



# Archaeological Desk-Based Assessment for the Proposed Development at 48 St. Dunstan's Street, Canterbury, Kent

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# Archaeological Desk-Based Assessment for the Proposed Development at 48 St. Dunstan's Street, Canterbury, Kent

National Grid Reference TR 14330 58260



Report for Clague Architects

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## **SWAT ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

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

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## **Archaeological Desk-Based Assessment for the Proposed Development at 48 St. Dunstan's Street, Canterbury, Kent.**

### **Summary**

*SWAT Archaeology has been asked to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at 48 St. Dunstan's Street, Canterbury, Kent. This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

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

*The PDA is at 48 St Dunstan's Street in Canterbury, outside of the city walls. The PDA was a locally listed non-designated heritage asset that was in use a convenience store with living quarters above until its recent collapse. Previously the building consisted of a number of different elements that was subjected to an approved planning application in 2018 (CA/18/01809). At that time the building consisted of a central two storey brick and timber building which contained the entrance to the shop that is believed to be 18th century that had been extended at the rear with a shop on the ground floor and a store and bedroom above. Adjoining on the south eastern side was a modern flat roof single storey extension that was part of the shop. Adjoining on the north western side was another modern extension with a flat single storey roof at the northern end forming part of the shop display area with a two-storey element for the remainder that was an apartment. The rear of the property consisted of a number of smaller outbuildings used as stores, as well as a modern conservatory in the western corner. At the side and rear is a brick boundary wall. Since the 2018 approval which did not contain any archaeological conditions, work on the site has commenced and the modern extensions were demolished, along with the rear gable of the central part of the building. Unfortunately, due to a number of reasons, the front portion of the central building*

*recently suffered a complete catastrophic collapse. As a result of the collapse, the client is required to submit a new application based on the 2018 approval but with some minor alterations.*

*The assessment has generally shown that the area to be developed is within an area of high potential for the Roman, Medieval and Post Medieval periods, with moderate potential for the Iron Age with low potential for all other periods. Archaeological evaluation suggests that the area was likely associated with Roman activity, potential a cemetery where the full extent is not known and then occupied by buildings in the Medieval through to the Post Medieval period when 48 St Dunstan's was built. Much of the PDA is likely to have a high potential for archaeology although the present building of 48 St Dunstan's and its collapse, along with other modern extensions and outbuildings within the PDA is likely to have severely disturbed any potential archaeology. The development proposals are likely to cause a high impact upon 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 anticipated that a due to the significant disturbance that has occurred on the site that watching brief is appropriate which can be covered by an appropriate archaeological condition.*

## 1 INTRODUCTION

### 1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was asked to carry out an archaeological desk-based assessment relating to the proposed development area (PDA) for the Proposed Development at 48 St. Dunstan's Street, Canterbury, Kent centred on National Grid Reference (NGR) TR 14338 58259 (Fig 1).

### 1.2 The Site

- 1.2.1 The PDA is at 48 St Dunstan's Street in Canterbury, outside of the city walls. The PDA is locally listed non-designated heritage asset that was in use a convenience store with living quarters above until its recent collapse. Previously the building consisted of a number of different elements that was subjected to an approved planning application in 2018 (CA/18/01809). At that time the building consisted of a central two storey brick and timber building which contained the entrance to the shop that is believed to be 18<sup>th</sup> century that had been extended at the rear with a shop on the ground floor and a store and bedroom above. Adjoining on the south eastern side was a modern flat roof single storey extension that was part of the shop. Adjoining on the north western side was another modern extension with a flat single storey roof at the northern end forming part of the shop display area with a two-storey element for the remainder that was an apartment. The rear of the property consisted of a number of smaller outbuildings used as stores, as well as a modern conservatory in the western corner. At the side and rear is a brick boundary wall.
- 1.2.2 Adjacent to the PDA on the north western side is the modern building of Rosiars Court. The southern and eastern parts of the garden contain trees. On the south eastern side is pavement and Orchard Street. The area of the PDA is circa 240 square meters and is on level ground of circa 15m aOD (Fig. 1).

Since the 2018 approval which did not contain any archaeological conditions, work on the site has commenced and the modern extensions were demolished, along with the rear gable of the central part of the building. Unfortunately, due to a number of reasons, the front portion of the central building recently suffered a complete catastrophic collapse. As a result of the collapse, the client is required

to submit a new application based on the 2018 approval but with some minor alterations.

### *Geology*

- 1.2.3 The British Geological Society (BGS 1995) that the PDA lies on the boundary between different geology types. The east of the PDA shows that the local geology consists of Seaford Chalk Formation and to the west Thanet Formation – Sand, Silt and Clay. Superficial geology recorded Head – Clay and Silt with possible pockets of River Terrace 2 deposits – Sand and Gravel nearby.

### *Geotechnical Information*

- 1.2.4 There is no known geotechnical information.

## **1.3 The Proposed Development**

- 1.3.1 Proposed reconstruction of collapsed building including new two storey side and rear extension, alterations to shop front of convenience store at ground floor level and two apartments at first floor, one with accommodation in the roof space, identical in appearance and content to the scheme granted planning permission in 2018 (18/01809). (Fig.2).

## **1.4 Project Constraints**

- 1.4.1 No constraints were associated with this project.

## **1.5 Scope of Document**

- 1.5.1 This assessment was requested by the Client in order to determine the potential for significant archaeology which may be impacted on by the proposed development, as far as is possible from existing information.

## 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 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.'*

2.2.8 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.'

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

2.2.10 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.'

2.2.11 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.'*

2.2.12 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.'*

2.2.13 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'*.

2.2.14 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'*.

2.2.15 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'*.

2.2.16 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.'*

2.2.17 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.

2.2.18 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; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

## **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 archaeology:

- POLICY HE1: Historic Environment and Heritage Assets
- POLICY HE4: Listed Buildings
- POLICY HE5: Development Affecting and Changes to Listed Buildings
- POLICY HE6: Conservation Areas
- POLICY HE8: Heritage Assets in Conservation Areas
- POLICY HE11: Archaeology
- POLICY HE12: Areas of Archaeological Interest

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 HE6: Conservation Areas*

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

*POLICY HE8: Heritage Assets in Conservation Areas*

- 2.3.10 The City Council has a presumption in favour of the conservation of heritage assets. The more significant the asset, the greater the presumption in favour of conservation and the

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

#### 2.3.11 The PDA falls within the Canterbury City Conservation Area

##### *POLICY HE11: Archaeology*

2.3.12 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.

2.3.13 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.

2.3.14 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:

2.3.15 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.

2.3.16 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*

2.3.17 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. The PDA falls within this Area of Archaeological Importance.

*Local Planning Guidance*

2.3.18 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 supports 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 archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation 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 CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'*

(2017:4)

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

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*

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

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* (CIfA, 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 100m 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 9.

#### *Aerial photographs*

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

#### *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.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (100m radius from the site boundaries of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no 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. Details and placement of the HER records are provided in Appendix 9 (Figs.10-16).

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4.300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day
<b>Table 1: Classification of Archaeological periods</b>		

### 5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are 25 listed building records all of which are Grade II listed except for the church which is Grade I and Roper's Gate which is Grade II\*. The majority of which

are buildings located along St Dunstan's Street. There are also 10 building records, of which represent locally listed buildings including that of the PDA itself and is considered as a non-designated heritage asset. Many of these heritage assets are Post Medieval in date although including the church and Roper's Gate, there are eight of Medieval date. Together the area forms part of the Canterbury City Conservation Area (Fig.13). The built heritage including that of the PDA is dealt with in a separate report (Fig.17).

### **5.3 Previous Archaeological Works**

- 5.3.1 There have been a large number of intrusive archaeological events in the area (Fig.16). There has been little opportunity for large scale areas to be investigated but at 28 St Dunstan's (EKE19293) and large enough evaluation identified a range of street frontage late Medieval to Post Medieval buildings with surviving walls, heaths, floor surfaces and occupation artefacts which these buildings having been in situ until the 1950s (TR 15 NW 2401). Artefacts were also found datable to the Roman periods (TR 15 NW 2401) and the presence of Anglo-Saxon pits (TR 15 NW 2454) suggesting further remains attributable to earlier periods remain undisturbed below the later archaeological activity.
- 5.3.2 Nearby at 53/54 St Dunstan's Street evidence of Roman plough soil was observed (TR 15 NW 1584) in 2003. At 38 St Dunstan's (EKE14146) a Roman cremation was found in 1983 (TR 15 NW 2077) with a cremation discovered in 1868 at the junction of Cross/Church Street (EKE14196) alongside Roman grave goods of pottery with the cremation urn broken and also a coin (TR 15 NW 2126) suggesting the area was part of a larger Roman cemetery.

### **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.

- 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.
- 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 Lympne 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.
- 5.4.4 The Roman city walls enclosed 130 acres of the settlement. Roman cemeteries are documented to the east, south and northwest of the city walls and burial mounds are to the east and south. The Roman are well known for their roadside ritual activity and with burials occurring outside of the city walls and alongside roads.
- 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.
- 5.4.6 Close to the PDA, c. 100m south east is a late Romano-British inhumation cemetery, was extensively investigated at the former Hallet's Garage site in 2011, is know to continue south-east along the road, on the other side of the junction of Station Road West, Kirby's Lane and possibly some way beyond, towards the late Roman walled defence that had newly defined this area as 'outside the town' and therefore a suitable location for burial. Further late burials are known to the east

at North Lane, and indeed to the West, on the other side of St Dunstan's Street (the Roman road), though these may be more sporadic interments.

- 5.4.7 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 Saxon population to Christianity. King Ethelbert the King of Kent, married to a Christian woman, gave little opposition and in 598AD Augustine and his monks built a church outside the city walls and in 602AD rededicated a deserted Roman church. Augustine became Archbishop in 603AD and by 672AD Canterbury was given complete authority over the English Church.
- 5.4.8 The town began to prosper, and craftsmen returned to the town. The River Stour was a great source of 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. Following the 7th Century, the area seems to have settled broadly into a farming landscape with Canterbury forming the medieval centre of activity.
- 5.4.9 The close proximity to the eastern coast made the town a prime target for the Vikings and consequently it was raided in 842 and 851AD suffering great loss of life. Archbishop Dunstan re-founded the abbey built by Augustine and recovery began. A second wave of attacks began in 991AD until finally in 1011 the Danes laid a siege on Canterbury that lasted 20 days, capturing the town, burning the cathedral and houses and killing the Archbishop.
- 5.4.10 In 1066 AD, Canterbury surrendered to the Normans. At the time of the Domesday survey in 1086 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.

- 5.4.11 The church of St Dunstons, located north west of the PDA at the western end of St Dunstan's Street was founded in the 10<sup>th</sup> century in what was a small settlement on the main route to London and Whitstable outside of the city gate of Westgate. It was rededicated in 1030 to St Dunstan, Archbishop of Canterbury 959-988 AD who was canonised that year.
- 5.4.12 In 1170AD, followers of King Henry II murdered the Archbishop of Canterbury Thomas Becket, and the city became a major focus of pilgrimage in Britain and Europe. The number of pilgrims visiting the city brought trade and further prosperity. Pilgrims came through parts of the Blean by Boughton and Dunkirk before travelling through Harbledown where they got their first view of the cathedral before travelling along the London Road towards St Dunstan's and Westgate.
- 5.4.13 Westgate remained the most important entrance to the city from Roman times through to the post-medieval period. The gate was built around 1379, replacing the Roman west gate. The area around the PDA to the rear was open land agricultural land from the Roman period until the mid-19th century.
- 5.4.14 In the Medieval period, the Ropers were the local wealthy family and lived at Place House. The precise location and form of the house are completely unknown, but the gate to the house survives in the St Dunstan's Street frontage on the opposite side of the Church on St Dunstan's Street, to the east of the church and near to that of the PDA. This house was replaced by the Roper Chantry built in 1525 for William Roper who was at the time High Sheriff of Kent and his wife, Margaret was the daughter of Sir Thomas More, Chancellor of England. The Roper's were Catholic.
- 5.4.15 When Sir Thomas More was beheaded in 1525, his head was recovered by his daughter and buried in the Roper vault with her in 1577, when later it was transferred to a niche behind a grille in the wall.
- 5.4.16 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. The town suffered

again during the Peasant's Revolt in 1381, when the Archbishop's Palace and the castle were sacked.

5.4.17 The Roman walls had been robbed of stone and damaged over the centuries and in 1380 AD, in response to French raids, the city walls were rebuilt on the Roman foundations. A survey in 1402AD shows that the city was defended by walls with the exception of a small area by the River Stour beyond Northgate. During the medieval period the river that flowed between Northgate and Westgate was used for defensive purposes and a medieval ditch is documented.

5.4.18 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 constant stream of pilgrimages that entered the city.

5.4.19 Hasted, a late 18<sup>th</sup> century historian writing about the parish of St Dunstan's describes the street as

'built on each side of the high London road. IT is unpaved but very broad and sightly, and the houses are, many of them, though small, very neat and modern'.

5.4.20 The population of Canterbury grew significantly in the 19th century. Hasted comments that, the street contained about 200 houses and 1000 inhabitants.

## 5.5 Cartographic Sources and Map Regression

### Speed Map, 1611

5.5.1 One of the earliest maps of canterbury it represents the Medieval layout of the streets which exists today. The area of the PDA is the road leading out from Westgate and labelled St Dunstan's Street. The Church is clearly seen as well as the Roper Gatehouse on the opposite side of the road. On the south western side of St Dunstan's Street, it is shown as being lined with houses. It does not appear that area to the rear of the house is settlement (Fig.4).

*Andrews, Dury and Herbert map of 1769*

- 5.5.2 This is a more generalised map showing less detail than Speed's map. The area of the PDA again shows houses lines the south western side of the street (Fig.5).

*Ordnance Surveyors Drawings 1797*

- 5.5.3 This map shows greater detail with a row of cottages in the location of the PDA and the first potential adjacent opening to what would be Orchard Way. Behind the houses appears to be an area of market gardening (Fig.6).

*Tithe Map*

- 5.5.4 Unfortunately, no surviving tithe map exists for this part of Canterbury.

*Historic OS map 1873-1874 Town Map 1:2,500*

- 5.5.5 This is the first detailed map showing the PDA. It can clearly be seen that the PDA consists of three separate properties. The main house with smaller houses along each side in the terrace. The PDA is part of a large yard area at the rear with outbuildings denoted in grey. Access to this area is via a covered way on the south eastern side of the PDA (cross hatch). It appears that the central cottage of the PDA has been extended to the rear. A wall has been built outside of the PDA denoting the edge of the larger plot in which it sits (Figs. 7&8).

*Historic OS map 1906*

- 5.5.6 At a smaller scale than the above map depicting less detail, it nevertheless shows that there has been some change since 1874 in that the larger plot in which the PDA previously sat has been separated up into a smaller area and it is likely that the extent eastern and southern wall are from the late Victorian period. The cottage on the north western side of the PDA appears to have been extended at the rear (Fig.9).

**5.6 Aerial Photographs**

*1946*

- 5.6.1 This photo shows the PDA as three buildings. At the rear adjacent to the PDA is now showing the Freeman Hardy Willis Repaid/Depot building, believed to have been built c. 1925-1930 (Plate 1).

*1960s*

5.6.2 This photo is of a poor resolution, and it is difficult to discern the buildings. However, a street view of the buildings from the 1960s exist (front cover), which shows the demolition of the south easternmost cottage. The side of the buildings where the cottage adjoined has been temporarily patch and on the upper storey, lathe and plaster is showing. This also shows the building on the north western side. This building is adjacent to a building on the north western side which is a new flat roof building replacing the earlier cottages seen in the 1940s photograph. (Plate 2).

1990

5.6.3 Again, the photo is not clear, but it can be made out that the junction of Orchard Street has been widened and is now curved. On the south eastern side of the main central building is a modern extension. The cottage on the north western side of the central building within the PDA has also been demolished and replaced. The adjoining flat roofed building on the north western side to the PDA has been replaced by a new building showing multi-pitched roofing (Plate 3).

2003

5.6.4 There is little change (Plate 4).

2022

5.6.5 This also shows little change since the 1990s photo (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. A walkover survey was not undertaken given the health and safety implication as a result of the collapsed building. The architect has supplied some plates to show the PDA prior to the collapse and also its present condition (Plates 8-14).

## 5.8 Summary of Potential

### *Palaeolithic*

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER has no records from this period within the assessment area and it appears although given the extensive excavations in the surrounding area there is little by way of finds from this period probably due to the archaeology from this period is likely to be at depth not undertaken for investigation. The PDA lies within the Stour Palaeolithic Area #18 (Fig.15) which are the north bank of the Stour terraces and abundant Palaeolithic remains have been found with a number of prolific sites, although it does not appear within the study area. The Palaeolithic potential for area #18 generally classified as high with moderate importance although not likely to necessarily be in-situ given the urbanisation of the area. Therefore, the Palaeolithic potential in this area is considered **low**.

### *Mesolithic*

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no record from this period. Therefore, it is considered that the potential for finding remains that date to this period is **low**.

### *Neolithic*

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has one record from this period covering a period from the Early Neolithic to the Post Medieval period for an undated linear feature at the rear of 53/54 St Dunstan Street. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Bronze Age*

5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER has no records dating to this period within the assessment area.

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

#### *Iron Age*

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has three records from this period within the assessment area. All of which move into the Roman period as well. The PDA lies within the area of a Roman cremation cemetery (TR 15 NW 35) and a burial was found circa 65m to the east (TR 15 NW 2452) and at 28 St Dunstan's possible remains of an Iron Age/Roman hollow way have been found ((R 15 NW 24151). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

#### *Romano-British*

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent HER has 7 records that fall solely into this period within the assessment area. We know that Canterbury was a major city in this period which St Dunstan's was one of the major Roman Streets entering the city through Westgate. Roman road side ditches have been found (TR 15 NW 2450) and part of a Roman metalled surface seen circa 85m to the west (TR 15 NW 2410). Other Roman features have also been found in the area including a small quarry and pits (TR 15 NW 2453; TR 15 NW 2401).
- 5.8.7 Romans buried their dead outside of city wall alongside the thoroughfares, and this appears to be the case in the area of St Dunstan's where a number of cremations have been discovered (TR 15 NW 2077; TR 15 NW 2126). The full extent of the cemetery is not known but it is considered that the PDA lies within this area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

### *Anglo-Saxon*

5.8.8 The Kent HER has just 1 record from this period within the assessment area being an Anglo-Saxon pit circa 80m to the east (TR 15 NW 2554). In the early Anglo-Saxon period, the Roman city of Canterbury fell into ruins as evidenced archaeologically by layers of 'dark-earth' between the late Roman Layers and later Anglo-Saxon gravel floors. However, Christianity came to Canterbury in 597AD, and the area of Canterbury was revitalised. It is not clear if the area of St Dunstan's was active in this period or that the archaeology has been ephemeral or destroyed by later activity. Therefore, 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 14 records from this period within the assessment area. By this period, the church of St Dunstan's circa 100m to the west had been built and the Medieval street layout following that of the present day (TR 15 NW 2352). Excavations at 28 St Dunstan's to the east has revealed earlier buildings of Medieval frontage onto the street (TR 15 NW 2401) and there is evidence of Medieval settlement activity with Medieval quarry fills and pits along with industrial residue (TR 15 NW 2455, TR 15 NW 2400). As well as the church, there are a further 7 of listed building that still remain along St Dunstan's Street to the west and east of the PDA including the Roper Gate (TR 15 NW 662). St Dunstan's Street would have been a major throughfare into the city for Pilgrims from London, and when the gates to the city shut overnight, St Dunstan's became an area for overnight inns. Consequently, the PDA with its street frontage may also reveal earlier remains. Therefore, the potential for finding remains that date to this period is considered **high**.

### *Post Medieval*

5.8.10 The Kent HER has 34 records from this period within the assessment area as well in addition, nine locally listed building records which are unknown in the database but are likely to be at least Post Medieval if not possibly earlier. There are also 16 listed buildings included within the 34 records. This included the building at the PDA along the street to the east and west of the PDA. The growth in records for this period reflects the continued growth and urbanisation of Canterbury. Many

of the monument records reflect the site of buildings or structures no longer extant outside of the area of the PDA.

5.8.11 The building that was on the PDA was one of those locally listed buildings and considered to be of 17<sup>th</sup> century origin. It has a cellar, and this may be contemporary with the building or possibly Medieval in date reflecting an earlier structure on the site. Due to the building's collapse, the cellar is currently filled and not viewed. Therefore, the potential for finding remains that date to this period is considered **high**.

#### *Modern*

5.8.12 KHER has four records dating to this period, all except one relates to the Second World War and reflect location of a number of war time services or fortified houses of which none are associated with that of the PDA although Swoffers fruit warehouse adjacent to the PDA to the south had a basement air raid shelter (TR 15 NW 791). The other record reflected a red phone box (TR 15 NW 1226). At the PDA a number of smaller outbuildings and a conservatory was added to the rear of the property at the PDA. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

#### *Overview*

5.8.13 This desk-based assessment has considered the archaeological potential of the site, but this potential can only be tested by fieldwork. The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA has a high potential to contain archaeology, and these can be summarised as:

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

- Post-Medieval: **high**
  
- Modern: **low**

## 6 IMPACT ASSESSMENT

### 6.1 Introduction

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

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

### 6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the site has been part of the wider settlement of Canterbury from at least Roman times and possibly earlier in the Iron Age especially given the PDA's location on one of the main streets out of Canterbury. Given the surrounding limited excavations, there is likely to have been Roman activity and onwards through to the present day where it is likely that later period activity will have disturbed earlier periods leading to complex stratigraphy. Therefore, the previous impact to archaeological remains is considered to be high for the majority of the PDA and possible total in the area of the basement.

#### *Proposed Impact*

6.2.2 The foundation strategy for the proposed development is still being finalised following the collapse of the building. But new foundations and services are likely to cause a high impact on any potential archaeology.

## 7 ARCHAEOLOGICAL MITIGATION

### 7.1 Introduction

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of high potential for the Roman, Medieval and Post Medieval periods, with moderate potential for the Iron Age with low potential for all other periods. Archaeological evaluation suggests that the area was likely associated with Roman activity, potential a cemetery where the full extent is not known and then occupied by buildings in the Medieval through to the Post Medieval period when 48 St Dunstan's was built. Much of the PDA is likely to have a high potential for archaeology although the present building of 48 St Dunstan's and its collapse, along with other modern extensions and outbuildings within the PDA is likely to have severely disturbed any potential archaeology. The development proposals are likely to cause a high impact upon 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 anticipated that a due to the significant disturbance that has occurred on the site that watching brief is appropriate which can be covered by an appropriate archaeological condition.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

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

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

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

### **8.3 Copyright**

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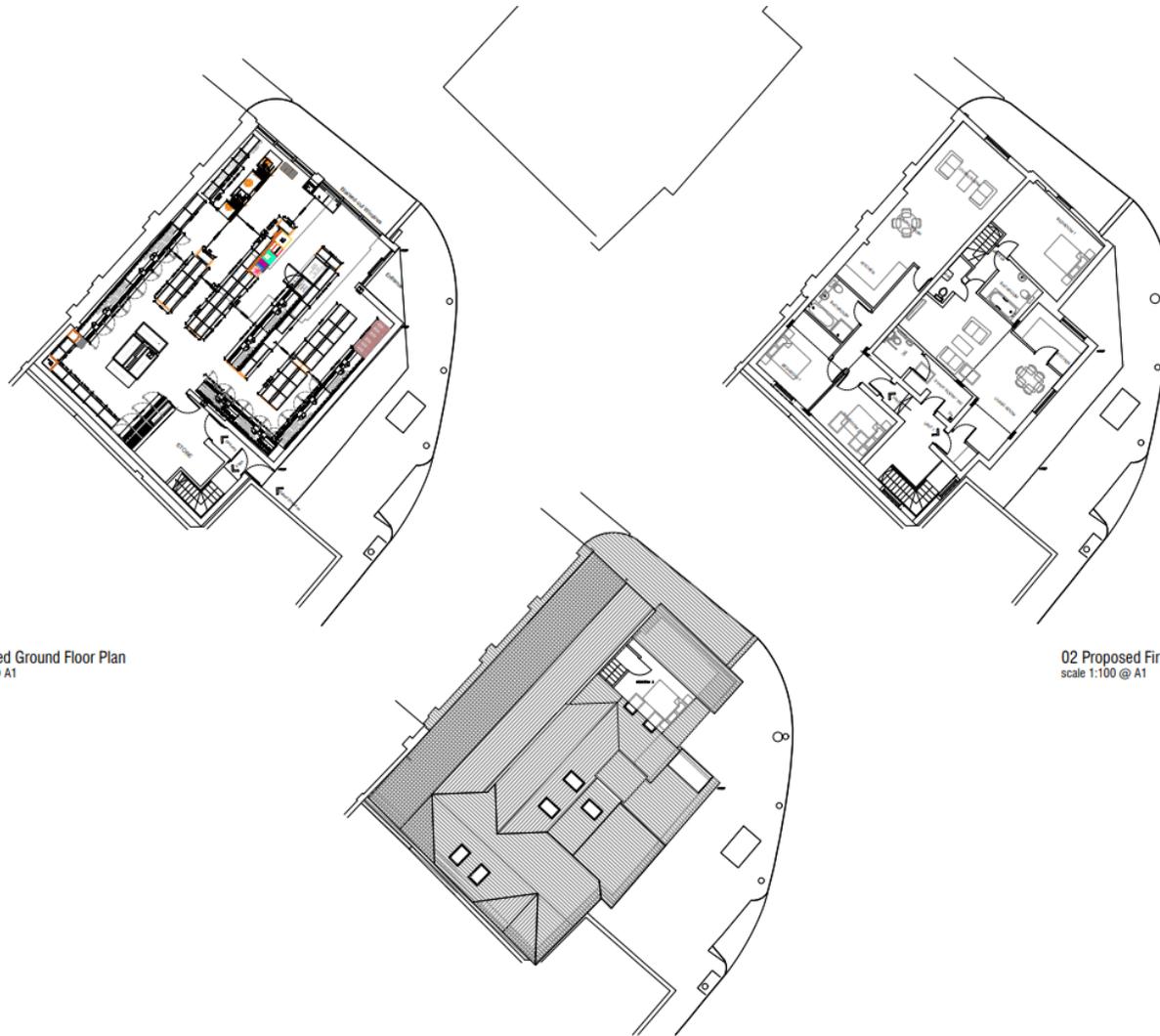
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>





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

N. Patel



01 Proposed Ground Floor Plan  
scale 1:100 @ A1

02 Proposed First Floor Plan  
scale 1:100 @ A1

03 Proposed Second Floor Plan  
scale 1:100 @ A1

Proposed Reinstatement of Costcutter St Dunstan's Street

**NOTES:**  
Do Not Scale.  
Report all discrepancies, errors and omissions.  
Verify all dimensions on site before commencing any work on site or producing shop drawings.  
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and applicable manufacturers' recommendations that from time to time shall apply.  
For all quantities work see contract drawings.  
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Rev	Date	Description

Project Title	
Proposed Reinstatement of: Costcutter 48 St Dunstan's Street Canterbury Kent CT2 8BY	
Drawing Description	
Proposed Ground and First Floor Plan PLANNING	
Scale	Drawn by
1:100 & 1:50 @ A1	KF
Date	Checked by
November 2022	KE

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62 Clague, Canterbury Kent CT1 2JH	01227 762660
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8, Clague Street London SE1 1LP	0203 507 6112
CANTERBURY    LONDON    HAMPDEN	
Drawing Number	Revision
23548A_11	P

N. Patel



Proposed Side Elevation  
scale 1:100 @ A1

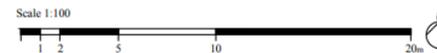


Proposed Front Elevation  
scale 1:100 @ A1



Proposed Rear Elevation  
scale 1:100 @ A1

Proposed Reinstatement of Costcutter 48 St St Dunstans Dunstans Street



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Rev	Date	Description

Project Title  
Proposed Reinstatement of :  
Costcutter  
48 St Dunstans Street  
Canterbury  
Kent  
CT2 8BY

Drawing Description  
Proposed Elevations  
PLANNING

Scale  
1:100 & 1:50 @ A1  
Date  
February 2018

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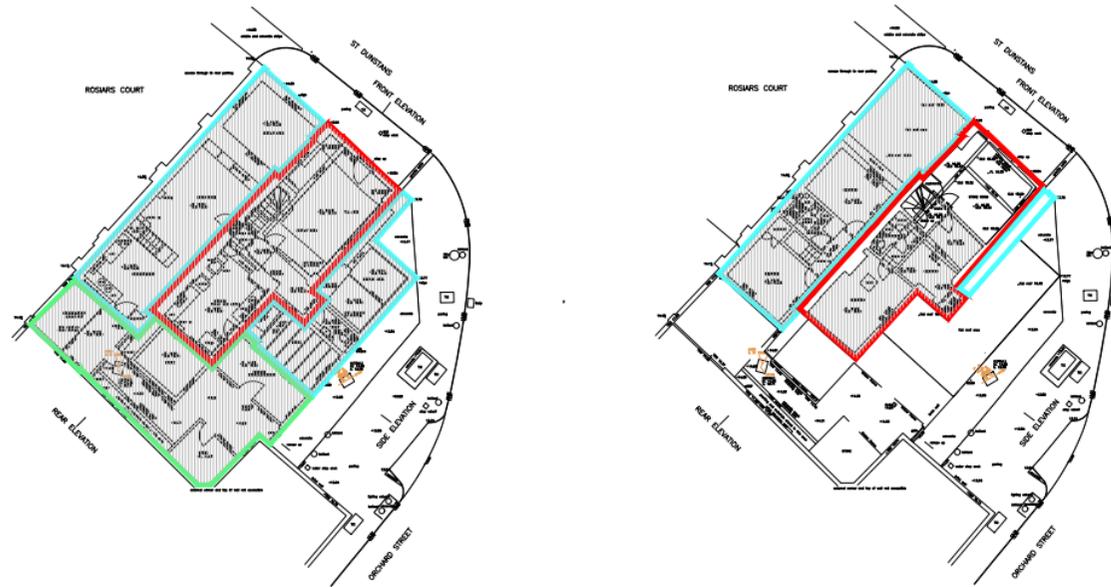
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Kent CT1 2SH  
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1 Kingsbourne Court, Luben Road,  
Harpenden, Hertfordshire AL5 3SL  
01882 785152  
8, Dineley Street  
London SE1 1LP  
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Drawing Number  
23548A\_12

Revision  
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Figure 2: Proposed Development

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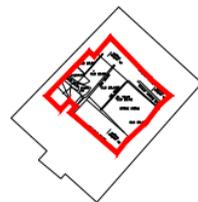


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Report all discrepancies, errors and omissions.  
Verify all dimensions on site before commencing any work on site or producing final drawings.  
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and applicable manufacturer's recommendations that from time to time shall apply.  
For all specialist work, see relevant drawings.  
The drawing and design are copyright of Clague LLP  
Registration Number: 0003888

Rev	Date	Description

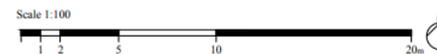
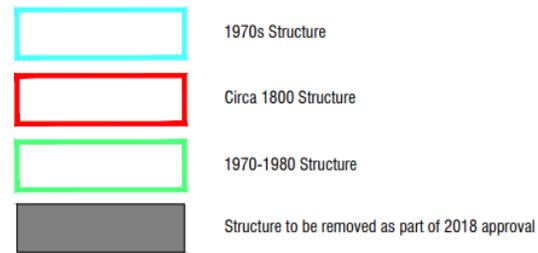
01 Existing Ground Floor Plan  
scale 1:100 @ A1

02 Existing First Floor Plan  
scale 1:100 @ A1



03 Proposed Second Floor Plan  
scale 1:100 @ A1

Proposed Extension & Alterations to Costcutter St Dunstons Street



Project Title  
Proposed Extension & Alterations to:  
Costcutter  
48 St Dunstons Street  
Canterbury  
Kent  
CT2 8BY

Drawing Description  
Existing Floor Plans  
SITE ANALYSIS

Scale  
1:100 @ A1

Date  
June 2023

Drawn by  
KF

Checked by  
KE

**CLAGUE ARCHITECTS**

63 Burgess, Canterbury  
Kent CT1 2SH 01227 760060

1 Knebbotte Court, Luton Road,  
Harpenden, Hertfordshire AL5 2SL 01582 765102

8, Osney Street,  
London SE21 1LP 0203 557 8112

CANTERBURY LONDON HARPENDEN

Drawing Number  
23548A\_200

Revision  
P

Figure 3: Site Phasing and demolition plan

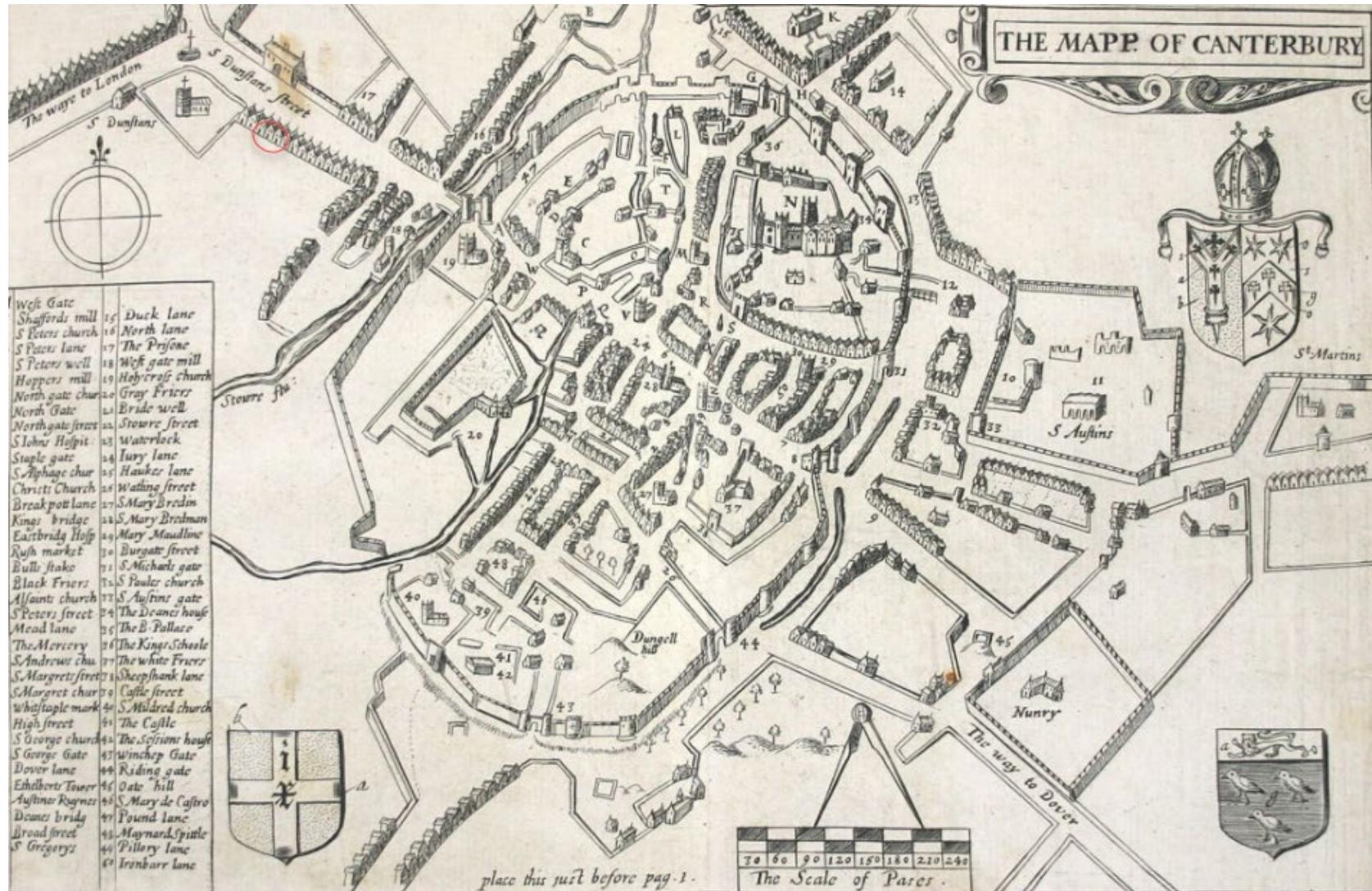


Figure 4: 1640 Reprinted Speed Map of 1611.



Figure 5: Andrew, Dury and Herbert Map from 1769



Figure 6: Ordnance Surveyors Drawing, 1797

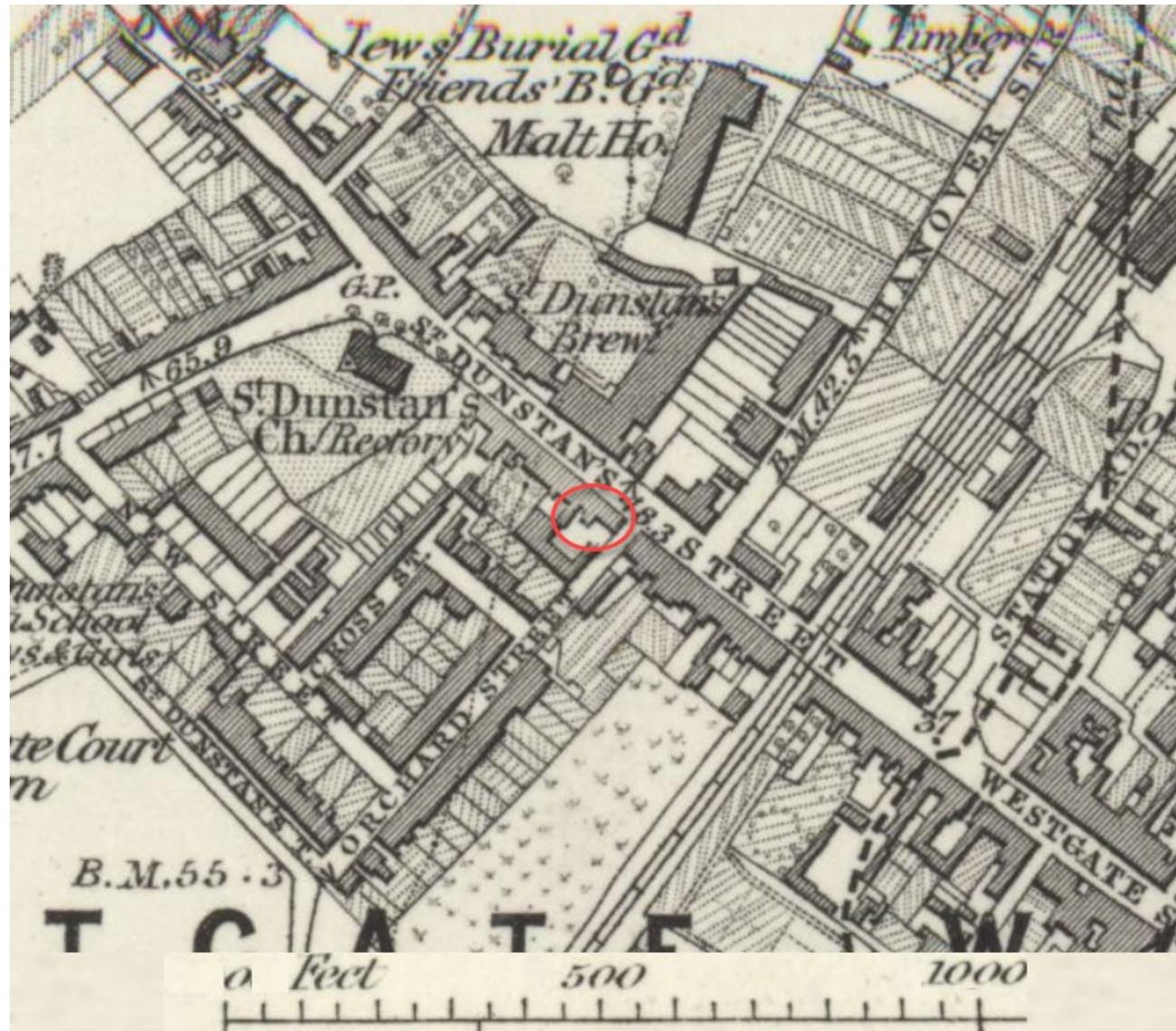


Figure 7: Historical OS Map 1872

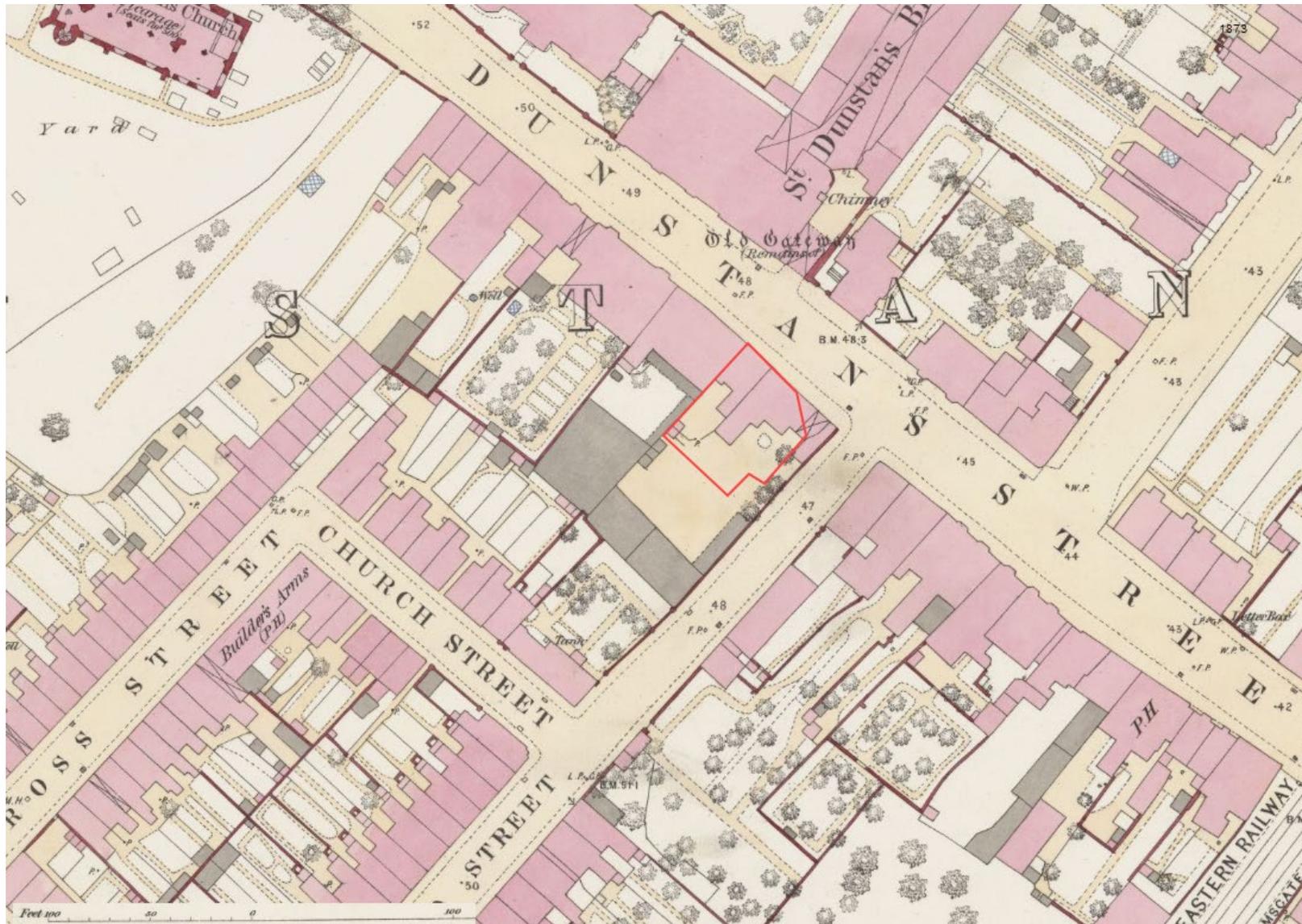


Figure 8: Historic OS Map 1873-74 Town Plan

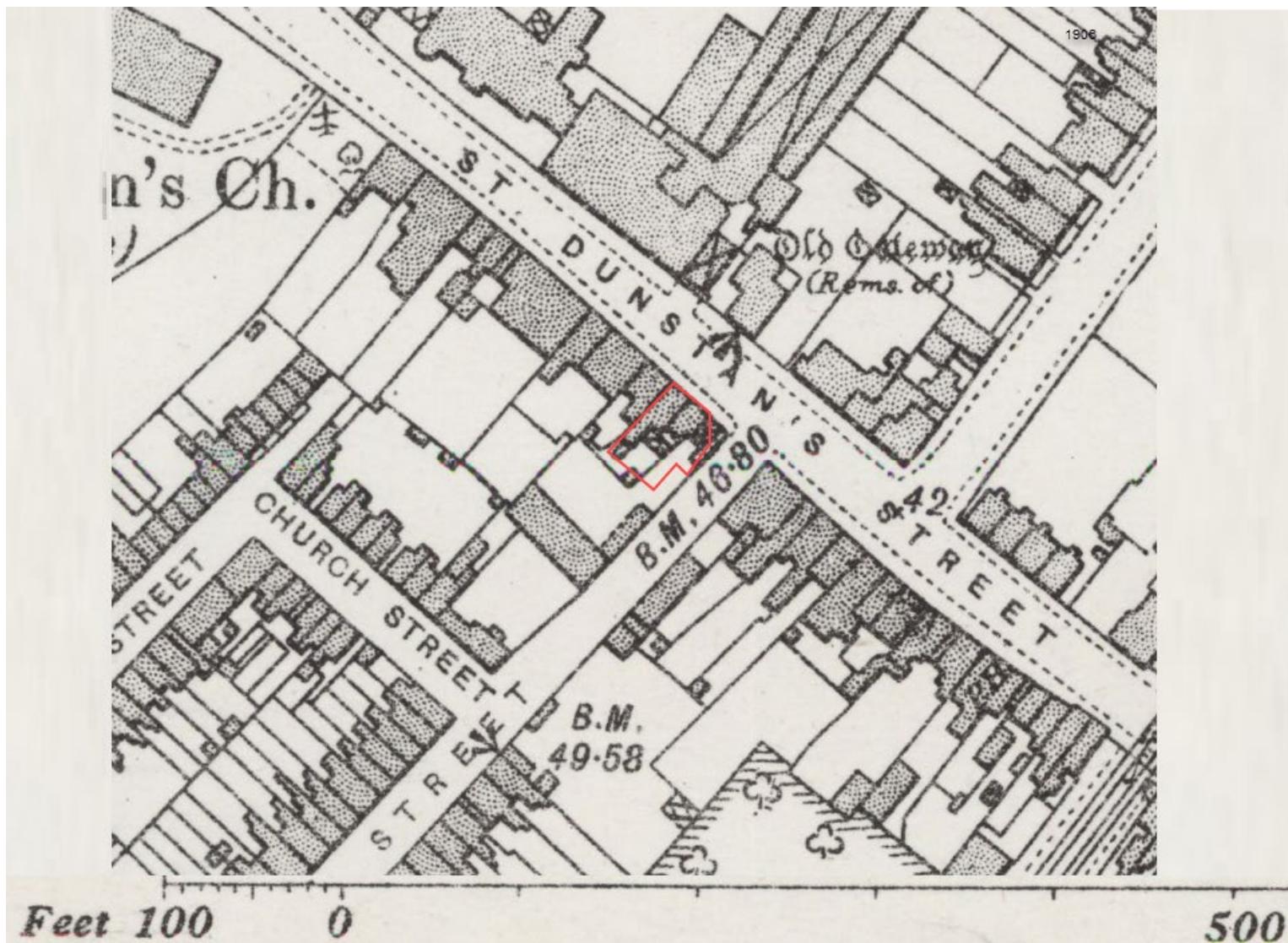


Figure 9: Historic OS Map 1906

**9 APPENDIX 1 – KCC HER DATA (SEE FIGURES 15-21).**

Kent HER ID	Record Type	Period	Distance form PDA	Description
TR 15 NW 334	Monument	Post Medieval	c. 55m N	St. Dunstan's brewery, St Dunstan's Street, Canterbury
TR 15 NW 1062	Building	Unknown	c. 80m WSW	No. 1A Cross Street
TR 15 NW 1061	Building	Unknown	c. 100m SW	No. 3 To 9 Cross Street
TR 15 NW 1060	Building	Unknown	c. 90m WSW	No. 19 To 23 Cross Street
TR 15 NW 1059	Building	Unknown	c. 70m WSW	No. 24 To 30 Cross Street
TR 15 NW 1002	Building	Unknown	c. 95m SW	No. 32 & 33 Orchard Street
TR 15 NW 990	Building	Unknown	c. 85m SW	No. 34 To 37 Orchard Street
TR 15 NW 988	Building	Unknown	c. 65m SSW	No. 38 To 43 Orchard Street
TR 15 NW 986	Building	Unknown	Within PDA	No. 48 & 49 St. Dunstan's Street
TR 15 NW 1012	Building	Unknown	c. 55m W	Nos. 31 To 36 Cross Street

TR 15 NW 841	Listed Building	Post Medieval	c. 75m SSW	5 And 6 Orchard Street
TR 15 NW 683	Listed Building	Post Medieval	c. 90m SSW	7 And 8 Orchard Street
TR 15 NW 698	Listed Building	Post Medieval	c. 40m SW	Vine House
TR 15 NW 741	Listed Building	Post Medieval to Modern	c. 40m E	29 St Dunstan's Street
TR 15 NW 663	Listed Building	Post Medieval	c. 25m N	Building Adjoining to North of Roper Gateway
TR 15 NW 728	Listed Building	Medieval to Modern	c. 100m WNW	The Church of St Dunstan's Without the West Gate
TR 15 NW 699	Listed Building	Post Medieval to Modern	c. 30m SE	30 St Dunstan's Street
TR 15 NW 662	Listed Building	Medieval to Modern	c. 20m NNE	The Roper Gate
TR 15 NW 743	Listed Building	Post Medieval	c. 95m NW	34 And 35 St Dunstan's Street
TR 15 NW 735	Listed Building	Medieval to Modern	c. 30m NW	St Dunstan's Cottage
TR 15 NW 721	Listed Building	Post Medieval to Modern	c. 15m NW	St Dunstan's House
TR 15 NW 730	Listed Building	Post Medieval	c. 20m ESE	51 St Dunstan's Street
TR 15 NW 704	Listed Building	Post Medieval	c. 25m ESE	52 St Dunstan's Street
TR 15 NW 740	Listed Building	Post Medieval to Modern	c. 30m SE	53-55 St Dunstan's Street
TR 15 NW 738	Listed Building	Medieval to Modern	c. 40m SE	56 St Dunstan's Street

TR 15 NW 737	Listed Building	Medieval to Post Medieval	c. 50m SE	57 And 58 St Dunstan's Street
TR 15 NW 679	Listed Building	Medieval to Post Medieval	c. 55m SE	59 St Dunstan's Street
TR 15 NW 673	Listed Building	Post Medieval	c. 60m SE	60 And 60A St Dunstan's Street
TR 15 NW 691	Listed Building	Medieval to Modern	c. 80m SE	Westgate Cottage
TR 15 NW 1226	Listed Building	Modern	c. 90m NW	K6Telephone Kiosk Outside St Dunstan's Church (Canterbury 68729)
TR 15 NW 898	Listed Building	Medieval to Modern	c. 45m NW	39-42 St Dunstan's Street
TR 15 NW 897	Listed Building	Post Medieval to Modern	c. 70m SE	The Unicorn Inn
TR 15 NW 926	Listed Building	Post Medieval	c. 90m SE	65 And 66 St Dunstan's Street
TR 15 NW 925	Listed Building	Post Medieval	c. 25m E	The Vicarage
TR 15 NW 1066	Listed Building	Post Medieval	c. 65m SSW	1B Orchard Street
TR 15 NW 687	Monument	Modern	c. 90m ENE	Second World War Civil Defence emergency water tank east of Roper Road, Canterbury
TR 15 NW 821	Monument	Modern	c. 65m NNW	Second World War Civil Defence warden's post at the Roper House Hotel, St Dunstan's Street, Canterbury
TR 15 NW 791	Monument	Modern	c. 5m S	Second World War public basement air-raid shelter and warden's post at Swoffers fruit warehouse, St Dunstan's Street, Canterbury
TR 15 NW 35	Monument	Late Iron Age to Roman	c. 45m NW	Roman Cremation Cemetery
TR 15 NW 495	Monument	Medieval	c. 60m NNE	Roper House

TR 15 NW 2077	Monument	Roman	c. 60m NW	Roman Cremation, 38 St. Dunstan's Street
TR 15 NW 2126	Monument	Roman	c. 60m WSW	Roman Cremation, junction of Cross Street/Church Street
TR 15 NW 2397	Monument	Post Medieval	c. 55m SW	Early 19th-century brick-lined cess pit, Orchard Street, Canterbury
TR 15 NW 2401	Monument	Medieval to Post Medieval	c. 90m ESE	Probable post-medieval street frontage remains, 28 St Dunstan's Street, Canterbury
TR 15 NW 2401	Monument	Medieval to Post Medieval	c. 60m E	Probable post-medieval street frontage remains, 28 St Dunstan's Street, Canterbury
TR 15 NW 2401	Monument	Roman	c. 60m E	Roman features, 28 St Dunstan's Street, Canterbury
TR 15 NW 2450	Monument	Roman	c. 75m ESE	Roman road-side ditches, St Dunstan's Street
TR 15 NW 2451	Monument	Late Iron Age to Roman	c. 65m ESE	Possible late iron age / early Roman hollow way, St Dunstan's Street
TR 15 NW 2452	Monument	Late Iron Age to Roman	c. 65m E	Late iron age / early Roman burial, St Dunstan's Street
TR 15 NW 2453	Monument	Roman	c. 75m E	Roman quarry and pits, St Dunstan's Street
TR 15 NW 2454	Monument	Early Medieval or Anglo-Saxon	c. 80m ESE	Anglo-Saxon pits, St Dunstan's Street
TR 15 NW 2455	Monument	Medieval to Post Medieval	c. 80m ESE	Medieval pits, industrial residue and building plots, St Dunstan's Street
TR 15 NW 2400	Monument	Medieval	c. 80m E	Medieval quarry fills, 28 St Dunstan's Street, Canterbury

TR 15 NW 2584	Monument	Early Neolithic to Post Medieval	c. 45m SSE	Undated linear feature and post Roman plough soil, rear of 53/54 St. Dunstan's Street
TR 15 NE 1063	Monument	Post Medieval to Modern	c. 100m SE	Ashford & Margate Railway
TR 15 NW 224	Monument	Post Medieval	c. 75m NW	Roper Gate, St. Dunstan's Street
TR 15 NW 1063	Building	Unknown to Post Medieval	c. 60m SW	No. 1 Cross Street
TR 15 NW 1508	Landscape	Post Medieval to Modern	c. 10m W	45 St Dunstan's St Canterbury
TR 15 NW 1646	Monument	Post Medieval to Modern	c. 35m SW	The Dukes Head. 4 Church Street
TR 15 NW 1683	Monument	Post Medieval to Modern	c. 30m N	St Dunstan's Brewery, St Dunstan's Street.
TR 15 NW 2175	Monument	Roman	Within PDA	Roman Cemetery centred in the St. Dunstan's Area of City
TR 15 NW 2410	Monument	Roman	c. 85m W	Roman metalled surface, 38b St Dunstan's Street, Canterbury
TR 15 NW 224	Monument	Post Medieval	c. 75m NW	Roper Gate, St. Dunstan's Street
TR 15 NW 2352	Monument	Medieval to Unknown	Adjacent to PDA	Road System of 1066

Event ID	Record Type	Event Types	Date	Name
EKE19965	Intrusive	Watching Brief	2010	218 St Dunstan's Street. Excavation of a gas main pipe. No finds or features were observed.
EKE217733	Intrusive	Evaluation	2003	Land to the rear of 53/54 St Dunstan's. A single evaluation trench was excavated in advance of proposed development. A wide linear feature and postRoman plough soil were recorded (TR 15 NW 2584).
EKE5683	Non-Intrusive	Building Survey	1991	St Dunstan's Church

EKE19293	Intrusive	Test Pit / Trial Trench	2010	28 St Dunstan's Street. 5 trenches and 3 test pits/ Archaeology found in all Late Medieval to Post Medieval buildings. Limited activity for earlier periods. 'These limited remains, and the presence of artefacts dateable to these periods, are indicative of associated domestic activity within the site's vicinity; and it is highly probable that further Roman and Medieval remains survive undisturbed sealed by later archaeological activity.' (TR 15 NW 2401)
EKE17396	Intrusive	Watching Brief	2010	28 St Dunstan's. Geotechnical boreholing and 4 service test pits. The deposits largely represent fills of medieval quarries and 11th-12th century pottery and glazed peg tile suggests a medieval date for the earliest quarry fills. Evidence of unidentified structures and metalling, perhaps fronting St Dunstan's Street, was also found. No human remains were retrieved, but RomanoBritish inhumations may still be present as at 25-26 St Dunstan's St.
EKE17580	Intrusive	Watching Brief	2015	Land rear of 38b St Dunstan's. Excavations associated with the development of a new residential property. Groundworks included ground reduction by machine for the new build's foundation slab and car parking area and machine excavation of drainage trenches. Metalled surface was uncovered of possible Roman date
EKE11666	Intrusive	Watching Brief	2012	3 Ryde Street. Monitoring of ground reduction works for the installation of a concrete slab foundation against the existing structure. No significant archaeological finds or features were observed.
EKE14146	Intrusive	Watching brief	1983	38 St Dunstan's. At least one cremation burial, dating to the Roman period, was observed during building alterations to no 38 St Dunstan's Street (TR 15 NW 2077).
EKE14196	Intrusive	Field Observation	1868	Junction Cross/Church Street. During works to the main drainage in 1868 the city engineer, James Pilbrow, observed a possible Roman cremation burial. This was located at the junction of Cross Street and Church Street in St Dunstan's. The finds consisted of a bottle of red Roman ware, portions of a broken urn some burnt bones and a coin (TR 15 NW 2126).
EKE14239	Intrusive	Watching Brief	1989	Orchard House, Orchard Street. Undertaken during the building of Orchard House, Orchard Street, St Dunstan's in 1989. The CAT SMR does not record any archaeological finds from this event.
EKE14240	Intrusive	Evaluation	1989	Solaglas, Orchard Street. Three trenches were excavated in the evaluation area and in all trenches a well-preserved Roman ground surface was revealed overlying natural head brickearth. Extensive cleaning and investigation of this horizon failed to provide evidence

				for occupation, although areas of heavy charcoal and burnt clay flecking were interpreted as strongly suggestive of nearby Roman industrial activity. Stray sherds of Roman pottery, possibly 'wasters', were also recovered from the buried subsoil. The exposed soil sequence appeared to be relatively undisturbed except for one or two modern features, which were interpreted as perhaps associated with the construction of the extant building located within the evaluation area (TR 15 NW 2175).
EKE16772	Intrusive	Watching brief	2011	43 Orchard Street. In preparation for a property extension in Canterbury the archaeologists were required to observe the digging of foundation trenches at the site. Despite the historical potential only 19th century clay pipe fragments were recovered from a brick-lined cess pit of the same date (9TR 15 NW 2397).
EKE20037	Non- Intrusive	Desk Based Assessment	2011	38b St Dunstan's. The assessment suggested that the site lies in a late prehistoric and Roman settlement and industrial activity.
EKE18670	Non-Intrusive	Post Excavation Assessment	2012	Report of 28 St Dunstan's. The report does not present all details in full regarding the assessment of the site and all finds recovered during excavation, it does however give an overall narrative of the site and concludes with an assessment of the archaeological potential and suggestions for further work (TR 15 NW 2450-2455). These features include road side Roman ditches, possible Iron Age/Roman Holloway, Late Iron Age/Roman burial, Roman quarry and pits, Anglo-Saxon pits, Medieval pits, industrial residue and building plots.

Figure 10: Gazetteer of KHER Records



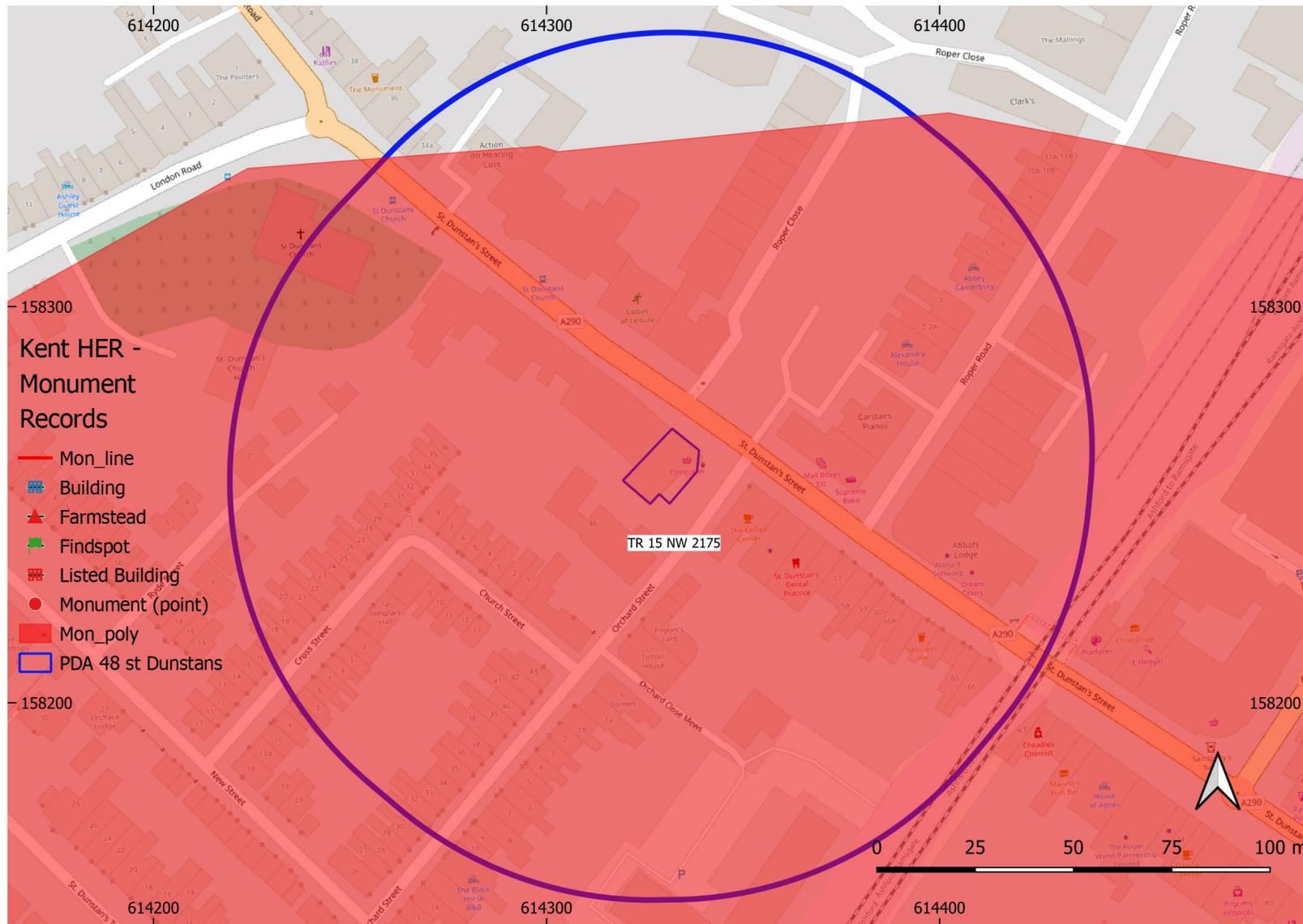


Figure 12: KHER Monument Record for Roman Cemetery (TR 15 NE 2175)

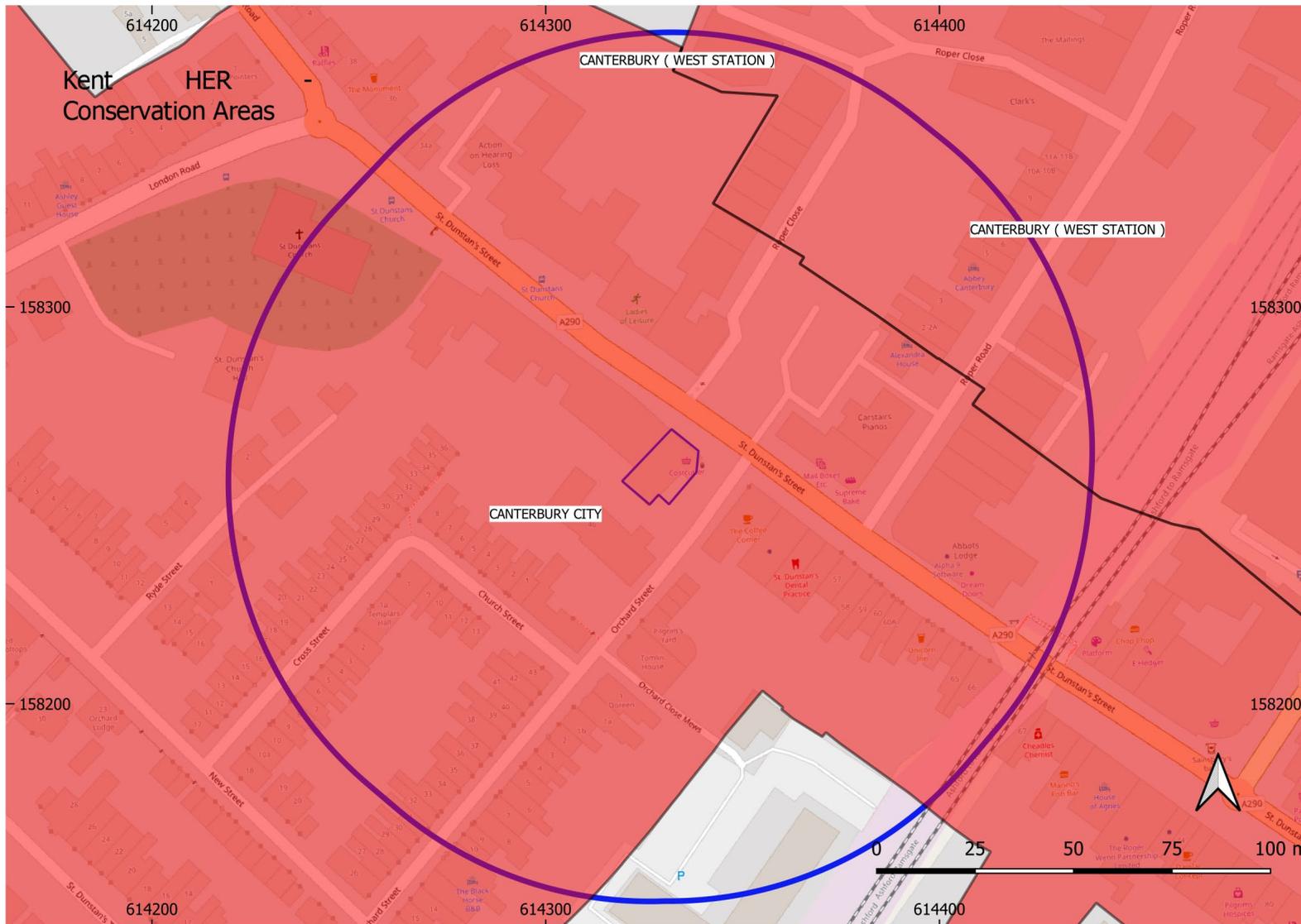


Figure 13: KHER – Conservation area

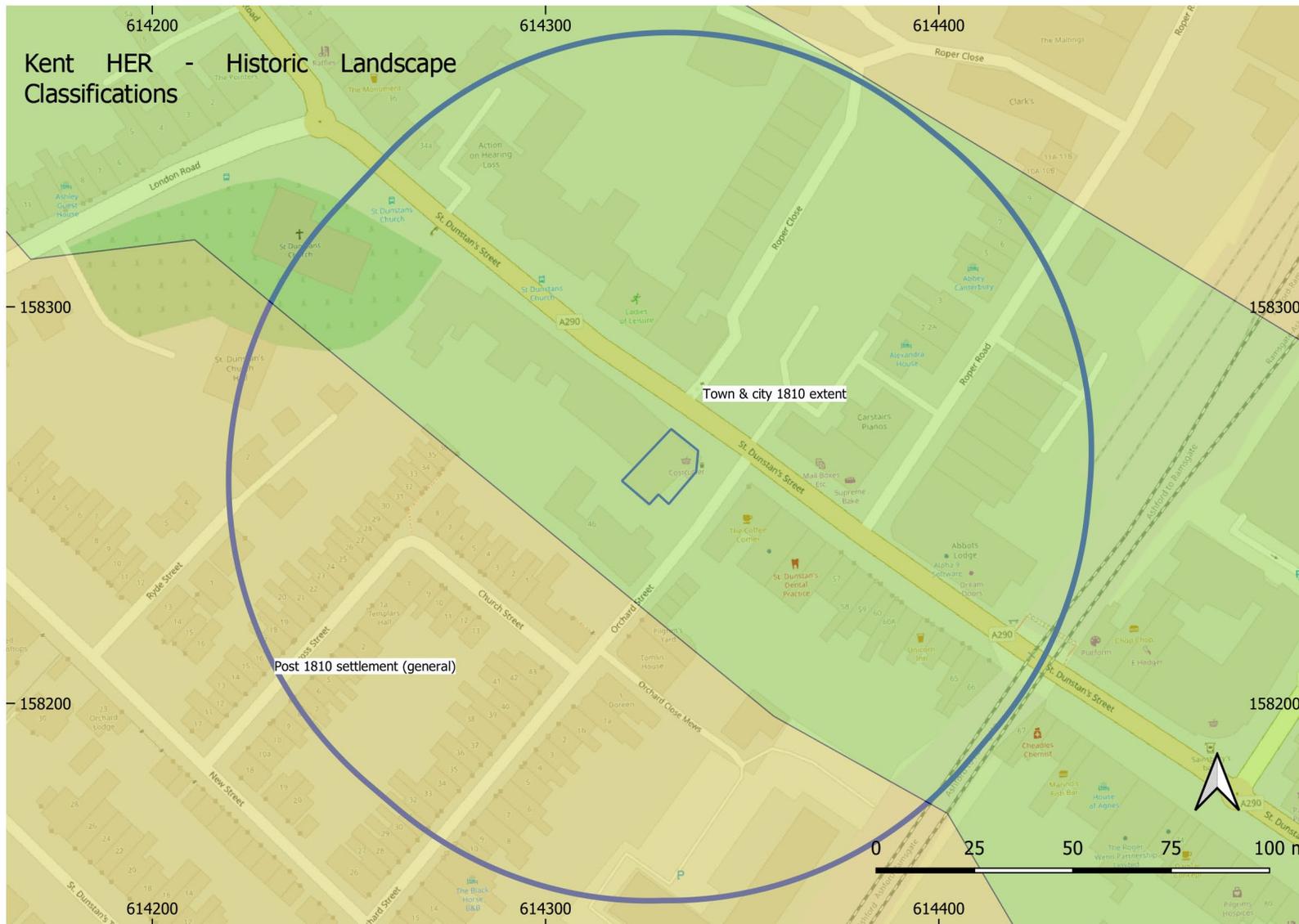
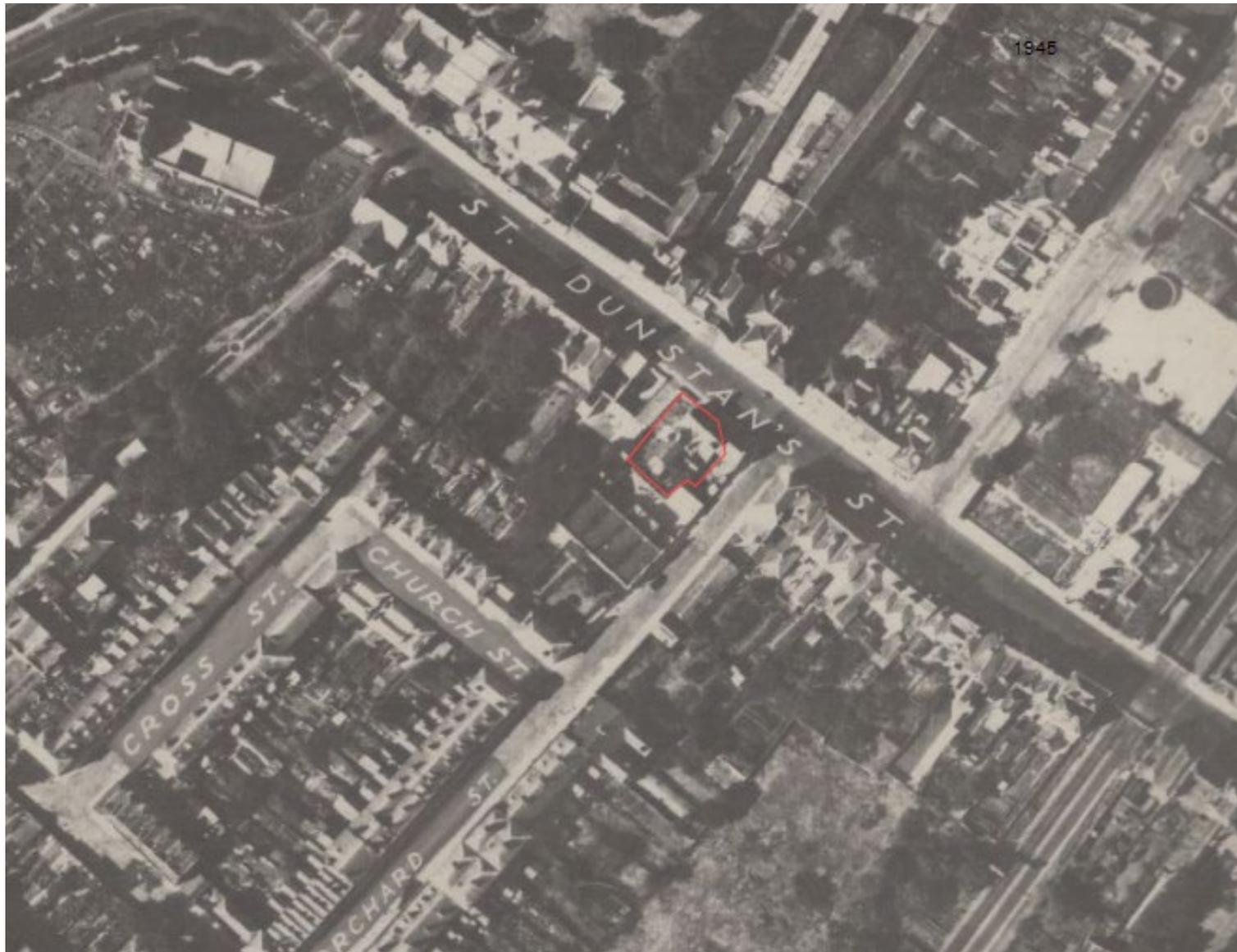


Figure 14: KHER Historic Landscape Classification

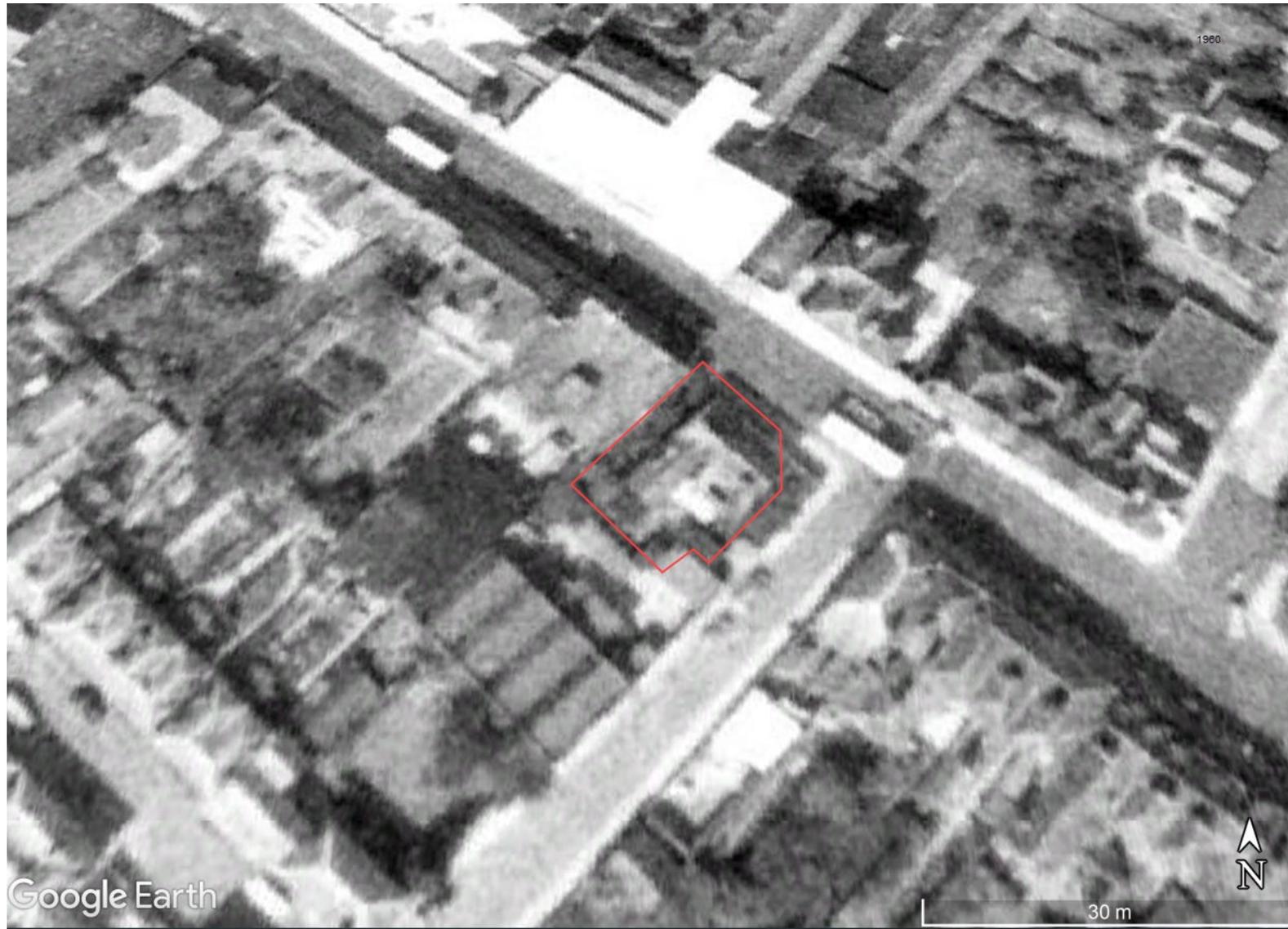


Figure 15: KHER Stour Palaeolithic Area





*Plate 1: 1945.*



*Plate 2: 1960 (Google Earth)*



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2022 (Google Earth)



Plate 6: Front elevation in 2018 (facing SW)



Plate 7: Front elevation eastern end in 2018 (facing SSW)



*Plate 8: Eastern elevation in 2018 (facing NW)*



*Plate 9: Current view across the PDA (facing W)*



*Plate 10: Current view across the PDA (facing SW)*



*Plate 11: View across the PDA On the western side (facing NW)*