



Archaeological Desk-Based Assessment in Advance of the Proposed Development at 27-29 Cowdrey Place, 9, 9a and 9b St Lawrence Road, Canterbury, Kent.

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Archaeological Desk-Based Assessment in Advance of the Proposed Development at 27-29 Cowdrey Place, 9, 9a and 9b St Lawrence Road, Canterbury, Kent.

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Report for Luckhurst Scaffolding Limited

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SWAT ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Advance of the Proposed Development at 27-29 Cowdrey Place, 9, 9a and 9b St Lawrence Road, Canterbury, Kent.

Summary

SWAT Archaeology has been commissioned by Luckhurst Scaffolding Limited to prepare an Archaeological Desk-Based Assessment in Advance of the Proposed Development Area (PDA) at 27-29 Cowdrey Place, 9, 9a and 9b St Lawrence Road, 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: **moderate**
- Iron Age: **low/moderate**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The PDA is located on the south eastern outskirts of Canterbury in an area in between the Old Dover Road and New Dover Road. The PDA contains a number of properties. Three houses are located facing the north eastern end of Cowdrey Place, each with front and rear gardens. Adjacent to 29 Cowdrey Place is 9 St Lawrence Road. Originally facing St Lawrence Road, the front of the house now faces Cowdrey Place having been extended. Adjoining the house is a single storey building, originally an outbuilding associated with No. 9, it has now been altered to create an annex (9a) at the northern end with the southern part belong to a separate property of 9b St Lawrence.

The PDA lies close to an area where Prehistoric archaeology has been found and possibly associated with settlement activity further to the west. In addition, the PDA lies close to a Roman Road out of the city where burials have been discovered in antiquity including one close to the PDA where the exact location is not known. The PDA appears to have been agricultural land from the Medieval period onwards. The PDA was first

built on the second half of the 19th century. During the later part of the 20th century and into the 21st century, the original building was greatly altered and extended and with the creation of a new road of Cowdrey Place, the houses of 27-29 Cowdrey Place were built. Consequently, the PDA is considered to have high archaeological potential for the Roman period, moderate for the Prehistoric period and low for all other periods. Parts of the site would have been disturbed by the construction of the current dwellings within the PDA and outbuildings, which would have caused a high impact in those areas on any potential archaeology. Outside the current building's footprint, the historical impact on any potential archaeology is considered low. The footprint of the proposed new buildings are larger than that of the existing buildings. Whilst some of the footprint falls into areas already disturbed, parts of the footprint for the new buildings do fall into areas of low historical impact and the requirement for foundations and services for the new buildings would have a high impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be an evaluation by trial trenching.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Luckhurst Scaffolding Limited (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at 27-29 Cowdrey Place, 9, 9a and 9b St Lawrence Road, Canterbury, Kent located at National Grid Reference (NGR) TR 15788 56853 (Fig 1).

1.2 The Site

1.2.1 The PDA is located on the south eastern outskirts of Canterbury in an area in between the Old Dover Road and New Dover Road. The PDA contains a number of properties. Three houses are located facing the north eastern end of Cowdrey Place, each with front and rear gardens. Adjacent to 29 Cowdrey Place is 9 St Lawrence Road. Originally facing St Lawrence Road, the front of the house now faces Cowdrey Place having been extended. Adjoining the house is a single storey building, originally an outbuilding associated with No. 9, it has now been altered to create an annex (9a) at the northern end with the southern part belong to a separate property of 9b St Lawrence. At the rear boundaries of all these properties is a communal road area accessed off St Lawrence Road in between the house of 8 and 10 St Lawrence Road that also provides rear access to the properties on St Lawrence Road. The PDA is broadly rectangular in shape of circa just under half of an acre. The PDA is on gentle sloping ground of 32/33m aOD where the driveways to 27-29 Cowdrey Place gently slope upwards to the houses, with their rear gardens sloping downwards to the east. At No. 9 the gardens are broadly level (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of Margate Chalk Member. There are no superficial deposits at the PDA, but it is surrounded on the northern side of the New Dover Road, the southern side of the Old Dover Road and circa 250m east and westwards are brickearth deposits.

Geotechnical Information

1.2.3 There is no geotechnical information.

1.3 The Proposed Development

- 1.3.1 The proposed development is for the redevelopment of 27-29 Cowdrey Place and 9, 9a and 9b St Lawrence Road for 24no. self-contained apartments including amenity grounds and parking provisions.

1.4 Scope of Document

- 1.4.1 This desk-based assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2018, revised in February 2019 and July 2021 is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): 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.'

2.2.2 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2.3 NPPF Section 16: 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 16 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.

2.2.4 Paragraph 190 of the NPPF states that:

‘Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

2.2.5 Paragraph 194 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.’

2.2.6 Paragraph 195 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 to 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.'

2.2.7 The NPPF, Section 16, 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.

2.2.8 The NPPF further provides definitions of terms in the glossary 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:

- ***'Significance (for heritage policy).*** *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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.*
- ***'Setting of a heritage asset.*** *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, may affect the ability to appreciate that significance or may be neutral'.*

2.2.9 The NPPF advises local authorities to take into account the following points in paragraph 197 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) the desirability of sustaining and enhancing the significance of heritage assets and preserving them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development in making a positive contribution to local character and distinctiveness'.*

2.2.10 Paragraphs 199 and 204 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 199 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

2.2.12 Paragraph 200 notes that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

2.2.13 Paragraph 201 states that:

'Where a proposed development will lead to substantial harm (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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

2.2.14 Conversely, paragraph 202 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, where appropriate, securing its optimum viable use'*.

2.2.15 The NPPF comments in paragraph 207, proffers that *'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.

2.2.16 Paragraph 204 states that *'Local Planning Authorities should not permit the 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'*.

2.2.17 Paragraph 206 encourages Local Planning Authorities to *'look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.

2.2.18 Any LPA based on paragraph 208, *'should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'*.

2.2.19 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:

- *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.*

- *Setting. 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, may affect the ability to appreciate that significance or may be neutral.*

2.2.20 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

2.2.21 In addition to the NPPF, statutory protection and guidance documents are also provided to certain classes of designated heritage assets under the following list:

- *Planning (Listed Buildings and Conservation Areas) Act (1990);*
- *Ancient Monuments and Archaeological Areas Act (1979);*
- *Planning Practice Guidance: Conserving and enhancing the historic environment*

2.3 Local Policies

2.3.1 Canterbury City Council has a Local Plan adopted in 2017. The plan has a number of policies relevant to Heritage:

- POLICY HE1: Historic Environment and Heritage Assets
- POLICY HE2: World Heritage Site and Buffer Zone
- POLICY HE11: Archaeology
- POLICY HE12: Areas of Archaeological Interest

2.3.2 These policies are covered in turn in more detail below:

POLICY HE1: Historic Environment and Heritage Assets

2.3.3 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.

- 2.3.4 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:
- 2.3.5 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.
- 2.3.6 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 HE2: World Heritage Site and Buffer Zone

- 2.3.7 The City Council will protect and enhance the Outstanding Universal Value of the inscribed Canterbury World Heritage Site. Development within it should protect and enhance the character, integrity and quality of these values. Development within the buffer zone and setting should not have an adverse impact on those values, including views into and from the Site. Developers, planning authorities and others envisaging change should have a thorough understanding of the physical, historical, social and economic context of the World Heritage Site and the contribution that the site's setting makes to an appreciation of Outstanding Universal Value, including its integrity, authenticity and significance. All major development within the Buffer Zone, as defined on the Proposals Map, must

preserve and, where possible, improve the link sand connections between the three separate parts of the WHS.

POLICY HE11: Archaeology

- 2.3.8 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.
- 2.3.9 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.
- 2.3.10 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:
- 2.3.11 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.
- 2.3.12 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

- 2.3.13 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.

Local Planning Guidance

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

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Luckhurst Scaffolding 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) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 This Desk-Based Assessment therefore forms the initial stage of the historic environment investigation and is intended to inform and assist in decisions regarding the historic environment along with mitigations for the proposed development and associated planning applications.

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

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

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

(2017:4)

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

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

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

CIFA (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 (ClfA, 2017).

4.2 Sources

4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

4.2.2 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 (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 11.

Aerial photographs

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

Secondary and Statutory Resources

4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

4.2.8 The Site is visited for a walkover survey. This is for the purpose of:

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

4.2.9 The results of the walkover survey are detailed in Section 5 of this document.

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 the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Archaeological reports, Scheduled Monuments, Registered Parks and Gardens, Protected Military Remains or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1. Full details of the HER data are provided in Figures 11 to 14.

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

5.2 Designated Heritage Assets

5.2.1 There are eight designated assets in the form of Grade II listed buildings within the study area. Part of the PDA including 9 St Lawrence Road is included within the area of the Old Dover Road, Oaten Hill and St Lawrence Conservation Area designated in 1998. The designated assets of the listed buildings and the Conservation area, with their significance and their setting in relation to the PDA are considered in a separate heritage statement.

5.3 Previous Archaeological Works

5.3.1 The 500m study area has a number of intrusive events, mainly to the south east following development at the St Lawrence cricket ground. A number of events also

occurred in antiquity for which there is less information. The key events are detailed below in greater detail.

Burials in Antiquity (EKE14226, EKE14230 & EKE14229).

- 5.3.2 The first event is located on the HER circa 35m south east of the PDA within the plot of 8 St Lawrence Road. Found in 1889 was believed to be a Roman cremation filling a hollow at a depth of 2.4m. It is reported to be at the house of a Mr Ellis. The exact site of the discovery has not been ascertained just the locality. A second Roman cremation is reports circa 100m south east of the PDA at 136 Old Dover Road in 1902, which is on the south eastern side of the road and thought to be associated with the leper hospital. A third event was in Ethelbert Road in 1895, circa 245m north west of the PDA concerning a number of inhumations, considered to be Roman.

Bat and Ball Car Park (EKE17798 & EKE19307)

- 5.3.3 Located circa 65m south west of the PDA in the site known as the Bat and Ball Car Park, ahead of residential development in 2006. The investigation initially consisted of 8 trenches followed by a strip, map and sample in 2010-2012. Remains of Medieval structures thought to have formed part of the Medieval hospital complex were revealed. There was also a concentration of burials that formed a formal cemetery associated with the hospital church. Other contemporary activities were identified, including a number of pits, possibly rubbish pits associated with the hospital complex, as well as linear and boundary features interpreted as a Bronze Age/Iron Age field system (TR 15 NE 1899). A complicated stratified sequence of building remains associated with the post-medieval manorial residence (TR 15 NE 1811).

St Lawrence Cricket Ground (EKE17400; 18148; EKE16745)

- 5.3.4 The development of part of the cricket ground prompted a comprehensive programme of works during 2010-2012 and also included part of the Bat and Ball Car Park. An evaluation was undertaken across the frontage on the Old Dover Road with 14 trenches in which a Roman cremation burial was found (TR 15 NE 1812) and a possible Prehistoric pit (TR 15 NE 1813). Further analysis suggests that the Roman cremation found here may actually be Prehistoric, possible Bronze Age rather than Roman. The environmental sampling (EKE16745) at the site found that during the Prehistoric period, the site was occupied by large open fields with fields systems on an alignment different to that of the Roman road (TR 15 NE 1814). It is believed that these fields systems were associated with a settlement to the west of the site.

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. Within the wider district, the area north of Canterbury in the Whitstable/ Herne Bay area has revealed significant late Bronze Age, early Iron Age settlement areas as has within Canterbury itself suggesting there was a ford across the Stour in this area.

Prehistoric

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 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. It is likely that the area in and around the PDA was part of a patchwork of sites scattered along the Stour Valley.

Roman

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 south easterly direction out of the city via Riding Gate that travels towards Dover.

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 with one by Riding Gate. Roman cemeteries are located outside of the city walls and burials remains have been found in the vicinity of the PDA, but these are considered to be isolated group rather than complete cemeteries.

- 5.4.5 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

Anglo-Saxon

- 5.4.6 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 598 AD Augustine and his monks built a church outside the city walls. Augustine became Archbishop in 603 AD and by 672 AD Canterbury was given complete authority over the English Church. 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. The name Stour has existed since A.D. 686, suggesting the name which the river now bears, was probably given it by the Saxons. The name 'Stour' means stirring or moving. It supplanted the old British one of Durwhern, meaning swift river. In Latin, Stauro means strong or powerful.

- 5.4.7 Following the 7th Century, the area seems to have settled broadly into a farming landscape with Canterbury forming the medieval centre of activity.

Medieval

- 5.4.8 In 1066 AD, Canterbury surrendered to the Normans. At the time of the Domesday survey in 1086 AD 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 1137, the Hospital of St Lawrence was founded on the south western side of the Old Dover Road and was for monks associated with St Augustine's Abbey that had contagious disease such as leprosy and was also an almshouse for the destitute of close relatives of the monks. As expected for hospitals at the time, the hospital would have included a number of different buildings including refectory, kitchens and dormitory, chapel, cemeteries, along with orchards, gardens mill and a perimeter wall. Hasted a

late 18th century historian refers to the hospital tithes of wheat and peas which transferred from the demesne land of Barton Manor to that of the new hospital which would have been received from the area around. The land around likely to be under arable cultivation. The hospital estate was on the south eastern side of the Old Dover Road.

- 5.4.10 In 1170 AD, 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.
- 5.4.11 For those pilgrims continuing on towards Dover to travel either the Via Francigena to Rome or Camino de Santiago to Santiago de Compostela route on the Continent, they would leave Canterbury via the southern part of the city, passed St Augustine's and St Martins picking up the Pilgrims Way that is in part now days also the North Downs Way, heading south eastwards broadly running parallel on the northern side to the present New Dover Road.
- 5.4.12 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.
- 5.4.13 It appears that land on the northern side of the Old Dover Road belong to Barton Court, also known as Longport Manor, as the home farm of St Augustine's Abbey. the home farm was the administrative centre of the home farm of the abbey, where abbey tenants from outlying manors brought their produce, the barton was also where the manorial and liberty courts were held. It appears that the PDA formed part of the wider demesne lands associated with Barton Court.
- 5.4.14 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. In 1538, the hospital site was leased for 99 years to Sir Christopher Hales of Hackington who then rented it out and a few sisters remained on site. Around 1560 with the buildings converted to a residential estate. Documentary evidence refers to the mansion on high ground, among hop plantations. By 1800, the estate was in a poor state of repair and much of it was pulled down and grassed over. Eventually, the south

eastern corner of the estate was used for cricket and Lord Sondes formed the St Lawrence club in 1864.

- 5.4.15 In the late 18th century, the road had been turnpiked and that became the New Dover Road. Since the road abutted fields, it became prime land for residential development along its length.
- 5.4.16 After the Dissolution the farm at Barton Court became crown property. It was sold soon after and over the next 450 years it was the private residence of several gentry families. The various farm and tenements were rented out. By the One of those families, the Smiths, in 1644 bequeathed money to built almshouses at Longport and endowed with lands of around 125 acres, which is referred to as Ann Smith Charity. By the second half of the 19th century other parts of the estate were sold. To the north west of the PDA at 121 and 123 Old Dover Road was a farmstead of St Lawrence Farm.
- 5.4.17 During the 19th century, Canterbury began to spread outwards. By the first half of the 20th century, the suburbs of Canterbury had reached along the Old Dover Road to the Nackington Road junction where Canterbury's Cricket Ground was built and next door, the Kent & Canterbury Hospital. By the middle of the 20th century, St Lawrence Farm had become a fire station before late the farmstead was entirely cleared away leaving just the farmhouse.. Away from the road frontages, the area was still rural.
- 5.4.18 World War II brought further destruction to the city; 10,445 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. Archives held at Canterbury Cathedral, do not show any bombs that landed within the PDA.

Landscape Character Areas

- 5.4.19 The KHER historic landscape classification shows the Application Site and the study area as part of the 'post 1810 settlement (general)'.

5.5 Cartographic Sources and Map Regression

Ordnance Surveyors Drawing, 1799

- 5.5.1 This map shows the PDA location between New Dover Road to the north and the Old Dover Road to the south. It is in a sparsely populated area where on the northern side

of the Old Dover Road are just a couple of buildings in close vicinity. The area appears to be grassland (Fig. 3).

St Pauls Canterbury Tithe Map, 1851

5.5.2 Please note north is towards the bottom of the map. The PDA mainly falls within an area designated 107. This is owned by Charles Goodwin and occupied by Joseph Lemar. The plot is referred to as 'Fanis' Garden'. Charles Goodwin also owns the nearby terraced houses adjacent to plot 107 and facing the Old Dover Road. Adjacent to the west is a strip designated 106 which is referred to a Glebe lands where John Ellis Clowes Esquire Rectoral Glebe is the owner, and it is occupied by Charles Collard as is pasture.

5.5.3 On the opposite side of the glebe land is the farm of St Lawrence, designated 105 with the farmhouse facing the road and agricultural buildings on three sides around a yard. The owner of the farm is Ann Smith Charity and occupied by Charles Collard.

5.5.4 The large rectangular plot of land to the north, designated 81, belongs to Reverend William John Chesshyre at Barton Court. This is pasture called Barton Meadow. (Fig.4).

Historic OS map 1873

5.5.5 This is the first OS map. The PDA is still garden. The map details a T shaped track within the PDA which is accessed of a trackway between the Old Dover Road and the New Dover Road. The eastern end of the terraced houses on the Old Dover Road is labelled Bat and Ball Public House. South of the pub on the southern side of the road is now a cricket ground, The earliest known reference to the pub on that site is in 1847. Along the New Dover Road and now large houses and the meadow of Barton is being built upon although the map refers to the general area as Barton Fields (Fig.5).

Historic OS map 1898

5.5.6 There is now a new long building located within the PDA. On either side of the building are greenhouses of which only one falls within the area of the PDA. The building sits within the same large garden plot over which there is the same trackway within. The trackway between both Dover Roads is now a wider Road called St Lawrence Road. At the north eastern end there are now properties on each corner. The farm of St Lawrence is still in existence and there is an orchard at the rear, adjacent to the PDA of which a very small section of the PDA falls within. More housing facing the Old Dover Road on the northern side has been built eastwards of the pub (Fig.6).

Historic OS map 1907

5.5.7 There is little change at the PDA (Fig.7).

Historic OS map 1955-56

5.5.8 There is little change at the PDA other than a small outbuilding next to the house and a couple of greenhouses. However, the plot in which its sits has changed due to there being semi detached houses on the western side of St Lawrence Road, adjacent to the PDA. The PDA is accessed via the same trackway from St Lawrence Road in between these new houses and as a result the building within the PDA has been designated 9 St Lawrence Road. More residential plots are located along the southern side of the New Dover Road adjacent to the PDA and forming the northern and eastern boundaries of the PDA. There remains a small area on the southern side of the original garden. The farmstead of St Lawrence had been replaced by a fire station (Fig. 8)

Historic OS map 1972-75

5.5.9 There have been changes. To the west is a new road of Cowdrey Place and within the PDA with the building of 27-29 Cowdrey Place. The terraced houses on the Old Dover Road by the PDA have been demolished and replaced with new terraced houses and their rear gardens now extended towards the PDA leaving a small rectangular area of the original garden plot between their boundaries and the PDA. The fire station on the old farm site is no longer in existence and only the farmhouse remains. (Fig. 9)

Historic OS Map 1988-92

5.5.10 There is little change at the PDA. The vacant plot adjacent on the southern side now has residential houses of 30 and 32 Cowdrey Place (Fig. 10).

5.6 Aerial Photographs

1946

5.6.1 There is a long building within the PDA with a small square building located adjacent to the house on the north eastern side. Access can be seen on the track off St Lawrence Road (Plate 1).

1948

5.6.2 This photograph taken from the cricket ground shows the building within the PDA in the background. The long building is seen here with a two-storey house at the northern end

with chimneys at either end of the roof. The southern side of the building is a single storey building (Plate 2).

Early 1960s

5.6.3 The photograph is not a good resolution. There appears little change (Plate 3).

1990

5.6.4 Cowdrey Place has been building and within the PDA are 27-29 Cowdrey Place on the northern side of 9 St Lawrence Road and on the southern side is 30-32 Cowdrey Place. (Plate 4).

2003

5.6.5 There is now a rear 2 storey extension to the 2-storey building at 9 St Lawrence Road (Plate 5).

2008

5.6.6 A rear extension has been added to the rear of the southern end of the single storey building at 9 St Lawrence Road (Plate 6).

2021

5.6.7 A further rear extension has been added to the southern single storey building at 9 St Lawrence Road. In addition, there is also a garage to the front of this building. A separate garage is located towards the south eastern corner of the PDA (Plate 7).

5.7 Walkover Survey

5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts or other heritage assets. No archaeological finds or features were observed (Plates 7-21).

5.7.2 The walkover was undertaken on the 23rd of February. The three gardens to the rear of 27-29 Cowdrey Place are essentially raised decking adjacent to the house with grass beyond. The front areas of 9 and 9b St Lawrence are gravel on top of dirt. The rear of 9b St Lawrence is a gravel area adjacent to the rear of the property with garden beyond. The rear area to 9 St Lawrence adjacent to the property is brick flooring and raised decking. Within the garden is an outbuilding and another section of raised decking. The remainder is grass. The client informs me that the grass area of the garden has been

levelled slightly rather than sloping away gently towards St Lawrence Road. The client confirms that none of the properties have cellars.

5.8 Summary of Potential

5.8.1 This section pulls together by period the historical documentation, mapping, aerial imagery and KHER data, and the known historic landscape to provide an overview by period.

Palaeolithic

5.8.2 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the study area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

5.8.3 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

5.8.4 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has two records from this period within the assessment area. In the area of the cricket ground and the Ball and Ball Car Park site broadly to the south west circa 190m from the PDA were a number of pits found during excavations (TR 15 NE 1813 & TR 15 NE 1989). These pits may also fall into the Early Bronze Age period. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Bronze Age

5.8.5 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 four records from this period within the study area. One record was a Bronze Age urn found in 1900 circa 240m north east of the PDA of which little else is known regarding the find (TR 15 NE 75). Three of the records are finds which have come from recent excavations to the south and south west at the cricket ground and also the Bat and Ball

car park site. Aside from the earlier Neolithic pit records mentioned previously that may fall into this period, there are also evidence of Prehistoric field systems (TR 15 NE 1812 & TR 15 NE 1814) in the form of ditches. Post excavation analysis suggests that a cremation previously thought to be Roman now falls into this period (TR 15 NE 1812). Given that the field systems pre dates the Roman Road and alignment, it is possible that they may extend into the area of the PDA. Any settlement is considered to be away from the area of the PDA and possible underneath the current Kent and Canterbury Hospital based on other excavations in that area. Also in the wider area outside of the assessment area, excavations at the Dover Road Park and Ride site circa 1km south east of the PDA found evidence of Late Bronze Age activity where features contained prehistoric material in the form of struck flints and pot boilers along with pottery (TR 15 NE 398) and it is believed that along the ridge of higher ground to the south and west of the PDA on the southern Stour valley may have been the focus of possible settlement. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Iron Age

5.8.6 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 no records from this period within the assessment area although in the wider area at St Anselm's School to the south a single pit was found during a watching brief which revealed near complete but fragmented pots that had been deliberately smashed and arranged around an inverted storage jar. There was no evidence of any cremated bone in the feature of vicinity (Linklater). In the wider area to the south east, is an Iron Age bivallate enclosure, east of Barton Business Park was found during excavations (TR 15 NE 1754) suggesting that there may be activity associated with the higher ground. However, given the lack of activity in the area closer to the PDA, the potential for finding remains that date to this period is considered **low/moderate**.

Romano-British

5.8.7 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 four records for this period within the study area. The closest is thought to be in the area nearby to

the PDA of a Roman cremation, although the exact location is not known (TR 15 NE 1556) and the record added to the general area. A further Roman cremation is on the southern side of the Old Dover Road to the west (TR 15 NE 1564) and one further westward in Ethelbert Road (TR 15 NE 1563). These are all thought to be associated with that of the Roman Road that is Watling Street running from Canterbury towards Dover (TQ 86 SW 132). Romans are well known for roadside activity such as burials which will tail off the further you are away from the road. The alignment of the Roman Road is considered to be that of the Old Dover Road. Mentioned in a 2013 evaluation report and not detailed in the HER records, at the cricket ground traces of the Roman road were identified in a manhole excavated within the Old Dover Road some 110m to the north-west of the PDA. In addition, a ditch encountered immediately adjacent to that site that ran parallel to the line of the Roman road is also thought to be Roman in date. Whilst the PDA is not immediately adjacent to the Roman road, the potential for finding remains that date to this period within the confines of the development site cannot be discounted and is still considered **high**.

Anglo-Saxon

5.8.8 The Kent HER has no records from this period within the assessment area. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.8.9 The Kent HER has four records from this period within the assessment area. A Medieval burial was found circa 255m to the south west of the PDA in 1995 during a watching brief (TR 15 NE 425) and is associated to the leper hospital founded in 1138 (TR 15 NE 17; TR 15 NE 1811). The fourth record is that of the garden wall to 136 Old Dover Road that formed part of the precinct wall to the hospital (TR 15 NE 500). The early Post Medieval mapping shows the PDA outside of the hospital boundary and was likely to be agricultural land in this period associated with the Barton Court estate. Therefore, the potential for finding remains that date to this period is considered **low**.

Post Medieval

5.8.10 Reflecting the increase in activity of the region in the Post Medieval period, there are 13 records for this period of which seven concern Grade II listed buildings including that of the farmhouse associated with the St Lawrence Farm (MKE86288) in this period of 121 And 123 Old Dover Road (TR 15 NE 573). It is not clear if the land within the PDA

was directly farmed from here or not. Certainly, by the time of the tithes it was under different ownership and not associated with Barton Court. Aside from the farm, there were houses facing the Old Dover Road, with the PDA as agricultural land and the line of what is now St Lawrence Road, nothing more than a trackway. Only by the end of the 19th century, is there a real increase of housing in the area and the arrival of the railway and the cricket ground forming a suburb outside the city walls of Canterbury with a number of inns, the Phoenix circa 500m north west (TR 15 NE 1167) and on the corner of the Old Dover Road and St Lawrence Road, the Bat and Ball Public house from 1847. Within the PDA, sometime between 1873 and 1898, a rectangular building is built of which the north half is two storeys and of the southern half is single storey with the nearby trackway now becoming a proper road named St Lawrence Road. These original buildings survive but are much altered and extended. The potential for finding remains from this period is considered **low**.

Modern

5.8.11 There are 17 KHER records from this period representing records predominately associated with the Second World War and concerning Defence Warden posts and control centres along with other infrastructure such as emergency water tank site (TR 15 NE 858) and a fortified house (TR 15 NE 789), all as a WWII support network for a densely populated area. None of which were associated with the PDA. A further three records are for pillar boxes. During the 20th century, the plot in which the original buildings stood reduced in size, along with more buildings added along St Lawrence Road and by the early 1970s, the houses of a new road and estate of Cowdrey Place were built including those of 27-29 Cowdrey Place within the PDA. The original buildings at 9 St Lawrence Road were extended and sub divided. In addition, the 19th century terraced houses along the south western boundary were demolished and replaced on much larger plots, further reducing the original plot of land associated with 9 St Lawrence Road. The current south western boundary was formed after the building on 31-32 Cowdrey Place in the 1970/80s. The historical mapping suggests that there have been a number of different outbuildings and garages within the PDA with only parts of the plot not built on that are currently the gardens. The potential for finding archaeological remains dating to this period in the Application Site is considered **low**.

Overview

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

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

- Prehistoric: **moderate**

- Iron Age: **low/moderate**

- Roman: **high**

- Anglo-Saxon: **low**

- Medieval: **low**

- Post-Medieval: **low**

- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

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

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

6.1.2 Cartographic regression, topographic analysis and historical research indicate that the Application Site was originally agricultural land and first built on in the late 19th century with the original footprint highlighted in green in Figure 15. Aside the main building was a greenhouse. By the middle of the 20th century, there were more greenhouses in the northern corner of the PDA and the site of the earlier greenhouse had become a small outbuilding. During the later part of the 20th century and into the 21st century, the original building footprint has been extended a number of times along with the inclusion of garages and other garden buildings. In addition, in the 1970s the properties of 27-29 Cowdrey Place were built. Therefore, historically the PDA has had a **high** historical impact in the area of the buildings and **low** historical impact in the area of the gardens.

Proposed Impact

6.1.3 The proposed development will require the demolition of the existing buildings. The footprint of the new buildings as well as covering areas already disturbed by the existing buildings, also cover area that appear not to have been built on (Fig.15). Therefore, there are parts of the proposed buildings that are in areas that have had a low historical impact where in-situ archaeology may survive. The requirement for the new building's foundations and associated services will have a **high** impact on any potential archaeology.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Group Value, Survival/Condition, Fragility/Vulnerability, and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

7.2.1 The PDA lies within an area of archaeological potential relating to the Prehistoric and Roman period. Nearby excavations have revealed activity in the Bronze and Iron Age. It appears possible that the PDA lies in areas away from settlement in those periods and evidence may be seen in the form of field systems which would carry local significance. The Roman Road lies nearby and seems it does follow the line of the present Old Dover Road. Romans are well known for roadside activity such as burials include one found in the vicinity of the PDA where the exact location is unknown. Given that the PDA is slightly further back from the road, this reduces the chance of finding Roman activity within the PDA, but this cannot be dismissed and activity in this period is likely to be of regional significance. The PDA in use as agricultural land thereafter, the potential relating to other periods is considered low.

Documentation

7.2.2 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources.

Group Value

7.2.3 The potential for archaeology at the PDA has group value is understanding the extent of Prehistoric activity in the area, especially as it would predate the Roman Road. In addition, the site potential has group value in understanding Roman activity within the vicinity of the road.

Survival / Condition

7.2.4 Parts of the site would have been disturbed by the construction of the current dwellings within the PDA and outbuildings, which would have caused a high impact in those areas.

Outside the current buildings' footprint, the historical impact on any potential archaeology is considered low.

Fragility / Vulnerability

- 7.2.5 The footprint of the proposed new buildings are larger than that of the existing buildings. Whilst some of the footprint falls into areas already disturbed, parts of the footprint for the new buildings do fall into areas of low historical impact and the requirement for foundations and services for the new buildings would have a high impact on any potential archaeology.

Potential

- 7.2.6 The Impact assessment concludes that the site has potential for archaeological remains.

Significance

- 7.2.7 Based on the information gained in this report, it can be concluded that the site is of archaeological interest.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

8.1.1 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.

8.1.2 The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Roman period and moderate for the Prehistoric period. The proposed development and the requirement for foundations includes part of the PDA that appears to have had low historical impact. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be an evaluation by trial trenching.

9 CONCLUSION

9.1 Summary

9.1.1 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.

9.1.2 The PDA lies on the outskirts of Canterbury close to an area where Prehistoric archaeology has been found and possibly associated with settlement activity further to the west. In addition, the PDA lies close to a Roman Road out of the city where burials have been discovered in antiquity including one close to the PDA where the exact location is not known. The PDA appears to have been agricultural land from the Medieval period onwards. The PDA was first built on the second half of the 19th century. During the later part of the 20th century and into the 21st century, the original building was greatly altered and extended and with the creation of a new road of Cowdrey Place, the houses of 27-29 Cowdrey Place were built. Consequently, the PDA is considered to have high archaeological potential for the Roman period, moderate for the Prehistoric period and low for all other periods. Parts of the site would have been disturbed by the construction of the current dwellings within the PDA and outbuildings, which would have caused a high impact in those areas on any potential archaeology. Outside the current building's footprint, the historical impact on any potential archaeology is considered low. The footprint of the proposed new buildings are larger than that of the existing buildings. Whilst some of the footprint falls into areas already disturbed, parts of the footprint for the new buildings do fall into areas of low historical impact and the requirement for foundations and services for the new buildings would have a high impact on any potential archaeology. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities, but it is recommended for there to be an evaluation by trial trenching.

10 OTHER CONSIDERATIONS

10.1 Archive

10.1.1 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.

10.2 Reliability/Limitations of Sources

10.2.1 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.

10.3 Copyright

10.3.1 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 Luckhurst Scaffolding Limited (and representatives) for the use of this document in all matters directly relating to the project.

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Figure 1: Location Maps, Scale: 1:10,000, 1:500

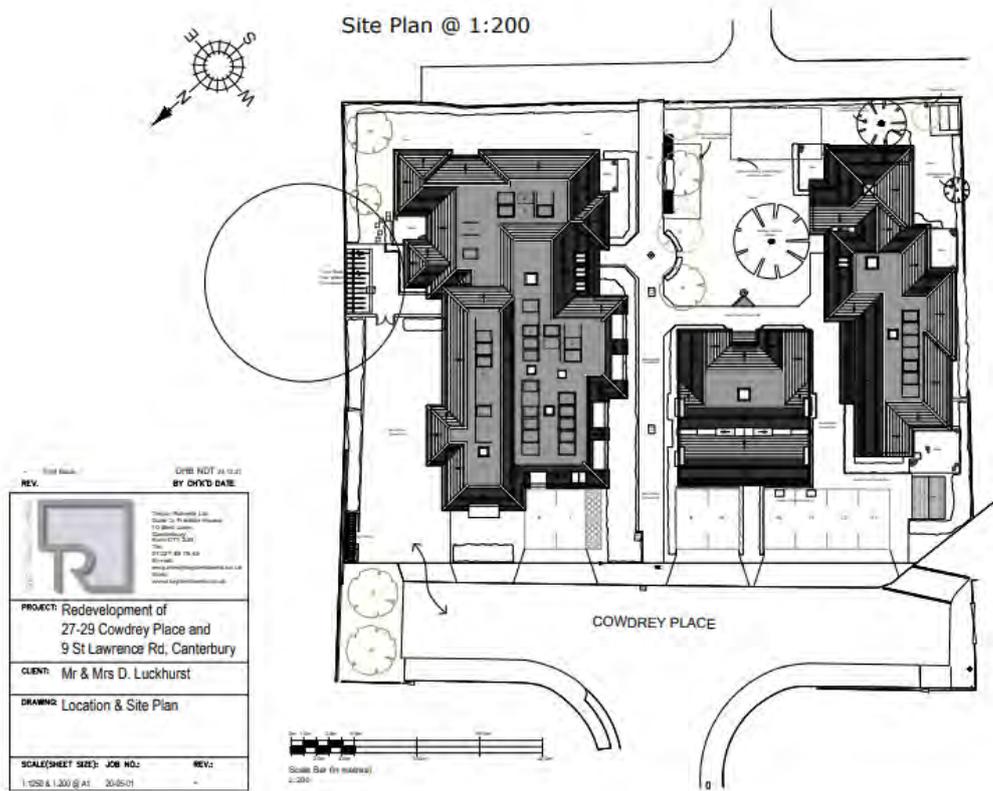


Figure 2: The Proposed Development



Figure 3: OS Surveyors Drawing 1797

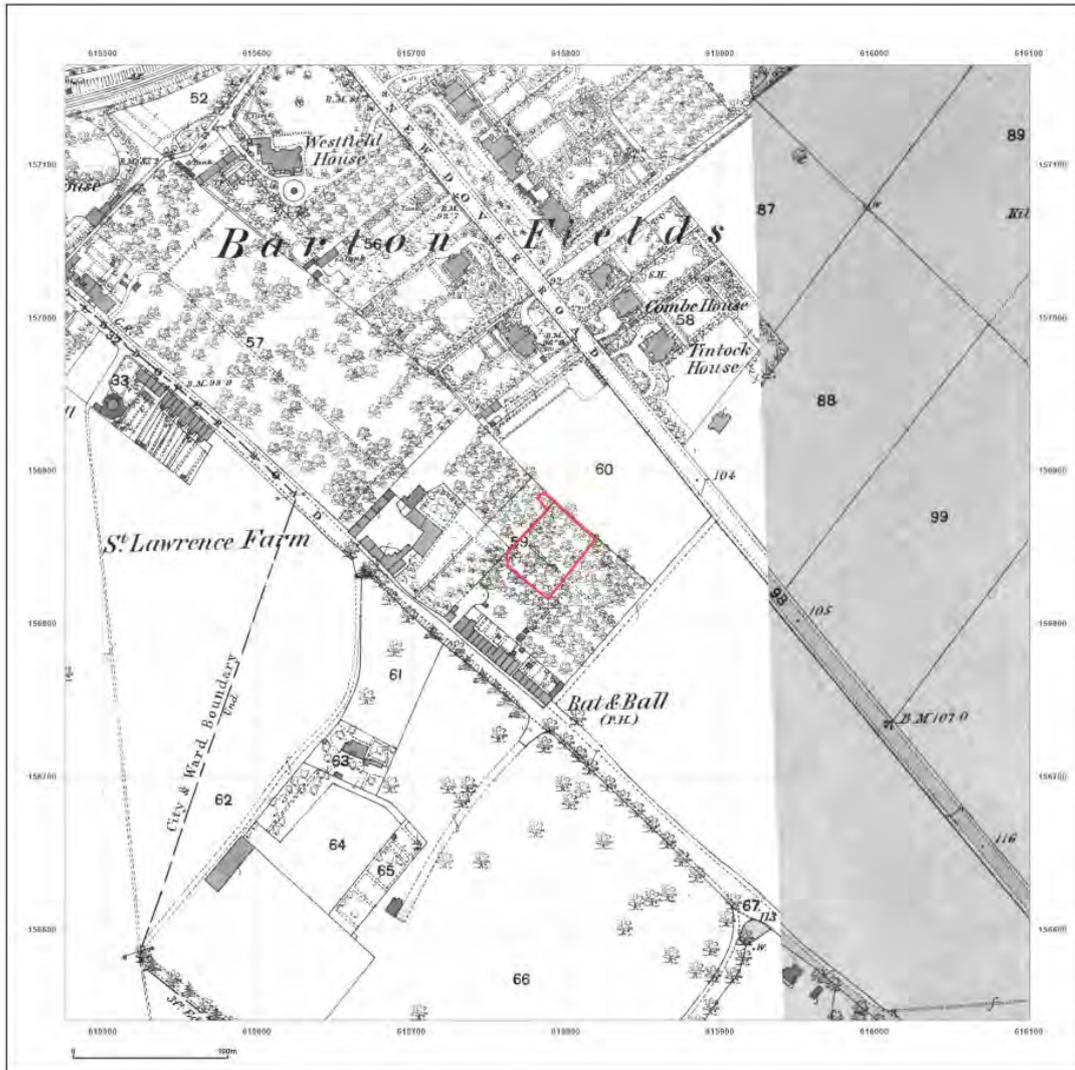


Figure 5: Historic OS Map 1873, scale 1:2,500



Figure 6: Historic OS Map from 1898, scale 1: 2,500

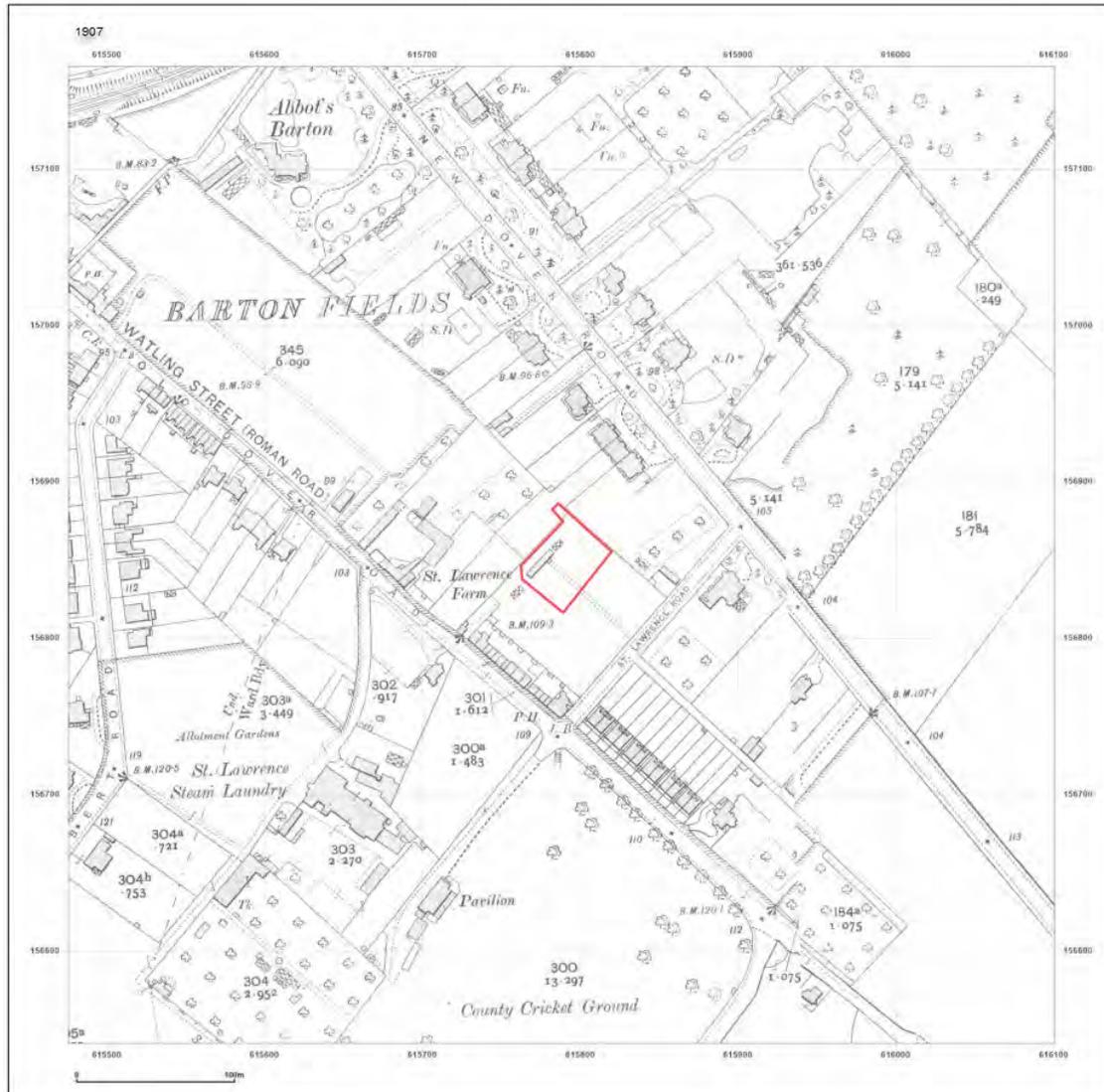


Figure 7: Historic OS Map 1907, scale 1: 2,500



Figure 8: Historic OS Map 1955-56, scale 1:1,250

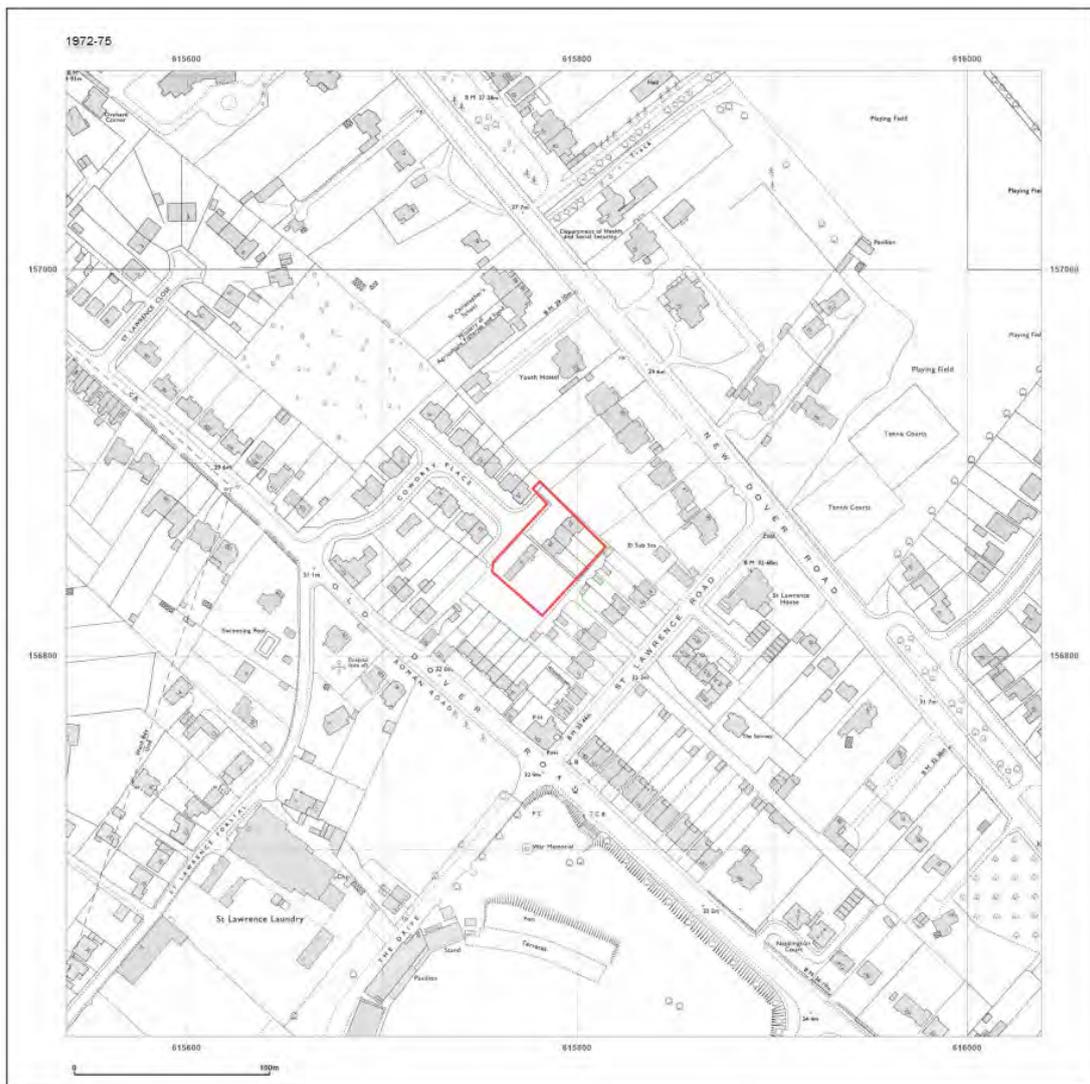


Figure 9: Historic OS Map 1972-75, scale 1: 1,250

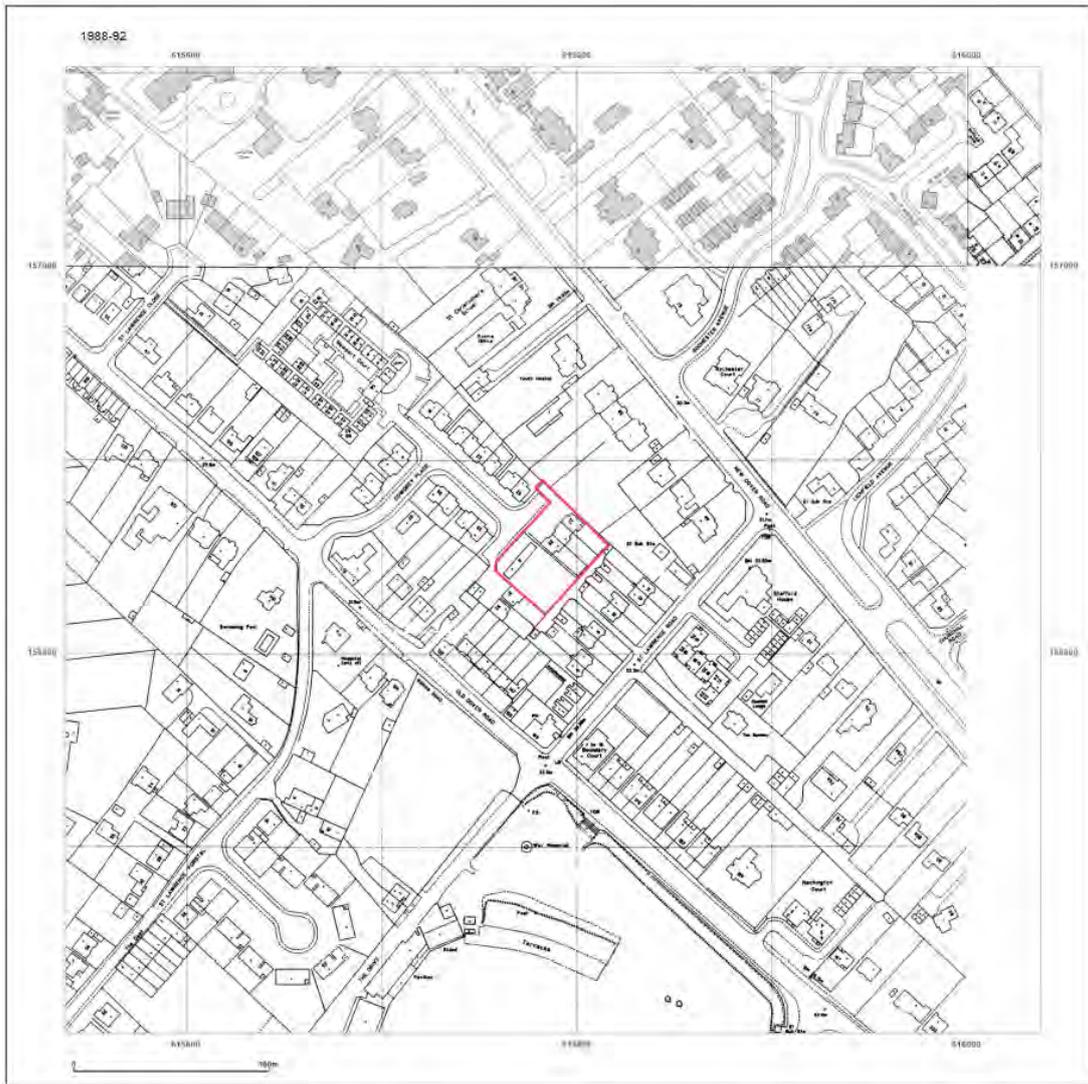


Figure 10: Historical OS Map 1988-92, scale 1: 1,250

11.3 APPENDIX 1 – KCC HER Data (see Figures 11-14). ALL DISTANCES TAKEN FROM THE SITE BOUNDARY

KHER	Type	Location	Period	Description
TR 15 NE 1775	Monument	c. 275m WNW	Post Medieval	St. Lawrence Mill. Smock mill built before 1819 and demolished after 1873.
TR 15 NE 425	Monument	c. 255m SW	Early Medieval or Anglo-Saxon to Medieval	Medieval burial, St Lawrence Forstal, Canterbury. Found during a watching brief (EKE6035) in 1995.
TR 15 NE 998	Building	c. 55m SW	Post Medieval	No. 135 Old Dover Road. Locally Listed Building (6179)
TR 15 NE 1046	Building	c. 65m SSW	Post Medieval	No. 155 Old Dover Road. Locally Listed Building (6180)
TR 15 NE 578	Listed Building	c. 320m WNW	Post Medieval to Modern	Sundial House. Grade II (1241197)
TR 15 NE 574	Listed Building	c. 315m WNW	Post Medieval	81 Old Dover Road. Grade II (1241326)
TR 15 NE 573	Listed Building	c. 80m W	Post Medieval	121 And 123 Old Dover Road. Grade II (1241352).
TR 15 NE 447	Listed Building	c. 270m SW	Post Medieval	Oasthouse. Grade II (1260210)
TR 15 NE 450	Listed Building	c. 165m SW	Post Medieval	Cricket Field House. Grade II (1260242).
TR 15 NE 500	Listed Building	c. 85m WSW	Medieval to Post Medieval	Garden Wall to No 136 Old Dover Road. Grade II (1260530)
TR 15 NE 538	Listed Building	c. 345m WNW	Post Medieval	77 Old Dover Road. Grade II (1260632)
TR 15 NE 537	Listed Building	c. 305m WNW	Post Medieval to Modern	81A Old Dover Road. Grade II (1260633)

KHER	Type	Location	Period	Description
TR 15 NE 874	Building	c. 250m SSW	Modern	Second World War alternative Civil Defence Control Centre and corporation offices under a grandstand at the Kent County Cricket Ground, Canterbury
TR 15 NE 859	Building	c. 80m N	Modern	Second World War Alternative Civil Defence alternative Control Centre at the Barcroft Private Hotel, New Dover Road, Canterbury
TR 15 NE 858	Monument	c. 390m SSW	Modern	Second World War Civil Defence emergency water tank at the Kent and Canterbury Hospital, Canterbury
TR 15 NE 892	Building	c. 420m SSW	Modern	Second World War Civil Defence Emergency Hospital at the Kent and Canterbury Hospital, Canterbury
TR 15 NE 756	Monument	c. 460m WSW	Modern	Second World War Civil Defence warden's post at 67 Cromwell Road, Canterbury
TR 15 NE 801	Monument	c. 325m WSW	Modern	Second World War Civil Defence warden's post at 28 Ethelbert Road, Canterbury
TR 15 NE 766	Building	c. 265m W	Modern	Second World War Civil Defence warden's post at 8 Ethelbert Road, Canterbury
TR 15 NE 878	Monument	c. 35m SSE	Modern	Second World War Civil Defence warden's post on St Lawrence's Road, Canterbury
TR 15 NE 967	Building	c. 250m SSW	Modern	Second World War public air-raid shelter under a grandstand at Kent County Cricket Ground, Canterbury
TR 15 NE 1007	Building	c. 255m W	Modern	Second World War military headquarters at The Rowans, 18 Ethelbert Road, Canterbury
TR 15 NE 1010	Building	c. 105m ENE	Modern	Second World War Army headquarters Langley House, New Dover Road, Canterbury
TR 15 NE 790	Building	c. 500m NW	Modern	Second World War fortified house on Ersham Road, Canterbury
TR 15 NE 789	Monument	c. 460m ENE	Modern	Second World War fortified house on the Pilgrim's Way, Canterbury
TR 15 NE 17	Monument	c. 105m WSW	Medieval to Post Medieval	Hospital (site of). An almshouse type hospital founded in 1137 and dissolved in 1557. The site is marked by a short length of flint wall on the south side of the Dover Road, west of the entrance to the County Cricket ground. The walling includes the garden wall of 136 Old Dover Road, contains much reused material, including worked stone. At the south end there is a blocked gateway with piers of knapped flint, stone and Tudor brick quoins.

KHER	Type	Location	Period	Description
TR 15 NE 75	Monument	c. 240m NE	Bronze Age	Bronze Age urn found 1900
MKE56976	Findspot	c. 155m SSW	Post Medieval	PAS find. Post Medieval stone inscribed object
TR 15 NE 1081	Building	c. 410m SW	Modern	George V pillar box, Ethelbert Road / Hospital Approach
TR 15 NE 1084	Building	c. 370m NNW	Modern	George VI pillar box, St Augustine's Road / New Dover Road
TR 15 NE 1087	Building	c. 370m ESE	Modern	George VI pillar box, Barton Road PO
MKE86288	Farmstead	c. 85m W	Post Medieval	121 and 123 Old Dover Road (St Lawrence Farm). A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Farmhouse detached side on to yard. Only the farmhouse remains.
TR 15 NE 1556	Monument	c. 40m SSE	Roman	Roman Cremation, 8 St. Lawrence Road. Found in 1889 at a depth of 8 ft (2.44m) a layer of soft earth was encountered filling a hollow. Within this was found a large vessel of dark red ware, which contained some bones, probably a Roman sepulchral urn. The spot lies at the top of the Old Dover Road, along which remains of Roman and Saxon interments have frequently been found. The exact site of the discovery has not been ascertained just the locality.
TR 15 NE 1563	Monument	c. 310m WNW	Roman	Roman Inhumation, Ethelbert Road, Old Dover Road. Found in 1895, in excavating for the cellars of houses constructed on Ethelbert Road in 1895 a skeleton was found, c 1.2 m from the surface of what had been a corn field. Walter Cozens reports that the bones were examined by a Dr Sheppard who proclaimed them Roman and of a male under 21 years of age.
TR 15 NE 1564	Monument	c. 100m WSW	Roman	Roman Cremation, Rookelands, 136 Old Dover Road. In 1902 it is reported that a house called 'Rookelands' was constructed and during excavations for the building several interesting items were unearthed. In digging for the cellar, a sepulchral urn was found, made of black unglazed clay, containing what appeared to be burned bones.
TR 15 NE 1747	Building	c. 295m NW	Modern	VAD Hospital Abbot's Barton, New Dover Road, Canterbury

KHER	Type	Location	Period	Description
TR 15 NE 1812	Monument	c. 170m S	Later Prehistoric	Prehistoric cremation and material at St. Lawrence Cricket Ground, Old Dover Road, Canterbury, Kent. An archaeological evaluation carried out in 2008 on the land at the St. Lawrence Cricket Ground found a Roman cremation burial and pottery. Later re-assessment in 2013 concluded the cremation was probably prehistoric in date.
TR 15 NE 1813	Monument	c. 200m SSE	Early Neolithic to Early Bronze Age	Prehistoric pit at St. Lawrence Cricket Ground, Old Dover Road, Canterbury, Kent. Found in the 2008 excavations
TR 15 NE 1898	Monument	c. 185m SSW	Early Neolithic to Early Bronze Age	Two neolithic / early bronze age pits, Bat & Ball site. Archaeological work in 2010/11 found two pits dating to the neolithic / early bronze age period.
TR 15 NE 1899	Monument	c. 70m SW	Late Bronze Age to Early Iron Age	Late bronze age / early iron age field system, Bat & Ball site. Archaeological work in 2010/11 and in 2013 found two parallel ditches dating to the late bronze age / early iron age. These are interpreted as part of a field system.
TQ 85 SE 300	Monument	c. 360m N	Post Medieval	Chatham and Dover Railway
TQ 86 SW 132	Monument	c. 60m SW	Roman	Watling Street Roman Road
TR 15 NE 1167	Monument	c. 500m NW	Post Medieval to Modern	The Phoenix. 67 Old Dover Road. An inn built at the end of the 18th Century and was formerly called the Bridge House Tavern. This inn was badly damaged by a fire in 1963, and when it re-opened it was re-named the Phoenix.
TR 15 NE 1154	Monument	c. 50m S	Post Medieval to Unknown	Bat and Ball. 163 Old Dover Road. An inn which was in existence from c.1847 and is still a public house today. Situated opposite the Kent County Cricket ground and is popular with sportsmen and spectators.
TR 15 NE 1814	Monument	c. 150m SSE	Later Prehistoric	Possible prehistoric field system, St Lawrence Cricket Ground. An archaeological evaluation carried out in 2013 found two ditches that suggested a prehistoric field system aligned approximately east-west. The field system was in a different alignment to the later Roman road that ran along Old Dover Road. The evaluation suggested the site remained open up to the construction of the cricket ground in the 19th century.
TR 15 NE 1811	Monument	c. 70m SW	Medieval to Post Medieval	Remains of the medieval hospital of St Lawrence and related cemetery and post medieval manorial complex. The archaeological evaluation involved the excavation of eight evaluation trenches covering an area equivalent to 5% of the Bat and Ball car park. Remains of the medieval Hospital of St Lawrence were discovered along with

KHER	Type	Location	Period	Description
				burials that formed a formal cemetery associated with the hospital church. The remains of the post medieval manorial complex were also found.

Event ID	Type	Date	Description
EKE14226	Field Observation	1889	St Lawrence Canterbury. In early October 1889 workmen digging at the house of Mr Ellis, St Lawrence discovered a Roman burial. At a depth of 8 ft (2.44m) a layer of soft earth was encountered filling a hollow. Within this was found a large vessel of dark red ware, which contained some bones, probably a Roman sepulchral urn. The spot lies at the top of the Old Dover Road, along which remains of Roman and Saxon interments have frequently been found. The St Lawrence Laundry (now the plot of land upon which 11, St Lawrence Forstal stands) occupies the site of a Leper Hospice, founded in the 12th century by the Abbott of St Augustine's. The exact site of the discovery has not been ascertained.
EKE14229	Field Observation	1895	Ethelbert Road. In excavating for the cellars of houses constructed on Ethelbert Road in 1895 a skeleton was found, c 1.2 m from the surface of what had been a corn field. Walter Cozens reports that the bones were examined by a Dr Sheppard who proclaimed them Roman and of a male under 21 years of age. A few days later excavations for drains within a close distance unearthed a bronze Roman coin.
EKE14230	Field Observation	1902	'Rookelands' (136 Old Dover Road?). Construction of the house in 1902 found items. These included coins, tokens, a silver spur, old fashioned clay water pipes, curious flat brick drains and a quantity of rag stone; old foundations were met with, and in digging for the cellar, a sepulchral urn was found, made of black unglazed clay, containing what appeared to be burned bones, portions of an iron breast plate, on which was riveted two copper discs about the size of a penny'. Further excavations uncovered Caen stone and 14 th century remains. Thought to be associated with the hospital.
EKE17798	Evaluation	2006	St. Lawrence Ground, Bat and Ball Car Park. The site lies along the south side of the Roman road that ran from Canterbury to Dover and partly encompasses the site of the medieval Hospital of St Lawrence. The archaeological evaluation involved the excavation of

			eight evaluation trenches covering an area equivalent to 5% of the area of the Bat and Ball car park
EKE18148	Evaluation	2008	Undertaken along the frontage of Old Dover Road at the St. Lawrence Cricket Ground in Canterbury, Kent. Fourteen trenches were dug with two archaeological features found consisting of a Roman cremation burial in trench five and the proposed prehistoric pit in trench seven.
EKE21082	Watching brief	1992	Monitoring of a foundation trench for a new extension at the rear of the property found no significant archaeology.
EKE17400	Archaeological Works	2010-2012	A programme of archaeological works prior to and during redevelopment of the St Lawrence Ground, Old Dover Road, Canterbury. The project encompassed two separate sites: the Bat and Ball car park and to the immediate south-east the adjacent main drive and opposing plot of land. Housing was to be constructed on the Bat and Ball site. Work on the opposing Site entailed extensive landscaping and the construction of a new headquarters building. Additional landscaping and more generalised redevelopment of the ground was not covered by the archaeological work. Examination of remains was however undertaken in the area of the Nackington Road entrance, located in the south-east corner of the ground following the discovery of two isolated features.
EKE16745	Environmental Sampling /Trial Trench	2013	Old Dover Road frontage, Kent County Cricket Club, St Lawrence Ground
EKE19307	Post- Excavation Assessment	2010-2013	Bat and Ball site 2010-2011, St Lawrence Ground, Old Dover Road
EKE19813	Watching Brief	2009	Bat and Ball Car Park, Old Dover Road, Canterbury, Second archaeological watching brief on geotechnical investigations. No archaeological material of note was encountered
EKE6035	Watching brief	1995	During the construction of a rear extension a chance find was made consisting of a skull and a number of other human bones. Medieval Burial (TR 15 NE 425)

Figure 11: Gazetteer of HER Data

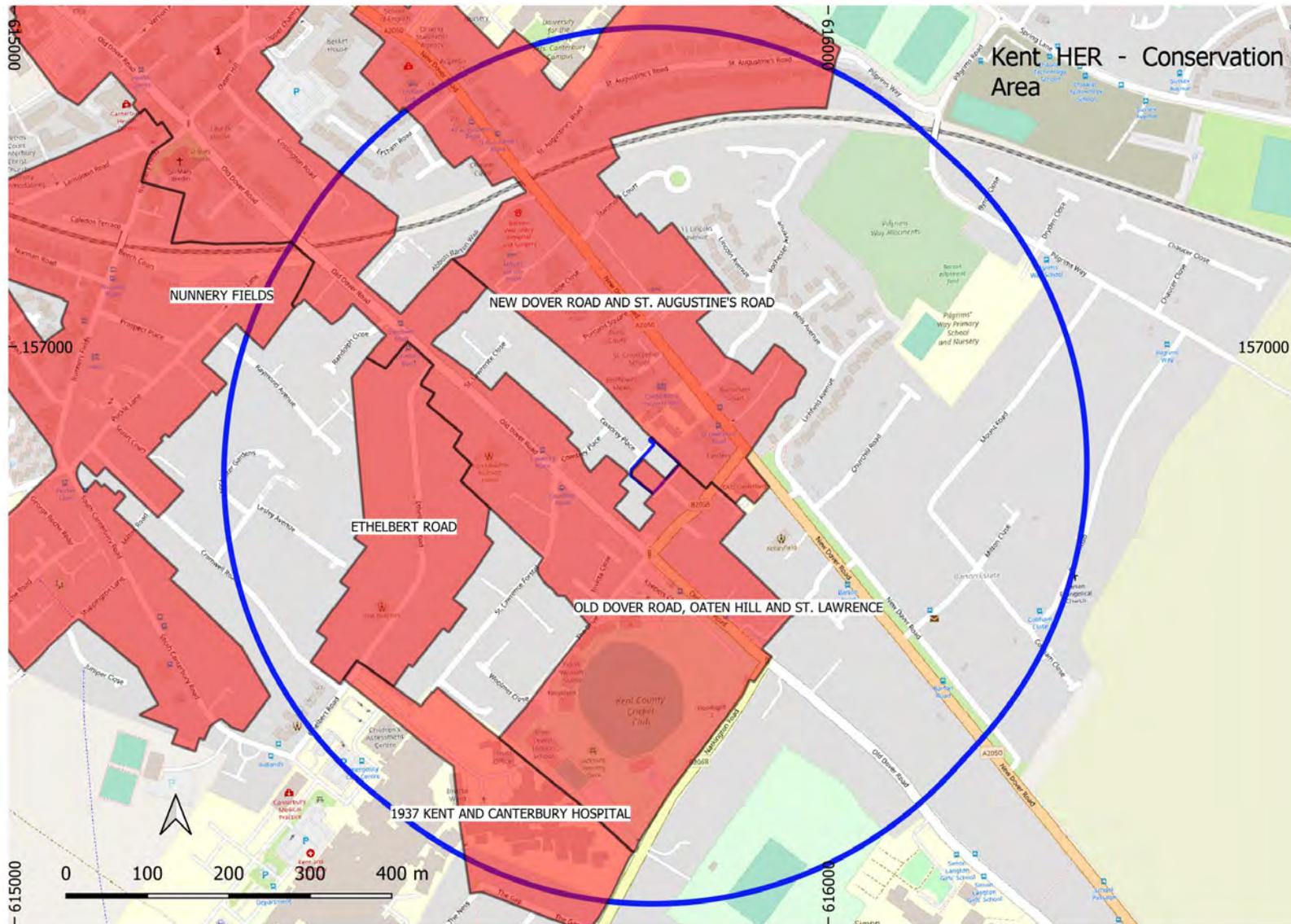


Figure 13: KHER Conservation Area

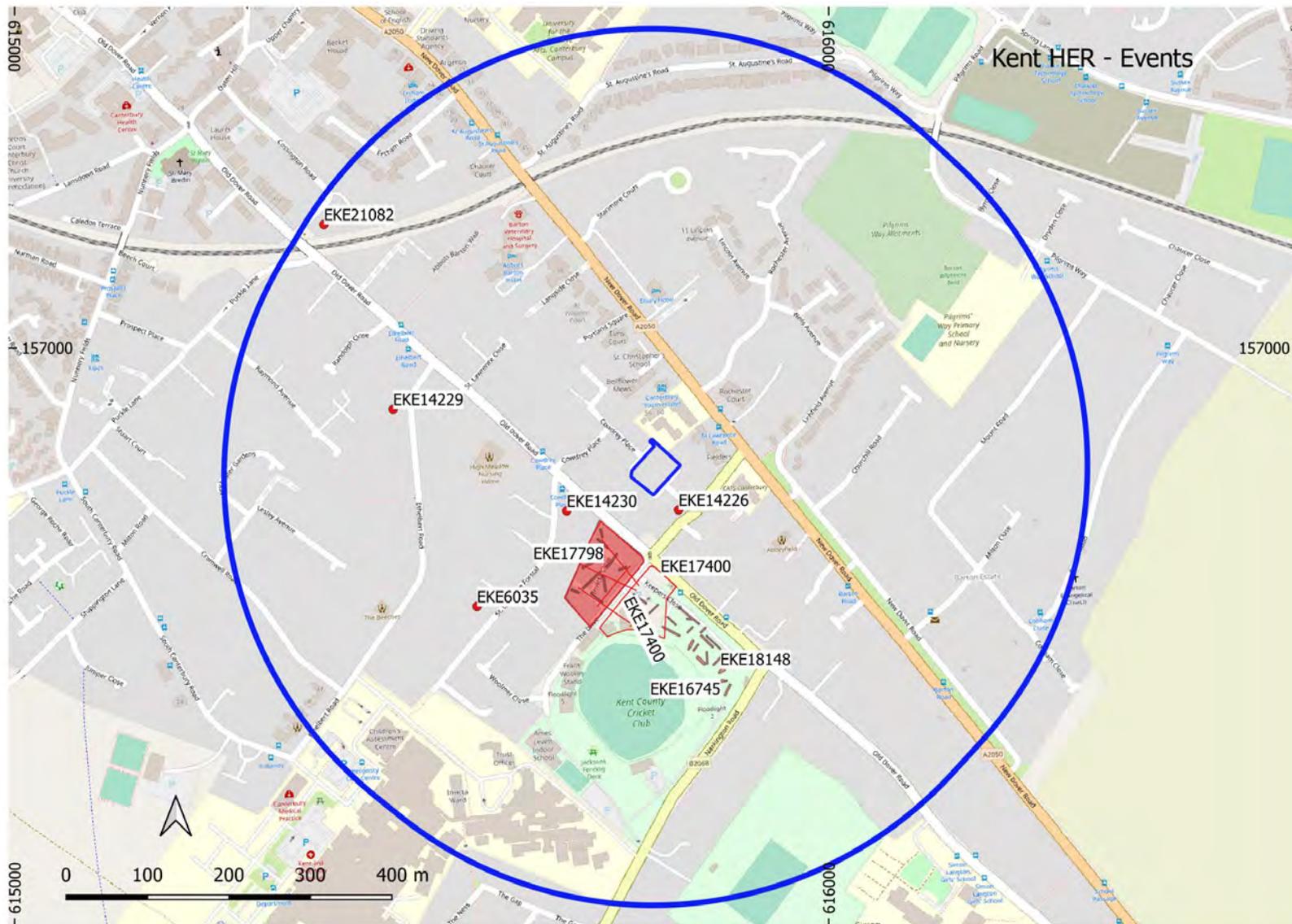


Figure 14: KHER Events



Figure 15: Known existing and historical buildings and proposed buildings



Plate 1: 1946. (Google Earth).



Plate 2: 1948 (Britain from Above)



Plate 3: 1960s (Google Earth)



Plate 4: 1990 (Google Earth)



Plate 5: 2003 (Google Earth)



Plate 6: 2008 (Google Earth)



Plate 7: 2021 (Google Earth)



Plate 8: View towards 27-29 Cowdrey Place (facing ESE)



Plate 9: View towards (9, 9a and 9b Cowdrey Place (facing SE)



Plate 10: Rear Garden of 29 Cowdrey Place (facing ESE)



Plate 11: Bottom of the rear garden of 29 Cowdrey Place (facing NNE)



Plate 12: Rear Garden to 28 Cowdrey Place (facing E)



Plate 13: Rear Garden to 27 Cowdrey Place (facing E)



Plate 14: Decking area adjacent to the rear of 27 Cowdrey Place (facing SW)



Plate 15: Front area of 9b St Lawrence Road (facing SE)



Plate 16: Rear Garden to 9b St Lawrence Road (facing SE)



Plate 17: View across the garden to 9 and 9b St Lawrence Road (facing S)



Plate 18: View across the garden to 9 and 9b St Lawrence Road (facing W)



Plate 19: Small area at the rear of 9 St Lawrence Road (facing E)



Plate 20: View along the rear boundary of all the properties (facing NE)



Plate 21: Access to the rear from St Lawrence Road (facing SE)

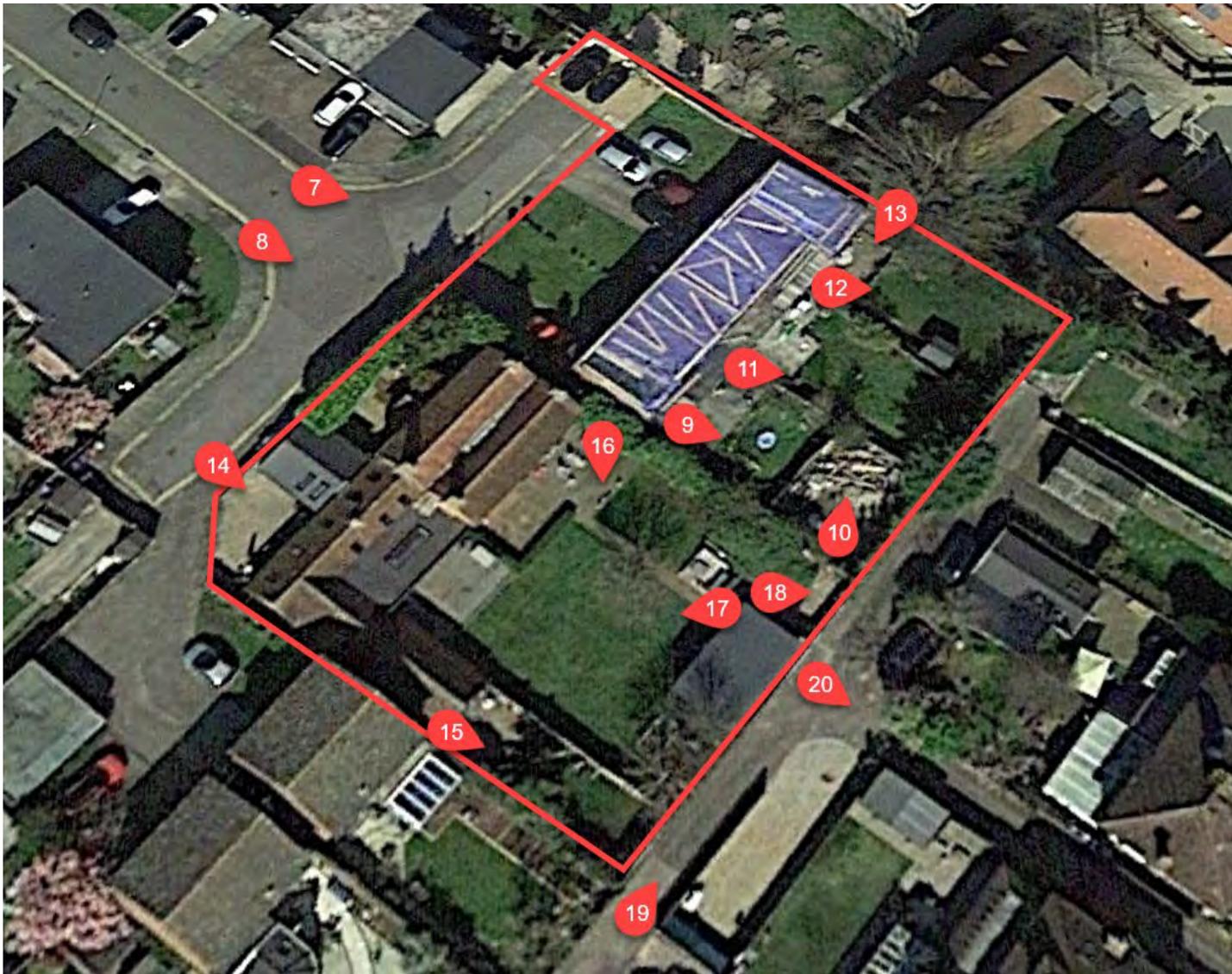


Plate 22: Plate locations