



No 59 St Dunstan's Street,
Canterbury,
Kent. CT2 8BS

Archaeological Desk-based Assessment

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SUMMARY

This desk-based assessment of land at No 59 St Dunstan's Street, Canterbury, Kent, CT2 8BS (TR 14380 58224; Fig 1) was commissioned of Canterbury Archaeological Trust in October 2023 in view of proposed development of the site.

The report constitutes a rapid appraisal focused on the Historic Environment Record, map regression, satellite and aerial photography, and existing site records analyses, with provisional historical contextualisation.

On the basis of circumstantial evidence, archaeological remains, especially from the Romano-British period, as well as from later periods, most likely medieval and post-medieval, might be extant within the proposed development area and could be disturbed or destroyed through development groundworks.

Further mitigation of the potential effects of development groundworks is likely to be a condition on planning consent.

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1. INTRODUCTION

1.1 This report presents a provisional desk-based assessment constituting rapid archaeological appraisal of land at No 59 St Dunstan's Street, Canterbury, Kent, CT2 8BS (TR 14380 58224; Fig 1); it was commissioned of Canterbury Archaeological Trust (CAT) in October 2023 in view of proposed development of the site.

2. SCOPE OF STUDY AND CAVEATS

2.1 It is understood that the scope of this initial appraisal is of necessity limited by the context of its production. The research undertaken, verbally agreed with the client and in accordance with the *National Planning Policy Framework* (NPPF 2023), has treated only with readily available circumstantial evidence in order to provide an initial assessment of the potential extent, nature and significance of any archaeological evidence within and near the proposed development area (PDA).

2.2 The report includes analysis and interpretation of the Historic Environment Record (HER), National Heritage List for England (NHLE on-line), map regression, aerial and satellite photographs, and any existing site records analyses, with some provisional historical contextualisation where this might qualify archaeological data in a meaningful way through understanding the site's general history. It has been beyond the means of this project to pursue detailed questions requiring an in-depth study of primary documentary and cartographic sources at this stage. Only readily available maps showing significant topographical developments are reproduced.

2.3 A site visit was not considered a meaningful research activity in this case and has not been undertaken.

2.4 Both designated and non-designated heritage assets are considered in the report, for the purpose of providing additional context for consideration of the significance of potential archaeological heritage assets. This report is not expected to produce any detailed heritage statements pertaining to any extant and known heritage assets or their setting, or, for example, to provide any detailed historic landscape analysis or other research requiring specialist input, such as geoarchaeological, or Palaeolithic study. Such studies may form the basis of a developing mitigation strategy, and be requested as additional work by the Local Authority, but will necessarily form the basis of separate projects and funding.

2.5 The level of detail and scope of this assessment and report are sufficient for the findings of a rapid appraisal, pointing to the need for further study if likely/recommended. Any request made of the client for further desk-based work should clearly demonstrate the benefits of such an approach, however, as opposed to actual fieldwork, for example, which would provide direct evidence, rather than more, and probably equivocal, circumstantial evidence.

2.6 An interim impact assessment is offered with this report. This is clearly based on the circumstantial evidence gathered from desk-based assessment. This interim impact assessment is offered chiefly as guidance to the client in terms of any potential for follow-on work. The interim impact assessment herein should not be considered or referred to as an ‘impact assessment’ *per se*, since we recognise that more fixed and specific detail of groundworks are required in order to compare with sufficient actual evidence from fieldwork for a full impact assessment. A further review point between this study and any follow-on fieldwork might indeed take the form of a standalone or add-on impact assessment, if and when a frozen design and particular strategy for development groundworks have been made available for consideration, and if sufficiently relevant, reliable, and detailed comparative data are available.

2.7 Relevant policy and research frameworks for the study are set out below as terms of reference.

3. POLICY AND RESEARCH FRAMEWORKS

3.1 This report has been prepared in accordance with national and local policy regarding heritage assets and with reference to research frameworks.

National policy

3.2 The NPPF sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system. Paragraph 189 (NPPF 2023, 55) states that heritage assets are:

an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.3 By definition, the historic environment includes all surviving physical remains of past human activity. Heritage assets include extant structures and features, sites, places, and landscapes. Furthermore, the historic landscape encompasses visible, buried, or submerged remains, which includes the buried archaeological resource.

3.4 When determining planning applications, the following paragraphs (*ibid*, 56–8) are pertinent.

194. 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.

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

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting 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 making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial, or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the 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.

200. 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.*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or 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 not for profit, 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.

202. 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.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. 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.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should 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.

207. 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.

208. Local planning authorities 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.

3.5 A footnote to paragraph 200b reads: "Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets".

Local policy

3.6 Applying the same general principles on a local scale, the relevant Canterbury District Local Plan (CCC 2017) policies are HE1 (Historic Environment and Heritage Assets), HE4–5 (Listed Buildings), HE6 (Conservation Areas), HE8 Heritage Assets in Conservation Areas), and HE11 (Archaeology).

Research frameworks

3.7 The national and local policies outlined above should be considered in light of the non-statutory heritage frameworks that inform them. While the regional South East Research Framework for the historic environment is still in preparation, initial outputs are available (SERF on-line) and have been considered in preparing this report, in order to take current research agendas into account.

4. LOCATION, GEOLOGY AND TOPOGRAPHY

4.1 The PDA is situated in the St Dunstan's area of Canterbury, north-west of the city walls. It is currently occupied by No 59 St Dunstan's Street, a Grade II Listed terraced property with a rear garden. It is bounded to the north-west by No 58 St Dunstons, and to the south-east by No 60, while to the north-east is St Dunstan's road, with Abbot's Lodge opposite, and to the south-west is an enclosed garden area to the rear of Castle House (Fig 1). The area lies at a height of 14m above Ordnance Datum, rising to the south-west.

4.2 Bedrock geology within the PDA is shown as Seaford chalk, with overlying superficial deposits of Second River Terrace deposits (sand and gravel) recorded (BGS on-line).

5. DESIGNATIONS

5.1 The PDA does not affect or impact upon any World Heritage Sites, Scheduled Monuments, or Registered Battlefields. Historic Landscape Characterisation has been checked on-line and is recorded as 'Town & city 1810 extent'.

5.2 No 45 St Dunstons St Canterbury (HER TR15 NW1508; KCC 1996, Garden 281), an historic suburban garden of limited importance, lies 90m north-west of the PDA.

5.3 The PDA lies within Canterbury City Conservation Area (designated 1996).

5.4 There are several Listed Buildings within a 100m radius of the PDA, only the most relevant of which are recorded here in detail.

Grade II* listed

- The Roper Gate (HER TR15 NW662; NHLE 1241835) 75m north-north-west of the PDA. This gateway formerly led to Place House, the home of Margaret Roper, daughter of Sir Thomas More, and the Roper family. It is a sixteenth-century red brick archway with crow-stepped gable over, containing a window of three arched lights (two now blocked) with brick mullions and a blocked circular opening above this.
- No 71 St Dunstan's Street, House of Agnes Hotel (HER TR15 NW916; NHLE 1260281), 120m east-south-east of the PDA. A sixteenth-century timber-framed house with a plastered front, the ground floor rebuilt in brick (painted). It has three storeys and three gables. The interior has exposed beams and panelling. This was the inspiration for Charles Dickens' description of the House of Agnes Wickfield in 'David Copperfield'.

Grade II listed:

On St Dunstan's Street

- No 59 St Dunstan's Street (HER TR15 NW679; NHLE 1241871), occupying the bulk of the PDA. Originally part of the sixteenth-century range including Nos 56, 57 and 58. It is a timber-framed building with a narrow frontage now faced with cement. It has two storeys and an attic, with a tiled roof and eaves cornice. It has one window and one gabled dormer, and a bay window on the first floor. Nos 51 to 66 (consecutive) form a group.
- Nos 60 and 60A St Dunstan's Street (HER TR15 NW673; NHLE 1241872), immediately north-west of the PDA. A mid nineteenth-century two-storey red brick building under a hipped tiled roof, and three sashes.
- Nos 57 & 58 St Dunstan's Street (HER TR15 NW737; NHLE 1241870), 10m north-west of the PDA. A pair of small houses with early nineteenth-century fronts, originally one building with Nos 56 and 59. They have two storeys and an attic in red brick, with one window and one dormer each, and small bay windows on the ground floor, 6-panel moulded doors in fluted frame with projecting cornice over.
- Nos 56–59 St Dunstan's Street (HER TR15 NW738; NHLE TR 14370 58232), 15m north-west of the PDA. Originally a sixteenth-century range, refurbished in the seventeenth to nineteenth centuries.

- No 30 St Dunstan's Street (HER TR15 NW699; NHLE 1241834) 30m north-west of the PDA, originally part of a seventeenth-century or earlier timber framed building.
- Nos 53 to 55 (consecutive) St Dunstan's Street (HER TR15 NW740; NHLE 1241868), 30m north-west of the PDA. Late eighteenth-century fronted buildings, probably sixteenth-seventeenth century in origin.
- No 29 St Dunstan's Street (HER TR15 NW741; NHLE 1241790) 35m north of the PDA. A late eighteenth-century corner building. Nos 29 to 31 (consecutive) form a group.
- No 51 St Dunstan's Street (HER TR15 NW730; NHLE 1241866), 40m north-west of the PDA. A mid nineteenth-century building with a later shopfront. Nos 51 to 66 (consecutive) form a group.
- No 52 St Dunstan's Street (HER TR15 NW704; NHLE 1241867), 40m north-west of the PDA. An early nineteenth-century building with a later shopfront.
- No 61 (The Unicorn Inn) St Dunstan's Street (HER TR15 NW897; NHLE 1260311), 45m west of the PDA. A timber-framed building with plaster infilling very much restored, the ground floor faced in red brick.
- No 31 (The Vicarage) St Dunstan's Street (HER TR15 NW925; NHLE 1260354), 45m north-north-west of the PDA. Late eighteenth century to early nineteenth century in date.
- Nos 65 & 66 St Dunstan's Street (HER TR15 NW926; NHLE 1260312), 50m east-south-east of the PDA. Early nineteenth-century parallel ranges.
- Nos 62, 63 and 64 (Westgate Cottage) St Dunstan's Street (HER TR15 NW691; NHLE 1241873), 60m east-south-east of the PDA. Sixteenth-century timber-framed houses with plastered fronts and overhanging first floor.
- Nos 67 & 68 St Dunstan's Street (HER TR15 NW685; NHLE 1241874), 80m east-south-east of the PDA. Early nineteenth-century houses. Nos 67 to 81 (consecutive) form a group.
- No 45 St Dunstan's Street, St Dunstan's House (HER TR15 NW721; NHLE 1241865), 85m north-west of the PDA. Most of the rear rooms are two bays of a larger medieval building, which extended to the east. Front range is late sixteenth or early seventeenth century. The date 1750 is recorded in brick.
- Building adjoining to north of Roper Gateway, St Dunstan's Street (HER TR15 NW663; NHLE 1241791), 85m north-north-west of the PDA. An early nineteenth-century building.

- No 69 St Dunstan's Street (HER TR15 NW1131; NHLE 1241883), 95m east-south-east of the PDA. A medieval timber-framed building refaced in the eighteenth century.
- No 70 St Dunstan's Street (HER TR15 NW891; NHLE 1241875), 100m east-south-east of the PDA. Early nineteenth-century building with later shopfront.
- Nos 43 (St Dunstan's Cottage) and 44 St Dunstan's Street (HER TR15 NW735; NHLE 1241864), 105m north-west of the PDA. Sixteenth-century timber-framed houses with overhanging first floor but refronted with cement.
- Nos 25 to 27 (consecutive) St Dunstan's Street (HER TR15 NW938; NHLE 1260353), 105m east of the PDA. A sixteenth-century timber-framed house, much restored.
- No 72 St Dunstan's Street (HER TR15 NW928; NHLE 1260313), 135m east-south-east of the PDA. A sixteenth-century timber-framed house refronted in the eighteenth century. The only trace of its earlier origin is the overhang of its second floor.

On Orchard Street

- No 44 Orchard Street (Vine House) (HER TR15 NW698; NHLE 1241430), 80m west of the PDA. Early nineteenth-century building.
- No 1B, Nos 2 to 4 (consecutive) Orchard Street (HER TR15 NW1066; NHLE 1260534), 85m west-south-west of the PDA. An early nineteenth-century terrace.
- Nos 5 and 6 Orchard Street (HER TR15 NW841; NHLE 1241383), 95m west-south-west of the PDA, built c 1840.

Local Listed buildings

- No 48 & 49 St. Dunstons Street (HER TR15 NW986; Locally Listed Building DKE558), 60m north-west of the PDA. A pair of seventeenth-century timber-framed buildings.
- No 38 to 43 Orchard Street (HER TR15 NW988; Locally Listed Buildings DKE551–DKE556) 85m west of the PDA. A terrace of c 1830.

6. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

6.1 An HER search (Figs 2–8) was ordered from Kent County Council, as well as a list of reports of archaeological investigations not yet included in the HER. The HER and reports search covers a radius of 100m around NGR TR 14380 58224. These records have been assessed in terms of their particular relevance to the PDA and only significant evidence is cited in this report.

6.2 General historical context for archaeological findings is provided where applicable/significant in terms of results, and a survey of published and unpublished maps (including geology and contour survey) has been undertaken.

6.3 No pertinent geophysical surveys were available. Only photographs, images or results showing significant features or topographical developments are reproduced, the findings incorporated with map regression, documentary evidence and archaeological sections of the report as appropriate, and fully referenced.

6.4 All results of analyses are presented below in synthesis and in order of chronology.

Prehistoric (c 500,000 BP – AD 43)

6.5 The PDA falls within the area classified by the Stour Basin Palaeolithic Project (Cuming 2015) as Palaeolithic Character Area (PCA) 18, defined as 'Stour terraces, north bank (Canterbury and Sturry)'. This area includes numerous mapped outcrops of terrace deposits associated with north-eastward courses of the Stour through the Middle Pleistocene, interspersed with (and mostly overlain by) Head Brickearth and Head Gravel deposits, these latter very thick in places. The report notes that 'the deposits in this area have produced very abundant Palaeolithic remains. Terrace deposits at Sturry were particularly rich, with several prolific sites; there are also several sites on the north side of Canterbury that have produced good material with an in situ provenance. A "Levallois chipping site" is reported from an uncertain location in vicinity of Riverdale. Further southwest, there are reasonably abundant records of surface finds in vicinity of Bigbury and Chartham, although no records of in situ material' (*ibid*, appendix 5, 22).

6.6 A key point to make here is that the exact locations and extents of Terrace and Head deposits respectively, or indeed extractive truncation of such deposits, are not known in any detail; BGS mapping should be considered a rough guide, requiring proof through excavation.

6.7 Few finds of a prehistoric date have been made in the vicinity of the PDA, however Neolithic pits on the west side of the Stour, 300m to the south of the PDA suggest occupation of the riverside at that date (Frere *et al* 1987, 45).

6.8 A possible late Iron Age/early Romano-British hollow way (HER TR15 NW2451) has been identified on St Dunstan's Street, 20m north-east of the PDA. Archaeological excavation in 2011 noted the feature approaching St Dunstan's Street at a right angle.

6.9 Iron Age ditches (HER TR15 NW2603) were excavated by CAT in 2011 during a major excavation on the former site of Hallet's Garage, 95m east of the PDA. The ditches have been described as parts of field systems, and evidence of an agrarian land use, however, they are widely separated and on various alignments, and may represent other types of boundaries or have been drainage features, given their location close to the floodplain.

Romano-British (c AD 43–450)

- 6.10 In this period, the PDA lay north-west of the substantial settlement of *Durovernum* (Canterbury) and close to the Roman road running from Canterbury to Rochester and beyond (Figs 9a–c). The PDA lay on the extended road network grid running north-west from the main settlement before it diverged to the south-west, to the north-west of the PDA, to link with the route to London. During this period part of this roadside area was used for burial (see below), while the area to the north of the road was used for quarrying of brickearth and gravel, and suitable clays in the area were also exploited for pottery production. Tile and pottery kilns have been found in the wider area with one pottery kiln located near North Lane (Bennett 1978), c 250m east of the PDA.
- 6.11 Romano-British features, including a small pit, a refuse pit and a possible boundary ditch (HER TR15 NW2401) were identified at No 28 St Dunstan's Street, 10m north of the PDA, during an archaeological evaluation carried out in 2010. Later excavation (2011) revealed ditches and a possible trackway.
- 6.12 Road-side ditches (HER TR15 NW2450) were identified along St Dunstan's Street, 10m north-east of the PDA during the 2011 excavation. The ditches consisted of four 'V-' shaped ditches adjacent to the modern street frontage. A quarry and pits (HER TR15 NW2453) were found during the same intervention, 40m north-east of the PDA.
- 6.13 Clay extraction pits, kiln debris, a road, and a late inhumation (HER TR15 NW1528) were identified on St Dunstan's Street, 75m south-south-east of the PDA. Possible structures associated with this activity were also found. It is likely that this activity is linked with the nearby tile kilns to the southeast (HER TR15 NW479), as the road found on the kiln site was also found to cross this site.
- 6.14 Street metalling (HER TR15 NW2055) has been identified at the House of Agnes, St. Dunstan's Street, 85m south-east of the PDA, and more metalling (HER TR15 NW2449) uncovered further along St Dunstan's, 100m east-south-east of the PDA. Here, a borehole excavated in 2010 encountered a series of road metalling surfaces of uncertain date but a sherd of Roman pottery was also recovered, suggesting they were Romano-British in origin.
- 6.15 Many Romano-British features (HER TR15 NW2608) have been uncovered at the former site of Hallet's Garage, 95m east of the PDA. Features included a ditch, pits, buildings and large quantities of brick and tile (potentially from a nearby structure).

Burials

- 6.16 The PDA lies close to the known south-eastern limits of a Romano-British cremation cemetery (HER TR15 NW2175) centred in the St Dunstan's area of the city, and evidenced by numerous finds (and anecdotal evidence) made during building, renovation, and gardening work over the last 150 or so years, including work at Roper House, north of the PDA, and the digging of the Canterbury to Whitstable Railway in c 1844. Further evidence has been revealed at Cranmer House, London Road, and St Dunstan's Terrace, where many further burials have been discovered. An estimation of the size of the cemetery is

given on Figures 9a–c, with the bulk of the cemetery lying north-west of the PDA, and mainly located south of the road as it turns to the south-west to join the London road. This was an early cemetery, which had gone into decline by AD 270.

- 6.17 An inhumation burial (HER TR15 NW2452) was found during an excavation at No 28 St Dunstan's Street, c 20m north of the PDA; it was articulated but fragmentary and was probably late first/second century in date (Rady and Boden 2011, 2).
- 6.18 Figure 9c also shows the position of a later an inhumation cemetery east of the PDA, north-east of the road. Two inhumation burials (HER TR15 NW257), probably outliers of this inhumation cemetery, were found on the west corner of Station Road West 95m east-south-east of the PDA.
- 6.19 This inhumation cemetery (HER TR15 NW2431) was discovered during the CAT archaeological evaluation in 2009 at the site of the former Hallet's Garage on St Dunstons Street, 100m east of the PDA. in an area already known to contain other burials. Two definite, and two probable, inhumation burials and a number of stray human bones were discovered during the initial evaluation. Later excavation at the site during 2010/2011 revealed 137 burials, confirming the previous hypothesis that this was a cemetery site. The burials are described as being 'arranged in groups and rows, with a group of sub-adult burials to the north of the early Roman ditch which may have acted as a boundary within the cemetery'. Post-excavation work is in its early stages, therefore the full chronological sequence for activity on the site is not yet fully understood and many of the features are therefore only provisionally dated; however, the cemetery is thought to be late Roman in date.

Anglo-Saxon (c AD 450–1066)

- 6.20 Archaeological excavation in 2011, 40m east-north-east of the PDA, found a number of pits (HER TR15 NW2454) of Anglo-Saxon date, which suggests an extra-mural settlement in this area (Rady and Boden 2011, 2). Likewise, sherds of Anglo-Saxon pottery (HER TR15 NW2432) found during a 2009 archaeological evaluation in St Dunstons Street, 90m east of the PDA, suggested to the excavators that occupation may have been close by. This suggests possible ribbon development along the former Roman road, and farming to either side, suggested by post-Roman plough soil (HER TR15 NW2584) found at the rear of Nos 53 & 54 St. Dunstan's Street, 40m west-south-west of the PDA, which may be Anglo-Saxon in date.

Medieval (c AD 1066–1540)

- 6.21 In the medieval period, the PDA lay within the Archbishop's Manor of Estursete (Westgate), recorded in Domesday as a settlement with a population of over 40 households in 1086, 17 mills and a church, although this would include intra-mural areas of the city (Domesday on-line, sv Westgate).
- 6.22 A CAT map of medieval Canterbury c 1200, W.H Deakin, (Based on W. Urry) (Fig 10) shows the PDA as north-west of the city, to the south of the London road (HER TR15

NW2352), between the city walls and St Dunstan's Church, in an area likely to have been lined with houses.

6.23 There are several finds from this period suggesting extra-mural settlement at this time. These include the following.

- Pits, industrial residue and building plots (HER TR15 NW2455), found during an archaeological excavation in 2011 on St Dunstan's Street, 35m east-north-east of the PDA. Many of the pits contained industrial metalworking residue (Rady and Boden 2011, 2). At some time in the thirteenth-fourteenth century the plot was reorganised with several timber-framed buildings set on dwarf stone walls.
- Quarry fills (HER TR15 NW2400) found at No 28 St Dunstan's Street, 45m north-east of the PDA. Part of the quarry near the corner with Roper Road was filled with possible kiln waste, peg-tiles and twelfth-century pottery.
- Refuse pits (HER TR15 NW1529 and HER TR15 NW2433) at St Dunstons, 70m south-south-east and 90m east of the PDA, respectively. They contained animal bone and refuse.
- Buildings (HER TR15 NW2609) constructed in the thirteenth and fourteenth century on the former Hallet's Garage site, 95m east of the PDA. These continued to be occupied and modified into the sixteenth century.
- Quarry pits (HER TR15 NW2610) at the former Hallet's Garage site, 95m east of the PDA.

6.24 That Roper House (HER TR15 NW495) (*see* 5.4, above), was also built during this period, 100m north of the PDA, suggests the area was regarded as an increasingly high-status residential area.

Post-medieval (c AD 1540–1900)

6.25 Braun and Hogenberg's *Cantuarbury*, an elevated view of the city drawn in 1588 unfortunately does not extend far enough to the north-west to show the PDA, but does depict houses lining both sides of the London road, larger to the south-east, closest to the river and city walls, with fencing or walling, to their north-west (Fig 11). This is schematic, so the exact nature of the PDA remains elusive. There is a garden area shown to the south of the road, with a couple of mature trees in grassland. John Speed's *Canterbury*, published 1611 (Fig 12), shows the entirety of the London road, now called St Dunstan's Street, as housed on its south-western side, all the way from the city wall to the church. The north-eastern side has houses to the south-east and then a large property (Roper House) with walls either side enclosing grounds. The houses in the PDA are shown as identical, two storeyed buildings in a terrace. A plan of *Canterbury* surveyed in 1752 (Fig 13) by W and H Doidge shows the PDA in more detail, with houses of different size extending back from the main street, into garden plots. To the north-east of the PDA is a block of buildings set back from the road behind a courtyard accessed from the road, and

opposite this a lane leading north-east off the street, one of several along St Dunstan's Street at this date. The 1768 Andrews and Wren map of Canterbury (Fig 14), shows much the same, with the rear of the PDA as set in gardens, and the line of buildings opposite including the 'county goal' [sic] and synagogue.

6.26 Edward Hasted (1800, 33) described the parish of St Dunstan's in this period as follows.

[It lies] eastward from that of St. Michael, Harbledowne.... It makes a part of the suburbs of the city of Canterbury on the western side of it, and is so called from the saint, to which the church is dedicated.

This parish adjoins eastward to that of Holy Cross, Westgate, about midway between the city gate and St. Dunstan's church. The street is 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. On the north side of it is the gaol, for the eastern division of the county, but it is a gaol only for felons, and prisoners under the jurisdiction of the justices, and not for debtors, the sheriff of the county taking no cognizance of it'.

6.27 Cole and Roper's 1806 map (Fig 15) shows much the same, as does Fenner's Plan of the City of Canterbury of 1825 (Fig 16). The Ordnance Survey (OS) city plan of Canterbury, surveyed 1873, published c 1881 (Fig 17), shows the PDA in some detail. It consists of the north-western part of the modern No 60, and three rear extensions, which border an area of garden and courtyard behind modern Nos 57 and 58, with a small passageway shown between the two blocks facing the road. Extensive tree-lined and pathed gardens are shown at the rear, and a terrace of four houses lies opposite on the other side of the street. It also shows the new railway c 45m to the south-east (the Ashford & Margate Railway) built by the South Eastern Railway in 1846 (HER TR15 NE1063).

6.28 The Second Edition OS map, revised 1896, and published 1899 (Fig 18) shows no change to the earlier map, although it is less detailed, so minor changes may have not been recorded.

6.29 The HER records a number of features from this period.

- The Catherine Wheel (HER TR15 NW1627), No 25 St Dunstan's Street, 80m east of the PDA; a former inn which closed in 1920, and included in the 1692 List of licenced premises in Canterbury.
- The Dukes Head (HER TR15 NW1646), No 4 Church Street, 100m west-north-west of the PDA; previously called The Duke of Cumberland and The Rose, functioning between 1692 and 1975.
- St Dunstan's Brewery (HER TR15 NW1683), St Dunstan's Street, 105m north-north-west of the PDA; founded to the south-east of Roper House on the north side of St. Dunstan's Street in 1797.

6.30 Archaeological finds from this period include post-medieval street frontage remains (HER TR15 NW2401) uncovered at No 28 St Dunstan's Street, 30m north-east of the PDA. These consisted of demolition and levelling deposits from earlier medieval properties and numerous walls, foundations and other structures dating from the seventeenth to nineteenth centuries (Rady and Boden 2011, 3). Some of these may have related to the County Gaol referred to by Hasted (1800) (paras 6.25-6.26).

6.31 Also recorded is an early nineteenth-century brick-lined cess pit (HER TR15 NW2397) on Orchard Street, 95m west of the PDA. It was lined with a single skin of bricks and contained a small group of clay tobacco pipe fragments.

Modern (c AD 1900–2000)

6.32 The Third Edition OS map revised 1906, published 1907 (Fig 19) shows the PDA as formed from the north-western side of a large property, and the building at its rear, with a small area of garden on the north-western side, in this map part of the garden of a house further up the road. No changes are shown on the revised 1938 edition, published c 1945 (Fig 20). An aerial photograph from the 1940s (Fig 21), although slightly out of focus and cropped does show the west side of the PDA. The PDA appears in a 1960s image (Fig 22) as relatively undamaged after the war, as opposed to the houses on the opposite side of the road which have been demolished, probably due to bomb damage. The PDA is shown as containing a unified rear building, now clearly marked out by its single roof. No changes are apparent within the PDA on subsequent images, only changes in the surroundings, such as the new build to the north-east shown on the 1990 image (Fig 23), new houses to the west, and parking areas to the south of the gardens, on the 2003 image (Fig24) with new buildings to the north-east on the 2013 image (Fig 25), but otherwise unchanged to the present day (2021 image, Fig 26).

6.33 Other features from this period in the vicinity include two wartime features:

- A Second World War public basement air-raid shelter and warden's post (HER TR15 NW791) at Swoffers' fruit warehouse, St Dunstan's Street, 55m north-west of the PDA;
- A Second World War Civil Defence emergency water tank (HER TR15 NW687) east of Roper Road, 80m north-east of the PDA.

7. INTERIM ARCHAEOLOGICAL IMPACT ASSESSMENT

7.1 The following interim impact assessment is clearly based mainly on the circumstantial evidence gathered from desk-based assessment, and, along with resultant mitigation suggestions, is offered chiefly as guidance to the client on likely follow-on work. It should not be considered or referred to as an 'impact assessment' *per se*, since we recognise that more fixed and specific detail of groundworks are required in order to compare with sufficient actual evidence from fieldwork, for a full impact assessment.

Circumstantial archaeological evidence

- 7.2 The notification of PCA 18 deposits recorded in the area require consideration of potential Palaeolithic remains (Cuming 2015, Appendix 5, 22). A deposit-led approach first requires confirmation of localised deposits and their extents in relation to the PDA, however.
- 7.3 Existing evidence suggests a likelihood of other prehistoric and Romano-British archaeology surviving within the PDA. The location of the PDA close to the known boundary of a Romano-British cremation cemetery and in close proximity to the Roman road is of obvious importance. Likewise, its location beside a busy and important thoroughfare suggest a high likelihood of archaeology from the Anglo-Saxon, medieval and post-medieval periods being found intact within the PDA.

Potential existing impacts

- 7.4 Previous impacts to the PDA might be associated with groundworks from the construction of the present post-medieval buildings/rear extension and any associated services, but this is unlikely to have completely removed earlier archaeological remains.

Potential impacts

- 7.5 There is a chance that extant archaeological features, artefacts or ecofacts may be disturbed or destroyed by groundworks within the PDA. The destruction of preserved archaeology without proper record risks a major negative impact on the historic environment.
- 7.6 Further mitigation of the potential effects of development groundworks is likely to be a condition on planning consent.

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Fig 1. Location of the PDA

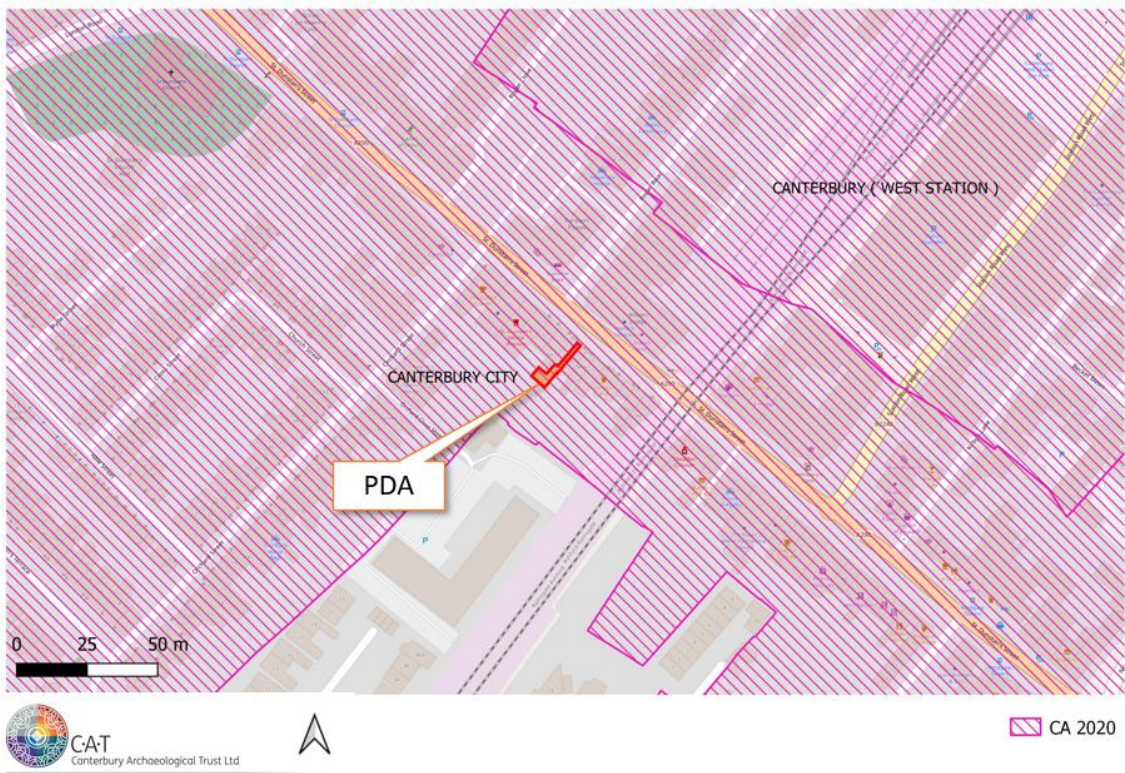


Fig 2. HER search of 100m radius of the PDA (centred) showing results for Conservation Areas



Fig 3. HER search of 100m radius of the PDA (centred) showing results for Historic Parks and Gardens

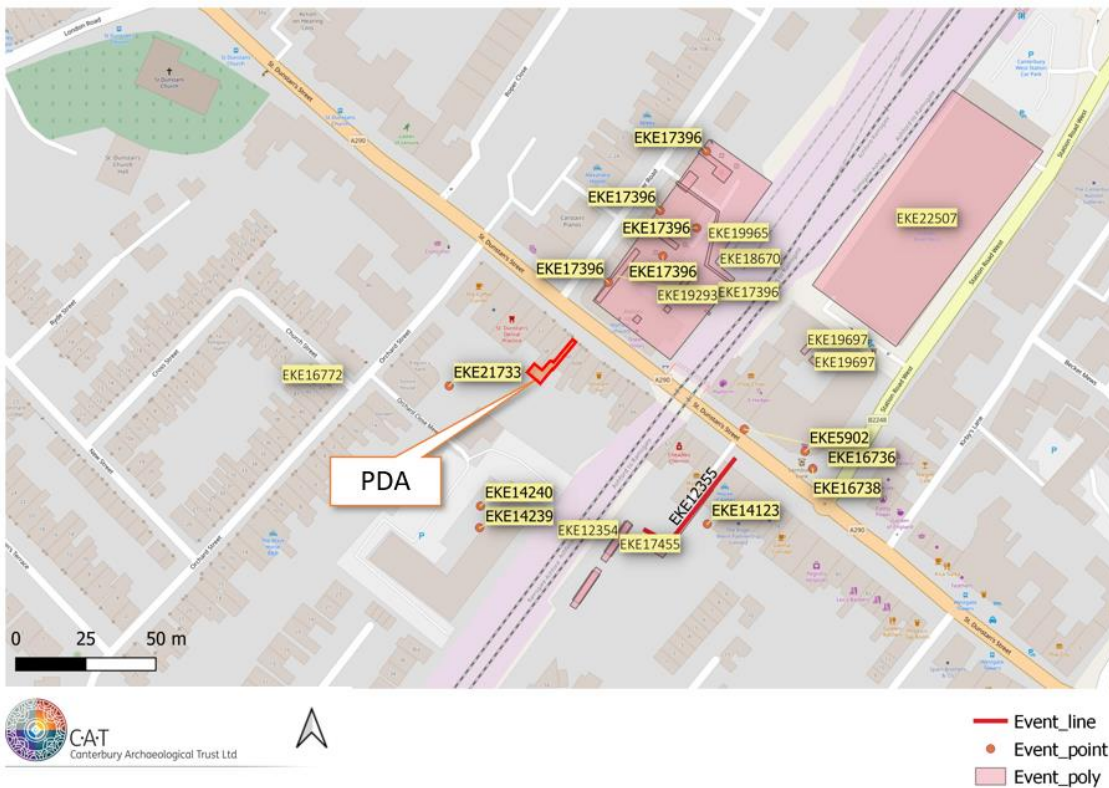


Fig 4. HER search of 100m radius of the PDA (centred) showing results for Events

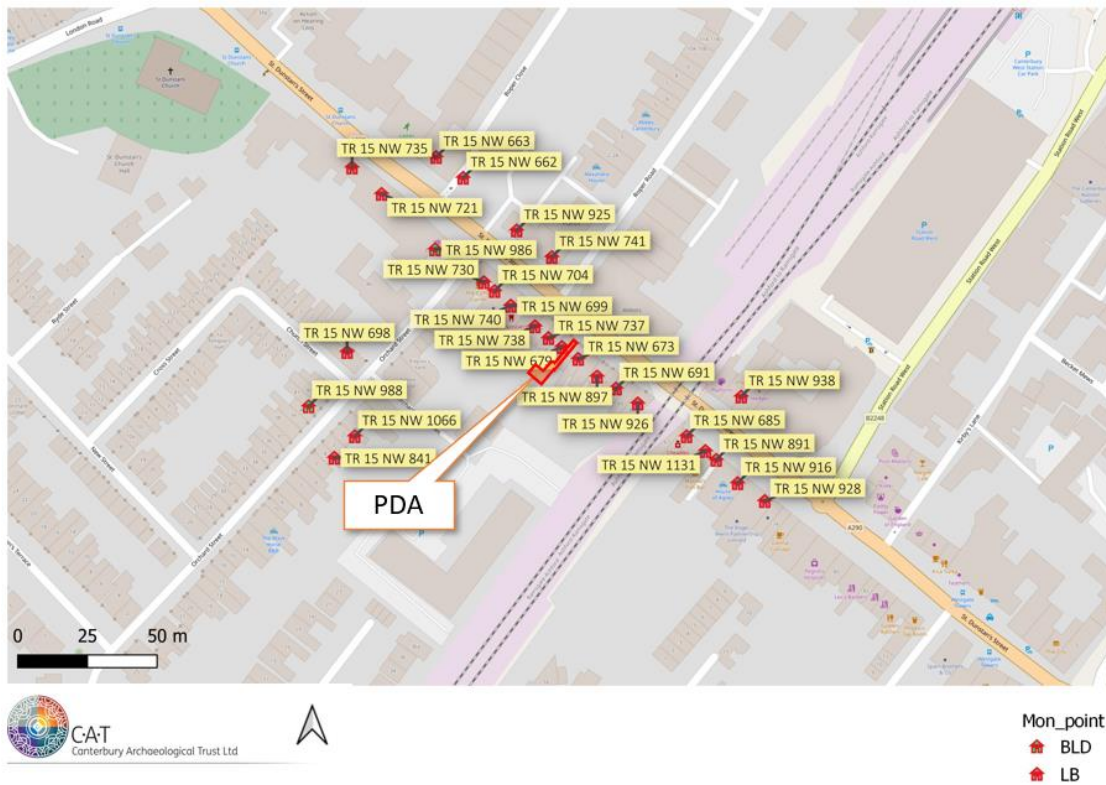


Fig 5. HER search of 100m radius of the PDA (centred) showing results for Listed Buildings

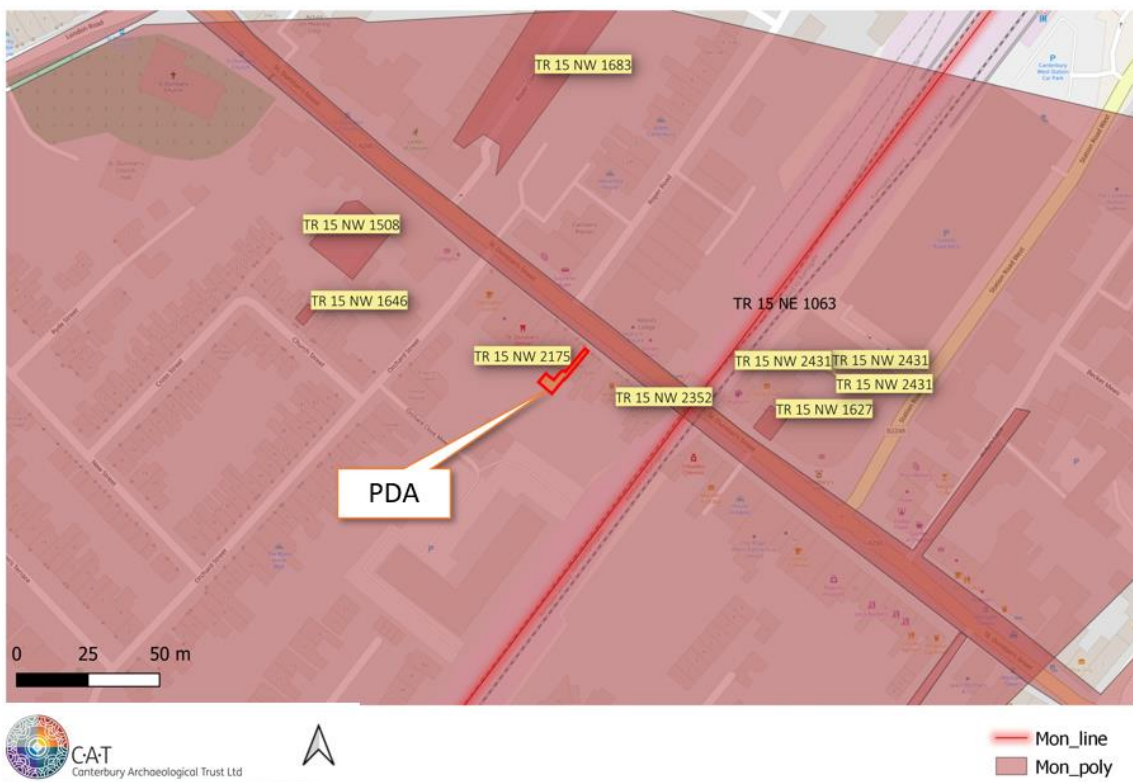


Fig 6. HER search of 100m radius of the PDA (centred) showing results for Monuments (Line and polygons)



Fig 7. HER search of 100m radius of the PDA (centred) showing results for Monuments



Fig 8. HER search of 100m radius of the PDA (centred) showing results for Palaeolithic Character Areas

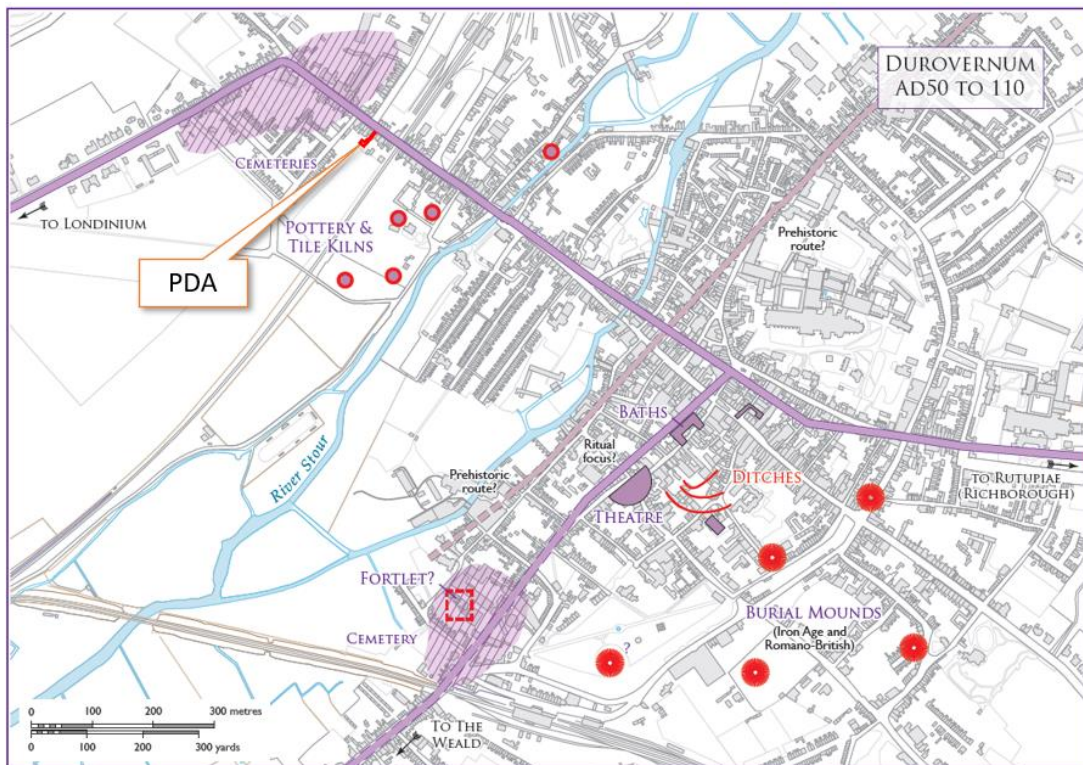


Fig 9a. Map of Roman Canterbury AD 50–110 (after Weekes and Darkes, 2021), showing the location of the PDA

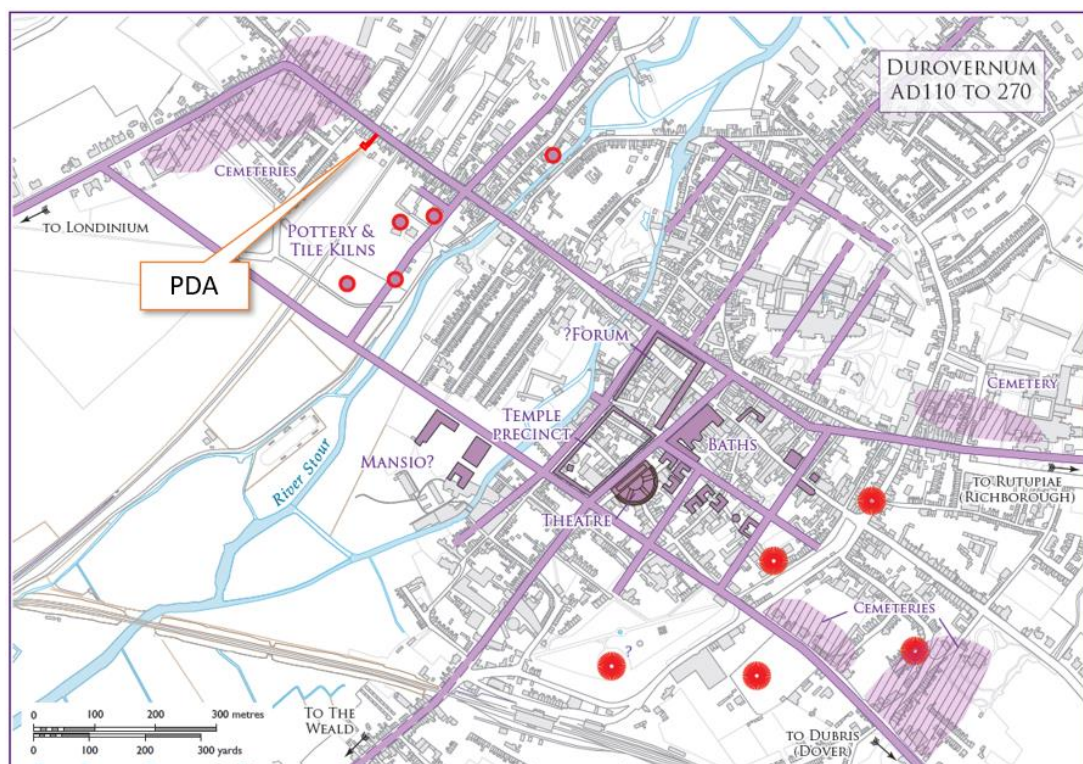


Fig 9b. Map of Roman Canterbury AD 110–270 (after Weekes and Darkes, 2021), showing the location of the PDA

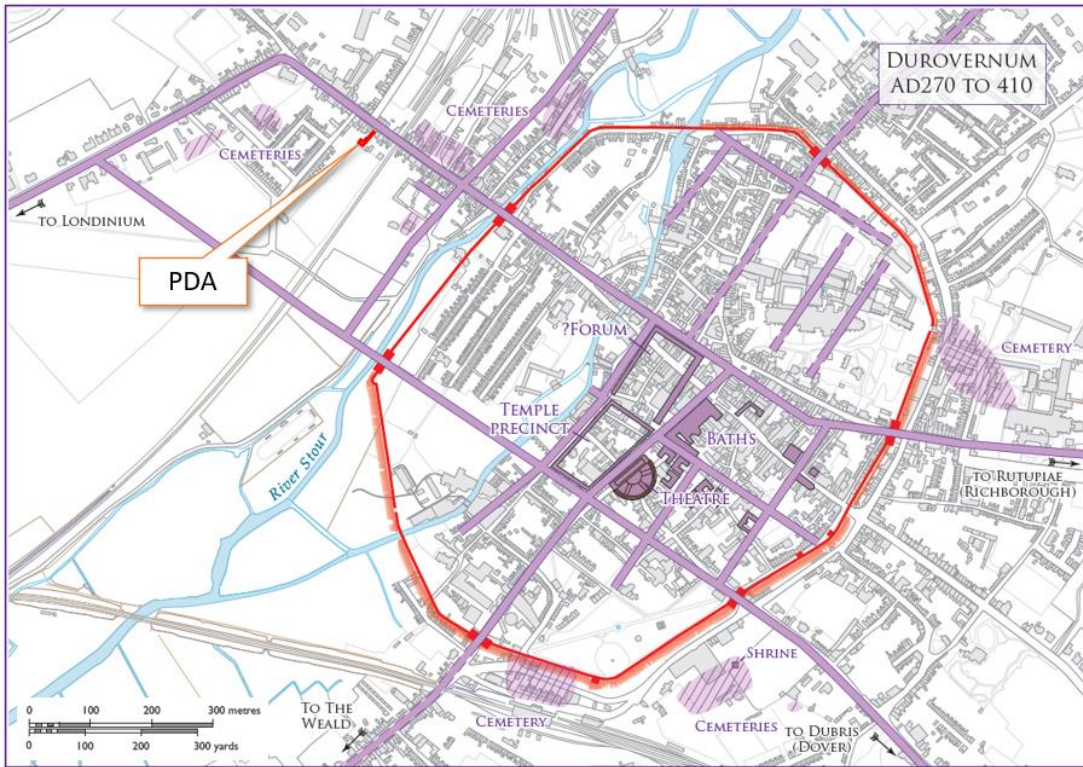


Fig 9c. Map of Roman Canterbury AD 270–410 (after Weekes and Darkes, 2021), showing the location of the PDA

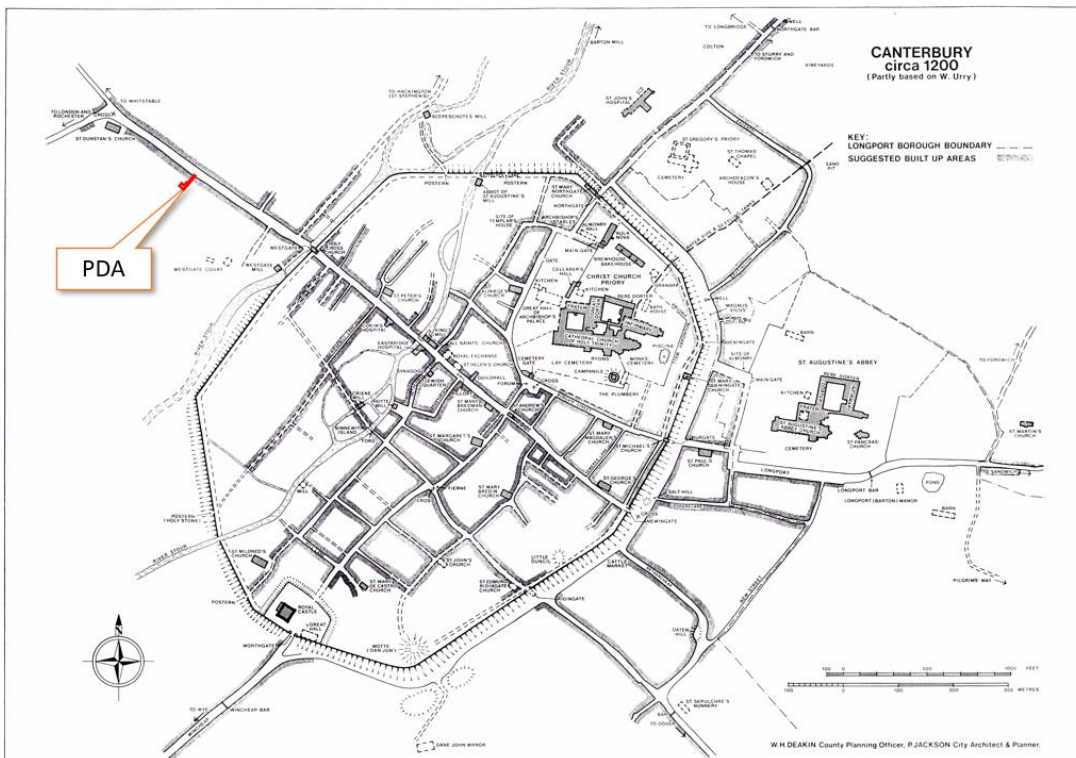


Fig 10. CAT map of medieval Canterbury c 1200, W.H Deakin, (Based on W. Urry) showing the location of the PDA

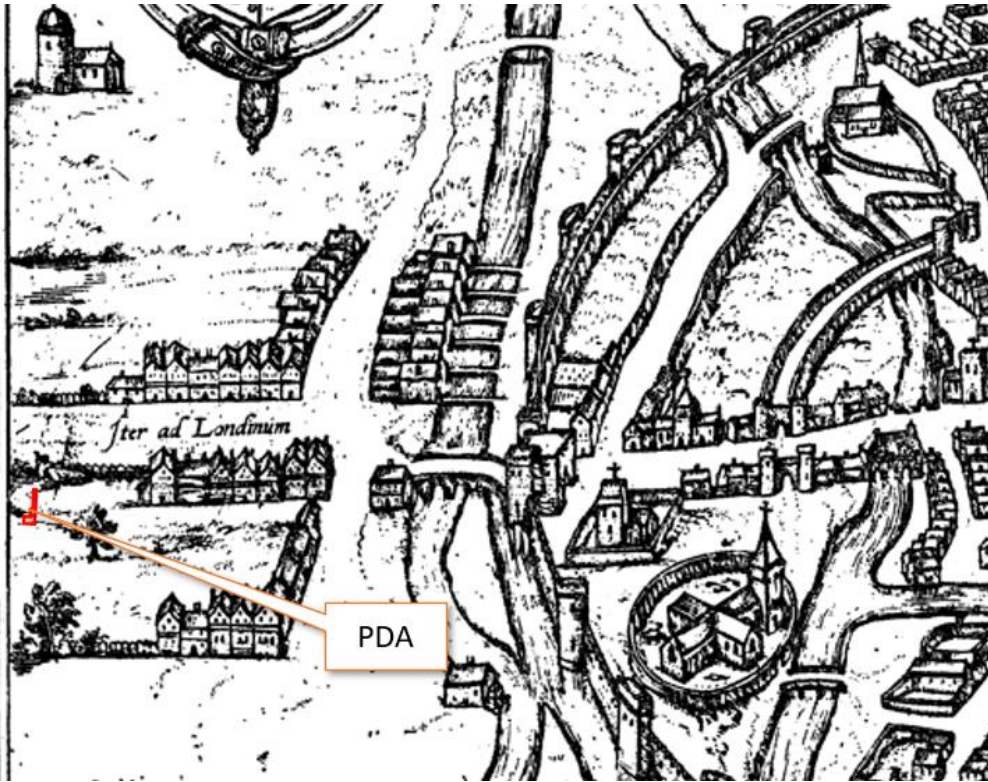


Fig 11. Extract from Braun and Hogenberg's Cantuarbury, 1588, elevated view of the city, showing the location of the PDA

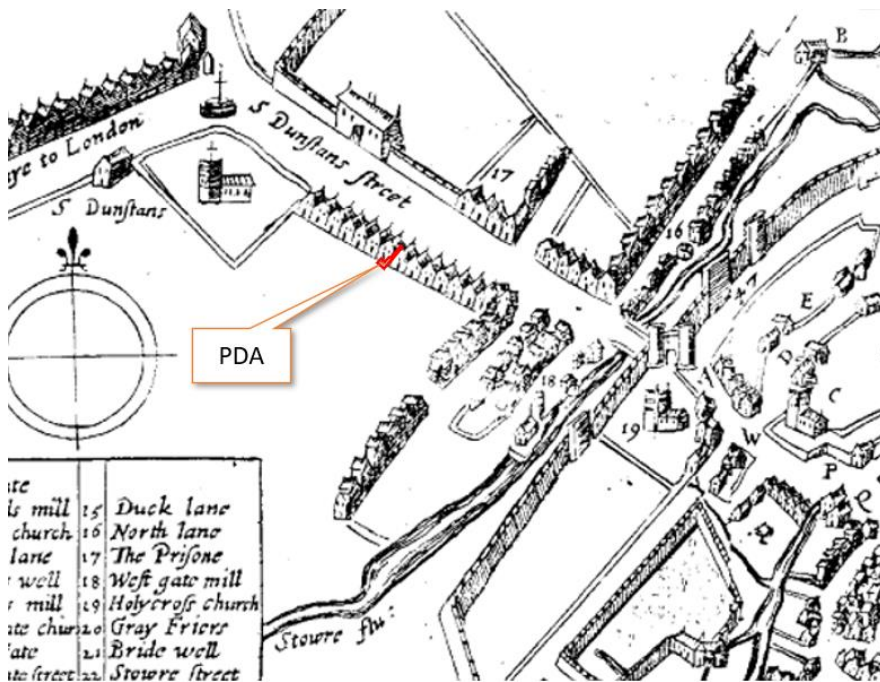


Fig 12. Extract from John Speed's Canterbury, published 1611, showing the location of the PDA.

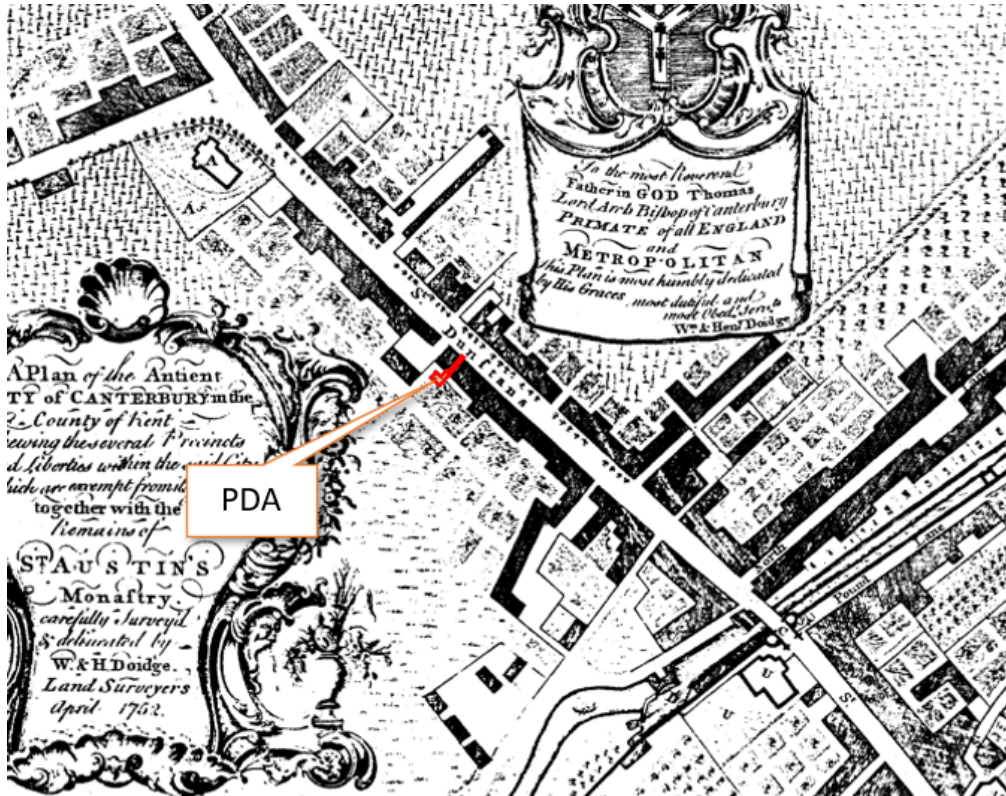


Fig 13. Extract from W and H Doidge's plan of Canterbury, 1752, showing the location of the PDA

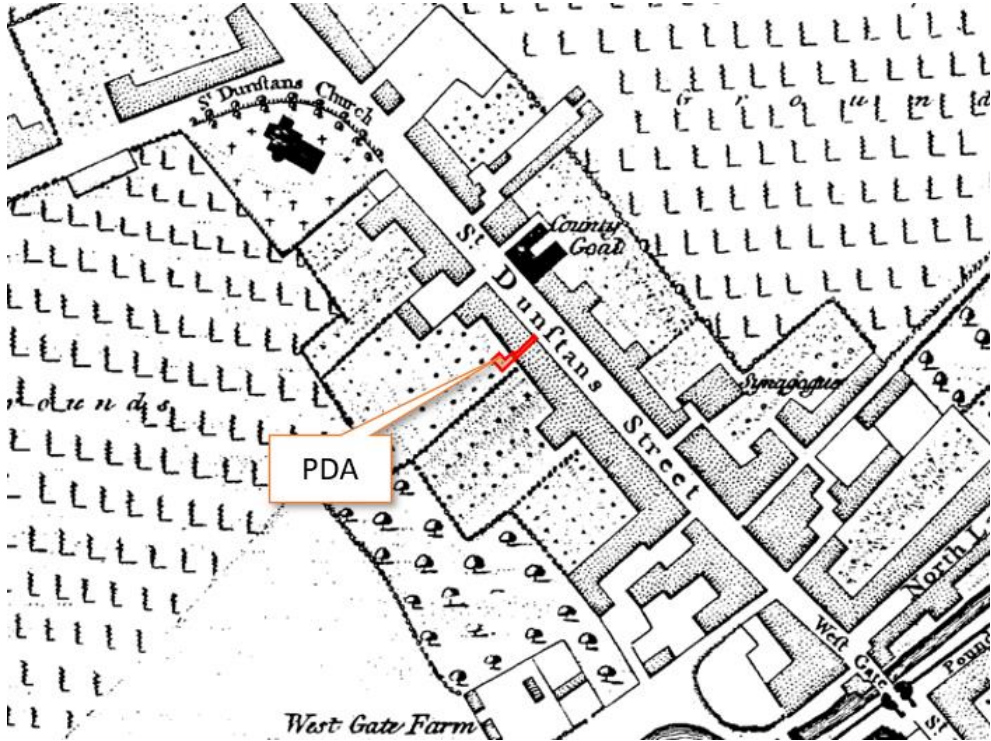


Fig 14. Extract from the 1768 Andrews and Wren map of Canterbury, showing the location of the PDA

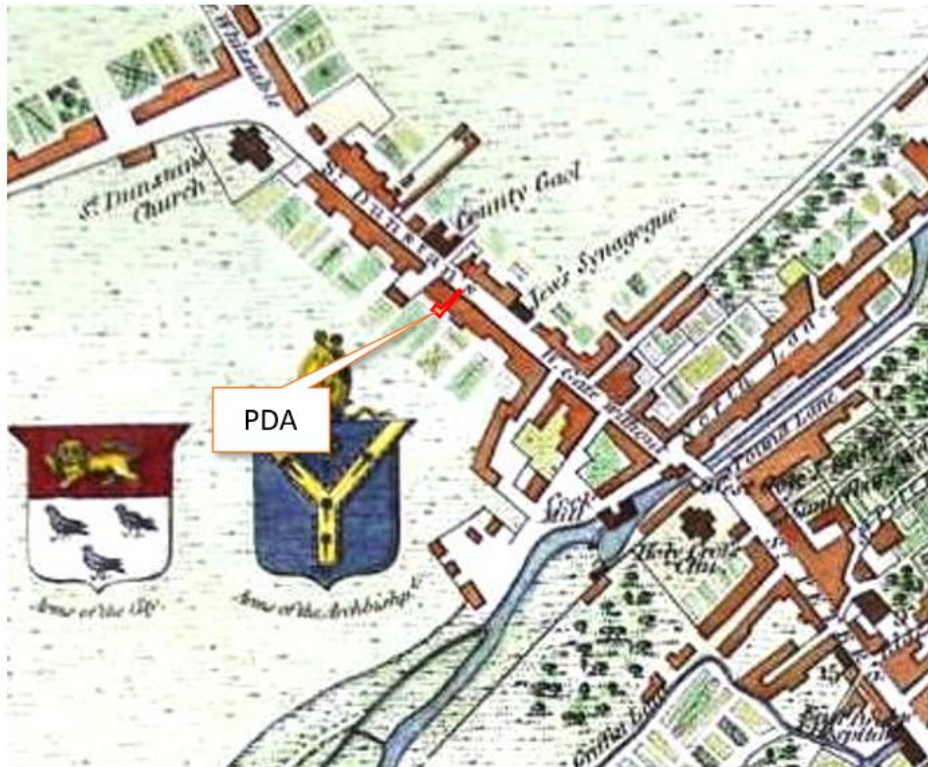


Fig 15. Extract from the Cole and Roper 1806 map of Canterbury, showing the location of the PDA

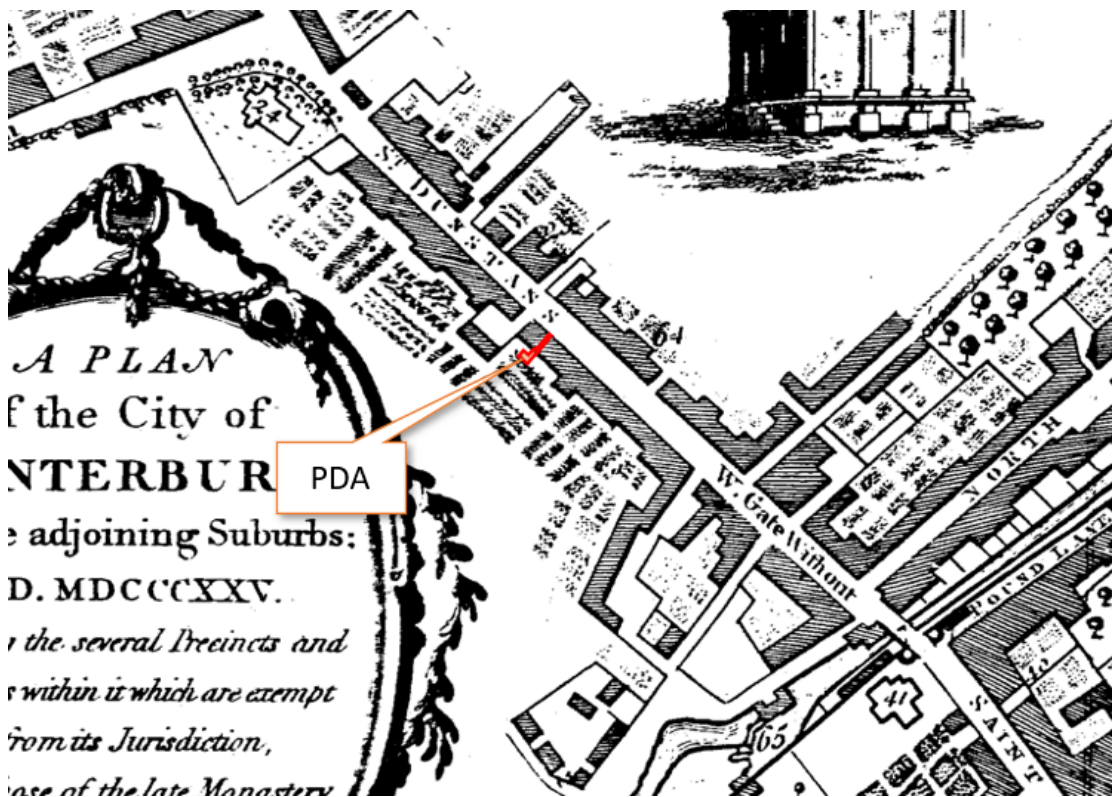


Fig 16. Extract from Fenner's Plan of the City of Canterbury, 1825, showing the location of PDA



Fig 17. Extract from the First Edition OS map Canterbury - Kent XLVI.3.7, surveyed 1873, published c 1881, showing the location of the PDA

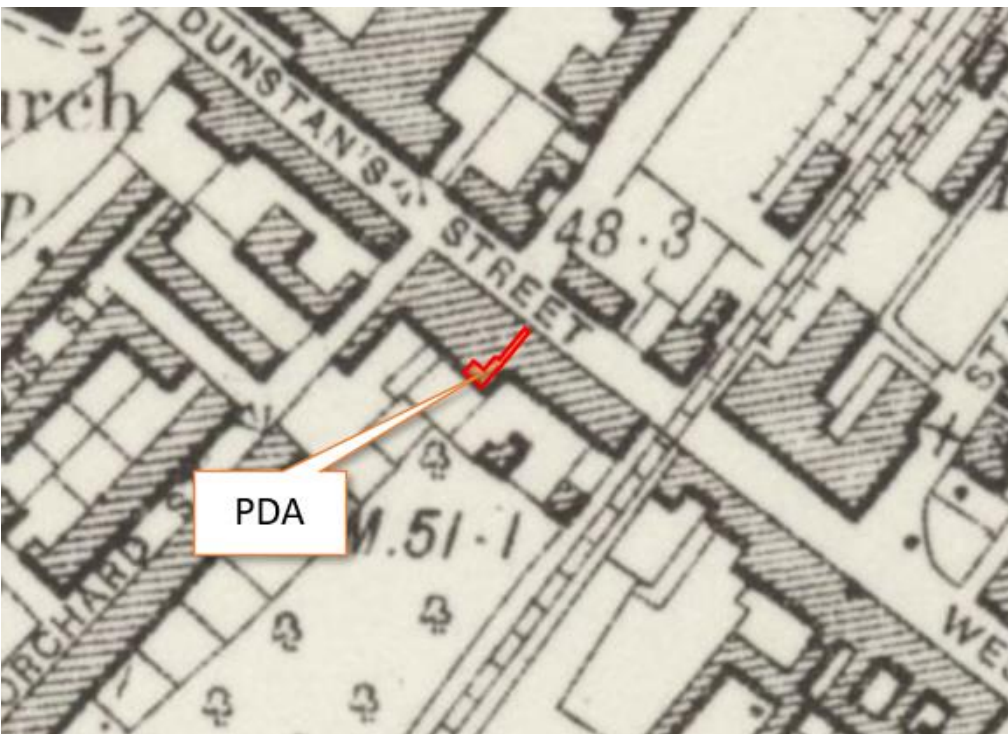


Fig 18. Extract from the Second Edition OS map Kent Sheet XLVI.NE, revised 1896, published 1899, showing the location of the PDA

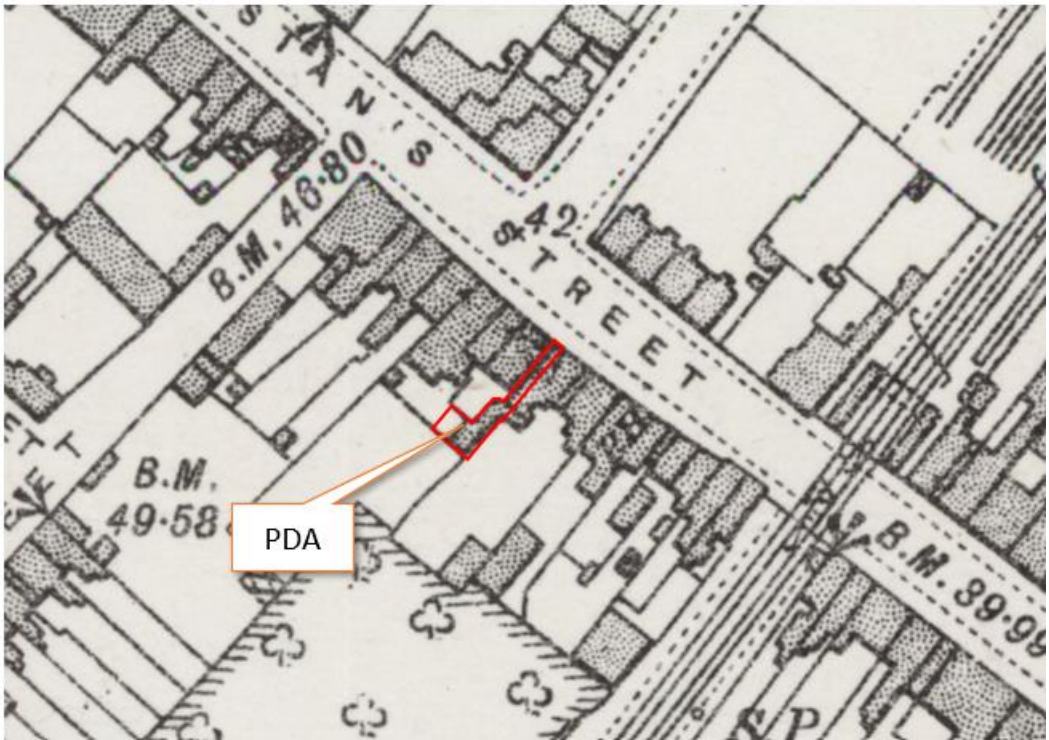


Fig 19. Extract from the Third Edition OS map Kent XLVI.3, revised 1906, published 1907, showing the location of PDA



Fig 20. Extract from the Revised Edition OS map Kent Sheet XLVI.NE, revised 1938, published c 1945, showing the location of the PDA

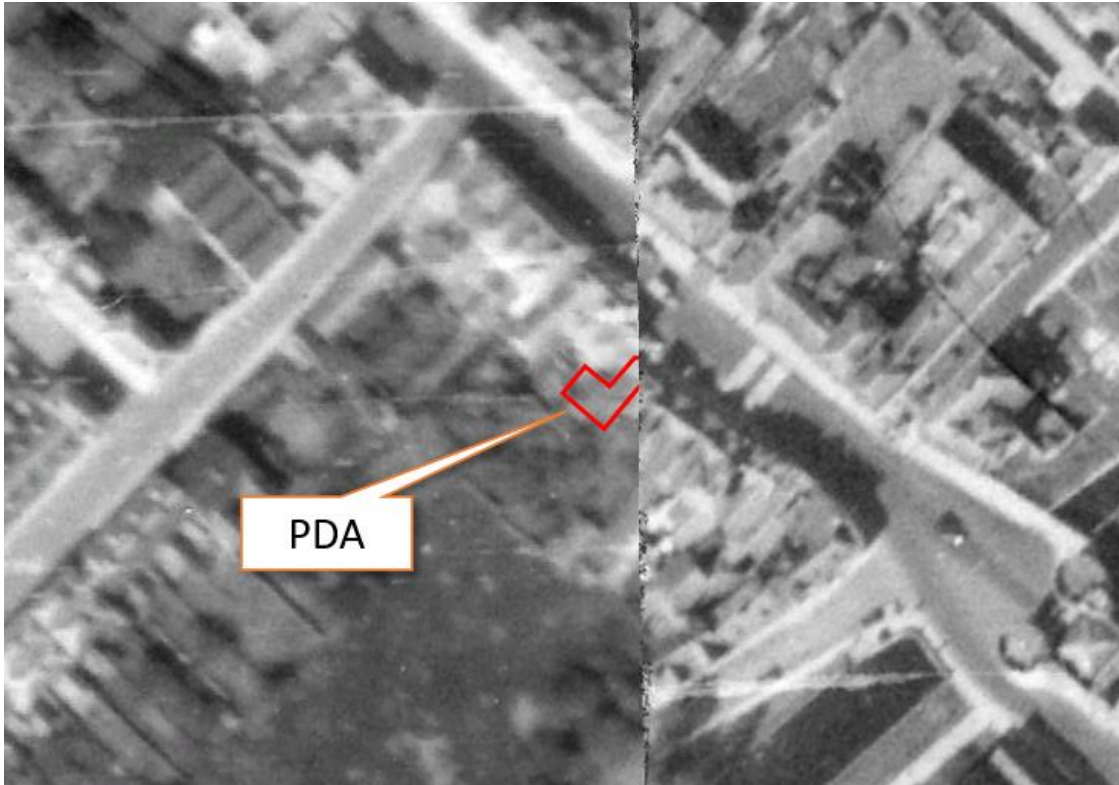


Fig 21. Aerial photograph from the 1940s, showing the location of the PDA (source: Google Earth)



Fig 22. Aerial photograph from the 1960s, showing the location of the PDA (source: Google Earth)



Fig 23. Aerial photograph from the 1990s, showing the location of the PDA (source: Google Earth)



Fig 24. Satellite image from 2003, showing the location of the PDA (source: Google Earth)

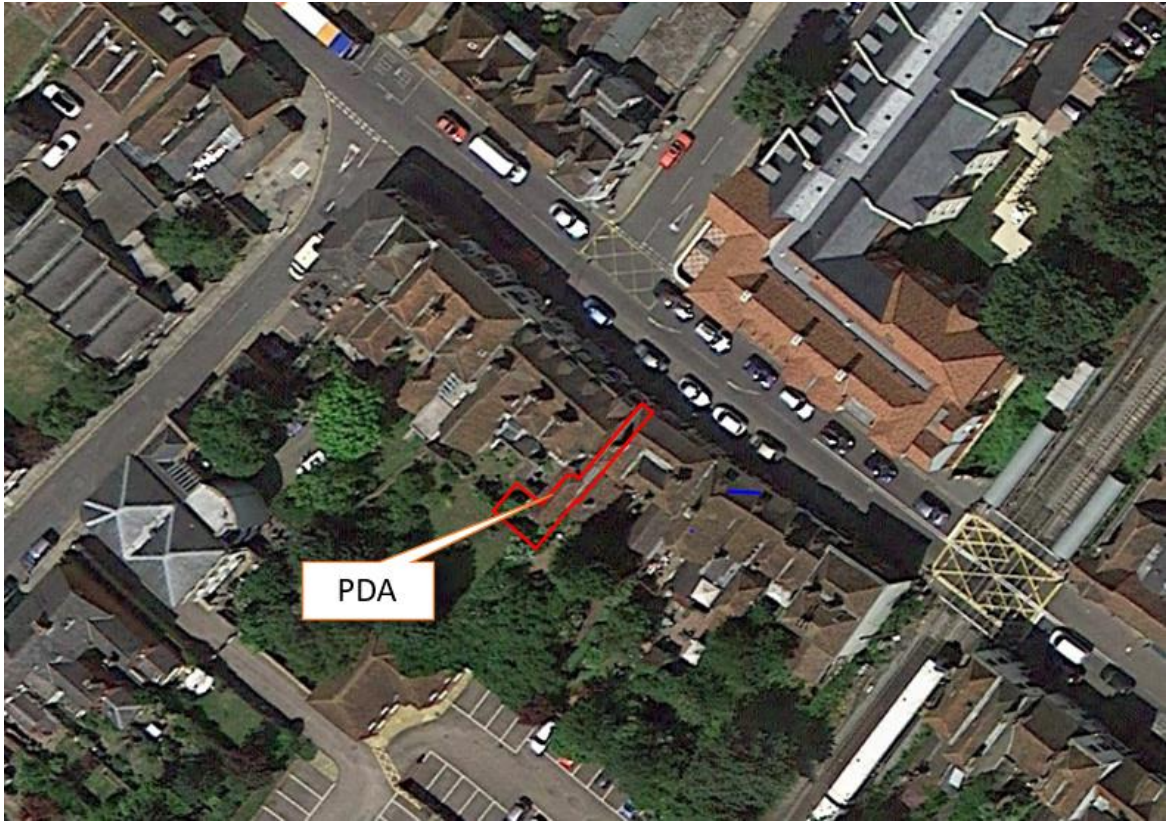


Fig 25. Satellite image from 2013, showing the location of the PDA (source: Google Earth)

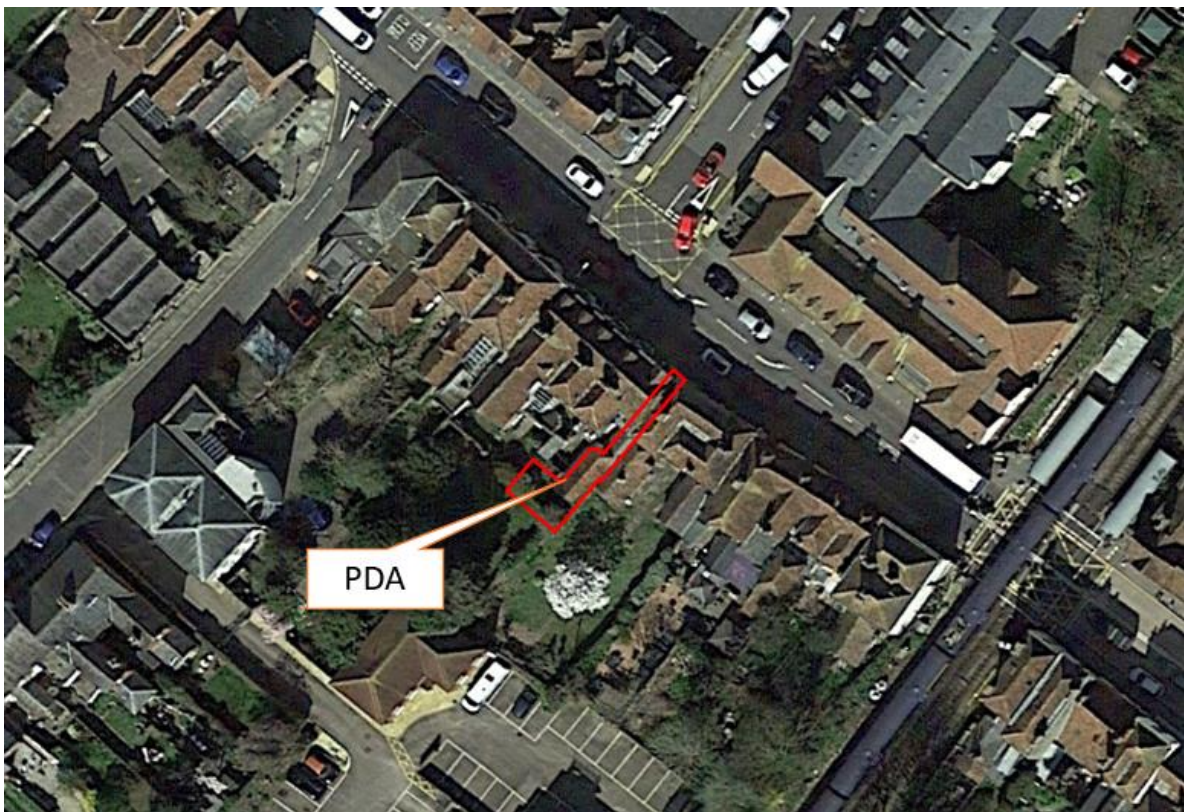


Fig 26. Satellite image from 2021, showing the location of the PDA (source: Google Earth)