



# Mount Ephraim Walled Garden, Staplestreet Road, Faversham, Kent, ME13 9TX

## Building Recording Report

Project Code: BR MEWG 22  
Planning Ref: 21/503441/FULL  
Client: G and JW Construction

NGR: 606467 159715 (centered)  
Report No. 2022/98  
Archive No. 4834  
OASIS ID: canterbu3-507958

Prepared by: Ross Lane  
July 2022

### Document Record

This report has been issued and amended as follows:

Version	Approved by	Position	Date
01	C Russell	Project Manager	18.07.2022

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### **References**

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## Project Contributors

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Field Work: Ross Lane

Reporting: Ross Lane

## Acknowledgements

The project was commissioned by G and JW construction.

## Summary

*On 11 May 2022, Canterbury Archaeological Trust undertook building recording at Mount Ephraim Walled Garden, Staplestreet Road, ME13 9TX (NGR 606467 159715). The works were commissioned by G and JW construction as part of preparations for the construction of a single storey dwelling with new access and associated works.*

*This report presents the results of a level 1 Historic England survey of the walls and ancillary building that formed the principal elements of an early twentieth century walled garden, constructed for the supply of fruit and vegetables to Mount Ephraim House. This report contains a photographic survey with accompanying notes on the upstanding remains.*

## 1 Introduction

### 1.1 Project background

1.1.1 On 11 May 2022, Canterbury Archaeological Trust (CAT) undertook building recording at Mount Ephraim Walled Garden, Staplestreet Road, ME13 9TX (NGR 606467 159715; Figure 1). The works were commissioned by G and JW construction as part of preparations for the construction of a single storey dwelling with new access and associated works.

1.1.2 The Local Planning Authority (LPA) is Swale Borough Council who, under the *Town and Country Planning Acts* and in accordance with the provisions of the *National Planning Policy Framework* (NPPF 2019), granted permission (Planning Reference 21/503441/FULL) for the development on 11 March 2022, with conditions. At the recommendation of Simon Mason, Principal Archaeological Officer for Kent County Council (KCC), condition 4 was attached. It states the following.

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

*REASON:*

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

1.1.3 The LPA had previously expressed the view that the walled garden - specifically the enclosure walls - should be treated as a non-designated heritage asset (CAT 2020, 11).

1.1.4 The archaeological building recording works involved an Historic England Level 1 record of the historic boundary wall and an associated ancillary building. A Level 1 record comprises a basic visual record and photographic survey.

1.1.5 A programme of building recording was conditioned to ensure the nature, character and extent of the walled garden and ancillary building were recorded prior to development. The building recording was undertaken in accordance with the requirements set out within a Written Scheme of Investigation (CAT 2022). This report sets out the results of the survey.

### 1.2 Proposed development

1.2.1 The proposed development has been sympathetically designed to sit within the historical and architectural surroundings; the single storey building will not rise above the uppermost height of the walled garden and the building materials chosen will reflect the appearance of the walled garden and surrounding landscape. A proposed new entrance will also be in keeping with the overall appearance.

1.2.2 In support of the granted planning application, an archaeological desk-based assessment (CAT 2019) and a separate heritage statement (CAT 2020) were prepared. The heritage impact assessment surmised that 'the proposed new dwelling with an associated new access through the wall, constructed in keeping with its early twentieth-century style, in no way denigrates the contribution of the entire walled garden to the wider landscape. Improved access to and therefore continued value and use of the walled garden, will help to secure its place in the local scene into the future' (CAT 2020, 1).

### 1.3 Location, topography and geology

- 1.3.1 The proposed development area (PDA) is situated east of Faversham, just north of Boughton-under-Blean (Figure 1). The ground forms a walled garden, laid to lawn. It is bounded to the north-west and south-west by agricultural fields (apple orchards and hop-fields), to the south-east by hop-fields and by the garden and small parking area for the neighbouring Mount Ephraim bungalow, and to the north-east by Staplestreet Road with a cricket pitch beyond.
- 1.3.2 The PDA is situated on ground that gently rises from south-west to north-east at a height of approximately 36–38m above Ordnance Datum (OD).

## 2 Heritage setting

### 2.1 Introduction

- 2.1.1 The historical potential of the site is described in detail within the archaeological desk-based assessment (CAT 2019). The online Kent Historic Environment Record (KHER) has been consulted for an area of 1km from the centre of the PDA.

### 2.2 Designations

- 2.2.1 No Scheduled Ancient Monuments (SAM) are present within the PDA.
- 2.2.2 The PDA lies within the boundaries of Staplestreet Conservation Area (as designated in 1992) and is situated to the south-west of the Registered Park and Garden of Mount Ephraim terraced gardens (Historic England List Entry no. 1000256; Historic Park or Garden 197). The terraced gardens are centred approximately 300m north of the PDA, but lie to its immediate north-east across Staplestreet Road. They were laid out in the early twentieth century and are set in a small, mid nineteenth-century park (KHER TR06 SE25).
- 2.2.3 Mount Ephraim House is a Grade II Listed building (List Entry no. 1069118, KHER TR05 NE43) and is located 250m north of the PDA. The earliest house known on the plot was built in 1695. It was rebuilt in 1878 and extended in 1913. Associated with the house are gates and attached walls of seventeenth-century date (KHER TR05 NE88), located 285m north-west of the PDA, and a low and short length of ha-ha of red brick (KHER TR05 NE89) located 165m north of the PDA.

### 2.3 Map regression

- 2.3.1 Early historic maps of the area trace the development of the PDA since the mid eighteenth century. A map of 1769 shows the PDA as a rectangular plot in an area north-east of Boughton windmill, suggesting a possible garden or some other feature, possibly associated with an adjacent property. A map of 1801 suggests an enclosure or building within the area of the PDA. The 1840s Tithe map shows that the present walled area formed part of a wider enclosed area, identified as 'Lower Hop Garden' (Simon Mason *pers. comms.*). The 1877 Ordnance Survey (OS) map shows the PDA as part of an elongated field, just north-west of small buildings and their wells, located either side of a road linking Staplestreet Road and Boughton.
- 2.3.2 No significant changes are noted on the 1897, 1906 and 1933 OS maps; none of these maps show a wall and appear to indicate the PDA remained, into the 1930s, as undeveloped land



located to the north-west of a small, detached property. However, the owner of the land has previously stated the wall was constructed around 1910 (CAT 2020, 10).

- 2.3.3 Aerial photographs from the 1940s onwards show evidence of use within the PDA. The 1940s image shows the north-east end of the PDA as housing several small linear structures (perhaps glasshouses or small garden features) whilst the rest of the area forms a quadranted lawn. An enclosing wall is also evident, with a gap shown in the exterior, south-west facing stretch of wall. A field to the south-west is subdivided into two areas. An image from the 1960s shows the latter subdivision had been removed by this time and within the PDA, all that remains of the quadrant is a north-east to south-west path running through the centre of the PDA, though the glasshouses remain at the north-east end of the PDA, facing the road. The 1961 OS map shows a long rectangular building at the north-east end of the PDA, roughly aligned with Staplestreet Road. An image from the 1990s shows the south-western field now subsumed into the wider agricultural landscape of managed orchards whilst the PDA appears to be largely devoid of features and mainly laid to lawn, the exception being a rectangular building at the northern end of the site, fronting Staplestreet Road.
- 2.3.4 More recent satellite images of the PDA show a hedge subdividing the plot in 2003, but this had been removed by 2007 with the north-east end of the site having then been occupied by areas of hardstanding and the addition of a second building that fronts the roadside. The most recent image of the site (dated March 2021) shows the north-east end of the site as cleared of features other than the original rectangular building that fronts Staplestreet Road.
- 2.3.5 A walkover survey was undertaken in October 2020 to assess the impact of a proposed development within the site, including an assessment of an impact of proposed removal of part of the twentieth-century wall for vehicular access (CAT 2020). The survey indicated that the wall appears to be in good condition; the gates are modern (1960s) and most of the pointing is well preserved although a few bricks are hollowed out by weathering. The walkover survey suggested the ancillary building at the northern end of the PDA was a former boiler-house, built to heat glasshouses.

## 3 Objectives

### 3.1 Objectives

- 3.1.1 The Chartered Institute for Archaeologists (CIfA) define an archaeological building investigation and recording as ‘a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, in an inter-tidal zone or underwater’ (CIfA 2020, 3).
- 3.1.2 As set out within the approved WSI (CAT 2022), the principal objective is to inform:
- a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting  
or
  - b) to seek a better understanding, compile a lasting record, analyse the findings/record and then disseminate the results.

- 3.1.3 This objective is to be achieved by creating a basic visual, digital photographic record of the garden boundary wall and ancillary building, which will be supplemented with a basic description, and sketch drawings if appropriate.

## 4 Building recording methodology

### 4.1 Scope and recording

- 4.1.1 The site investigation works were conducted in accordance with the approved WSI (CAT 2022), and to professional standards as set out in the *CIfA Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2020). CAT is a Registered Archaeological Organisation (RAO) with the Chartered Institute for Archaeologists (CIfA).
- 4.1.2 The recording and reporting met criteria for Historic England (HE) Level 1 (basic visual record) building recording (HE 2016).
- 4.1.3 An HE Level 1 record requires a basic visual record supported by the minimum amount of information deemed necessary to identify location, age and type, the focus of which will be on the exterior of the structures, with provision of a basic description and photographs for recognition purposes. Sketch drawings are provided to locate individual photographs and direction of view.
- 4.1.4 Certain areas of the enclosure wall could not be inspected as they were covered by and/or had thick vegetation growing at their base. However, enough walling was exposed for a basic visual record of the walls to take place.

### 4.2 Site reporting and archiving

- 4.2.1 A photographic record in digital format has been kept.
- 4.2.2 This report will include representative photographs of various stretches of the garden wall, including those areas to be directly affected by the development, along with written descriptions. Representative photographs of the ancillary building will also be included within the report, along with written descriptions.
- 4.2.3 Site reporting and archiving was undertaken in accordance with the methodology outlined in the specification. The results from this work are held within the site archive under project code BR MEWG 22, archive number 4834. The archive is presently stored at Canterbury Archaeological Trust, 92a Broad Street, Canterbury, Kent, CT1 2LU.

## 5 Building recording results

### 5.1 Introduction

- 5.1.1 The building recording focussed on an enclosing wall and an ancillary building that constituted a walled garden for horticulture. The walls followed the north-east to south-west prevailing slope and the garden was set within orchards. The enclosed area was approximately 3844m<sup>2</sup> (1 acre), measuring 77m long and 49m wide, with a perimeter wall length of 262.60m. The

ground within was laid to grass, with overgrown beds for plants along the inside of the wall line. Some mature shrubs were present.

- 5.1.2 Access into the interior of the walled garden was via a double-gated entrance at each end wall (at the south-east end of the north-east wall, and at the centre of the south-west wall), as well as via a single doorway in each of the four walls.
- 5.1.3 An ancillary lean-to building occupied the northern corner of the garden, abutting the north-east wall fronting Staplestreet Road. It measured 18m long and 3m wide and was divided into four rooms.
- 5.1.4 No visible hardstanding for the postulated glass houses was observed although vegetation including shrubs obscured the original ground surface.

## 5.2 Enclosure wall (Figure 2, Plates 1–16)

- 5.2.1 The enclosing wall was constructed to a height of approximately 3m above ground level, stepping down the slope in 5m segments. The solid wall was approximately 0.22m thick, built of standard red stock bricks in an irregular Flemish bond and bonded by pale pinkish white mortar with common coal, chalk, quartz and brick dust inclusions. Except for the north-east wall, the walls had external shallow brick buttresses spaced approximately 3.65m apart and at the point of height changes. The wall was capped with a soldier course of bricks overlying a tile weathering course. The four corners of the walled garden and double-gated entrances had brick-built piers with pre-cast cementitious caps; one cap on the northern entrance was noted as missing.
- 5.2.2 On each side of the enclosure wall was a pedestrian single doorway. The doorways were similar in form to each other, comprising a timber lintel and stone threshold with a timber ledge and brace door. The double-gated entrance at the north-east corner, leading into the garden from Staplestreet Road, was approximately 2.5m wide where the external walls were curved inwards to set the entrance away from the road frontage. The present ledge and brace gates may be original but fixed to temporary timber bracing posts. The original fixing holes for the gates were present set into stone blocks within the pillars. The second double-gated entrance, leading into the orchard through the centre of the south-west wall, was 2.5m wide. Its access was in line with the wall and had been blocked with a corrugated iron barricade.
- 5.2.3 Internal faces of the walled garden were similar in appearance to the external faces. Some of the north-west facing and south-east facing walls retained the original metal fixings, brackets and rails for espalier fruit trees and shrubs.
- 5.2.4 The ground was being prepared for new planting beds at the base of the wall within the south-west half of the garden. No evidence was apparent for the existence of original pathways or planting schemes. Turf and plant material obscured the historic location of glass houses in the north-east half of the garden and no upstanding remains of these structures were present.

## 5.3 Ancillary building (Figure 3, Plates 17-24)

- 5.3.1 A single storey, lean-to ancillary building occupies the northern corner of the walled garden. This solid walled structure is keyed into the walls of the garden and is thus contemporary. The building is constructed of red stock bricks in a Flemish bond and has a pitched roof of Welsh slate. The interior space is divided into four rooms, accessed via three external entrances and

furnished with four casement windows. The doorways each comprise a timber lintel and a cement threshold with a timber ledge and braced door. Each casement window is hinged at the top and comprises three possibly original glass panes, with internal latches, all except one of which are replacements. A single drop-stay latch may be original. The interior is additionally lit by seven small sky lights, each with double split windowpanes. A chimney stack capped with a pre-cast cementitious lintel is located at the south-western corner of the building.

- 5.3.2 Internally, the rooms have whitewashed walls and are open to the roof, with its soft wood timber-frame covered with original boards for the slate roof. The rooms, numbered from northwest to southeast, comprise a storage room (Room 1) with a concrete floor, lit by two roof lights. Rooms 2 and 3, which share an internal doorway, have concrete floors and are lit by one window and one sky light, and two windows and two sky lights respectively.
- 5.3.3 At the south-eastern end is a large room (Room 4) with a timber floor, lit by one window and two sky lights. A trap door leads to a half basement room with a concrete floor; this room was not accessed. In line with the trap door is a small entrance through the external wall with a timber ledge and diagonally braced door. Iron bars had been added to the opening, presumably to prevent access. The chimney stack passes through the ground floor room into the half basement, with no hearth present. A cast iron pipe leads out of the sealed chimney and enters what appears to be a small cast iron boiler unit housed within the half basement room (and only seen through the floorboards). It is assumed that this boiler provided heat for the building via further cast iron pipes that were attached to the walls of Rooms 1, 2 and 3. The rooms within the building hold no original fixtures and fittings (other than the pipework).
- 5.3.4 On the external south-east facing wall of the ancillary building is the timber remnants of a further structure, the presence of which is also attested by whitewash present on both it, and the internal side of the garden wall (where there is a further beam nailed into the wall). It may have been the remains of a lean-to glasshouse.

## 6 Interpretation, development impact and conclusion

### 6.1 Interpretation

- 6.1.1 The early twentieth century Mount Ephraim walled garden was constructed to supply fruit and vegetables to Mount Ephraim House. Traditionally large country houses would have had a walled garden of approximately 1 acre for the provision of the household, and it is possible that this late version was a replacement for earlier horticultural gardens closer to the house. The premise of a walled garden was to attempt to control the climate within by reducing the effect of high winds and providing south facing surfaces on which to grow soft fruiting trees and shrubs susceptible to changing temperatures. In addition, they were designed to keep wild animals out, such as rabbits and deer.
- 6.1.2 The enclosure walls are plain and typical of the Edwardian era, using stock bricks and local rag stone. Simple gated access utilised plain wooden doors, the original finish and colour of which was not identified. The original layout of glass houses could not be distinguished; however, some evidence remained for structured planting against the south-east facing walls.
- 6.1.3 The existing ancillary building comprises four rooms and likely provided heated welfare, storage, and some potting/propagation facilities for workers within the gardens. It is considered unlikely, due to the small size of the potential boiler, that it heated other

structures, for instance the glass houses. Aspects of the building, particularly the casement windows, are typically Edwardian in appearance, and it is certain that the building was integral to the initial phase of building of the walled garden. It is keyed into the walls of the garden.

## 6.2 Development impact

- 6.2.1 The scheme is for the development of a single storey building with associated mixed-use garden and parking (Figure 4). A new access is to be created through the northern end of the south-east wall (see plates 5 and 12 for location). This access will reflect the double gated access already described, including two new brick-built piers with matching caps.
- 6.2.2 Impacts to be associated with the construction include: the removal of a section of the south-east enclosure wall with new gated access; groundworks associated with the new building; hard landscaping to provide car parking space; groundworks associated with the construction of a swimming pool; renovation of the existing ancillary building; and construction of a new lean-to structure adjacent and to the south-east of the existing ancillary building.

## 6.3 Conclusion

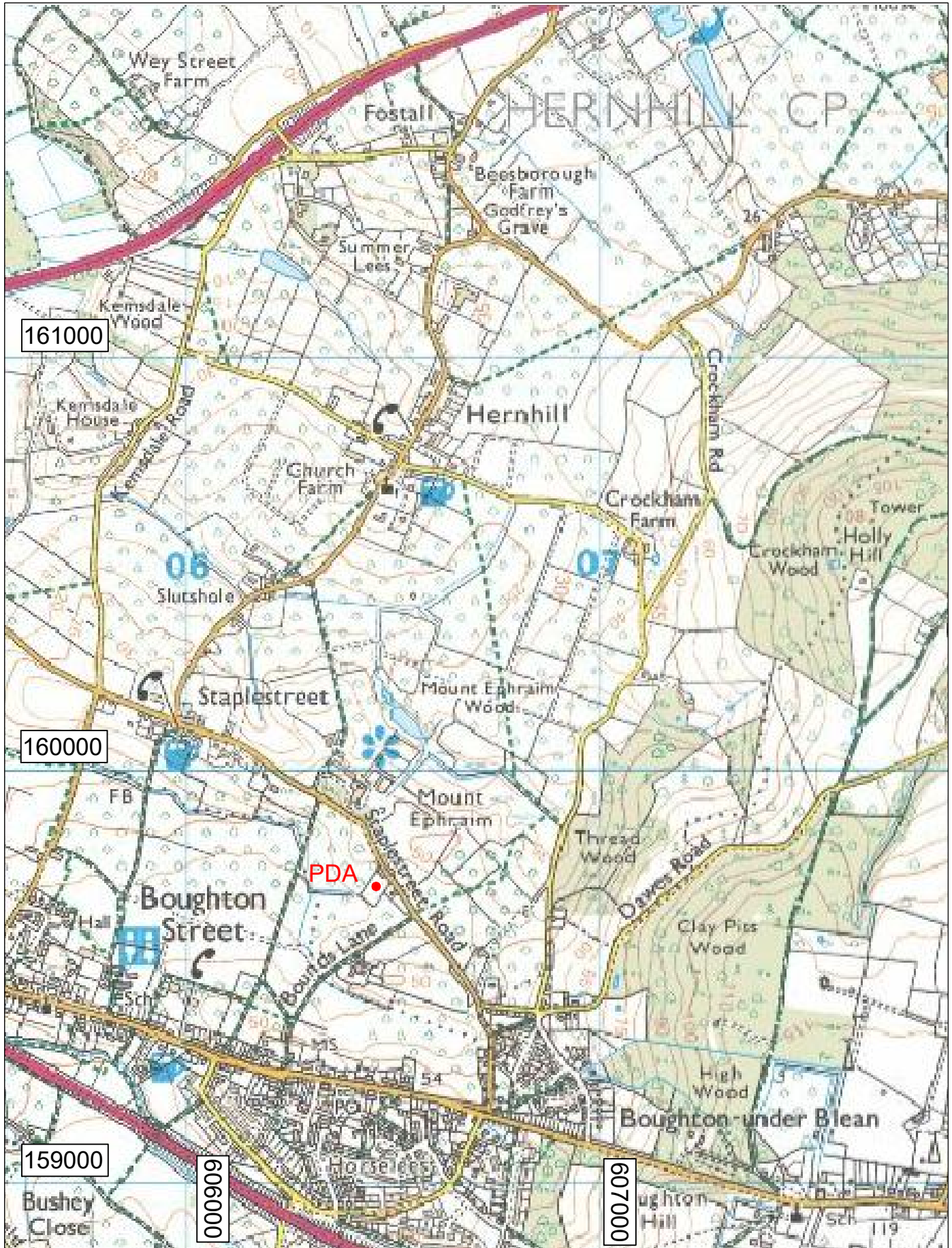
- 6.3.1 The building recording has detailed the existing features and characteristics of the walled garden and its ancillary building. The original layout of the garden is not visible, including the location and arrangement of most glass houses. Nonetheless, several of the original planting accessories are still present on the walls, and the remains of a possible lean-to glass house are present abutting the garden wall and the south-east end of the ancillary building.
- 6.3.2 The ancillary building has not been altered to any great degree and the overall functional appearance remains, with the now disused heating system still in place. All four casement windows retain their original appearance and quite likely the original glass panes; some of the latches have been replaced, however. The original roof supports and boarded slate roof are present, with potentially original sky lights.
- 6.3.3 It is recommended that all recorded fixtures and fittings be retained wherever possible, for both the garden wall and ancillary building. The building should ideally have its interior floor plan preserved, along with its original door, window and sky light locations.

## 6.4 Confidence rating

- 6.4.1 The building recording was sufficiently resourced and conducted under good weather conditions. No on-site obstructions were unduly detrimental to the overall success of the recording.

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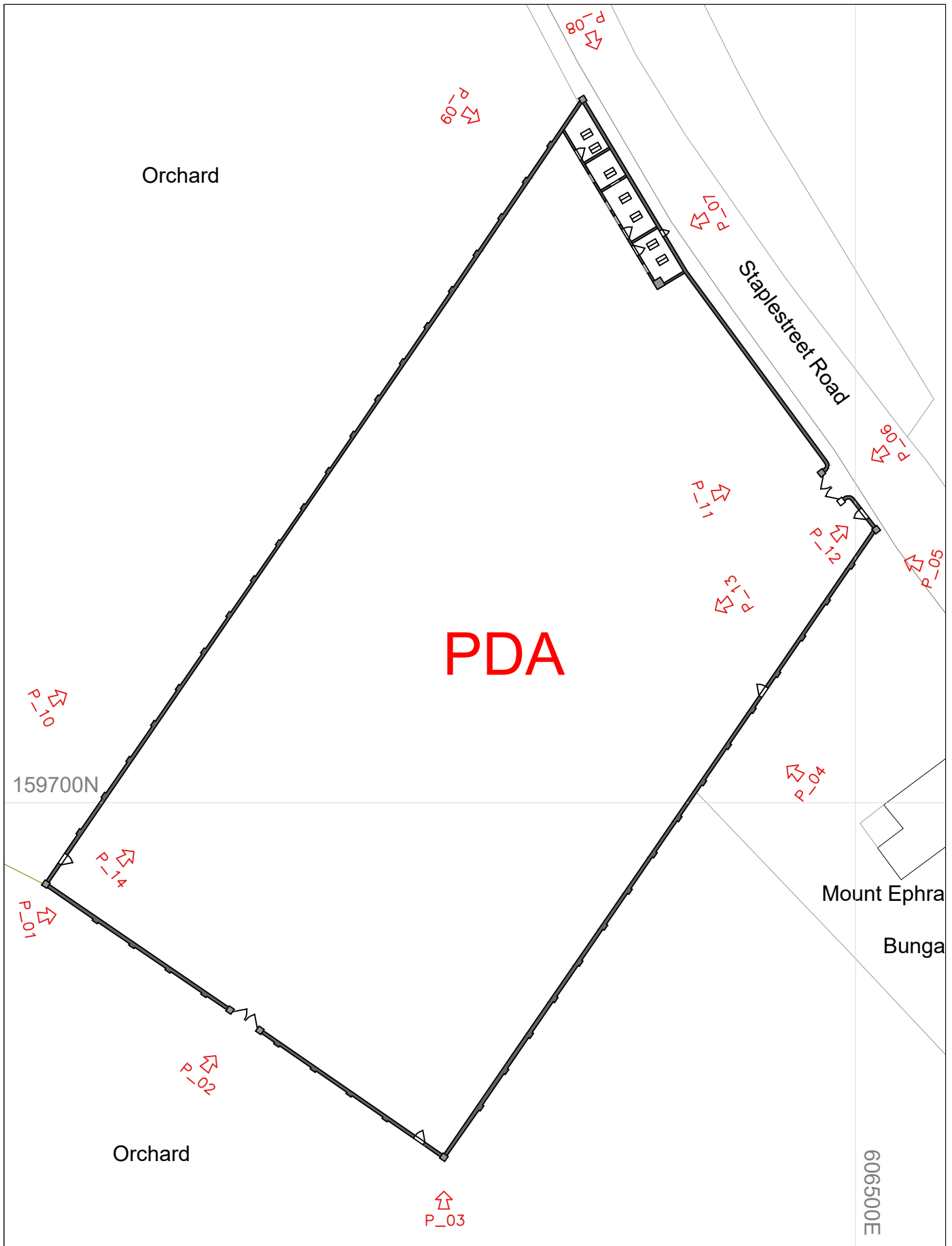


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	<p>CHECKED —</p> <p>REF/DRG NO. BR MEWG 22 Figure 1 Location plan.dwg</p>	<p>250m</p>	

Figure 1. Location plan



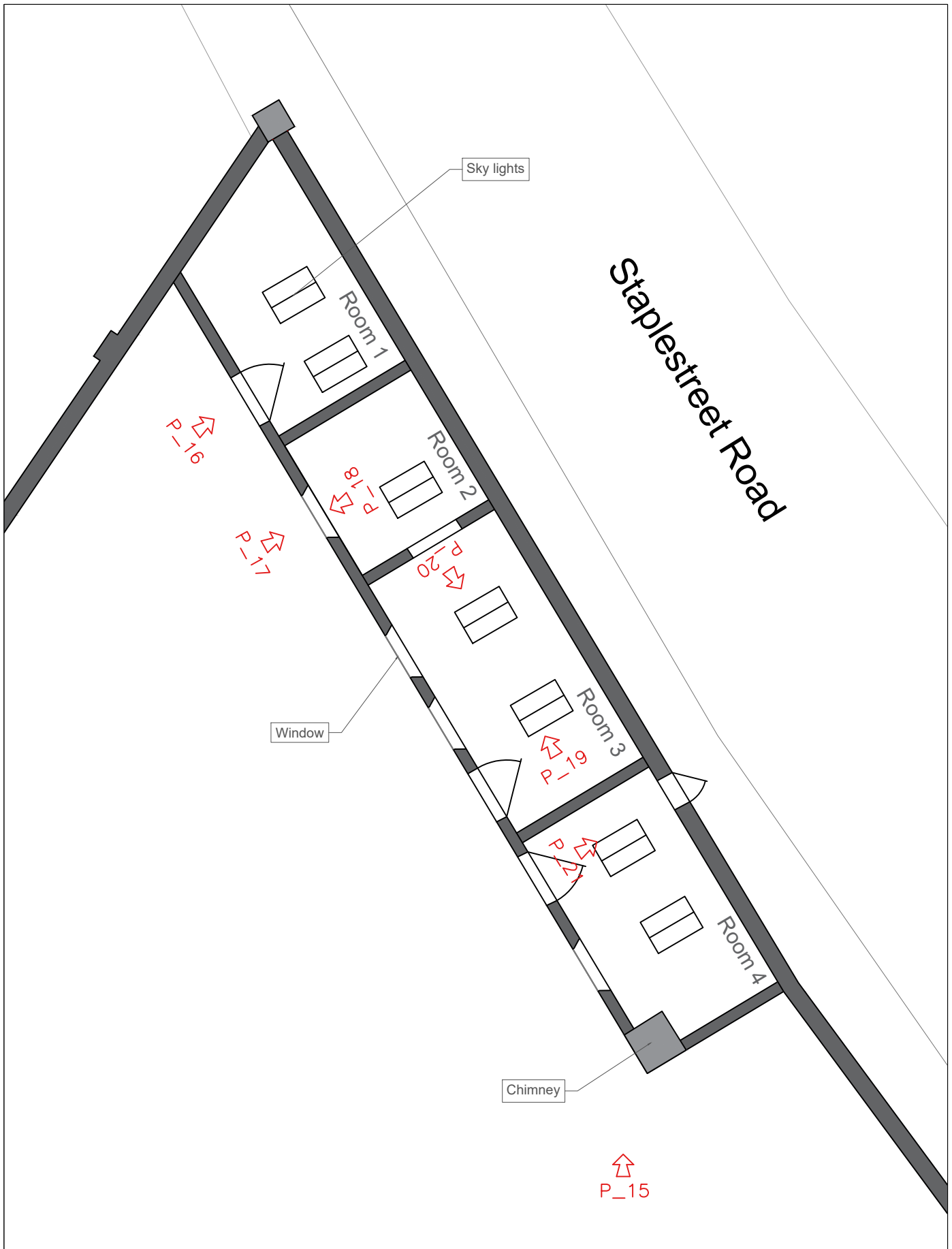
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Figure 2. External wall photo location plan





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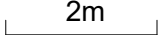
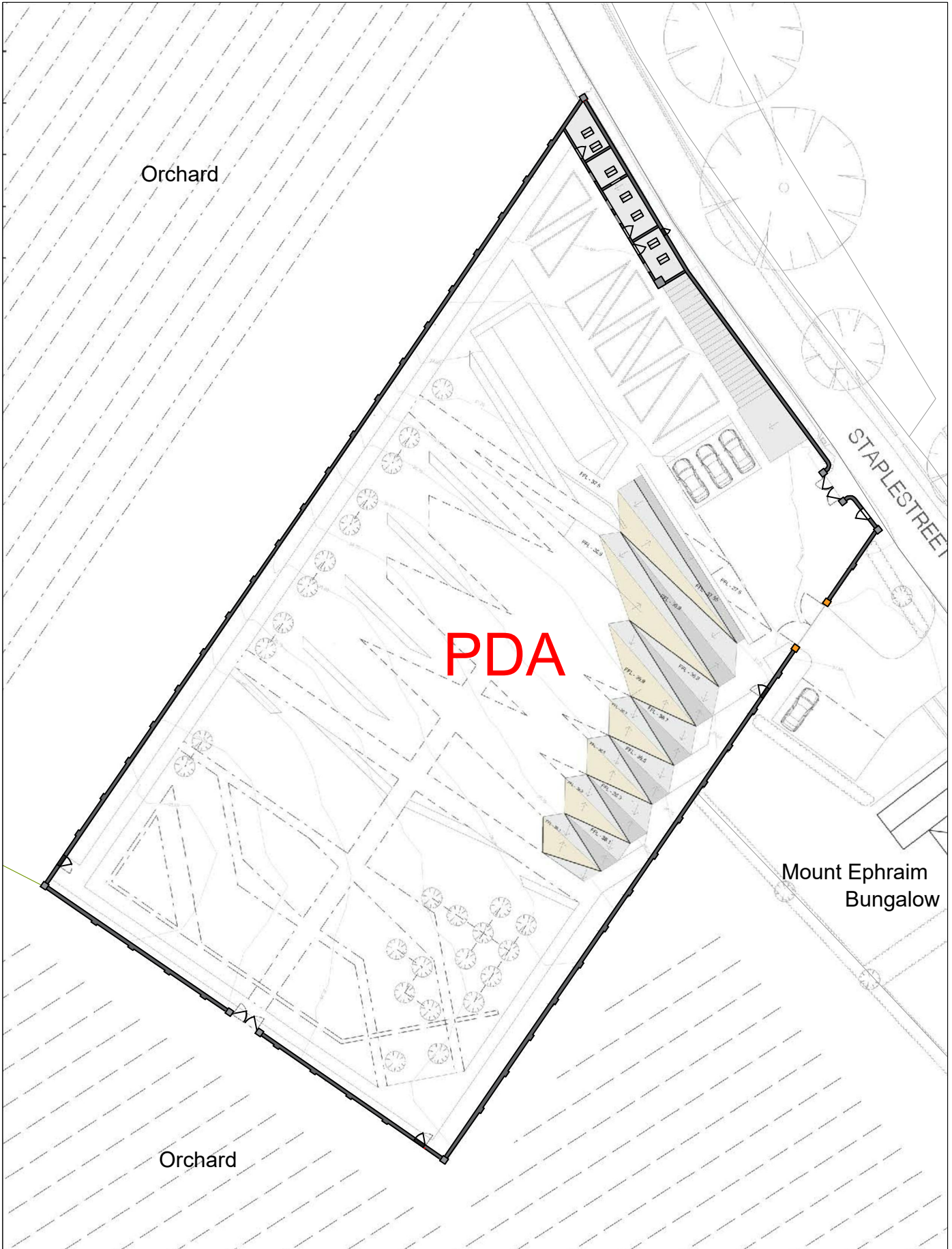


Figure 3. Ancillary building photo plan (approximate measurements)





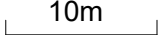
 <p>Canterbury Archaeological Trust 92A Broad Street, Canterbury, Kent CT1 2LU t: 01227 462062 e: admin@canterburytrust.co.uk w: canterburytrust.co.uk</p>	<p>PROJECT Mount Ephraim Walled Garden</p>	<p>DRAWN BY RL</p>	<p>SCALE(S) 1:500 @ A4</p>	
	<p>COMMENTS Ordnance Survey data reproduced by permission of Ordnance Survey on behalf of HMSO Copyright Crown Copyright 2009. All rights reserved. Licence No. AL100021009</p>	<p>DATE 08/06/2022</p>	<p>LAST REVISION -/-/-</p>	 
	<p>CHECKED ---</p> <p>REF/DRG NO. BR MEWG 22 Figure 4 PDA layout.dwg</p>	<p>---</p>	<p>---</p>	

Figure 4. Proposed development plan

Plates



Plate 1 External wall at south-west corner, looking north-east. Scale 2m



Plate 2 External southern double gated entrance, looking north-east. Scale 2m



Plate 3 External wall at south-east corner, looking north.



Plate 4 External south-east wall, shallow buttress, and side entrance, looking north-west. Scale 2m



Plate 5 External south-east wall (location of proposed new access), looking north-west. Scale 2m



Plate 6 External northern double gated access, looking south-west. Scale 2m



Plate 7 External northeast wall showing coal shoot door, looking south-west. Scale 2m



Plate 8 Looking south-east towards the walled garden from Staplestreet Road



Plate 9 External north-west wall with ancillary building beyond, looking south-east. Scale 2m



Plate 10 Internal northern double gated access, looking north-east. Scale 2m



Plate 11 Internal northern pedestrian gated access looking north-east. Scale 2m



Plate 12 Internal north-west facing wall and location of proposed new access, looking south-east scale 1m





Plate 13 Original metal fixings for espalier trees and shrubs, looking south-east



Plate 14 Detail of metal fixings and rails for espalier trees and shrubs, looking north-east



Plate 15 Internal walled garden looking south-west



Plate 16 Internal walled garden, looking north-east towards ancillary building



Plate 17 External ancillary building, looking north. Scale 2m



Plate 18 External door into room 1, looking north-east. Scale 2m



Plate 19 External casement window, looking north-east. Scale 2m (showing the upper 1m)



Plate 20 Internal casement window showing a possibly original latch, looking south-west



Plate 21 Internal room 3, looking south-east. Scale 2m



Plate 22 Internal room 3 and doorway to room 2, looking north-west. Scale 2m



Plate 23 Internal barred coal shoot door within room 4, looking north-east. Scale 2m



Plate 24 South-east facing wall of ancillary building showing paint from former structure, looking north-west scale 1m

## Appendix 1 Kent County Council Sites and Monuments Record Form

<b>Site Name:</b> Mount Ephraim Walled Garden	
<b>Site Code:</b> BR MEWG 22	
<b>Site Address:</b> Mount Ephraim Walled Garden, Staplestreet road, Faversham, ME13 9TX	
<b>District:</b> Swale <b>Parish:</b> Hernhill	
<i>On 11 May 2022 Canterbury Archaeological Trust undertook building recording at Mount Ephraim Walled Garden, Staplestreet Road, ME13 9TX. The works were commissioned by G and JW construction as part of preparations for the construction of a single storey dwelling with new access and associated works.</i>	
<b>Periods:</b> Modern	
<b>National Grid Reference:</b> 606467 159715 (centered)	
<b>Type of Fieldwork:</b> Building Recording	
<b>Date of Recording:</b> 11 May 2022	
<b>Contractor:</b> Canterbury Archaeological Trust 92A Broad Street. Canterbury. Kent. CT1 2LU Tel: (01227) 462062 email: admin@canterburytrust.co.uk	
<b>Title and Author of accompanying report:</b> Mount Ephraim Walled Garden, Staplestreet, Faversham Building recording report Report no. 2022/98 R Lane	
<b>Summary of Field Results:</b> <i>The building recording focused on an enclosing wall and an ancillary building that constituted an early twentieth century walled garden for horticulture. The walls followed the northeast to southwest prevailing slope and the garden was set within orchids. The enclosed area measured approximately 3844m<sup>2</sup> (1 Acre) with a perimeter wall length of 262.6m measuring 49m wide and 77m long. The ground within was laid to grass with overgrown beds for plants along the inside of the wall line. Some mature shrubs were present. An ancillary lean-to building lay within the north-western corner of the garden abutting the outer wall.</i>  <i>The enclosure wall was constructed to a height of 3m and 0.22m thick comprising red stock bricks set in a Flemish bond with a capping soldier course overlying a tile weather course. The external face included shallow brick-built buttresses set every 12 feet. The four corners of the garden and the double gated entrances included brick-built piers with stone caps. A pedestrian access pierced each side, and a double vehicular access was present in the north-eastern and south-western sides. Some of the timber ledge braced doors were still present. Internally the garden wall had some metal bracing for horticultural plants remaining but in general the original layout of the garden had been removed.</i>  <i>The ancillary building formed a potting shed that measured 18m by 3m and was divided into 4 rooms. No internal features survived except for a heating pipe fed from an underfloor boiler. The building was contemporary with the walled garden constructed from the same bricks and included three external doors, and four casement windows that were hinged at the top. The building had an open soft wood timber framed roof covered with original boards and nailed Welsh slate. The rooms were additionally lit by a total of seven probably original small sky lights each with double split windowpanes. A chimney stack capped with a stone lintel was located in the south-eastern corner of the building.</i>	
<b>Location of Archive:</b> CANTERBURY ARCHAEOLOGICAL TRUST	
<b>Compiler:</b> Ross Lane	<b>Date:</b> July 2022