



Archaeological Desk-Based Assessment for  
the Redevelopment at the Chapter Arms  
Pub, New Town Street, Chartham Hatch,  
Canterbury, Kent

February 2018

# Archaeological Desk-Based Assessment for the Redevelopment at the Chapter Arms Pub, New Town Street, Chartham Hatch, Canterbury, Kent.

National Grid Reference: TR 610306 156494



Report for Goddard Planning Ltd

Date of Report: 27th February 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 .....	5
1.1	Project Background .....	5
1.2	The Site .....	5
1.3	The Proposed Development.....	6
1.4	Project Constraints .....	6
1.5	Scope of Document .....	7
2	PLANNING BACKGROUND.....	7
2.1	Introduction.....	7
2.2	Heritage Assets.....	7
2.3	National Planning Policy Framework (NPPF) .....	8
2.4	Regional Policies.....	11
3	AIMS AND OBJECTIVES.....	15
3.1	Introduction.....	15
3.2	Desk-Based Assessment – Chartered Institute for Archaeologists (2017) ...	15
4	METHODOLOGY .....	16
4.1	Introduction.....	16
4.2	Designated Heritage Assets.....	16
4.3	Sources .....	18
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	19
5.1	Introduction.....	19
5.2	Designated Heritage Assets.....	20
5.3	Previous Archaeological Works.....	21
5.4	Archaeological and Historical Narrative.....	24
5.5	Cartographic Sources and Map Regression .....	29
5.6	Aerial Photographs.....	32
5.7	Walkover Survey.....	33
5.8	Summary of Potential.....	34
6	IMPACT ASSESSMENT.....	38
6.1	Introduction.....	38
6.2	Historic Impacts.....	38
6.3	Summary of Impacts .....	39
7	ARCHAEOLOGICAL MITIGATION.....	39
7.1	Introduction.....	39
8	OTHER CONSIDERATIONS.....	39
8.1	Archive.....	39
8.2	Reliability/Limitations of Sources.....	39
8.3	Copyright .....	39
9	REFERENCES .....	41
9.1	Bibliographic.....	41
9.2	Websites.....	41
10	APPENDIX 1 – KCC HER Data (see Figures 10-12).....	42

### 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 2008
- Plate 7. Aerial Photograph from 2011
- Plate 8. Aerial Photograph from 2013
- Plate 9. Aerial Photograph from 2014
- Plate 10. Aerial Photograph from 2017
- Plate 11. View of the PDA from New Town Street (facing west, north west)
- Plate 12. View of western boundary from New Town Street (looking north, north west)
- Plate 13. View of pub garden and eastern boundary from New Town Street (looking west)
- Plate 14. View of the kink in the footpath along the eastern boundary (looking west).
- Plate 15. Rear view. The north eastern boundary is on the right-hand (looking south)
- Plate 16. View of the PDA and north western boundary (looking east, south east)
- Plate 17. View along the southern boundary (looking east)
- Plate 18. View towards the road from the footpath in the beer garden (looking south east)
- Plate 19. View of the inside south western boundary from the car park (looking south west)

### List of Figures

- Fig.1 Site location map and site Location plan 1:10,000
- Fig 2: Development in relation to OS Plan
- Fig.3 Historic mapping OS 1:2,500 1873
- Fig.4 Historic mapping OS 1:2,500 1898
- Fig.5 Historic mapping OS 1:2,500 1907
- Fig.6 Historic mapping OS 1:2,500 1971-1972
- Fig.7 Historic mapping OS 1:2,500 1989
- Fig.8 Historic mapping OS 1:2,500 1989-1993
- Fig.9 Historic mapping OS 1:2,500 1994
- Fig.10. KHER Monuments
- Fig.11. KHER Historic Landscape Character
- Fig.12. KHER Stour Palaeolithic Character Area

## **Archaeological Desk-Based Assessment for the Redevelopment of the Chapter Arms Pub, New Town Street, Chartham Hatch, Canterbury, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Goddard Planning Ltd to prepare an Archaeological Desk-Based Assessment of the redevelopment at the Chapter Arms Pub (PDA) at New Town Street, Chartham Hatch, Canterbury, Kent.*

*This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- Prehistoric: **low**
- Iron Age: **low/ moderate**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **moderate**
- Modern: **low**

*This assessment has established that there is moderate archaeological interest within the site for the Post Medieval period, with low/moderate archaeological potential relating to the Iron Age given its location between the Iron Age dykes in Blean Woods and Bigbury hillfort. The proposed development is initially for the pub to be converted to residential use with a subsequent proposal for the construction of 3 cottages, a micro-pub and 3 self-catering units of holiday accommodation. It is likely that the construction of these new buildings will come across the remains of the previous buildings that have been on the site.*

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

## 1 INTRODUCTION

### 1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Goddard Planning Limited (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at The Chapter Arms Pub, New Town Street, Chartham Hatch, Canterbury, Kent, centred on National Grid Reference (NGR) TR 610306 156494 (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 Chartham is a large Parish covering 25 square kilometres. Only about 5 square kilometres are built up, the remainder being farmland and woodland, much of which adjoins the Kent Downs Area of Outstanding Natural Beauty. The parish consists of five separate settlements:

- The main village of Chartham that development near the river centred around the 13th church of St Mary.
- Chartham Hatch, a hilltop settlement one mile northwards of the main village, separated by the A28 Ashford Road
- Shalmsford Street, located at the western edge of the parish.
- Mystole near Chilham, the grew around a 16th century mansion with its parks and farmland.
- St Augustine's, a new settlement area built of the site of the former St Augustine's Hospital.

1.2.2 The PDA is situated at the edge of the village of Chartham Hatch in a rural area. The proposed site sits at an average height of circa 79m. The site is located on land that gentle slopes upwards from west to east with 76m at the western border and 82m at the eastern border. north to south in an area known as The Chapter Arms, off of New Town Street. The area is one and a quarter miles from the A2 dual carriageway and three miles from Canterbury city centre. The PDA

includes the main pub building, a number of smaller outbuildings, lean-tos, a large parking area at the eastern end fronting the road. A beer garden area on grass in the north eastern corner of which is part of the public footpath that travels between the PDA and the residential development of Wisteria Lodge being the last house along the ribbon development of residential properties along New Town Street from the village centre of Chartham Hatch. An outside terraced area alongside the western side of the pub building and a private garden area to the rear. Part of the northern boundary follows the line of a public footpath with the other part bordering a grassed area that is part of an orchard but too narrow to be planted. The eastern boundary fronts the road with the western and south western boundary a hedgerow, bordering a fruit orchard. The northern corner borders a pond (Fig 1).

- 1.2.3 The British Geological Society (BGS 1995) shows that the local geology consists of Thanet Formation – sand, silt and clay formed 58 million years ago. The PDA is located at the edge of an area of superficial geology of River Terrace Deposits of sand and gravel across the village area. No geotechnical information is available at this time, which would offer confirmation of the existing soil sequence and provide a basis from which archaeological horizons could be suggested.

### **1.3 The Proposed Development**

- 1.3.1 The proposed development is initially for the pub to be converted to residential use with subsequent proposal for the construction of 3 cottages, a micro-pub and 3 self-catering units of holiday accommodation. The new development will be constructed partly upon the pub garden and external areas and upon the large expanse of surface car park and manoeuvring area associated with the former Chapter Arms. The first is a development of a triangular area of land that was the beer garden, adjacent to Wisteria Lodge (previously called Primrose Lodge) to include the micro-pub and 3 small self-catering holiday lodges or pods. Then further to the south of that, separated by the existing access to the Chapter Arms, is proposed a terrace of 3 two storey cottages designed in the Kentish vernacular in form, design, detailing and materials.

### **1.4 Project Constraints**

- 1.4.1 No constraints were associated with this project.

## **1.5 Scope of Document**

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

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

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

### **2.2 Heritage Assets**

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

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

- 2.2.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.
- 2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:
- Planning (Listed Buildings and Conservation Areas) Act 1990;
  - Ancient Monuments and Archaeological Areas Act 1979; and

- Protection of Wrecks Act 1973

## **2.3 National Planning Policy Framework (NPPF)**

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

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

- 2.3.2 NPPF Annex 2 defines a Heritage Asset as:

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

- 2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

- 2.3.4 Paragraph 126 of the NPPF states that:

*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.3.5 Paragraph 128 of the NPPF states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.3.6 Paragraph 129 of the NPPF states that:

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

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

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

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

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

2.3.10 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset’s conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

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

- The nature of the heritage asset prevents all reasonable uses of the Site; and

- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - The harm or loss is outweighed by the benefit of bringing the Site back into use.
- 2.3.12 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.3.13 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 2.3.14 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

## **2.4 Regional Policies**

- 2.4.1 Canterbury City Council has a Local Plan adopted in 2007. The plan has a number of policies relevant to archaeology:
- POLICY HE1: Historic Environment and Heritage Assets
  - *POLICY HE4: Listed Buildings*
  - *POLICY HE5: Development Affecting and Changes to Listed Buildings*
  - *POLICY HE6: Conservation Areas*
  - *POLICY HE8: Heritage Assets in Conservation Areas*
  - *POLICY HE11: Archaeology*
  - *POLICY HE12: Areas of Archaeological Interest*
  - *POLICY HE13: Historic Landscapes, Parks and Gardens*

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

*POLICY HE1: Historic Environment and Heritage Assets*

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

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

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

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

*POLICY HE6: Conservation Areas*

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

- 2.4.8 Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted. Important features or characteristics, which contribute to its special character and setting, that need to be protected, include; plan form, buildings, architectural features, built form, archaeological sites, materials, trees, streets and spaces and the relationships between these features.
- 2.4.9 New development in a conservation area should aim to preserve and enhance the character and local distinctiveness of the historic environment and respect its surroundings in terms of height, massing, volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access.

*POLICY HE8: Heritage Assets in Conservation Areas*

- 2.4.10 The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the greater the justification required for its alteration. Proposals involving substantial harm to designated heritage assets within a conservation area will normally be refused unless it can be shown that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the other criteria in Policy HE1 apply. If the proposal will lead to less than substantial harm to the significance of a heritage asset, or the building, or the element affected does not contribute to the significance of the area, the harm will be weighed against the public benefits of the proposal.

*POLICY HE11: Archaeology*

- 2.4.11 The archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.
- 2.4.12 Planning applications, on sites where there is or is the potential for an archaeological heritage asset, must include an appropriate desk based assessment of the asset.
- 2.4.13 In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to

be carried out in advance of the determination of planning applications. The evaluation should define:

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

2.4.15 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. In such cases archaeological recording works must be undertaken in accordance with a specification prepared by the Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the Council in advance.

*POLICY HE12: Areas of Archaeological Interest*

2.4.16 Within the Canterbury Area of Archaeological Importance and areas of recognised archaeological potential elsewhere in the District the City Council will determine planning applications involving work below ground level once the applicant has provided information in the form of an evaluation of the archaeological importance of the site, and, an assessment of the archaeological implications of the proposed development.

*POLICY HE13: Historic Landscapes, Parks and Gardens*

2.4.17 The historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.

### 3 AIMS AND OBJECTIVES

#### 3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Goddard Planning Limited, 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 CIfA. 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.

#### *Cartographic and Pictorial Documents*

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

#### *Aerial photographs*

- 4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-10).

#### *Geotechnical information*

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

#### *Secondary and Statutory Resources*

- 4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape

studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed in Table 1.

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

5.1.2 Features in and around the PDA and wider area encompassed many millennia, from the Palaeolithic, Iron Age, Roman, Post Medieval buildings to some WWII features. The Heritage Environment Record listed a number of archaeological features around the PDA, with a scattering of listed building in the vicinity.

5.1.3 The earliest finds in the immediate locality were a couple Palaeolithic handaxes (TR 15 NW 1615 & TR 15 NW 1616) identified in the mid-20<sup>th</sup> century. Iron Age earthworks were identified in Blean Woods (TR 05 NE 183), west of the PDA, along with a Roman burial in the early 20<sup>th</sup> century (TR 05 NE 2). Otherwise the

Kent HER records essentially relate to listed buildings and farmsteads from the Medieval and Post Medieval period onwards.

- 5.1.4 There are a number of Kent HER records relating to the Second World War, a Hurricane aircraft crash site (TR 05 NE 1581), along with a roadblock (TR 05 NE 141), air raid shelter (TR 15 NW 1126) and a searchlight emplacement (TR 15 NW 686).

## 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 five national listed buildings and one locally listed buildings within the assessment area (Table 2).

**Table 1 Designated Heritage Assets**

TR 05 NE 33	Post Medieval	Pilgrims' Cottage. Grade II listed. 17 <sup>th</sup> century or earlier timber-framed cottage refaced in 18 <sup>th</sup> century with red brick and grey headers. One storey and attics. Hipped thatched roof with eyebrow dormers. Three casement windows.
TR 15 NW 1392	Medieval to Post Medieval	Royal Oak Public House. Grade II listed. Remains of a late medieval timber-framed building on right hand side now recased in brick. One storey and attics. Steeply pitched hipped tiled roof with smoke gable. On the left hand side is a two storey stuccoed portion with a yellow brick porch.
TR 05 NE 138	Post Medieval	Hatch House. Grade II listed. An L-shaped building. The rear wing is 18 <sup>th</sup> century. Two storeys in red brick. Tiled roof with modillion eaves cornice. Casement windows. The front portion dates from about 1830. Two storeys and attics red brick. Hipped slate roof with two pedimented dormers. Wide bracket eaves cornice. Three sashes with glazing bars intact, with Venetian windows on the ground floor. The centre window bay projects with pediment over

		containing a lunette window. Round-headed doorcase with pilasters, pediment, keystone, semi-circular fanlight and door of 6 moulded and fielded panels
TR 15 NW 1471	Post Medieval	Hatch Farmhouse. Grade II listed. 18 <sup>th</sup> century or earlier. Two storeys fronted with red brick, the sides tile hung. Half nipped tiled roof and parapet. Two casement windows. 19 <sup>th</sup> century porch.
TR 05 NE 148	Post Medieval	Mount Cottage. Grade II listed. 18 <sup>th</sup> century pair of two storeys red brick with grey headers. Hipped tiled roof. S-shaped iron ties.
TR 05 NE 144	Post Medieval	Orchard Cottage. Locally listed building (5042). Date stone with initial 'DRM 1725'. 2 storeys red brick, tiled roof, hipped at one end. 3 casements with cambered heads to ground floor, cambered doorcase with flat wooden hood and brackets.

### 5.3 Previous Archaeological Works

- 5.3.1 The KCCHER contains entries pertaining to two archaeological investigations. These are detailed below.
- 5.3.2 A woodland survey was undertaken by the Kent Wildlife Trust between 2011 and 2013. Following a LIDAR survey of the area, a ground truthing field survey was undertaken on several features identified. Numerous wood banks and trackways were identified and recorded. Pertaining to our assessment area, Iron Age dykes, were found in Blean Woods (TR 05 NE 183) by the Canterbury Archaeological Trust. It is thought that these could be of Iron Age date, forming a dyke system with Bigbury Camp. (*Unpublished document: Kent Wildlife Trust. 2013. South Blean Woods, Canterbury, Kent: Landscape History Project*).
- 5.3.3 In 2006, a dendrochronological survey of ten timbers from Broadview, in Chartham Hatch was undertaken (TR 05 NE 163). Broadview is a three bay timber framed building and the dendrochronology identified two precise felling dates in the winters of 1593/4 and 1594/5, which indicate that the two northern bays were probably built as a single phase in 1595 or soon after. No samples were dated from the southern end bay of the building so it is not known if this was also built at this time (*Unpublished document: Tree-Ring Services. 2006. Dendrochronological Analysis of Oak Timbers from Broadview, Chartham Hatch, Kent, England*).

#### Designations

- 5.3.4 A Second World War Hurricane crash site in the garden of Rose Cottage (TR 05 NE 1581) has been designated a Protected Military Remains (PMR) site under the Protection of Military Remains Act 1986 where the wreckage of all military aircraft (UK or other nations) that crashed in the United Kingdom, in United Kingdom territorial waters or in United Kingdom controlled waters are automatically protected irrespective of whether there was loss of life or whether the wrecking occurred during peacetime or in a combat.

*Landscape Characterisation*

- 5.3.5 The site is in an area characterised by KCC Historic Landscape Characterisation as Post 1810 Settlement with the PDA, bordering orchards on its eastern and northern side (Fig. 11).

*Conservation Area*

- 5.3.6 There are no conservation areas within the assessment area.

*Palaeolithic Character Area*

- 5.3.7 The assessment area sits within a Palaeolithic Character Areas (PCA) classed as PCA18 (Fig. 16) relating to terraces on the north bank of the Stour through the Middle Pleistocene, interspersed with (and mostly overlain by) Head Brickearth and Head Gravel deposits. The deposits in this area have produced very abundant Palaeolithic remains, especially in the Sturry area although this is some way from our site.

*0-100m Radius*

- 5.3.8 There is only one KHER entry for this area. A Second World War searchlight emplacement was in place by 1941, situated 50m east of the PDA (TR 15 NW 686).

*100-200m Radius*

- 5.3.9 There are no KHER entries for this area.

*200-300m Radius*

- 5.3.10 There are no KHER entries for this area.

### *300-400m Radius*

5.3.11 There are four records relating to this area (excluding farmsteads and listed buildings). A roman burial (TR 05 NE 2) was found at Hatch Green circa 350m SSW of the PDA in the early 20<sup>th</sup> century. Little is known about this find and the area is now under orchard. A Second World War air raid shelter was at Chartham Hatch school (TR 15 NW 1126), circa 330m north of the PDA in the centre of the village, which may still survive. A Second World War roadblock was situated 360m west of the PDA on Hatch Lane (TR 05 NE 141). A Palaeolithic handaxe was found near the Royal Oak public house, circa 300m west of the PDA (TR 15 NW 1616). The hand axe was first identified in 1968.

### *400-500m Radius*

5.3.12 Excluding listed buildings there are seven KHER records for this area. A Palaeolithic hand axe, first identified in 1968, was found in Barn Field at Nickle Farm (TR 15 NW 1615), circa 480m south west of the PDA. Iron Age dykes were identified via LIDAR and ground truthing in Blean Woods, circa 450m west, south west of the PDA (TR 05 NE 183). It is thought that these are contemporary with Bigbury Camp, about a mile to the west of the PDA.

5.3.13 An outfarm north, north east of Mount Cottage (MKE 86116), circa 400m north west of the PDA. It was a loose courtyard type, with working agricultural buildings on one side. It has only been partially altered. The Royal Public House, circa 300m west of the PDA was also a farmstead with agricultural buildings on three sides and the farmhouse in a detached central position. (MKE 86142). Again, there has only been partial loss of its original form. Hatch Farm (MKE 86141), located 360m south west of the PDA, was of a loose courtyard type with agricultural building to three sides. The farmhouse in a detached central position with no apparent alterations. Both surviving farmhouses for the Royal Oak and Hatch Farm are Grade II listed.

5.3.14 A Hawker Hurricane aircraft from the 32 squadron at Biggin Hill crashed in the garden of Rose cottage, some 400m west of the PDA in 1940 (TR 05 NE 1581). The site was excavated in 1979 by the London Air Museum and has since become a protected military site.

- 5.3.15 Hop pickers huts on Pilgrims Road, circa 400m south west of the PDA, from the late 19<sup>th</sup> century were seen on early OS maps (TR 05 NE 181). The huts were demolished sometime before 1940). A Methodist Chapel was located on Primrose Hill, circa 450m north, north west of the PDA as seen in OS maps from 1907-1923, which have since been converted into residential dwellings (TR 15 NW 2387).

*Established stratigraphy*

- 5.3.16 Stratigraphy has not been established for this area.

**5.4 Archaeological and Historical Narrative**

- 5.4.1 Canterbury is a historic English cathedral city and a UNESCO World Heritage Site. There is evidence that the city was occupied from the Palaeolithic period and some 2000 years ago was settled on both sides of the River Stour by the 'Belgae'.
- 5.4.2 In the first century AD a major Iron Age settlement and Hillfort was established at Bigbury to the west of the city and 1 mile north west of Chartham Hatch by the local Celtic tribe the Cantiaci and became known as 'Durovernon' or "Stronghold by the Alder Grove". It is then thought that when the hillfort was abandoned circa 50BC that the iron Age settlement moved to Canterbury centre with a Belgic Oppidum located at a ford crossing the River Stour. The recent excavations at St Thomas' Hill at the Turing Building on the University of Kent campus, shows another Iron Age settlement/Industry centre contemporary with that of Bigbury and abandoned approximately at the same time.
- 5.4.3 In 43 AD the Romans invaded Britain and founded a settlement close to the River Stour and took over the Celtic settlement, rebuilding it and naming it 'Durovernum Cantiacorum' or "Fortress of Kent". It became one of the 28 cities of Roman Britain, connected to the major Kentish ports of Richborough, Dover and Lymne and therefore of considerable strategic importance. There was no major military Garrison but in the 3rd century an earth bank and city walls were constructed with seven gates, Northgate, Westgate, Riding gate, Burgate, Worth Gate, London gate and Queningate, leading outwards to the Roman roads that

created a network of communication across Kent. The PDA is located just off the main road that travels in a north westerly direction out of the city via Westgate that travels towards Whitstable.

- 5.4.4 Roman cemeteries are documented to the east, south and northwest of the city walls and burial mounds are to the east and south. Tile and brick kilns are to the northeast and north, of the city in the vicinity of the PDA. The town flourished for 300 years but by the 4th century the Roman civilization was in decline and the Romans abandoned both Canterbury in 407AD and Britain in 410AD. Canterbury ceased to be a town, inhabited by the residual farming population that probably farmed lands beyond the walls.
- 5.4.5 In the late 4th century, the Jutes arrived, a Germanic people that settled in Britain in the late 4th century and made Canterbury or 'Cantwareburh' meaning "Kentish Stronghold" their centre. In 597 AD the Pope sent Augustine with a group of monks to convert the population to Christianity. King Ethelbert the King of Kent, married to a Christian woman, gave little opposition and in 598AD Augustine and his monks built a church outside the city walls. Augustine became Archbishop in 603AD and by 672AD Canterbury was given complete authority over the English Church.
- 5.4.6 The town began to prosper again. The River Stour that runs through Canterbury assisted trade from British towns as far as Ipswich and further afield in northern France and by 630AD gold and silver coins were being struck at the Canterbury mint.
- 5.4.7 Canterbury's proximity to the coast made it a target for raids by the Vikings in 842AD and 851AD. More attacks in 991AD and 1011AD resulted in the burning of the cathedral and houses killing the Archbishop.
- 5.4.8 In 1066AD, Canterbury surrendered to the Normans. At the time of the Domesday survey in 1086AD Canterbury was flourishing, its population numbering some 6000 and new areas of settlement were growing outside of the city walls. The cathedral burned again and was replaced twice by the Normans in 1070 and 1175. The wooden motte and-bailey castle that was constructed with the arrival of William the Conqueror was replaced in stone in the 12th century.

- 5.4.9 In 1170AD, followers of King Henry II murdered the Archbishop of Canterbury Thomas Becket, and the city became a major focus of pilgrimage in Britain and Europe. The number of pilgrims visiting the city brought trade and further prosperity. Eastbridge Hospital was built as a shelter for poor pilgrims in 1190AD.
- 5.4.10 During the Medieval period England's main export was wool and Canterbury thrived on both the wool and leather trade until 1348 when the Black Death arrived. Canterbury had the tenth largest population in England at 10,000 but that number fell dramatically to 3,000 by the early 16th century.
- 5.4.11 In 1448 Canterbury was granted a City Charter, a Mayor and a High Sheriff and in 1453AD Henry VI gave permission for a jail at the Westgate. This became Canterbury's prison through to the C19th. In 1507AD the Old Weavers House was erected and Christchurch Cathedral built. At the Dissolution, the Abbey and three Friaries were closed, Thomas Becket's shrine was demolished and all the gold, silver and jewels removed to the Tower of London. The removal of his image, name and feasts put an end to the pilgrimages that entered the city.
- 5.4.12 From 1567, Protestant Huguenots, fleeing from religious persecution in Belgium began to arrive in Canterbury, continuing to settle there through the 16th century and bringing with them the silk weaving trade. In 1660AD the Archbishop Juxon installed new doors to Westgate suggesting that it remained an important entrance to the city. By 1770, the castle had fallen into disrepair and was demolished. The silk trade suffered from the import of Indian muslins and by the late 18th century Canterbury had quietened to a market town that traded in wheat and hops, with a successful leather and paper industry.
- 5.4.13 The railway arrived in 1830. St Augustine's Abbey was refurbished as a missionary college in 1848 and the population grew. During WWI barracks and hospitals were created and a German bomber crashed at Broad Oak Road. World War II brought further destruction to the city; 10445 bombs were dropped in 135 raids culminating in the Baedeker Blitz of 1942 when 48 people were killed and part of the town was destroyed.
- 5.4.14 Chartham comes from the old English 'cert' meaning 'rough ground' together with 'ham' for village or settlement and is therefore a 'village on rough ground'.

- 5.4.15 In 871 AD, duke Elfred gave to archbishop Ethelred, and the monks of Christchurch, the parish of Chartham, a gift towards their clothing, as appears by his charter or codicil. This gift was confirmed to them in 1052 AD, by king Edward the Confessor, and it continued in their possession at the time of taking the general survey of Domesday, in the year 1084 AD. The Domesday book records Chartham as Certeham. It had 76 households made up of 60 villagers, 1 slave and 15 cottagers. There were 14 ploughlands, 30 acres of meadow, 25 swine render, 5.5 mills and one church, with the Lord being the Archbishop of Canterbury.
- 5.4.16 The possessions of the priory here were after this augmented by Wibert, who became Prior in 1153. After which, in the reign of king Edward I there appears to have been a vineyard here belonging to the priory, as there were at several of their other manors. In the 25th year of the same reign, Robert Winchelsea, archbishop of Canterbury, having fallen under the king's displeasure, dismissed most of his family, and lived privately here at Chartham with one or two priests.
- 5.4.17 The buildings on this manor were much augmented and repaired both by Prior Chillenden, circa 1400 AD, and by Prior Goldston, circa 1500 AD rebuilt the Prior's stables here and his other apartments with brick. This manor continued part of the possessions of the priory till the dissolution by Henry VIII. The king then gave the manor and priory to his new-erected dean and chapter of Canterbury, part of whose inheritance it still continues.
- 5.4.18 Chartham lies in the valley of the Great Stour and has developed with farming, spreading up the sides of the valley. This was mainly arable, orchards and hops, with woodland on the higher ground. There has been extensive gravel extraction for local flint, much in demand in the building industry, particularly for enhancement, as it changes to several different shades under a baking process. These gravel extractions have left lakes and reinstated meadows. The river was once used for powering water mills for grinding corn, softening cloth for the weaving industry and, since the 18th century, for papermaking. The paper mill is still a working feature of the parish.
- 5.4.19 The heart of the parish developed near the river around the 13th century parish church of St Mary. The present building dates to 1294. However, there is

archaeological, as well as written, evidence of the existence of a chapel from at least 871 and it was recorded in the Domesday Book. This cruciform church contains many notable features including a continuous timber roof structure with long scissor beams. At the centre crossing is a carved boss. The church windows contain fine glass of the 13th century as well as good Victorian examples. Of great merit is the brass of Sir Robert de Septvans, who died in 1306, one of the most important brasses in the country. The tower contains a ring of six bells, the five largest, cast in 1605, are recognised as one of the oldest complete ring by the same founder. The church was restored in 1875.

- 5.4.20 The county established its second pauper lunatic asylum in an area of Chartham. The East Kent County Asylum opened on, a 120 acre site, in 1875, initially taking the overflow from the first asylum at Barming Heath, Maidstone. The National Health Service renamed the hospital 'St Augustine's' when taking over in 1948. The hospital closed in 1993.
- 5.4.21 The 1801 census, informs us that the parish of Chartham, which included Chartham Hatch had a population of 776, with this population remaining stable until the late 19<sup>th</sup> century, when the population in 1881 reached 2,473. The village of Chartham Hatch has around 200 houses, surrounded by fruit orchards.
- 5.4.22 On the 6th February 1846, the Ashford to Canterbury section of the South Eastern Railway's Thanet branch line opened. However, due to pressure on Parliament from Chartham residents a clause inserted into the original Act prohibited a station in their village. Later realising their error, and the benefits of having a direct rail link to London, a station finally opened in 1859.
- 5.4.23 It appears that the modern core of the village to the north and north west of the PDA, centred around a number of crossroads and is a post 1810 settlement area. The older part of the hamlet appears to be along Hatch Lane which runs north to south west of the PDA as seen from the listed buildings situated along the lane.
- 5.4.24 The North Downs Way passes along the road outside of The Chapter Arms. It is a long-distance path opened in 1978 that runs from Farnham to Dover passing Guildford, Merstham, Otford and Rochester, along the Surrey Hills Area of Outstanding Natural Beauty (AONB) and Kent Downs AONB. East of Boughton Lees, the path splits in two, the northern section running via Canterbury and the

southern via Wye; at this stage the path crosses the Stour Valley Walk and passes the Wye Crown. The two sections of the path reunite at Dover. The northern route is 211 km long, and the southern route 201 km, the current length of the North Downs Way being 246 km (153 miles). The path (east of Boughton Lees, the southern section) runs along the ridge of the North Downs hills, and follows parts of the Pilgrims' Way. The pathway is mixed-category in that it varies throughout length from footpath (around 48 percent) status to bridleway, byway and road. Some 19 percent of the Way follows roads, though 75 percent of those are minor lanes.

- 5.4.25 The building was formerly a farmhouse and was the property of the Dean of Canterbury, before its conversion to an inn. The Chapter Arms earliest known licensee was from 1862 reported in the South Eastern Gazette on the 9th September as follows:

“At the St. Augustine's Petty Sessions on Saturday last, Thomas Hawkins applied for a spirit license for the "Chapter Arms," Chartham-hatch. Mr. Sankey appeared for the applicant, and the justices granted the license.”

- 5.4.26 The old pub website refers to the building as ‘formerly four farm cottages, auctioned on the 23rd of March 1898, and was later turned into a small village pub’. However, map regression will confirm that the pub has been on its present site since at least 1873, with the other farm cottages in place until at least 1907.

## **5.5 Cartographic Sources and Map Regression**

### *Historic OS map 1873 1:2,500*

- 5.5.1 The area is essentially a landscape of fields and woodlands. The PDA encompasses parts of fields designated 12 and 13. The PDA is clearly labelled as the Chapter Arms Public House. However, along the western boundary a long building adjoining the main Chapter Arms building. In front of this range there are also another couple of buildings that are located on two sides, appearing to make a courtyard along with the long range. It is not clear if these are residential or not but the pub website does mention that the building was formerly four farm cottages, auctioned on the 23rd of March 1898. This map

supports the documentary evidence that the pub originates from 1862. There are also a number of smaller buildings lining the road on the western boundary. This road, now called New Town Street appears to be more of a trackway with the well-established Hatch Lane seen traversing the south west corner of the map. The south west corner on the western side of Hatch Lane, the courtyard of Hatch Farm can be seen. On the western side of the map is the farmstead that is the Royal Oak. There are a number of residential buildings in the north west area towards the end of New Town Street accessed by trackways but essentially the hamlet is set around Hatch Lane. Town Lane traverses the north west corner of the map and footpath can be seen travelling southwards off Town Lane towards the Chapter Arms passing a building north of the PDA surrounded by a wooded area (Fig.3).

*Historic OS map 1898 1:2,500*

- 5.5.2 The fields 12 and 13 have been redesignated 432 and 433. There appears to be little change to the buildings within the PDA area exception of the buildings on the northern side of the apparent courtyard area has been extended. There still remains a building on the western side bordering New Town Street within the PDA. There is now a footpath from New Town Street traversing diagonally towards the public House as is the footpath travelling from Town Lane in the north. The building that was located just north of the PDA alongside this footpath is no longer in existence. The field to the north has now been turned over to orchards but the other wooded area remains. One large wooded area to the south east of the PDA is called The Rough. The area at the north eastern end of New Town Street now shows signs of ribbon development along it in a south westerly direction although New Town Street is still more of a trackway. To the west, The Royal Oak, part of a farmstead, is labelled as a beer house (Fig.4).

*Historic OS map 1907 1:2,500*

- 5.5.3 The PDA site still comprises of public house and a number of other buildings. These are now showing the subdivision especially of the long range and those on the opposite side of the courtyard area. More ribbon development in a south western area can be seen along New Town Street and the crossroads with Howfield Lane that traverses easterly from the end of New Town Street. The

new housing has led to part of field 429 being allocated to allotments. Slightly more land has been turned to orchards but wooded areas remain (Fig.5).

*Historic OS map 1971-1972 1:2,500*

5.5.4 There have been significant changes since 1907. The PDA is now showing its current boundary lines. Only the original Public House building remains on the PDA. The footpath towards Town Lane still exists but there is now a pond at the northern end of the boundary of the PDA. The village centre has moved across to the northern end of New Town Street and residential development can be seen at the northern end on both sides of the road with greater residential development seen around the eastern end of Town Lane and the northern end of Howfield Lane creating a new core of the village around the crossroads to the north east of the PDA. More of the fields around the PDA are now orchards and the wooded areas no longer exist with the exception of the area known as The Rough. The Royal Oak is a Public House whilst the Chapter Arms is an inn suggesting that it offers lodging for travellers (Fig.6).

*Historic OS map 1989 1:2,500*

5.5.5 The building of the Chapter Arms appears to have changed and become larger and is likely due to the extension in 1984 when a restaurant was added. On the north eastern boundary the ribbon development along New Town Street has now reached the PDA with new residential properties of Primrose Lodge (now Wisteria Lodge), Grafton and Archalieu. Both the Chapter Arms and The Royal Oak are called Public Houses. The wooded, scrubland area known as The Rough is still in existence with the other fields as orchards (Fig.7).

*Historic OS map 1989-1993 1:2,500*

5.5.6 There appears to be no change compared to Fig. 7 (Fig.8).

*Historic OS map 1994 1:2,500*

5.5.7 This map shows no changes (Fig.9).

## 5.6 Aerial Photographs

*1940*

5.6.1 The PDA comprises of the area around the Chapter Arms building and also the field to the east. The western part of the PDA shows a triangular area of grass of which the northern side is a footpath and the southern side is a trackway up to the building. To the north east can be seen the residential development along New Town Street. To the north and far east are orchards. The north western corner of the PDA shows the pond. The eastern side of New Town Street is a field and the south eastern area shows part of The Rough (Plate 1).

*1960*

5.6.2 The PDA now shows its currently boundary lines. The residential development to the north east along New Town Street has continued growing in a south easterly direction along the lane. The fields around the PDA are a mixture of orchards, arable and scrubland (Plate 2).

*1990*

5.6.3 There have been significant changes to the building of the Chapter Arms which now appears to form an L shape. A large parking area has been created in the south eastern area of the PDA with the triangular grass area as a beer garden. The ribbon development along New Town Street has now reached the northern boundary of the PDA. The fields around the PDA are now clearly orchards apart from the area to the south east known as The Rough. The pond area to the north western boundary is much more wooded. (Plate 3).

*2003*

5.6.4 There appears to be little change to the PDA. However, the orchard in the field to the west of the PDA has been grubbed out and a hedgerow removed to make the field larger. The orchard between the PDA and the area known as The Rough has also been grubbed out. (Plate 4).

*2007*

5.6.5 There appears to be little change (Plate 5).

*2008*

5.6.6 There appears to be little change (Plate 6).

*2011*

5.6.7 There appears to be little change (Plate 7).

*2013*

5.6.8 There appears to be little change (Plate 8).

*2014*

5.6.9 There appears to be little change (Plate 9).

*2017*

5.6.10 There appears to be little change (Plate 10).

## **5.7 Walkover Survey**

5.7.1 The walkover survey is for the purpose of:

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

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

5.7.3 A walkover survey was undertaken on the 23<sup>rd</sup> February 2018. No artefacts or archaeological features were identified in the walkover (Plates 11-19).

5.7.4 The site is essentially covered by the Chapter Arms building, with associated parking area, outbuildings, lean-to and beer garden.

## 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 two records from this period within the assessment area being two handaxes found circa 310m (TR 15 NW 1616) and 480m (TR 15 NW 1615) to the west and south west of the PDA respectively. 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 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**.

### *Bronze Age*

5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has no 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**.

### *Iron Age*

5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has one record from this period

within the assessment area being the Iron Age dykes found at Blean Woods (TR 05 NE 183), circa 450m west, south west of the PDA. It is thought that these may relate to the Iron Age hillfort at Bigbury Camp, one mile 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 **low/moderate**.

#### *Romano-British*

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has one record from this period within the assessment area being a Roman burial found at Hatch Green, circa 350m south, south west of the PDA (TR 05 NE 2). Little information is known about this burial, which was found in the early 20<sup>th</sup> century. There are no other Roman records nearby, even outside of the assessment area such as a villa or cemetery. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

#### *Anglo-Saxon*

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

#### *Medieval*

- 5.8.8 There are two Kent HER records from this period within the assessment area. They include the Grade II listed building of Pilgrim's Cottage in Hatch Lane, circa 400m west, south west of the PDA (TR 05 NE 33) dating from the 17<sup>th</sup> century or earlier, and The Grade II listed building of the Royal Oak, 300m west of the PDA (TR 15 NW 1392). The Royal Oak started life as a farmhouse within the setting of a farmstead, before becoming a pub. It was converted to a private residence in when the pub closed in 2000. 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 There are six records held at the Kent HER from this period within the assessment area other than farmsteads, which are discussed separately below. All of which essentially relate to buildings whether listed nationally or locally except for the former Methodist Chapel, now a private residence, situated at Primrose Hill, circa 450m north, north west of the PDA, which is listed as a monument (TR 15 NW 2387). Broadview is listed as a building (TR 05 NE 163) but is not locally or nationally listed. It is in the KHER records following dendrochronology on the northern section of the timber building, which confirms that the northern section was built around 1595 or soon after. Now destroyed, hop pickers huts were seen in OS maps on the Pilgrim Road, circa 400m south west of the PDA (TR 05 NE 181). The locally listed building is Orchard Cottage (TR 05 NE 144), built 1725 and is circa 400m north west of the PDA. The remaining records are Grade II nationally listed buildings all located along Hatch Lane, which traverses north to south to the west of the PDA. These include Hatch House (TR 05 NE 138), Hatch Farmhouse (TR 15 NW 1417), and Mount Cottage (TR 05 NE 148), all from the 18<sup>th</sup> century. The PDA itself is known to have had a number of Post Medieval buildings on its site, Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

### *Modern*

5.8.10 There are four Kent HER records for the modern period. These all relate to the Second World War. Immediately in from of the PDA area, over the other side of New Town Street was located a searchlight emplacement (TR 15 NW 686). The village school, circa 330m to the north of the PDA, had an air raid shelter (TR NW 1126) and a roadblock was located on Hatch Lane, 360m to the west of the PDA (TR 05 NE 141). Also, in the vicinity of Hatch Lane, 400m west of the PDA, a Hawker Hurricane aircraft crashed in 1940 in the garden of Rose Cottage. It is known that the pilot bailed out and the aircraft written off. The site was excavated in February 1979 by London Air Museum but their findings are unknown. The site is now designated a protected site under the Protection of Military Remains Act 1986. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Farmsteads*

5.8.11 There are three farmsteads records in the Kent HER. These are all located along the Hatch Lane area. There is an outfarm north east of Mount Cottage, circa 400m north west of the PDA (MKE 86116) that survives with partial loss of original form with agricultural buildings on one side. The Royal Oak was also a farmstead (MKE 86142) with the farmhouse surviving and agricultural buildings on three sides. Finally, Hatch Farm (MKE 86141), which has no apparent alteration, with buildings on three sides of the courtyard.

### *Undated Records*

5.8.12 There are no undated records within the assessment area.

### *Overview*

5.8.13 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Whilst Palaeolithic handaxes, a Roman Burial and Iron Age dykes have been found, these are some way from the PDA. However, the PDA itself is a known Post Medieval site with a history of a number of buildings on the site in the past. The origins and purpose of all these building whether residential cottage or farm buildings are not known. Therefore, the site has a moderate potential for the Post Medieval period, low/moderate potential for the Iron Age, with low potential for for all the other periods.

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

- Prehistoric: **low**
  
- Iron Age: **low/moderate**
  
- Roman: **low**
  
- Anglo-Saxon: **low**
  
- Medieval: **low**

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

## 6 IMPACT ASSESSMENT

### 6.1 Introduction

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

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

### 6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicates that the site has had a number of buildings across the PDA or which only the Chapter Arms now remains. These buildings would have had some impact on any possible archaeological remains due to their foundations and therefore the previous impact to archaeological remains from these are considered to be **medium**. For the areas of the PDA that have not been built on, the impact for these parts is considered **low**.

### **6.3 Summary of Impacts**

- 6.3.1 Due to the use of the PDA for the use of historical buildings, with their associated foundations, there is likely to be a combination of low and medium impact across the PDA. The level of natural geology of the site is not known.

## **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 **moderate** archaeological potential for the Post Medieval period, **low/moderate** archaeological potential for the Iron Age period and **low** archaeological potential for all other periods.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

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

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

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

### **8.3 Copyright**

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to

Goddard Planning Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIFA.

SWAT Archaeology

February 2018

## 9 REFERENCES

### 9.1 Bibliographic

Canterbury City Council Local Plan (2017)

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

National Planning Policy Framework 2012

Data provided by Kent HER

English Heritage Guidance (2014) The setting of the Heritage Assets

### 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/>

Historic England, 2015. *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets*. Available at: <http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

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

Canterbury City Council Local Plan (July 2017)

[https://www.canterbury.gov.uk/downloads/file/467/canterbury\\_district\\_local\\_plan\\_adopted\\_july\\_2017](https://www.canterbury.gov.uk/downloads/file/467/canterbury_district_local_plan_adopted_july_2017)

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

KHER	Type	Location	Period	Description
	HLC			Post 1810 Settlement, bordering orchards.
TR 05 NE 2	Monument	c. 350m SSW	Roman	Burial at Hatch Green in an area now under orchard. Found in the early 20 <sup>th</sup> century
TR 05 NE 33	Listed Building	c. 400m WSW	Medieval	Pilgrim's cottage, Hatch Lane, Chartham. Grade II listed (1348507). 17 <sup>th</sup> century or earlier, timber-framed cottage refaced in 18 <sup>th</sup> century with red brick and grey headers. One storey and attics. Hipped thatched roof with eyebrow dormers. Three casement windows.
TR 05 NE 144	Building	c. 400m NW	Post Medieval	Orchard Cottage, Primrose Hill, Chartham. Locally listed (5042). Date stone with initial 'DRM 1725'. 2 storeys red brick, tiled roof, hipped at one end. 3 casements with cambered heads to ground floor, cambered doorcase with flat wooden hood and brackets.
TR 15 NW 1392	Listed Building	c. 300m W	Medieval to Post Medieval	The Royal Oak Public House, Hatch Lane. Grade II listed (1100325). Remains of a late mediaeval timber-framed building on right hand side now recased in brick. One storey and attics. Steeply pitched hipped tiled roof with smoke gable. On the left hand side is a two storey stuccoed portion with a yellow brick porch. Closed as a pub in 200 and converted to private residence.
TR 05 NE 138	Listed Building	c. 350m W	Post Medieval	Hatch House, Hatch Lane. Grade II listed (1085681). An L-shaped building. The rear wing is 18 <sup>th</sup> century. Two storeys red brick. Tiled roof with modillion eaves cornice. Casement windows. The front portion dates from about 1830. Two storeys and attics red brick. Hipped slate roof with two pedimented dormers. Wide bracket

				eaves cornice. Three sashes with glazing bars intact, with Venetian windows on the ground floor. The centre window bay projects with pediment over containing a lunette window. Round-headed doorcase with pilasters, pediment, keystone, semi-circular fanlight and door of 6 moulded and fielded panels.
TR 15 NW 1417	Listed Building	c. 350m SW	Post Medieval	Hatch Farmhouse, Hatch Lane. Grade II listed (1336500). 18 <sup>th</sup> century or earlier. Two storeys fronted with red brick, the sides tile hung. Half nipped tiled roof and parapet. Two casement windows. 19 <sup>th</sup> century porch.
TR 05 NE 148	Listed Building	c. 350m WSW	Post Medieval	Mount Cottage, Hatch Lane. Grade II listed (1336501). 18 <sup>th</sup> century pair of two storeys red brick with grey headers. Hipped tiled roof, s shaped iron ties.
TR 05 NE 141	Monument	c. 360m W	Modern	Roadblock. Second World War on Hatch Lane. A roadblock, based on a prepared demolition, on Hatch Lane within the village of Chartham, had been established by late November 1941. Further details are hard to come by.
TR 15 NW 686	Monument	c. 50m E	Modern	Second World War searchlight emplacement. By October 1941 there was a searchlight emplacement (Military Grid Reference R 545747), operated by 508 Searchlight Battery of the 29 Searchlight Regiment of the Royal Artillery, at Chartham Hatch. This looks to have been in a field to the east of New Town Street, at the south end of the village, opposite the Chapter Arms public house.
TR 15 NW 1126	Monument	c. 330m N	Modern	Second World War air raid shelter at Chartham Hatch Council School. Around the middle of November 1940, the Bridge-Blean Rural District Council received plans of the air raid shelters at Chartham Hatch Council School. It is possible these may survive.
TR 05 NE 163	Building	c. 450m NW	Post Medieval to Modern	Broadview, Chartham Hatch. A three bay timber framed building. In 2006 a dendrochronological assessment was carried out by Tree-Ring Services. Ten samples were taken from the timber frame of the building. Two precise felling dates in the winters of 1593/4 and

				1594/5 indicate that the two northern bays were probably built as a single phase in 1595 or soon after. No samples were dated from the southern end bay of the building so it is not known if this was also built at this time.
MKE 86116	Farmstead	c. 400m NW	Post Medieval	Outfarm north, north east of Mount Cottage. Loose courtyard type plan with working agricultural buildings on one side. Altered with partial loss of original form (less than 50%).
MKE 86141	Farmstead	c. 360m SW	Post Medieval	Hatch Farm. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached with gable end on to yard. No apparent alteration.
MKE 86142	Farmstead	c. 300m W	Post Medieval	Royal Oak Public house. A loose courtyard plan farmstead with buildings to three sides of the yard. Farmhouse detached in central position. Altered with partial loss of original form (less than 50%).
TR 05 NE 181	Monument	c. 400m SW	Post Medieval to Modern	Hop pickers huts on Pilgrim Road. Late 19 <sup>th</sup> century. The second edition Ordnance Survey map (1897-1923) shows a rectangular building parallel to Pilgrims Road. The third edition Ordnance Survey map (1907-1923) shows an additional rectangular building to the north and a small square building on the same alignment to the south. All the buildings have been demolished before the 1940s aerial photographic survey.
TR 05 NE 1581	Crash Site	c. 400m W	Modern	A Hawker Hurricane I (R4106) of 32 Sq, RAF Biggin Hill, crashed 18th August 1940 at Rose Garden Cottage, Chartham Hatch. Pilot bailed out. Aircraft written off. Site excavated February 1979 by London Air Museum.
TR 05 NE 183	Monument	c. 450m WSW	Iron Age	Iron Age dykes, Blean Woods. In 2008 Canterbury Archaeological Trust carried out a walkover survey of the Blean Woods. Extensive major earthworks were identified. It is thought that these could be of Iron Age date, forming a dyke system with Bigbury Camp. The area was surveyed as part of the South Blean Woods Landscape History Project. Elements of the system were identified on Lidar

				survey results and subsequently ground truthed. They were described as woodland banks, boundary banks and trackways.
TR 15 NW 1615	Findspot	c. 480m SW	Palaeolithic	Handaxe surface find from Barn Field, Nickle Farm. First identified in 1968.
TR 15 NW 1616	Findspot	c. 300m W	Palaeolithic	Handaxe, surface find in Chartham Hatch Green near the Royal Oak. First identified in 1968.
TR 15 NW 2387	Building	c. 450m NNW	Post Medieval to Modern	Former Methodist Chapel, Primrose Hill, Chartham Hatch. The former Primitive Methodist Chapel, Chartham Hatch is shown on the 1907-23 map. It has been converted into residential dwellings.

Figure 10: KHER Monument Record



### Kent County Council - Chapter Arms, Chartham Hatch - Stour Palaeolithic Character Area

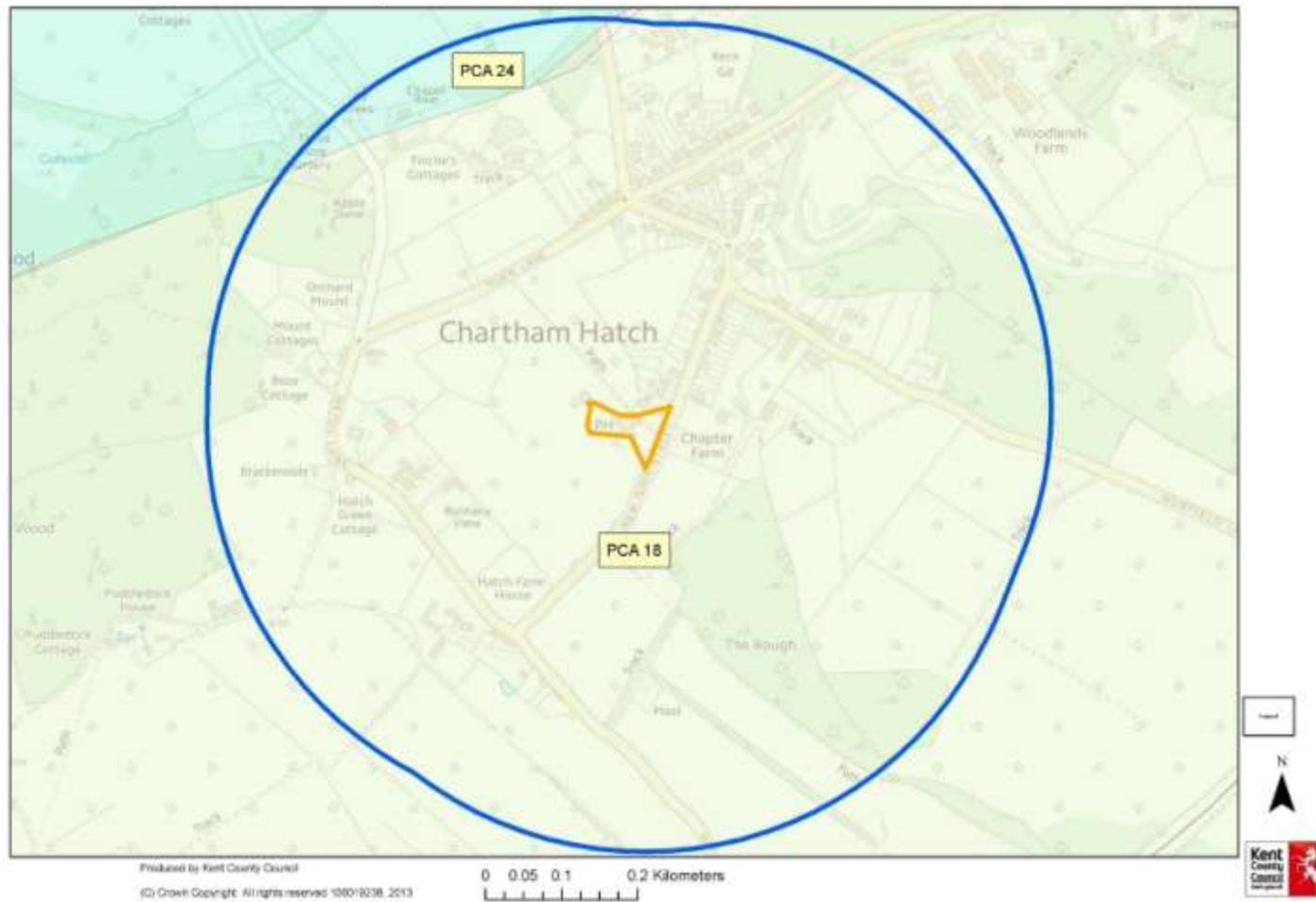


Figure 12: KHER Stour Palaeolithic Character Area.



*Plate 1: 1940. All at an altitude of 630m (Google Earth).*



*Plate 2: 1960 (Google Earth)*



*Plate 3: 1990 (Google Earth)*



*Plate 4: 2003 (Google Earth)*



*Plate 5: 2007 (Google Earth)*



*Plate 6: 2008 (Google Earth)*



*Plate 7: 2011 (Google Earth)*



*Plate 8: 2013 (Google Earth)*



*Plate 9: 2014 (Google Earth)*



*Plate 10: 2017 (Google Earth)*



*Plate 11: View of the PDA from New Town Street (facing west, north west)*



*Plate 12: View of western boundary from New Town Street (looking north, north west)*



*Plate 13: View of pub garden and eastern boundary from New Town Street. The footpath runs along the right-hand side of the photograph (looking west).*



*Plate 14: View of the kink in the footpath along the eastern boundary by the Chapter Arms building (looking west).*



*Plate 15: Rear view of the PDA. the north eastern boundary towards the pond is on the right-hand side (looking south)*



*Plate 16: View of the PDA and north western boundary (looking east, south east)*



*Plate 17: View along the southern boundary (looking east)*



*Plate 18: View towards New Town Street from the footpath in the beer garden (looking south east)*

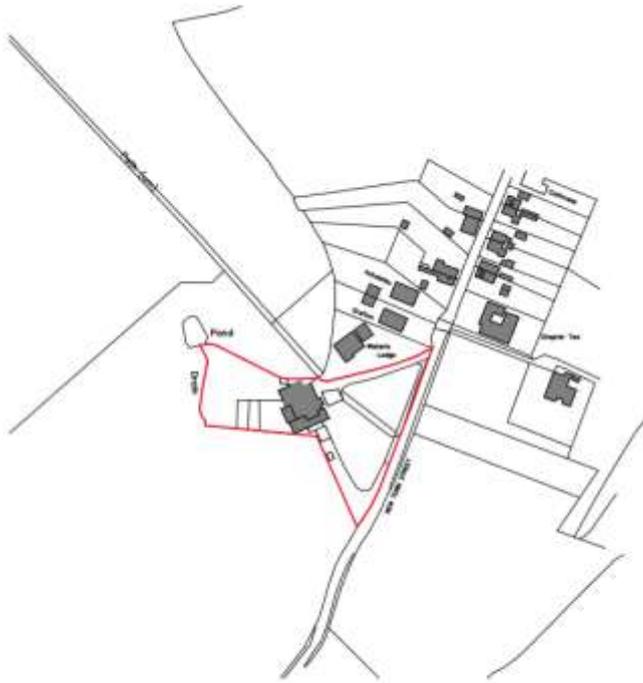


*Plate 19: View of the inside of the south western boundary from the car park (looking south west)*

FIGURES



Figure 1: Location



DeLivers Survey (s) Crown Copyright 2017. All rights reserved. Licence number 10002432

Site Location Plan  
Scale 1:2500



Figure 2. Site Plan



Fig 3. OS 1873 1:2500

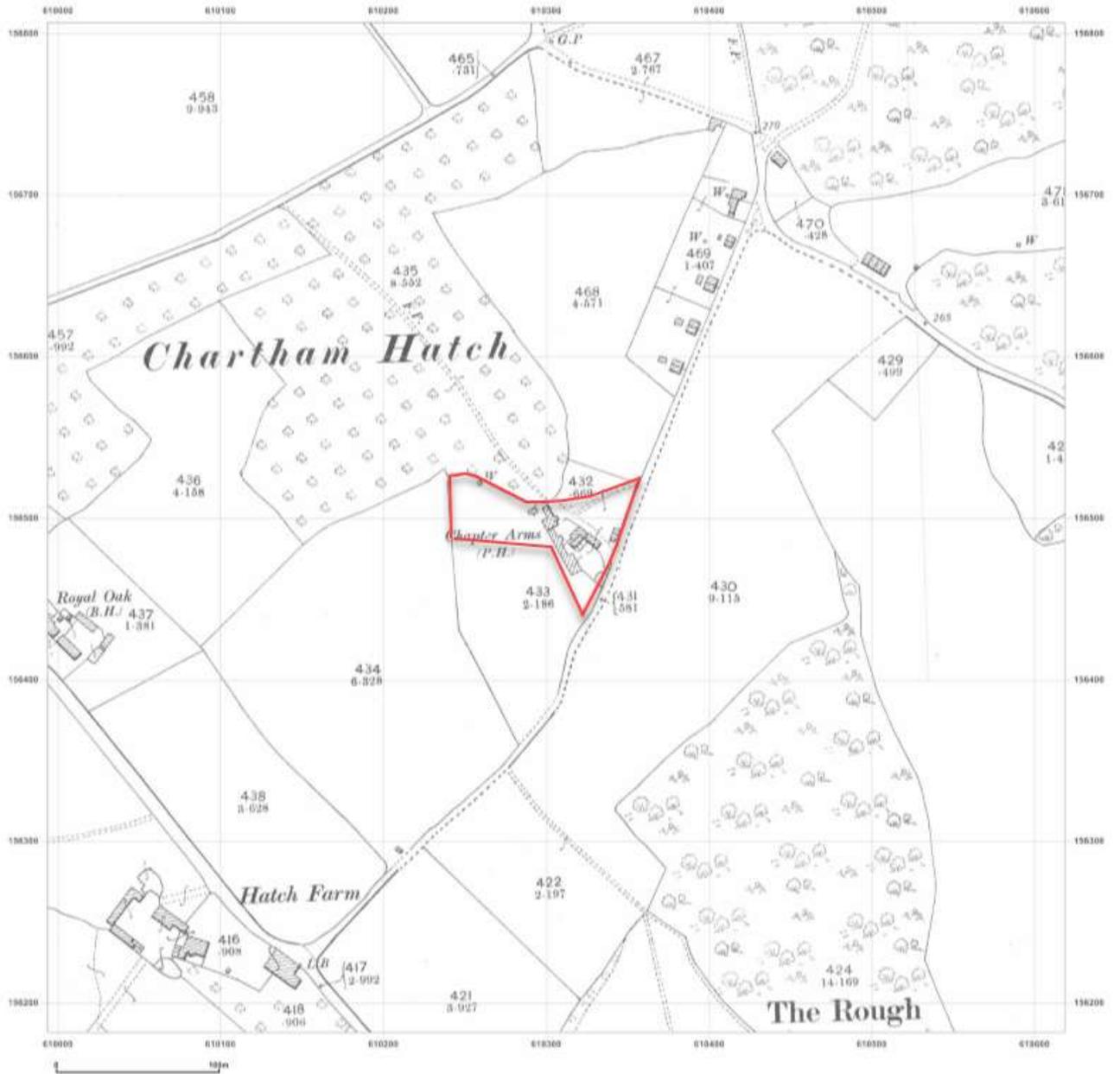


Fig 4. OS 1898 1: 2500

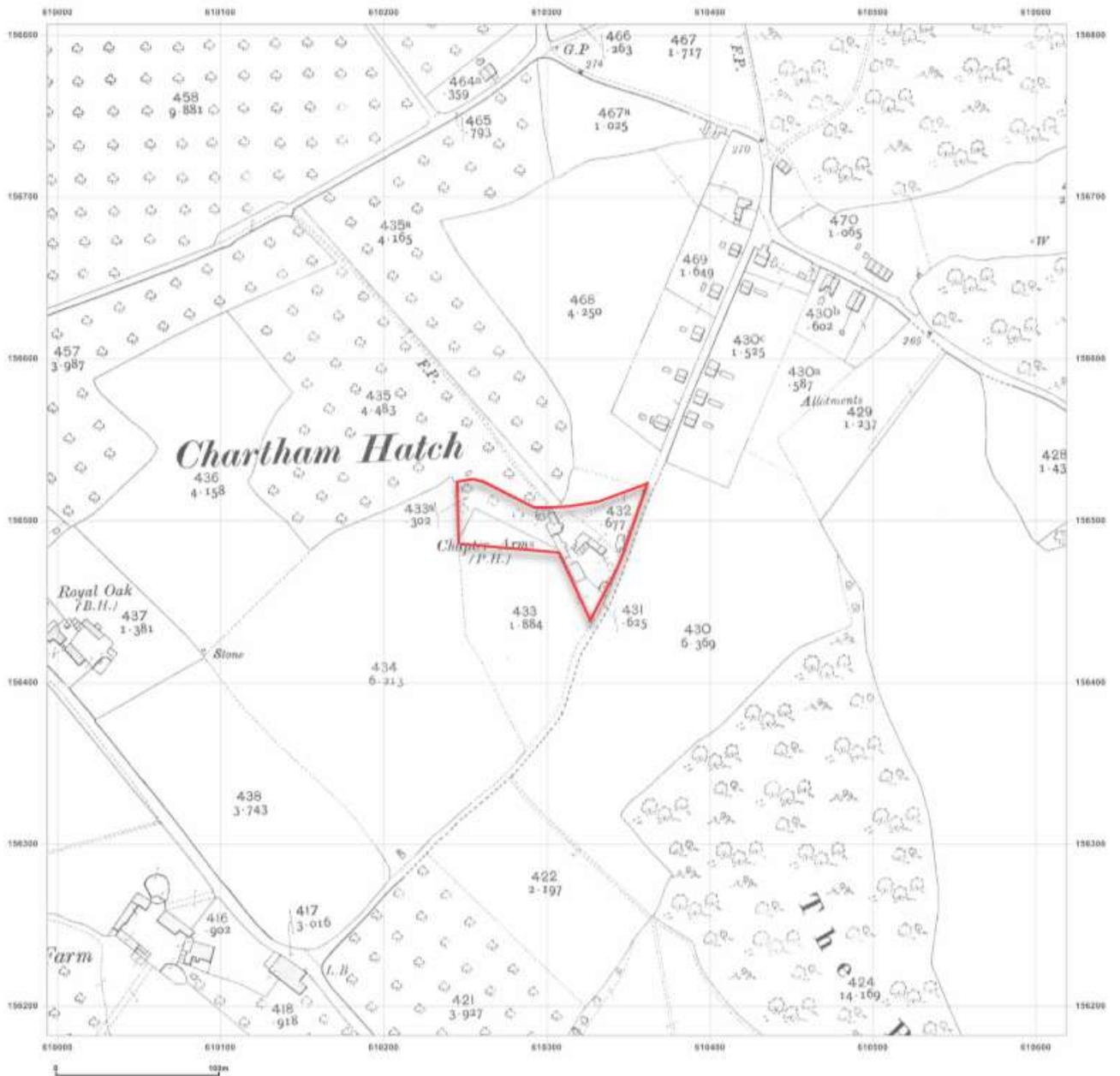


Fig 5. OS 1907 1:2500

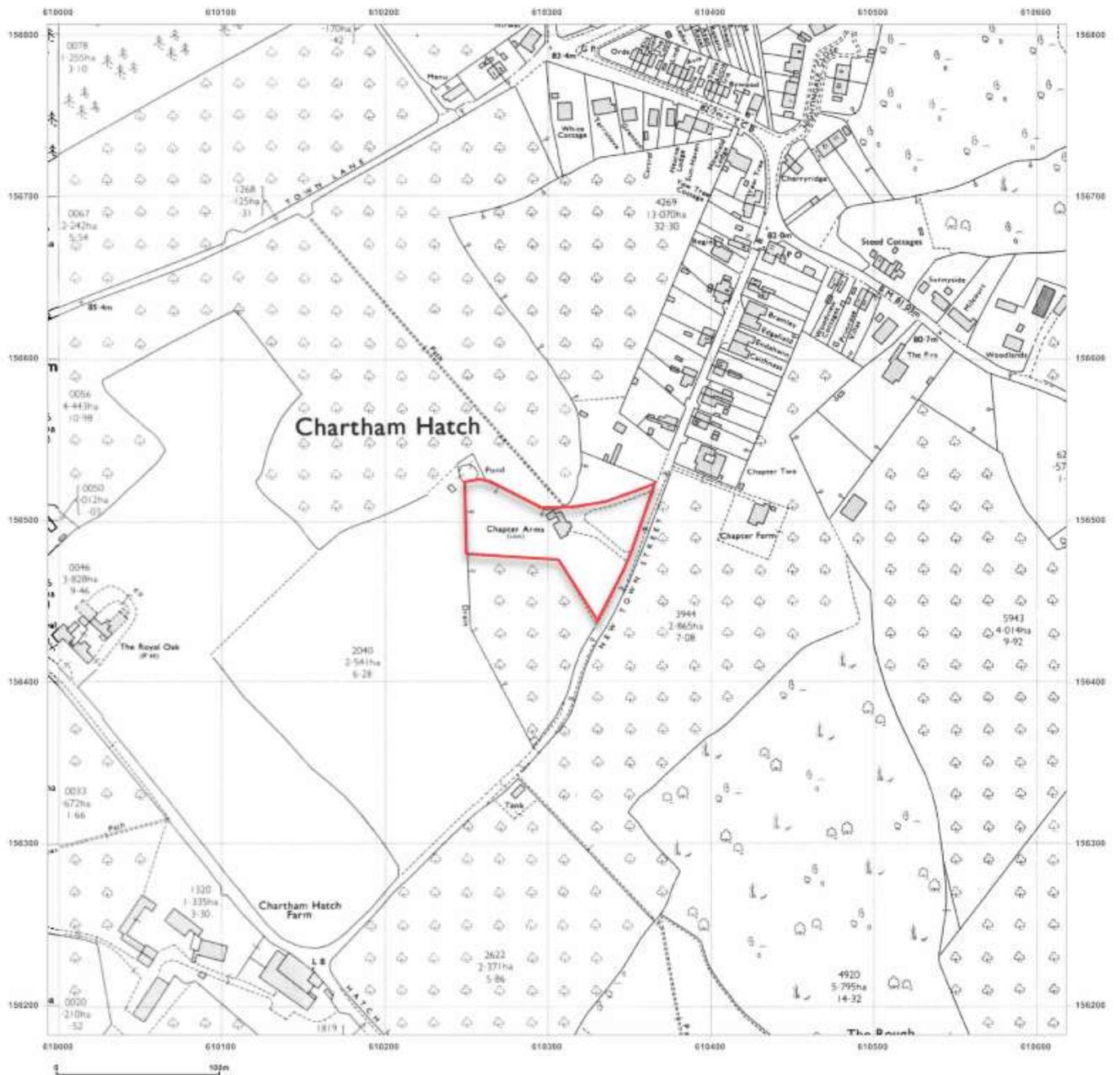


Fig 6. OS 1971-1972 1:2500





