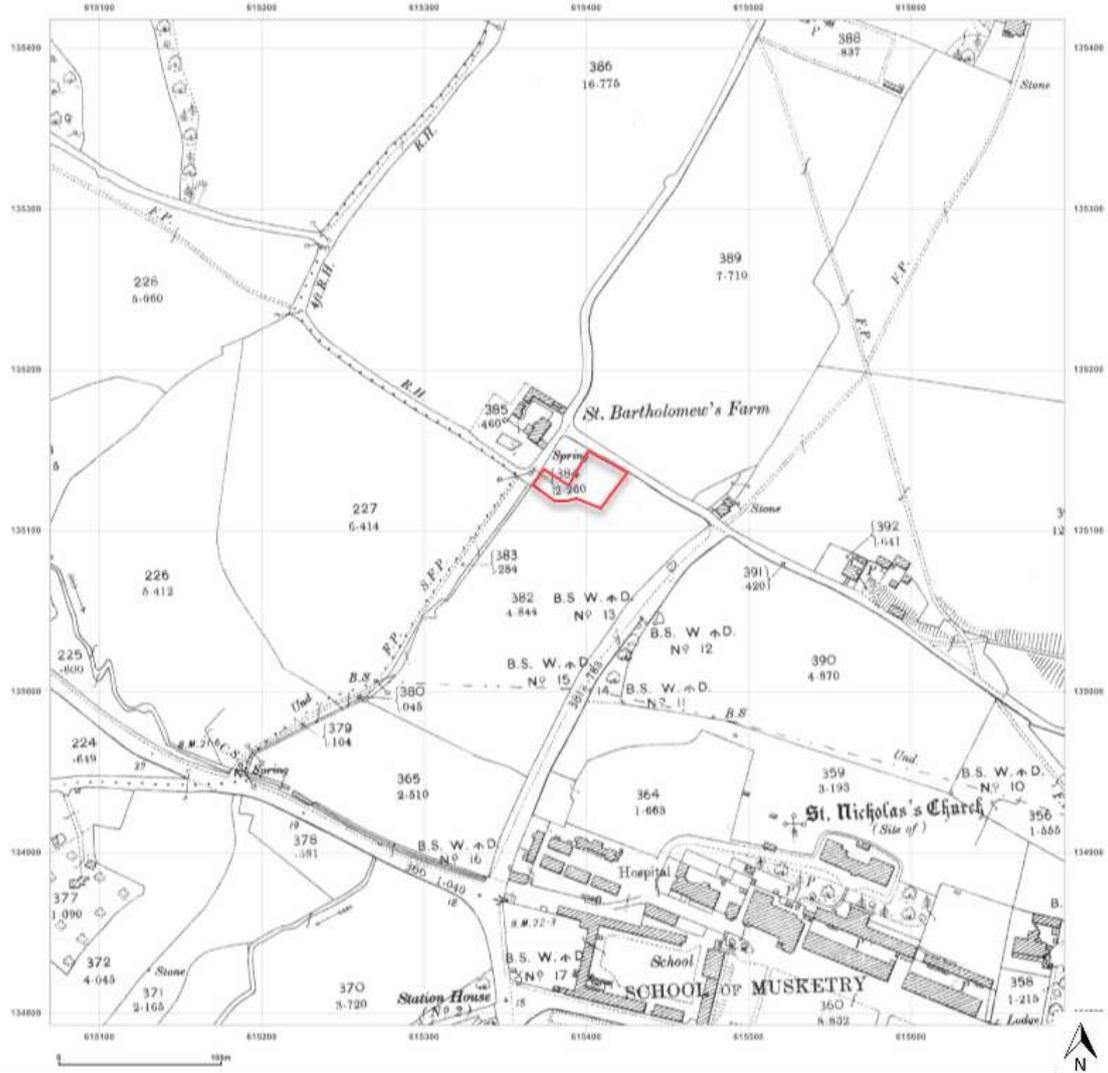


Figure 9: Historic OS Map from 1898 1:2500

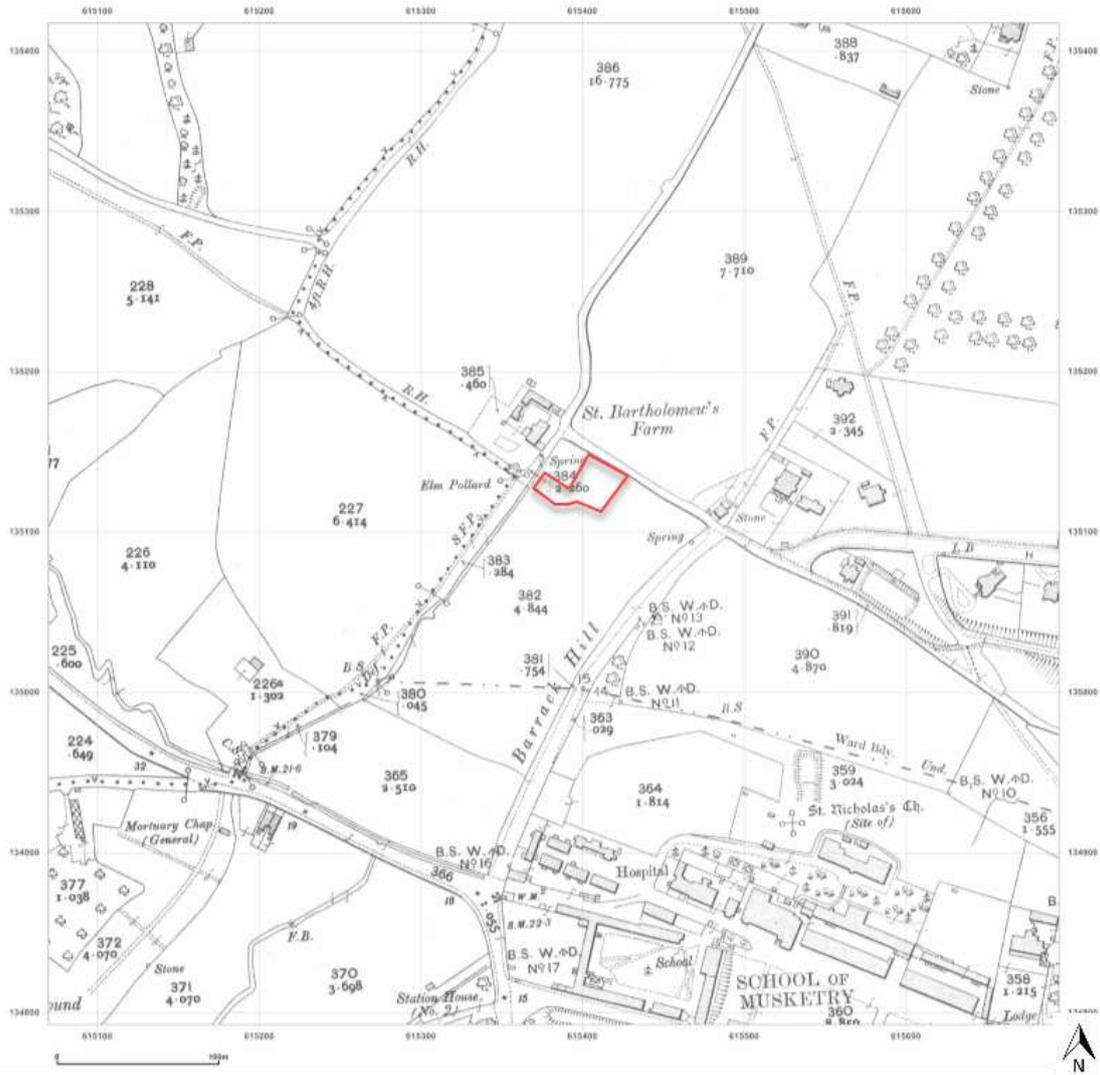


Figure 10: Historic OS Map 1907 1:2500

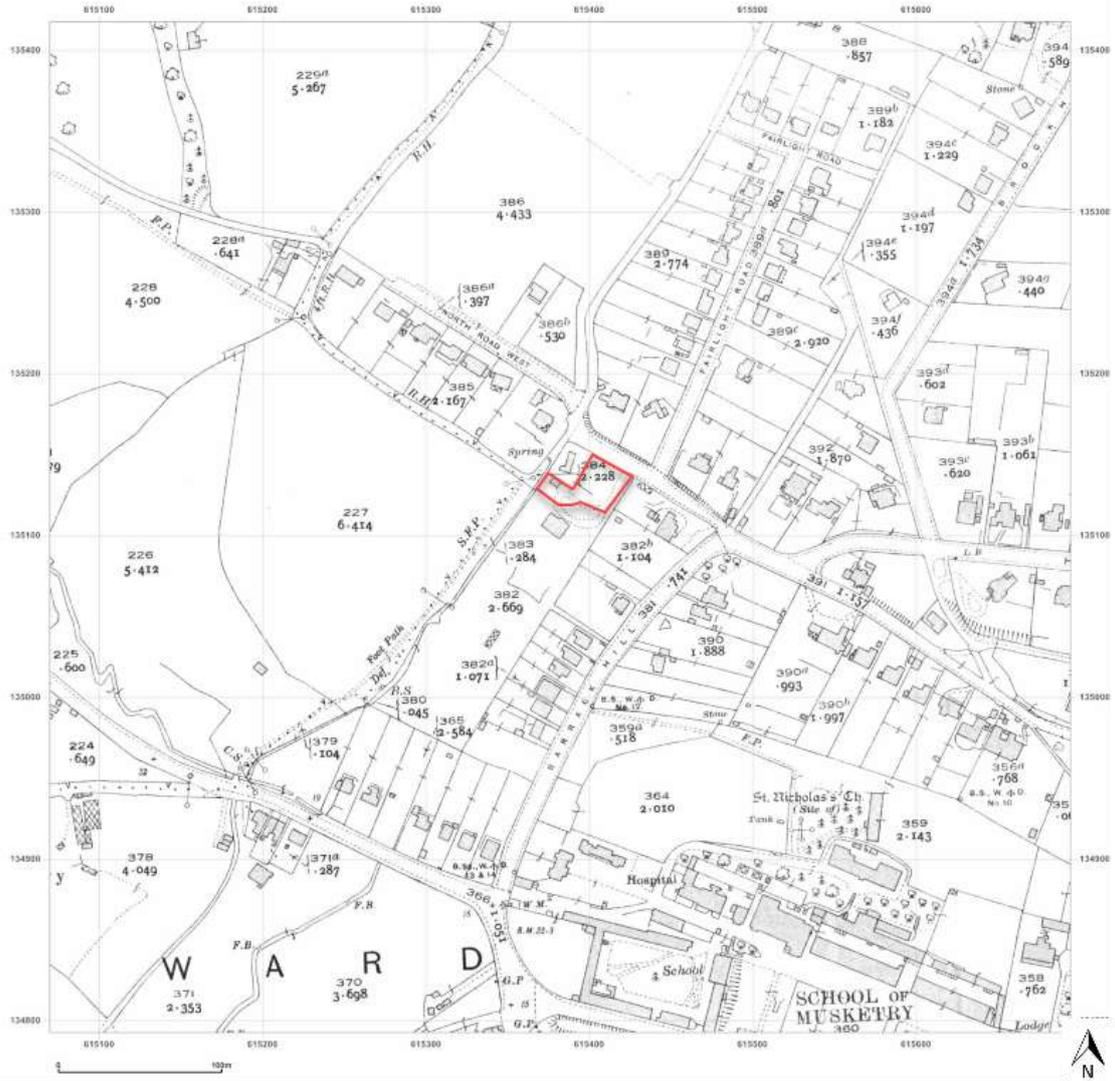


Figure 11: Historic OS Map 1933 1:2500



Figure 12: Historic OS Map 1958 1:1250

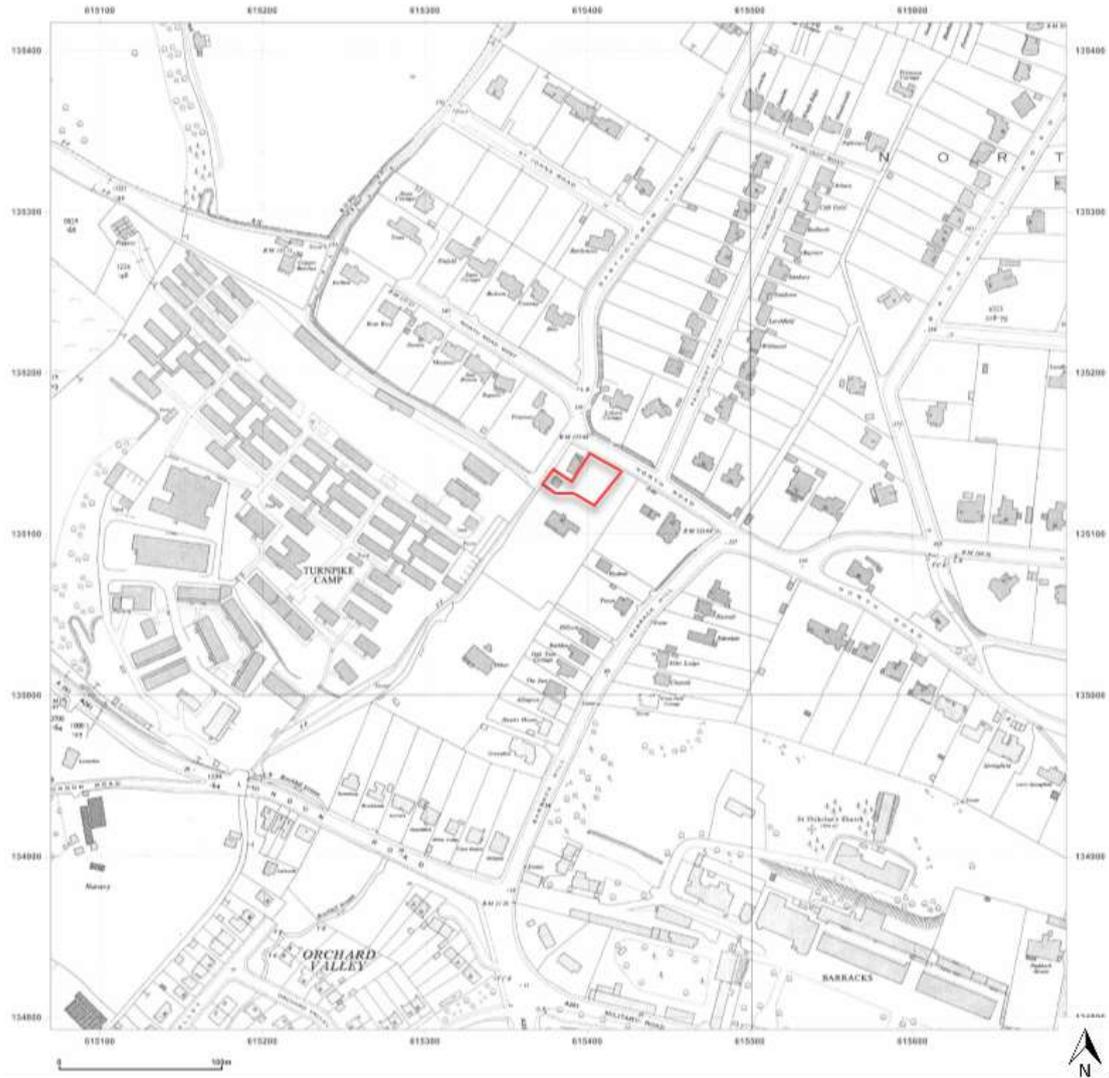


Figure 13: Historic OS Map 1958 1:2500



Figure 14: Historic OS Map 1965-1970 1:1250



Figure 15: Historic OS Map 1970 1:2500



Figure 16: Historic OS Map 1987-1992 1:1250



Figure 18: Historic OS Map 1989-1992 1:1250



Figure 19: Folkestone & Hythe District Council: Areas of Special Characters. PDA highlighted in purple circle.

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 20-23)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement'. The fields circa 200m to the west of the PDA is characterised as 'rectilinear with wavy boundaries (late medieval to 17th/18th century enclosure). Circa 50m to the south east is the western extent of the Town in 1810.
TR 13 NE 4	Findspot	c. 460m ESE	Anglo-Saxon	Fibulae, Beads etc. found A.D. 1870. The findspot lies in a disused quarry. Old quarries north west of Hythe are marked as the site of Anglo-Saxon finds in 1870 on OS maps. Also, inhumation burials were found.
TR 13 NE 272	Monument	c. 400m WSW	Roman	A cinerary urn, 12 inches high, with a saucer serving as a lid, both of course dark ware, and a red earthen jug or amphora which, if one may judge by its neck, is of late Roman date, were found in a stone cist at Saltwood sometime before 1874 and are now in Folkestone Town Museum.
TR 13 NE 273	Findspot	c. 400m WSW	Unknown	Barbed and tanged grey flint arrowhead from Saltwood exhibited in Hythe Museum. Circumstances of find are not known.
TR 13 NE 274	Monument	c. 400m WSW	Medieval	Premonstratensian monastery at Blackwose Newington. It was subject to the Abbey of Lavendon, Buckinghamshire, and had five canons and one lay-brother. As the Abbey could not afford to maintain them, they were forced to wander around the country. This caused a scandal to the order who put them under the control of the Abbot of St Radegunds. He repaired their house and paid their debts, but the place was again destroyed on the recurrence of war. It was finally united with St Radegunds at the request of the barons of Hythe. The Priory of St Nicholas, a Premonstratensian

				house was founded as a cell of Lavendon Abbey pre-1158 (sic (5)). It was transferred to St Radegunds Abbey sometime after 1203-1204, as a result of a scandal, and the buildings were repaired and the debts paid. It was again impoverished through the invasion of 1216, but once more restored by St Radegund's, later on becoming a grange. It was dissolved c. 1377.
TR 13 NE 275	Monument	c. 400m WSW	Medieval	A leper hospital in Saltwood, Hythe, was mentioned in the Pipe Rolls of 1168-1169. It was still there in 1336, but as there are no later references, it may have been annexed to St. Bartholomew's.
TR 13 SE 1	Monument	c. 310m SE	Medieval	St. Nicholas Church. Trial holes dug in 1954 on the site of the Church of St Nicholas, Hythe, exposed some fragmentary walling, one piece, about 3ft long and just over 2ft thick may be part of the south wall of the nave. There is no record of the building which was totally destroyed by about 1700. The church dedicated to St Nicholas, represents one of the lost churches of Hythe. It is mentioned in the Lambeth registers in 1282. From burials discovered in 1902 and 1978 it seems likely that a graveyard existed on the east and the church further south.
TR 13 SE 10	Findspot	c. 400m SE	Roman	A coin of Gordianus Pius found between North Road, Hythe, and the small Arms School. Circumstances of find etc not known
TR 13 SE 16	Monument	c. 200m SSE	Post Medieval	Saltwood Heights Battery 1798 having 2 x 24 pounders.
TR 13 SE 20	Monument	c. 150m SSE	Iron Age & Medieval	The sites 650m west of St Leonard's Parish Church was granted consent for residential development in 1978. As it was close to the presumed site of St Nicholas, a watching brief was carried out by the Kent Archaeological Rescue Unit. Nothing was found of the church itself, or the wall of the graveyard, but an Iron Age ditch, several medieval features and a medieval grave were recorded.
TR 13 SE 27	Place		Medieval	Town. Hythe is first mentioned as six burgesses in Lyminge and 225 in Saltwood belonging to the borough of Hythe in 1086. In 1156 a

				charter of Henry II confirmed 1205 by John ratifying all the customs of Hythe from the time of Edward the Confessor.
TR 13 NE 60	Monument	c. 150m E	Post Medieval	Site of two limekilns marked on 1st Ed OS (1865) on north side of North Rd, Hythe. Two separate kilns next to group of small buildings near a house (possibly a farm) with track to east leading to chalk pit. Site since cleared
TQ 92 NW 18	Monument	c. 350m S (at its closest point)	Post Medieval	Disused defensive canal built during the Napoleonic Wars from 1804 and 1809 in response to the threat of invasion. Tolls were charged for civilian traffic along the road and commercial barges were charged by the load. The canal was originally 60 feet wide and 9 feet deep with an adjacent rampart (parapet and banquette), a military road and government drain on the landward side, the towpath and another adjacent drain was to seaward. At every third of a mile it was deliberately bent. These positions were defended by eighteen pounder cannons positioned on raised banks. The canal was sold off in sections in the late 19th century but was taken over by the military in both world war I and world war II. In both wars gun emplacements were sighted in virtually the same places as the original eighteen pound cannon sites.
TR 13 SE 63	Monument	c. 380m SW	Post Medieval	An archaeological watching brief carried out by Canterbury Archaeological Trust (24th July 2001), uncovered a rough rammed flint layer associated with a past military road. The road was originally constructed as a defence feature of the Royal Military Canal.
TR 13 SE 86	Listed Building	c. 480m SE	Post Medieval	Military Terrace. Grade II listed (1068930). A Mid-19 th century terrace. 2 storeys stuccoed. Nos 13 and 15 are roughcast. Hipped slate roof. 1 sash to each with glazing bars intact. Simple doorcases. Later porch to No 5. Nos 3 to 17 (odd) Military Terrace form a group.

TR 13 SE 72	Listed Building	c. 380m SE	Medieval to Post Medieval	Hay House. Grade II listed (168931). Former Commandant's House, now six flats, built c1804 and altered in the later C19 and C20. The house was bought in 1809 as a residence for the Commandant of the Royal Staff Corps and Director of the Royal Military Canal, Lt Col John Brown. The house was adjacent to Hythe barracks; built 1808-1810 to provide a new depot for the Royal Staff Corps, which was previously stationed at Chatham. 2 storeys pointed brick. Hipped slate roof with brick dentil cornice. 4 sashes with glazing bars intact to 1st floor. Ground floor has 4 3-light sashes with recessed round-headed arches. Late glass conservatory to entrance left. Right side elevation has a porch built out. Doorcase with 2 engaged Tuscan columns and a semi-circular fanlight with glazing bars intact.
TR 13 SE 66	Monument	c. 300m SE	Post Medieval	Former School of Infantry. Was Grade II listed (1068959). The building was found to have been demolished in the 1970s and so was de-listed in April 2015. Main construction periods 1807 to 1899. The barracks were built behind the Royal Military Canal and the intention was to prevent the enemy from crossing the canal if they made a successful landing on the beach.
TR 13 SE 136	Listed Building	c. 450m SE	Post Medieval	46 Bartholomew Street. Grade II listed (1068968). Late C18 to early C19. 2 storeys weatherboarded. Tiled roof, hipped at one end with 1 brick chimney. 3 sashes with glazing bars intact. Simple doorcase with flat wooden weather hood on brackets. The right-side elevation is of painted brick and has some narrow timber framing with some diagonal braces.
TR 13 SE 186	Building	c. 440m S	Modern	Pillbox. A Second World War reinforced concrete pillbox is located on the north side of the road bridge over the Military Canal, opposite the station for the Romney, Hythe and Dymchurch railway. The pillbox was not visible on the available historic aerial photographs but is marked on the recent Ordnance Survey Maps
TR 13 NW 135	Monument	c. 490m WSW	Modern	Pillbox. South of A261 road, west of Hythe. Pillbox shown on

				German map of British defences.
TR 13 NW 154	Monument	c. 450m NW	Medieval	Hollow way in Brockhill Country Park. Runs east/west forming the southern boundary.
TR 12 NW 50	Monument	c. 400m S	Modern	Romney, Hythe & Dymchurch Light Railway. Light railway incorporated by a Light Railway Order of 1926 empowering the construction of a double line, 1 foot, 3-inch gauge railway 8 miles long between Hythe and New Romney. It was opened in 1927, and an extension to Dungeness was opened in 1929. Although operations were suspended during World War II, it was fully reopened in 1947.
TR 13 SE 219	Building	c. 400m S	Modern	Hythe Station. Northern Terminus of the Romney, Hythe and Dymchurch Railway, built in 1929.
TR 04 SE 120	Monument	c. 40m SE (at its closest point)	Roman	Roman road running from Maidstone to Dover via Lympne.
TR 13 NE 253	Building	c. 20m NW	Modern	Pillar Box. George VI North West Road / Bartholomew Road. Type: 35/1LN. Dates from 1938 to 1950.
TR 13 NW 169	Building	c. 450m WSW	Post Medieval to Modern	Milestone at back of verge against hedge, on London Road, west of junction with Old London Road, by 'Romney Elm'.
MKE 88460	Farmstead	c. 20m NW	Post Medieval	St Bartholomew's Farm. Regular courtyard L plan with detached house and other detached elements. In an isolated position. Only the farmhouse remains.
MKE 88461	Farmstead	c. 120m ESE	Post Medieval	Farmstead south east of St. Bartholomew's Farm. A loose courtyard plan farmstead with buildings to four sides of the yard. Farmhouse detached in central position. Only the farmhouse remains.
TR 13 SE 240	Monument	c. 210m SSE	Modern	Site of former military hospital used during WWI. The building was demolished to make way for housing sometime after World War 2.
TR 13 SE 241	Monument	c. 320m S	Post Medieval to Modern	Station House (No. 2) was built as part of the Royal Military Canal development in the Napoleonic War Period, it was possibly built as a guard house for main crossings over the canal. Shown and named

				on 1st, 2nd and 3rd editions of the historic 1:2500 Ordnance Survey mapping and Shown but not named on the 4th. Demolished between the 4th edition map and the 1960 aerial photograph.
TR 13 SE 252	Monument	c. 250m SE	Medieval	Site of St Nicholas's Graveyard. Church & Graveyard used by School of Musketry and now waste ground, Radcliffe Court and other houses.

Figure 20: KHER Monument Record

Kent County Council - North Road, Hythe - Historic Landscape Character

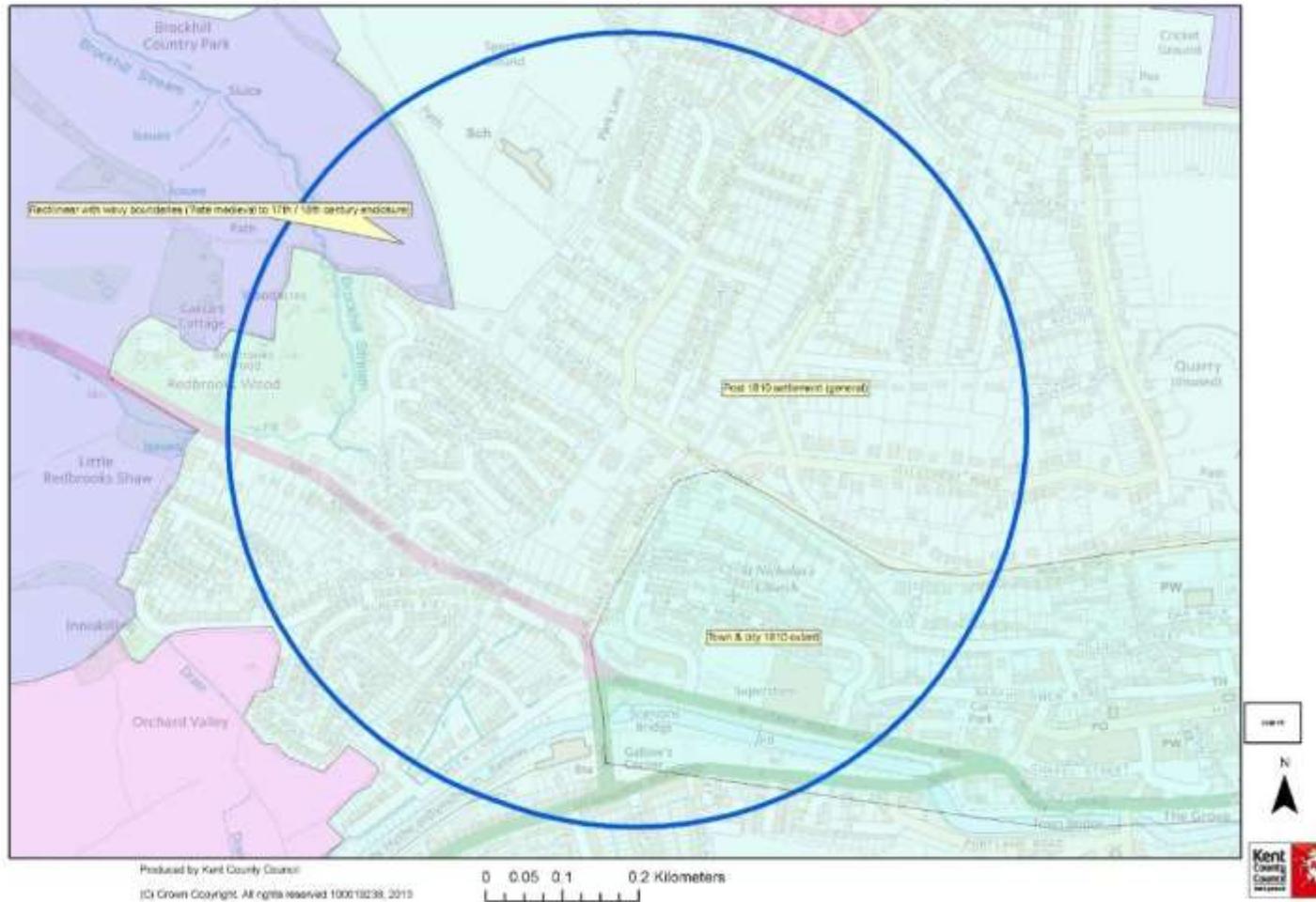


Figure 21: KHER Historic Landscape Character

Kent County Council - North Road, Hythe - Conservation Area



Figure 22: KHER Conservation Areas

Kent County Council - North Road, Hythe - Designations

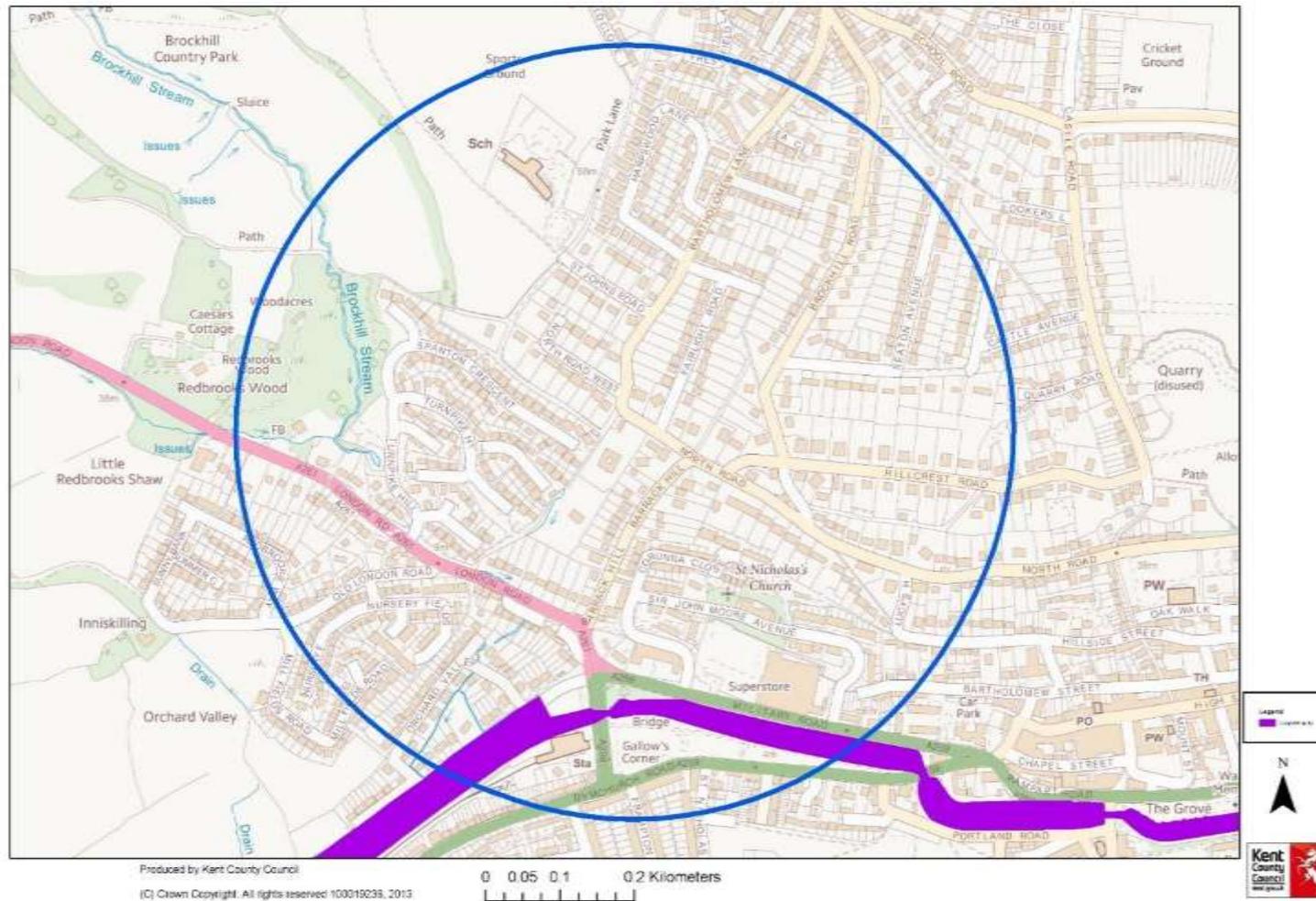


Figure 23: KHER Designations



Plate 1: 1940s. All at an altitude of 841m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2005 (Google Earth)



Plate 6: 2007 (Google Earth)



Plate 7: 2009 (Google Earth)



Plate 8: 2011 (Google Earth)



Plate 9: 2014 (Google Earth)



Plate 10: View of the PDA from the northern boundary (facing SW).



Plate 11: View from the southern boundary (facing NE)



Plate 12: View of the eastern boundary from the driveway of Colleton Park (facing NE).



Figure 13: View from the property in the north western corner from the PDA (facing N).



Plate 14: View of the southern boundary from Colleton Park car park (facing E)