

Archaeological Desk-Based Assessment in advance of the proposed development of Land to the rear of 37B Northgate, Canterbury, Kent

NGR: TR 615264 158350



Report for Roseland Properties (SE) Ltd

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SWAT. ARCHAEOLOGY

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land to the rear of 37B Northgate, Canterbury, Kent CT1 1BL**

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1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed development of residential dwellings on land at 37B, Northgate, Kent as part of the planning application submitted by Roseland Properties (SE) Ltd.

This Desk Based Assessment examines the wide variety of archaeological data held by Kent County Council and other sources.

Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:

- *Prehistoric: low*
- *Romano-British: Moderate*
- *Anglo-Saxon and Medieval: Moderate*
- *Post-medieval: Moderate*

The Desk Based Assessment concludes that:

- *The site has a low potential for Prehistoric remains*
- *Roman archaeology has been found in the vicinity of the site*
- *To the south west of the of the site is the extensive remains of St Gregory's Priory and adjoining on the west boundary are the extensive medieval remains of St John's Hospital.*

The site lies within the civil parish of Canterbury. It comprises of an area of 325 sqm and is located to the rear of 37 to 32 Northgate, Canterbury (Plate 1 & Figure 14).

2 INTRODUCTION

SWAT Archaeology has been commissioned by Roseland Properties (SE) Ltd to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the development of the site situated behind and to the north of 37B Northgate (Figure 14). The report has accessed various sources of information to identify any known heritage assets which may be located within the vicinity of the Proposed Development Area. The site is centered on National Grid Reference 615264 158359.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

The proposed development area (PDA) is located in part of the city of Canterbury that was outside the northern line of the City Wall, although little of that wall remains visible above ground.

37B Northgate is located in Conservation Area ix of Northgate of which the Canterbury Conservation Area Appraisal (October 2010) says:

‘Northgate follows the line of the Roman road to Reculver (Regulbium) and is lined on both sides by a mix of buildings dating from the 15th to 20th centuries. Many buildings were re-fronted in the 18th and 19th centuries and a large number of good 19th century shop fronts survive..... The buildings that make up numbers 28 to 37 and 109 to 114, are a mixture of small timber framed and brick built cottages of 16th – 18th century origin. These have varied forms and heights (two and three storeys) with facades of painted render and brick. Numbers 110 to 114 are exceptional in having a continuous sequence of good shop fronts and fascias. The key building in this row is the pair of 16th century cottages, numbers 113 and 114, with their jettied upper storeys and 18th century windows. The Penny Theatre Bar (Number 30) is of particular historic interest as it contains a tiny theatre. The building dates from the 15th century and was extended in the 17th century. The back room contains a Regency theatre with a very narrow gallery. Number 32 is the former King’s Head Inn dating from the 16th century. Numbers 41 to 45 are two storey 20th century buildings that are neutral in the conservation area. They are set back behind a wide forecourt that results in a loss of street enclosure’.

(CCAA 2010: 137-139).

This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential of the proposed development.

It may be that intrusive investigations such as an Archaeological Evaluation with machine cut trial trenching could be requested by the Local Planning Authority (LPA) as a Planning Condition.

2.1 Geology and Topography

The Geological Survey of Great Britain (1:50,000) has been consulted and shows that the proposed development site (PDA) is situated within the floodplain of the River Great Stour on alluvial deposits. Natural gravel deposits are likely to underlie any archaeological horizon as indicated in recent nearby archaeological excavations.

The bedrock is shown as Thanet Formation of Sand, Silt and Clay.

The PDA itself is located on the north side of Northgate and to the east of the City walls. The average OD height of the PDA is 10.00mAOD.

2.2 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

12. Conserving and enhancing the historic environment

12.6. 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.

12.8. 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 (NPPF 2012).

Canterbury City Council in the Canterbury District Local Plan Publication Draft 2 list a number of policies relevant to archaeology:

Policy HE1. Historic Environment and Heritage Assets

HE2. World Heritage Site and Buffer Zone

HE4. Listed Buildings

HE8. Heritage Assets

HE11. Archaeology

HE12. Area of Archaeological Importance

Policy HE1 relates to the importance of the historic environment, HE2 to the World Heritage site, HE 4 and 5 to Listed Buildings, HE 5-10 to the Conservation areas, HE12 to the World Heritage site and HE 13 to Historic Parks and Gardens.

Policy HE11 concerns below ground archaeological remains, their evaluation, excavation and mitigation strategies:

Policy HE11

The archaeological and historic integrity of designated heritage assets such as Scheduled Ancient 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.

Where important or potentially significant heritage assets may exist, developers will be required to arrange for field evaluation to be carried out in advance of the determination of planning applications. The evaluation should define:

- *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.*

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 City Council's Archaeological Officer or a competent archaeological organisation that has been agreed by the City Council in advance.

The Canterbury Area of Archaeological Importance (AAI)

Under the 1979 Ancient Monuments and Archaeological Areas Act, the relevant Secretary of State, or authorised Local Authorities, can designate "Areas of Archaeological Importance". On 30th March 1984, the Secretary of State for the Environment made a Designation Order for the historic core of Canterbury, to define it as a "protected place", and this still remains in force. The Canterbury Area of Archaeological Importance (hereafter referred to as the Canterbury AAI) encompasses the area within the city walls, together with substantial sections of the extra mural suburbs.

Regional Policies

The South-East Research Framework (SERF) is ongoing with groups of researchers producing a Resource Assessment which will identify research questions and topics in order to form a Research Agenda for the future.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3 which now supersede the PPS 5 Practise Guide which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets which are likely to be changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2.3 The Proposed Development

The proposed development will comprise of three residential units, access and car parking (Figure 14).

2.4 Project Constraints

No project constraints were encountered during the data collection for this assessment.

3 AIMS AND OBJECTIVES

3.1 The Desk-Based Assessment was commissioned by Roseland Properties (SE) Ltd in order to supplement a planning application for the development of the site at land to the rear of 37B Northgate, Canterbury in Kent.

3.2 Desktop Study – Institute for Archaeologists (revised 2011)

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

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (CiFA 2014)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

The local Historic Environment Record (HER) held at Kent County Council provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs 37B Northgate.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 175m radius of the proposed development site (30/11/15).

Relevant HER data is included in the report (Figure 15). The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 *Historical documents*

Historical documents, such as charters, registers, wills and deeds etc were considered not relevant to this specific study.

4.1.3 *Cartographic and pictorial documents*

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by Kent County Council, the Internet and Ordnance Survey Historical mapping (Figs. 5-13).

Map Regression 1769-2004

A limited map regression exercise on large scale Ordnance Survey maps has been carried out on the Proposed Development Area (Figs. 5-13). In addition earlier historical maps have been viewed and have shown that the site in 1611 was probably open fields.

The maps of John Speed (1611) and Wenceslas Hollar (1670) seem to be based on an earlier survey, now lost but a detail reproduced for this report (Figures 1-2) show St John's Hospital adjacent to the PDA and to the west of Northgate surrounded by gardens and open fields (Figure 3).

By 1825 the coloured map of Canterbury by Fenner shows the same layout of garden and fields around the buildings of St John's Hospital (Figure 4).

The Ordnance Survey map of 1873 shows the open fields and gardens of St John's Hospital situated to the south west of the PDA whilst on the proposed development site itself two buildings and a yard with access from Northgate. The land to the north west of the PDA is shown as orchard (Figures 5, 6).

The OS map of 1898 an additional building located in the east corner of the site. The surrounding orchards are not shown. To the east the chapel of St John's Hospital is shown (Figure 8).

The OS map of 1907 shows no change on the PDA but the chapel to the east is now 'Chapel (Rems. of)'. To the north the orchards have given way to the factory of the 'Electric Light Works (Canterbury Corporation)' whilst just to the north of the PDA a large greenhouse has been built (Figure 9).

By 1956-7 the OS map shows the 'Electric Light Works' is now called the 'Power Station'. To the north west of the PDA a very large greenhouse has been built and is called 'St John's Nursery' with 'Allotment Gardens'. On the PDA a range of buildings now stretch along the south boundary. There has been huge changes to the street frontages of Northgate with large areas of buildings cleared (Figure 10).

The OS map of 1963 shows little change (Figure 11).

By 1971 the OS map shows that the range of buildings on the southern boundary of the PDA has been demolished and rebuilt as a wider but shorter building located in the south east corner of the PDA. The glasshouse to the north of the PDA has disappeared and there has been development on the west side of the PDA with a large detached building (No 40) and another building (No 41, 42) set back from the Northgate frontage (Figure 12).

The OS map of 1986-89 shows massive development to the north of the PDA with the demolition of the 'Works' and the build of a foodstore with extensive parking which stretches over the area of 'St John's Nursery' and the car park is now the northern boundary of the PDA (Figure 13).

4.1.4 Aerial photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (Plate 1). Both the 1940 and 1960 aerial photographs show little detail and have not been included in this study. An aerial view (1990) from the Canterbury Archaeological Trust Report of 1989-1990 of St Gregory's Priory and St John's

Hospital and shows the current PDA (looking north-east) surrounded on two sides with archaeology of National Importance (Plate 7).

4.1.5 Geotechnical information

To date, no known geotechnical investigations have been carried out at the site. However, archaeological test-pitting and evaluation by Canterbury Archaeological Trust have taken place in the vicinity of the PDA.

Of particular interest are evaluations and watching briefs conducted in the vicinity of the PDA. The first in January 1986:

ECA8177: An evaluation was commissioned by Ansley Abott Homes Ltd in advance of a proposed housing development on a parcel of open ground (formerly a small allotment fronting onto St John's Place). The evaluation was undertaken in January 1986 and the site code was SJP86. A trench was excavated measuring 11.00m long by 2.00m wide and aligned east-west. A sequence of deposits was removed to the level of natural brickearth and gravel (total depth was 1.80m). The top 1.10m of material consisted of layers of loam dumped in the eighteenth or nineteenth centuries and interpreted as material to raise the ground level well above the water table or resulting from considerable building activity. Below this deposit was a well-defined medieval horizon containing worn and abraded pottery sherds dating from the thirteenth to fifteenth centuries. It was inferred from this evidence that the soils had been cultivated in the medieval period and that it was likely that the area had been under arable cultivation throughout the middle ages. Below this horizon, the lowest soil horizon above natural was exposed: this contained considerable quantities of Roman pottery and building materials, as well as two shallow rubbish pits and a gully or ditch. Although no structural remains were discovered, it was suggested that, based on previous archaeological work in the vicinity and the Roman debris recovered from the evaluation excavation, the site lay on the fringe of a Roman cemetery or perhaps near to a Roman building.

In addition an entry in the Canterbury Archaeological Trust year book of 1985-6 writing on the same site:

Although no structural remains were located, the quantities of Roman debris recovered from the lowest soil horizon, together with a known Roman burial discovered during the construction of Kingsmead School in the immediate vicinity, strongly suggest that the site lies on the fringes of a Roman cemetery and perhaps a Roman building (CAT Annual Report 1985-6: 11).

The area to the north and adjacent to the PDA was investigated by Canterbury Archaeological Trust and reported in the CAT Year Book of 1989-90. The report in the KCC HER is somewhat explicit:

A watching brief was carried out in the northern precinct of the Hospital of St John the Baptist following the sale of land to Sainsbury's in order to extend their car park southwards towards the Hospital itself. The watching brief was undertaken in January, 1990. The purchase of land, granting of planning permission and commencement of car park construction occurred so rapidly that it was not possible to precede the development with any form of archaeological investigation except for the watching brief. This was maintained during the removal of topsoil, and a well-defined medieval horizon was identified as well as the fragmentary traces of a masonry wall constructed in the medieval period (found in the NW corner of the Hospital's precinct). There seems to be no report of this investigation (KCC HER EKE 14331).

Paul Bennett writing in the CCC Year Book of 1989-90 explained that: 'Land purchase, the granting of planning permission and the commencement of car park construction occurred rapidly and it was not possible to precede the development with any form of archaeological investigation' (Bennett 1989-90: 22).

However, the watching brief suggests that stratified deposits extended below the recent topsoil for a depth of about 1.2m to the level of natural gravel. This site is adjacent to the proposed development area.

4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and websites are

considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

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		AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day

Table 1 Classification of Archaeological Periods

The Archaeological record within the area of Northgate is diverse and comprises possible activity dating from the Iron Age through to the Post-medieval period. The geographic and topographic location of the site is within a landscape that has been the focus of trade, travel and communication accelerated since the building of the Roman road that lies on the south boundary of the PDA.

There have been numerous archaeological investigations (Appendix 1) that have delivered a wealth of potential, particularly relating to the Roman and medieval periods.

5.2 History of the site

The Proposed Development Area (PDA) is located outside the Canterbury city walls on the north side of the city and to the rear of the street frontage of Northgate, itself

established in the late medieval period on the route of the Roman road leaving the city for Reculver and Thanet.

Archaeological activity in the vicinity of present day Canterbury started in the prehistoric period with people taking advantage of the resources provided by the River Stour. By the Iron Age a large 'oppidum' had been established to the west of Canterbury at Bigbury and it was probably a tribal capital by the 1st century BC.

With the arrival of the Roman Empire in AD 43 a Roman town was established at the crossing point of the River Stour and became a regional (cantonal) capital and administrative centre known as *Durovernum Cantiacorum*.

With the demise of the Roman Empire in the west Canterbury became the centre of a new Kentish Kingdom. In AD597 Canterbury became the centre of the re-introduction of Christianity to Britain with the arrival of St Augustine from Rome.

By the 9th century a new pattern of streets had been laid out on top of Roman ruins and with the murder of Thomas Becket in 1170 Canterbury became the focus for pilgrimage. The city walls were rebuilt in the 14th and 15th century on the line of the Roman walls and the city and its environs continued to prosper to the present day.

The proposed development site (PDA) is located to the east but adjacent to St John's Hospital and the Canterbury UAD entry (HER Number TR 15 NE 4) is worth quoting in full:

'St Johns Hospital for the lame, weak and infirm, lies just outside the northern city walls of Canterbury, to the north-west of Northgate street. The land slopes gently down towards the River Stour and stands at elevation of between 8.75m and 7.25m above Ordnance Datum. The subsoil on the lower part of the site, consists of river-deposited gravels and mud silts (Parfitt 1990-1991). The Hospital of St John was founded in 1084, or early 1085 by Archbishop Lanfranc as a sister establishment to the house of secular canons at St Gregory's Priory, sited opposite.

Occupation extending as far back as the Roman period has been recorded within the grounds of the hospital. Roman pottery has been retrieved from the ground lying north-west of the hospital complex (Canterbury's Archaeology 1989-90 p20- 22).

Cartographic evidence suggests that houses flanked both sides of Northgate Street in the late and post-medieval periods’.

5.3 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 (175m radius centered on the 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 on page 15 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has some archaeological potential.

5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

Two Scheduled Monuments, St John’s Hospital and St Gregory’s Priory, seven Grade II listed buildings (TR 15 NE 622-707), no Historic Parks and Gardens and one Conservation Area (Figure 15-16).

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The archaeological record for Canterbury is recognised as a major archaeological resource of international importance. Archaeological investigations suggest that Prehistoric activity and Bronze Age settlement have been found in Canterbury and its immediate surrounds. In the adjacent allotment and to the north of the PDA a broken Palaeolithic hand axe was recovered (TR 15 NE 1132). In addition scatters of prehistoric worked flint were found in archaeological investigations at the St Gregory’s site 50m south of the PDA (CCC Year Book 1989: 5).

6.2 Iron Age

Prehistoric Iron Age settlement has been found on the banks of the Stour and the area of Northgate close to the PDA is thought to have been water meadows.

In 1987 excavation in St Radigund's Street frontage found Iron Age field boundaries, quarries and a trackway (ECA 8737). In addition Iron Age pottery sherds were found during archaeological investigations at St Gregory's Priory in 1090 (CCC Year Book 1989: 5).

6.3 Romano-British

The Romans built a tribal town and capital (Durovernum Cantiacorum) at the crossing point of the River Stour of the Roman road now called Watling Street. Northgate Street, close to the PDA was the Roman road to Reculver and the Island of Thanet. Some extra-mural activity is known outside the Roman walled town in the Northgate area at Duck Lane just south of the PDA where 1st and 2nd century pits, area of gravel cobbling and drainage gullies have been found (MCA 2176., MKE 15990). Archaeological investigation 50m to the north-west of the PDA revealed possible Roman flood defence ditches parallel to the River Stour (TR 15 NE 420-424). To the east of the PDA a substantial Roman ditch was found in the Northgate Car Park (EKE 14124) and the Roman road surface revealed in a test pit on Northgate Street (EKE 14225). A number of gullies and pits cutting the natural brickearth at the St Gregory's investigations are probably of Roman date (CCC 1989 Year Book: 4).

6.4 Anglo-Saxon

The early medieval period is attested by excavation finds of Saxon pits and two possible sunken huts just south of the PDA at the Chantry Court site (ECA 8737). Late Anglo-Saxon period is possibly represented by finds from the Priory of St Gregory's about 50m to the south where in the final phase of archaeological investigations in 1989 revealed a number of mid to late Anglo-Saxon features including three wells, three large ditches, perhaps property boundaries (CCC 1989 Year Book: 4).

6.5 Medieval

The medieval period is represented within the assessment area by the Priory of St Gregory's and St John's Hospital (TR 15 NE 532). By 1085 St John's Hospital at Northgate had been established by Lanfranc Archbishop of Canterbury. The remains

include the flint walls of the original hospital, the Tudor gatehouse, and 19th century guest houses.

By the end of the medieval period most the religious establishments in Canterbury had been closed including the adjacent Priory of St Gregory the Great.

6.6 Post-Medieval and Modern

The Post Medieval period within the assessment area is represented by an archaeological evaluation in 1996 in Northgate Car Park which revealed a number of rubbish pits and a stone lined cess pit. Two walls were also uncovered with two chalk floors covered in occupation debris (TR 76 NW 263). Modern archaeology within the assessment area has been limited to remains from the establishment of the various schools in the vicinity of the PDA- St John's Board School of 1876 (TR 15 NE 728). Second World War air raid shelters and the Canterbury Fortress Inner Perimeter Defences located in the school yard immediately adjacent to the PDA (TR 15 NE 899). In addition a WWII Air Raid Shelter was located in Kingsmead Road about 80m north of the PDA (TR 15 NE 836).

Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: Low
- Iron Age: Low
- Roman: Moderate
- Anglo-Saxon: Moderate
- Medieval: High
- Post-Medieval and Modern: High

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The search area is for the most part, has been subject to rural activity. The map regression exercise has shown little historical development in the area to be developed. Two archaeological investigations in the vicinity of the PDA have shown that the archaeological horizon was about 1.10-1.80m below ground level. A sequence of deposits indicate that the natural geology of brickearth and gravel was overlain by a Roman horizon of dumped building material and pottery overlaid by medieval cultivated soil overlaid by layers of loam dumped in the 18th or 19th centuries. The existing impact on the PDA is likely to be **low**.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of residential units, landscaping and car parking. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of this impact and it is therefore considered as **high**. However, following on from an archaeological investigation the design of the foundations of the new build terraced housing may be considered as a ring beam/concrete slab construction with less impact on the postulated archaeological resource.

8 MITIGATION

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.

The assessment has generally shown that the area to be developed is within an area of **moderate** archaeological potential with sites and monuments located within the area of the PDA.

The proposed development will have an adverse impact on these buried remains and it is recommended that an archaeological investigation by archaeological evaluation should be carried out under planning conditions. These procedures will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used to inform if further mitigation is necessary.

9 OTHER CONSIDERATIONS

Setting of Listed Buildings

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). 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).

The PDA is screened to the north by an existing development of car parking and foodstore and to the east by the rear of existing buildings. To the west by new build residential units and to the south by the rear view of existing buildings fronting Northgate Street. The only designated heritage assets that shares intervisibility with the PDA is the rear of the listed Grade II Listed buildings- TR 15 NE 622-707 (Plates 2-6).

9.1 Archive

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

9.2 Reliability/limitations of sources

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.

9.3 Copyright

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Paul Wilkinson PhD., MCifA., FRSA.

December 2nd 2015

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APPENDIX 1 ARCHAEOLOGICAL SITES

HER Ref.	Location	Period	Summary
EKE 4341	W of site	Medieval	St John's Hospital
EKE 13514	S of site	Medieval	Grade II Listed building
EKE 14440	W of site	Medieval	Evaluation in the grounds St Johns Hospital
EKE 14131	W of site	Medieval	Watching brief St Johns Hospital failed to reveal any archaeology
EKE 4602	N of Site		Archaeological survey of St Johns Hospital
EKE 14225	SW of site	Roman	Roman road revealed in test pit in Northgate Street
EKE 13710	SW of site	Roman	Archaeological evaluation in Lanfrac House revealed 12 phases from Roman
EKE 11192	E of site	Medieval	Watching Brief Alfa Romeo Garage market garden activity
EKE 14124	NE of site	Roman, medieval	Northgate Car Park substantial Roman ditch, medieval road frontage and rubbish pits
ECA 8737	W of site	Iron Age	Iron Age field systems
TR 15 NE 4	W of site	Medieval	St Johns Hospital
TR 15 NE 420, 424	W of site	Roman	Roman flood defences parallel to Stour
TR 16 SE 206	E of site	Roman	Roman road (Northgate Street)
TR 15 NE 836	N of site	Modern	WWII Air Raid Shelter Kingsmead
TR 15 NE 233	E of site	Medieval	Medieval manor house
TR15NE 1704	W of site	Medieval	Fragments of wall St Johns Hospital
TR15NE1688	W of site	Medieval	Wall and floor of 16 th century house
TR15NE1509	E of site	Roman	Roman ditch Northgate Car Park
TR15NE622-707	S of site	1700-1799AD	Seven Grade II listed building
ECA 8723	SW of site	Anglo-Saxon	Anglo-Saxon pits Chantry Court

Plates



Plate 1. 2013 Google Earth showing extent of site



Plate 2. Looking into the PDA from Northgate



Plate 3. View looking out of the PDA to Northgate



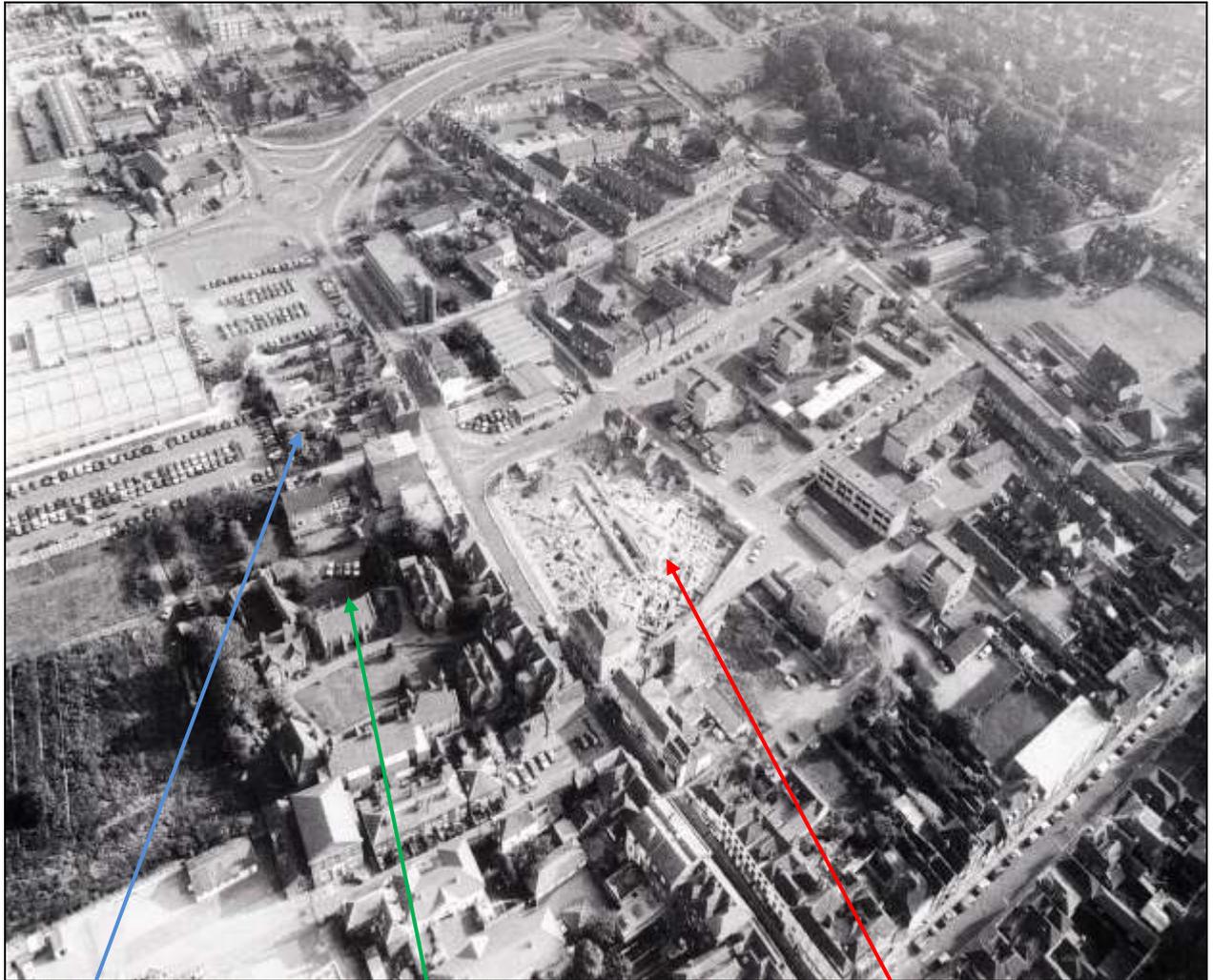
Plate 4. View of Site (looking west)



Plate 5. View of Site (looking east)



Plate 6. View of Site (looking south)



The Proposed
Development Site

St John's Hospital

Excavations at St
Gregory's Priory

Plate 7. Aerial view (Aerofilms 1990) of St Gregory's Priory and St John's Hospital and the Proposed Development Area (looking north-east)

Figures



Figure 1. Part of John Speed's map of 1611 showing Northgate (PDA inside red circle)

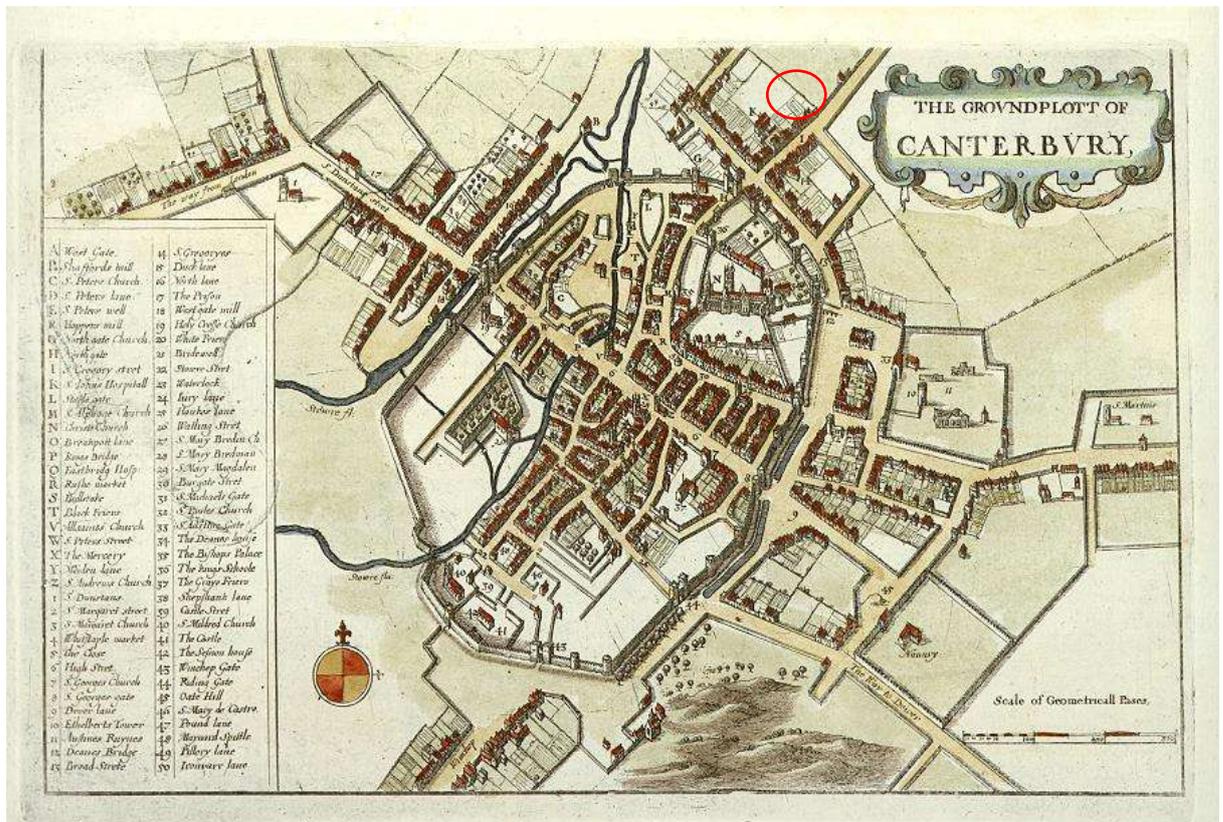


Figure 2. 1670 map by Wenceslas Hollar

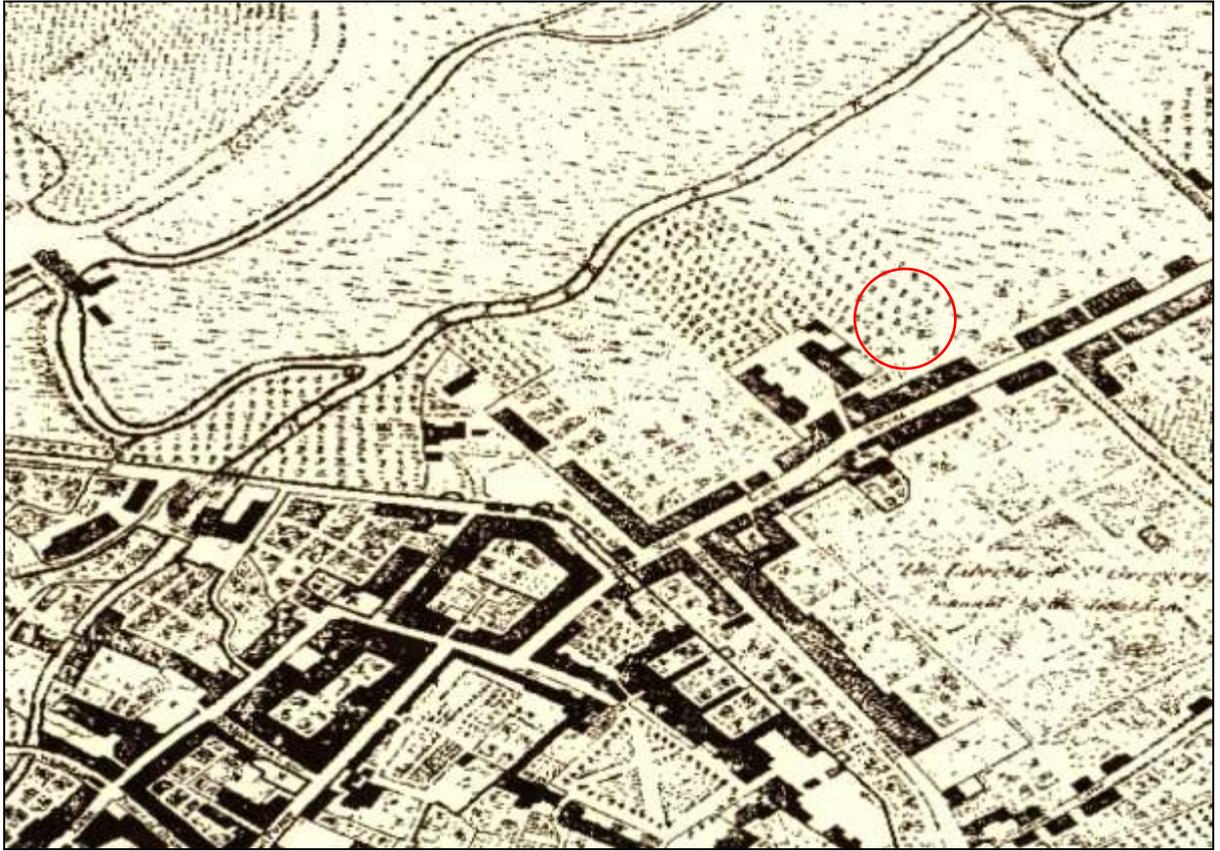


Figure 3. W & H Doidge's map of 1752 (PDA inside red circle)

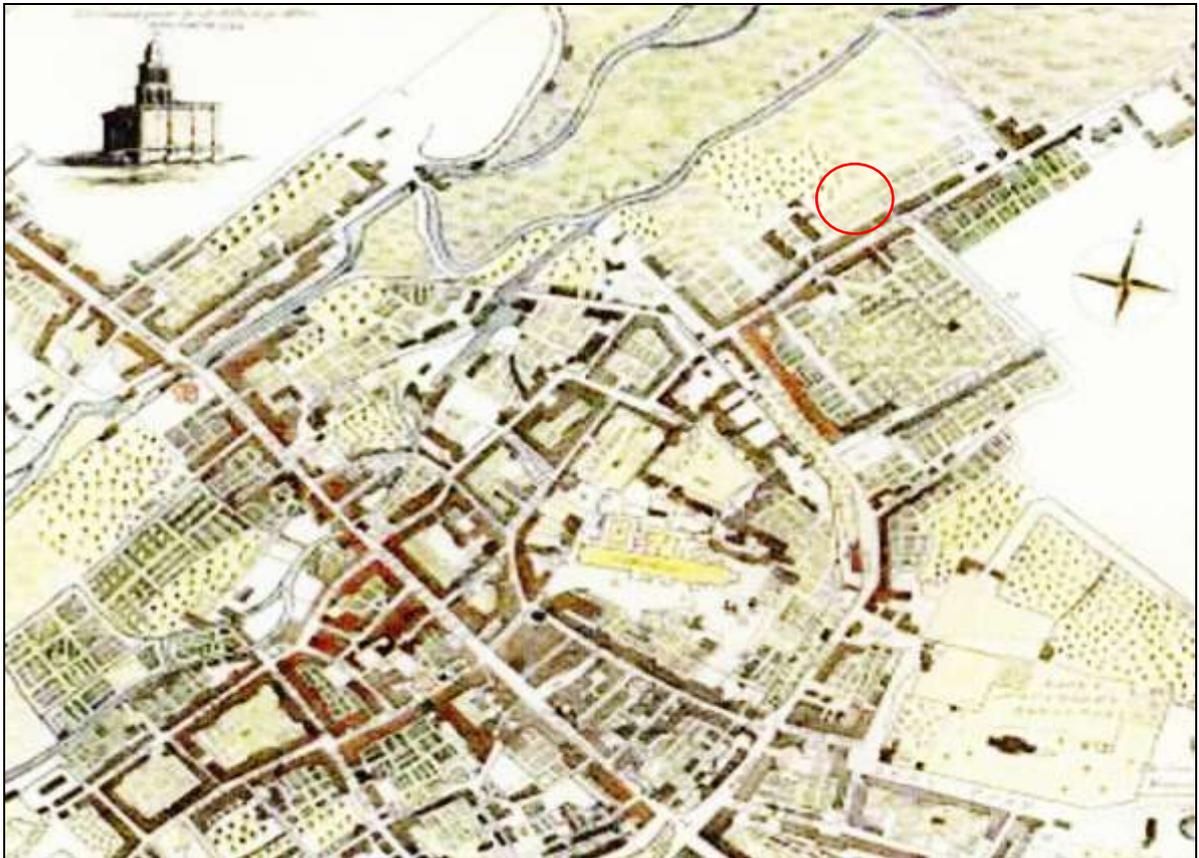


Figure 4. 1825 map by Fenner

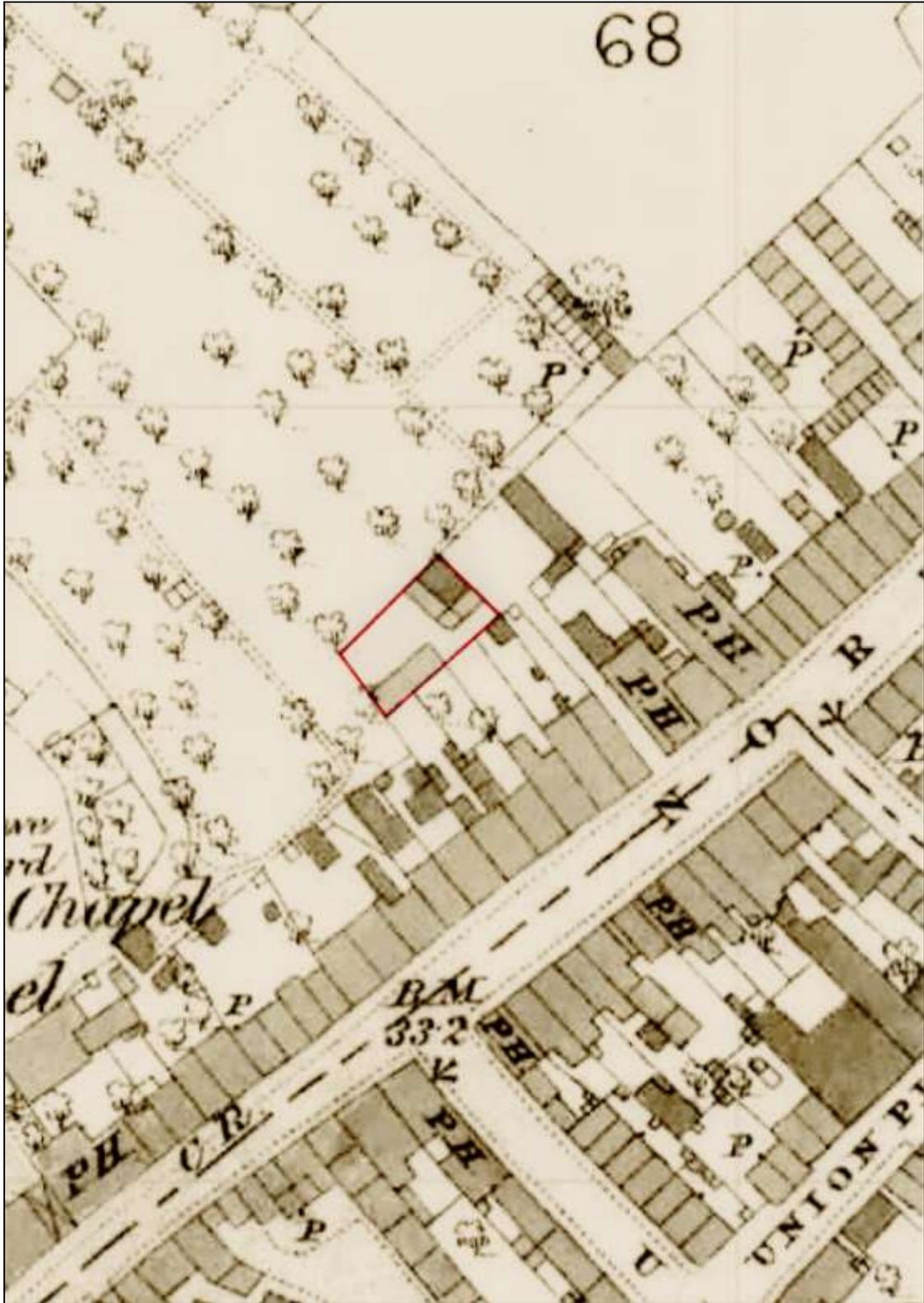


Figure 5. OS map of 1873 (detail) PDA outlined in colour



Figure 7. OS map of 1873 showing the area around the PDA

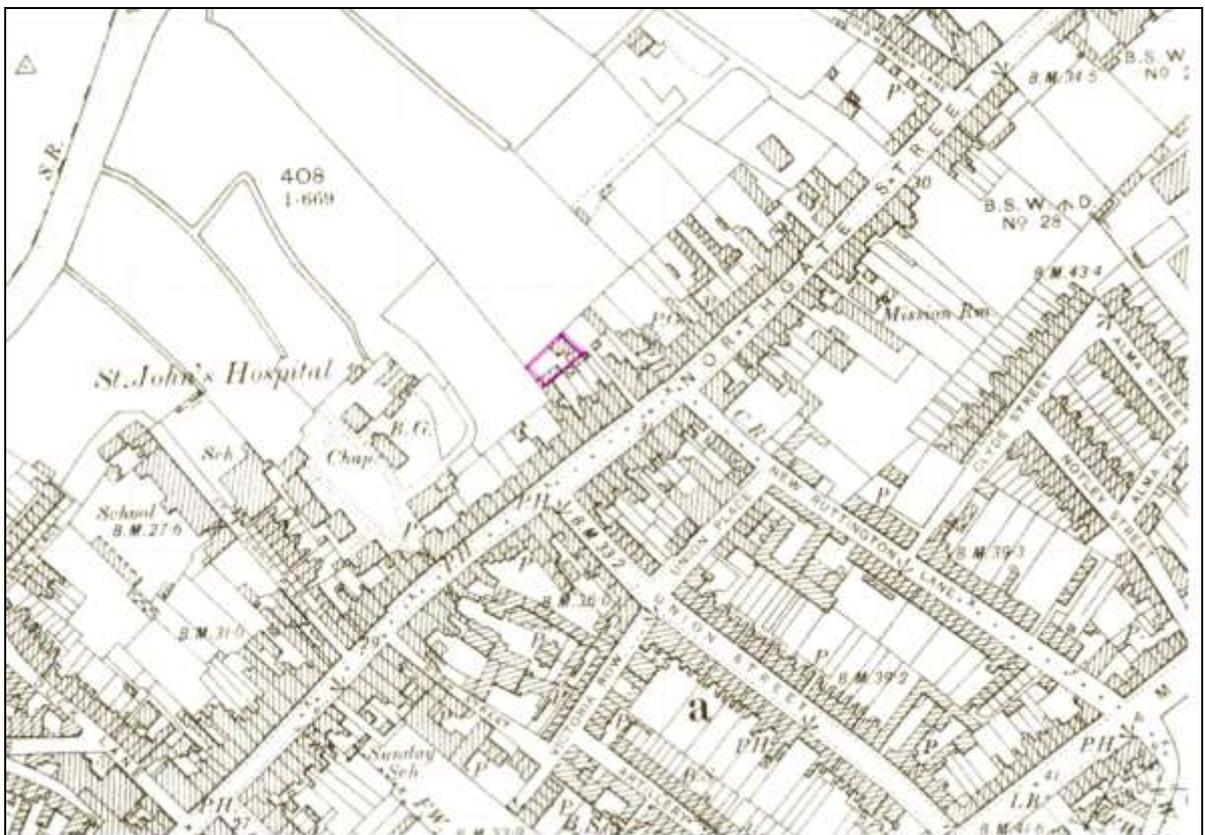


Figure 8. OS map of 1898

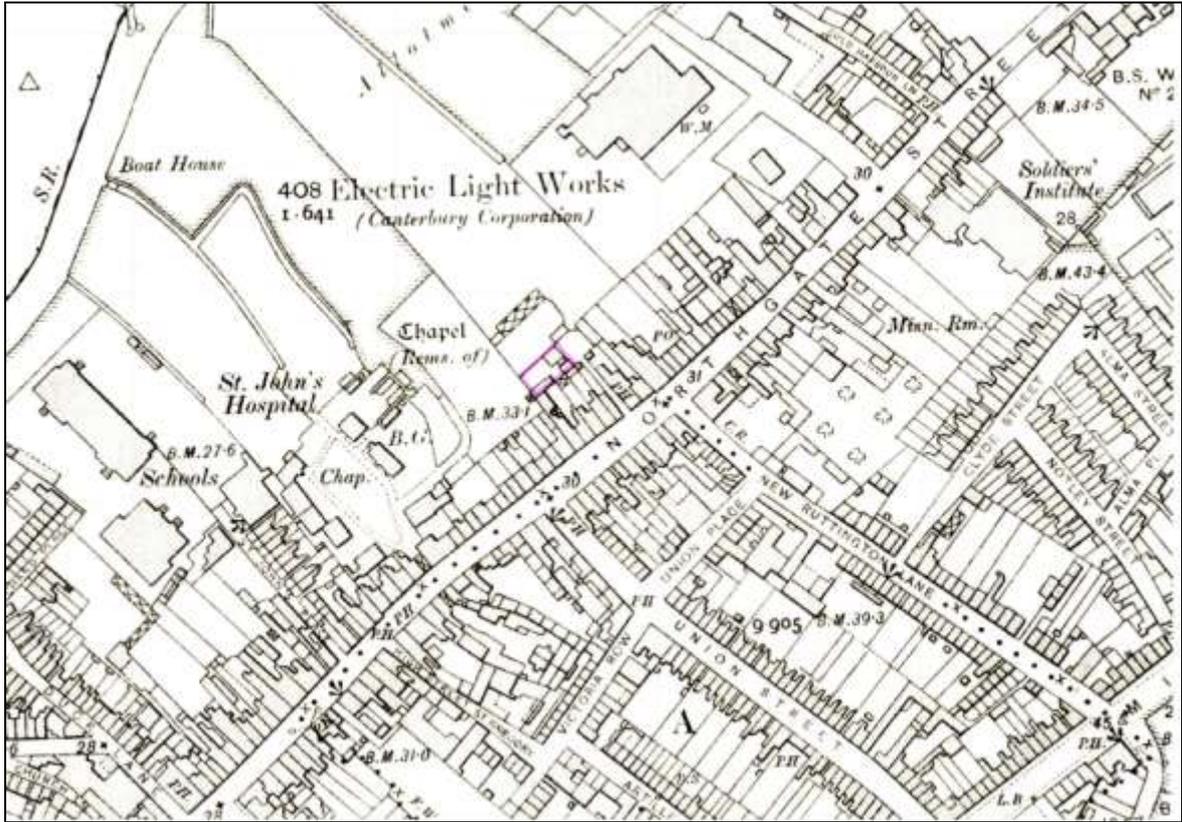


Figure 9. OS map of 1907



Figure 10. OS map of 1956

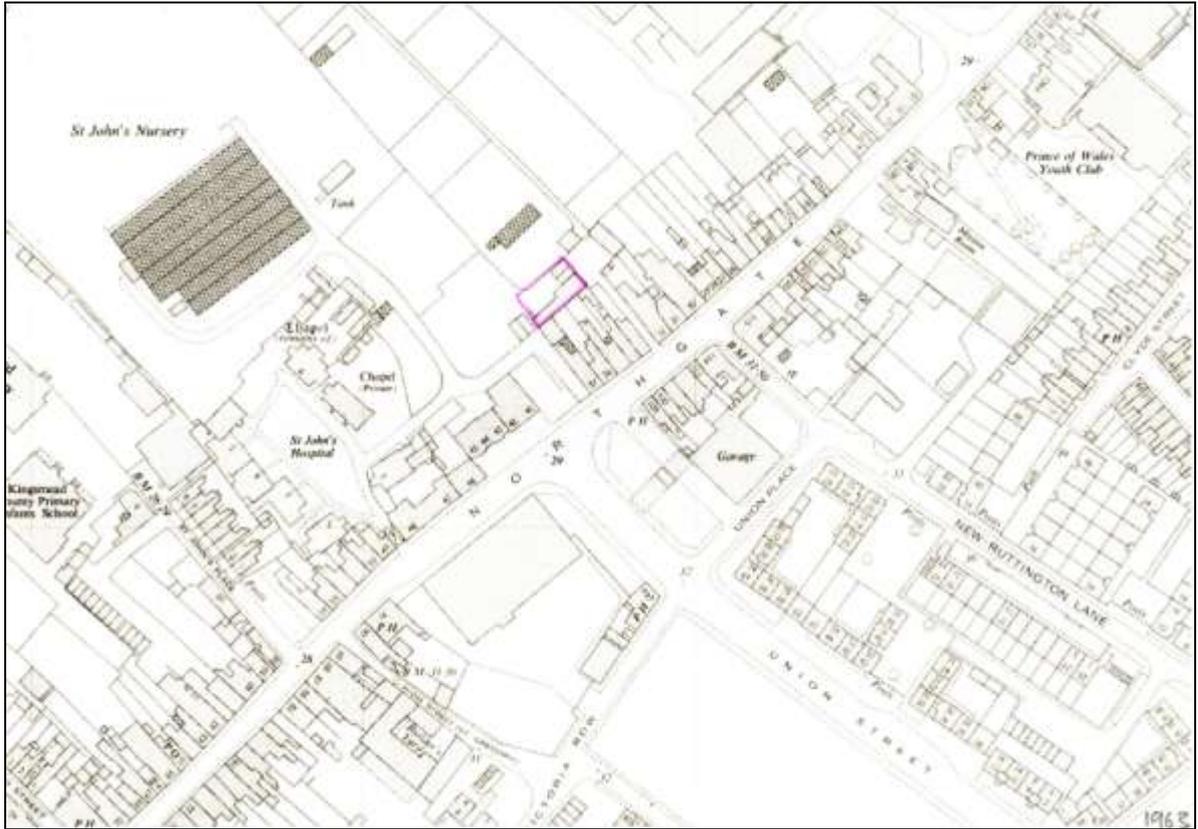


Figure 11. OS map of 1963



Figure 12. OS map of 1971

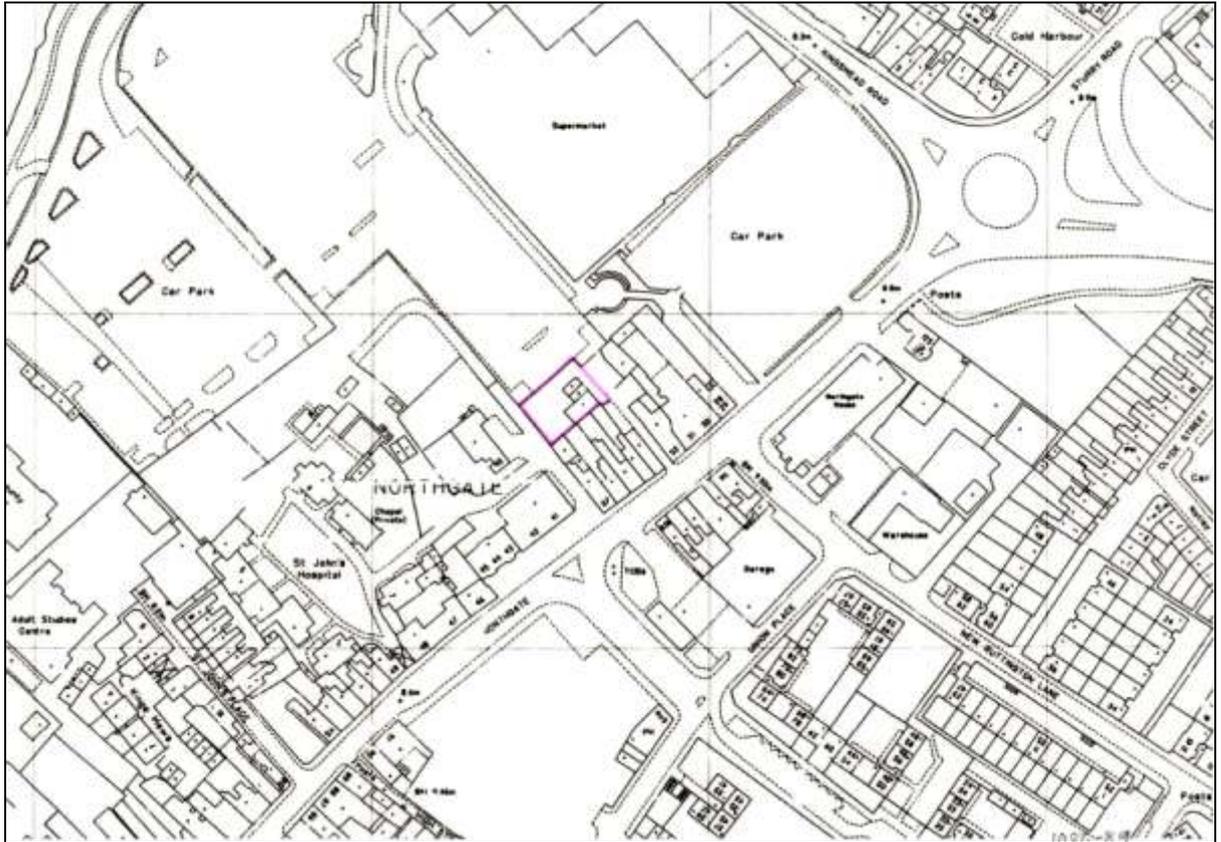
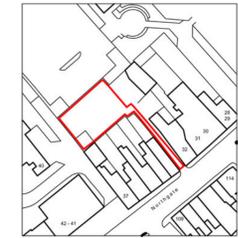


Figure 13. OS map of 1986



Site Location Plan 1:1250

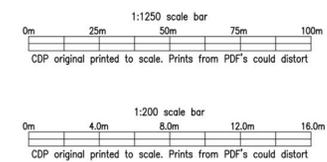


Proposed Site Plan 1:200

Rev.	Description	Int.	Date

Client Roseland Properties
Job Title Development at 37 Northgate


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Drawing Title Proposed Site Plan & Site Location Plan
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Scale @ A1	1:200 1:1250	Preliminary
Drawn	MW	Comment
Date	Aug 2015	Planning
Checked		Tender
		Construction
		As built

648	:	P50
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