

Kent Historic Towns Survey

CHATHAM

Archaeological Assessment Document

December 2004

KENT HISTORIC TOWNS' SURVEY

**CHATHAM - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

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1 INTRODUCTION

1.1 Background

Chatham is a large dockyard town and a former small market town perhaps originating in a settlement of mid-Saxon origin. The town, now part of the unitary authority of Medway, stands on the river Medway east of, and adjacent to, Rochester, *c.* 17km inland from the Thames estuary. The London to Dover road (A2) runs through it, and it is *c.* 12.5 km north of Maidstone, 15 km west of Sittingbourne and 12.5 km east of Gravesend.

This study aims to provide an evaluation of the archaeological and historical remains of the settlement as a basis for informing decision-making in the planning process where archaeological deposits may be affected by development proposals. The Kent County Sites and Monuments Record (SMR) was checked for information relating to the study area (see below), and this provided 45 entries: eleven relating to standing buildings, six of prehistoric date, seven Romano-British, one Saxon, and two post-medieval. Eighteen, including many finds of bronze age, Romano-British and Saxon date, are of uncertain provenance, mostly found during work on the expansion of Chatham Dockyard and its defences during the late eighteenth and nineteenth centuries, and also recovered by chance from the river Medway. These groups have not been included. Chatham is fairly typical of many towns in England in that there has, as yet, been little or no significant archaeological research within the town or its surroundings, so its history has been compiled from documentary evidence and secondary published sources. Most of its few surviving historical features (apart from the Historic Dockyard) date from the eighteenth and nineteenth centuries, although there are some structures of both earlier and later dates. The town is seen as historically significant because of its built environment and its reasonably well-documented history rather than because of its archaeological deposits.

1.2 Situation

Chatham is situated on the south-east side of a bend of the lower reaches of the river Medway at NGR TQ 760677, *c.* 17km inland from its confluence with the river Thames. The historic core of the town stands at *c.* 4m O.D., in the narrow valley of the river Brook, whilst the surrounding chalk hillsides rise steeply to 60m O.D. to the north and east, and more gradually to about 75m O.D. to the south (Figure 1). The town stands on a bed of head deposits and upper chalk, with alluvial deposits to the north at the base of the chalk scarp, whilst the dockyard lies on an alluvial strip deposited by the river Medway (Figure 2).

1.3 Study area

The area selected for general study lies between TQ 750650 and TQ 770690. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the historic core of the settlement between TQ 750674 and TQ 765685.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for the town of Chatham, the bulk of them being unprovenanced chance finds discovered from the late eighteenth to the early twentieth centuries. There have been very few modern archaeological investigations. The Sites and Monuments Record (SMR) for the area of study records the following evidence, omitting the unprovenanced material (see also Figure 3).

2.1 Prehistoric

TQ 76 NE 52 - A palaeolithic flint implement was found in *c.* 1902-4 next to the Officers' Recreational Ground on Chatham Lines at *c.* TQ 76176853 (Payne 1905).

TQ 76 NE 51 - An ovate stone implement was found in 1882 in gravel at the Engineering School in Chatham at *c.* TQ 767690.

TQ 76 NE 63 - A mesolithic implement was found at Castle Road, Luton, at TR 765677 (Wymer 1977, 146).

TQ 76 NE 4 - A middle bronze age rapier of lozenge-shaped section was found in 1909 on the site of The British Queen Public House in Chatham High Street, at TQ 76246756 (Jessup 1933, 185).

TQ 76 NE 23 - Various implements were found in the Medway at Chatham Reach, and were presented to the British Museum in 1871. They included a middle bronze age dagger, of a type that later developed into the rapier, two pieces of a late bronze age leaf-shaped sword, and another late bronze age leaf-shaped sword (Jessup 1933, 184-186).

TQ 76 NE 64 - An iron age gold torc was discovered in 1873 by Royal Engineers during a field exercise on Chatham Lines, at *c.* TQ 765683 (Smith 1874, 2).

2.2 Romano-British

TQ 76 NE 5 - Eleven inhumation burials were excavated by Payne in 1897 at the western end of the stone depot at The Brook, near Slickett's Hill, at TQ 76326779. Most of the pottery was Castor ware, although there was also some Samian ware (Payne 1898, 14-21).

TQ 76 NE 3 - During the excavation of Fort Pitt in 1931, parts of a human skeleton, animal remains, pottery, oyster shells and various other objects were found at *c.* TQ 75006731. The pottery consisted of a bead-rim pot dated *c.* A.D. 50, a one-handled jug of *c.* A.D. 100, the lower portion of a large vessel probably of *c.* A.D. 200 and a fragment of a fourth century black-ware dish (Maidstone Museum Gazetteer).

TQ 76 NE 6 - During excavations for the foundations of a mission church at The Brook in 1907, several urned cremation burials were discovered at TQ 76096795 (Payne 1911, lxxxi-lxxxiii).

TQ 76 NE 7 - In 1779, during the cutting of the ditch of Amherst's Redoubt at TQ 76156835, the foundations of three rooms of a building were found, along with large quantities of painted wall-plaster and broken tiles, suggesting a Romano-British villa. There were also quantities of pottery including Samian ware, fragments of glass, and four coins of Claudius, Vespasian, Domitian and Faustina. Traces of cremation burials in urns were also found but could not be positively identified as Romano-British (Douglas 1793, 138-140).

TQ 76 NE 33 - Inhumation and cremation burials, dog bones and pottery sherds were found in 1890-91 during excavations for the glacis of Fort Luton on Epps Farm, at TQ 76316601 (VCH III, 160).

TQ 76 NE 46 - A Romano-British lead coffin was found in *c.* 1838 above St Mary's Church, at *c.* TQ 758685 (Wheatley 1927, 164).

TQ 76 NE 32 - In 1878, a fourth century Romano-British lead coffin containing a male skeleton and two glass vessels, with two yellow-ware vessels outside, were found whilst digging a grave in the municipal cemetery, at TQ 75546639. The lead coffin is thought to have been enclosed by a wooden one. Many urns, a bronze brooch and a worn coin of Trajan had previously been found nearby. The finds are now lost (VCH III, 149).

2.3 Saxon

TQ 76 NE 8 - A group of small tumuli situated *c.* 200 yards from the Romano-British building (TQ76 NE 7) was disturbed in 1756 when the Chatham Lines were thrown up at *c.* TQ 76206830. Douglas, who excavated the site from 1779, described and illustrated the contents of fourteen tumuli, including swords, shield-bosses, spearheads, square-headed and saucer brooches, pendants, buckles, beads, pottery, glassware and a few Romano-British coins. Most of the burials were orientated north-south, with the head to the north. A coin of Anthemius (467-472), is thought to indicate an early sixth century burial. Douglas may have used the word 'tumulus' as the equivalent of 'grave' (Brown 1915, 738-741; Meaney 1964, 121).

2.4 Post-medieval

TQ 76 NE 69/70 - During work on a new store at 220-250 High Street, Chatham in 1978-79, some twenty rubbish pits containing clay tobacco pipes, mid-eighteenth century fine wares, Staffordshire wares, Chinese porcelain, Bellarmine jugs, a Spanish olive jar and other pottery were discovered, at *c.* TQ 75966773 (Williams 1981, 261-273).

TQ 76 NE 74 - A deposit of waste from a nineteenth century clay tobacco-pipe kiln was discovered at 19 Maidstone Road, Chatham at TQ 75626722 (Williams 1980, 382-383).

3 HISTORICAL RECORDS

3.1 Domesday Book

The Domesday Survey of 1086 recorded that the manor of *Ceteham* (Chatham), the property of Bishop Odo of Bayeux and held from him by Robert the Latin (Robert Latimer), contained 6 sulungs (1,200 to 1,500 acres), land for 16 ploughs (*c.* 480 acres of arable), 20 acres of meadow and woodland to render one pig. In the demesne, the part of the manor usually kept by the lord for himself, there was land for 3 ploughs (*c.* 90 acres). There were also 33 villagers, 4 smallholders and 15 slaves, a church, a mill worth 32*d.*, and six fisheries worth 12*d.* The manor was valued at £15 but paid £35. It was formerly held by Earl Godwine.

3.2 Origin of place name

The place name *Cetham* has been translated as 'wood or forest settlement', from the British *cet* (wood) and the Old English *ham* (settlement). The place name can be traced to its present form thus:

880	<i>Cetham</i>	...	<i>c.</i> 975	<i>Caetham</i>
1086	<i>Ceteham</i>	...	<i>c.</i> 1100	<i>Cettaham</i>
1194	<i>Chatteham</i>	...	1226	Chatham

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1. The Romano-British period

Chatham lies in the foothills of the North Downs, an area occupied since prehistoric times and, as the place name suggests, probably wooded. Chatham and other early settlements, such as Faversham, Teynham, Milton, Newington, Rainham and Gillingham, lie immediately north of the Roman road of Watling Street. About 1 km west of Chatham stood the Romano-British town of *Durobrivae* (Rochester), at the crossing of the river Medway. The area around Chatham was occupied by farming communities during the Romano-British period, and at least two masonry buildings, probably representing Romano-British villa estates, are known. One, discovered when Amherst Redoubt was built in 1779, revealed painted wall-plaster and tiles and stood close to the hilltop to the east of the later parish church. It was probably occupied from the late first/early second century to the third century or later and may have been associated with burials found to the north of the church (the lead coffin), and cremations and inhumations at The Brook to the east (see above SMR Sites 7, 9, 10 and 12). Another possible villa stood near Luton, south of the Roman road

Watling Street (Margary Roman road route 1b) from Dover to London was influential on the settlement of Chatham. From the east it ran down Chatham Hill on the slightly higher ground to the south of Chatham's later High Street. It then followed approximately the line of the Old Road, close to the line of the New Road, and along Nag's Head Lane to the east gate of *Durobrivae* (Rochester) where it was joined by the Roman road from Maidstone (Margary route 13), and thence to the bridge over the Medway. A track or minor road may have led to the villa site and there seems to have been an early track which left the Roman road at Chatham Hill to run along the base of the hill to the river side, now The Brook, where a Saxon church and settlement were later established.

4.1.2 The Saxon period

The position of the church, on a spur of higher ground above the confluence of the rivers Brook and Medway, suggests that there may have been a small settlement there at this time. The sixth and seventh century Saxon burials (SMR Site TQ 76 NE 8) that have been discovered to the north east of Fort Amherst occupy a classic site for a Saxon cemetery. By the end of the ninth century, Chatham was ranked as a half hundred within the Hundred of Chatham and Gillingham, in the Lathe of Aylesford, and it had its own church by 947.

The *Anglo-Saxon Chronicle* states that the Danish Vikings ravaged the Medway area in the ninth century, in 986 and 1016. The Isle of Sheppey and Rochester were their main targets, but Chatham may well have been included. By the mid eleventh century Chatham and much of North Kent were held by Earl Godwine, then by his son Harold until 1066.

4.1.3 The medieval period

After the Norman Conquest, William I seized Harold's possessions, and granted the estate of Chatham to his half brother Bishop Odo of Bayeux, whom he made Earl of Kent. By the time of the Domesday Survey of 1086, a sizeable manorial estate had developed at Chatham, consisting of some 1,200 to 1,500 acres of land, plus 20 acres of meadow, woodland, a church, a water mill, six fisheries and a population of 210 - 260 persons. The exact location of the settlement within the manor is uncertain, but was probably near to the church, on relatively high ground.

In 1377 Chatham's population had increased slightly to *c.* 300, made up of fishermen, sailors and agricultural workers. Chatham was still a small agricultural and fishing community in 1480 and there is no positive evidence that it had become urban although in 1275 two merchants transporting wool in ships from Chatham are mentioned, indicative of some, probably small scale, commercial activity in the area. It had neither market nor fair, for which it was dependent on neighbouring Rochester. It only started to expand when the anchorage and dockyard were established during the reign of Elizabeth I.

The manor

Bishop Odo's manor house, its demesne lands, paddocks and farm buildings probably lay immediately south of the Brook river and marshes, south of the present central part of the High Street, between Clover Street and Meeting House Lane. Some extra-manorial settlement may have developed on the high ground south-east of the church, but this can only be surmised from the topography. There may also have been some fishermen's huts on the foreshore.

Between the death of Odo and the building of Leeds Castle in 1119, Chatham was the seat of the De Crevecoeur family and it remained with the family until 1264-65. After a time in royal hands, Edward I granted it to Guido Ferre in 1290. On his death in 1331 it was granted to Giles de Badlesmere and it remained in the hands of his descendants until 1552, the final owner being Thomas Wentworth, Lord Chamberlain of the King's Household.

The water mill and fisheries

The manorial mill mentioned in the Domesday Survey appears to have been a water mill for grinding corn, probably situated at the western end of the river Brook, which flowed into a large millpond before cascading into the river Medway. Nothing more is known, but there appears to have been a water mill on this spot until 1706.

The six fisheries may have been located on the foreshore below St Mary's church, but the Domesday entry may refer to fishing rights elsewhere along the Medway and the coast.

The church

The parish church of Chatham is dedicated to St Mary the Virgin, possibly indicating a late Saxon foundation. It is mentioned both in Domesday Book and in the Textus Roffensis of *c.* 1089, but no details of this early, probably timber, building are known. It was rebuilt in stone in 1120; some of this fabric survives in the west end. Early in the fourteenth century the church was seriously damaged by fire, leaving only the chancel with its sedilia and parts of the west end intact. Rebuilding began in 1316 and the church was finished in 1356; a fourteenth century font survives from this phase.

The church and its advowson belonged to the canons of Leeds Priory from 1120 until the Dissolution, when they were seized by the Crown.

4.2 Urban evidence

4.2.1 The post-medieval period

Chatham was still quite small at the beginning of the post-medieval period, and was more or less confined to the area around the church and along the north side of the early road skirting the river Brook, with the manor house and home farm to the south of it. The land on each side of the Brook was still marsh subject to occasional flooding, with the mill at its western end.

Access between the manor house, the church and the settlement may have been by ford or bridge across the Brook.

Reclamation of the intertidal marshland along the west bank of the Medway and around the Brook may have begun by the end of the middle ages, to provide space for wharves and for additional housing. According to Hasted, Chatham developed as a ribbon development along High Street in the late sixteenth century. The street was part of the main road from London to Dover, so the settlement may have moved there and away from its original site near the church to take advantage of potential trading activities resulting from increasing traffic along this route.

In 1706 much of the housing by the church was destroyed for the construction of dockyard defences with 116 fishermen's and labourers' dwellings and the ancient water mill being demolished. By 1760 there were 1,204 rateable properties in the town; by 1800 they had increased to 1,715 dwellings occupied by 2,625 families. In June 1800, however, a fire which had started in a riverside cordage and oakum store quickly spread through the town, from Long Port (now Hammond Place) by the river to the Chatham Brewery in the High Street. Most of the 95 mainly wooden dwellings, shops and warehouses in the High Street were destroyed. Twenty years later a second great fire wiped out 53 dwellings and shops, and 13 warehouses from the Brewery House to Hammond Hill. Thus little remains of pre-nineteenth century Chatham.

After being raised to the status of a Parliamentary Borough in 1832, there was rapid expansion within the town and its surroundings. Suburbs were created and public services such as a police force, fire brigade, and piped gas and water were introduced. In 1890 Chatham was incorporated by Royal Charter, and a grand Town Hall was completed in 1900.

4.2.1.1 Markets and fairs

There was no official market in Chatham until 1666 when a twice-weekly market was held in Chatham Dockyard '...so that workmen might buy food without going into the town'. Chatham's residents, however, still had to rely upon the market at Rochester. By the late seventeenth century the population of Chatham had grown to *c.* 3,000 and it was a town in all but name; both the people and lord of the manor were anxious for commercial independence, and for their own market. After several abortive attempts, which were squashed because of objections from the City of Rochester, James II in 1687 granted a weekly Saturday market and two annual fairs each to be held for three days, from 15th May and 19th September respectively.

A low wooden building called Chatham Market Place was erected on 'Market Meadow', on the north side of the High Street and east of a lane known as Fair Row; it stood opposite The Mitre Inn, which occupied the site of the former manor house. By 1789 the market was so flourishing that it even supplied most of the needs of Rochester, but in 1840 the Chatham Market Place was demolished to make way for a lecture hall. The two annual fairs ceased by the 1830s.

4.2.1.2 The manor

From 1552 until 1616 the manor of Chatham remained a unit in the hands of successive families, but then a paddock was sold for the erection of a mansion and in 1621 the manor's possessions were split up, and the manor house was demolished and replaced by the present

Mitre Inn. Some manorial land, such as that where the present High Street runs, was also sold for building. The construction of the High Street connected Watling Street at the foot of Chatham Hill with Rochester High Street, to form a through route.

4.2.1.3 The church

After the Reformation, the parish church and its advowson were acquired by the Dean and Chapter of Rochester. In 1635 the church was repaired and partially re-built by the Navy Commissioners in order to accommodate the dockyard's increasing labour force. The west end was enlarged and the tower added.

A gallery was added for the use of the navy and civilians in 1707, but by the late eighteenth century the church was once again too small. In 1788 the body of the church was demolished and rebuilt in brick, leaving the original tower and the west end. Only the twelfth century west end survived Blomfield's rebuilding in early English Gothic Revival style in the late nineteenth century. The church closed in the 1990s and is now used as the Medway Heritage Centre.

4.2.1.4 Other religious organisations

The Anglican churches of Christ Church in Luton Road and St John's Church in Rome Lane (now Railway Street) were built in 1814 and 1821 respectively. St Paul's Roman Catholic church was consecrated in 1854.

Non-conformism developed in Chatham in the seventeenth century with a Zion Baptist chapel being built in 1644 (replaced in 1821) and a meeting-house for Independent Ebenezer Congregationalists being constructed in 1648 (replaced in 1810). In 1795 the Baptists built Providence chapel at The Brook to accommodate a congregation of 500. A small Methodist chapel, built in Best Street before 1800, was replaced by a new chapel in Fair Row c. 1860. In 1802 a Unitarian chapel was erected on Hammond Hill; a Bryanite, or Bible Christian, chapel was built in Union Street in 1829; an Irvingite chapel was erected in The Brook in 1834; and a synagogue was built sometime before 1838.

4.2.1.5 Sir John Hawkins hospital

After the defeat of the Spanish Armada in 1588, Sir Francis Drake and Sir John Hawkins started a benevolent fund (The Chest) for the relief of wounded sailors. Wanting to do more for the cause, Sir John Hawkins founded and endowed a hospital on the north side of the High Street for poor and decayed mariners and shipwrights who had served in the Royal Navy or the dockyards. Elizabeth I granted it a charter in 1594, and when Hawkins died the next year the hospital's income was £66 per annum. In 1789 the original building was replaced by more commodious accommodation which was reconstructed as almshouses in 1840. In 1983 the almshouses were converted into sheltered housing.

4.2.1.6 The royal dockyard

The royal dockyard and its defences played a significant role in the expansion of Chatham, which grew from a small settlement in the fifteenth century to a large dockyard and market town by the late nineteenth century. A detailed history of the dockyard and its defences is outside the scope of this study but a brief outline is given below.

Development of the dockyard

The river Medway provided anchorage to the Tudor fleet. The first evidence of the navy's connection with Chatham comes in 1547, when £4,167 spent on wages for unspecified purposes and 'storehouses' for winter storage of ships' equipment were rented at an outlay of 13s. 4d. The storehouses may have stood in or near what was later to become known as the Old Gun Wharf. Chatham (Jillingham or Gillyngeham Water as it appears in the records) soon became a regular naval anchorage, even by 1550 being considered a safer location than Portsmouth, and in 1567 the naval establishment had its headquarters at Chatham.

The Old Gun Wharf

The construction of a mast pond (to preserve 77 masts) on land by the riverside south and west of the parish church in 1570 heralded the subsequent repair, maintenance and building of royal ships there. In 1580 a new wharf (recorded as 250ft long and 60ft wide) and crane were built. The crane was probably used for lifting ordnance in and out of ships, the first indication of the subsequent use and name (the Gun Wharf) of the area. A new mast pond was dug in 1611 and a new double dockyard to the north of the old site constructed in 1618. Money was spent on more wharves, mast ponds and storehouses in the following years, and in 1623 the whole area was surrounded by a wall.

By that time Chatham dockyard had overtaken Woolwich and Deptford in importance, and during the Dutch wars (1652-1674) Chatham dockyard became the most important royal yard in the country.

The New Gun Wharf

The mill pond and mill lying to the south and east of the Old Gun Wharf were acquired by the Ordnance Office in the early eighteenth century in order to drain and reclaim the land. In the first half of the nineteenth century the millpond was totally drained and a wharf and buildings erected on the site. Only one building survives (the Match House) but a plan from 1821 shows at least five substantial buildings in addition to the wharf itself.

A massive modernisation programme was undertaken in the second half of the nineteenth century. The mud flats of the adjacent St Mary's Creek were reclaimed between 1862 and 1885 and the area of the dockyard was enlarged, from 61 acres in 1746 to some 500 acres by 1885 when there were 10,000 feet of wharfage. During the twentieth century Chatham remained an important naval base and dockyard, playing a vital role during the two World Wars, but it was closed in 1984.

The dockyard defences

Upnor Castle, on the opposite bank of the Medway, was built in 1559 to protect the Chatham anchorage and the dockyard. In 1649 Gillingham Fort was built above the dockyard, and after a disastrous Dutch raid on the Medway in 1667 its strength was greatly enhanced, so much so that it acquired the name Gillingham Castle.

Plans for new dockyard fortifications were put into action in the eighteenth century. The Cumberland Lines (later called the Brompton or Chatham Lines) were completed in 1758; Amherst Redoubt (refortified to become Fort Amherst in 1770) was added to their south-east corner. Brompton Barracks were built in 1804 (extended between 1861 and 1874) and other defences were also erected around Chatham and Rochester during the Napoleonic Wars: Fort Pitt (built 1805-1819) and Fort Clarence (built 1812), both became obsolete before they were

finished. The defensive system was extended in the 1890s with Forts Borstal, Luton, Darland, Halstead and Bridgewood in a semi-circle about two miles outside Chatham. These were the last traditional fortifications to be built in Britain.

The victualling office

Victualling storehouses were built in Chatham in 1551, probably on the site of present-day Chatham railway station (although Admiralty accounts for 1551 mention Rochester). In 1690 a victualling office was deemed necessary and in 1695 a house leased from St Bartholomew's Hospital on the Rochester/Chatham boundary was converted to that use. It comprised a large complex of buildings used for the provision of rations, including slaughtering and curing houses, bake houses and a cooperage. In 1822, the Victualling Board closed down the last of its premises in Chatham, concentrating operations in Sheerness.

4.2.1.7 Industry and trade

Shops and traders

As the dockyard expanded and the population of the town grew, many timber dwellings built haphazardly of 'chips' (residue from the dockyard) were thrown up along The Brook. A map dated 1633 shows the settlement as a cluster of houses opposite the church and a line of them along what is now High Street. During the later seventeenth and eighteenth centuries more and more shops and trades were established in the town, with *c.* 85 occupations recorded before 1740 and many more by 1784. The dockyard was the major employer, but workers were also engaged in the clothing industry, service industries particularly for food and drink, the professions and farming.

Retail and service industries increased enormously in the nineteenth century, a period of great growth and economic stability for Chatham to which the arrival of the railway, the expansion of the dockyard and the increase in naval and military personnel all contributed. Bagshaw's Directory records several hundred shops, stores, tradesmen, inns, eating-houses and professional services in 1847, by which time Chatham was recognised as the major commercial and shopping centre in the Medway towns.

Mills

By the nineteenth century there were several mills in the Chatham and Rochester area serving the civilian, naval and military population.

The earliest, Upberry Mill, at the top of Chatham Hill *c.* 1km north-west of Luton church in Windmill Road, appears on Symonson's map of 1596. After a rebuilding, probably in the early nineteenth century, it became known as Gilbert's Mill or Lower Chatham Hill Mill. It was demolished in 1897. Later mills include Fields Mill on Chalkpit Hill, built in 1837 to replace an earlier mill on the same site; Star Mill, also known as Austin's and Upper Chatham Hill Mill, on Chatham Hill probably dating from 1815-20; Cherry Tree Mill, on The Mount near St Paul's Church, built 1830-40; and Feather Mill, midway between the High Street and New Road which is shown in Ireland's *History of Kent* (1828). Willis's Mill and Bacon's or Belsey's Mill, both in Ordnance Place and Manwaring's Mill are also recorded.

Inns

There were 257 guest beds and stabling for 393 horses in Rochester and Chatham in 1686, the Chatham examples including The Mitre Inn (later The Mitre Inn and Clarence Hotel), built *c.* 1621 on the site of the manor house, to become the town's first posting-house. The Little

Crown Inn in the High Street is first mentioned *c.* 1626-30, and The Crown Inn, also in the High Street, dates from at least 1654 when a trade token was issued in its name. Other trade tokens issued about this time record some other inns including The Globe (1657), The King's Head (1666) and The Brewer's Arms, all in the High Street. The Saracen's Head is mentioned in 1706, and in 1715 there also were The Hen and Chicks, The Star, The Hare, and The Sun.

By 1772 there were more than 40 inns in Chatham, and their number rapidly increased with the expanding population. In 1847 there were 58 hotels, inns and taverns, as well as 42 beer-houses, and the 1864 Ordnance Survey map shows 76 hotels, inns and taverns and well over 50 beer-houses. By the end of the century a contemporary writer noted that 'Chatham was a place where every third house is a beer-house and every third man a soldier'.

Breweries

Chatham, or Best's, Brewery was established by the Best family in Clover Street *c.* 1666 and by 1772 it was supplying more than 90 inns, 40 of which were in Chatham. After being bought by Edward Winch and Son in 1894 it was merged with Style and Co. of Maidstone to form Style and Winch Ltd. in 1899, and the Chatham Brewery buildings were demolished. There were several other smaller breweries and maltings in the eighteenth century: at the bottom of Chatham Hill, in Union Street, to the rear of the Alton Alehouse, in the High Street and in Alma Place. The Phoenix Brewery in the High Street (1882 to 1922), Moody's Malting Establishment in Whittaker Street (1839 to the 1860) and N. Chambers in Clover Street (*c.* 1839), have all been demolished.

Stage coaches and carriers

During the seventeenth century a weekly carrier service ran from Chatham to London. The town's position on the main London to Dover road contributed to its importance in communications, and military, naval and dockyard priorities necessitated a regular and reliable coaching service. By the nineteenth century coaches, including mail coaches, ran from Chatham to London and all the major towns in North and East Kent; the two posting houses in the town, The Mitre Inn and Clarence Hotel and The Sun Tavern and York Hotel, both in the High Street, acted as headquarters.

Hoys from London and a daily sailing from Sheerness supplemented the land transport, but the railways supplanted these by 1860.

4.2.1.8 The railway

Chatham's links with the railway began as early as 1844 when the Rochester Railway and Canal Company opened a single-track line from Gravesend to Strood. After extensions to London and Dover, Chatham was included in the network in 1859, when a station was built. A branch line to Chatham Dockyard was opened in 1877.

4.2.2 The modern town

The modern town of Chatham has changed greatly since the late eighteenth century when Hasted observed that 'like most sea ports [Chatham is] a long, narrow, disagreeable, ill-built town'. Since then, the town centre has been subjected to considerable and numerous re-developments, preserving only one medieval and very few post-medieval buildings. The dockyard has closed and is now a heritage centre. Suburban expansion has led to the countryside as far as the M2 motorway to the south becoming covered with large housing

estates; Luton, Wayfield, and Walderslade. Chatham's recent growth can be seen by comparing early maps (Figures 4 – 9) with the modern O.S. map.

The Medway Towns form the most important manufacturing region in Kent with heavy industry, retail and service trades providing local employment, mainly for skilled manual and non-manual workers. About 50% of the workforce commutes to local centres and London for work.

4.2.3 Population

In Domesday Book, 52 men are mentioned in the manor of Chatham, probably representing a total population of 210 to 260. By 1377 it had risen to 300 to 350. With the beginning of shipbuilding in the sixteenth century the population rose to just under 1,000 by 1600, rising rapidly to *c.* 3,000 in 1670, to at least 5,000 by 1700 and *c.* 6,700 by 1760. The first census in 1801 records 10,505; that of 1851 lists 21,886. This trend continued until 1870 when some 500 unemployed dockyard workers and their families emigrated from Chatham and Sheerness to Canada. Nevertheless, the population continued to increase, reaching 36,944 by 1901. By 1921 there were *c.* 42,700, and *c.* 48,800 in 1961. The rate of increase is now slowing down, with 77,239 inhabitants and 29,420 households at the time of the 1991 census. Since 1998 it has been included with Rochester and Strood in the Unitary Authority of Medway, an area of *c.* 16,000 hectares (39,500 acres) with 55,354 households and a population of *c.* 144,000. The three towns with Gillingham and suburbs now make up one enormous conurbation (for census returns 1801-1921 see VCH 1932, 360).

5 URBAN CHARACTERISTICS

The following summary of the principal urban features in Chatham has been divided into those of the medieval and post-medieval periods (pre- and post-dating *c.* 1540). The list is not comprehensive, with only the principal post-medieval features being shown. Figure 10 shows the historic buildings in the town, some of which also appear in the urban features section below.

5.1 Medieval plan components and features (Figure 11)

The settlement at Chatham appears to have originated sometime during the Saxon period. It was sited in a small river valley on the south-east side of the river Medway and on a spur of ground above the flood plain and marshland between the base of the chalk escarpment and the Brook river. The settlement lay just to the north of the Roman road (Watling Street) (PC1). The church and churchyard (PC2) may have formed the stimulus for the early settlement, with an early road (later The Brook) (PC3) leading from the Roman road at Chatham Hill to the riverside church. A cluster of tenement plots (PC4) may have stretched eastwards from the church, along the north side of the early road, but they are highly conjectural. The manor house and home farm (PC5) stood south of the Brook river, with the water mill and millpond (PC6) at the estuary.

The plan of early Chatham was probably made up of the Roman road, the early roadway (The Brook), the church, possible tenement plots adjacent to it, the water mill and the manor. It is doubtful whether Chatham at this stage qualified as a town; it may rather have been a manorial centre populated with agricultural labourers and some fishermen. There was no market. Development during the post-medieval period destroyed or modified all the components except the church, and the focus of Chatham shifted southwards from the church to the newly created High Street. Most of the medieval components and the early topography

are conjectural, based on early descriptions and limited documentary evidence; the chronology of the development, therefore, remains unclear. The following components are merely suggested and no plan component map has been produced.

PC1. Line of Roman road from Canterbury to Rochester (Watling Street)

PC2. The Parish Church of St Mary the Virgin and its surrounding churchyard.

- a) (MUF1) The church of 1120 was largely destroyed by fire in the early fourteenth century and rebuilt in 1316 incorporating the surviving Norman west end. Now redundant and converted into the Medway Heritage Centre.

PC3. Possible line of the early road to the church and settlement (later The Brook).

PC4. Conjectural group of tenement plots fronting the north side of the early road.

PC5. Probable site of the manor house and home farm, on the corner of present Clover Street and High Street.

PC6. Probable site of medieval water mill and millpond.

5.2 Post-medieval plan components and urban features (Figures 12 and 13)

During the seventeenth to nineteenth centuries the plan of Chatham radically altered, with the church becoming isolated from the commercial and residential centres. The first change came in the 1570s, when a small dockyard was established immediately to the south west and west of the church, later to develop into the Old Gun Wharf or Ordnance Wharf (PC2A) and the New Gun Wharf (PC2B). In the 1620s the manor house and part of the estate were sold, to be developed as the High Street, leading from Chatham Hill to Rochester High Street. The dockyard was greatly enlarged to the north. Many tenement plots developed along the High Street. In 1706 a large area around the church and the west end of The Brook was purchased for development as part of a huge fortification programme around the dockyard, and the early core of the settlement and the mill were destroyed. New Road was built in 1772 to bypass the High Street, and side streets began to develop on the south side of the settlement. Dock Road/Globe Lane and Barrier Road ran in parallel south from the fortifications separated by The Paddocks (PC24), and defining the subsequent development of the town plan. Two early nineteenth century fires destroyed most of the earlier post-medieval buildings along most of the length of the High Street and the area was later redeveloped. The mid-nineteenth century saw the arrival of the railway and the massive growth of the town with shops, light industry and housing and suburbs. Twentieth century developments have left little in the way of surviving historic buildings and modified much of the post-medieval plan form.

The map of *c.* 1800 has been taken as the basis for Chatham's post-medieval plan form, incorporating the following components.

PC1. The Parish Church of St Mary the Virgin and its surrounding churchyard.

- a) (PMUF1) The former parish church of St Mary the Virgin and its surrounding churchyard, now redundant and converted into the Medway Heritage Centre.

PC2A. Site of Old Gun Wharf or Ordnance Wharf. Probable site of late medieval wharves and docks by the river, possibly surviving as buried features. Remains of Tudor docks and storehouses may also survive.

- a) (PMUF2) Command House, formerly known as Storekeeper's House, now a public house. Originally occupied by the Deputy Armament Supply Officer. Built in the eighteenth century and altered in the late twentieth century. It is the only surviving part of the Chatham Ordnance Yard (DoNH 1996,12).

PC2B. Site of New Gun Wharf. Eighteenth and nineteenth century extension to the dockyard built on reclaimed marshland and millpond.

- a) (PMUF18) Deputy Storekeeper's House, now Medway 'Relate' Centre. A large house from the first half of the nineteenth century with later additions. Originally used as accommodation by officers of the Ordnance (OAU 2004, Appendix 4: 51).

PC2C. Site of Holborn Wharf. Nineteenth century encroachment onto marshy land at the edge of the millpond.

PC3. Site of Fort Amherst and Amherst Redoubt.

PC4. The Brook, formerly the medieval road to the church.

PC5. The High Street.

PC6. Site of the market place.

PC7. Site of the Victualling Office Stores.

PC8. New Road, built in 1772.

PC9. Possible group of tenement plots fronting the south-east side of the High Street.

PC10. Possible group of tenement plots fronting the south side of the High Street.

PC11. Possible Group of tenement plots fronting the south side of the High Street.

- a) (PMUF3) 248 High Street, The Fountain Inn. A late nineteenth century public house of red brick, in three storeys (DoNH 1996, 23).

PC12. Possible group of tenement plots fronting the south side of the High Street and the east side of Railway Street.

PC13. Possible group of tenement plots fronting the south side of the High Street and the west side of Railway Street.

- a) (PMUF4) The Church of St John the Divine, a Commissioners' church built in 1821 at the cost of £15,000. The architect is thought to have been John

Whichcord of Maidstone, who built Trinity church, Maidstone. Now redundant (DoNH 1996, 48).

- b) (PMU5) 102 High Street, The Old Theatre Royal. Built in 1899 by GE Bond, and rebuilt in 1900 after a fire. The interior was again damaged by fire in c. 1965. In course of restoration 2002 (DoNH 1996, 24).

PC14. Possible group of tenement plots fronting the south side of the High Street and the east side of Hammond Hill.

PC15. Possible group of tenement plots fronting the south side of the High Street and the west side of Hammond Hill.

- a) (PMUF6) 4 Hammond Hill, formerly Camden House. House built in the early seventeenth century and extended and re-fronted in the early nineteenth century. Notable as one of the earliest surviving houses in Chatham (DoNH 1996, 19).

PC16. Groups of possible tenement plots fronting the north-west side of the High Street

- a) (PMUF7) 1-12 Hammond Hill, The Hospital of Sir John Hawkins. Almshouses founded by Sir John Hawkins in 1592 for 'decayed mariners'. 1-10 rebuilt at the end of the eighteenth century or early in the nineteenth century. Behind the central building are two cottages, dated 1824. They were either added at that time, or may have been built as part of the renovations after the fire of 1820 in which most of the houses at this end of the High Street were burned down (DoNH 1996, 20).

PC17. Possible group of tenement plots fronting the north side of the High Street and the west side of Military Road.

PC18. Possible group of tenement plots fronting the north side of the High Street and the east side of Military Road.

PC19. Possible group of tenement plots fronting the north side of the High Street.

PC20. Possible group of tenement plots fronting the north side of the High Street (east end).

PC21. Possible group of tenement plots fronting the north side of The Brook (east end) and the east side of King Street.

PC22. Possible group of tenement plots fronting the north side of The Brook and the west side of King Street.

PC23. Group of tenement plots fronting the south side of New Road.

- a) (PMUF8) 2-38 New Road. A terrace of houses with not quite uniform facades, considered the most important group of houses in Chatham. 12-38 were built

in 1794 and called Gibraltar Place; 2-10 were added in 1812 (DoNH 1996, 37-40).

- b) (PMUF9) 52-54 New Road. Pair of attached houses, now offices. Built in the late eighteenth century (DoNH 1996, 41).
- c) (PMUF10) 58 New Road. House built in the early nineteenth century (DoNH 1996, 42).
- d) (PMUF11) 60 New Road. House built in the late eighteenth century (DoNH 1996, 43).

PC24 The Paddocks. Land between the roads perpetuating layout in 1803, interface between military and civilian settlements.

PC25 Civilian burial ground.

PC26 Military burial ground.

Not located in a plan component.

(PMUF12) New Road, north side. The Lord Duncan Public House. Built in the late eighteenth or early nineteenth century, named after Admiral Duncan who defeated the Dutch off Camperdown and Egmont in 1795. Now derelict (DoNH 1996, 43).

(PMUF13) Clover Street. Site of the Zion Baptist Chapel (O.S map 1:1250).

(PMUF14) 1-4 New Road Avenue. A terrace of four houses built *c.* 1830 and altered *c.* 1990 (DoNH 1996, 44).

(PMUF15) 5 New Road Avenues. House, now office. Built in the early nineteenth century and expanded in the late nineteenth century (DoNH 1996, 45).

(PMUF16) 1-12 Ordnance Terrace. A small early nineteenth century terrace of twelve three-storeys house. 11 was the home of Charles Dickens and family 1817-1821 (DoNH 1996, 46).

(PMUF17) Dock Road. Chatham Town Hall, built 1898-99 by G.E. Bond. Constructed of Bath stone ashlar with ragstone rock-faced plinth, with a tall tower and a copper cupola, in Free Renaissance style. Converted to Arts Centre in 1988 (DoNH 1996, 13).

6 THE POTENTIAL OF CHATHAM

6.1 Archaeological resource overview

Very few modern archaeological investigations have so far been undertaken within the town or its surroundings. Limited investigations of post-medieval rubbish pits were undertaken to the rear of the High Street in 1978-79. Thus little is known about the extent of surviving archaeological sub-surface deposits. Yet poorly recorded or briefly noted discoveries from the

late eighteenth to early twentieth centuries indicate a wealth of archaeological potential within the study area. The area of the town has, however, been subjected to a series of large scale re-developments, particularly in the area of the historic core near the church, The Brook and the central High Street, the more modern of these involving much deep disturbance and soil removal. Although no cellar survey has been undertaken to date, there are clearly a large number of buildings within the town centre with cellars and modern basements, which may well have destroyed areas of sub-surface archaeological deposits; therefore much archaeological information must have been lost. Many service trenches for sewers, gas, water, electricity, telephones, etc. must also have destroyed much of the archaeology underlying the streets and street frontages. The rubbish pits excavated in 1978-79 indicate that some small pockets of archaeological evidence still survive but they must be exceptional. The survival of meaningful archaeological deposits within the town centre is somewhat doubtful but more information may be recoverable from the fringes of the town and within the general study area.

6.2 Research questions

The purpose of this document is to develop policy for Chatham's urban archaeological deposits, particularly the medieval and earlier core and the post-medieval commercial and residential centre. None of the medieval and post-medieval components has been fully investigated archaeologically and there is virtually no archaeological evidence for the medieval economic base of the town.

The disturbance caused by late post-medieval and modern development suggests that Chatham's archaeological potential may relate more to answering specific questions as to its origins, chronological development and situation within Kent's urban network rather than to extensive area excavation.

6.3 Key areas for research

The following need to be investigated:

6.3.1 The origins of Chatham

The nature, chronology and extent of the earliest settlement at Chatham

The nature, chronology and extent of any Anglo-Saxon settlement

The origins and development of the church

The origins, location and development of the market

The origins and development of the Manor House and its impact on Chatham's development

The origins, development and influence of early roads and trackways

6.3.2 Chatham in the medieval period

The pattern of settlement and the relationship of individual plots to the settlement framework

The nature, extent and chronology of occupation within the urban core

The form, character and dating of individual properties

The development and location of the market

The development of the church

The origins, location, character and development of the Tudor naval base, and its influence on the development of the town

The economy of the town and its trading and commercial contacts with its hinterland, London and elsewhere

6.3.3 Chatham in the post-medieval period

The pattern of settlement and the relationship of individual plots to the settlement framework

The form, character and chronology of individual properties

The origins of the post-medieval naval dockyard

The influence of the naval dockyard on the development of the town, including the nature, date and extent of the settlement pattern, urban character, and the origin of public buildings.

The development of the church

The origins, character and development of the post-medieval shipyards and wharves outside the naval dockyard

The origins and development of other industries and their influence on the development of the town

6.3.4 General questions

The evidence of artefactual remains in interpreting the town's history

The nature of the environment of the area prior to the development of the town and throughout its history.

The discovery and study of structures, artefacts and palaeoenvironmental evidence would illuminate these topics. Small-scale archaeological sampling in individual properties in Chatham could provide answers to specific questions. Consideration should be given, however, to large-scale excavation over a number of adjacent properties, which would provide a wider picture, if desk-top assessment and field evaluation demonstrate the case. The position and importance of Chatham in the hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical documentation.

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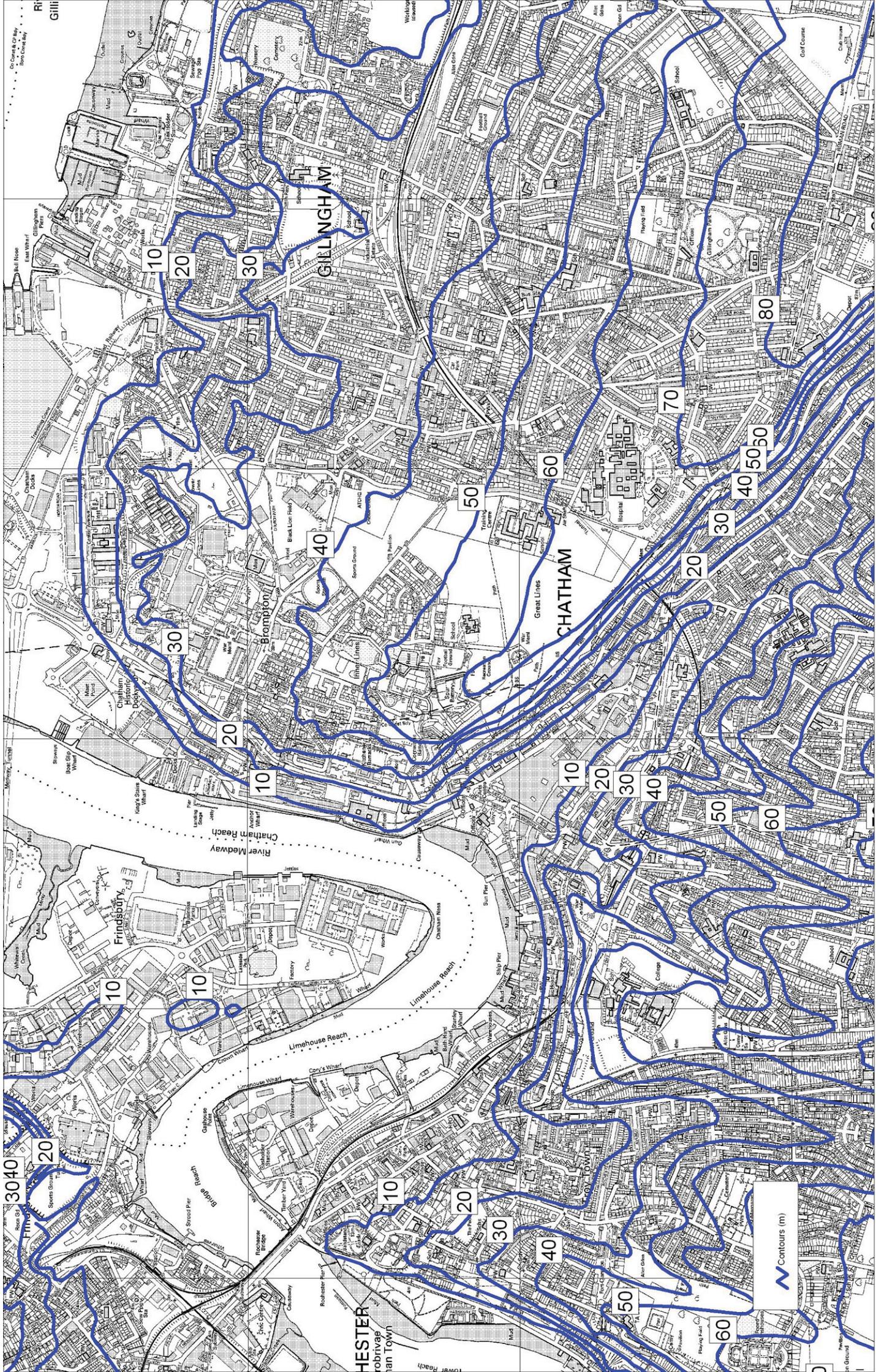


Figure 1. Map of Chatham showing contours

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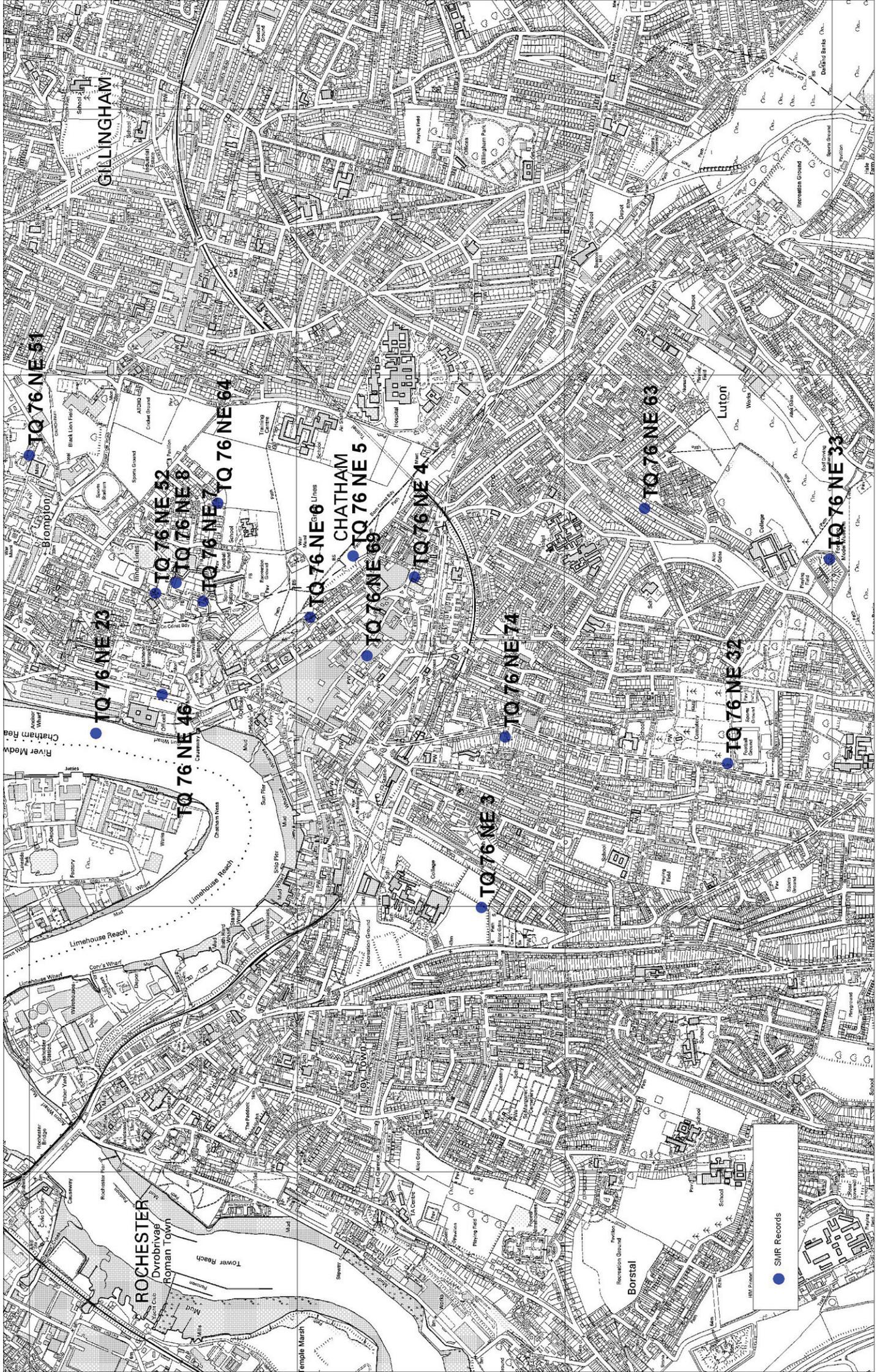
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Scale 1:1500 Figure 2 Map of Chatham showing geology

Legend	
	Drift Geology
	Landfill
	No Data
	No dirt or solid
	Blown Sand
	Marine Beach / Tidal Flats
	Stem Gravel Beach Deposits
	Mudstone (E Estuaries) Alluvium
	Clay (Sand Gravel & Gravel)
	Calcareous Tufa
	Alluvium
	Dry Valley & Nalbourne Deposits
	Peat
	Blacksand
	Unsorted Hoop Pine Gravel
	1st Terrace River Gravel
	2nd Terrace River Gravel
	3rd Terrace River Gravel
	4th Terrace River Gravel
	5th Terrace River Gravel
	1st/2nd Terrace River Gravel
	2nd/3rd Terrace River Gravel
	4th/5th Terrace River Gravel
	Tallow Gravel
	Roper Hill Gravel
	Head
	Coarse Deposits
	Head Blackwash
	Head Blackwash (Older)
	Head Blackwash 1st Terrace
	Head Gravel
	Pileas Gravel
	Clay-with-Fints
	Sand in Clay-with-Fints
	Disturbed Blackwash Beds
	Solid Geology
	Creme de la Weald Clay
	Ardingly Sandstone
	Ashdown Beds
	Atherfield Clay
	Bagnold Beds
	Blackwash beds
	Dulwich Beds
	Clay & Lint in Weald Clay
	Clay fronting Weald Clay
	Clay in Tun Wells Sand
	Chygate Beds
	Cuckfield Stone
	Folkestone Beds
	Gault
	Gonistead Clay
	Hastings Beds
	Hole Beds
	Intrusive Head of Clay
	Large Full Lane Weald clay
	Lombard Clay
	London Clay
	Lower Chalk (Oolitic) m.s.l
	Lower Gonistead Clay
	Lower Tun Wells Sand
	Melbourn rock
	Middle Chalk
	No dirt or solid
	Sand in Weald Clay
	Sand in Weald clay
	Singapore Beds
	Small Full Lane Weald clay
	Thicket Beds Brimstone beds
	Tunbridge Wells Sand
	Upper Chalk
	Upper Greensand
	Upper Gonistead Clay
	Upper Tun Wells Sand
	Weald Clay
	Woodcock beds

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1:18040

Figure 3. Map of Chatham showing archaeological remains

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THE GROWTH OF CHATHAM DOCKYARD

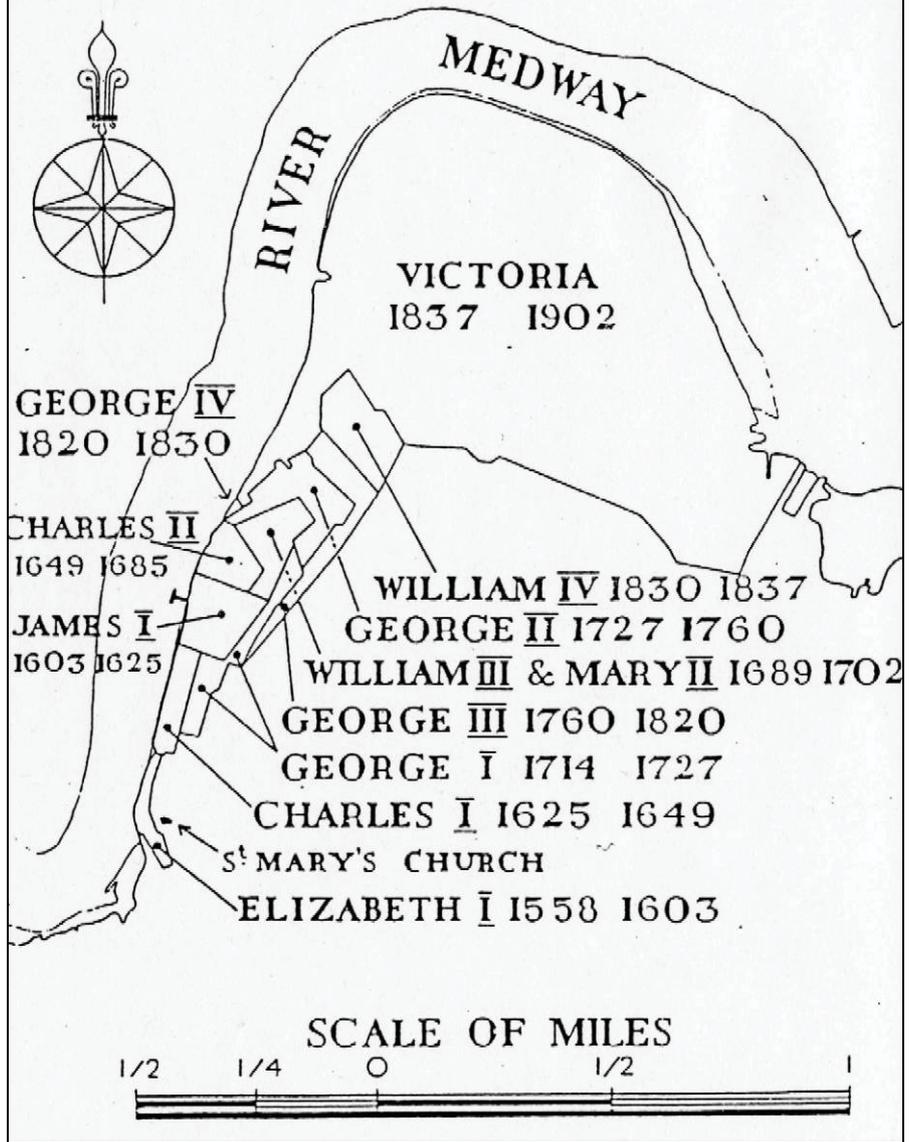


Figure 4. Map showing development periods of Chatham Dockyard

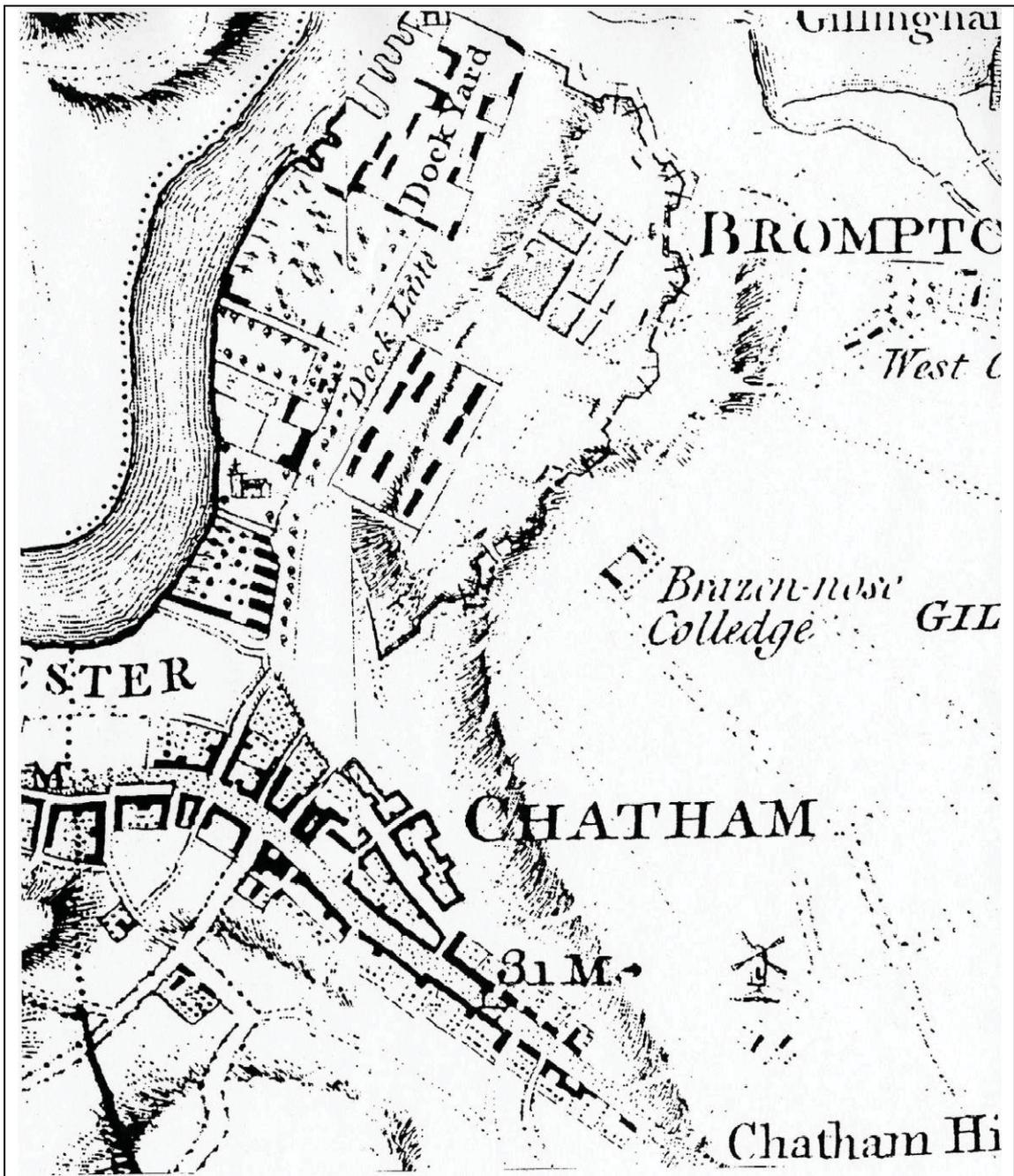


Figure 5. Andrews, Dury and Herbert's map of Chatham, 1769

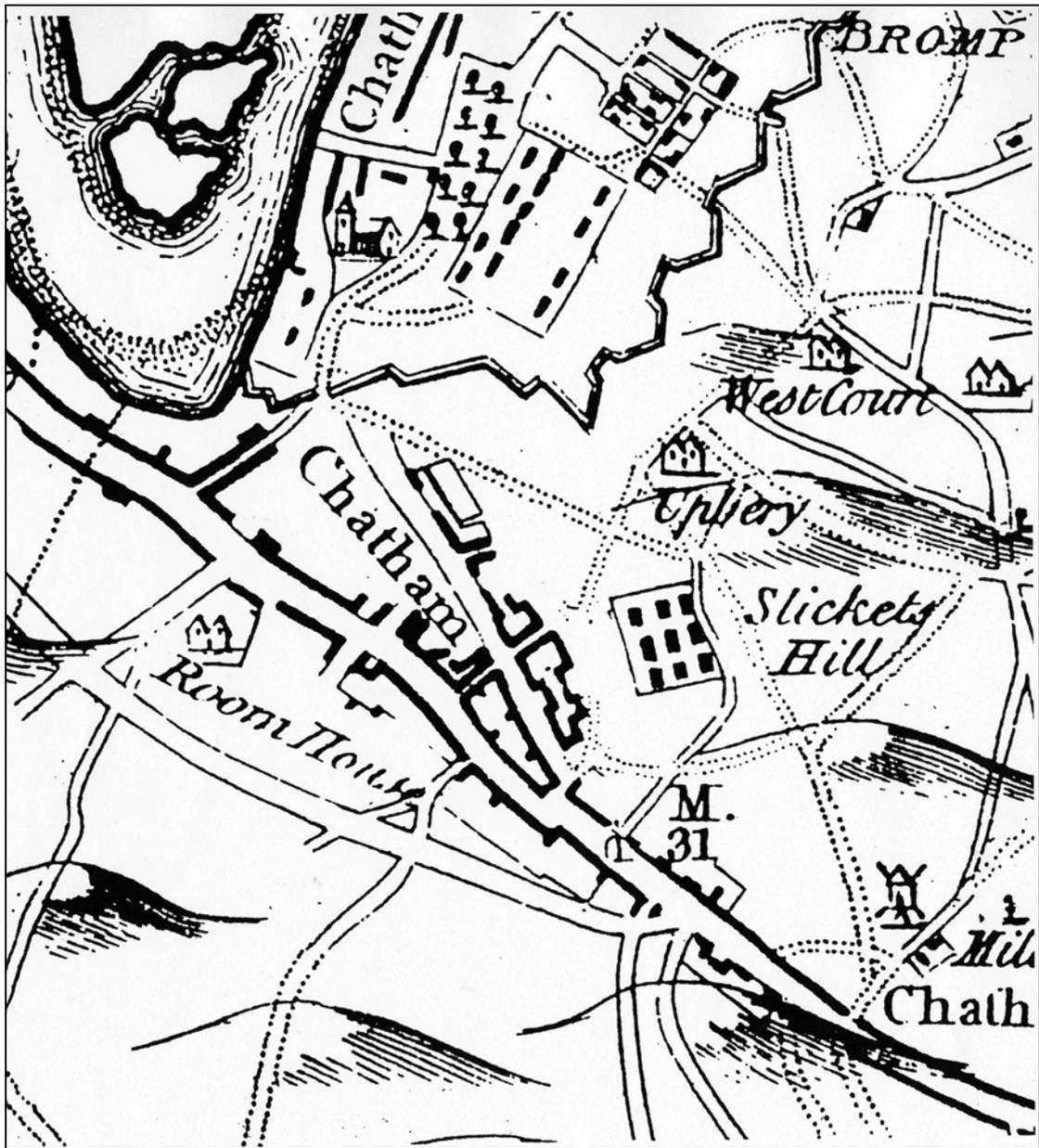


Figure 6. Hasted's map of Chatham, c.1798

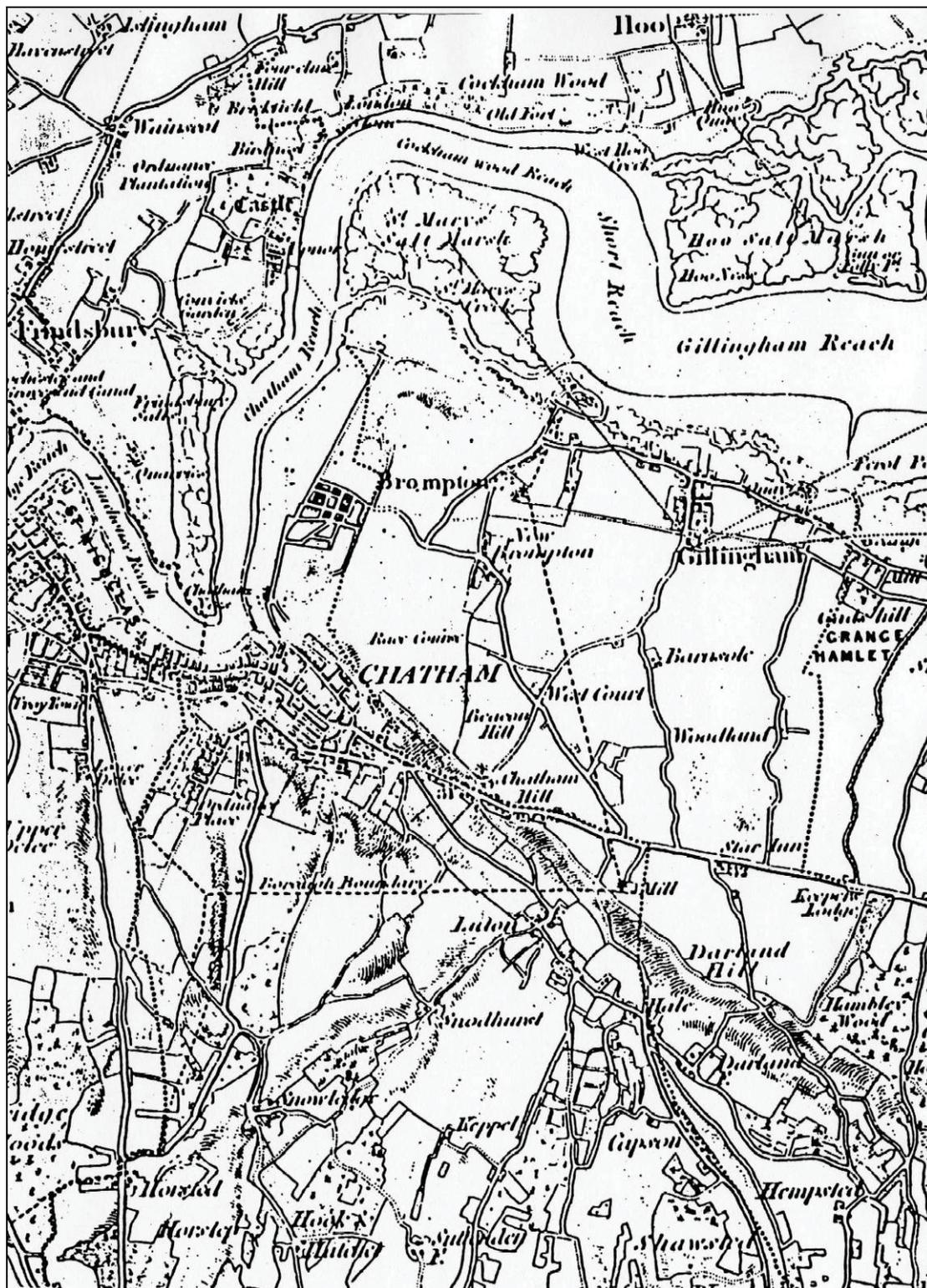


Figure 7. Mudge's map of Chatham for Ordnance Survey, c.1800-1805

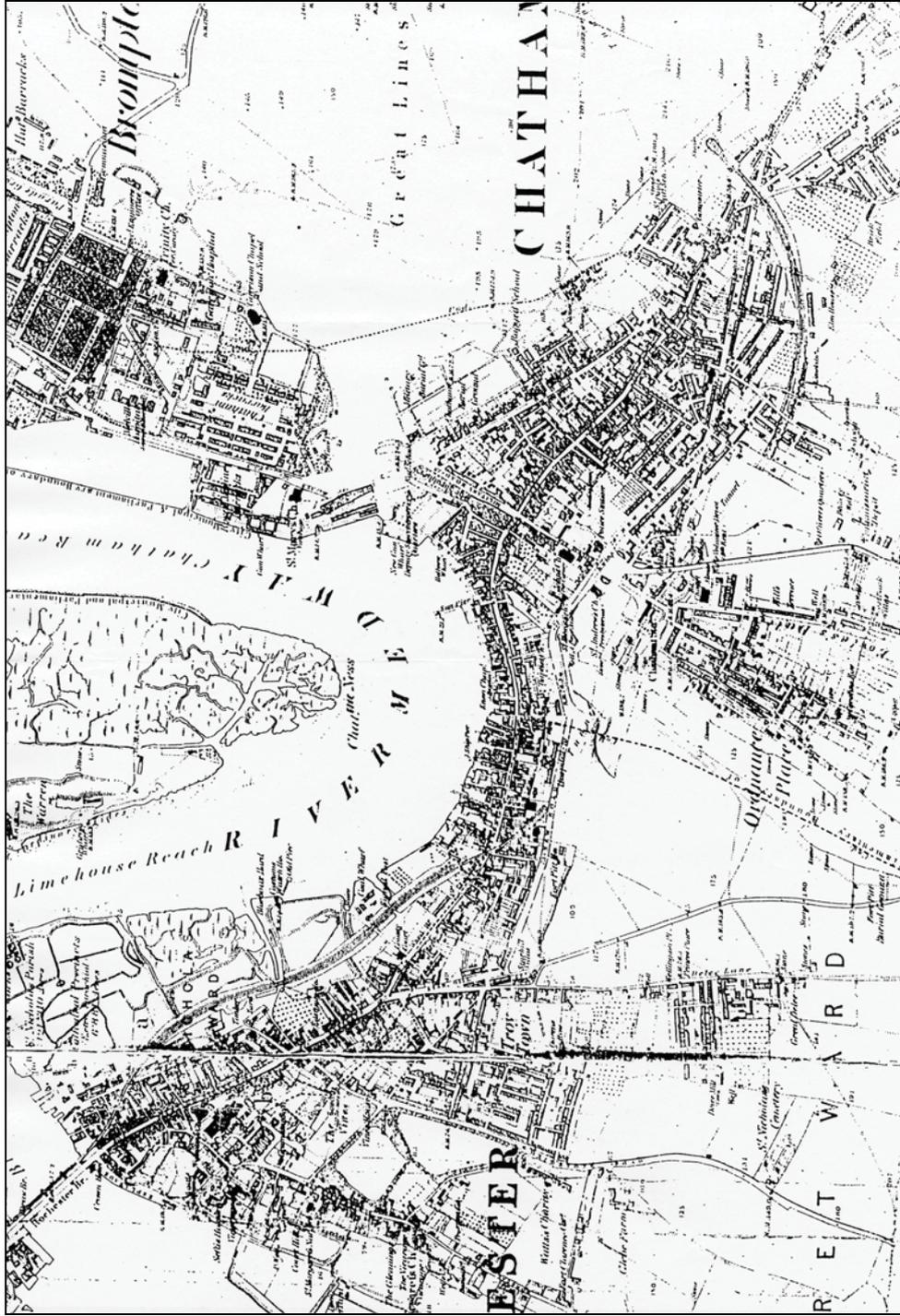


Figure 8. The OS 1st Edition of Chatham, c.1869

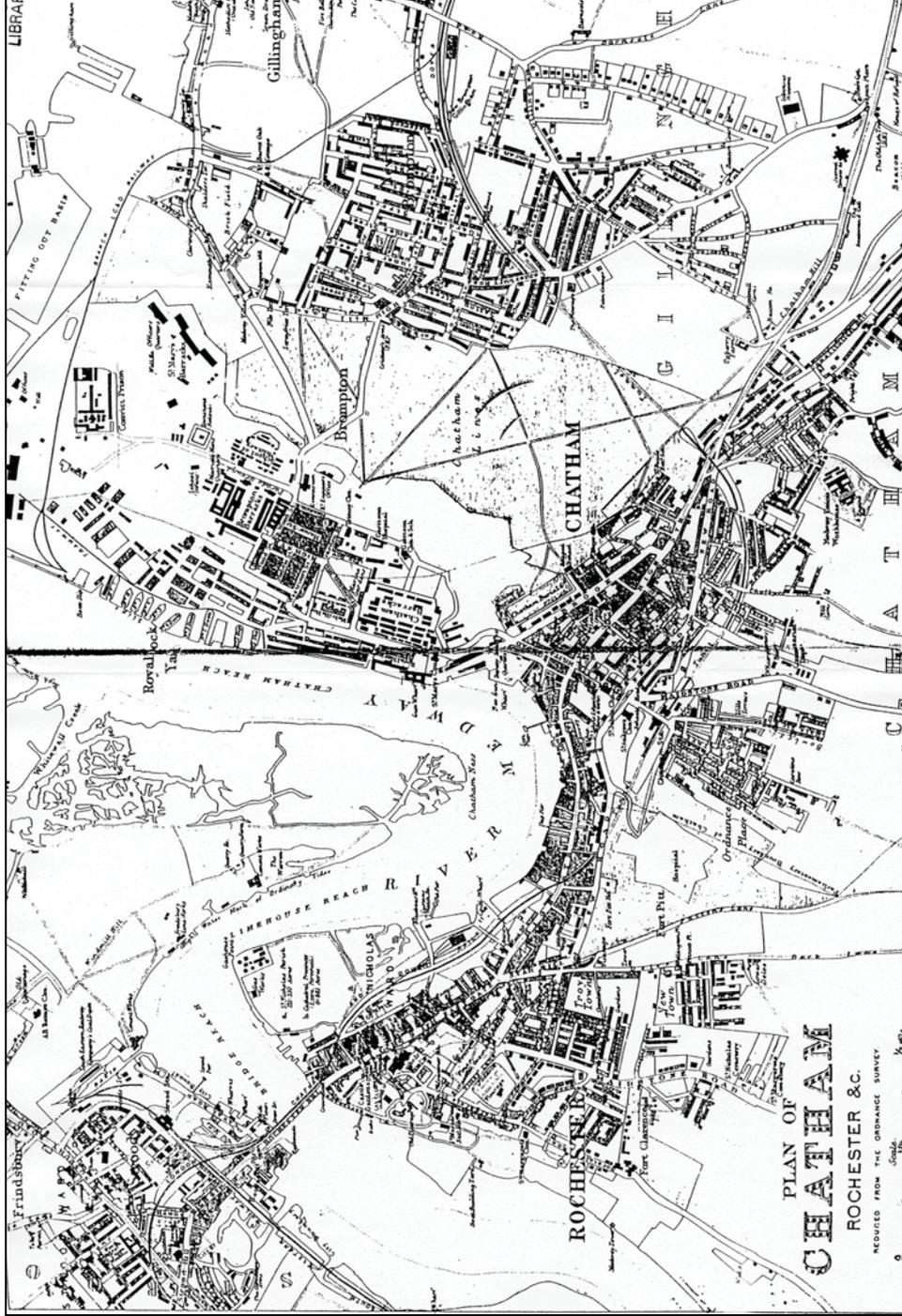


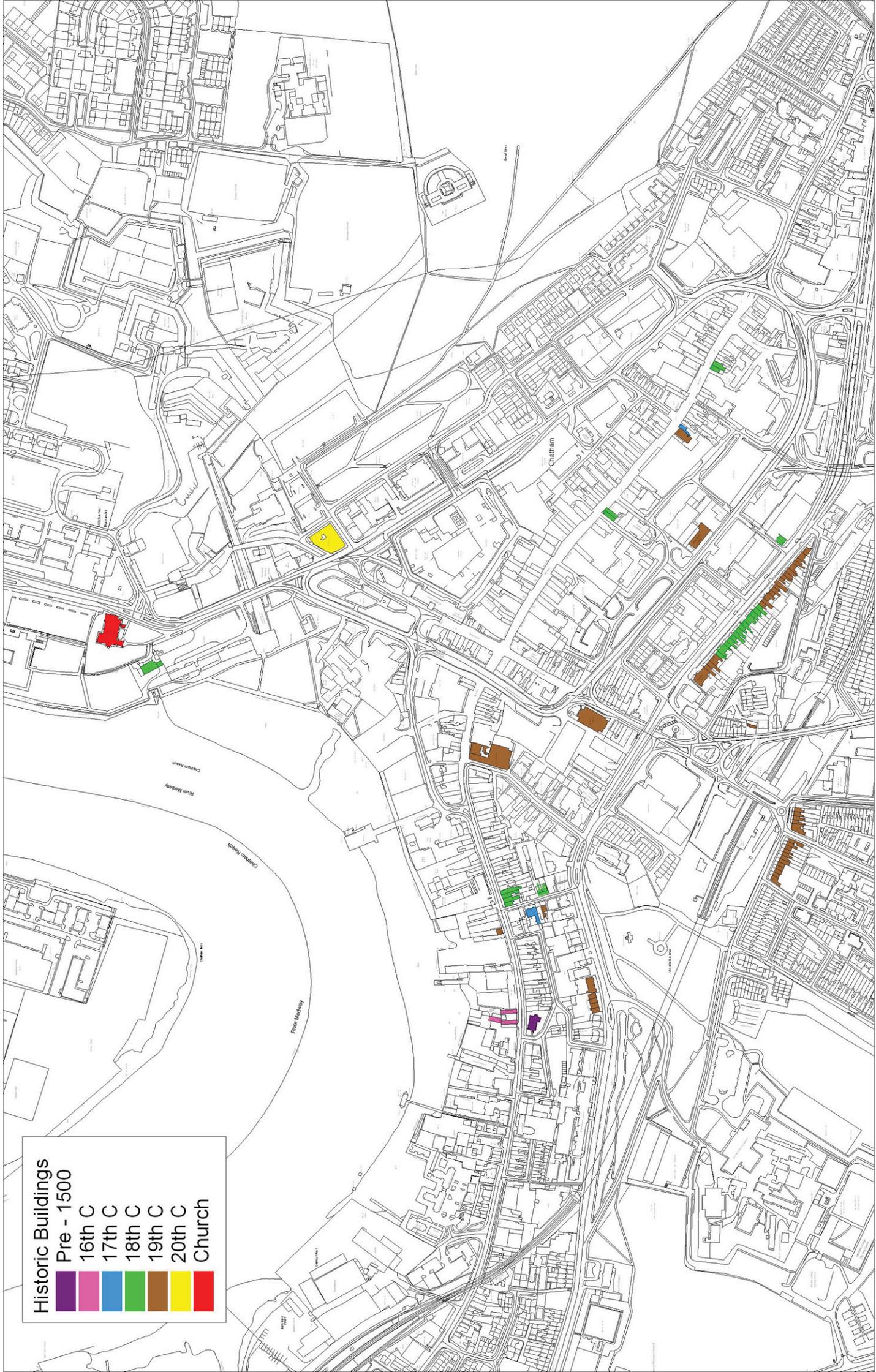
Figure 9. OS map of Chatham, c.1890



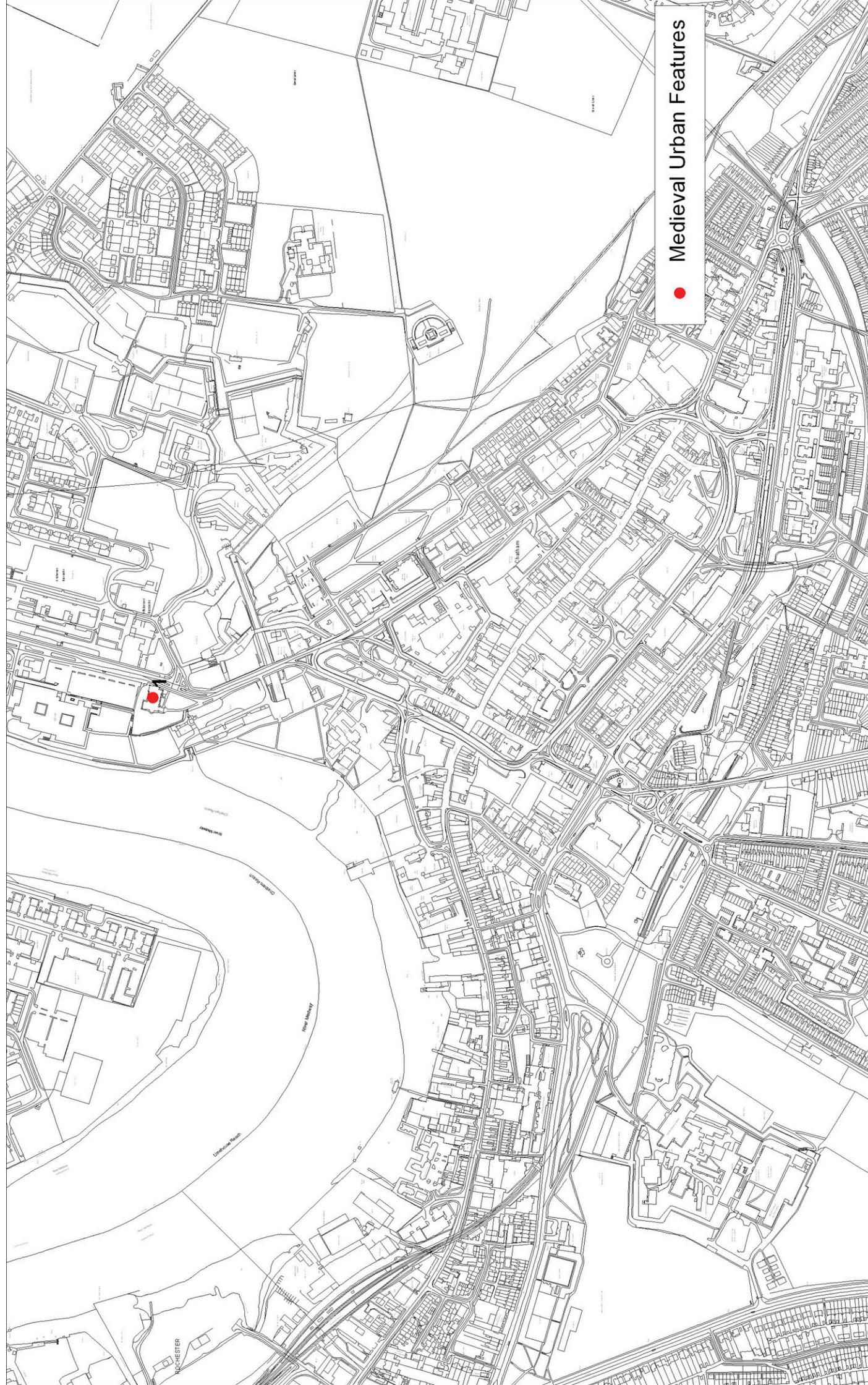
Figure 10. Map of Chatham showing historic buildings

1:6043

Historic Buildings	
Pre - 1500	Red
16th C	Orange
17th C	Yellow
18th C	Green
19th C	Blue
20th C	Purple
Church	Pink



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● Medieval Urban Features



Figure 11. Map of Chatham showing medieval urban features

1:5730

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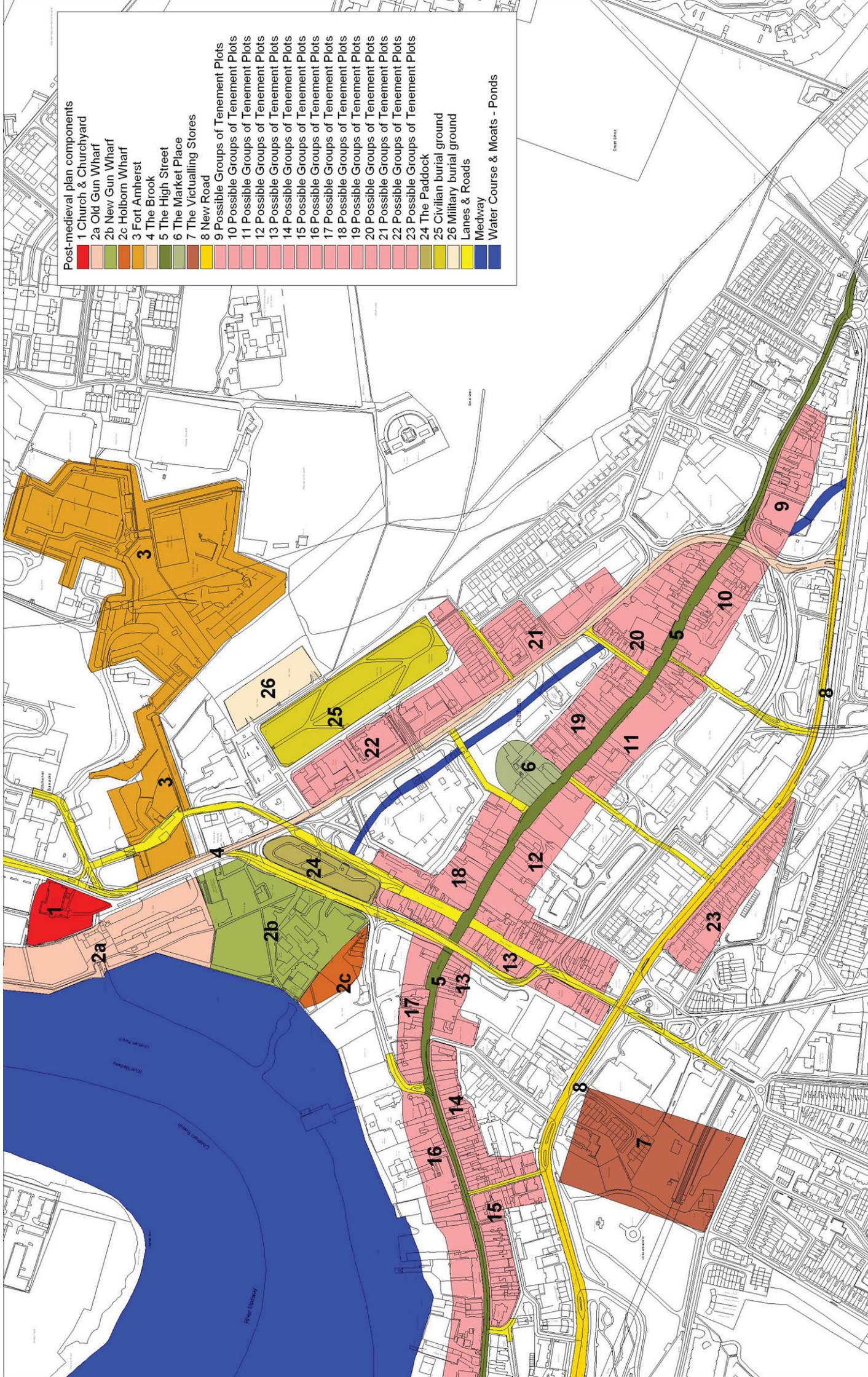
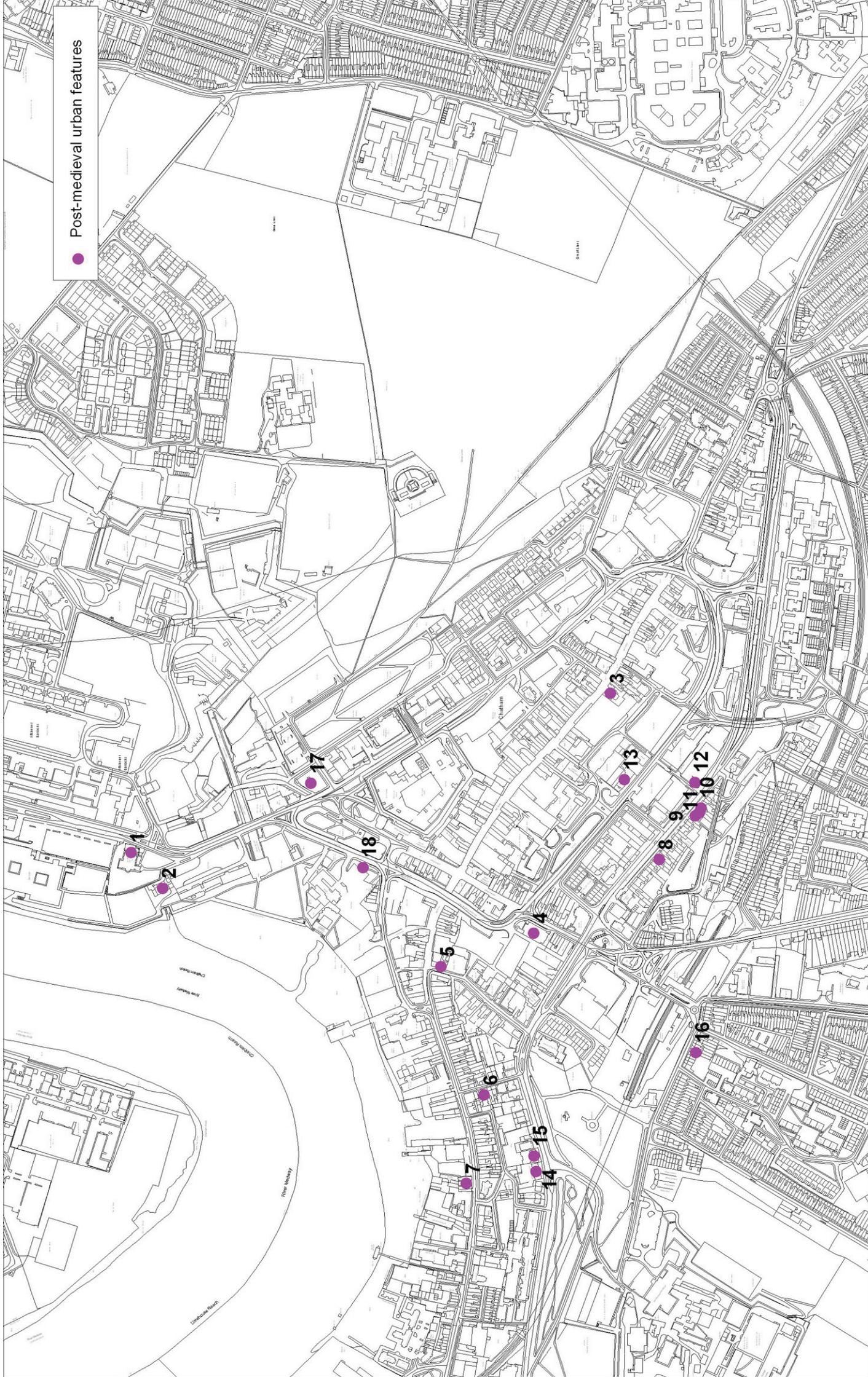


Figure 12. Map of Chatham showing post-medieval plan components

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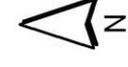


● Post-medieval urban features

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Figure 13. Map of Chatham showing post-medieval urban features

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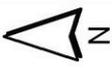
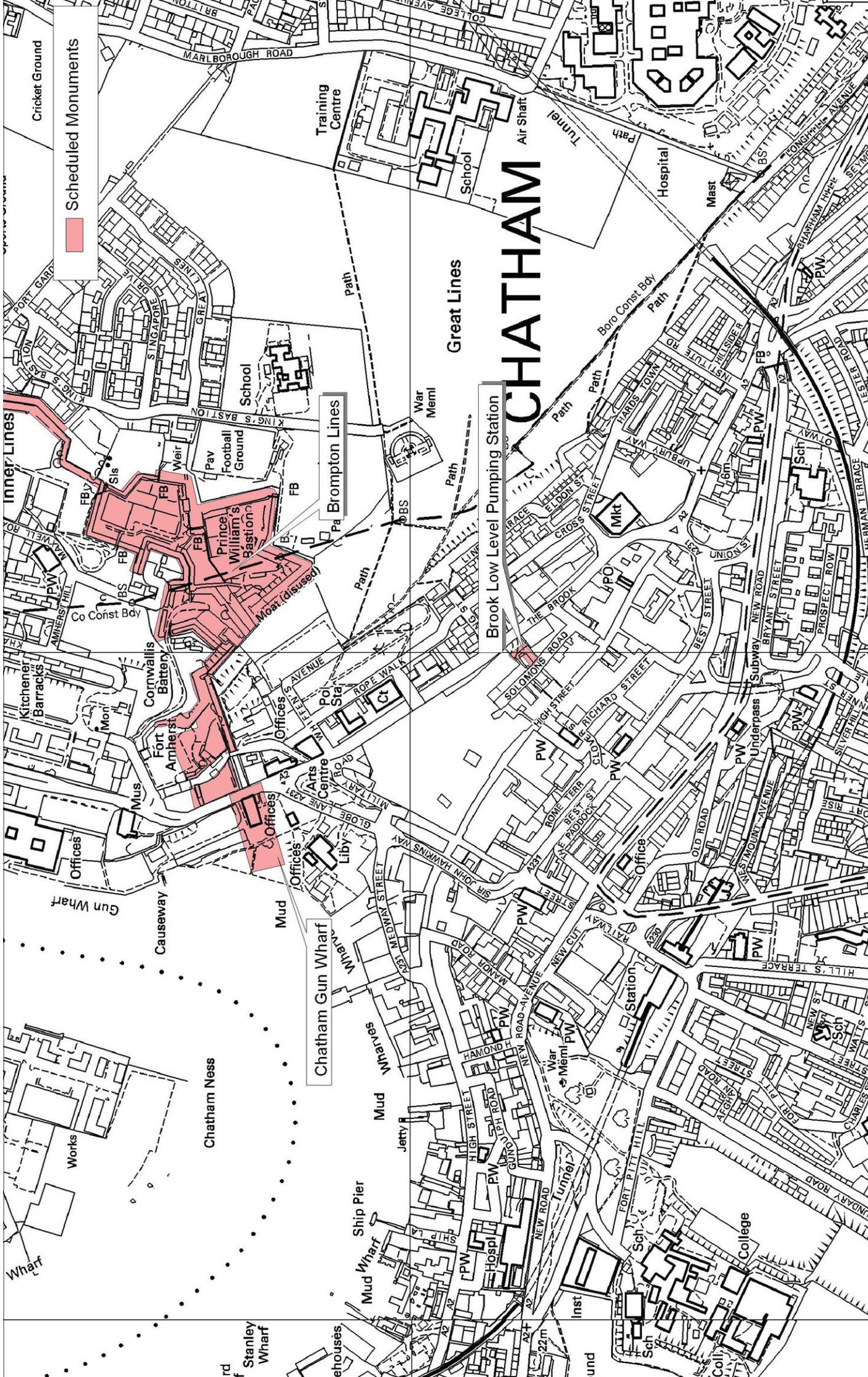


Figure 14. Map of Chatham showing scheduled monuments

3.2 **Zone 1** identifies, as suggested in PPG16 (para 16), archaeological remains of known national importance, and comprises both Scheduled Monuments and unscheduled remains. PPG16 (para 8) states that:

'Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.'

3.3 Scheduled Monuments (formerly known as Scheduled Ancient Monuments) are protected under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979, and prior consent from the Secretary of State is required for all works affecting such monuments, whether or not those works require planning permission. Local planning authorities should secure, through the development control process, the protection of nationally important remains that are not scheduled.

3.4 Development proposals within Zone 1 that are likely to affect nationally important archaeological remains whether scheduled or not, should include a detailed archaeological assessment of the remains and a mitigation strategy setting out how the remains will be protected. Buildings and foundations may need to be designed and/or located to allow preservation of archaeological remains. Such considerations should be addressed at an early stage in the design process, if possible before a planning application is actually submitted, in order to avoid unnecessary costs.

3.5 The archaeological and historic integrity of sites within Zone 1, together with their settings, should be protected and where possible enhanced. Where development would adversely affect them permission will normally be refused.

3.6 Where permission is granted, conditions will normally be applied, or agreements entered into, to ensure that any necessary mitigation strategy is implemented. Applications for planning permission and other consents that affect the fabric of historic buildings, or other historic structures or earthworks, and/or that disturb the ground, should be accompanied by the following:

- i.) a detailed report on the character and extent of any archaeological remains likely to be affected; and
- ii.) a mitigation strategy detailing how any possible archaeological impacts would be avoided.

3.7 **Zone 2** contains archaeological remains, some of which may be of national importance but whose precise extent, quality or level of importance is currently not clear, and where clarification of potential is required. Early consultation with the local planning authority, preferably prior to the submission of a planning application, will enable the implications of the proposals to be assessed, the appropriate course of action identified, and expensive redesign costs avoided.

3.8 The archaeological and historic integrity of sites within Zone 2, together with their settings, should be protected and where possible enhanced. Further information will be needed in this respect before informed decisions can be made. Therefore development proposals

APPENDIX I: KENT AND MEDWAY STRUCTURE PLAN – MAPPING OUT THE FUTURE: *DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG 3) ON ARCHAEOLOGY IN HISTORIC TOWNS*

1. Introduction

1.1 The Extensive Urban Archaeological Survey, undertaken by Kent County Council, assesses the archaeological potential of the historic towns in Kent and Medway, particularly in relation to potential impacts from development. It constitutes draft supplementary planning guidance (as revised following consultation). Following adoption of the Kent and Medway Structure Plan (KMSP) (anticipated in late 2005) this draft guidance will be taken forward as Supplementary Planning Guidance to KMSP Policy QL8 [Archaeological Sites] which sets out the requirements for the conservation and management of archaeological sites and finds. The draft KMSP and the draft supplementary guidance on archaeology (SPG3) were subject to full public consultation in late 2003. The draft supplementary planning guidance has been revised in the light of the responses received to that consultation. Policy QL8 is also the subject of a Proposed Change put forward in 2004 prior to the Structure Plan Examination in Public.

Policy QL8: Archaeological Sites

The archaeological and historic integrity of scheduled ancient monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not normally be permitted.

Where important or potentially important archaeological remains may exist, developers will be required to arrange for archaeological assessment and/or field evaluation to be carried out in advance of the determination of planning applications.

Where the case for development affecting an archaeological site 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 will be required.

Source : Kent and Medway Structure Plan:Deposit Plan September 2003 as amended by Proposed Pre – Examination in Public Changes: June 2004

1.2 Precisely defining what is a town is not straightforward; for the purposes of this study, places that can be seen historically to have fulfilled roles as central places socially and economically, and perhaps with a market, have been included. Inevitably the distinction between village and town is not always clear. The Extensive Urban Archaeological Survey includes some medieval towns that are no longer of urban character and extends to towns which developed in the eighteenth century. Roman towns that now only survive as buried remains in a rural context are not included. The Guidance is concerned with the impact of development on archaeological remains within towns rather than sites in the surrounding countryside. In particular it seeks to raise awareness of areas of archaeological importance

within a town, provide more accurate information on the extent of these areas and establish a consistent approach towards dealing with the impact of development proposals across Kent and Medway¹. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

1.3 The Guidance is aimed at local planning authorities, developers and their advisers. It may also be of interest to landowners, householders and local historical groups. Pending adoption of the Kent and Medway Structure Plan, this Guidance amplifies Policy ENV18 of the adopted Kent Structure Plan 1996. Local Planning Authorities are encouraged to take the guidance into account in the preparation of their Local Plans/ Development Plan Documents and site specific Supplementary Planning Documents. The Guidance does not apply outside the identified urban areas and should be read alongside existing Local Plan policies on archaeology. The Guidance has been issued both as a Kent and Medway edition containing maps for all the settlements to which it applies and a district edition containing maps only for those settlements falling in the respective district area. There is no difference in the wording or application of the Guidance in either edition.

2. SPG Background

2.1 Kent's historic towns, some of which have been occupied since Roman times or even earlier, contain a wealth of evidence of past ways of life. This may take the form of buried archaeological deposits, standing buildings or structures, such as castles or town walls, or the present street patterns which may reflect past urban forms. At the same time, our towns need to develop as thriving communities. The Guidance aims to reduce conflict between the need for development and the need to preserve important archaeological remains, through the preparation of an ongoing and integrated strategy for conserving the urban archaeological resource.

2.2 The Government's policy on archaeological remains is set out in PPG16: Archaeology and Planning. It states (para. 6) that:

'Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.'

2.3 Archaeological remains are not always buried below ground and in many cases historic buildings within a town will contain important archaeological information, irrespective of whether they are Listed Buildings or not. Indeed, as noted in PPG15 (para. 2.15):

'Some historic buildings are scheduled ancient monuments, and many which are not scheduled are of intrinsic archaeological interest or stand on ground which contains archaeological remains.'

¹ Please note that Kent County Council provides an archaeological service for the Medway area on behalf of Medway Council.

2.4 The means by which provision for archaeological preservation or recording is secured is also discussed in PPG16. In the event that archaeological work may be required prior to a planning decision being taken (para 21):

'it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken.'

If the planning authority is willing to grant planning permission but requires that preservation in-situ or archaeological recording take place (para 30):

'it is open to them to do so by the use of a negative condition i.e. a condition prohibiting the carrying out of development until such time as works or other action, e.g. an excavation, have been carried out by a third party. '

3. Urban Archaeological Zones and Guidance

3.1 The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Chatham here Figure 15) providing archaeological response zones based on the known importance of archaeological deposits in that town, which again derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries. Key documents in assessing the archaeological potential of Kent's towns are the Ordnance Surveyors' Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 19th century. While they do not map the extent and layout of the towns in the medieval period, they nonetheless provide a useful baseline for assessing the extent and layout of the towns in the Middle Ages. In the case of applications for Listed Building Consent or where the building is historic in character, and where the proposal impacts on the historic fabric, then the Local Planning Authority will need to consider whether or not to consult the County Archaeologist in respect of considerations of archaeology or industrial archaeology. Similarly, developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process. Four types of Urban Archaeological Zone have been identified although they will not necessarily be present in all the towns. The zones indicate:

Zone 1 – Areas of known national importance;

Zone 2 – Areas of known archaeological potential where clarification of the nature of this potential is required;

Zone 3 – Areas where archaeological potential is thought to be lower; and

Zone 4 – Areas in which archaeological remains have been completely removed.

Further information detailing the state of knowledge of the archaeology of each of these towns including analysis of their topography and historical development is available in the form of an Assessment Report. These reports can be purchased from the County Archaeologist (see section 7 for contact details).

within Zone 2 that affect the historic fabric of buildings, or other historic structures or earthworks, and/or that disturb the ground, should be accompanied by a detailed report on the character and extent of any archaeological remains likely to be affected. Field evaluation may need to be carried out and the results made available prior to the determination of a planning application.

3.9 If significant archaeological remains are found to be affected by the proposals, preservation *in situ* of the remains will normally be sought. In some cases the need to preserve important archaeological remains may result in planning permission having to be refused. If permission is granted, a mitigation strategy detailing how preservation *in situ* is to be achieved should be submitted to and agreed with the local planning authority. Where preservation *in situ* is not justified appropriate provision for archaeological investigation, recording, analysis, publication and archiving will be required, in accordance with a written specification and timetable to be agreed with the local planning authority. Conditions will normally be applied to permissions or agreements sought to implement the mitigation strategy or programme of archaeological work.

3.10 **Zone 3** contains archaeological remains which on current evidence are of lesser importance. Development proposals within Zone 3 that affect the historic fabric of buildings, or other historic structures or earthworks, and/or that will disturb the ground should include provision for archaeological investigation, generally in the form of monitoring and/or borehole investigation, and the recording of finds and information of archaeological interest. If extensive or particularly important archaeological remains are unexpectedly encountered during the development process, there may be a need to arrange for their physical preservation and/or a more detailed programme of archaeological investigation and recording. Where permission is granted, conditions will normally be applied or agreements sought to implement the archaeological work.

3.11 **Zone 4** comprises areas where archaeological remains are known already to have been entirely removed by previous development, or other activity, including archaeological excavation. This Zone is only defined on the plan where it lies within the study area.

4. Outside the Urban Archaeological Zoned Area

4.1 Archaeological remains may be known or thought likely to exist outside the areas covered by the Extensive Urban Archaeological Survey and the Urban Archaeological Zones. Developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process.

5. Updating of the Urban Archaeological Zones

As new archaeological and historical information concerning the historic towns becomes available, it may be necessary for the County Archaeologist in conjunction with the Local Planning Authority to revise the boundaries of the Urban Archaeological Zones.

6. Glossary of Terms

Scheduled Monument

Under the Ancient Monument and Archaeological Areas Act 1979 the Secretary of State has a duty to compile and maintain a schedule of monuments, such monuments having statutory protection. Monuments on the schedule are by definition of national importance and the

appropriateness of addition to the list is assessed against a set of criteria as set out in PPG16 Annex 4.

PPG15

Planning Policy Guidance 15: Planning and the Historic Environment (Department of the Environment and the Department of National Heritage 1994)

PPG16

Planning Policy Guidance 16: Archaeology and Planning (Department of the Environment 1990)

NB PPG15 and PPG16 are currently being revised and consolidated into a new Planning Policy Statement for the Historic Environment – PPS15

Assessment

This is normally a desk based activity bringing together all known evidence relating to the importance or potential of a given site or area.

Evaluation

This is normally supplementary work undertaken in the field (either non-intrusive such as fieldwalking or geophysical survey, or intrusive such as boreholing or trial trenching) to obtain further information on the character, extent, date and potential of a given site or area.

Mitigation

Archaeological mitigation aims to minimise the effects of proposed development and normally consists of either preservation *in situ* of the archaeological remains, and/or archaeological investigation, recording, publication and archiving, where preservation is not justified or possible.

7. Useful Addresses and Contacts

County Archaeologist
Heritage Conservation Group
Kent County Council
Invicta House
County Hall
Maidstone
Kent
ME14 1XX
Tel: 01622-221541

English Heritage
Eastgate Court
195-205 High Street
Guildford
GU1 3EH
Tel: 01483 252038

8. List of Settlements to which draft SPG3 Applies

Appledore
Ashford
Charing
Chatham
Chilham
Cranbrook
Dartford
Deal
Edenbridge
Elham
Faversham
Folkestone
Fordwich
Gillingham
Goudhurst
Gravesend
Headcorn
Hythe
Ightham
Lenham
Lydd
Maidstone
Marden
Margate
Milton Regis
Minster in Thanet
New Romney
Northfleet
Queenborough
Ramsgate
Rochester
Sandwich
Sevenoaks
Sheerness
Sittingbourne
Smeden
Tenterden
Tonbridge
Tunbridge Wells
West Malling
Westerham
Whitstable
Wingham
Wrotham
Wye
Yalding

Areas in white are not zoned as they do not form part of the historic town. It should not be assumed that these areas contain no archaeological remains.

Fort Amherst
Scheduled Monument

Urban Archaeological Zones

	Zone 1
	Zone 2
	Zone 3

1:5401

Figure 15. Map of Chatham showing Urban Archaeological Zones

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