

# Archaeological Desk-Based Assessment in Advance of the Proposed Development at Ursuline College, 225 Canterbury Road, Westgate-on-Sea, Kent, CT8 8LX

National Grid Reference: TR 31639 69530



Report for Bond Bryan Architects Ltd

Date of Report: 19th April 2018

## **SWAT ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

[www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk)

## Contents

1	INTRODUCTION .....	6
1.1	Project Background .....	6
1.2	The Site .....	6
1.3	The Proposed Development.....	9
1.4	Project Constraints .....	9
1.5	Scope of Document .....	9
2	PLANNING BACKGROUND .....	10
2.1	Introduction.....	10
2.2	Heritage Assets.....	10
2.3	National Planning Policy Framework (NPPF) .....	11
2.4	Planning Policy Guidance .....	15
2.5	Statutory Protection.....	17
2.6	Regional Policies.....	19
3	AIMS AND OBJECTIVES.....	23
3.1	Introduction.....	23
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	23
4	METHODOLOGY .....	24
4.1	Introduction.....	24
4.2	Designated Heritage Assets.....	24
4.3	Sources .....	26
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	27
5.1	Introduction.....	27
5.2	Designated Heritage Assets.....	28
5.3	Previous Archaeological Works.....	29
5.4	Archaeological and Historical Narrative.....	36
5.5	Cartographic Sources and Map Regression .....	41
5.6	Aerial Photographs.....	47
5.7	Walkover Survey.....	49
5.8	Summary of Potential.....	50
6	IMPACT ASSESSMENT.....	54
6.1	Introduction.....	54
6.2	Historic Impacts.....	55
6.3	Summary of Impacts .....	55
7	ARCHAEOLOGICAL MITIGATION.....	56
7.1	Introduction.....	56
8	OTHER CONSIDERATIONS.....	56
8.1	Archive.....	56
8.2	Reliability/Limitations of Sources.....	56
8.3	Copyright .....	57
9	REFERENCES .....	58
9.1	Bibliographic.....	58
9.2	Websites.....	58

10 APPENDIX 1 – KCC HER Data (see Figures 20-24)..... 78

**List of Plates**

Plate 1. Aerial photograph from 1940  
Plate 2. Aerial photograph from 1960  
Plate 3. Aerial photograph from 1990  
Plate 4. Aerial photograph from 2003  
Plate 5. Aerial photograph from 2007  
Plate 6. Aerial photograph from 2009  
Plate 7. Aerial photograph from 2013  
Plate 8. Aerial photograph from 2017  
Plate 9. View of the northern boundary from Canterbury Road (facing SSE)  
Plate 10. View of the northern part of the inside eastern boundary wall (facing N)  
Plate 11. View of the northern end of the western boundary (facing NNW)  
Plate 12. View of the rear of Hatton House (facing NNE)  
Plate 13. View of the front of Hatton House (facing SSE)  
Plate 14. View of the front of Block C (facing E)  
Plate 15. View of the rear of Block C (facing NW)  
Plate 16. View of the front of Block B (facing SW)  
Plate 17. View of the rear of Block B (facing NW)  
Plate 18. View of the sports hall (facing SSW)  
Plate 19. View of the sports hall (facing NW)  
Plate 20. View of Little Brescia (facing NNE)  
Plate 21. View of the terrapin classroom building (facing N)

**List of Figures**

Fig.1 Site location map and site Location plan 1:10000  
Fig 2: Proposed Development Area  
Fig.3 Andrews, Dury and Herbert map from 1767  
Fig.4 Ordnance Survey Surveyors Drawing from 1797  
Fig.5 Hasted, 1797  
Fig.6 John Cary, 1812  
Fig.7 Parish of Acol Tithe Map, 1839  
Fig.8 OS Map, 1872

Fig.9	Historic mapping OS 1:2500 1873
Fig.10	Historic mapping OS 1:2500 1898
Fig.11	Historic mapping OS 1:2500 1907
Fig.12	Historic mapping OS 1:2500 1932
Fig.13	Historic mapping OS 1:1250 1954
Fig.14	Historic mapping OS 1:2500 1954
Fig.15	Historic mapping OS 1:1250 1960-1962
Fig. 16	Historic mapping OS 1:1250 1962
Fig.17	Historic mapping OS 1:2500 1963
Fig.18	Historic Mapping OS 1: 1250 1973-1975
Fig.19	Historic mapping OS 1:1250 1993
Fig.20	KHER Monuments
Fig.21	KHER Historic Landscape Character
Fig.22	KHER Conservation Area
Fig.23	KHER Cropmarks
Fig.24	KHER Designations
Fig.26	KHER Palaeolithic Character Area
Fig.25	Trench Location Plan at the 2006 Evaluation of the Sports Hall

## **Archaeological Desk-Based Assessment in Advance of the proposed development at Ursuline College, 225 Canterbury Road, Westgate-on-Sea, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Bond Bryan Architects Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Ursuline College, 225 Canterbury Road, Westgate-on-Sea, 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: **high**
- Iron Age: **moderate**
- Roman: **high**
- Anglo-Saxon: **moderate**
- Medieval: **low**
- Post-Medieval: **moderate**
- Modern: **low**

*Ursuline School is situated on the southern side of Canterbury Road, a dual lane highway between Birchington and Margate. Margate is circa 2 ¼ miles east, north east. Westgate is half a mile to the north east and Birchington is one mile east, south east. It comprises of a number of buildings of 19th, 20th and 21st century in date. The earliest is Hatton House, originally a private residence built in 1886 it was purchased by the convent in 1904. Since then the main teaching block, being Block C was built in 1907, following by more extensions and buildings in the 1930s including a chapel, 1950s, 2000 and 2006. The school buildings are mainly surrounded by hardstanding with playing fields and multi-use games area to the south, tennis courts, parking and paths. Some of the more recent buildings appear to have been built into the slope of the site.*

*The Site has the potential to contain undetected archaeological deposits. The Site has low potential to include archaeological deposits of the early prehistoric period However, the PDA has a high potential to include archaeological deposits of the later prehistoric and Roman periods. Evidence of these periods has been found within the PDA, and there is a substantial*

*amount of evidence for these periods within the wider assessment area. The recent possible Anglo-Saxon trackway found within the PDA means a moderate chance of finding archaeological deposits from this period, plus the 2011 excavation just outside of the PDA to the west found Iron Age features and finds means there is also a moderate chance of finding Iron Age archaeological remains. There is also a moderate potential as well for the Post Medieval period due to the close proximity of Hundred Farm. All other periods, have a low probability of finding archaeological remains as the PDA lay outside of any urban areas until the Post Medieval period*

*The only intrusive works is at the sports hall, with the other site at Block B and Block C being internal refurbishments. There is also the demolition of two buildings at the northern end of the site to be replaced by permeable gravel parking bays. The sports hall has previously been archaeologically evaluated, although the evaluation trenches do not appear to have been in the area where the new foundations are required for the extensions to the sports hall at the north and south ends at the front. It is not clear whether the position of the sports hall lower in the landscape would have destroyed any residual archaeology and even it is hasn't, it is possible that the construction of the building would have disturbed and potential archaeology around the present building.*

*The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended that watching brief is appropriate.*

## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Bond Bryan Architects (the 'Client), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at Ursuline College, 225 Canterbury Road, Westgate-on-Sea, Kent centred on National Grid Reference (NGR) TR 31639 69530 (Fig 1).

1.1.2 This document will be used in support of planning applications associated with proposed development.

### **1.2 The Site**

1.2.1 The proposed site sits at an average height of circa 20m. The land to the north of the PDA gently slopes until it reaches the tidal bay on Westgate. To the south of

the PDA, the land gently rises up to circa 32m towards the central plateau area of the Isle of Thanet. The school is situated on the southern side of Canterbury Road, a dual lane highway between Birchington and Margate. Margate is circa 2 ¼ miles east, north east. Westgate is half a mile to the north east and Birchington is one mile east, south east. Westgate is located in north east Kent on the coast of the Thames Estuary. The town is built beside the two sandy bays of St Mildred's Bay and Westgate Bay, which both have a sea wall and groynes to prevent coastal flooding. Chalk cliffs are present in between the bays and either side of the bays.

- 1.2.2 The Site historically sat within the parish of Acol and is now within the administrative area of the Thanet District Council. The PDA encompasses c 4.25 hectares. The Site is located within an area which originally was arable belonging to Hundred Farm in the late medieval period, before a private residence was built on the land in 1886. In 1904 the house was purchased by the Ursuline Convent, but since some of the buildings and land used by Ursuline College have been given to the college by the Convent. Across the centre of the PDA is the Lourdes Nursing Home for Ursuline Sisters. This was built to the east of the southern end on the 1930s extension of Block C in the 1980s. East of the nursing home is also a number of private housing used by the Brescia Community for Ursuline Sisters. These parts of the site were not accessible, although a path for the school traverses between these buildings to allow access to the southern area of the PDA.
- 1.2.3 Ursuline School comprises of a number of buildings of 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> century in date. The earliest is Hatton House, originally a private residence built in 1886 it was purchased by the convent in 1904. Since then the main teaching block, being Block C was built in 1907, following by more extensions and buildings in the 1930s including a chapel, 1950s, 2000 and 2006. The school buildings are mainly surrounded by hardstanding with playing fields and multi-use games area to the south, tennis courts, parking and paths. Some of the more recent buildings appear to have been built into the slope of the site.
- 1.2.4 The British Geological Society (BGS 1995) shows that the local geology of the Isle of Thanet consists of Margate Chalk formed in the Upper Cretaceous Santonian period, 87-83 million years ago and is up to 24m deep in the North Foreland to Foreness Point and Palm Bay sections on the Isle of Thanet in north Kent. Though not covered by ice, the area was affected by periglacial erosion in a tundra-like

environment during the last glaciation in the Devensian period. The Devensian periglacial record on the Isle of Thanet, is traced from circa 88 to 74 thousand years ago and from circa 24 to 12 thousand years ago. Rising sea from around five to six thousand years ago submerged the low lying Doggerland area that was where the North Sea is now linking the North Sea to the English Channel and continued rising sea levels isolated an area between the Thames and the English Channel forming the Isle of Thanet and the creation of the Wantsum Channel. The recorded superficial geology is of Head-Clay and Silt. Poorly stratified deposits formed usually by hillwash. This is a narrow band traversing on a south to north axis towards the coast at Westgate Bay.

1.2.5 Hasted, writing in 1800 said: *'As to the soil, the bottom soil of the whole island, or what modern writers in husbandry call the subsoil, is a dry, hard, rock chalk. The tops of the ridges are about sixty feet above the level of the sea and are covered with a dry, loose chalky mould, from four to six inches deep, it has a mixture of small flints, and is without manure a very poor soil. The vales between the ridges, and the flat lands on the hills, have a depth of dry loamy soil, from one to three feet, lest mixed with chalk, and of a much better quality. The west end of the island, even on the hills, has a good mould, from one to two feet deep, a little inclining to stiffness; but the deepest and best soil, is that which lies on the south side of the southernmost ridge, running westward from Ramsgate to Monkton; it is there a deep, rich sandy loam, and mostly dry enough to be ploughed flat, without any water furrows. Indeed, it is so rich and gentle, that being cultivated and managed with great care, expense and industry, there is seldom occasion to fallow it; so that it is, much of it, what is generally called round-tilth land, and produces very large crops'* (Hasted 1800: Vol 10).

1.2.6 Geotechnical information is available from the 2006 Site Investigation Report by Jacobs at the playing fields circa 500m west of the PDA. Top soil was observed at depths of 0.3m, with head deposits at between 0.5-1.1m and head and chalk melange at 0.9-1.2m and finally chalk at circa 0.9m onwards (*Unpublished document: Jacobs. 2006. Ursuline College, Westgate-on-Sea, Margate: Site Investigation Report*).

### *Stratigraphy*

- 1.2.7 A number of archaeological reports provide details regarding the depths of possible archaeological horizons and broadly confirms the geotechnical information found. The 1999 evaluation at the site of Block B, uncovered topsoil of light brown loam of 0.35m deep containing modern materials. Below this was periglacially effected surface of upper chalk. The 2006 evaluation of the sports hall identified top soil depth of between circa 0.4m and 0.23m with subsoil of between circa 0.15m and 0.36m above head brickearth and periglacial upper chalk at between circa 22.2 and 22.4m AOD. The 2011 evaluation of the potential multi-use games area in the field to the west of the PDA found topsoil at depths between 0.18m and 0.38m with sub soil depth at 0.05m and 0.11m and chalk at between 18.5m and 19.5m AOD.

### **1.3 The Proposed Development**

- 1.3.1 The proposed development comprises of a number of separate developments. The developments are as follows: (a) the eastern end of the sports hall to be made wider on the northern and southern side to allow for a new entrance and a new first floor in place of the existing canopy area in the front (b) internal refurbishment of the western end of the first floor of Block B (c) internal refurbishment of Block C (d) demolition of two buildings by the northern boundary to create a car park with spaces for 22 cars (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.
- 2.1.2 The National Planning Policy Framework (NPPF), was published in March 2012 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

### **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. PPG15 and PPG16 was replaced by the NPPF in November 2012.

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). <sup>[L]</sup><sub>[SEP]</sub> 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.

*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 Regional Policies**

- 2.6.1 Thanet District Council has a draft Local Plan from 2015 that covers up to 2031. The previous Local Plan was adopted in 2006 and some policies from this plan has been saved and transferred to the new plan. The draft plan has a number of policies relevant to archaeology:

- POLICY SP29: Conservation and Enhancement of Thanet's Historic Environment.
- POLICY HE01: Archaeology
- POLICY HE02: Development in Conservation Areas
- POLICY HE03: Local Heritage Assets
- POLICY HE04: Historic Parks and Gardens
- POLICY HE11: Archaeological Assessment
- POLICY HE12: Archaeological Sites and Preservation

- 2.6.2 These policies are covered in more detail below.

*POLICY SP29: Conservation and Enhancement of Thanet's Historic Environment.*

- 2.6.3 The Council will support, value and have regard to the significance of Heritage Assets by:

- 1) protecting the historic environment from inappropriate development,
- 2) encouraging new uses where they bring listed buildings back into use, encouraging their survival and maintenance without compromising the conservation of the building,

- 3) seeking the provision of appropriate research for all applications relating to the historic environment on key sites as identified through the Heritage Strategy,
- 4) facilitating the review of Conservation Areas and the opportunities for new designations,
- 5) recognising other local assets through Local Lists,
- 6) offering help, advice and information about the historic environment by providing guidance to stakeholders, producing new guidance leaflets, reviewing existing guidance leaflets and promoting events which make the historic environment accessible to all,
- 7) agreeing Article 4 Directions which will be introduced and reviewed as appropriate,
- 8) supporting development that is of high quality design and supports sustainable development.

*POLICY HE01: Archaeology*

- 2.6.4 The Council will promote the identification, recording, protection and enhancement of archaeological sites, monuments and historic landscape features, and will seek to encourage and develop their educational, recreational and tourist potential through management and interpretation
- 2.6.5 Developers should submit information with the planning application that allows an assessment of the impact of the proposal on the significance of the heritage asset. Where appropriate the Council may require the developer to provide additional information in the form of a desk-based or field assessment.
- 2.6.6 Planning permission will be refused without adequate assessment of the archaeological implications of the proposal.
- 2.6.7 Development proposals adversely affecting the integrity or setting of Scheduled Monuments or other heritage assets of comparable significance will normally be refused.
- 2.6.8 Where the case for development which would affect an archaeological site is accepted by the Council, preservation in situ of archaeological remains will

normally be sought. Where this is not possible or not justified, appropriate provision for investigation and recording will be required. The fieldwork should define:

- (a) The character, significance, extent and condition of any archaeological deposits or structures within the application site;
- (b) The likely impact of the proposed development on these features;
- (c) The means of mitigating the effect of the proposed development.

2.6.9 Recording should be carried out by an appropriately qualified archaeologist or archaeological contractor and may take place in advance of and during development. No work shall take place until a specification for the archaeological work has been submitted and approved by the Council. Arrangements must also be in place for any necessary post-excavation assessment, analysis and publication of the results, and deposition of the archive in a suitable, accessible repository.

*POLICY HE02: Development in Conservation Areas*

2.6.10 Within conservation areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant policies of this Plan, will be permitted, provided that:

2.6.11 Proposals for New Buildings 1) they respond sympathetically to the historic settlement pattern, plot sizes and plot widths, open spaces, streetscape, trees and landscape features, 2) they respond sympathetically to their setting, context and the wider townscape, including views into and out of conservation areas, 3) the proportions of features and design details should relate well to each other and to adjoining buildings, 4) walls, gates and fences are, as far as possible, of a kind traditionally used in the locality, 5) conserve or enhance the significance of all heritage assets, their setting and the wider townscape, including views into and out of conservation areas 6) demonstrate a clear understanding of the significance of heritage assets and of their wider context,

2.6.12 Proposals for Extensions 7) the character, scale and plan form of the original building are respected and the extension is subordinate to it and does not

dominate principal elevations, 8) appropriate materials and detailing are proposed and the extension would not result in the loss of features that contribute to the character or appearance of the conservation area.

- 2.6.13 New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted. Development within a conservation area should preserve or enhance its special architectural or historic character or appearance.

*POLICY HE03: Local Heritage Assets*

- 2.6.14 The Council supports the retention of local heritage assets, including buildings, structures, features and gardens of local interest. Local Heritage assets will be identified in a Local List as part of the Heritage Strategy. Once adopted where permission is required, proposals will be permitted where they retain the significance, appearance, local distinctiveness, character or setting of a local heritage asset.

*POLICY HE04: Historic Parks and Gardens*

- 2.6.15 Planning permission will not be granted for any development that will adversely affect the visual, historical or horticultural character of an historic park or garden or its setting, whether or not it is included on the statutory register

*POLICY HE11: Archaeological Assessment (saved from 2006 Local Plan)*

- 2.6.16 In order to determine planning applications, the District Council may require the developer/applicant to provide additional information, in the form of an assessment of the archaeological or historical importance of the site in question and the likely impact of development. In certain cases such assessment may involve fieldwork or an evaluation excavation. Where the developer is not prepared to arrange such an assessment voluntarily, the District Council will use its powers to direct that such information be supplied. Planning permission will be refused without adequate assessment of the archaeological implications.

*POLICY HE12: Archaeological Sites and Preservation*

- 2.6.17 Archaeological sites will be preserved and protected. On those archaeological sites where permanent preservation is not warranted, planning permission will only be granted if arrangements have been made by the developers to ensure that time and resources are available to allow satisfactory archaeological

investigation and recording by an approved archaeological body to take place, in advance of and during development. No work shall take place until the specification and program of work for archaeological investigation, including its relationship to the program of development, has been submitted and approved.

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

3.1.1 This Desk-Based Assessment was commissioned by Bond Bryan Architects Ltd, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

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

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

*‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’*

(2017:4)

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

- *an assessment of the potential for heritage assets to survive within the area of study*

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

IFA (2017:4)

## **4 METHODOLOGY**

### **4.1 Introduction**

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (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 1-8).

### *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. A 500m radius from the PDA is used. However, given the large size of the site, for consistency purposes I have taken the distances centred on the chapel. This is followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day
<b>Table 1: Classification of Archaeological periods</b>		

5.1.2 Features in and around the wider area of the PDA mainly relate to the prehistoric and Roman period. The table in Figure 17 details all the finds, features and buildings within the full 500m assessment area. There are no Registered Parks or Gardens or Historic Battlefields within the Site or the Study 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 two nationally listed buildings within the assessment area, along with one modern unlisted asset (Table 2). The proposed developments at Block C are within the curtilage area of Hatton House as defined by the listed building legislation and is therefore Hatton House and Block C are subject to a separate Heritage statement report. The remaining designated assets are not impacted by the proposals at the PDA and do not share any intervisibility with it.

**Table 1: Designated Heritage Assets**

TR 36 NW 1014	Post Medieval	Hatton House, Ursuline Convent School. Grade II listed (1088988). Built in 1886 as a private house, reputedly for a tea planter. The front elevation is of 2 to 3 storeys red brick with stone window dressings, 3 gables. Some sashes, some modified Venetian windows and some mullions and transoms. Ground floor porch with open pediment containing moulded shell and 2 plain Tuscan columns and 2 pilasters. The rear elevation has 3 gables, 2 of them curved. Good interior of the period. Staircase with heavy carved balusters, the Parlour has a Neo-Jacobean plasterwork ceiling of scrolls and putti and the Library has a strapwork plastered ceiling. Fireplaces with swag or scroll decorations and 1 marble fireplace with pilasters in the shape of terms and a swag frieze.
TR 36 NW 1074	Post Medieval	St Michael's. Grade II listed (1260333). Convalescent home. Built by the St Andrew's Deaconess Community, c.1895 to provide convalescent accommodation for 40 working men and women. Architect Frederick Mew. Foundation stone laid by Lady Holsbury 'In memory of Laurie, Deaconess, Sister of St Andrew's Community Diocese of London'. A symmetrical building in Gothic style providing separate accommodation for the convalescents at the front and chapel and hall at the rear.
TR 36 NW 464	Modern	George V pillar box at the junction of Ryders Avenue and Hengist Road. Type 27/3. Dates from 1936 to 1937.
TQ 54 NE 326	Modern	George VI pillar box, Quarry Scott Road / Shakespeare Road. Dates from 1938-1950

### 5.3 Previous Archaeological Works

5.3.1 The KCCHER contains 22 entries relating to previous archaeological investigations, a number of which have taken place within the PDA (Table 3). All distances outside of the PDA was taken from the chapel. The 2006 evaluation (EKE 12092) undertaken on the site of the sports hall is discussed in greater detail below.

**Table 3: Previous Archaeological Works**

EKE 12923	c. 0m	A 2009 Desk Based Assessment by Oxford Archaeology of Ursuline College.
EKE 11247	c. 0m	Site of Block B. A 1999 evaluation of 6 trenches at the college by the Trust for Thanet Archaeology. No archaeological finds or features were observed.
EKE 12092	c. 0m	Site of the sports hall. A 2006 evaluation of 5 trenches by The Trust for Thanet Archaeology. Two undated cut features were found but only contained residual material, two struck

		flints and two sherds of Late Iron Age/early Roman pottery. The features themselves are probably of more recent origin.
EKE 14707	c. 0m	Evaluation in 2015 by The Trust for Thanet Archaeology at the site of proposed sports pitch at Ursuline College. four trenches measuring 25m in length and 1.8m wide. One possible archaeological feature was exposed during the evaluation in trench 2 of a narrow linear gully. 2 undiagnostic prehistoric flint flakes were recovered.
EKE 13060	c. 0m	A 2011 evaluation at Ursuline College by The Trust for Thanet Archaeology. Evidence of Bronze Age, Iron Age, Roman and Anglo-Saxon found.
EKE 12093	c. 0m	A 2006 recording of standing historic structures at the Ursuline College walled garden by the Trust for Thanet Archaeology. The wall dates from the late 19th century. A central brick structure of the same date was formerly used as a slurry pit to generate gas for lamps in the area.
EKE 10278	c.600m NNW	Rapid Coastal Zone Assessment Survey undertaken in 2000. A non-intrusive event.
EKE 12099	c. 500m SW	Geotechnical survey in 2006 of land proposed for playing fields at Ursuline College. Five geotechnical test pits. Head overlying Chalk was found in each pit.
EKE 12257	c. 300m W	Building Survey in 2008 of King Ethelbert School by Oxford Archaeology.
EKE 12321	c. 300m W	Desk Based Assessment of King Ethelbert School in 2008 by Oxford Archaeology.
EKE 8680	c. 450m S	Watching Brief at Linksfield Road by Kent Archaeological Rescue Unit. The site was the eastern-most limit of the former gas works. No archaeological features or finds were recorded, despite crop marks to the south and west of the area.
EKE 9376	c. 450m W	Survey of land at Quex Estate in advance of change of use to playing field. A walkover survey, metal detector survey (see eke9234) and then watching brief carried out in 2007. A number of Roman coins were recovered plus one Tudor sixpence together with a number of small buttons, musket balls etc. The walkover discovered a quantity of flintwork, medieval and post-medieval pottery and isolated finds of late iron age/ early Romano-British pottery and Roman pottery.
EKE 13911		An archaeological evaluation in 2014 by Kent Archaeological Projects at 149 Sea Road, Westgate. The evaluation included two trenches. In Trench 2, a ditch or gully that continued into the unexcavated area was observed. No further archaeology was seen.
EKE 16364	c. 700m SSW	Stour basin. Optically stimulated luminescence dating of brickearth and terrace deposits at a number of different sites. This one was near Somali Farm.
EKE 9099	c. 500m ESE	Evaluation in 2004 at St Augustine's by Wessex Archaeology. Little of archaeological interest was revealed during the evaluation. A small assemblage of late prehistoric pottery was recorded, along with two Roman sherds. The only early archaeological feature was a small ditch of Early medieval or Medieval date. A Saxon coin was recovered in the same area as the ditch. The only later features were a possible brickearth quarry and traces of garden paths and other

		remains associated with the grounds of the 20th century Convent.
EKE 9098	c. 500m ESE	Watching Brief by Wessex Archaeology in 2004 at St Augustine's. Follows the evaluation EKE 9099. No archaeological features or finds were recorded during the watching brief, although a possible dry valley identified in the evaluation.
EKE 11221	c. 250m ESE	Watching Brief in 2007 by the Trust for Thanet Archaeology at 14 Cambourne Avenue. Monitoring of levelling, terracing and foundation trenches. A Bronze Age ditch was found.
EKE 13019	c. 460m NW	Watching Brief in 2011 by The Trust for Thanet Archaeology on land adjacent to 46 Carlton Road West. No finds or features observed
EKE 9243	c. 450m W	Evaluation at King Ethelbert School in 2006 by the Canterbury Archaeological Trust. 6 trenches were excavated and recovered prehistoric pottery sherds and worked flints from the topsoil. Two sherds of post-medieval pottery were also recovered.
EKE 9064	c. 225m NE	Watching Brief in 2004 by Canterbury Archaeological trust on land adjacent to 7 Linksfield Road. No archaeological deposits were observed on the site.
EKE 14829	c. 700m SSW	Test pits at Somali Farm in 201 as part of the Stour Basin Project by the University of Southampton for the purpose of Optically stimulated luminescence dating.
EKE 9234	c. 450m W	Metal Detector and resistivity survey at King Ethelbert School in 2007 by the Trust for Thanet Archaeology. 49 objects were discovered dating from the Roman, medieval and later periods.

5.3.2 The 2006 evaluation was in advance of the construction of the sports hall due to a specification by the KCC Heritage Conservation Group. Five trenches measuring between 10 and 24 metres long and 2 metres wide were excavated. Figure 26 shows the location of the trenches from that evaluation. As well as the excavation recording was undertaken on the remaining aspects of the walled garden. In trench one no archaeological features were observed and a residual sherd of medieval Canterbury Tyler ware was recovered. The trench reached a depth of 0.55 metres and upper chalk was reached at 22.2 metres AOD.

5.3.3 Trench two encountered two linear features orientated north-south. Both features were of indeterminate date and function. They contained late iron age pottery and it was considered that these were residual and not a reliable indicator of date. Trench three, four and five had no archaeological remains. (*Unpublished document: Proposed Construction of Six Badminton Courts Sports Hall and Climbing Wall, Ursuline College, 225 Canterbury Road, Westgate-on-Sea: Archaeological Evaluation and Historic Structure Recording Report. 2006. Trust for Thanet Archaeology*)

### *Landscape Characterisation*

- 5.3.4 The site is in an area characterised by KCC Historic Landscape Characterisation as 'Post 1810 Settlement' with the PDA and its immediate surroundings. To the far south and west are 'Fields predominantly bounded by tracks, roads, and other rights of way' (Fig. 21).

### *Conservation Area*

- 5.3.5 A conservation area is defined as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance. There is a Conservation Area to the far north west of the assessment area that was designated in 2006 as Westgate on Sea South. The eastern boundary of the PDA is 440m west from the western edge of the Conservation Area (Fig. 22).

### *Cropmarks*

- 5.3.6 A significant number of cropmarks have been identified in the assessment area (Fig. 23). The closest is a ring ditch in the playing field to the west of the PDA. Originally seen in an aerial photograph taken in 1986. The site was evaluated by the Trust for Thanet Archaeology in 2011. The ring ditch was 27m in diameter. No finds were in the lower part of the ditch. Upper fill finds included pottery of early/middle Iron Age and Roman (TR 36 NW 99). There are further cropmarks to the circa 430m west of the PDA of a possible enclosure of unknown date (TR 36 NW 100). A rectilinear enclosure can be seen circa 500m south, south west of the PDA of unknown date (TR 36 NW 103).
- 5.3.7 In the arable fields to the south, south west and south east of the PDA, there are a significant number of cropmarks. Circa 600m south west of the PDA can be seen the cropmarks of a probably Bronze Age barrow seen as a ring ditch with a scatter of pits to the south east of the barrow (TR 36 NW 40). In the area south east of the PDA, more possible Bronze Age features can be seen circa 560m to the south, south east (TR 36 NW 42).

- 5.3.8 Directly to the south near Somali Farm is the cropmark of a rectangular feature of unknown date circa 570m from the PDA (TR 36 NW 107). Circa 670m south of the PDA more cropmarks of possible enclosures. Thought to be of Romano-British origin, an investigation in the 1960s only found WWII remains (TR 36 NW 199).
- 5.3.9 Not shown in Figure 23 but recorded in the KHER record are the cropmarks of two enclosures seen in the 2003 and 2009 Google Earth images just south of Carlton Road West on the golf course (TR 36 NW 446). Possibly of Roman origin.

#### *Designations*

- 5.3.10 There is a scheduled Ancient Monument circa 650m south east of the PDA situated in farmland border by Park Road and Shottendane Road referred to as Quex Park Settlements (list entry 1005137). There are three rectilinear enclosures 260m north of East Lodge and are thought to be the remains of Romano-British settlement such as enclosed farmsteads, visible as cropmarks. The site has not been excavated and retains potential for further archaeological investigation, which will provide information regarding the exact nature of the archaeological remains and the past occupation and management of the landscape in this part of Kent.

#### *Palaeolithic Character Area*

- 5.3.11 The PDA sits within a Palaeolithic Character Areas (PCA) classed as PCA03 relating to dry valleys and slopes on Thanet, mostly Chalk bedrock close to surface but with brickearth-rich slopewash deposits filling dry valley bottoms. South of the PDA, and within the assessment area is land classed as PCA01 relating to Head brickearth; older, plateau brickearth capping Chalk on the higher ground on Thanet. There are quite high numbers of Palaeolithic finds reported from these deposits, ranging from Lower/Middle Palaeolithic and Mousterian handaxes in varying condition, to fresh condition debitage and cores (Fig.25).

#### *0-100m Radius*

- 5.3.12 There are two KHER entries for this area. 40m north west of the chapel, in 1865-1868 Roman Samian ware was found alongside skeletons. In an area known as Hundred Brickfields. In addition, two bronze vases and four black vases were found (TR 36 NW 32) Circa 100m north in 1876-1880 when Hatton House was being built, Roman cremation burials were found and thought to be part of the

same cemetery as the one found a few years earlier (TR 36 NW 2), the exact location is not known. However, when new buildings were added in the area in the 1960s, no further discoveries were made. A farmstead is noted of circa 40m to the north east of the chapel. This is Hundred Farm, a multi yard courtyard farmstead, which has been significantly altered with loss of its original form (MKE 86913).

#### *100-200m Radius*

5.3.13 There are four KHER entries for this area. A cropmark was found of a ring ditch of 27 metres which was excavated in 2011 (TR 36 NW 99). The upper fill of the ditch included pottery from the early to middle Iron age, as well as Roman pottery. No finds were in the lower part of the ditch but it is thought to be Bronze Age. To the west of the chapel, circa 120m/130m, Iron Age and Roman occupation was found during excavations in 2011, including features of a gully and barrow ring ditch of Bronze Age, with the upper fills containing Iron Age pottery (TR 36 NW 515 & TR 36 NW 516). In addition, the same excavation found a trackway thought to be Anglo-Saxon in date (TR 36 NW 517). A linear feature about 3m wide and may overlay a Roman trackway. Pottery relating to the 7<sup>th</sup> and 8<sup>th</sup> century was found in the upper fill.

#### *200-300m Radius*

5.3.14 There are three KHER entries for this area. Within the PDA, circa 220m to the south, south east of the chapel a gully was found in a 2015 excavation ahead of the artificial sports pitch construction (TR 36 NW 1189). The gully was on a north-south axis with a width of 0.6m. There was no clear dating evidence and it could be prehistoric or a naturally occurring feature. At 14 Cambourne Avenue. Circa 260m east, north east of the PDA, a 2007 watching brief found an enclosure ditch containing Bronze Age pottery, flints and animal bone. Altogether 12 metres of the ditch was uncovered, measuring 1.6m in width and traversing on an east-west axis curving south at the eastern most end (TR 36 NW 440). During a 2005 field evaluation of the playing field circa 240m west of the chapel, finds of flints dating to the Palaeolithic were found, as well as post medieval pottery (TR 36 NW 428).

#### *300-400m Radius*

- 5.3.15 North of the PDA, circa 305m from the chapel is the Faversham to Ramsgate Railway constructed in 1861 (TR 36 NW 212).

#### *400-500m Radius*

- 5.3.16 The finds and features in this area include 420m, east, north east of the chapel burials discovered in the 19<sup>th</sup> century. There was a crouched inhumation and in 1960 black burnished ware pottery was found along with an iron fibula broach, which have been attributed to the Bronze Age (TR 36 NW 59). Roman remains were found circa 490m north, north west of the chapel during the construction of Cliff Field Road in Birchington. No other details are known (TR 36 NW 58). Enclosure cropmarks found of unknown date circa 430m west of the chapel (TR 36 NW 100) with more cropmarks of an unknown date circa 500 south, south west of a rectilinear enclosure (TR 36 NW 103). Part of the site has been built over. There are more cropmarks circa 425m north, north west on the golf course by Carlton Road West (TR 36 NW 446) which are of unknown date but appear to be two enclosures and possibly of Roman origin. The slipway at Westgate Bay is circa 500m north, north east and is post medieval (TR 37 SW 1013).
- 5.3.17 A number of modern find or features are known. These include a WWII 'Klein-Kampfanlage' defence circa 440m north, north east from the chapel identified from German maps dating to 1940 (TR 36 NW 1208). To the south, circa 450m was a 'Tankanlage' identified from German 1940 map. Later OS maps confirm that that coal gas station was located there (TR 36 NW 1215). Circa 420m north, north west used to be the site of Fernleigh (since demolished), the home of Robert Grant JP, who received Belgian wounded in WWI (TR 36 NW 1268).

#### *Over 500m*

- 5.3.18 There are 11 KHER records for this area. They are all within 500m of the PDA boundary but the distance is over 500m as the distances are taken from the chapel. There are more cropmarks to the south west in relation to the scheduled ancient monument of a Roman Villa site (TR 36 NW 29). More cropmarks circa 600m south west of Bronze Age barrows (TR 36 NW 40) and circa 560m south, south east or more Bronze Age barrows (TR 36 NW 42). In the same area near Somali Farm cropmarks of rectilinear features and enclosures of unknown origin

(TR 36 NW 107 & TR 36 NEW 199), although one could be interpreted as a Roman British site although in the 1960s only WWII remain were found there.

- 5.3.19 To the north, north west circa 630m from the chapel, a ditch was found in 2014 containing flints and it thought to be prehistoric possible Neolithic or Bronze Age although no definitive finds were found (TR 36 W 548). At the playing field to the west of King Ethelbert School in 2007, circa 550 from the chapel, a metal detecting survey found 49 finds. These included Roman coin, medieval musket balls, prehistoric flint scrapers, medieval, post medieval, Iron Age and Roman pottery (TR 36 NW 427).
- 5.3.20 Circa 680m to the south west of the chapel, Portable Antiquities Scheme (PAS) finds have been recorded. These include a copper alloy spur rowel (MKE 74236) found in 2008 and a lead cloth seal (MKE 74237), both Medieval in date.
- 5.3.21 Modern KHER entries for this area include a 'Klein-Kampfanlage' defence of 1940 Luftwaffe reconnaissance map circa 640m north, north west (TR 37 NW 1069) and a pillbox site circa 570m north, north west from WWII identified from a German map (TR 37 SW 1068).

#### **5.4 Archaeological and Historical Narrative**

- 5.4.1 The Isle of Thanet has been occupied since prehistoric times. The evidence of early hunter gatherer peoples on Thanet which can be seen in the Pleistocene deposits of the island particularly at Pegwell Bay and Manston. The periglacial processes had a scouring effect removing evidence of the oldest deposits of geological material and evidence of human settlement during the Palaeolithic and Mesolithic period, thus Thanet has fewer finds than seen elsewhere in Kent for this period.
- 5.4.2 During the Mesolithic period the coastlines of Thanet would have been different to the present-day coastline as the water levels were lower. It is thought that Thanet would not have been an island at this point. By the Bronze Age it is thought that the waters had rose enough to form an island but that there was still land to the north and east of the present coastline.

- 5.4.3 The Neolithic period of Thanet is dominated by the rising sea level, which would have altered the geography of the region and affected local resources. Evidence on Thanet of the Neolithic period and Bronze Age period is seen through the funerary landscapes along with evidence of worked flint tools. Major monuments include the causewayed enclosures at Chalk Hill, Pegwell, North Foreland and the remains of late Neolithic and Bronze Age barrows, some with burials, along with extensive landscapes of the settlements, farmsteads, trackways and agricultural lands. During the Bronze Age it appeared people favoured the promontories and highest elevations for the location of barrows of which there are hundreds across Thanet and Westgate being a suitable site as confirmed by a hoard of Bronze Age axes were found according to local historian John Lewis in 1736.
- 5.4.4 By the Iron Age in the sixth century BC, the coastline was formed of tall cliffs that were impassable except in deep valley intersections. Margate and Ramsgate were broad bays with smaller bays along the north and east coastline such as at Westgate and St Mildred's Bay, that would have allowed access for fishing boats. The earliest Iron Age features date to the fifth century BC and comprise of defensive settlements at North Foreland, Trinity Square, Margate and South Dumpton Down replacing the earlier Bronze Age landscapes. Evidence of the Iron Age has been found at nearby St Mildred's Bay but it is thought that the rate of cliff erosion in this area would have precluded them for forming large permanent settlements. This period coincides with an increase in trade and exchange especially with continental Europe evidenced by the finds of coins and continental as well as local pottery. There is also an increase in the presence of burials. There is evidence for the storage of grain in pits during this period.
- 5.4.5 The Roman army invaded Britain in 43 AD, at is possible that they landed at nearby Richborough and Ebbsfleet. The Romans created major Kentish ports at Richborough, Dover and Lymne and therefore Kent was of considerable strategic importance. Roman villas have been found across Thanet and in common with elsewhere in Kent, many of these building went out of use around 300 AD but by the 4th century the Roman civilization was in decline and the Romans abandoned Britain in 410 AD. A Roman villa was found at the cliff top at Westgate in 1870 during building works of a hotel. Place names indicate their origins. Such as Street, which was a hamlet very close to Westgate but has since been absorbed into the

town indicates routes used in Roman times and were also utilised by the Anglo-Saxons.

- 5.4.6 The earliest known reference to the Wantsum Channel is in the second century AD geography of Ptolemy that confirms the channel was large enough to isolate Thanet during the Roman period and it is during this period that the coastline on the northern and eastern side begins to resemble that of the present day. Bede's Ecclesiastical History written in the 8th century in the Anglo-Saxon period refer to the channel as 'Uantsumu' and that there are 600 families divided from the land by the river Wantsum that is fordable only in two places. The Wantsum appears to have been at its deepest in the Roman and Anglo-Saxon period.
- 5.4.7 In the late 4th century, the Jutes arrived, a Germanic people that settled in Britain in the late 4th century. The arrival of the Anglo-Saxons is celebrated in Thanet through the tradition of the arrival of Hengist and Horsa in 449 AD at Ebbsfleet near Cliffsend. Remains of the new settlers can be seen in the cemeteries that can be found throughout the island and the occasional evidence of dispersed settlement that has been found. In 597 AD the Pope sent Augustine with a group of monks to Kent to convert the population to Christianity. King Ethelbert the King of Kent, married to a Christian woman, gave little opposition and in 598 AD Augustine and his monks built a church outside the city walls in Canterbury. Land was also granted in Thanet to build a monastery on an estate at Minster on the Isle of Thanet. Anglo-Saxon activity has been evidenced in the Westgate area by pits, ditches and gullies.
- 5.4.8 Thanet's proximity to the coast and its monastic estate made it a target for Viking raids. Thanet was invaded by Vikings in 830 AD and 980 AD with more raids in the following three decades. The original monastery at Minster disappears from the records in the ninth century, possibly burnt by the Vikings. At the time of the Domesday book in 1086 AD following William of Normandy's invasion in 1066 AD of England, only Monckton and Minster were recorded as manors on Thanet. Monckton had 89 villagers, 21 smallholders with a mill and two churches. Minster had 150 villagers, with 50 smallholders, church, salt house, fisheries and a mill.
- 5.4.9 Westgate-on-Sea comes from the Old English 'geat' meaning 'gate, gap'. The prefix 'west' distinguishes it from the adjacent Margate. It was the railway

company that added the suffix 'on-sea'. St Mildred's Bay is named after Mildrith, Thanet's patron saint and an Abbess of Minster. However, it was originally called Marsh Bay. There was a Westgate Manor, which was located in the area in medieval times. Hasted in 1800 described Westgate as 'a small hamlet of houses; from which place Domneva's deer is said to have begun its course across this island, running for some space eastward, till it turned southward towards the boundary of it, at Sheriffs Hope, in Minster'. Essentially the area was a farming community.

- 5.4.10 Westgate is an ancient manor. Hasted, writes that 'The manor of Westgate, alias Garling.....Robert de Westgate held it in the reigns of king Henry III. and Edward I. of the abbot of St. Augustine's, by knight's service'. Ownership of the manor passing a number of people until it was obtained by Henry VIII at the dissolution. King Henry passed it to Sir Thomas Moyle before it has a number of different owners for the next few centuries.
- 5.4.11 In 1791, a coastguard station and a few houses for the crew and were located by St Mildred's Bay. By 1863, the London, Chatham and Dover Railway reached Margate, with stations at nearby Birchington and Margate. At this time three farms made up the Westgate-on Sea Estate: Street Green Farm; secondly Westgate Farm located to the north between the coast and the railway line; thirdly Hundred Farm, located at the site of the PDA. The Westgate-on Sea Estate had been acquired by Herman Dirs Mertens of Street Lodge. In 1870 Mertens sold the Estate to William Corbett and Alexander McClymont who were London developers. They created a private estate and plots of land were sold freehold at auction. The estate owners were required to maintain the roads, promenades, drainage, sewage, and gas supply. Rates were paid by the property owners to the Estate owners.
- 5.4.12 By 1871, Westgate-on-Sea station opened in response to the development occurring in the area. The Estate changed hands a number of times between 1870 and 1884, when it ran into financial difficulties, with the owners absconding and was repossessed by Coutts Bank during 1884-1933, with the bank disposing of the Estate between 1919 and 1933.

- 5.4.13 In 1884-1886, the parish church and Christ Church Congregational church were built along with St. Saviour's National School, and the Boy's preparatory schools, St Michael's and Wellington House. In 1886, 26 acres of the Streete Court Estate were sold, although the mansion and "pleasure grounds" remained. These 26 acres were bought by the Kent and Sussex Land Society, roads laid out in a grid pattern and plots sold off to builders and developers. In 1894, Streete Court mansion became a boys' prep school.
- 5.4.14 Hatton House was built as a private residence for William Jarret in 1886 as retirement house, having been a solicitor that worked in relation to mortgages in respect of the development of the Westgate Estate. Part of Hundred Farm was conveyed to him. The House also had a lodge, stables and coach house built. William Jarrett died in 1906, aged 86 and the contents of the house auctioned. The auction sale states that the house had 10 bedrooms, a dressing room, two bathrooms, dining and drawing rooms, a library, square hall, boudoir and card room. Also, there were three greenhouses, paddock, two lawns and a kitchen garden. The stables had room above as living quarters.
- 5.4.15 During World War I, St Mildred's Bay became the home of the Royal Navy Air Service using seaplanes. This was the forerunner of RAF Manston, which opened in 1916 as the St Mildred's Bay area was found to be unsuitable for night flying.
- 5.4.16 In World War II, Thanet was a restricted area. The large houses, hotels and boarding schools were commandeered by the military. The large houses, hotels and boarding schools were commandeered by the military.
- 5.4.17 Ursula was a medieval saint, regarded as the patron of education. St Angela was living in Brescia, Italy in 1535 and founded the Company of St Ursula. The Ursuline School started in 1904 as a girl's boarding school in nearby Adrian Square, when a group of refugees being Ursuline Sisters, fled Boulogne, France with a number of their pupils. The Boulogne School have been founded in 1624. In 1906, the convent took purchased Hatton House and in 1907 the local paper reported that the foundation stone of the new convent had been laid in the grounds of Hatton House. Hatton House was also extended at this time and a detached house built for the chaplain thought to be Little Brescia. In the 1930s, an assembly hall with classrooms above was built and an extension to the convent wing including a

refectory and novitiate building and chapel erected. In the 1950s, the conservatory which originally housed the library, was replaced by an extension and a laboratory and two classrooms built on the site of the old chapel. In the 1960s a three storey building containing a gymnasium and classrooms was built. Later the school accepted day pupils and in 1995, the school became co-educational. The school is currently made up of four buildings, the main building of Hatton House, Block C, known as the 'Convent' building, Block B known as St Ursula's, and the sports hall.

## 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 in the Westgate area. To the west is the village of Birchington and to the east is the tiny hamlet of Westgate Street and Dandelion, a corruption of the Dent-de-lion name. On this map the various bays are labelled. Eples Bay is called Epald Bay, then West-gate Bay and then Gol-gate Bay, now known as St Mildred's Bay. The house at Queeks (now the site of Quex House) is to the south east of Birchington and further east can be seen the image of a windmill. The roads layouts on this map are different to later maps so it is not possible to be certain of the exact location of the PDA but it can be seen that it would be open fields (Fig. 3).

### *Ordnance Survey Surveyors Drawing from 1797*

- 5.5.2 This is the earliest map that clearly shows the individual buildings and field boundaries. The PDA and immediate area is still fields. The only bay labelled on this map is that of West-gate Bay. To the north of the PDA at West-gate Bay can now be seen some properties aligning the roads to the bay. To the west, Birchington has slightly grown in size, expending eastwards. This has led to a new road showing in a north westerly to south easterly axis out of Birchington heading towards Woodchurch. To the east of the PDA the small hamlet of Street and the village of Dandelion marked. South of the PDA is a footpath crossing in a west-east axis from the corner of the road from Dandelion towards the road leading

towards Birchington. Again, the road layout being different to the present day makes it difficult for exact location to be known. The southern area of the PDA appears the road from Birchington to Street crossing across it. (Fig. 4).

*Hasted, 1797*

5.5.3 The PDA is still fields. The road layout here is different to that shown in the OSD map. (Fig. 5)

*John Cary, 1812*

5.5.4 This map shows some changes, especially to the road network and allows us to orientate the position of the PDA more precisely. A ribbon development has continued eastwards out of Birchington. There is a new road to the north of the PDA that is wider and straighter road that runs west to east from Birchington, passing through Street, towards Westbrook and Margate. The original curvier road is still in place. The PDA is still fields (Fig. 6).

*Parish of Acol Tithe Map, 1839*

5.5.5 This map shows for the first time the Hundred Farm. The western side of the PDA passes across the eastern range of buildings of the farm. On the north boundary is the road between Margate and Canterbury. To the north on the coast at Westgate Bay can be seen a row of Cottages and another farm being Westgate Farm. The tithe records show that both the farms and arable fields around belonged to Francis Neame (Fig. 7).

*OS map 1872*

5.5.6 Significant changes have occurred. The railway line has been built to the north of the PDA and broadly follows the direction to the north of the main road between Birchington and Margate. The fields around the Hundred Farm have been divided and have hedgerows/trees around the boundary. On the northern side of the main road opposite the PDA is a new property called Redcliffe Villa. The road opposite the PDA called Hengist Road travels north towards Westgate Bay over the railway line, ending at the coast with the slipway. This road is one of the original Westgate Roads and endures the formal planning of the Westgate estate, retaining its course. North of the railway line between the railway line and the coast, the beginnings of the layout of the new estate can be seen to the north east of the PDA. To the west of the PDA can be seen the north-south axis parish

boundary lines for Westgate. The old road that ran through the southern area of the site has now gone having been replaced entirely with the new straighter road. (Fig.8).

*Historic OS map 1873 1:2,500*

5.5.7 This map essentially provided greater detail than the one in figure 8. The fields in and around the PDA belonging to Hundred Farm are designated 18, and 20. The southern area of the farm is now a formal garden and orchard area designated field 21, that is possibly a walled kitchen garden. In this area are the initials SH for summer house and a well is just located to the north of this garden. At the southern end of field 21 is a footpath across the arable field to the south. The Hundred farm itself is designated area 19 and has buildings on all four sides around a main courtyard and a smaller courtyard to the south of the main range. It is not clear which of these buildings is the farmhouse. More buildings are located on the north eastern side of the entrance drive to the farm courtyard (Fig.9).

*Historic OS map 1898 1:2,500*

5.5.8 Within and immediately around the area of the PDA there have seen significant changes. Hatton House has been built to the west of Hundred Farm, set back off the Canterbury Road with a lodge at the entrance to the driveway. The plot in front and immediately to the rear of the house is set with lawn surrounded by trees and bushes. Within the front garden area there is highlighted that Roman urns were found there in 1876-80. At the rear of the main garden behind the house are a group of glasshouses. We know from reports that Hatton House also included stable and a coach-house and these may be the buildings located to the east of the main house. Part of these buildings adjoins the western side of the western range of the main courtyard of Hundred Farm. To the west is a large grass area designated the Cricket and Lawn Tennis Ground. This was land that was leased from William Corbett a local landowner in the 1890s. This area is surrounded by hedgerows and trees with a pavilion. South of the cricket pitch is another lawn area where the summer house is now situated in the south west corner. The entrance area to Hundred Farm has altered and is now south straight off the road rather than diagonally across the Hatton House front lawn area. The

northern range of the courtyard buildings has been reduced in size and a gap opened up in the southern range to access the southern courtyard area. To the south of this courtyard area is now a third courtyard area with buildings on all four sides. In line with the eastern range of the main courtyard there are more buildings northwards of that eastern range. To the east of Hundred Farm on its eastern boundary is a new road called Waterworks Road with the waterworks located at the southern end along with a nursery and a group of terraced houses. These houses were built to house the workers. Travelling westwards off the southern end of Waterworks Road is another new road called Gas Works Road which has a small group of terraced houses on its northern side near the junction with Waterworks Road. It is believed that the Gas works were set up around 1876 to service the Westgate estate. The footpath southwards from the Hatton House boundary area is no longer showing. The northern side of Canterbury Road around Radcliffe Villa is now a golf course. The road north over the railway line and to Westgate bay is labelled as Hengist Road (Fig.10).

*Historic OS map 1907, 1: 2,500*

- 5.5.9 There do not appear to be any changes to Hatton House, gardens and glasshouses, The Lodge or the building to the east of Hatton House. However, there have been significant changes at Hundred Farm. Only the eastern range of the main courtyard area and the building to the north of that range still exist. The other two smaller courtyard buildings no longer exist. As a result, the eastern boundary line between Hundred Farm and Hatton House instead of being on a north-south axis at that point is now on a diagonal north west-south east axis. There is a new building and boundary plot to the east of the Hundred Farm Eastern boundary on the southern side of Canterbury Road. On the western side of the Cricket and Lawn Tennis Ground there appears to be a footpath that runs southwards alongside the boundary (Fig.11).

*Historic OS map 1932 1:2,500*

- 5.5.10 Hatton House is now a convent. The Lodge still exists and to the east of The Lodge is a new building in the front garden area, which would have been Little Brescia. The building to the east of what was Hatton House also still exists but a new building has been added to the south adjoining it and further south another large

long building, which we know is the 'Convent' school building (Block C). The Cricket and Lawn Tennis area has become a sports ground and the pavilion has been replaced by a large pavilion structure. The glasshouses at the rear of Hatton House still exist. The long range of buildings in Hundred Farm appear little altered. Waterworks Road and Gas Road to the east and south side of Hundred Farm has been renamed Linksfield Road, which we know happened in 1925 and the road now has properties all along the eastern side of the road. To the east of Linksfield road can be seen the start of new road layouts and more residential properties. The nursery to the south of Hundred Farm has been replaced partly with housing along the road front but also a laundry. Below the southern boundary of the convent, what was previously arable field has now been divided up into smaller plots designated 25, 38h, 38i and 38d. 38i being on the corner of Linksfield Road already has a number of properties on it. To the west side of the sports field, more plots have been created from the arable field being 38e and 38g. 38f appears to have been provided to the area that was previously a footpath running southwards alongside the western boundary of the sports area although this no longer appears to continue all the way southwards. To the north on the golf course, a club house has been built in the south eastern corner of the land (Fig.12).

*Historic OS map 1936 1:2,500*

- 5.5.11 There does not appear to have been any changes to the convent or the associated sports ground and gardens or to Hundred Farm other than some of the fields to the south east of the school buildings are now labelled playing fields. To the south, along Linksfield Road, a Mission Hall has been built and more properties can be seen (Fig.12).

*Historic OS map 1954 1:1,250*

- 5.5.12 There have been significant changes to the school buildings. What was previously separate blocks are now all joined together as one. A new building has been constructed joining the eastern side of Hatton House to that of the building that was originally to the east of the house. In addition, these eastern buildings have extended southwards to join the long range. The long range has also been extended on the western side by a new building labelled as a chapel. The building that was to the east of The Lodge is called Little Basher (later Little Brescia). To

the south of the chapel, some of the glasshouses still exist but those on the western side of the group have been replaced by buildings labelled as Ursuline Cottage, which are the housing for the Ursuline Convent Sisters. The gardens and orchards to the south have been replaced by playing fields and tennis courts. The area occupied by Hundred Farm has been divided on an east west axis. The boundary line has been placed just south of the area that retains the farm buildings. The area to the south has already been replaced by a new housing estate that has been partial built on called Charing Crescent, Chilham Avenue and Hundreds Close. To the south of this estate where the laundry was, are also new houses. The area to the south west of the school playing field is a bulb farm with glasshouses with an electricity sub station build next to it. The western boundary of the sports ground is officially labelled as a footpath and now continues all the way southwards. To the north of the PDA, on Canterbury Road, part of the northern part of the sports ground has been lost to a widening of the 'Canterbury Road, which starts to show some dualling of the carriageway. (Fig.14).

*Historic OS map 1954 1:2,500*

- 5.5.13 No major changes are apparent other than new buildings have been built and formally laid out on one of the plot areas alongside the western side of the playing fields. (Fig.15).

*Historic OS map 1960-1962 1:1,250*

- 5.5.14 The conservatory attached at the rear of Hatton house has now been replaced by a small extension. The main block area of the school building has been extended northwards. One of the playing areas has reverted back to an orchard. The bulb farm has been replaced by residential housing incorporating Ursuline Drive. The Hundreds Close estate has also been completely filled with residential housing. The dualling of the Canterbury road has continued eastwards and some of the land at the northern end has been lost to allow for the widening of the road. In addition, the entrance to Linkfield Road has been blocked from Canterbury Road, with access now from Cambourne Road to the east. The area to the south of the playing fields and tennis courts that is sandwiched between Ursuline Drive and Linkfield Road is blank (Fig.16).

*Historic map 1963 1:2,500*

5.5.15 There appears to be no changes compared to the previous map (Fig. 17)

*Historic Map 1973-1975 1:1,250*

5.5.16 Within the PDA, Little Brasher has been renamed Little Brescia. A new building has been built between Little Brescia and The Lodge, being a modular terrapin classroom. In the field with the orchard a blank area is carved out and a building added. To the south of the tennis courts, it appears that the area has been divided by a footpath, southwards from the main school area. To the south east of the PDA, what was Golder Acre has been divided up into housing plots and a new road added called Golden Acre Lane and Golden Close (Fig. 18).

*Historic OS Map 1993 1:1,250*

5.5.17 The terrapin building between Little Brescia and The Lodge has extended southwards. Within the main school block southwards of the Chapel and new range has been added, replacing some of the glasshouses, this is the Lourdes Nursing Home. The area to the far south of the college is labelled as a playing field for the first time. Hundred Farm now has a new building in the eastern side of the plot called Hundred Farmhouse (Fig. 19).

*Post 1993*

5.5.18 Since 1993 there have been more changes. The St Angela's junior school complex in this south western area of the site opened in 1998 but closed in 2008 and after a few years became the sixth form area for the college. Southwards of the nursing home, Block B has now been built and to the south of that the sports hall built in 2006/2007. To the west of the PDA boundary being the playing fields that adjoin the Canterbury Road, a sports pitch and multi-use games area was constructed in 2009/2010. The Hundred Farm stable area became private gated residences sometime around 2010 utilising many of the existing farmstead buildings as well as adding some new ones.

## **5.6 Aerial Photographs**

*1940*

5.6.1 The photo has not been stitched together in perfect alignment across the PDA area. However, the location of Hatton House can be seen with the various

chimneys and a building from the house in the south eastern corner. This building then traverses southwards before reaching the chapel, which can be seen on an east-west alignment. Below the chapel area appears to be fields. To the south west of the chapel can be seen the large greenhouse and other smaller buildings. To the east is Hundred farm and the land there is cultivated. To the east of Hundred Farm can be seen the start of the housing development along Waterworks Road. To the north on the opposite side of Canterbury Road is the golf course. To the west of the PDA are playing fields. To the far south is the housing development along Gas Road, surrounded by arable fields (Plate 1).

#### *1960*

- 5.6.2 The PDA can clearly be seen within a number of mature trees around and within the boundaries. To east, Hundred Farm has reduced in size retaining the northern part the borders Canterbury Road. To the south and east of Hundred Farm is now residential housing. There is also more housing to the south of the PDA, which is then surrounded by arable farmland. To the west is still playing fields then the King Ethelbert Secondary School complex. To the north, Canterbury Road is now a dual carriageway with a golf course still on the opposite side (Plate 2).

#### *1990*

- 5.6.3 This photo provides greater clarity of the school buildings within the PDA. We can see that new buildings have been built south of the chapel. In addition, the garden buildings that were to the south west of the chapel have been replaced by new structures. South of those buildings appears to be an orchard area with tennis courts south of the orchard and then playing fields. At the far northern end of the PDA, a building has been built in between the Little Brescia building in the north eastern corner and The Lodge in the far north western corner. To the east at Hundred Farm a farmhouse has been built on the eastern portion of the site (Plate 3).

#### *2003*

- 5.6.4 At the PDA, in the south western part of the site Block B has been constructed, reducing the size of the orchard area. In addition, the tennis courts have move further south, utilising some of the southern playing field area. (Plate 4).

*2007*

- 5.6.5 At the PDA, the sports hall has now been constructed, situated south of Block B, which means the entire orchard area has now been covered by buildings. No other changes are noted. (Plate 5).

*2009*

- 5.6.6 There does not appear to be any changes. (Plate 6).

*2013*

- 5.6.7 There do not appear to be any changes (Plate 7).

*2017*

- 5.6.8 There do not appear to be any changes (Plate 8).

### **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 18th April 2018. No artefacts or archaeological features were identified in the walkover (Plates 9-21).
- 5.7.2 The PDA comprises of a number of school buildings of various ages, surrounded by hardstanding for recreation such as tennis courts, multi-use games area, paths, access roads and parking. There are grassed to the north and south of Hatton House as well as the garden that belongs to the Lourdes Nursing Home and areas of playing fields.
- 5.7.3 Surrounding the PDA is a 19th century brick wall of varying height, which has been punctured in places for access. However, the wall facing Canterbury Road at the northern end is of flint. The PDA is mainly screened from the road by trees and hedges.
- 5.7.4 The site buildings are used by the college but also other buildings are solely used by Ursuline Convent being the nursing home and the Brescia Community houses to the west of the nursing home. These areas were not visited.

## 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 just one record from this period within the assessment area being a prehistoric pottery and flints found in a 2006 field evaluation at King Ethelbert School (TR 36 NW 428). 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 record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Neolithic*

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has three records from this period within the assessment area. However, those records could also be on the Bronze Age and are therefore covered in that section. Therefore, the 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 has seven records from this period within the assessment area. Many of the records relates to cropmarks of ring ditches and barrows, (TR 36 NW 40; TR 36 NW 42; TR 36 NW 99) to the south and east. However, evidence in the form of burials has also been found (TR 36 NW 59). Bronze Age enclosure ditches have been excavated (TR 36 NW 440) at nearby Cambourne Avenue to the east. Another ditch at Sea Road was found in 2014 (TR 36 NW 548) circa 630 north, north west. Bronze Age flint and scrapers were discovered as part of a 2007 metal detecting survey at the field to the west of King Ethelbert School (TR 36 NW 427).

Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

#### *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 only one record from this period within the assessment area. Iron Age occupation in the form of pits and a gully dated by pottery, along with Iron Age pottery in the upper fill of a Bronze Age ring ditch. was found during the 2011 excavation at the playing field to the west of the PDA. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

#### *Romano-British*

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has six records from this period within the assessment area. Within the eastern part of the PDA, Roman pottery was found along with skeletons in 1865-1868 in what was called Hundred Brickfields area (TR 36 NW 32). In the northern area of the PDA in the Hatton House area, Roman cremation burials were also found in 1876-1880 and may be related to the above site (TR 36 NW 2). In addition, the 2011 excavation also found Roman occupational evidence in the form of a cremation burial and Roman pottery in the upper fills of a Bronze Age barrow ring ditch (TR 36 NW 516). To the far south east of the assessment area, cropmarks of enclosures and possible villa site have been found that may be Roman in date and form part of a Scheduled Ancient Monument area (TR 36 NW 29). To the far south are cropmarks of possible Roman enclosures (TR 36 NW 199), although this is not certain. More Roman remains were found in the construction of Cliff Field to the far north of the assessment area (TR 36 NW 58). A Roman coin being a denarius of Domitian was found in the metal detecting survey in 2007 on the playing field to the west of King Ethelbert School (TR 36 NW 427). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

### *Anglo-Saxon*

- 5.8.7 The Kent HER has just one record from this period within the assessment area. A trackway thought to be of Anglo-Saxon date was discovered during the 2011 evaluation within the PDA area dated by seventh to eighth century pottery. It is possible that this trackway is the one seen on the 1812 map that is the road to Streete and Garlinge after it split into two, east of Birchington. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

### *Medieval*

- 5.8.8 The Kent HER has one record from this period within the assessment area. During the 2007 metal detecting survey on the field to the west of King Ethelbert School a sixpence dating to Elizabeth I was found along with Medieval pottery (TR 36 NW 427). Other Medieval finds by metal detector in the far south west of the assessment area include a copper alloy spur rowel and a lead cloth seal and reported under the PAS scheme (MKE 74236 & MKE 74237). 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 seven records from this period within the assessment area. Hatton House within the PDA is Grade II listed having been built in 1886 as a private house (TR 36 NW 1014). The slipway at Westgate Bay (TR 37 SW 1013) and the railway from 1861 (TR 36 NW 212). The 2007 metal detecting survey also found post Medieval pottery (TR 36 NW 427) and at the nearby King Ethelbert School, more Post Medieval pottery was seen in 2006 (TR 36 NW 428). Another Grade II listed building is 440m north east of the chapel and is St Michael's, a convalescent home built in 1895 (TR 36 NW 1074). In addition, the farmstead of Hundred Farm was located in part of the eastern part of the PDA and beyond. A multi-yard courtyard type farmstead, first seen on the 1840 tithe map has since been significantly altered (MKE 86913). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

### *Modern*

5.8.10 There are eight records in the Kent HER within the assessment area from this period. Two relate to the first World War and five to the second World War. WWI records include the site of Fernleigh, the home of Robert Grant JP that received Belgian wounded (TR 36 NW 1268) and St Michael's, a convalescent hospital (TR 36 NW 1198). Second World War entries records features identified from German Luftwaffe maps. These include a pillbox (TR 37 SW 1068), two 'Klein-Kampfanlage' defences (TR 37 SW 1069 & TR 36 NW 1208), and a 'Tankanlage' (fuel dump), that was later the site of a coal gas station (TR 36 NW 1215). Also, an air raid shelter from an RAF photograph (TR 37 1070). A George V pillar box is also recorded (TR 36 NW 464) on the junction of Hengist Road and Ryders Avenue. The potential for finding remains dating to this period in the PDA is considered **low**.

### *Undated Records*

5.8.11 There are a number of undated records within the assessment area and these usually relate to unexcavated cropmarks. These may be rectilinear enclosures type features (TR 36 NW 100; TR 36 NW 103; TR 36 NW 107; TR 36 NW 446). However, at the PDA in a 2015 evaluation, a linear gully was identified and it was not clear whether this may be prehistoric or a natural feature (TR 36 NW 1189).

### *Overview*

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

5.8.13 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: **high**
- Iron Age: **moderate**
- Roman: **high**
- Anglo-Saxon: **moderate**

- Medieval: **low**
- Post-Medieval: **moderate**
- Modern: **low**

5.8.14 The Site has the potential to contain undetected archaeological deposits. The Site has low potential to include archaeological deposits of the early prehistoric period. However, the PDA has a high potential to include archaeological deposits of the later prehistoric and Roman periods. Evidence of these periods has been found within the PDA, and there is a substantial amount of evidence for these periods within the wider assessment area. The recent possible Anglo-Saxon trackway found within the PDA means a moderate chance of finding archaeological deposits from this period, plus the 2011 excavation just outside of the PDA to the west found Iron Age features and finds means there is also a moderate chance of finding Iron Age archaeological remains. There is also a moderate potential as well for the Post Medieval period due to the close proximity of Hundred Farm. All other periods, have a low probability of finding archaeological remains as the PDA lay outside of any urban areas until the Post Medieval period.

## 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 site has primarily been used as fields until the modern period when Hatton House was built and the area to the rear of the house was gardens. Once the school was built, many building has since been erected. The only aspect of the proposed development that is intrusive is at the sports hall, which is due to be wider at the front and the existing canopy piles be replaced with stronger ones on larger foundation pads in order to take the impact of the new first floor development at the hall. The foundations will be 1 metre deep. Of note is that the sports hall has already at the front been set into the ground and is lower that the courts to the south and the path to the east and this level is not known. Given the depth of the archaeology and that chalk bedrock was found around 22 AOD, it is likely that the construction of the sports hall would have had high/total impact. What is unclear is whether there would be any remaining archaeology at the area of the extensions either side of the front of the sports hall.
- 6.2.2 The demolition activity at the northern end of the site is not expected to have any impact. The new parking area will be of permeable stabilised gravel and is therefore expected to have minimal impact.

## 6.3 Summary of Impacts

- 6.3.1 Therefore, the impact overall is considered to be **high/total impact** for the sports hall, and **low** for elsewhere.

## **7 ARCHAEOLOGICAL MITIGATION**

### **7.1 Introduction**

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the late prehistoric and Roman periods. moderate for the Iron Age, Anglo-Saxon and Roman period and low for the other periods. However, the only intrusive works is at the sports hall which has previously been evaluated, although the evaluation trenches do not appear to have been in the area where the new foundations are required for the extensions to the sports hall at the north and south ends at the front. It is not clear whether the position of the sports hall lower in the landscape would have destroyed any residual archaeology and even it is hasn't, it is possible that the construction of the building would have disturbed and potential archaeology around the present building.
- 7.1.3 The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but it is recommended that watching brief is appropriate.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

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

### **8.2 Reliability/Limitations of Sources**

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

### **8.3 Copyright**

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Bond Bryan Architects Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

April 2018

## 9 REFERENCES

### 9.1 Bibliographic

Thanet District Council Local Plan (2006 and Draft)

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

National Planning Policy Framework, 2012

Data provided by Kent HER

The Westgate Heritage Centre, 2012. *Historic Westgate-on-Sea Creating a new Town: South of the Highway - The Hundred Farm / Hatton House / The Ursuline Convent and College.*

Unpublished document: Jacobs. 2006. Ursuline College, Westgate-on-Sea, Margate: Site Investigation Report.

Unpublished document: Proposed Construction of Six Badminton Courts Sports Hall and Climbing Wall, Ursuline College, 225 Canterbury Road, Westgate-on-Sea: Archaeological Evaluation and Historic Structure Recording Report. 2006. Trust for Thanet Archaeology

Unpublished document: Trust for Thanet Archaeology. 2011. Sports Pitch and Multi Use Games Area, Ursuline College, Canterbury Road, Westgate on Sea: Archaeological Evaluation Report.

Unpublished document: Canterbury Archaeological Trust. 2006. Archaeological evaluation on land at King Ethelbert School, Westgate-on-Sea, Thanet, Kent.

Unpublished document: Trust for Thanet Archaeology. 2011. Sports Pitch and Multi Use Games Area, Ursuline College, Canterbury Road, Westgate on Sea: Archaeological Evaluation Report.

### 9.2 Websites

Ancient Monuments and Archaeological Areas Act 1979. Available at: <http://www.legislation.gov.uk/ukpga/1979/46>.

Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment desk-based assessment.* Available at: <http://www.archaeologists.net/codes/ifa>

Department of Communities and Local Government (DCLG), 2012. *National Planning Policy Framework.* Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historic England, 2008: *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.* Available at:

<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

Planning (Listed Buildings and Conservation Areas) Act 1990. Available at:  
<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Thanet District Council Local Plan. Available at: <https://www.thanet.gov.uk/your-services/planning-policy/thanets-new-local-plan/local-plan/>

Margate Civic Society Newsletter (Spring 2009). Available at:  
[http://www.margatecivicsociety.org.uk/Margate%20Civic%20Society%20-%20Spring%20Newsletter%20\(354\).pdf](http://www.margatecivicsociety.org.uk/Margate%20Civic%20Society%20-%20Spring%20Newsletter%20(354).pdf)



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





Figure 3: Andrew, Dury and Herbert Map from 1769

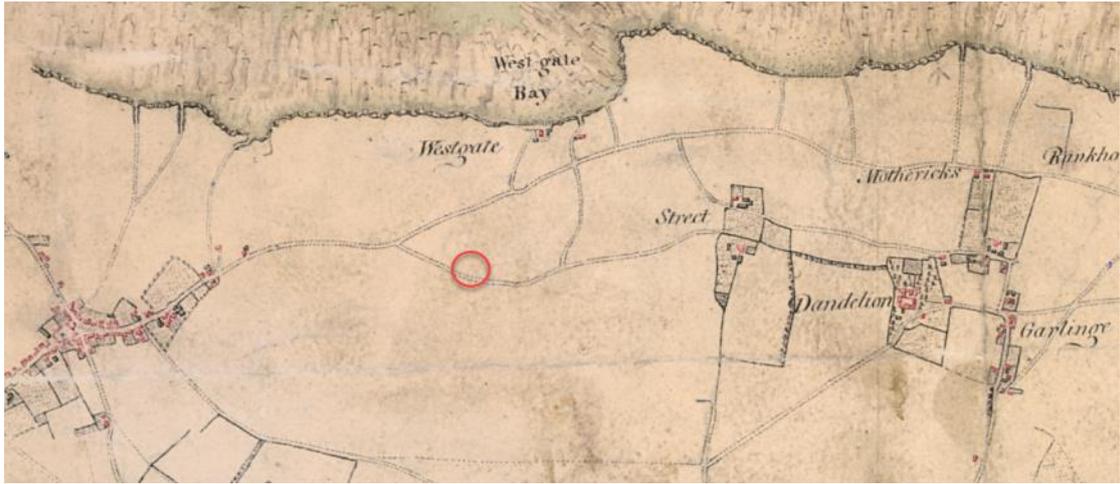


Figure 4: Ordnance Survey Surveyors Drawing from 1797

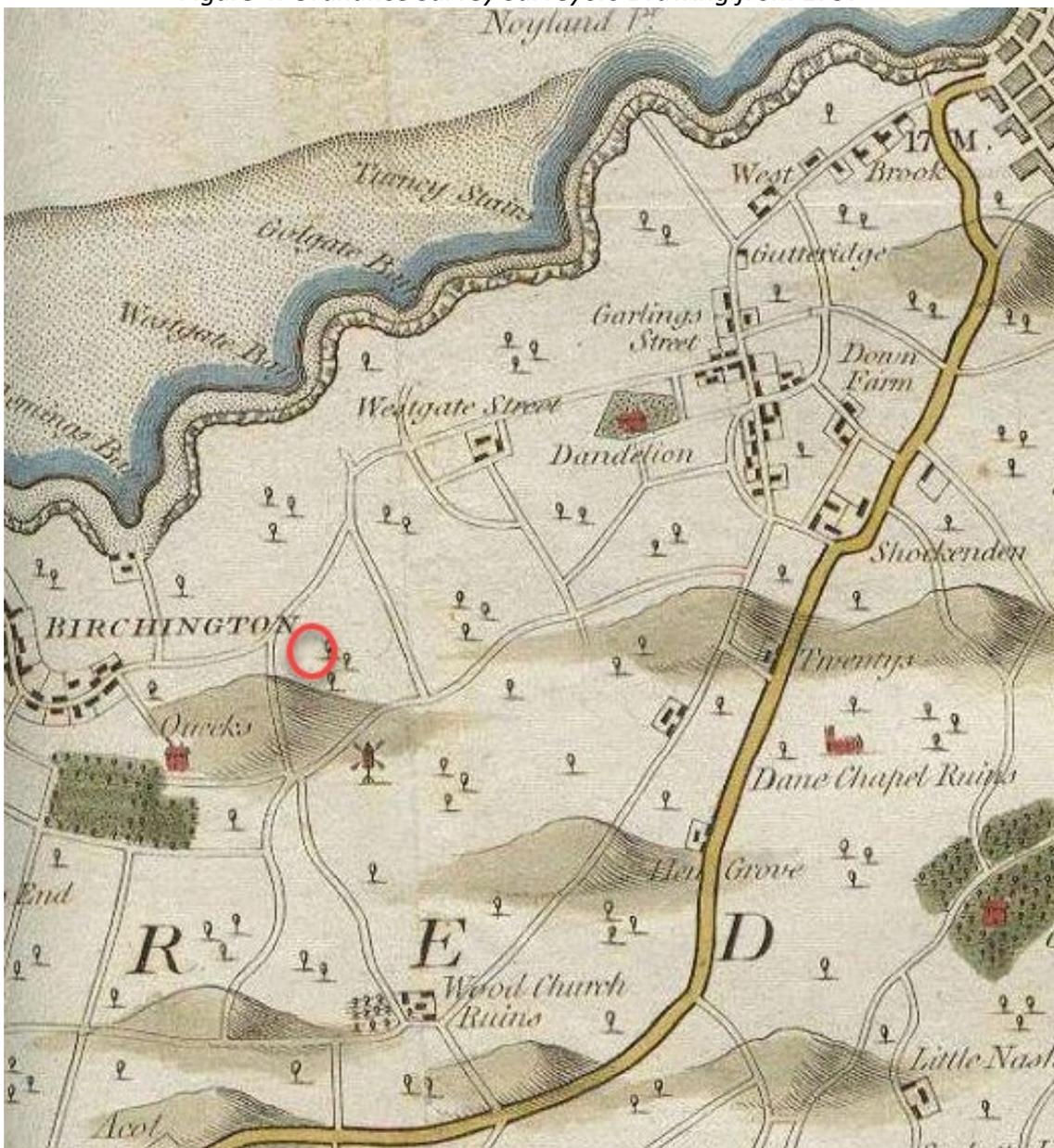
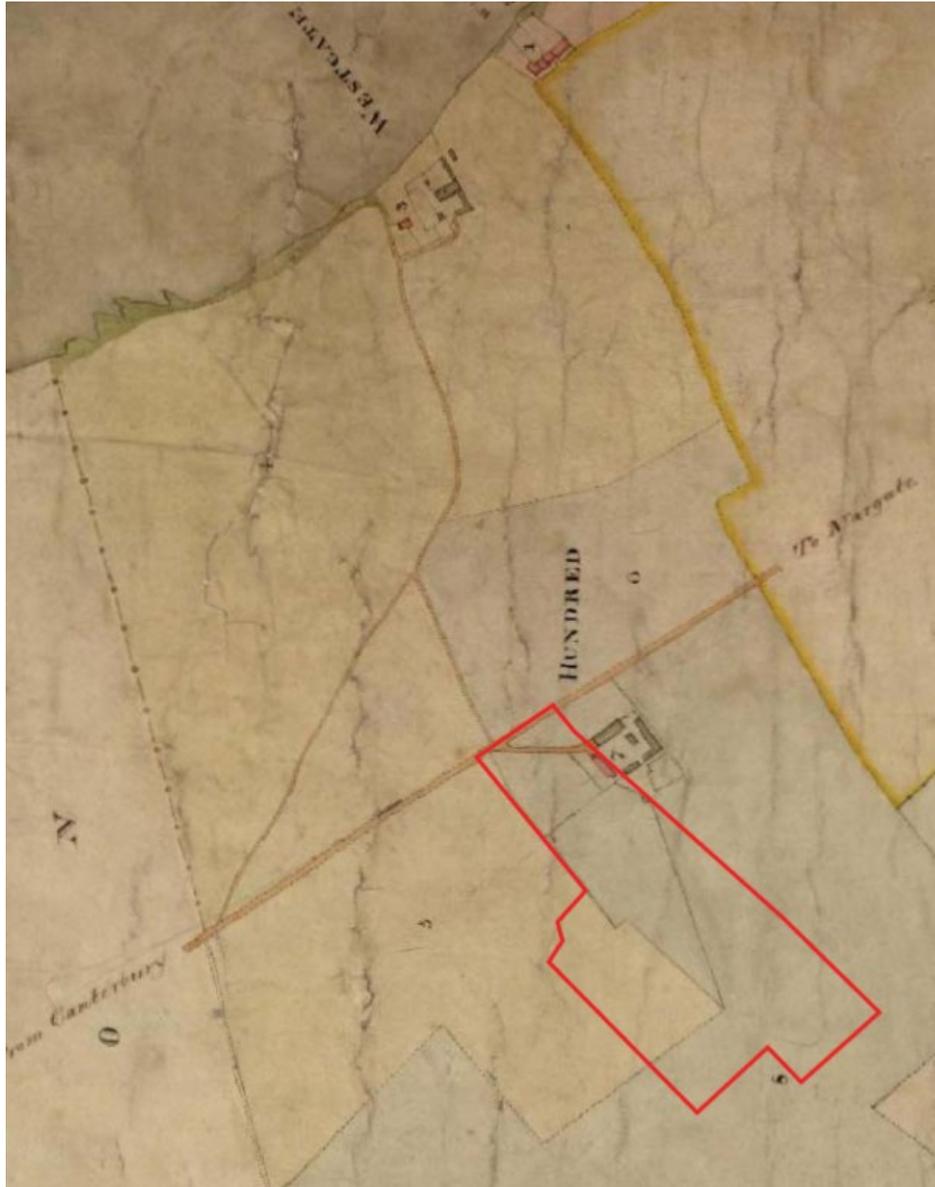


Figure 5: Hasted 1797,



Figure 6: John Cary 1812



*Figure 7: Parish of Acol Tithe Map, 1839*



*Figure 8: OS Map from 1872*

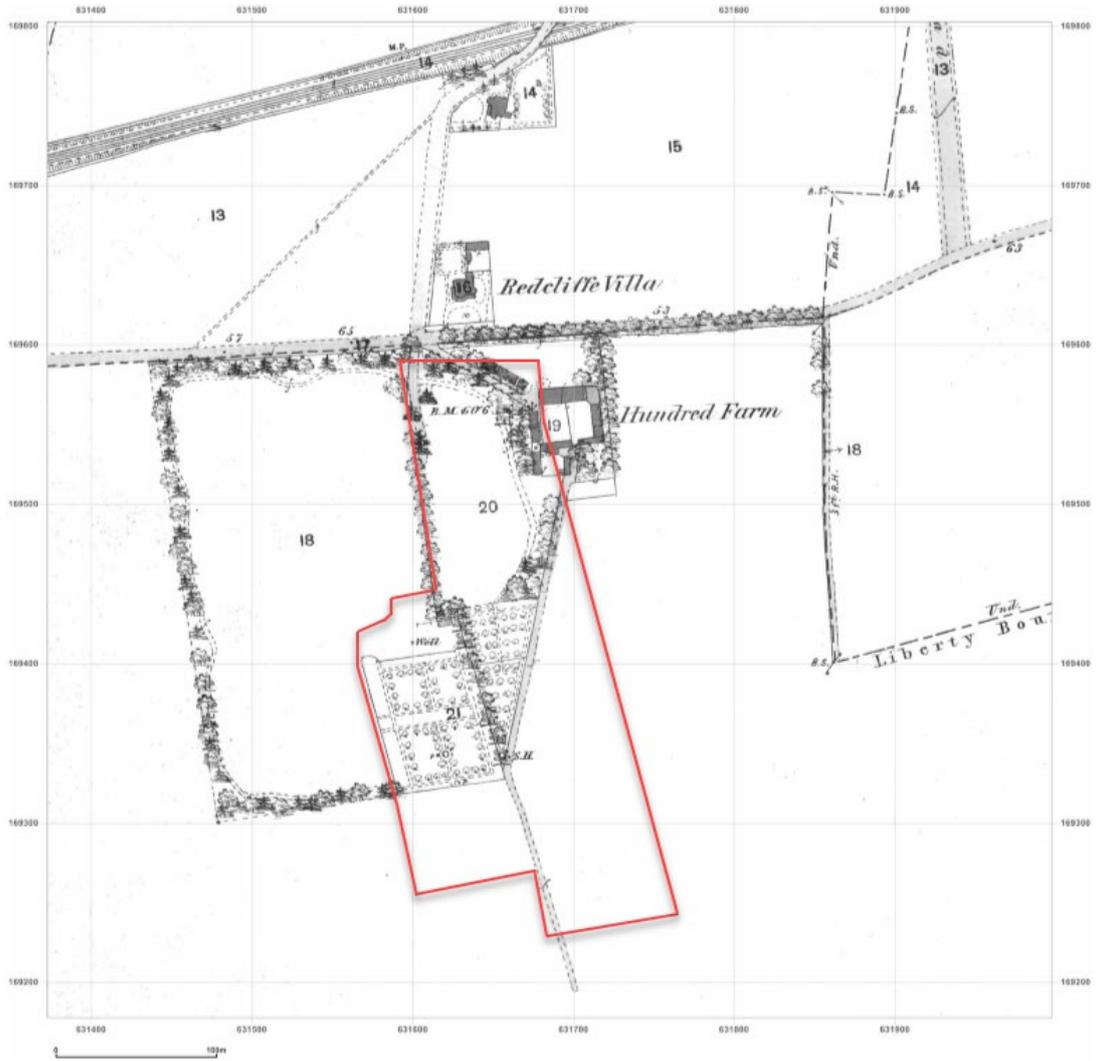


Figure 9: OS Map from 1873 1:2500

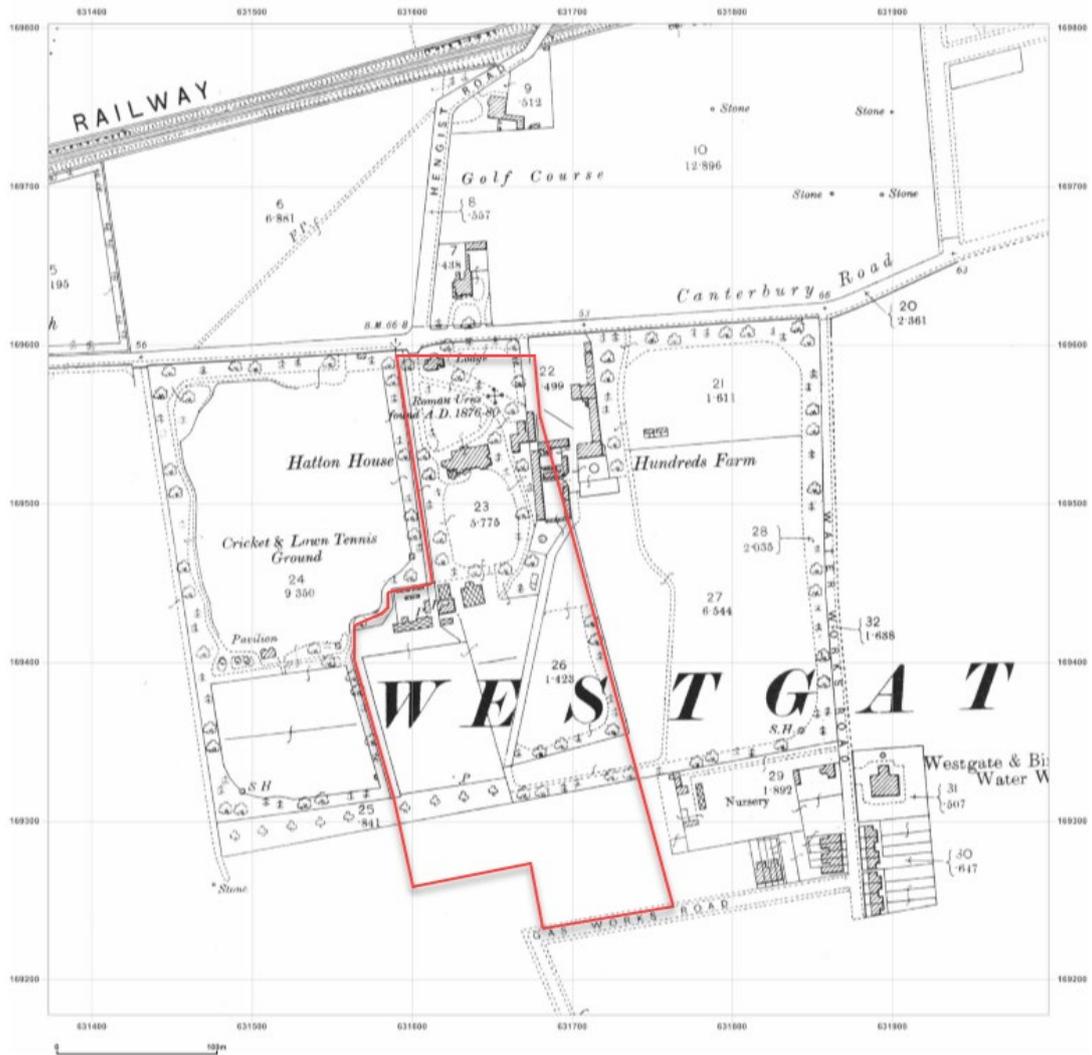


Figure 10: OS Map from 1898 1:2500

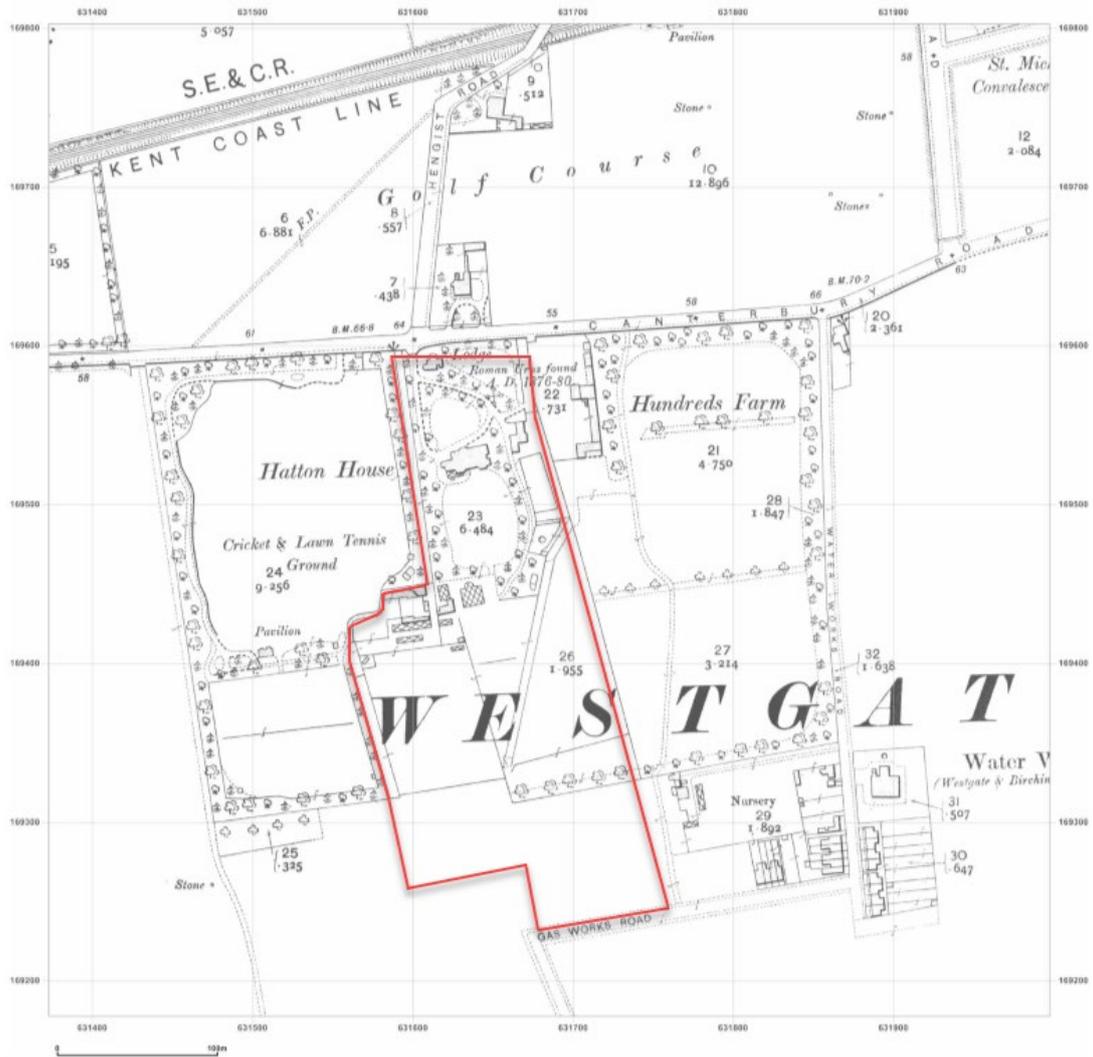


Figure 11: OS Map from 1907 1:2500



Figure 12: OS Map from 1932 1:2500



Figure 13: OS Map from 1936 1:2500



Figure 14: OS Map from 1954 1:1250



Figure 15: OS Map from 1954 1:2500





Figure 17: OS Map from 1963 1:2500



Figure 18: OS Map from 1973-1975 1:1250



Figure 19: OS Map from 1993 1:1250

**10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 20-25)**

KHER	Type	Location	Period	Description
	HLC			The site is in an area characterised by KCC Historic Landscape Characterisation as 'Post 1810 Settlement' with the PDA and its immediate surroundings. To the far south and west are 'Fields predominantly bounded by tracks, roads, and other rights of way.
TR 36 NW 2	Monument	c. 100m N	Roman	Roman cremation burials were found in 1876-80 in front of Convent, Westgate-on-Sea. Possibly part of the cemetery found at Hundred Brickfield in 1865 [see TR 36 NW 32]. No further discoveries were made at the site when new buildings were built in the 1960s.
TR 36 NW 29	Monument	c. 650m SE	Unknown/ Iron Age / Roman	Cropmarks. Possible Roman villa and three Iron Age/early Roman settlement enclosures, identified from aerial photographs. Formed of rectilinear enclosures with internal details and divisions. There is evidence of plough damage to the features. There are also other linear and pit features in the area.
TR 36 NW 32	Monument	c. 40m NE	Roman	Roman pottery, including Samian was found with skeletons in 1865-8 in Hundred's Brickfields, Westgate-on-Sea. Other finds included two bronze vases and four black vases. Hatton House is now St. Ursuline's Convent where Roman cremations were found 1876-80 (see TR 36 NW 2). Neolithic and other Roman burials were discovered here in the 19th century.
TR 36 NW 40	Monument	c. 600m SW	Bronze Age	Cropmark of a probable Bronze Age barrows seen as a ring ditch with possible entrance on east with a scatter of pits to the south east. Identified from aerial photographs. Nothing seen on the ground.

TR 36 NW 42	Monument	c. 560m SSE	Bronze Age	Cropmarks of probable Bronze Age barrow features. Identified from aerial photographs. Nothing seen on the ground.
TR 36 NW 58	Monument	c. 490m NNW	Roman	Romano-British remains found during construction of Cliff Field Road, Birchington. Nothing further is known.
TR 36 NW 59	Monument	c. 420m ENE	Bronze Age	Burials discovered in the 19 <sup>th</sup> century. One described as a semi-crouched inhumation of a male. In the 1960s two sherds of black burnished ware and an iron fibula brooch were found.
TR 36 NW 99	Monument	c. 140m NW	Neolithic/ Bronze Age	Cropmark of a ring ditch from an aerial photograph taken in 1986. The site was evaluated by the Trust for Thanet Archaeology in 2011. The ring ditch was 27m in diameter. No finds were in the lower part of the ditch. Upper fill finds included pottery of early/middle Iron Age and Roman.
TR 36 NW 100	Monument	c. 430m W	Unknown	Cropmark enclosure near Birchington. Identified from aerial photographs. Date unknown.
TR 36 NW 103	Monument	c. 500 SSW	Unknown	Cropmark of a rectilinear enclosure identified from aerial photographs. Of unknown data and the site has been partial built over.
TR 36 NW 107	Monument	c. 570m S	Unknown	Cropmark of a rectangular feature at Somali Farm identified from aerial photographs.
TR 36 NW 199	Monument	c. 670m S	Roman / Post Medieval	Cropmarks of possible enclosures. The cropmarks may be interpreted as a Romano-British sites. Although investigation in the 1960s is reported to have found WWII remains.
TR 37 SW 1013	Monument	c. 500m NNE	Post Medieval / Modern	A Slipway are Westgate Bay. First seen on the 1 <sup>st</sup> Edition OS Map 18972 and is in use today.
TR 36 NW 212	Monument	c. 305m N	Post Medieval / Modern	Railway from Faversham to Ramsgate Harbour. Opened between 1861 and 1863. Built by the London, Chatham and Dover Railway. Links in with the Chatham line. The Ramsgate Harbour terminus closed in 1926. The line then diverted via Dumpton Park to Ramsgate Station.

TR 36 NW 440	Monument	c. 260m ENE	Bronze Age	14 Cambourne Avenue. A watching brief in 2007 by the Trust for Thanet Archaeology found an enclosure ditch containing Bronze Age pottery, flints, animal bones and shells. The ditch was aligned approximately east-west and it curved south at its easternmost exposed end, at a right angle suggesting it was part of an enclosure. In total 12m of the ditch length was exposed and it measured 1.6m across at its widest.
TR 36 NW 446	Monument	425m NNW	Unknown	Cropmark of two enclosures. Seen on the 2003 and 2009 Google Earth images. One of the possible enclosures consists of a 35m linear feature running NW-SE then running 35m NE. This is possibly the southern tip of a rectilinear enclosure. The smaller feature is the same, though on 15m of each side is visible. Possible related to the Roman remains northwards (TR 36 NW 587 and TR 37 SW 13)
TR 36 NW 515	Monument	120m W	Iron Age	Iron Age occupation at Ursuline College. An evaluation in 2011 by the Trust for Thanet Archaeology found a pit containing pottery and shells. A gully was also located containing pottery. A barrow ring ditch of late Neolithic/Early Bronze Age contained Iron Age pottery in the upper fills.
TR 36 NW 516	Monument	130m NW	Roman	Roman occupation at Ursuline College. An evaluation in 2011 by the Trust for Thanet Archaeology found pits, gullies, ditch and a possible trackway in the northern and western part of the site. A cremation burial and possible inhumation were also found. Pottery dated the features to the first and third centuries AD. Roman pottery was also found in the upper fills of the Bronze Age barrow ring ditch.
TR 36 NW 517	Monument	130m NW	Anglo-Saxon	Trackway of possible Anglo-Saxon date found at Ursuline College during the 2011 evaluation by the Trust for Thanet Archaeology. A broad linear feature c.3m wide was found. It is possible a continuation of a Roman trackway. Organic tempered pottery of the 7th to 8th century AD was found in the upper fills of the feature.

TR 36 NW 548	Monument	630m NNW	Neolithic/ Bronze Age	Ditch on land at 149 Sea Road, Westgate. An evaluation in 2014 by Kent Archaeology Projects of two trenches, found in one, a ditch or gully that continued into the unexcavated area. The ditch was cut to a maximum depth of 0.48m (in the southern section of the trench) into natural mixed brickearth and chalk, and to a depth of 0.32m in another section (to the north). This apparently linear feature had relatively steeply sloping sides, an irregular base and varied in width from 1.32m to 0.85m suggesting that it was generally irregular in shape, with the reduction in depth and width from south to north perhaps suggesting that it may have been discontinuous, terminating a short distance to the north. The ditch fill was an orangey brown clayey silt with quantities of small, medium and large sized flints, in markedly larger deposits than occurring naturally in the surrounding area. The absence of any associated cultural materials and the limited size of exposure of the feature meant that no definitive conclusion could be drawn about the feature's date and function. However, the depth of the overlying colluvial accumulation, along with the feature's irregularity in depth, width and general shape, suggested that it was prehistoric, probably Neolithic or Bronze Age, and that it was not a drainage ditch.
TR 36 NW 1189	Monument	220 SSE	Unknown	Possible prehistoric linear gully at Ursuline College. Found in one of the evaluation trenches by the Trust for Thanet Archaeology in 2015 during the construction of the artificial sports pitch. In trench two a narrow linear gully was observed. The cut orientated approximately north/south and measured 0.6m wide and 0.25m deep and was asymmetrical. The feature could be a deliberately cut drainage gully or a naturally occurring feature caused by water running off the valley sides. Two prehistoric struck flint flakes were retrieved from

				the surface of the deposit but this does not suggest that the gully is prehistoric.
TR 37 SW 1068	Monument	570m NNW	Modern	Site of pillbox identified on a 1940 Luftwaffe reconnaissance map. No visible surface trace on modern aerial photos. Site not visited.
TR 37 SW 1069	Monument	610m NNW	Modern	Approximate position of 'Klein-Kampfanlage' defence of 1940 Luftwaffe reconnaissance map. Possibly apparent as chalk scar on 1946 aerial. Site not visited.
TR 36 NW 1208	Monument	440m NNE	Modern	Approximate position of 'Klein-Kampfanlage' defence of 1940 Luftwaffe reconnaissance map. No visible surface trace and site not visited.
TR 37 1070	Monument	560m NNE	Modern	Extant communal Second World War air raid shelter. See in a 1946 RAF aerial photograph. As at 2014, only visible as an earthwork in a lawn.
TR 36 NW 1215	Monument	450m S	Modern	Approx. centre of field used as 'Tankanlage' (fuel dump?) in German 11.1940 Luftwaffe map. Later, there was a coal gas station here.
TR 36 NW 1268	Monument	420m NW	Modern	Site of Fernleigh, home of Robert Grant JP, which received Belgian wounded Oct-Dec 1914. House demolished and now site of Queen Bertha's Close, Canterbury Road.
TR 36 NW 427	Findspot	550m W	Neolithic / Bronze Age / Iron Age / Roman / Medieval / Post Medieval	Metal finds recovered by a 2007 metal detecting survey west of King Ethelbert's School. 49 finds were recovered which included a probable 4th century Roman coin, a denarius of Domitian and an Elizabeth I sixpence. The remainder of the finds were musket balls, and buttons. A walkover survey recovered a quantity of worked flint including cores, blades and scrapers dating from the early Neolithic to bronze ages. Pottery was recovered from the medieval and post-medieval periods together with very small numbers of sherds from the later iron age and Romano-British periods. The watching brief found no archaeological features. The excavators believed this to be due to the very shallow excavation required - in few places did the excavation penetrate to below the topsoil. An additional 5 pieces of

				worked flint, one sherd of pottery and one sherd of tile, both from the post-medieval period, were found.
TR 36 NW 428	Findspot	240m W	Palaeolithic / Post Medieval	Prehistoric and post-medieval pottery and seven worked flints found during a field evaluation in 2006 by the Canterbury Archaeological Trust at St Ethelbert's School. It is believed that all of this material is residual.
TR 36 NW 1014	Listed Building	60m N	Post Medieval	Ursuline Convent School. Grade II listed (1088988). Built in 1886 as a private house, reputedly for a tea planter. The front elevation is of 2 to 3 storeys red brick with stone window dressings, 3 gables. Some sashes, some modified Venetian windows and some mullions and transoms. Ground floor porch with open pediment containing moulded shell and 2 plain Tuscan columns and 2 pilasters. The rear elevation has 3 gables, 2 of them curved. Good interior of the period. Staircase with heavy carved balusters, the Parlour has a Neo-Jacobean plasterwork ceiling of scrolls and putti and the Library has a strapwork plastered ceiling. Fireplaces with swag or scroll decorations and 1 marble fireplace with pilasters in the shape of terms and a swag frieze.
TR 36 NW 1074	Listed Building	440m NE	Post Medieval	St Michael's. Grade II listed (1260333). Convalescent home. Built by the St Andrew's Deaconess Community, c.1895 to provide convalescent accommodation for 40 working men and women. Architect Frederick Mew. Foundation stone laid by Lady Holsbury 'In memory of Laurie, Deaconess, Sister of St Andrew's Community Diocese of London'. A symmetrical building in Gothic style providing separate accommodation for the convalescents at the front and chapel and hall at the rear. Built of stock brick with red brick dressings and slate roof. 2 to 3 storeys. Irregular fenestration. Taller central block of 2 storeys and attics. Centre canted bay through all floors with cambered sashes to 2nd floor and pointed heads to ground and first floor windows. First floor central window has gable

				with cross and ground floor has arched doorcase with lamps instead of corbels to drip-mould and 4 pointed lights to fanlight. Double panelled door. Over the door in moulded brickwork is the date 1895, a shield with crossed swords and the letters LONDIN. Dedication stone with cross to left of door. This central bay is flanked by 2 bays each side with cambered sashes to ground floor and first floor and gabled paired dormers to attics. Half-hipped roof. Each ground floor has a symmetrical wood and glazed conservatory. Projecting wings either side of 2 storeys with gables with bargeboards. First floor triple window with cambered casements and pointed heads, the central light larger. Ground floor has 1 cambered casement and end pointed 2-light window. At each side is a pavilion-style extension of 2 storeys in matching style with pyramidal roofs. To the rear left is a chapel extension of 1 storey with 3 traceried windows. To the rear right is a hall with king post roof and black marble fireplace. Interior not seen.
MKE 74236	Findspot	680m SW	Medieval	PAS find. Copper alloy spur rowel. Diameter 23 mm and 2.6mm thick. Found in 2008 by metal detector. Complete.
MKE 74237	Findspot	680m SW	Medieval	PAS find. Lead cloth seal with London and a shield. Diameter 18mm and 3mm thick. Found in 2008 by metal detector. Incomplete
MKE 86913	Farmstead	40m NE	Post Medieval	Hundred Farm (Ursuline School). A regular courtyard multi-yard farmstead with detached elements. Farmhouse detached in a central position. Altered with significant loss of original form (more than 50%).
TR 36 NW 1198	Building	440m NE	Modern	St Michael's Home, Elm Grove used as a Convalescent Hospital from Oct 1914 until Sep 1916 (possibly longer) during World War 1. The building is still in use.
TR 36 NW 464	Building	380m NNE	Modern	George V pillar box at the junction of Ryders Avenue and Hengist Road. Type 27/3. Dates from 1936 to 1937.

Figure 20: KHER Monument Record

### Kent County Council - Ursuline College - Historic Landscape Character



Figure 21: KHER Historic Landscape Character



### Kent County Council - Ursuline College - Cropmarks

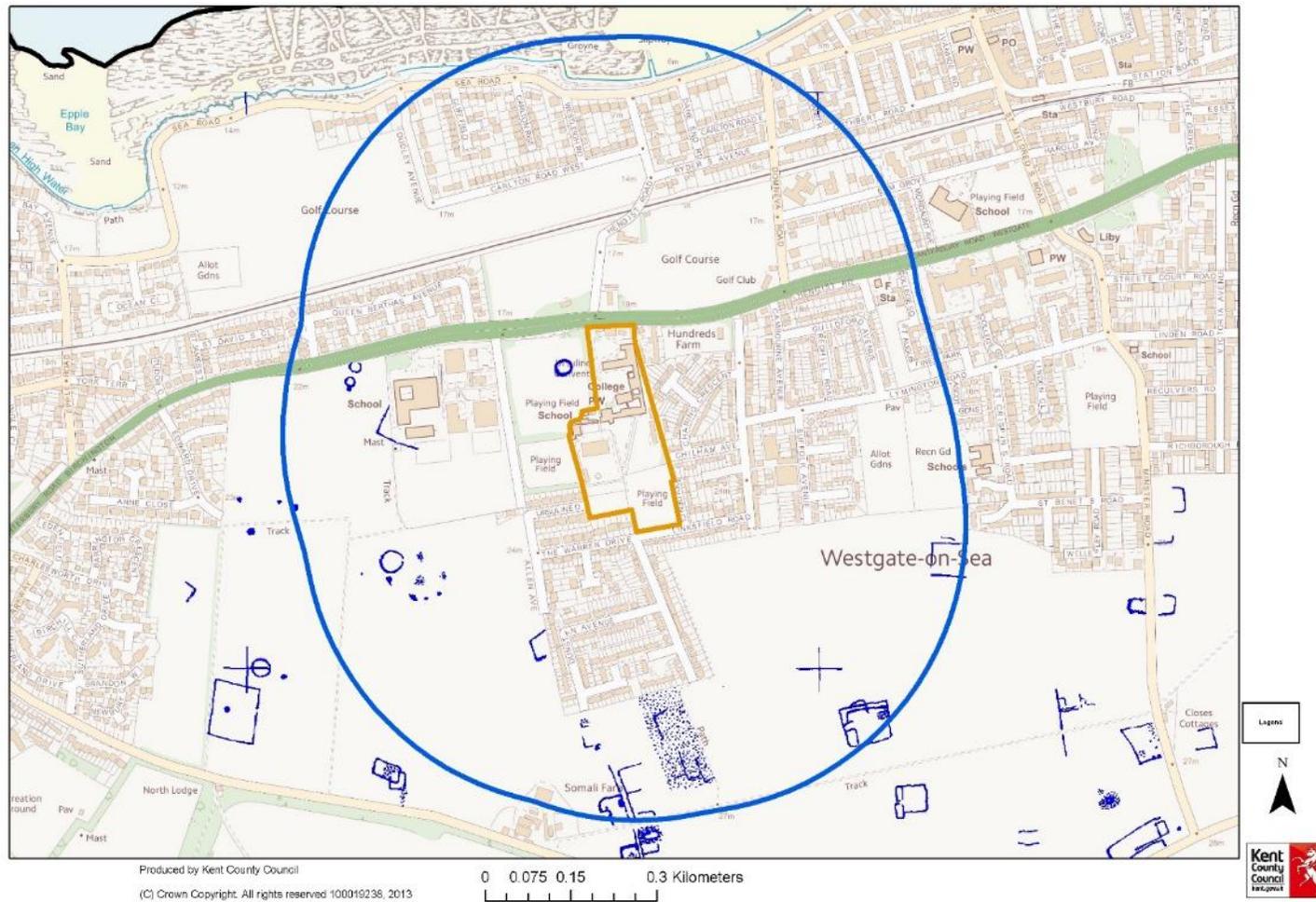


Figure 23: KHER Cropmarks

### Kent County Council - Ursuline College - Designations

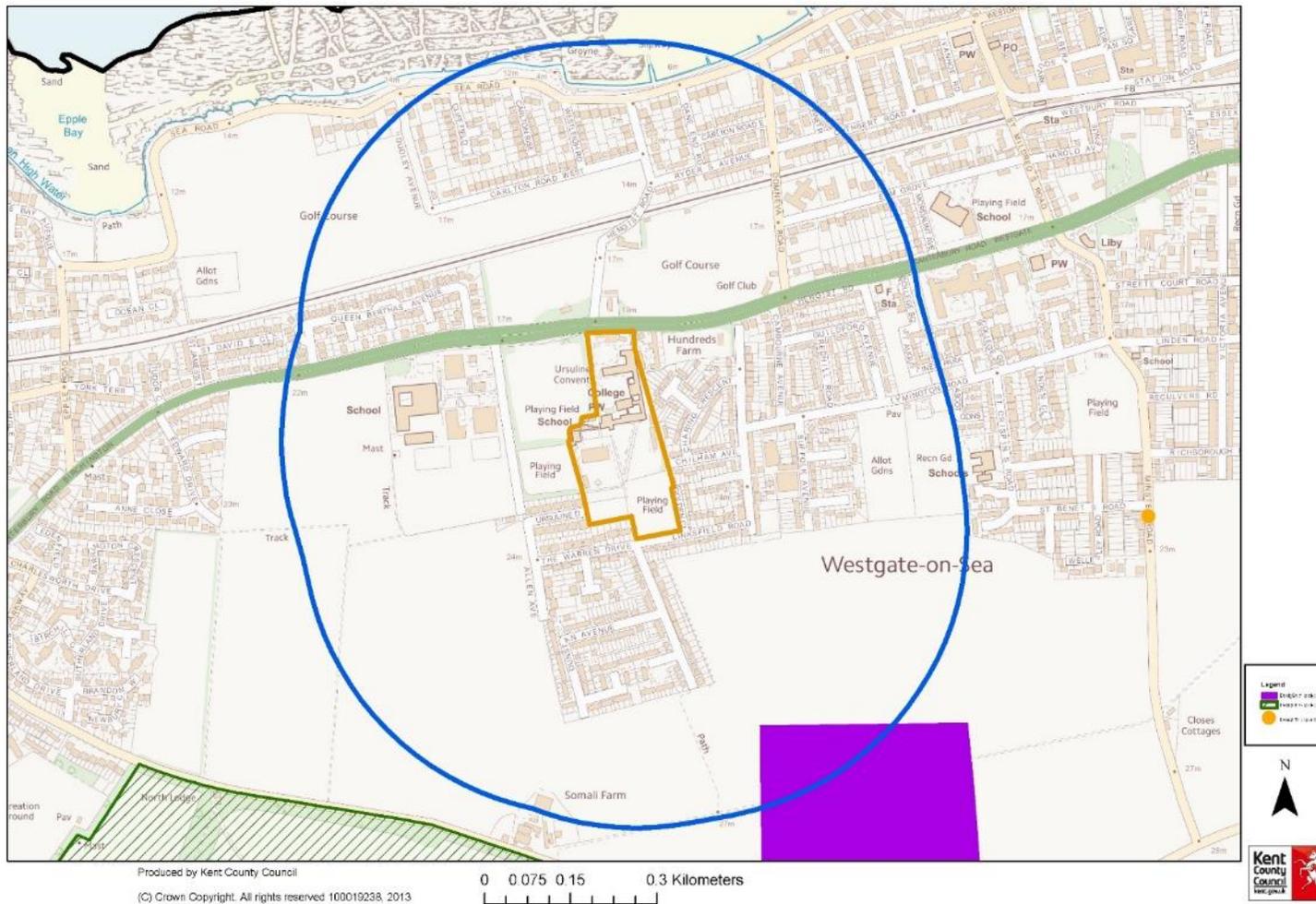


Figure 24: KHER Designations

### Kent County Council - Ursuline College - Stour Palaeolithic Character Area

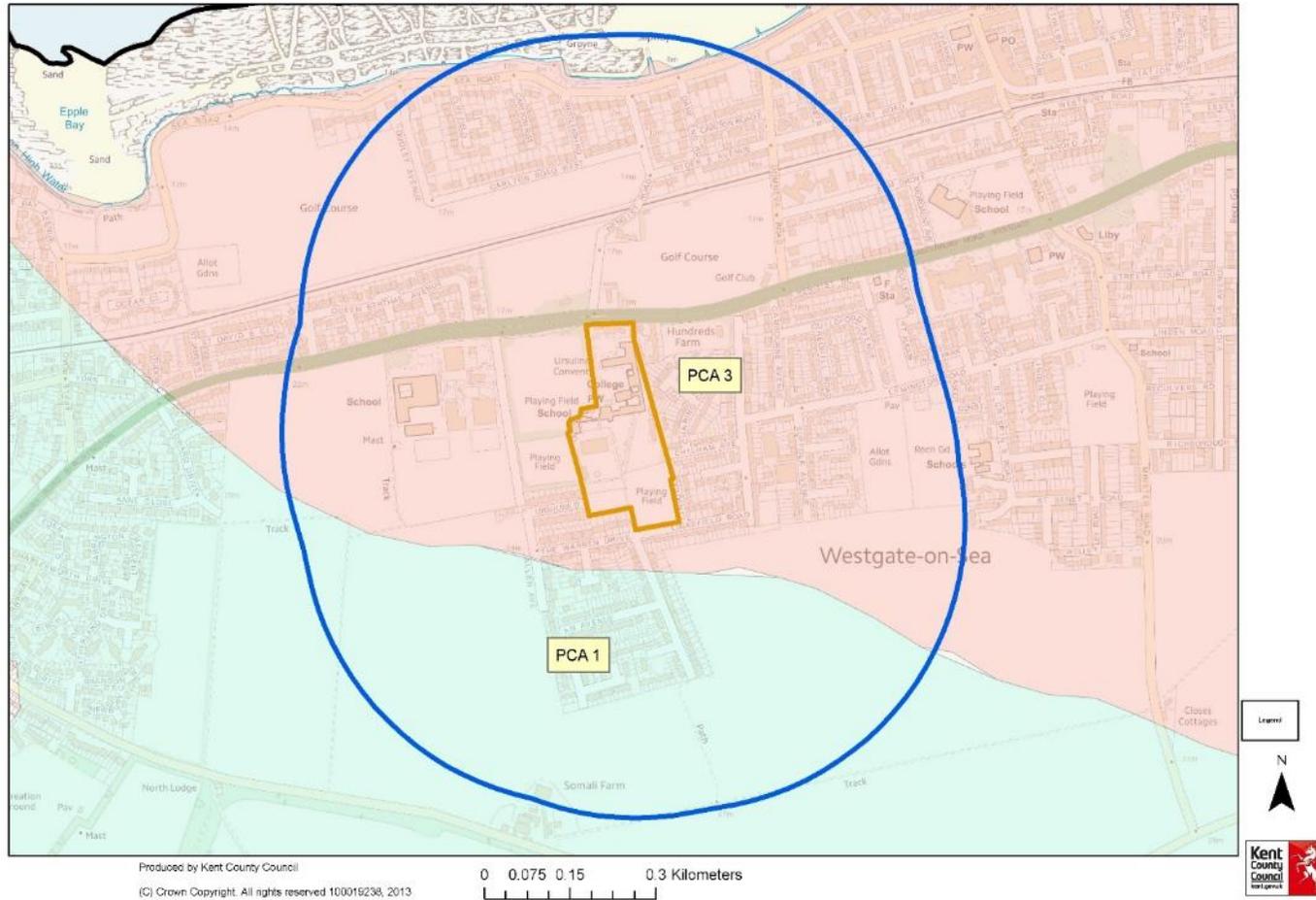


Figure 25: KHER Palaeolithic Character Area



Figure 26: Trench location plan at the 2006 Evaluation of the Sports Hall.



*Plate 1: 1940, all at altitude of 1.92km (Google Earth)*



*Plate 2: 1960 (Google Earth)*



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2007 (Google Earth)



Plate 6: 2009 (Google Earth)



*Plate 7: 2013 (Google Earth)*



*Plate 8: 2017 (Google Earth)*



*Plate 9: View of the northern boundary from Canterbury Road (facing SSE)*



*Plate 10: View of the northern part of the inside eastern boundary wall (facing N)*



*Plate 11: View of the northern end of the western boundary (facing NNW)*



*Plate 12: View of the rear of Hatton House (facing NNE)*



*Plate 13: View of the front of Hatton House (facing SSE)*



*Plate 14: View of the front of Block C (facing E)*



*Plate 15: View of rear of Block C both the original 1907 section and the 1930s extension (facing NW)*



*Plate 16: View of the front of Block B (facing SW)*



*Plate 17: View of the rear of Block B (facing NW)*



*Plate 18: View of the sports hall (facing SSW)*



*Plate 19: View of the sports hall (facing NW)*



*Plate 20: View of Little Brescia (facing NNE)*



*Plate 21: View of the terrapin classroom building (facing N)*