

# Archaeological Investigation and Building Recording at the Prince Albert, 109 New Street, Ashford, Kent

Site Code: ALB -EV-19

NGR Site Centre 600590 143033

Planning Application Number: 17/01118/AS



SWAT ARCHAEOLOGY

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## **Summary**

*Swale & Thames Survey Company (SWAT Archaeology) was commissioned to undertake an archaeological investigation on land at Prince Albert, 109 New Street, Ashford in Kent. The archaeological works were monitored by the Kent County Council Senior Archaeological Officer.*

*The fieldwork was carried out on 11<sup>th</sup> April and 24<sup>th</sup> July 2018 in accordance with an archaeological specifications (SWAT Archaeology 2018) submitted to the Local Planning Authority prior to commencement of works.*

*The Archaeological investigation consisted of building recording of the structure prior to demolition and one archaeological evaluation trench, which encountered a relatively common stratigraphic sequence comprising topsoil and subsoil overlying natural geology.*



## 1 INTRODUCTION

### 1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT Archaeology) was commissioned to undertake an archaeological investigation of land at Prince Albert, 109 New Street, Ashford in Kent (**Figures 1-3**). The land has planning permission (17/01118/AS) for the erection of a five storey apartment building containing fourteen 2 bedroom units and 84m<sup>2</sup> of commercial space at ground floor level including 14 car parking spaces, refuse and cycle storage and a vehicle layby. Condition (35) has been attached to the permission requiring that a programme of building recording be undertaken in advance of any site works. (Figures 2-3).

1.1.2 In mitigation of the potential impact that the development may have on the buried archaeological resource Kent County Council Heritage & Conservation (KKCHC), who provide an advisory service to Ashford Borough Council (ABC), requested that the programme of archaeological works should be carried out. Condition 35 states:

*(35) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been previously submitted to and approved in writing by the Local Planning Authority.*

**Reason:** *To ensure that any historic building features are properly examined and recorded.*

1.1.3 The archaeological building recording was carried out on 11<sup>th</sup> April 2018 and the archaeological evaluation on 24<sup>th</sup> July 2018 in accordance with archaeological specifications prepared by SWAT Archaeology (2018), prior to commencement of works, and in discussion with Wendy Rogers Senior Archaeological Officer at KCCHC.

#### 1.1.4 Site Description and Topography

The site is situated in the centre of Ashford in Kent and to the north by a roundabout with New Street to the east and Chart Road to the west. The rear of the property is accessed from Barrow Hill. The earliest historical reference to the pub is in the census of 1871 where the premises are described as a beerhouse, It seems that historically there were two 'beerhouses' on the site, the Prince Albert and the Prince of Orange which seem to have been amalgamated in 1938.

The NGR to the centre of the site is NGR 600590 143033 (Figures 1-3).

The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Sandgate Formation: Sandstone, Siltstone, and Mudstone. Superficial deposits are recorded as River Terrace Deposits: Sand and Gravel.

## **2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **2.1 Introduction**

2.1.1 Details of previous discoveries and investigations within the immediate and wider area may be found in the Kent County Council Historic Environment Record and have been summarised in the Specification produced by SWAT Archaeology (2018). In particular the place name of 'Barrow Hill' immediately to the north of the PDA with its adjacent cremation burial (TR 04 SW 5).

The Ashford census of 1871 described the Prince Albert as a beer house. Records show that this pub amalgamated with the one next door, and both buildings were then called the Prince Albert. The building was closed and boarded up in 2014. The Prince of Orange was situated at 111 New Road and known locally as The Three Ones. Upon closure the building was subsumed into The Prince Albert, next door (Figure 1).

The plates (Plates 2-17) shows both the Prince Albert and Prince of Orange buildings.

The following text is from the original listed building designation:

1. 5344 NEW STREET (south-west side) No 111 The Prince of Orange Public House (TR 04 SW 3/85).

The building is an early C19. Two=storeys stuccoed. Tiled roof with eaves cornice. Five sashes and one blocked window space with glazing bars missing. Good door case with Doric columns, pediment and semi-circular fanlight. The right hand side has a modern bar extension. The rear elevation has 1 1/2 hipped gables and one plain gable and a round-headed door case.

Listing NGR: TR0058143041 (1) (2)

Public house. C17 in origin. Originally at least two dwellings, one of which was a beerhouse by 1866. Consolidated as a single building by 1969 and known as The Prince of Orange. Merged with the adjoining pub, the Prince Albert, in 1999-2002.

MATERIALS: stuccoed brick. Clay tile roofs.

PLAN: L-plan principal ranges of two-storeys along New Street and Barrow Hill (plus attic) with a secondary two-storey range and, largely C20, single-storey infill connecting to the adjoining Prince Albert. The Prince of Orange was delisted in May 2016 following a fire.

An excerpt from the delisting report:

"After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are no longer fulfilled. It is recommended that the Prince of Orange, 111 New Street, Ashford is removed from the List.

#### REASONS FOR DESIGNATION DECISION

The Prince of Orange, 111 New Street, Ashford, a public house with late-C17 origins, much altered and badly damaged by fire, is recommended for removal from the List for the following principal reasons:

- \* Loss of fabric: following a fire in 2014 and subsequent vandalism, the building has lost many of its significant elements, including part of the roof structure, the southern part of the central ranges, window joinery and the C18 Tuscan door case and fanlight, to the detriment of its architectural and historic integrity;
- \* Plan: the ground floor has lost its historic divisions due to modernisation so that the plan form is no longer recognisable;
- \* Internal survival: other than some ground-floor ceiling beams and partial remains of one C19 brick fireplace in the earliest part of the building, the building does not retain any historic fabric or pub fittings of special interest;
- \* Degree of alteration: modern single storey additions to the rear and the incorporation of the adjoining Prince Albert pub have had a cumulative impact on the character and legibility of the historic building;
- \* Historic interest: one of many pubs on New Street which developed to cater for the Army garrison in the town in the C19, the building has no claims to special historic interest in a national context."

In addition the historic mapping attached to this report shows the development of the site from 1871-1993 (Figures 3-15).

### **3 AIMS AND OBJECTIVES**

#### **3.1 Specific Aims (SWAT 2018)**

- 3.1.1 The specific aims of the archaeological fieldwork are set out in the Specification (SWAT 2018) were to:
- 3.1.2 *'The primary objective of the archaeological evaluation is to establish or otherwise the presence of any potential archaeological features which may be impacted by the proposed development. The aims of this investigation are to determine the potential for archaeological activity and in particular the cremation burial found about 300 m to the north east (TR 04 SW 5) and later archaeological activity.'*

3.1.3 *The programme of archaeological work should be carried out in a phased approach and will commence with a rapid building recording (Plates 1-12) and evaluation through trial trenching. This initial phase should determine whether any significant archaeological remains would be affected by the development and if so what mitigation measures are appropriate. Such measures may include further detailed archaeological excavation, or an archaeological watching brief during construction work or an engineering solution to any preservation in situ requirements’.*

(SWAT Archaeology 2018: 6)

### **3.2 General Aims**

3.2.1 The general aims of the archaeological fieldwork were to;

- establish the presence or absence of any elements of the archaeological resource, both artefacts and ecofacts of archaeological interest across the area of the development;
- ascertain the extent, depth below ground surface, depth of deposit if possible, character, date and quality of any such archaeological remains by limited sample excavation;
- determine the state of preservation and importance of the archaeological resource, if present, and to assess the past impacts on the site and pay particular attention to the character, height/depth below ground level, condition, date and significance of any archaeological deposits.

## **4 METHODOLOGY**

### **4.1 Introduction**

4.1.1 All fieldwork was conducted in accordance with the methodology set out in the Specification (SWAT 2018 and KCC Manual of Specifications ‘B’) and carried out in compliance with the standards outlined in the Chartered Institute for Archaeologists’ Standards Guidance for Archaeological Evaluations (CIfA 2017).

### **4.2 Fieldwork**

4.2.1 A total of one evaluation trench was excavated across the Site (Figure 2 and Plates 18-21).

4.2.2 The trench was initially scanned for surface finds prior to excavation. Excavation was carried out using a 360° mechanical excavator fitted with a toothless ditching bucket, removing the overburden to the top of the first recognisable archaeological horizon, under the constant supervision of an experienced archaeologist.

4.2.3 Where appropriate, trenches, or specific areas of trenches, were subsequently hand-cleaned to reveal features in plan and carefully selected cross-sections through the features were excavated

to enable sufficient information about form, development date and stratigraphic relationships to be recorded without prejudice to more extensive investigations, should these prove to be necessary. All archaeological work was carried out in accordance with KCC and ClfA standards and guidance. A complete photographic record was maintained on site that included working shots; during mechanical excavation, following archaeological investigations and during back filling.

#### **4.3 Recording**

4.3.1 A complete drawn record of the evaluation trenches comprising both plans and sections, drawn to appropriate scales (1:20 for plans, 1:10 for sections) was undertaken. The plans and sections were annotated with coordinates and aOD heights. These are retained in the site project archive.

4.3.2 Photographs were taken as appropriate providing a record of excavated features and deposits, along with images of the overall trench to illustrate their location and context. The record also includes images of the Site overall. The photographic record comprises digital photography. A photographic register of all photographs taken is contained within the site project archive.

4.3.3 A single context recording system was used to record the deposits. A full list is presented in Appendix 1. Layers and fills are identified in this report thus (100), whilst the cut of the feature is shown [100]. Context numbers were assigned to all deposits for recording purposes. Each number has been attributed to a specific trench with the primary number(s) relating to specific trenches (*i.e.* Trench 1, 101+, Trench 2, 201+, Trench 3, 301+ etc.).

### **5 RESULTS**

#### **5.1 Introduction**

5.1.1 One evaluation trench was mechanically excavated under archaeological supervision (Plates 18-21).

#### **5.2 Stratigraphic Deposit Sequence**

5.2.1 A relatively consistent stratigraphic sequence was recorded across the majority of the Site comprising a mix of topsoil sealing an intact subsoil of yellow orange sandy clayey silt overlaying the natural sand.

5.2.2 Appendix 1 provides the stratigraphic sequence for all trenches. Figures 1-3 provide a site plan and trench location plan while Plates 1-17 include selected site photographs.

#### **5.3 Overview**

5.3.1 The evaluation trench were located across the site to ensure full coverage of potential archaeological remains.

## **6 FINDS**

6.1 No finds of any archaeological merit were recovered from the archaeological evaluation

## **7 Discussion**

### **7.1 Archaeological Narrative**

7.1.1 No archaeological features were recorded in the trench.

### **7.2 Conclusions**

7.2.1 The archaeological evaluation has been successful in fulfilling the primary aims and objectives of the Specification. Development proposals are not likely to impact on archaeological remains.

7.2.2 This evaluation has, therefore, assessed the archaeological potential of land intended for development. The results from this work show that the proposed development is not likely to impact on any archaeological remains.

## **8 ARCHIVE**

### **8.1 General**

8.1.1 The Site archive, which will include; paper records, photographic records, graphics and digital data, will be prepared following nationally recommended guidelines (SMA 1995; ClfA 2009; Brown 2011; ADS 2013).

8.1.2 All archive elements will be marked with the site/accession code, and a full index will be prepared. The physical archive comprises 1 file/document case of paper records & A4 graphics

## **9 ACKNOWLEDGMENTS**

9.1.1 SWAT would like to thank the developer for commissioning the project. Thanks are also extended to Wendy Rogers, Senior Archaeological Officer, Kent County Council, for her advice and assistance.

9.1.2 Dr Paul Wilkinson MCIfA supervised the archaeological evaluation and building recording and illustrations were produced by Bartek Cichy. Dr Paul Wilkinson MCIfA produced the text for this report.

## 10 REFERENCES

ADS 2013. Caring for Digital Data in Archaeology: a guide to good practice, Archaeology Data Service & Digital Antiquity Guides to Good Practice

Brown, D.H., 2011. Archaeological archives; a guide to best practice in creation, compilation, transfer and curation, Archaeological Archives Forum (revised edition)

Chartered Institute for Archaeologists, 2009, Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives, Institute for Archaeologists

Chartered Institute for Archaeologists, 2014, *Standard and guidance: for field evaluation*.

Chartered Institute for Archaeologists, 2014, *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*.

Compiled by: SWAT Archaeology (PW). The Office, School Farm Oast, Faversham, Kent

Date: 2<sup>nd</sup> April 2019

### Appendix 1: Trench Table

|          |   |                |           |
|----------|---|----------------|-----------|
| Trench 1 | Dimensions: 25.5m x 1.6m Depth: 0.70m Trench alignment: NNW-SSE<br>NNW-end Ground Level: 72.60m aOD, SSE-end Ground Level: 72.65m aOD |                |           |
| Context  | Description   | Interpretation | Depth (m) |
| 101      | Topsoil mixed with demolition material  | Topsoil layer  | 0.00-0.15 |
| 102      | Mid orange brown, clayey sandy silt   | Subsoil        | 0.15-65   |
| 103      | Yellow brown sand   | Natural        | 0.65-     |

## Kent County Council HER Summary Form

Site Name: Land at Prince Albert, 109 New Street, Ashford, Kent

SWAT Site Code: ALB/EV/18

Site Address: As above

### Summary:

Swale and Thames Survey Company (SWAT) carried out a rapid Building Recording and Archaeological Evaluation on the development site above. The site has planning permission for development whereby Ashford Borough Council requested that Archaeological works be undertaken to determine the possible impact of the development on any archaeological remains.

The Archaeological Monitoring consisted of Building Recording and Archaeological Evaluation which revealed no archaeology.

District/Unitary: Ashford Borough Council

Period(s):

NGR (centre of site to eight figures) 600590 143033

Type of Archaeological work: Archaeological Evaluation

Date of recording: Building Recording: 11<sup>th</sup> April 2018 and Evaluation 24<sup>th</sup> July 2018

Unit undertaking recording: Swale and Thames Survey Company (SWAT. Archaeology)

Geology: Underlying geology is Bedrock Geology of Sandgate Formation: Sandstone, Siltstone and Mudstone.

Title and author of accompanying report: Wilkinson P. (2019) Archaeological Investigation and Building Recording at Prince Albert, 109 New Street, Ashford, Kent TN24 8TP

Summary of fieldwork results (begin with earliest period first, add NGRs where appropriate)

No archaeology found

Location of archive/finds: SWAT. Archaeology. Graveney Rd, Faversham, Kent. ME13 8UP

Contact at Unit: Paul Wilkinson





Plate 2. View of Prince Albert (looking SW)



Plate 3. . View of external façade Prince Albert (looking SW)



Plate 4. View of Prince of Orange (now Prince Albert)



Plate 5. Detail of facade





Plate 6. View of rear of Prince Albert (looking north)



Plate 7. View of frontage (looking SW)





Plate 8. View of internal bar area (April 218)



Plate 9. View of internal bar area (April 218)



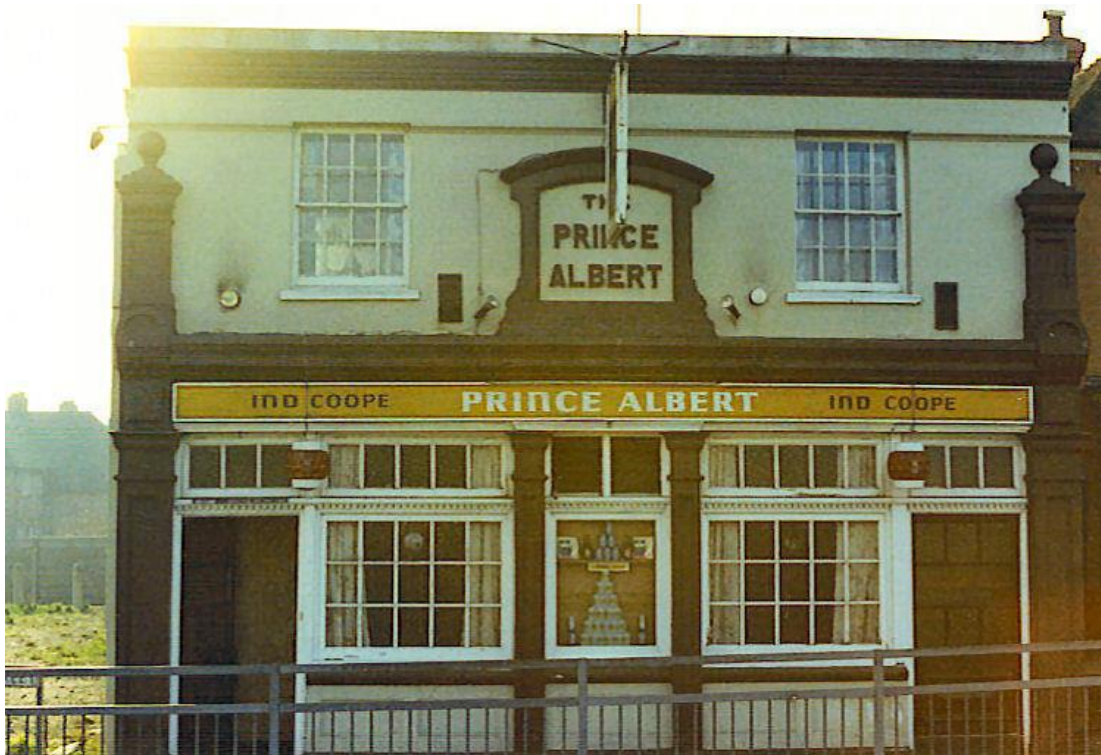


Plate 10. View of facade (c. 1970)



Plate 11. View of facade (c. 2015)



Plate 12. View of façade (c. 1985)



Plate 13. View of bar months after closing (2014)





Plate 14. Historic view of Prince of Orange



Plate 15. Historic view of Prince Albert



Plate 16. Historic view of Prince Albert



Plate 17. 19<sup>th</sup> century view of Prince Albert





Plate 18. View of evaluation Trench 1 (looking NNW)



Plate 19. View of section evaluation Trench 1 (looking NNW)





Plate 20. View of demolished site



Plate 21. Detail of Prince Albert cellars



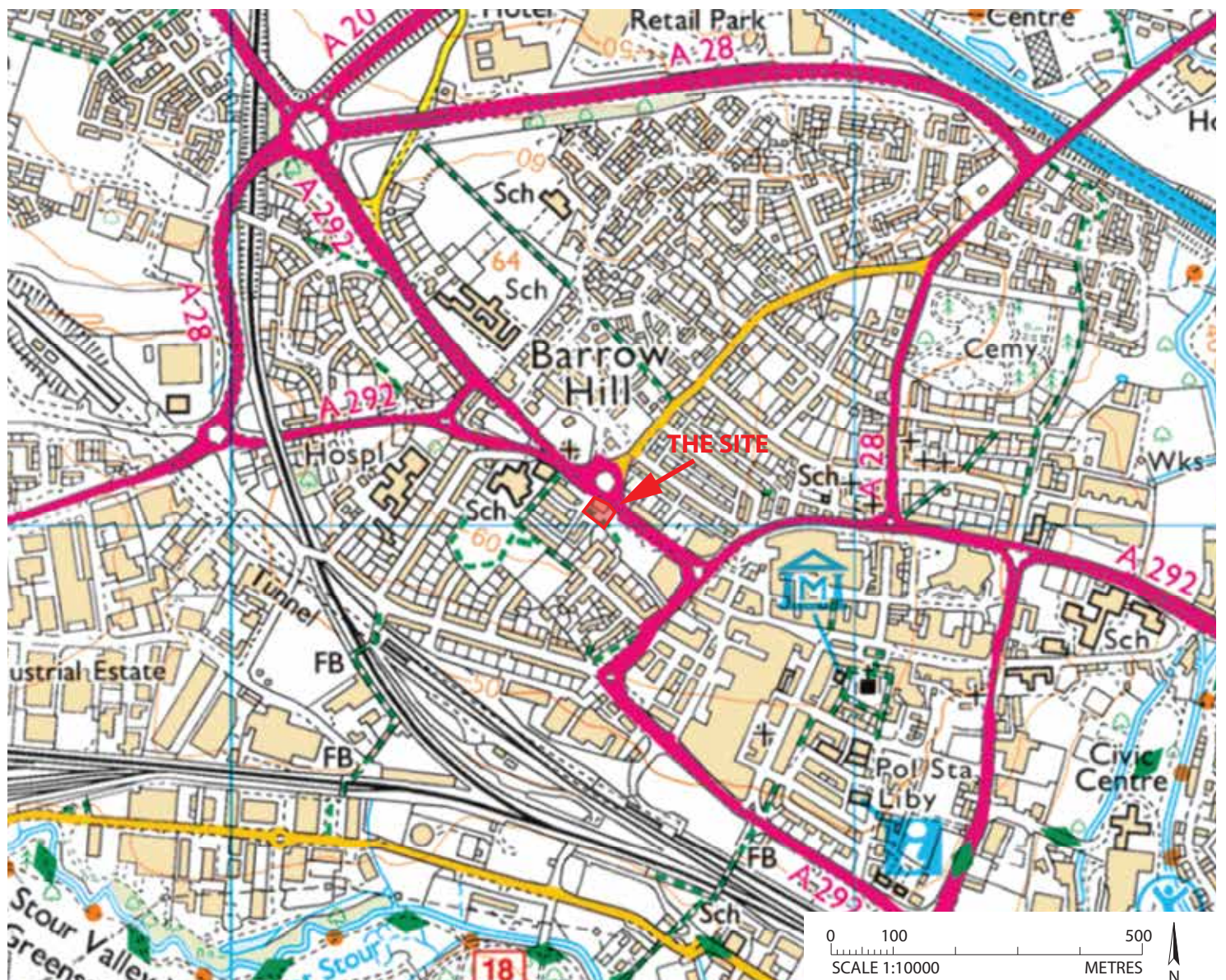
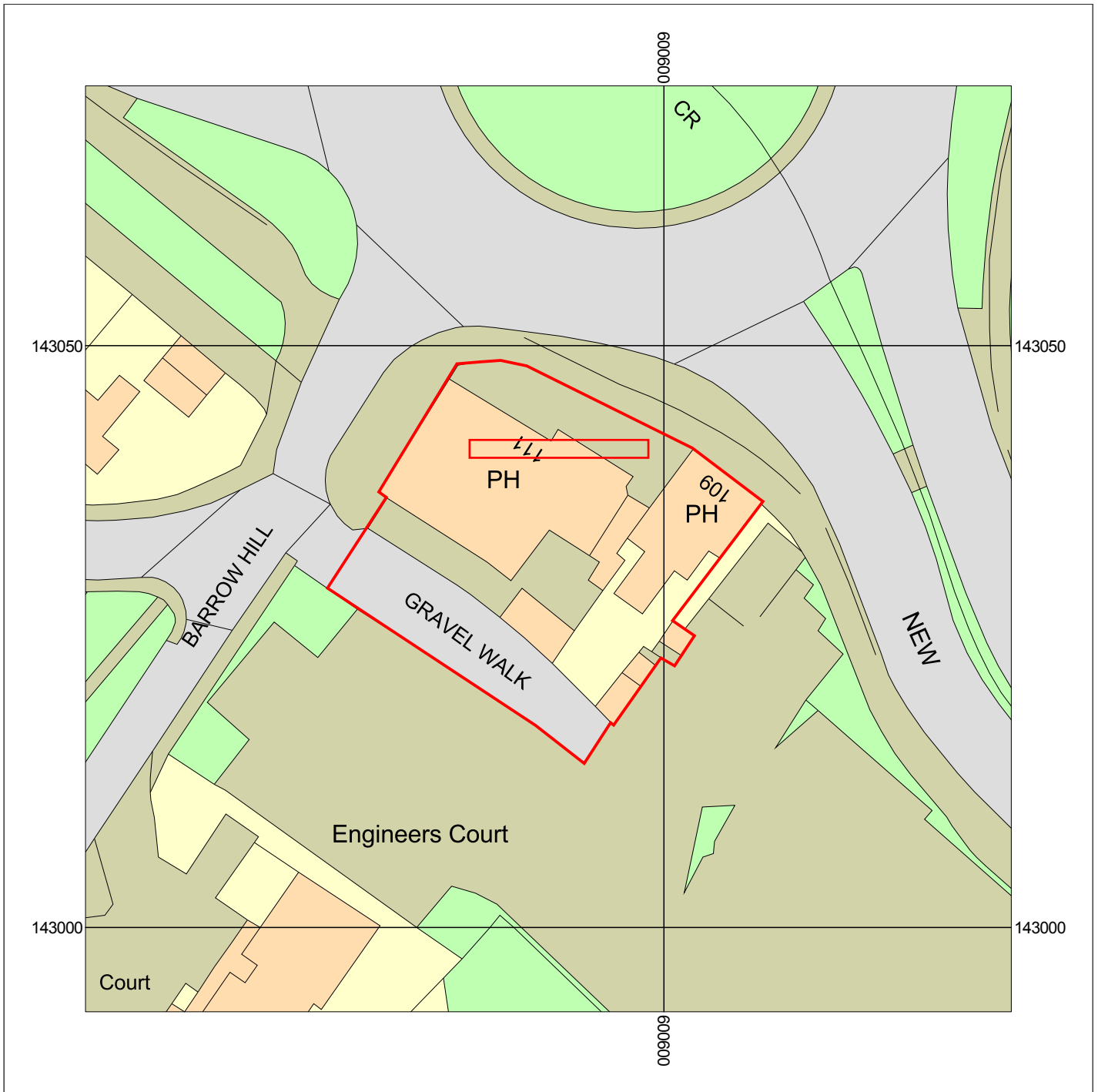


Figure 1: Site location map, scale 1:10000.



# OS Plan Colour

Figure 2.  
Location of evaluation trench



Licence number: 100031961

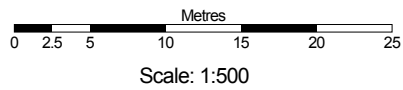


Figure 2: Site location map



Figure 3: OS historic map from 1871, scale 1:2500



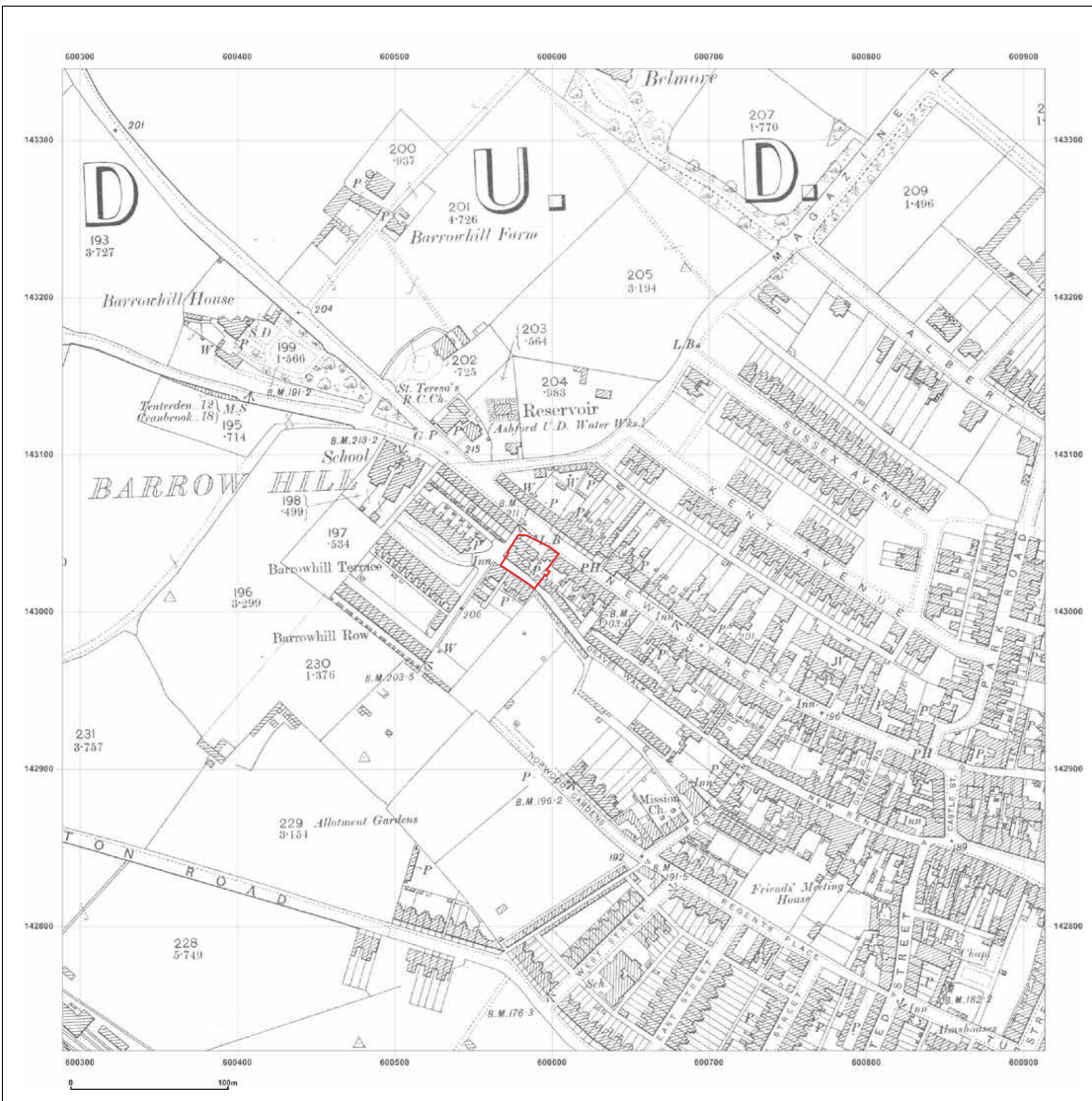


Figure 4: OS historic map from 1898, scale 1:2500



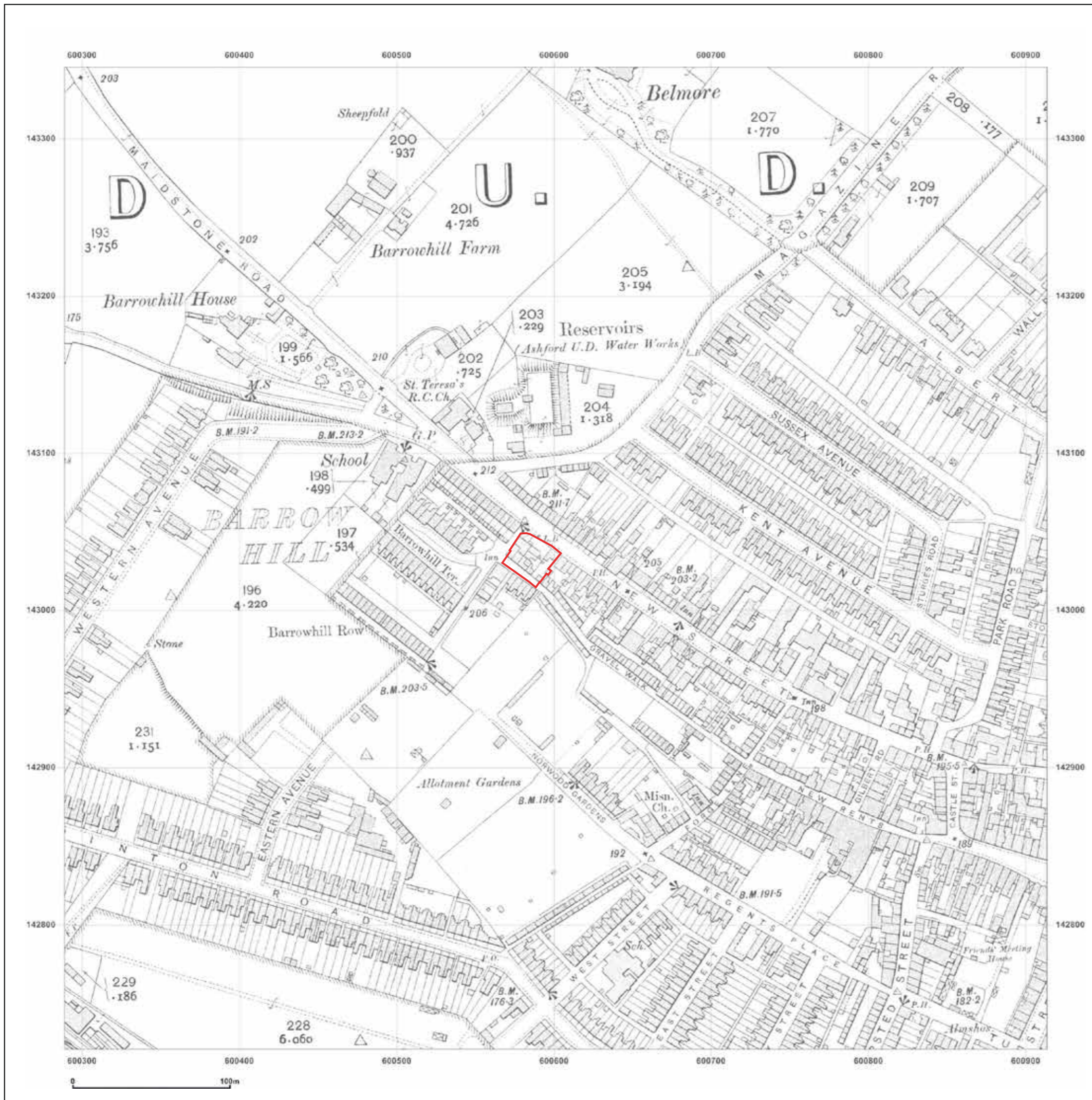


Figure 5: OS historic map from 1907, scale 1:2500



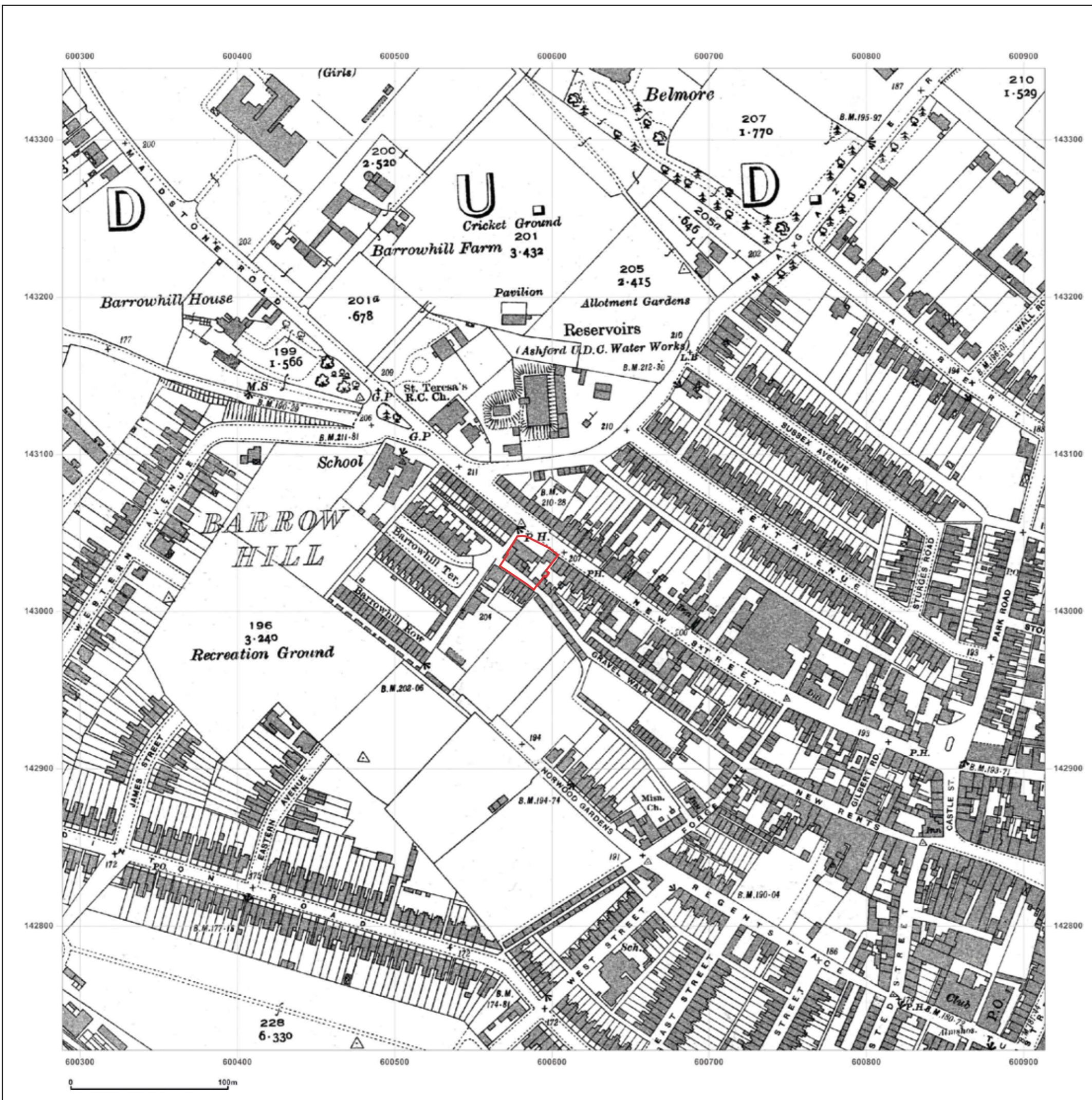


Figure 6: OS historic map from 1931, scale 1:2500



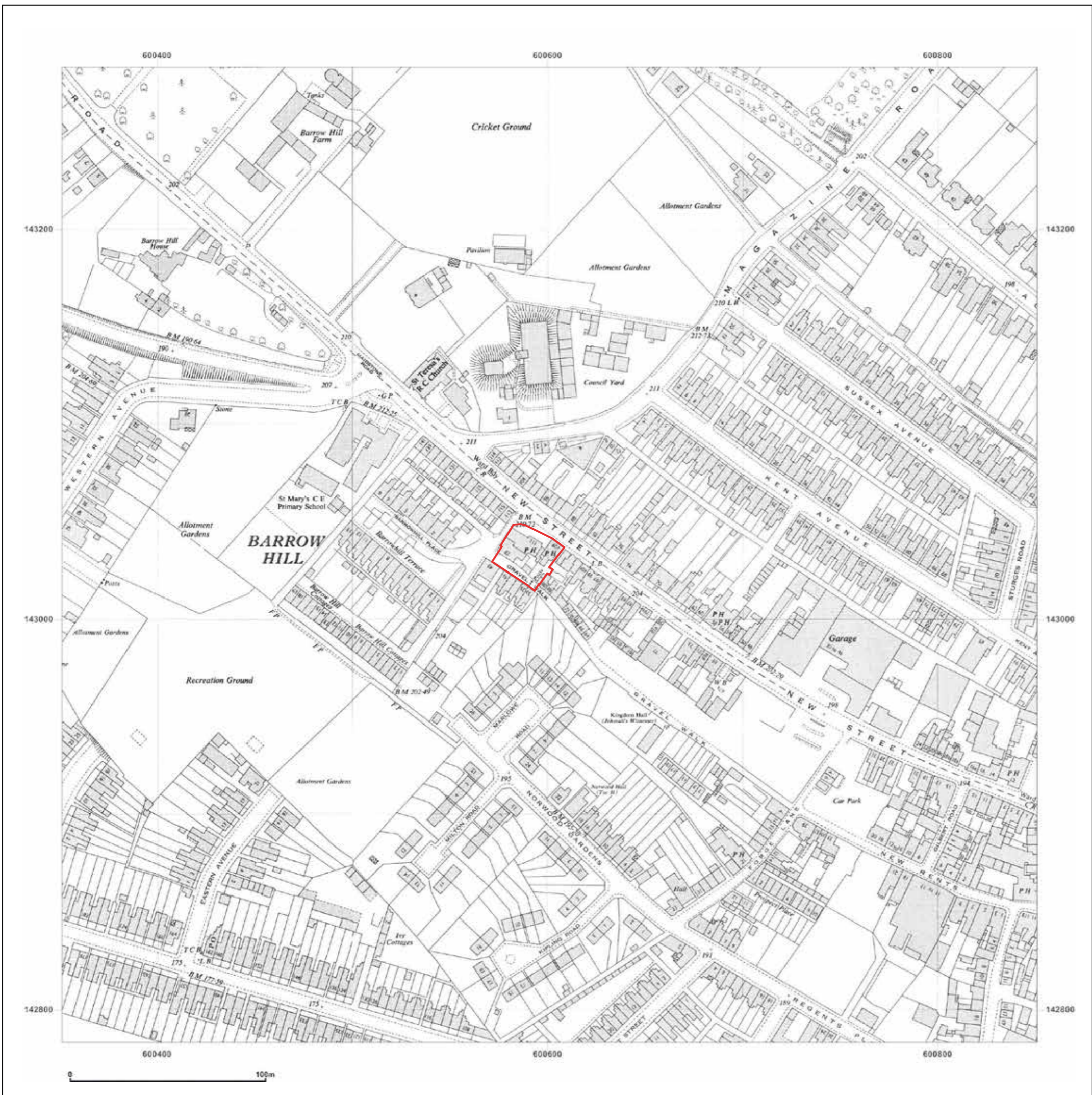


Figure 7: OS historic map from 1957-1958, scale 1:2000





Figure 8: OS historic map from 1958, scale 1:2500



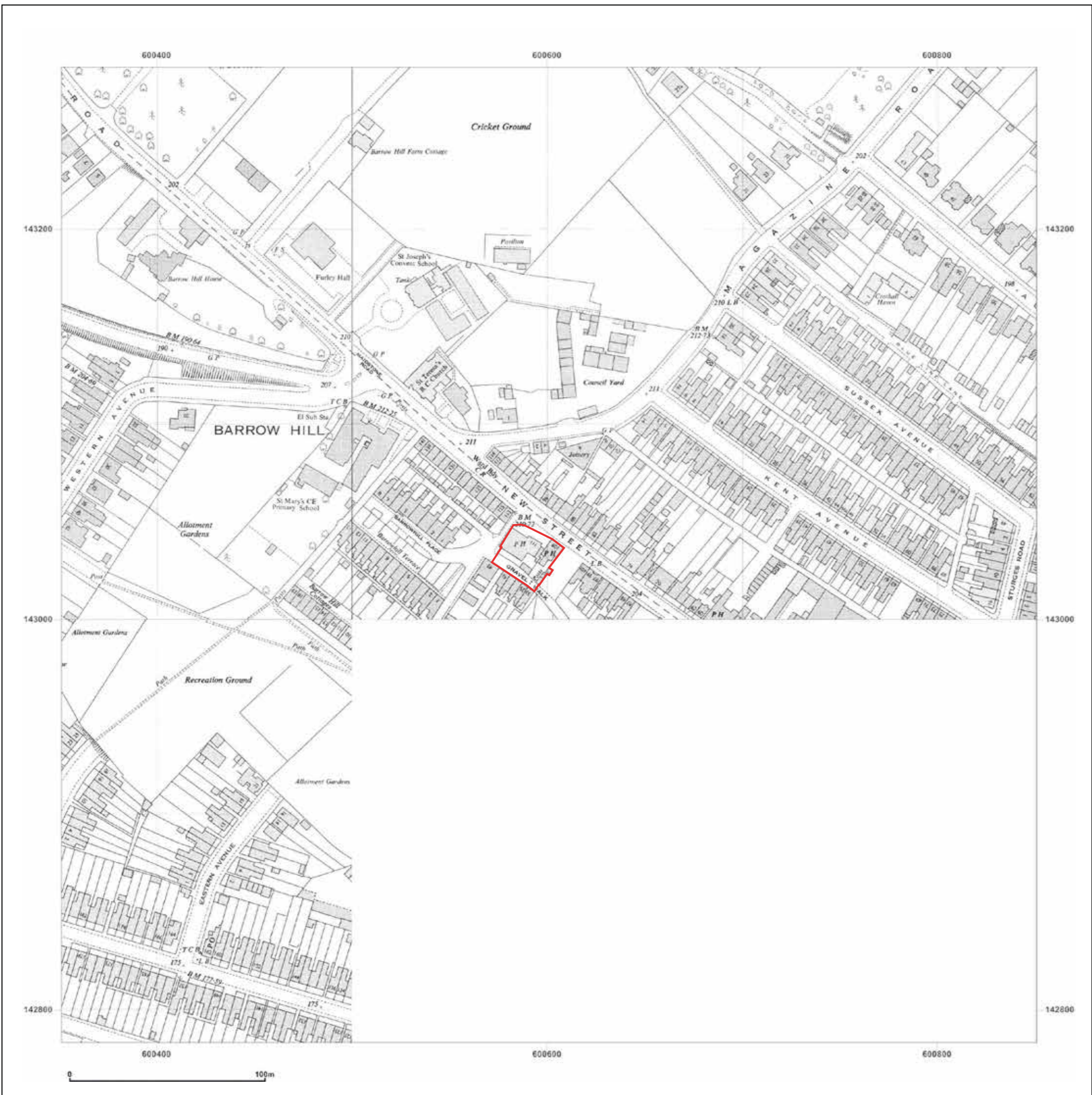


Figure 9: OS historic map from 1966-1969, scale 1:2000



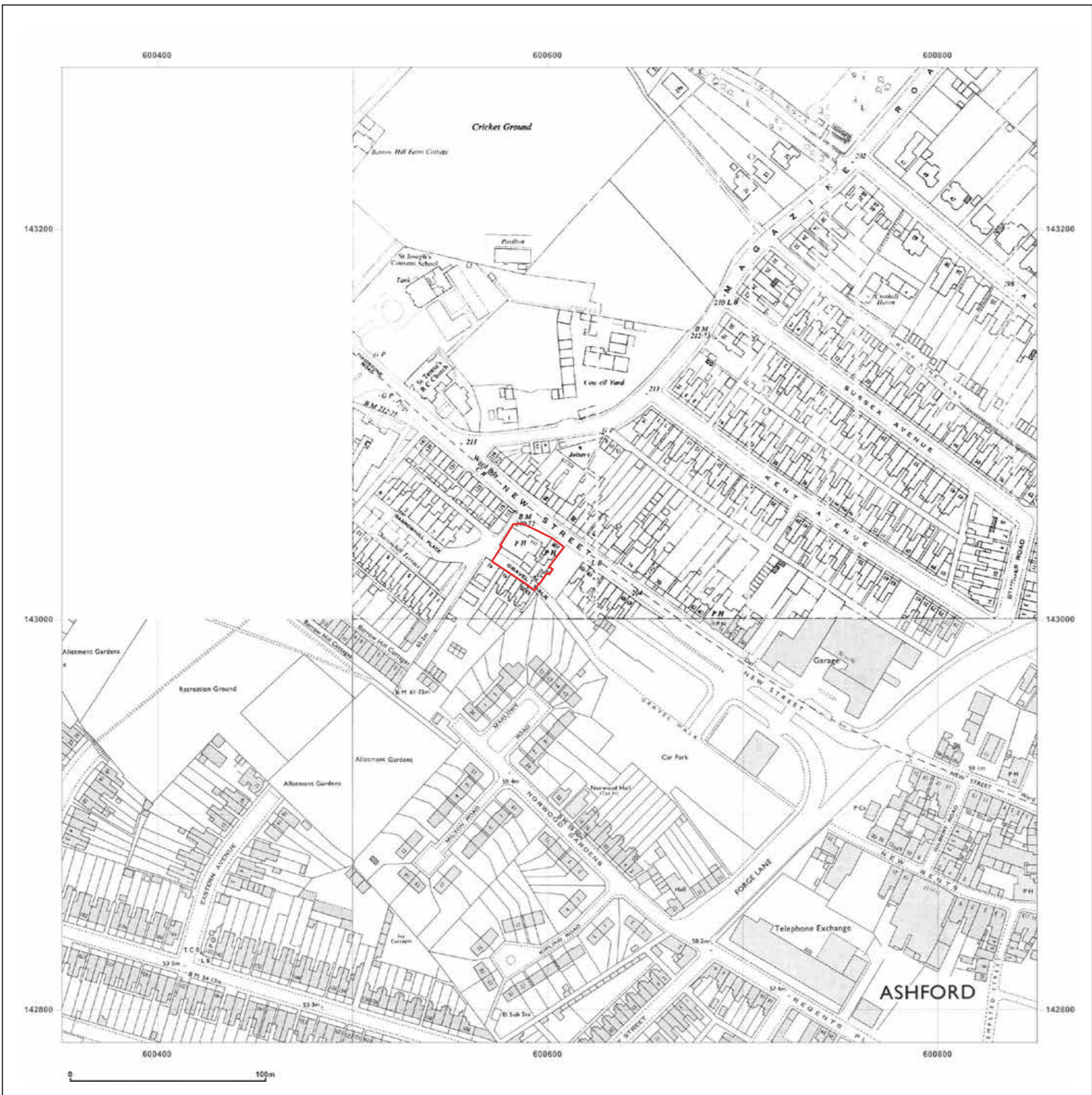


Figure 10: OS historic map from 1969-1974, scale 1:2000



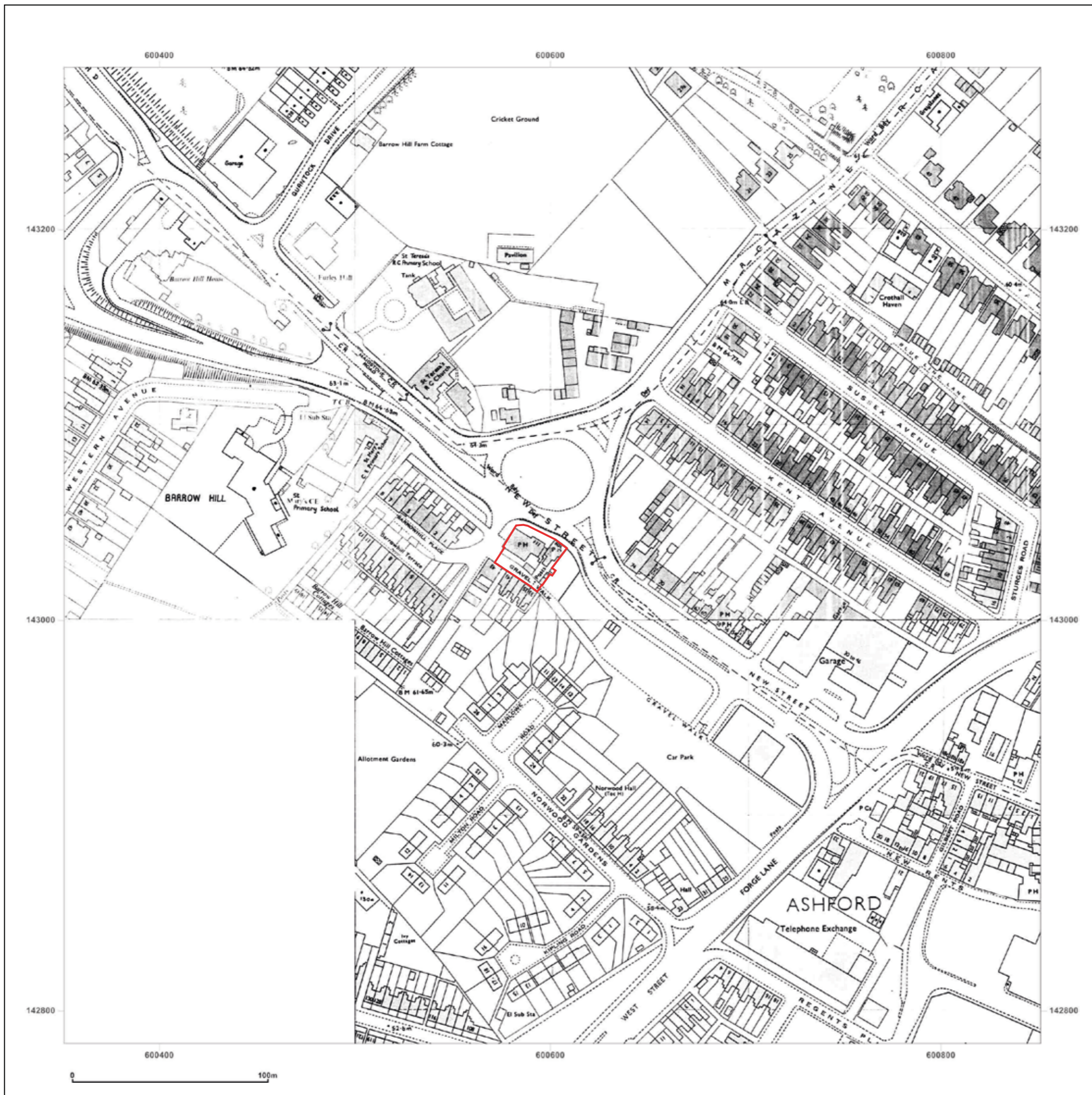


Figure 11: OS historic map from 1977-1979, scale 1:2000



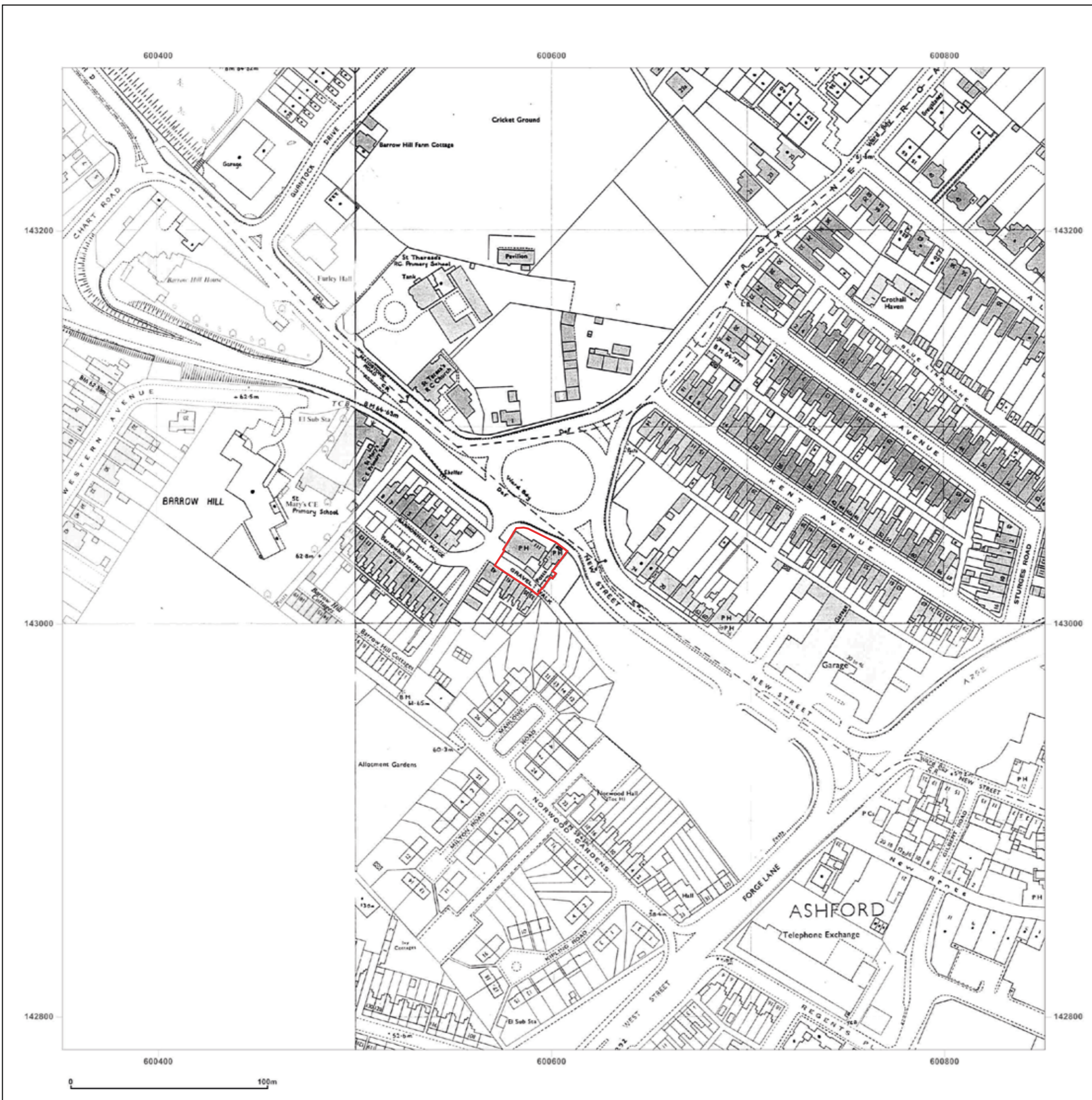


Figure 12: OS historic map from 1981-1986, scale 1:2000



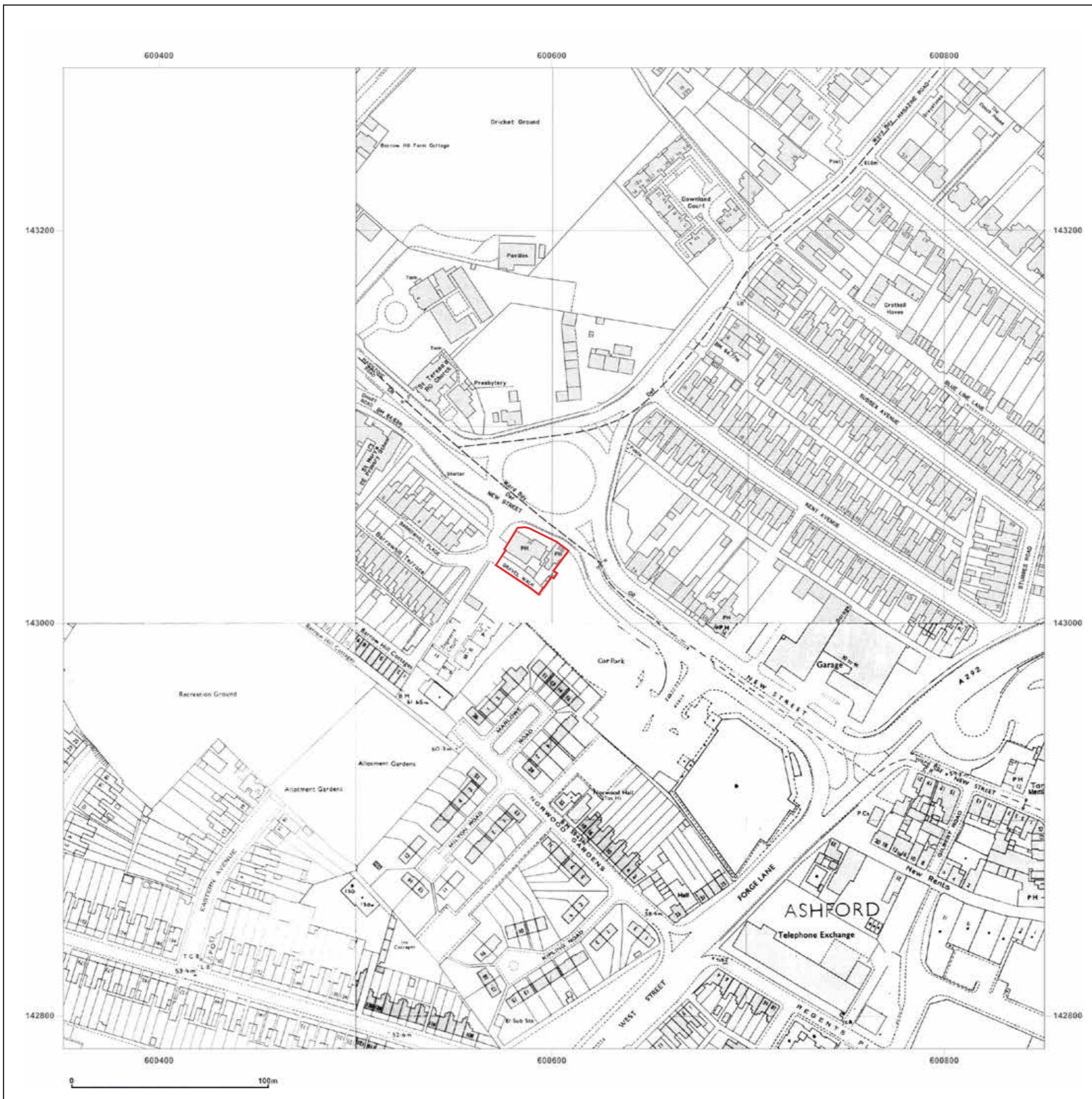


Figure 13: OS historic map from 1986-1988, scale 1:2000



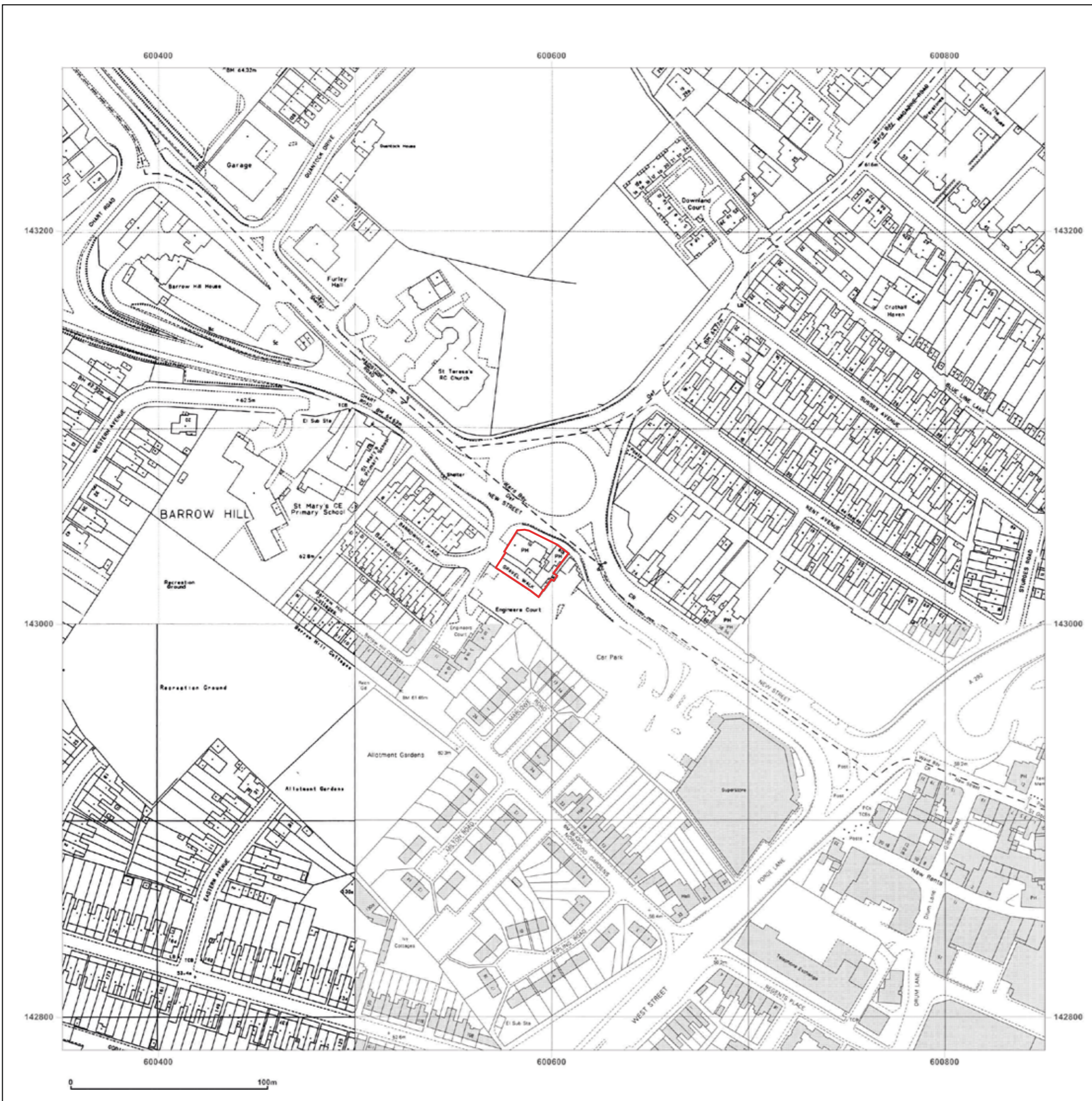


Figure 14: OS historic map from 1991-1992, scale 1:2000



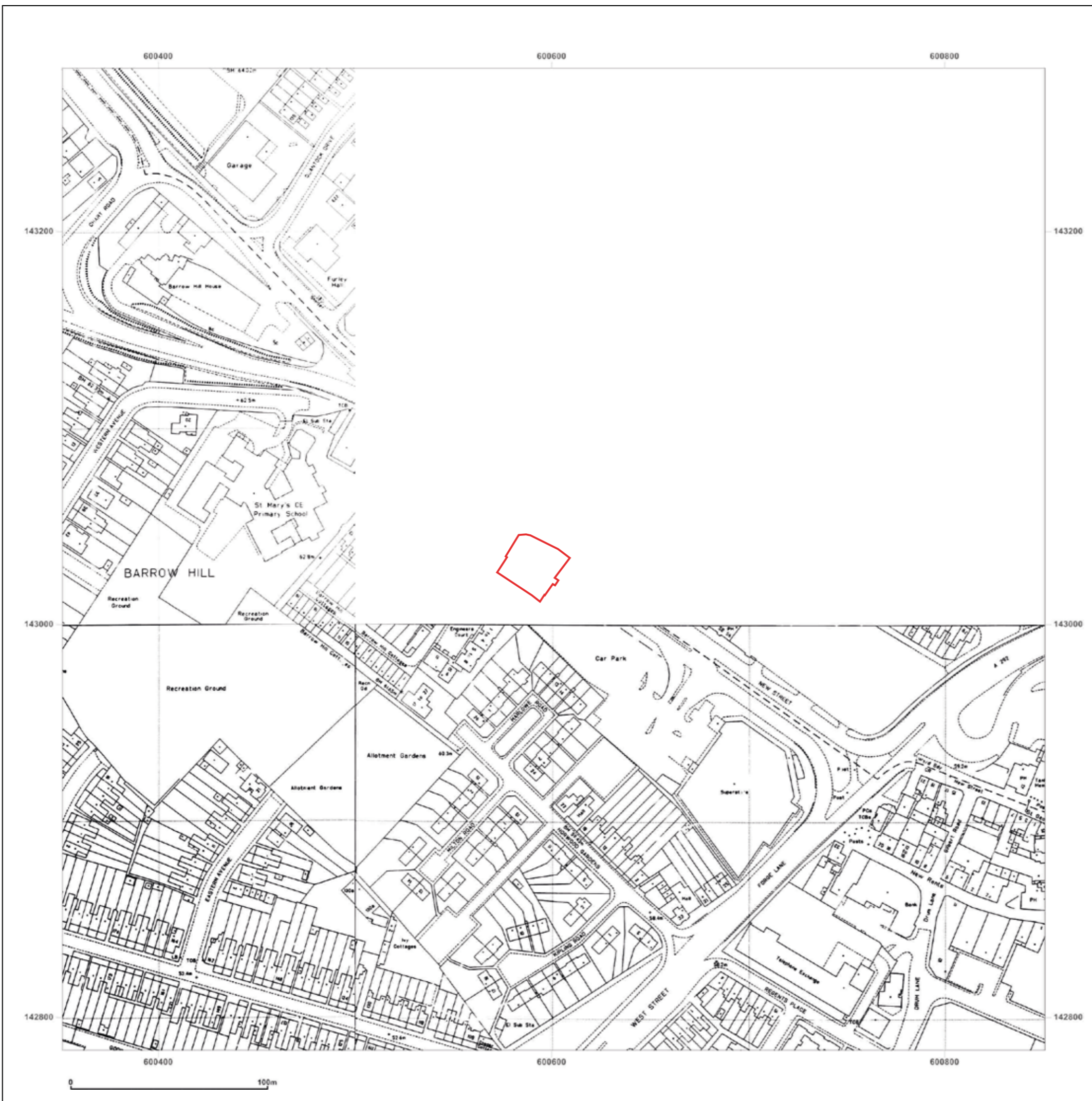


Figure 15: OS historic map from 1992-1993, scale 1:2000





Plate 1: Google Earth aerial photograph from 1940

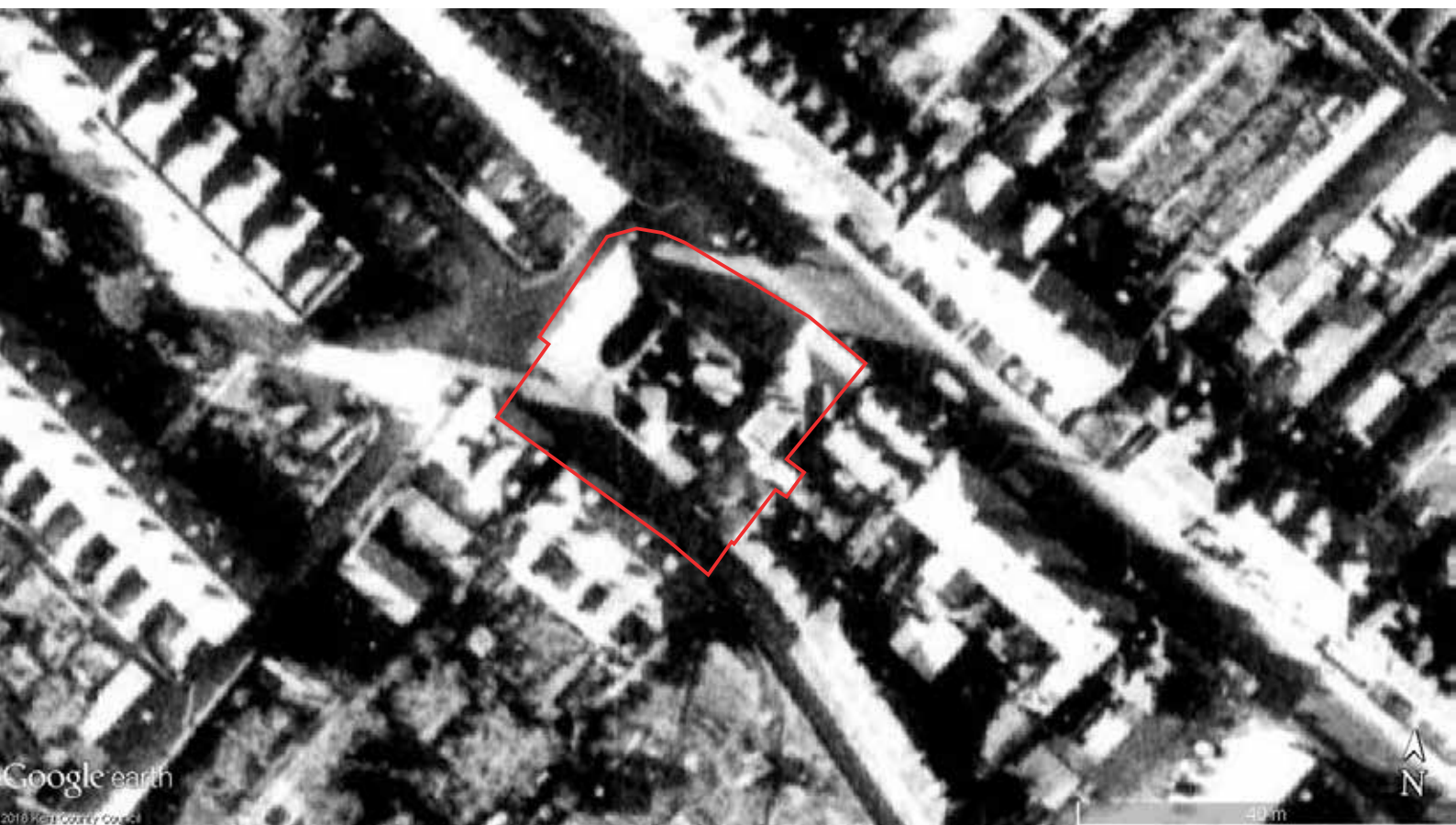


Plate 1: Google Earth aerial photograph from 1960





Plate 1: Google Earth aerial photograph from 1990



Plate 1: Google Earth aerial photograph from 2003





Plate 1: Google Earth aerial photograph from 2007

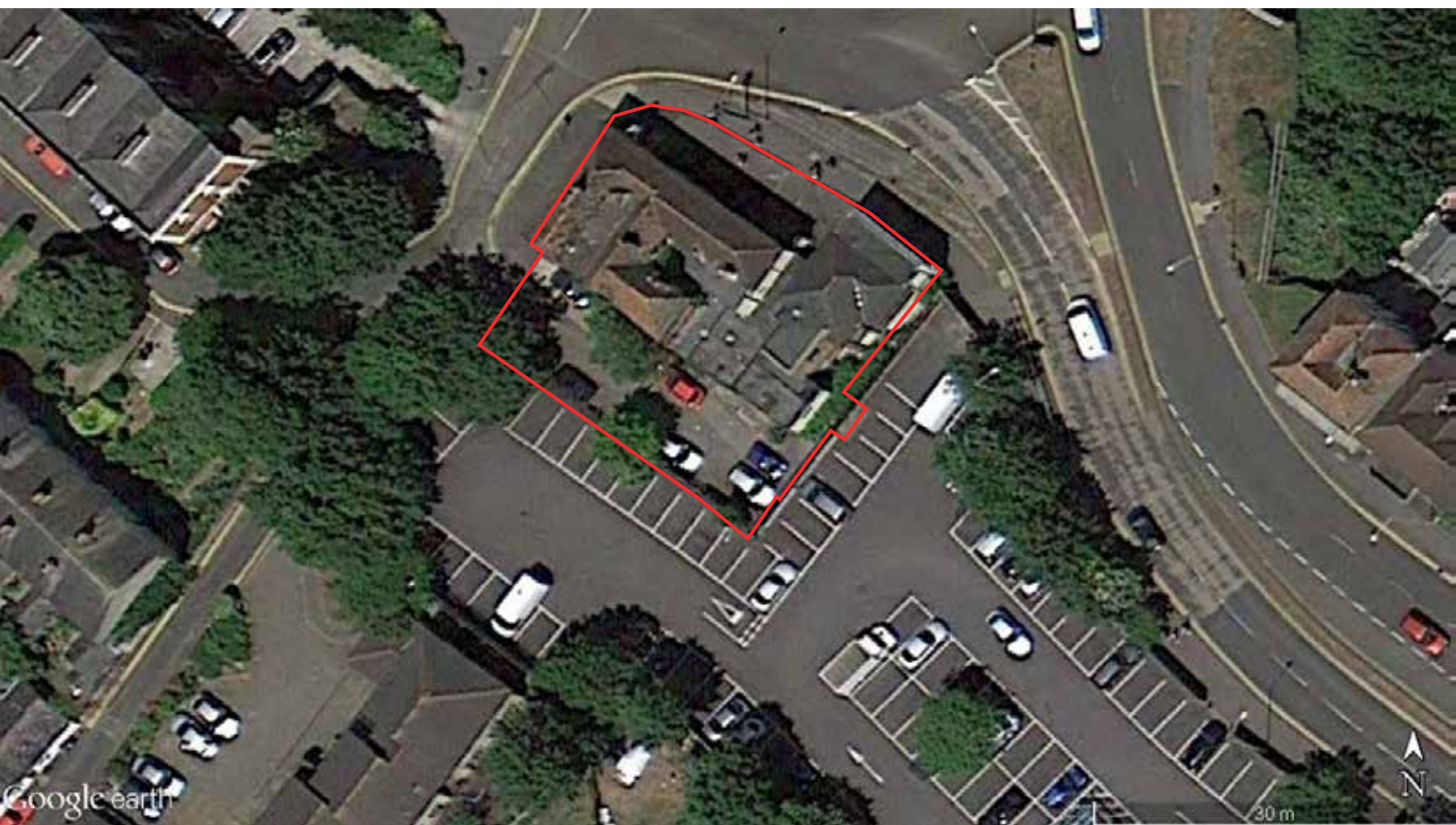


Plate 1: Google Earth aerial photograph from 2013



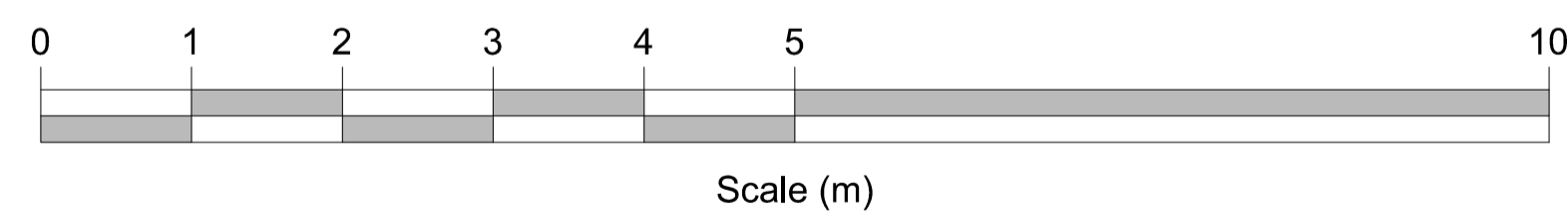


Plate 1: Google Earth aerial photograph from 2017

PLAN i



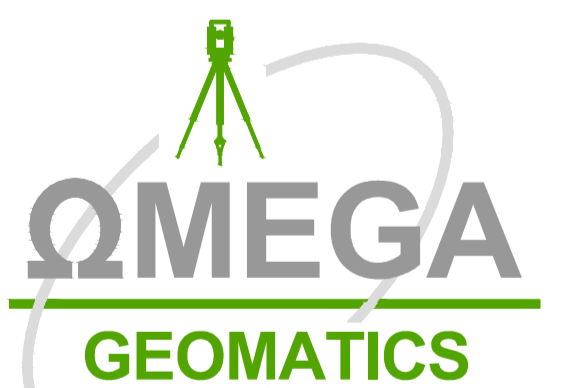
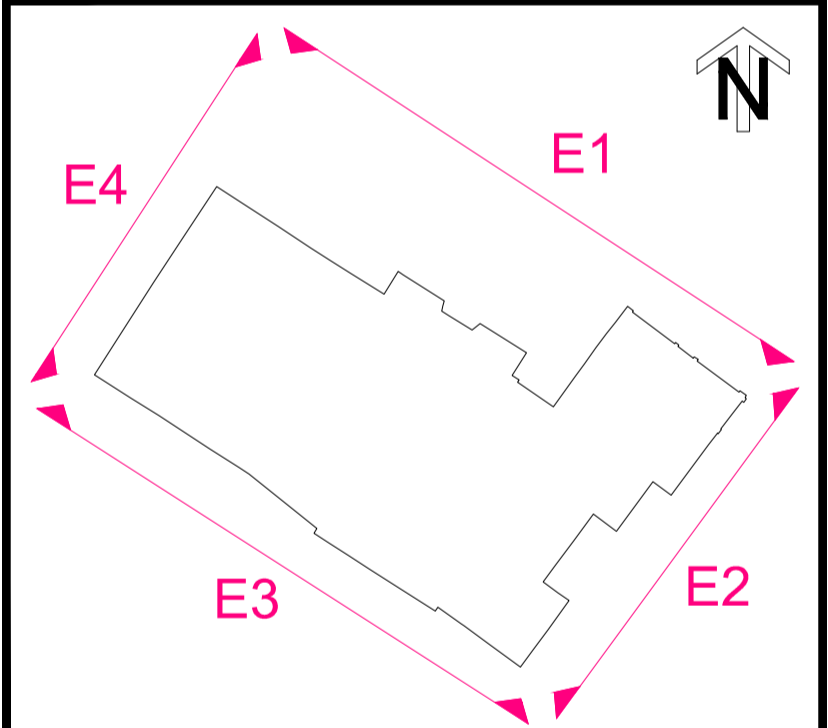
60.000m AOD  
Elevation 1



**LEGEND**

- ACL ARCH CENTER LEVEL
- ASL ARCH SPRING LEVEL
- CLG CEILING LEVEL
- DHL DOOR HEAD LEVEL
- FL FLOOR LEVEL
- RU RAMP UP
- SCLG SUSPENDED / FALSE CEILING LEVEL
- SL SLAB LEVEL
- SU STEPS UP
- THL THRESHOLD LEVEL
- TWL TOP OF WALL LEVEL
- US UNDERSIDE LEVEL
- USB UNDERSIDE OF BEAM LEVEL
- USJ UNDERSIDE OF JOIST LEVEL
- WACL WINDOW ARCH CENTER LEVEL
- WASL WINDOW ARCH SPRING LEVEL
- WCL WINDOW CILL LEVEL
- WHL WINDOW HEAD LEVEL

ALL LEVELS ARE RELATED TO THE ORDNANCE SURVEY NATIONAL GRID BY MEANS OF GPS.  
ALL DIMENSIONS ARE IN METERS.  
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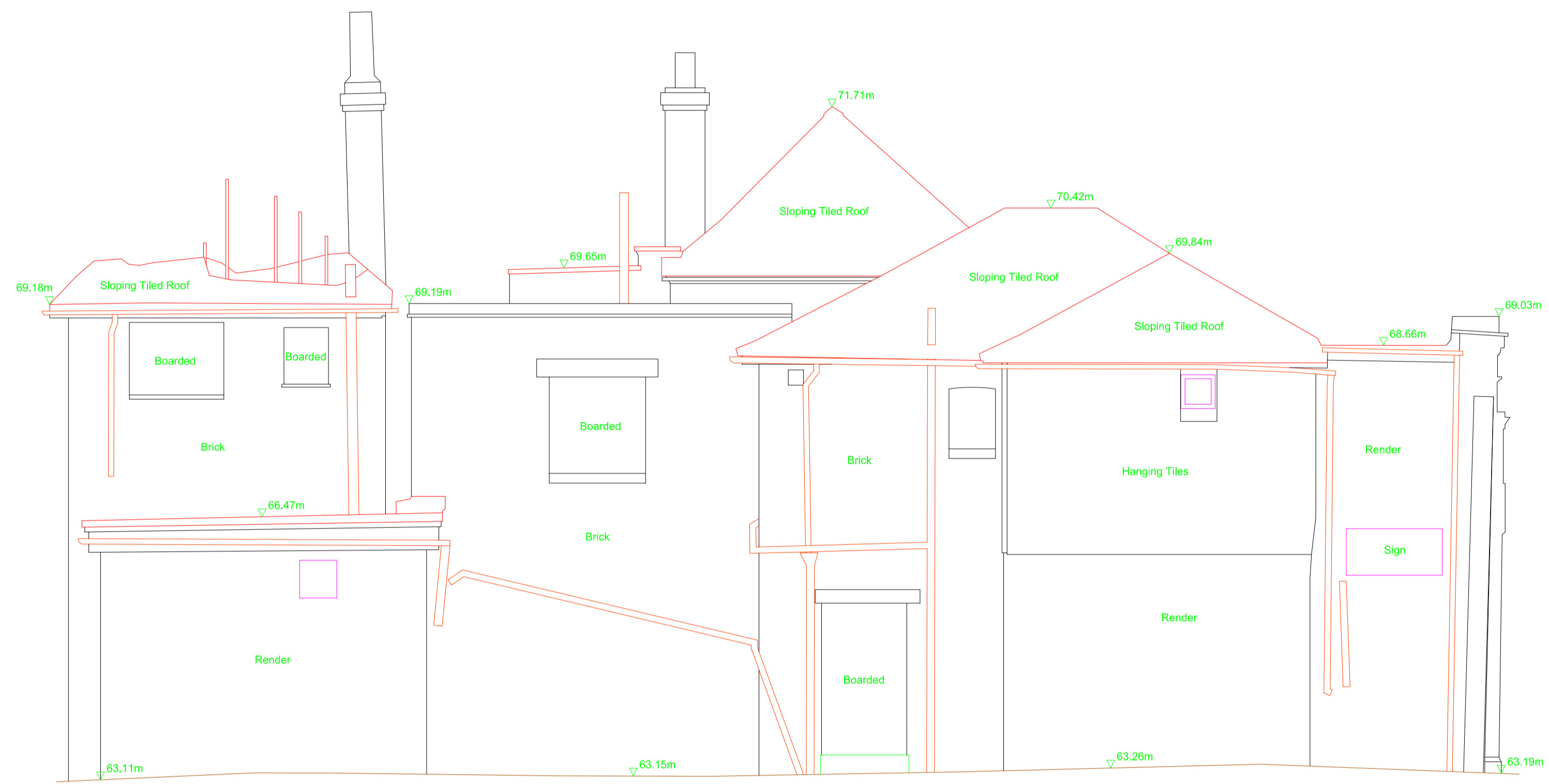
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TN24 8TP

TITLE  
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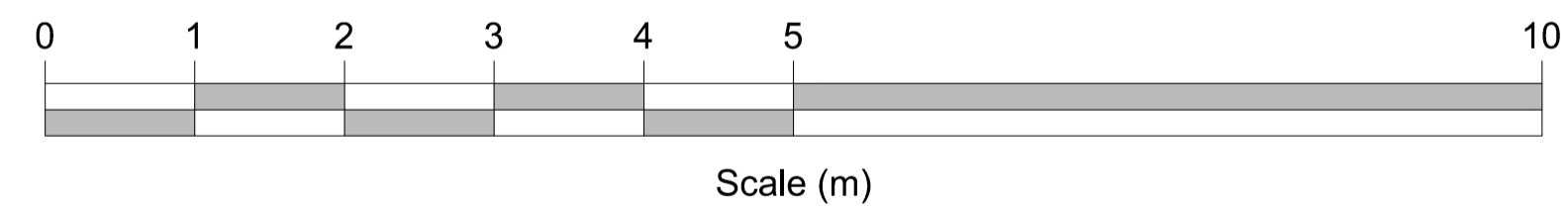
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Elevation 2

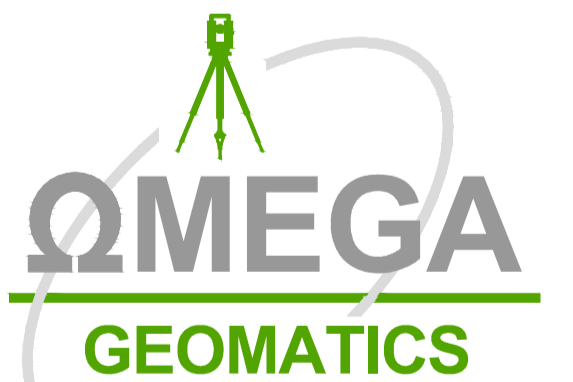
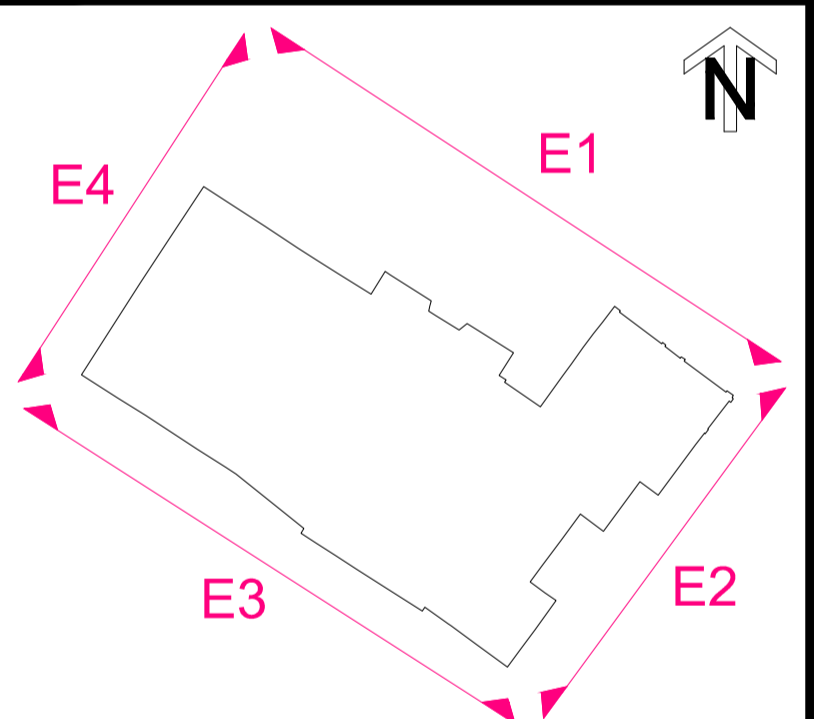


### LEGEND

- ACL ARCH CENTER LEVEL
- ASL ARCH SPRING LEVEL
- CLG CEILING LEVEL
- DHL DOOR HEAD LEVEL
- FL FLOOR LEVEL
- RU RAMP UP
- SCLG SUSPENDED / FALSE CEILING LEVEL
- SL SLAB LEVEL
- SU STEPS UP
- THL THRESHOLD LEVEL
- TWL TOP OF WALL LEVEL
- US UNDERSIDE LEVEL
- USB UNDERSIDE OF BEAM LEVEL
- USJ UNDERSIDE OF JOIST LEVEL
- WACL WINDOW ARCH CENTER LEVEL
- WASL WINDOW ARCH SPRING LEVEL
- WCL WINDOW CILL LEVEL
- WHL WINDOW HEAD LEVEL

ALL LEVELS ARE RELATED TO THE ORDINANCE SURVEY NATIONAL GRID BY MEANS OF GPS.  
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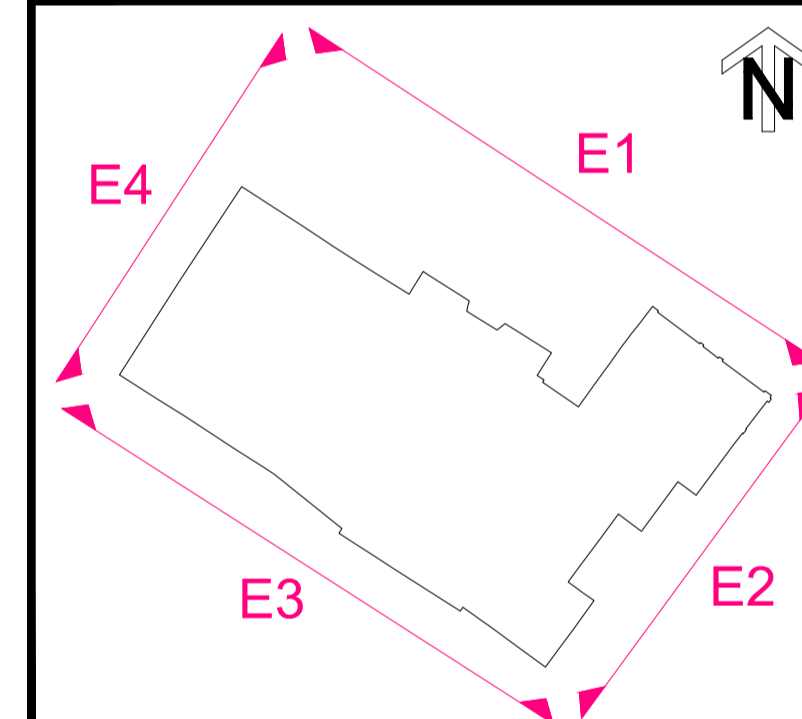
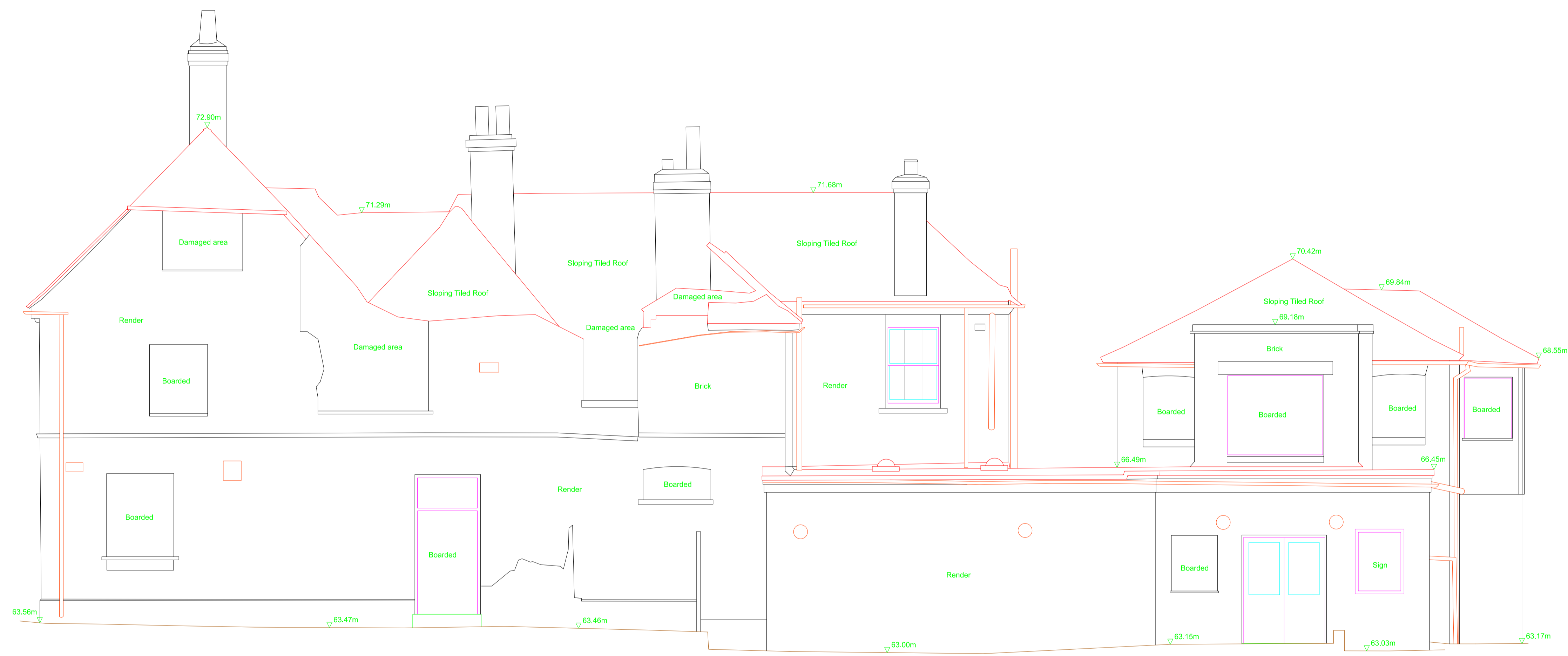
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| CLIENT     | SAVIO INVESTMENT LTD                              |              |             |
| PROJECT    | THE PRINCE ALBERT PH<br>ASHFORD, KENT<br>TN24 8TP |              |             |
| TITLE      | EXISTING ELEVATIONS                               |              |             |
| JOB Ref.   | 15-0102   | DATE         | APR 2015    |
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| SHEET SIZE | A1  | DRAWING FILE | ELEV_02.DWG |

**LEGEND**

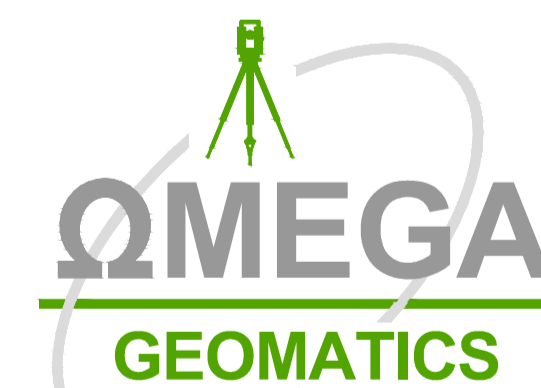
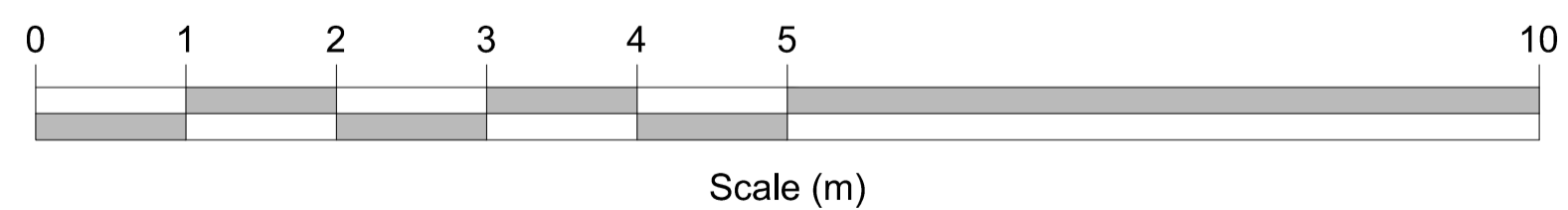
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- ASL ARCH SPRING LEVEL
- CLG CEILING LEVEL
- DHL DOOR HEAD LEVEL
- FL FLOOR LEVEL
- RU RAMP UP
- SCLG SUSPENDED / FALSE CEILING LEVEL
- SL SLAB LEVEL
- SU STEPS UP
- THL THRESHOLD LEVEL
- TWL TOP OF WALL LEVEL
- US UNDERSIDE LEVEL
- USB UNDERSIDE OF BEAM LEVEL
- USJ UNDERSIDE OF JOIST LEVEL
- WACL WINDOW ARCH CENTER LEVEL
- WASL WINDOW ARCH SPRING LEVEL
- WCL WINDOW CILL LEVEL
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60.000m AOD  
Elevation 3



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CLIENT  
SAVIO INVESTMENT LTD

PROJECT  
THE PRINCE ALBERT PH  
ASHFORD, KENT  
TN24 8TP

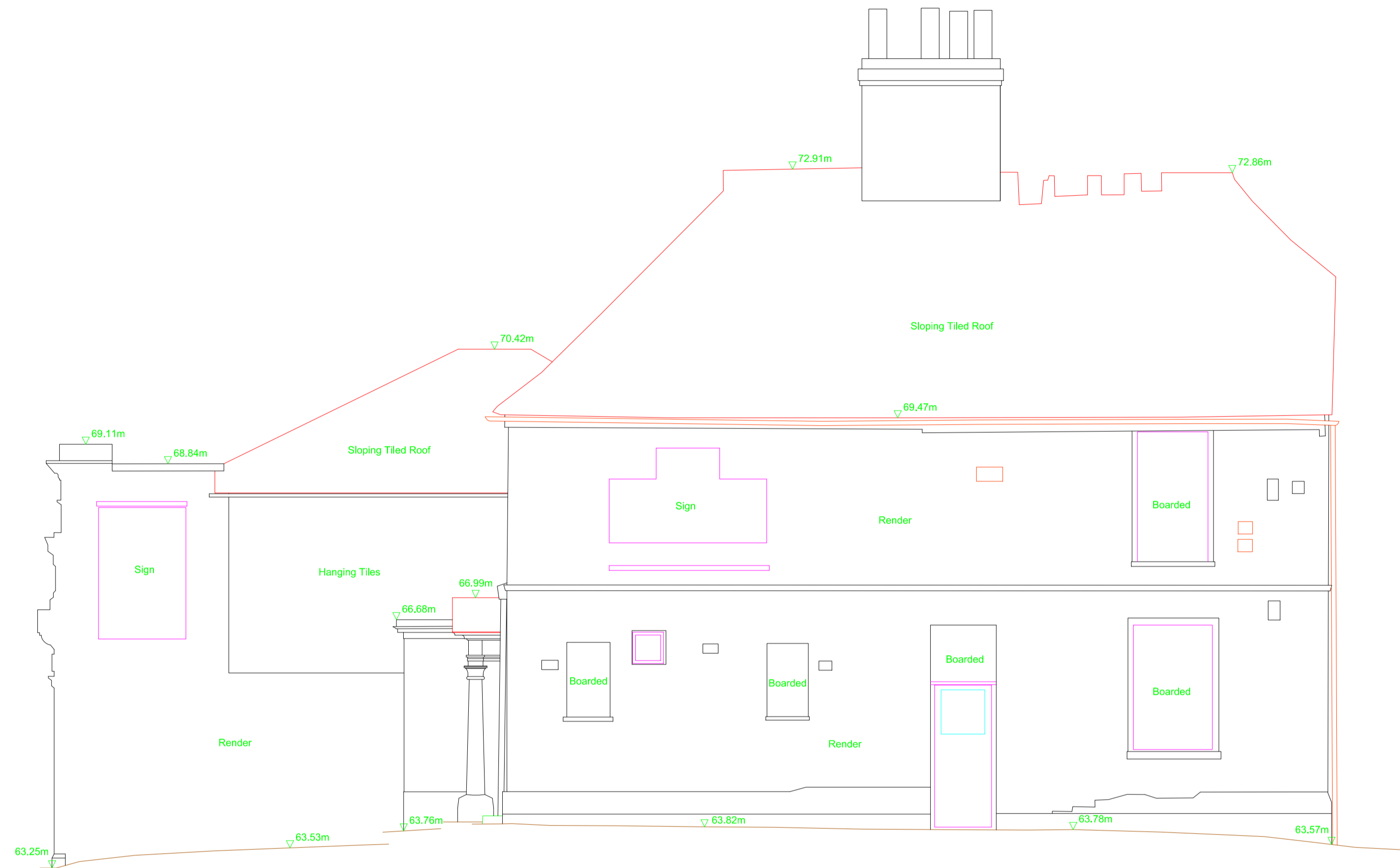
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EXISTING ELEVATIONS

JOB Ref. 15-0102 DATE APR 2015

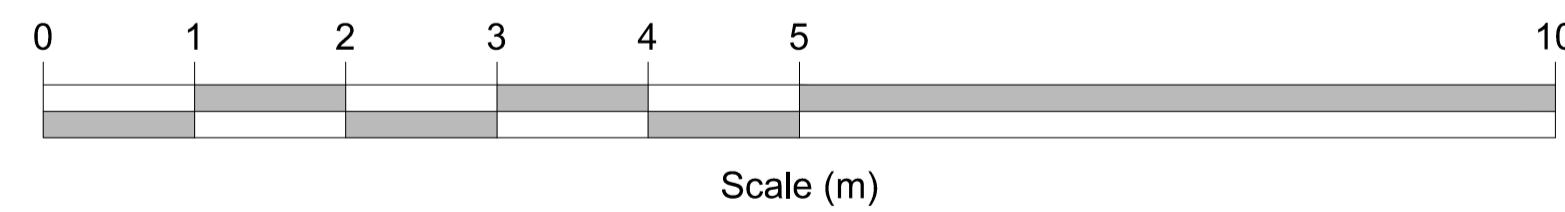
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SHEET SIZE A1 DRAWING FILE ELEV\_02.DWG





60.000m AOD  
Elevation 4

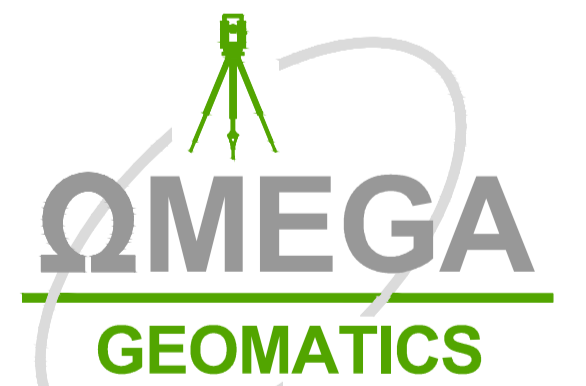
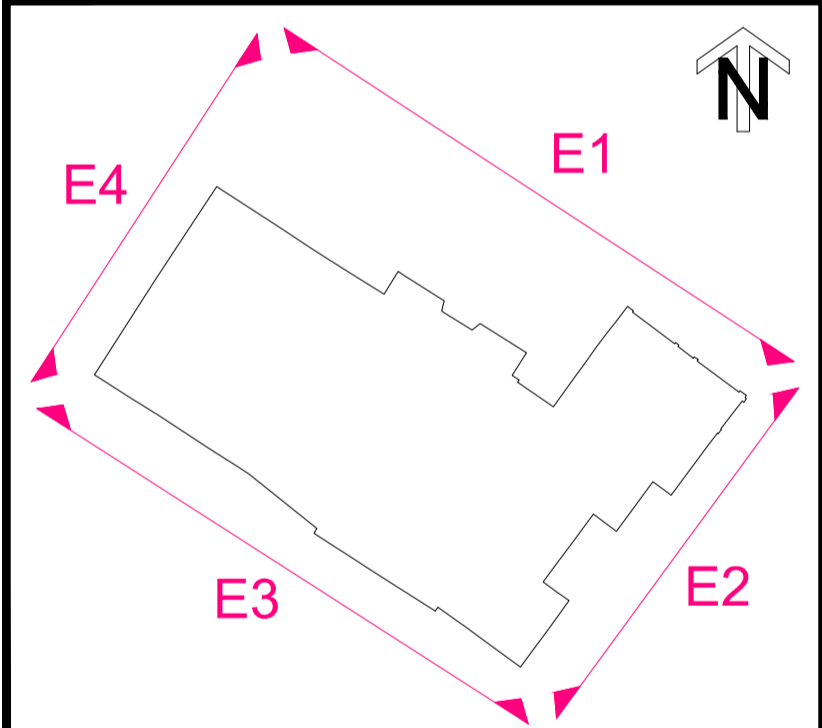


### LEGEND

- ACL ARCH CENTER LEVEL
- ASL ARCH SPRING LEVEL
- CLG CEILING LEVEL
- DHL DOOR HEAD LEVEL
- FL FLOOR LEVEL
- RU RAMP UP
- SCLG SUSPENDED / FALSE CEILING LEVEL
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| CLIENT     | SAVIO INVESTMENT LTD                              |              |             |
| PROJECT    | THE PRINCE ALBERT PH<br>ASHFORD, KENT<br>TN24 8TP |              |             |
| TITLE      | EXISTING ELEVATIONS                               |              |             |
| JOB Ref.   | 15-0102   | DATE         | APR 2015    |
| SCALE      | 1:50 @ A1   | DWG. No.     | 4 OF 4      |
| SHEET SIZE | A1  | DRAWING FILE | ELEV_02.DWG |