

Kent Historic Towns Survey

CRANBROOK

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

CRANBROOK - KENT

ARCHAEOLOGICAL ASSESSMENT
DOCUMENT

Kent County Council
Heritage Conservation Group
Strategic Planning
Invicta House
Maidstone ME14 1XX
Kent

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1 INTRODUCTION

1.1 Background

Cranbrook is a small market town, based on a settlement of probably Late Saxon origin. Situated in Tunbridge Wells District in the High Weald, at the junction of several early tracks and by the crossing point of the Crane brook, it is 19km east of Tunbridge Wells, 20km south of Maidstone and 24km south-west of Ashford.

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 provided 19 entries. Of these, 18 relate to standing buildings and one is an industrial site of post-medieval date. Cranbrook is fairly typical of many small medieval towns in England in that there has been, as yet, no significant archaeological research either within the settlement or the area of study. Thus much of this study is based on documentary evidence, secondary published sources and analysis of the settlement's topography. Most of the currently visible upstanding features date from the fifteenth and sixteenth centuries, although there are structures of both earlier and later date.

1.2 Situation

Cranbrook (Figure 1) is situated in the High Weald of Kent, close to the Kent and Sussex border at NGR TQ 77503600, on an area of fairly level ground between 75m to 91m O.D., close to the Crane Brook which rises at Hartley and flows through Cranbrook to join the Hammer Stream beyond Sissinghurst. The Hammer Stream then joins the river Beult at Headcorn, and merges with the river Medway at Yalding. The settlement stands on a bed of Tunbridge Wells Sands, with bands of Tunbridge Wells Clay and Weald Clay running through it (Figure 2). The area is well supplied with fresh water, with a series of lakes, ponds and small streams around the settlement.

1.3 Study area

The area selected for general study lies between TQ 760350 and TQ 790380. 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 770355 and TQ 783364.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Cranbrook itself or its immediate environs. Virtually no archaeological work has been undertaken in the area. The Sites and Monuments Record (SMR) for the area records the following evidence

2.1 Post-medieval

TQ73 NE22 - Cranbrook Furnace, an iron-working furnace is shown on a map of Wealden furnaces dated 1574 (Hist. Metal. Soc. 1980, 5).

3 HISTORICAL RECORDS

3.1 Domesday Book

There is no mention of Cranbrook in Domesday Book., although the church is recorded in the Domesday Monachorum of c.1089 as *Cranebroca*, and appears as *Crenbroc* in the 'Testa De Neville', a survey instituted by Henry III and Edward I c.1270-1280,

3.2 Origin of place name

The place name derives from the Old English *cran* (crane) and *broc* brook, and the settlement still stands on the Crane brook. The place name can be traced to its present form thus:

OE <i>cran broc</i>	<i>c.1100 Cranebroca</i>
1226 <i>Cranebroc</i>	1270 <i>Cranebrok</i>
1610 <i>Cranbrooke</i>	1700 <i>Cranbrook</i>

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 *The Saxon period*

Situated in the great forest of *Andresweald*, the original settlement at Cranbrook appears to have grown up in a clearing where several routes converged to cross the Crane brook. It is uncertain when the settlement at Cranbrook originated; it is not mentioned in Domesday Book but the church is listed in the Domesday Monachorum, compiled about the same time, so a Late Saxon origin is probable.

4.2 Urban evidence

4.2.1 *The medieval period*

4.2.1.1 Markets and fairs

The first evidence for a market and fair at Cranbrook dates from 1289 when Edward I granted a charter to the rectory of Cranbrook for a weekly market to be held on Saturdays, and also two annual fairs to be held on the feasts of St Dunstan (19th May) and St Giles (1st September). The market place was in the roughly triangular area to the south-west of the church where several routes met to form a T-junction.

4.2.1.2 The manor

Cranbrook lay within both the manor of Glassenbury and the manor of Godmersham. The earliest lord of the manor of Glassenbury is recorded as William Rookenhurst or Roberts, who settled in Goudhurst in *c.1103*, but had a mansion built at Winchett Hill. The family lived there until the end of the thirteenth century when a manor house was built at Glassenbury Hill, *c. 5km* north-west of Cranbrook church. This was demolished *c. 1473*, and a new moated house was built lower down the valley where it was surrounded by a deer park. The manor remained in the same family until the nineteenth century.

4.2.1.3 The church

The parish church of Cranbrook is dedicated to St Dunstan, canonised 1029. This may indicate a foundation sometime between 1030 and 1060, although the first record of a rector is only in 1177, when Gaufridus Forti was installed. The church was valued at £26 13s. 4d. in 1291 (*Taxatio* of Pope Nicholas IV). The advowson of the church was owned by the archbishop until 1543 when Henry VIII transferred it to the newly-founded dean and chapter of Canterbury.

No details of the earliest church are known. The earliest surviving masonry is a twelfth century doorway, now blocked, and there are traces of thirteenth century work in the north aisle and evidence of an early tower at the north-west corner. The present church, however, was largely rebuilt between the mid-fourteenth and mid-sixteenth centuries when Cranbrook was at its most prosperous. The tower, south porch, chancel arch, and part of the north aisle

were completed by 1425, the nave and south aisle were begun in 1520 and the enlargement of the chancel and addition of the sanctuary were finished before 1550.

4.2.1.4 Industry and trade

Cloth making

Cranbrook's period of greatest prosperity began during the reign of Edward III (1327-1377) when continental clothiers, particularly Flemings, settled in the Weald and brought their expertise with them. By c. 1332 John Kemp from Flanders was living in Cranbrook, and others soon followed. Cranbrook benefited from the natural resources needed for cloth making, particularly watercourses and timber, and its position at the centre of communications also contributed towards its success. The town became the principal cloth market in the Weald by the middle of the fourteenth century. In 1393 John Crane of Cranbrook became one of the earliest aulnagers (inspectors who fixed seals on bales of cloth as official signs of quality) in England.

By the middle of the fifteenth century Cranbrook was the centre of the weaving and cloth making industry of Kent. Numerous clothiers are mentioned in records and many acquired a considerable amount of property in and around the town. For example, when Thomas Henley died in 1495 he possessed more than 30 properties in Cranbrook and others in Biddenden, Tenterden, Romney and East Kent.

As the industry grew, the master clothiers built cloth-halls, often in Flemish style with their gable ends towards the road. They may still be found in some medieval cloth-making centres in Kent, and originally served a two-fold purpose: as a dwelling and as an office and warehouse. At least nine cloth-halls from the fifteenth and sixteenth centuries survive in Cranbrook.

Inns

The George Inn is first mentioned as an inn in 1464 when the Guldefords, a distinguished family of clothiers, owned it.

4.2.2 *The post-medieval period*

4.2.2.1 Markets and fairs

In the mid-seventeenth century the weekly market was still being held on a Saturday (it was changed from Saturday to Wednesday in 1825), and the two annual fairs on 19th May and 1st September; the market continued to prosper in the eighteenth century when a market house stood in the middle of the market place, opposite the entrance to the churchyard. It was a square structure, open at street level for traders' stalls and had an upper storey for storage of any grain not sold on market day. In 1814 this market house was demolished and replaced by a new one of similar design, but this in turn was demolished in 1859.

By the late eighteenth century the fairs were still being held but because of changes to the calendar they were held on May 30th and September 29th. By the end of the nineteenth century the fairs and the market all declined and finally failed.

4.2.2.2 The manor

The manor remained in the hands of the Roberts family until the nineteenth century. The manor house was modified in the middle of the sixteenth century, and in 1877-9 Anthony Salvin built a new façade. The manor house still survives within a small park.

4.2.2.3 The church

The church's five bells were supplemented by chimes in 1572 and in 1715, the five bells were recast into a peal of eight, itself replaced in 1812. A clock was installed in c. 1700 and a dipping font was added in 1710 to forestall the Baptists. The south arcade was rebuilt in the eighteenth century after its collapse in 1725, and there was a large-scale restoration by Slater and Christian in 1863 (Newman 1980, 243).

4.2.2.4 Other churches

The Baptists gained a following in Cranbrook in 1670, meeting in a house in Frythe Lane near Bakers Cross. Their first proper meeting house was built in 1700 behind a property in the High Street, and in 1804 a new chapel was built opposite. The Presbyterians bought a house in The Hill and converted it into a meeting house in 1710, and a new chapel was built in the High Street in c.1840. When the Particular or Strict Baptists were formed in 1787, a house near St David's Bridge was converted into a meeting house and still serves the same purpose. The surviving Providence Chapel of the Huntington's Baptists was built in Stone Street in 1805. The Wesleyans' small following met in a cottage in the High street until 1868, and the Congregational church was built in the High Street in 1857.

4.2.2.5 Schools

The Free Grammar School/Cranbrook School:

In 1518, John Bluberry, a clerk of the royal armoury at Greenwich, bequeathed his house near the church in Cranbrook to be used as a free school for the poor children of the parish. Although his friend William Lynch agreed to start the school and find its first headmaster, Lynch's son Simon had still not opened the school by 1573 when Elizabeth I visited the town. In 1574 a charter was granted for the school (to be known as Queen Elizabeth's Grammar School and free to all boys of the parish); it was endowed with a house and land in Cranbrook, and a farm in Horsmonden. Although originally a day school, there were between 20 and 30 boarders in the late eighteenth century. Earlier in that century the original school house had been replaced by the present School House, and the Big School was added next to it in the 1880s.

Other schools

In 1573, Mr Samuel Dence founded a writing school in the town, which by the late eighteenth century was endowed with a school-room for teaching children, a separate dwelling for the schoolmaster, and the interest of £160 put out by the churchwardens. A National School was built between 1833 and 1840.

4.2.2.6 Industry and trade

At the beginning of the post-medieval period, Cranbrook had a thriving cloth-making industry, which provided employment for many of the town's inhabitants. Its hinterland was also agriculturally rich and, like most other towns and villages, Cranbrook was largely self-supporting before the Industrial Revolution. Various crafts and trades developed.

Cloth making

Although weaving and cloth making continued into the post-medieval period with many fine cloth-halls still being built, the late sixteenth century saw a gradual decline in the manufacture of cloth, and, although cloth continued to be produced on a decreasing scale for another century or so, it ceased altogether towards the middle of the eighteenth century when the trade shifted to the north of England. When John Stunt, the last clothier making broadcloth in the town, died in 1740 the once great cloth industry of Cranbrook died with him.

Ironworking

The Wealden iron industry was not very important in Cranbrook although by c.1600 there were two furnaces in the neighbourhood: Hammer mill, Biddenden which subsequently became a corn mill, and Bedgebury furnace, near Goudhurst. When, in 1635, the clothiers of Cranbrook protested that the iron-master Browne was stripping the area of timber for fuel to the detriment of their industry, Browne claimed that he was using only 'one ancient furnace' in Cranbrook.

Farming and agriculture

Agriculture grew more important to the local economy as the cloth trade declined. Small farms concentrated on the production of cereal crops such as wheat and rye for bread, barley for beer and oats mainly for animal feed. Cattle and pigs were bred and raised for meat and leather, dairying was expanded, and much quality pasture was provided on the fertile soil. Several yeoman farmers, many former clothiers or their descendants, farmed on a larger scale, and flax was grown extensively in the area. By the eighteenth century hops were being grown on an ever-increasing scale for local and London markets, as were root crops and fruit.

Mills

There were at least four windmills in Cranbrook parish producing flour for the town and surrounding district. The oldest was that at Windmill Hill just outside the town. It is shown on maps of 1769 and 1798, was dismantled c. 1814 when it may have been re-erected at Sissinghurst. Hartridge Mill on Satin's Hill appears on the 1769 and 1798 maps and the OS field drawing of c. 1800; it was replaced in 1839 and demolished in 1953. An octagonal smock mill on the north side of the Sissinghurst to Staplehurst Road was built c. 1858 and demolished in 1901.

The sole surviving working mill is the Union Mill or Cranbrook Mill, on the brow of St David's Hill. It is a white smock mill of seven storeys; the second tallest mill in England. It was constructed in 1814, by James Humphrey of Cranbrook for Henry Dobell, and until 1863 was solely wind-powered. Steam, gas and electricity were successively introduced for power and in the 1960s the mill was fully restored by Kent County Council.

Inns

By the end of the seventeenth century there were eight or nine inns of some standing in Cranbrook, but the decline in the cloth-trade caused several inns to close down, and some became beer houses. When the economy improved in the early eighteenth century, the number of inns increased and there were 15 by 1754, but there were only nine in 1792. The following inns are worthy of comment.

The George Inn, known from at least 1464, continued as a coaching establishment in the post-medieval period, with a coach entrance leading to a rear yard with stables and outbuildings. In 1767 part of the inn was converted into separate dwellings and shops, and in 1796 four butchers' market-stalls were located in front of it and used until the market failed in the late-nineteenth century. The King's Head was in existence during the reign of Elizabeth I and is probably older, although the earliest surviving record dates from 1599. It ceased to be an inn c. 1786, when it became a draper's shop. The White Horse Inn was first mentioned as an inn in 1656 and by the mid-eighteenth century it had become a rival to The Bull Inn. In 1761 The Bull Inn moved from its original premises in Stone Street to the site of The White Horse and itself became a rival to The George. The White Lion Inn, on the site of the present Post

Office, probably became an inn during the seventeenth century and by 1775 it had a brew house, stable and garden. The Crane Inn is first mentioned in 1603 and survived until the late eighteenth century when was converted into two dwellings and finally demolished. The Bell Inn also first appears in records in 1603; it then moved to the opposite side of the road and was renamed The Crown Inn 1818. The White Hart Inn became an inn between 1677 and 1721, but had closed down by 1794. The Woolpack Inn became an inn between 1718 and 1730, but was demolished in 1816.

Coaching services

By the early nineteenth century Cranbrook was an established point in the network of the coaching and carrier routes. By 1815, a stagecoach ran from The George Inn to The George at Southwark three days per week and another to The Talbot Inn in Southwark once a week. By 1836, coaches working out of Maidstone served Cranbrook and by the mid nineteenth century there was a horse-bus to Maidstone, Rochester and Gravesend from The Bull Inn and two daily to Staplehurst from The George Inn.

Carrier services ran daily to neighbouring towns, and to Lewes on Fridays and to London and Tonbridge on Tuesdays and Fridays. The arrival of the railway at Staplehurst in 1842, and eventually closer to Cranbrook in 1892, saw the demise of coaching and carrier services.

4.2.2.7 The railway

In 1842, the South Eastern Railway opened a line from London to Ashford with the station at Staplehurst, about 7.5km away, being the nearest to Cranbrook. A fast coach connected the town to the station both morning and evening, and a heavy wagon for merchandise and goods ran once daily. In 1892/3 Cranbrook acquired its own station on the Paddock Wood to Hawkhurst line; as this was c. 3km away from the town the line soon proved unprofitable and was closed.

4.2.3 The modern town

Set in the High Weald of Kent, Cranbrook remains relatively small, more of a large village than a town, not having experienced the growth of some other small market towns such as Ashford and Tonbridge. Its centre still remains a largely unspoilt, typically Kentish small town with a range of fine fifteenth to seventeenth century timber-framed houses and shops along the two main streets. There has been surprisingly little construction work away from the centre and, where there has, it is largely of late nineteenth and twentieth century date. The lack of any major development can be seen by comparing early maps (Figures 3 – 7) with the modern OS map.

The settlement is situated immediately east of the main A299 road from Maidstone to Hurst Green where it joins the A21 to Hastings (at one time this road ran directly through the centre of Cranbrook but more recently has the town centre has been bypassed), and is also just south of the main A262 Biddenden to Lamberhurst Road, which connects Ashford with Tunbridge Wells. Cranbrook no longer has a railway connection, the nearest railway station being at Staplehurst some 7.5km to the north. An increasing number of the residents commute to work locally to Tunbridge Wells, Maidstone and Ashford and further afield by rail to London. Whilst the town has become a shopping, social, commercial and educational centre, providing much local employment, its surroundings remain for the most part rural with a strong agricultural tradition.

4.2.4 Population

The population of Cranbrook in the 1563 Diocesan Survey was estimated as 1,515, and by 1578 there were some 1,905 communicants in the parish (suggesting a population of *c.* 2,400). Early in the seventeenth century there was a spate of emigration to America for religious reasons, epitomised by the Pilgrim Fathers in 1620, and many also left the town to seek employment elsewhere because of the collapse of the cloth trade. Thus, by 1663/4 the population of the town had fallen to 1,215. This general decline continued until *c.* 1770 when the lowest figure was reached. The first forty years of the nineteenth century were a time of steady progress for Cranbrook, and this is reflected in a rise in population from 2,561 in 1801 to 3,996 in 1841. After 1851 Cranbrook's population stagnated, and by 1921 had declined to 3,829 - less than that of 1831. This may be accounted for by the emigration of agricultural workers from more than a dozen Kentish towns to America and the Dominions. By the mid-twentieth century the town was more prosperous and populous, and there were 3,600 urban dwellers in 1991. The population of the parish as a whole was then 5,722.

5 URBAN CHARACTERISTICS

The following summary of the principal urban characteristics in Cranbrook has been divided into those of the medieval and post-medieval periods (pre- and post-dating *c.* 1540). The summary is not comprehensive, most nineteenth century maps giving details of additional features. The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan. This has been chosen because it reflects the town in its pre-industrial and pre-railway phase, that is, the period before nineteenth and twentieth century development, although very slight in the case of Cranbrook, changed the medieval urban layout.

5.1 Medieval plan components and urban features (Figures 9 and 10)

The settlement at Cranbrook appears to have developed sometime during the Late Saxon period. The site chosen was a point where several established routes converged to run along what was later called Carriers Road. They then split forming a T-junction, with one branch running south-west to Hartley and Hawkhurst, and the other south-eastwards to the Benenden area. The junction formed the focus for the pre-1100 settlement, around which the church and churchyard (PC1), the market place (PC2), the High Street (PC3), Stone Street (PC4), and nine groups of tenement plots (PC5-13), and Waterloo Road (PC14) grew up.

The early plan form of Cranbrook seems relatively simple, comprising the principal elements of church, market, tenement plots, High Street and Stone Street. The chronological framework for its development is, however, less clear.

PC1. The Parish Church St Dunstan and its surrounding Churchyard.

- a) (MUF1) The Parish Church of St Dunstan and the surrounding churchyard. Most of the fabric of the church dates from the fourteenth to sixteenth centuries (DoE 1986 17).

PC2. Site of the medieval market place.

PC3. The High Street.

PC4. Line of Stone Street, St David's Bridge, The Hill and Bakers Cross, leading to Benenden.

PC5. Group of tenement plots fronting the north side of the High Street.

- a) (MUF2) A sixteenth century timber-framed shop pair with an eighteenth century frontage and a nineteenth century double shop front (DoE 1986, 67).
- b) (MUF3) A sixteenth century timber-framed shop pair with an eighteenth-century frontage (DoE 1986, 66).
- c) (MUF4) A sixteenth century timber-framed building with eighteenth century cladding (DoE 1986, 66).
- d) (MUF5) Midland Bank. A sixteenth century timber-framed house with a continuous jetty, clad in the eighteenth century, now in use as two shops (DoE 1986, 65).
- e) (MUF6) Milestone House and No.14. A late fifteenth century timber-framed cloth-hall, jettied over ground floor and smaller jettied gable to return wing to left, floored in the later sixteenth century and clad in the nineteenth century, now in use as two shops (DoE 1986, 64).
- f) (MUF7) A sixteenth century timber-framed house with jettied front, now offices, clad in the eighteenth century (DoE 1986, 64).

PC6. Group of tenement plots fronting the north side of the High Street.

- a) (MUF8) A timber-framed house, now a house pair, built in the sixteenth century and clad in painted brick and tile in the nineteenth century (DoE 1986, 63).
- b) (MUF9) A sixteenth century timber-framed house, now a cottage pair, clad during the eighteenth century in painted brick and tile (DoE 1986, 62).
- c) (MUF10) The Crown Public House (formerly the Crown Inn). Originally a sixteenth century timber-framed house, clad in the eighteenth and altered in the early-twentieth century (DoE 1986, 62).
- d) (MUF11) A sixteenth century timber-framed house, now a dental practice, clad in red brick in the eighteenth century (DoE 1986, 61).
- e) (MUF12) A sixteenth century timber-framed house, clad in the eighteenth century and now divided into two cottages – Hope Cottage and Causton Cottage (DoE 1986, 61).
- f) (MUF13) John's Cottage. A fifteenth century timber-framed hall-house, clad in the eighteenth century (DoE 1986, 60).
- g) (MUF14) Shepherd's. A sixteenth century timber-framed cloth-hall, refronted in the early eighteenth century. Large timber-framed sixteenth century wings to the rear which have now been truncated (DoE 1986, 60).
- h) (MUF15) A sixteenth century timber-framed house, now house pair – Myrtles and Briar Cottage - clad in the early nineteenth century (DoE 1986, 57).

PC7. Group of tenement plots fronting the south side of the High Street.

- a) (MUF16) The Abbey. A sixteenth century timber-framed cloth-hall with nineteenth century alterations, now a house (DoE 1986, 55).
- b) (MUF17) An early-sixteenth century pair of timber-framed cottages (DoE 1986, 54).
- c) (MUF18) The Old Studio. A cloth-hall of Wealden type, built in the late fifteenth century and floored in the sixteenth century with nineteenth century alterations and extensions. It is a timber-framed building on red brick plinths with a jettied front and a central carriage entrance, divided into three cottages.

During the eighteenth and early nineteenth centuries one of the cottages was used as a non-conformist chapel (DoE 1986, 53).

- d) (MUF19) A sixteenth century timber-framed cottage row extended to the left and clad in the eighteenth century (DoE 1986, 52-53).

PC8. Group of tenement plots fronting the south side of the High Street.

- a) (MUF20) A sixteenth century timber-framed cottage row, now shops, clad in the nineteenth century with twentieth century shop fronts (DoE 1986, 52).
- b) (MUF21) Bell House. A timber-framed cottage row built in the late sixteenth century and clad in the eighteenth century. Now in use as offices and houses (DoE 1986, 51).
- c) (MUF22) Lloyd's Bank. A late fifteenth century cloth-hall with jetty to left under gable with moulded bressumer. Floored in the sixteenth century and restored in the early-1950s, now in modern commercial use (DoE 1986 51).
- d) (MUF23) A sixteenth century timber-framed hall-house, now two houses and a shop, clad in the eighteenth and nineteenth centuries (DoE 1986, 50).

PC9. Group of tenement plots fronting the south side of the High street and the west side of Stone Street.

- a) (MUF24) Lloyd's Pharmacy. Originally a cloth-hall, timber-framed and built in the late fifteenth/early-sixteenth century and clad in the nineteenth century, with eighteenth-, nineteenth and twentieth century alterations (DoE1986, 49).
- b) (MUF25) George Hotel. Originally a cloth-hall now an inn and three shops. Timber-framed structure built *c.* 1400, altered in the sixteenth century, extended in the seventeenth century, clad in the eighteenth century and refronted in the nineteenth century (DoE 1986, 87).
- c) (MUF26) A sixteenth century timber-framed shop with a jettied first floor, clad in the eighteenth century, with a twentieth century shop front on the ground floor. Once part of the King's Head Inn (DoE 1986, 86).
- d) (MUF27) A sixteenth century timber-framed house with continuous jetty, now a shop row, clad in the eighteenth century (DoE 1986, 84).
- e) (MUF28) A sixteenth century timber-framed house clad in the eighteenth century, now a shop (DoE 1986, 83).
- f) (MUF29) A timber-framed shop with an early-nineteenth century front to a sixteenth century rear block (DoE 1986, 83).

PC10. Group of tenement plots fronting the east side of Stone Street.

- a) (MUF30) A sixteenth century timber-framed house, jettied over first and ground floors, now two shops, clad in the eighteenth century (DoE 1986 78).
- b) (MUF31) A sixteenth century timber-framed house, jettied over first and ground floors, now two shops, clad in the eighteenth century (DoE 1986, 78).
- c) (MUF32) A sixteenth century timber-framed house, now a shop, refronted in the early-nineteenth century. Part of the Rectorial properties until 1791 (DoE1986, 78).
- d) (MUF33) A sixteenth century timber-framed house, now a shop, refronted in the eighteenth century. Also part of the Rectorial properties until 1791 (DoE 1986, 79).
- e) (MUF34) A sixteenth century timber-framed house, with continuous jetty now two shops, refronted in the eighteenth century. Part of the Rectorial properties until 1791 (DoE 1986, 79).

- f) (MUF35) A late fifteenth century timber-framed house, with first floor jetty now a shop, refronted in the eighteenth century (DoE 1986, 80).
- g) (MUF36) A sixteenth century timber-framed house, later a shop, now a house and office, clad in the eighteenth and nineteenth centuries (DoE 1986, 80).
- h) (MUF37) A sixteenth century timber-framed house, now a shop, clad in the eighteenth century with a wide nineteenth century shop front (DoE 1986, 82).
- i) (MUF38) A sixteenth century timber-framed house, with jettied front, later an alehouse and common lodging house, now a shop. Clad in the eighteenth century (DoE 1986, 82).

PC11. Group of tenement plots fronting the west side of St David's Bridge, The Hill and Bakers Cross.

- a) (MUF39) Hill House. A fifteenth century timber-framed cloth-hall, now a house with sixteenth century extensions and later seventeenth century alterations plus eighteenth and nineteenth century cladding (DoE 1986, 71).
- b) (MUF40) Mill View. A sixteenth century timber-framed house pair, formerly with The Old House at Home Inn on left, clad in the eighteenth century (DoE 1986 70).
- c) (MUF41) Hundred House, Ashleigh and The Corner House. A late fifteenth century timber-framed cloth-hall, with probable front jetties, now three houses, clad in the eighteenth century (DoE 1986, 70).
- d) (MUF42) A sixteenth century timber-framed house clad in red brick on the ground floor. There is a nineteenth century extension to the rear which was originally a separate cottage (DoE 1986, 106).
- e) (MUF43) A sixteenth century timber-framed farmhouse, now a cottage trio (Doe 1986, 106).
- f) (MUF44) Rammells House. A late sixteenth century house, now a boarding house for Cranbrook School. The front block was added 1882-1883 by Newton and Nere, and extended in 1939 (DoE 1986 8).

PC12. Group of tenement plots fronting the east side of St David's Bridge and The Hill.

PC13. Group of tenement plots fronting the east side of The Hill and Bakers Cross.

- a) (MUF45) A sixteenth century timber-framed house clad in red brick and tiles in the eighteenth century. The building now has a twentieth century double shop front and a two-storey weather-boarded extension to the east (DoE 1986, 69).
- b) (MUF46) A sixteenth century timber-framed house, possibly a hall-house, now a cottage pair (DoE 1986, 5).
- c) (MUF47) A sixteenth century timber-framed house, now a cottage pair, clad in the nineteenth century with painted brick and weather-boarding (DoE 1986, 6).
- d) (MUF48) A sixteenth century timber-framed house, with probable continuous jetty, clad in the eighteenth century (DoE 1986, 7).

PC14. Waterloo Road

Not located in a plan component but shown on Figure 10.

- a) (MUF49) The Moat. A late sixteenth century timber-framed farmhouse, restored in the mid-twentieth century (DoE 1986, 16).
- b) (MUF50) Old Rectory Cottages. A sixteenth century timber-framed cottage, altered in the seventeenth and nineteenth centuries and clad in red brick. Originally the Rectory, it is now a museum and cottage (DoE 1986, 16).
- c) (MUF51) A sixteenth century timber-framed house, now two cottages, with a nineteenth century wing and twentieth century alterations (DoE 1986, 114).

5.2 Post-medieval plan components and urban features (Figure 11).

During the seventeenth to nineteenth centuries the essential plan form of Cranbrook as shown on Figure 9 was retained and no post-medieval plan components map has been produced, but a number of new buildings along the line of the High Street, Stone Street, St David's bridge, The Hill, Bakers Cross and Waterloo Road both replaced earlier buildings and infilled some gaps. The Market place was also partly encroached upon during the seventeenth century. In the late nineteenth and twentieth centuries housing development took place to the north and north-west of the High Street and the south-west of The Hill and Bakers Cross as far as Crane Lane.

The following post-medieval plan components and post-medieval urban features can be identified: (the main components are the same as for Figure 9 but the post-medieval urban features are shown on Figure 11).

PC1. The Parish Church of St Dunstan and its surrounding Churchyard.

- a) (PMUF1) The Parish Church of St Dunstan and the surrounding churchyard. The churchyard contains various funerary monuments dating from *c.* 1700 onwards (DoE 1986, 17-25).

PC2. Site of the Market Place.

- a) (PMUF2) A seventeenth century house with a front block dated 1736 and an early twentieth century double shop front (DoE 1986, 67).

PC3. The High Street.

PC4. Line of Stone Street, St David's Bridge, The Hill and Bakers Cross.

PC5. Group of tenement plots fronting the north side of the High Street.

- a) (PMUF3) An eighteenth century timber-framed shop row, with a late eighteenth or early nineteenth century front (DoE 1986, 67).
- b) (PMUF4) An eighteenth century timber-framed shop (DoE 1986, 66).
- c) (PMUF5) A shop row built *c.* 1835 in light-brown brick with red dressings. This replaced an early eighteenth century building which was destroyed by fire *c.* 1830 (DoE 1986, 65).
- d) (PMUF6) A late eighteenth century house, now a shop pair. Mathematical tiled front to a timber-framed building (DoE 1986, 65).
- e) (PMUF7) An eighteenth century cottage row, now with an office added to left, brick built ground floor and mathematical tiled first floor (DoE 1986, 64).
- f) (PMUF8) A seventeenth century timber-framed cottage, clad in the early nineteenth century (DoE 1986, 63).

PC6. Group of tenement plots fronting the north side of the High Street.

- a) (PMUF9) A seventeenth century house, now a bakery, with an early nineteenth century front block (DoE 1986, 63).
- b) (PMUF10) An early nineteenth century cottage, timber-framed and clad in red brick and tiles (DoE 1986, 61).
- c) (PMUF11) A seventeenth century timber-framed house with a mid eighteenth century front and early nineteenth century alterations (DoE 1986, 60).
- d) (PMUF12) The Duke of York Public House and 'Little Tudor'. A timber-framed house, now public house and cottage built in the seventeenth century and extended and clad in the nineteenth century (DoE 1986, 59).
- e) (PMUF13) High House. Built in *c.* 1725 in red brick (DoE 1986, 59).
- f) (PMUF14) A seventeenth century timber-framed cottage clad with painted brick and tiles (DoE 1986, 59).
- g) (PMUF15) A seventeenth century timber-framed cottage, clad in brick on ground floor and tile hung above (DoE 1986, 58).
- h) (PMUF16) An early to mid-nineteenth century villa, timber-framed and clad in red brick on ground floor (DoE 1986, 58).
- i) (PMUF17) A seventeenth century timber-framed cottage with eighteenth century brick cladding (DoE 1986, 58).
- j) (PMUF18) May Cottage. A seventeenth century timber-framed cottage with eighteenth century red brick cladding on ground floor and tile hung above (DoE 1986, 57).

PC7. Group of tenement plots fronting the south side of the High Street.

- a) (PMUF19) Crowhurst. An early nineteenth century house in stucco with rusticated quoins (DoE 1986, 56).
- b) (PMUF20) Corn Hall House. A late seventeenth or early eighteenth century farmhouse, timber-framed with a red brick ground floor and tile hung above (DoE 1986, 56).
- c) (PMUF21) An eighteenth century timber-framed cottage with brick on ground floor and weatherboarded above (DoE 1986, 55).
- d) (PMUF22) Webster House. An early-eighteenth century house block with alterations and additions of 1875-1876, in front of a seventeenth century building (DoE 1986, 55).
- e) (PMUF23) A seventeenth century timber-framed house with an early nineteenth century rendered facade (DoE 1986, 54).
- f) (PMUF24) Kent Cottage. A seventeenth century timber-framed house with an early nineteenth century front (DoE 1986, 54).
- g) (PMUF25) Laurel Cottage. A seventeenth century timber-framed cottage, clad during the eighteenth century in red brick (DoE 1986, 53).

PC8. Group of tenement plots fronting the south side of the High Street.

- a) (PMUF26) An eighteenth century timber-framed cottage row (DoE 1986, 52).
- b) (PMUF27) An early nineteenth century brick built house, now an office (DoE 1986, 50).
- c) (PMUF28) A seventeenth century brick and timber built shop, truncated probably during the building of the Congregational Chapel to the left. It has a twentieth century shop front (DoE 1986, 50).
- d) (PMUF29) Congregational Church, built in 1857 in Neo-Gothic style (DoE 1986, 49).

PC9. Group of tenement plots fronting the south side of the High Street and the west side of Stone Street.

- a) (PMUF30) A seventeenth century timber-framed cottage, now an office, clad in the nineteenth century (DoE 1986, 49).
- b) (PMUF31) Shop with a late eighteenth century front to a seventeenth century timber-framed building . There is a carriageway to left leading to the rear yard of the George Hotel (DoE 1986, 48).
- c) (PMUF32) A late eighteenth century shop pair with a twentieth century shop front (DoE 1986, 86).
- d) (PMUF33) An early nineteenth century front to an eighteenth century timber-framed shop with a twentieth century shop front (DoE 1986, 85).
- e) (PMUF34) An early nineteenth century front to an eighteenth century timber-framed shop. The first floor has a cast iron balcony of early twentieth century date. The ground floor has a twentieth century double shop front (DoE 1986, 84).
- f) (PMUF35) The Cottage. A house dated 1817, built in red brick with rendered bands. Marked R TOOTH 1817 on ground floor impost block (DoE 1986, 99).
- g) (PMUF36) An eighteenth century timber-framed cottage clad in red brick and tiles (DoE 1986, 99).
- h) (PMUF37) The Providence Chapel. Presbyterian chapel built 1795, 1803, 1808, 1818, and 1828 with late nineteenth century alterations (DoE 1986, 85).
- i) (PMUF38) House and shop with early nineteenth century front to eighteenth century buildings (DoE 1986, 83).

PC10. Group of tenement plots fronting the east side of Stone Street.

- a) (PMUF39) Vestry Hall, built in 1859 in Neo-Tudor style (DoE 1986, 77).
- b) (PMUF40) Eighteenth century houses, now a shop, refronted in the early nineteenth century (DoE 1986, 79).
- c) (PMUF41) An eighteenth century timber-framed house, now a shop, with nineteenth century red brick front elevations, tile hung sides and a twentieth century shop front (DoE 1986, 81).
- d) (PMUF42) Burgage Plot Cottage, built in the eighteenth century, timber-framed and brick clad (DoE 1986, 81).
- e) (PMUF43) Burgage Plot Cottage, a seventeenth century timber-framed building (DoE 1986, 81).
- f) (PMUF44) An early nineteenth century timber-framed shop with a mathematical tiled front and a twentieth century shop front (DoE 1986, 82).
- g) (PMUF45) An eighteenth century house, restored in the later twentieth century (DoE 1986, 113).
- h) (PMUF46) An eighteenth century cottage, timber-framed and weather-boarded, with a mid nineteenth century shop front to the right (DoE 1986, 113).

PC11. Group of tenement plots fronting the west side of St David's Bridge, The Hill and Bakers Cross.

- a) (PMUF47) The Old Bakery. A seventeenth century house and cottage, formerly a bakery to the right. Timber-framed buildings clad in red brick and weather-boarded (DoE 1986, 77).

- b) (PMUF48) Strict Baptist Chapel. An eighteenth century building, converted in 1787. Timber-framed and clad in weather-boarding. The building appears to have been a conversion of two cottages (DoE 1986, 76).
- c) (PMUF49) An early to mid nineteenth century cottage, built in red brick and tile hung (DoE 1986, 71).
- d) (PMUF50) An early to mid nineteenth century cottage pair of red and blue brick chequer work on ground floor and tile hung above (DoE 1986, 105).

PC12. Group of tenement plots fronting the east side of St David's Bridge and The Hill.

- a) (PMUF51) Forge House, an eighteenth century timber-framed house clad in painted weather-boarding (DoE 1986, 74).
- b) (PMUF52) An eighteenth century timber-framed building, once a forge, now a shop, The forge hearth survives (DoE 1986, 75).
- c) (PMUF53) An early nineteenth century timber-framed house, now a shop, with weather-boarding to first floor (DoE 1986, 75).
- d) (PMUF54) A seventeenth century timber-framed house, now a cottage pair. Weather-boarded and tile hung (DoE 1986, 75).

PC13. Group of tenement plots fronting the east side of The Hill and Bakers Cross.

- a) (PMUF55) An eighteenth century house, with two cottages to the rear built in the nineteenth century (DoE 1986, 69).
- b) (PMUF56) An eighteenth century timber-framed cottage row (DoE 1986, 6).
- c) (PMUF57) An early nineteenth century cottage pair, partly timber-framed and tile hung. The wing to the rear may date to the fifteenth/sixteenth century (DoE 1986, 6).

PC14. Waterloo Road.

Not located in plan components

- (PMUF58) A seventeenth century timber-framed cottage row with red brick and tile cladding (DoE 1986, 76).
- (PMUF59) An early nineteenth century timber-framed cottage row with weather-boarding (DoE 1986, 68).
- (PMUF60) Mill Cottage. An eighteenth century timber-framed cottage with weather-boarded cladding (DoE 1986, 68).
- (PMUF61) Cranbrook or Union Windmill. A smock mill built in 1814 by Henry Dobell. The machinery is intact and in working order and the building is still in use as a mill (DoE 1986, 68). The whole structure stands 72 feet high (Newman 1980, 246).
- (PMUF62) School House to Cranbrook School, now the Headmaster's house. Built in 1727 in red brick (DoE 1986, 112).
- (PMUF63) The Big School. The school hall to Cranbrook School, built in 1883 by T. G. Jackson (DoE 1986, 112).
- (PMUF64) A late eighteenth century granary, now a store, built in red and blue brick and weather-boarded above (DoE 1986, 115).
- (PMUF65) A nineteenth century granary, now a workshop built in red and blue bricks and weather-boarded above (DoE 1986, 115).

(PMUF66) Terrace, built c. 1830 in yellow stock brick with gault brick dressings (DoE 1986, 114).

(PMUF67) Chilworth. An early nineteenth century house (DoE 1986, 56).

(PMUF68) An early to mid nineteenth century house (DoE 1986, 57).

6 THE POTENTIAL OF CRANBROOK

6.1 Archaeological resource overview

No archaeological investigations have so far been undertaken within the town or its surroundings. Thus little is known about the extent of surviving sub-surface archaeological deposits. There is a good possibility that some sub-surface archaeological deposits may have survived in those areas that have not been cellared, although the medieval stratigraphy may be comparatively thin and not far below the present ground surface. If surviving areas of intact medieval and earlier stratigraphy can be located they could help to establish the evolution and development of the market town.

6.2 Research questions

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

6.3 Key areas for research

6.3.1 The origins of Cranbrook

The following need to be investigated

- The nature and date of the earliest settlement remains at Cranbrook
- The nature and date of the earliest remains which can be classed as urban or proto-urban
- The date of the first church and evidence for its foundation
- The effect of the church on the development of the town
- The date of the development of the early market
- The site of the early fairs
- The nature of development along the High Street and its chronology.
- Evidence for a planned layout along the High Street.

6.3.2 Cranbrook in the medieval period.

The following need to be investigated

- The pattern of settlement and relationship of individual plots to the settlement framework
- The nature, extent and chronology of occupation within the urban core
- The form and character of individual properties
- The economic base of the medieval town including industry.

6.3.3 Cranbrook in the post-medieval period

The following need to be investigated

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

- The nature, extent and chronology of occupation within the urban core
- The form and character of individual properties
- The economic base of the post-medieval town including industry.

6.3.4 General questions

- The palaeo-environment of the town
- The evidence of artefactual remains in interpreting Cranbrook's pre-urban and urban role
- The influence of Cranbrook on its hinterland

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

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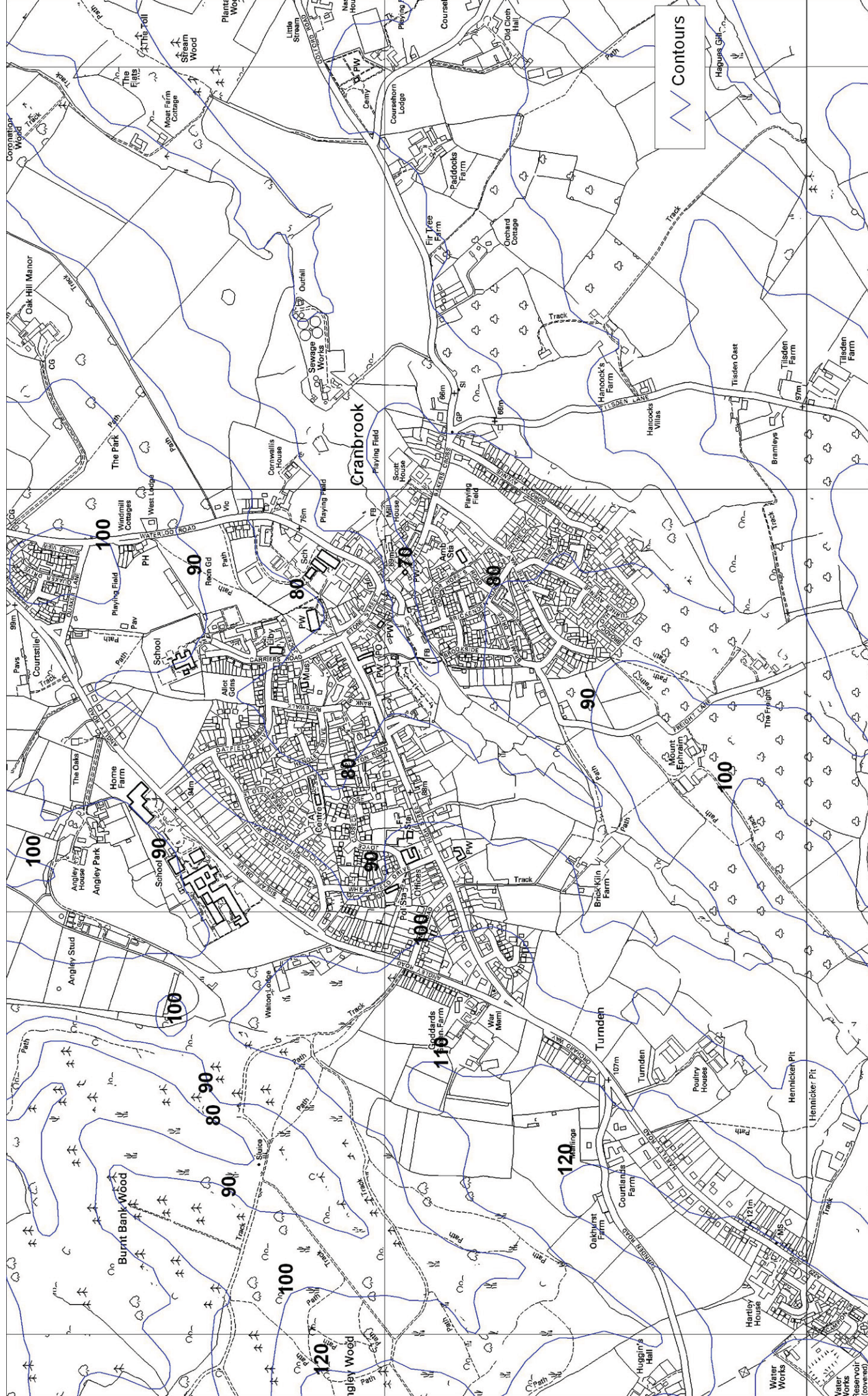
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Figure 1. Map of Cranbrook showing contours





Figure 2 Map of Cranbrook showing geology

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Figure 3. Andrews, Dury and Herbert's map of Cranbrook, 1769

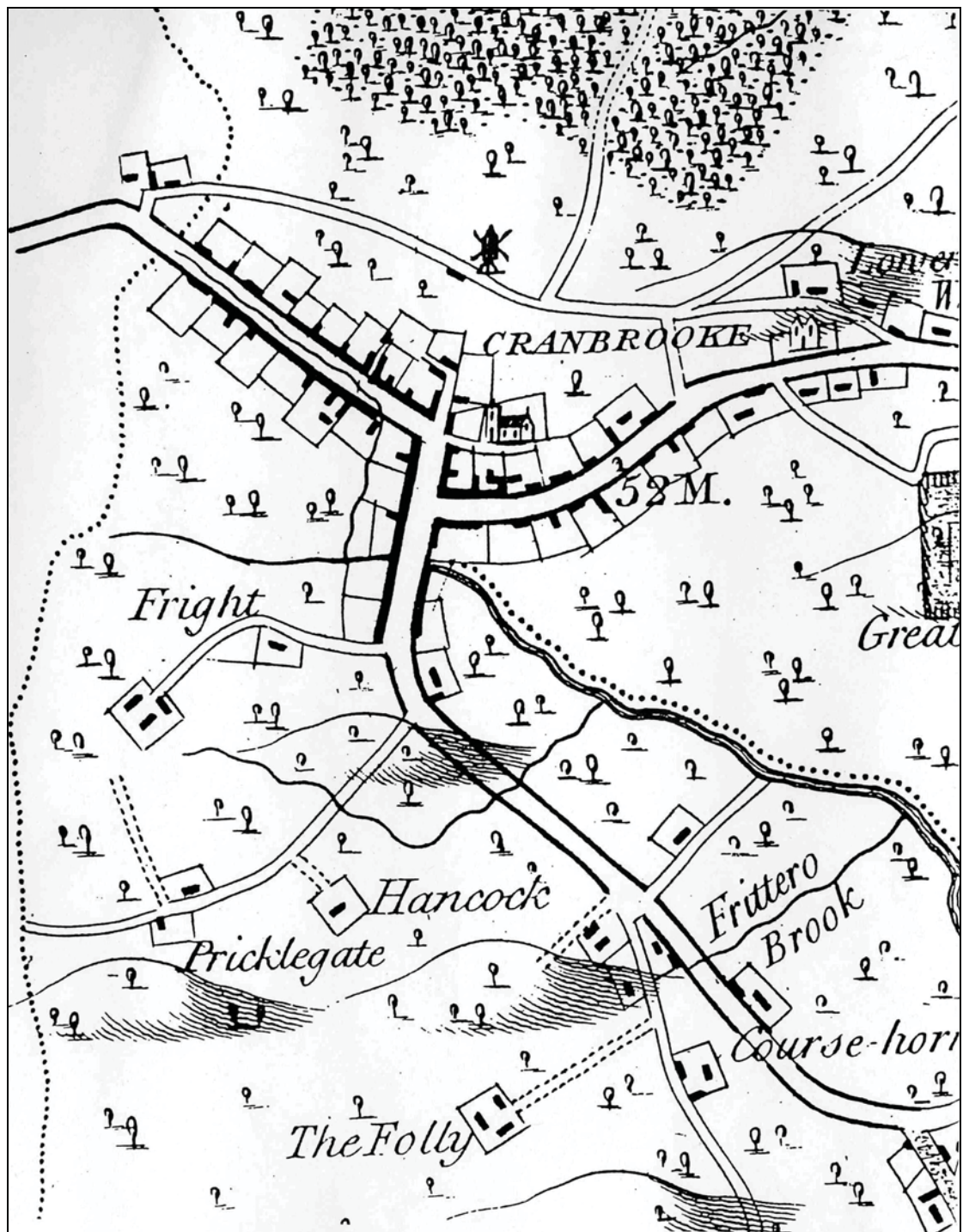


Figure 4. Hasted's map of Cranbrook, c.1798



**Figure 5. Ordnance Surveyor's field drawing for 1st Edition
OS, c.1800-1805**

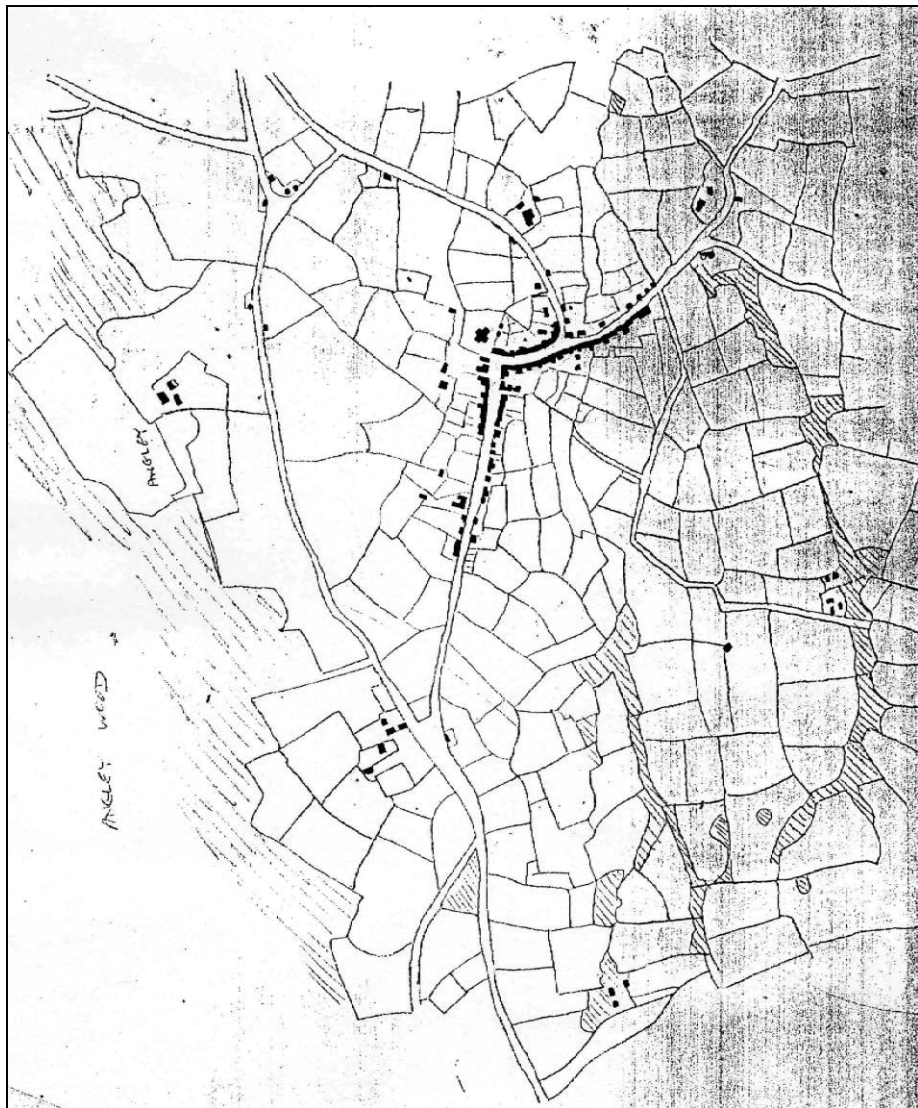


Figure 6. Thomas Brown of Maidstone's map of Cranbrook, 1810-1811

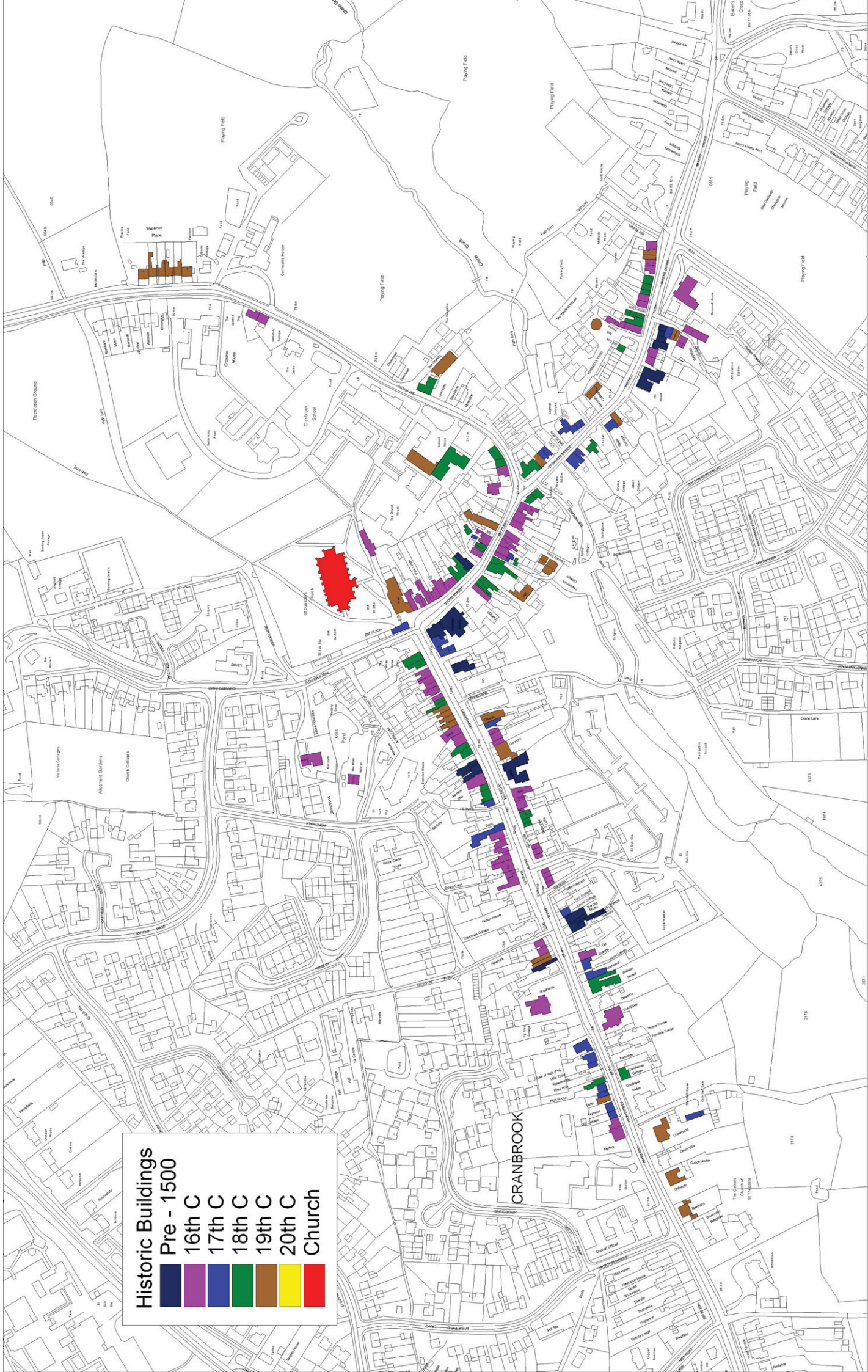
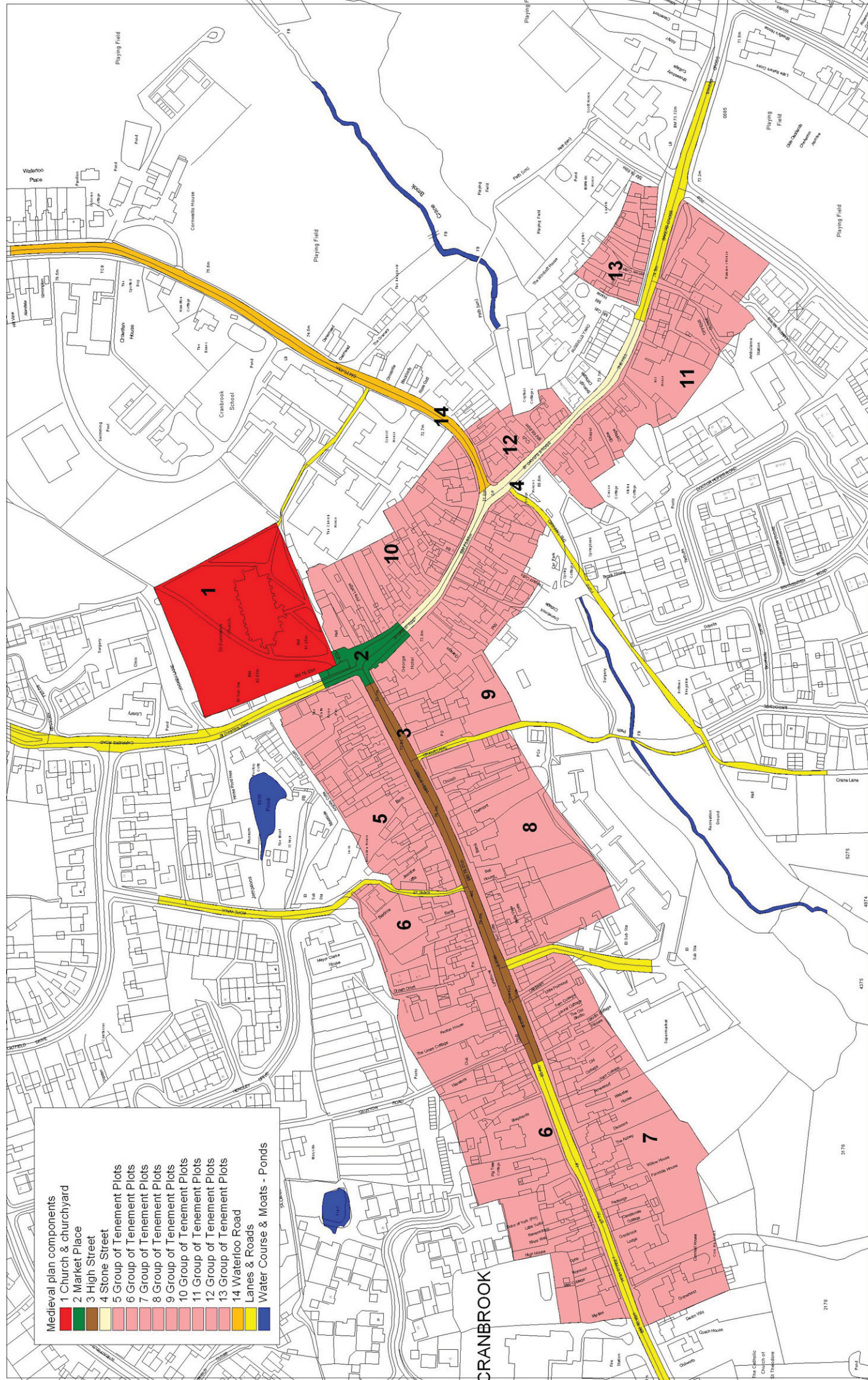


Figure 8 Map of Cranbrook showing historic buildings

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Figure 9. Map of Cranbrook showing medieval plan components

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Figure 10 Map of Cranbrook showing medieval urban features

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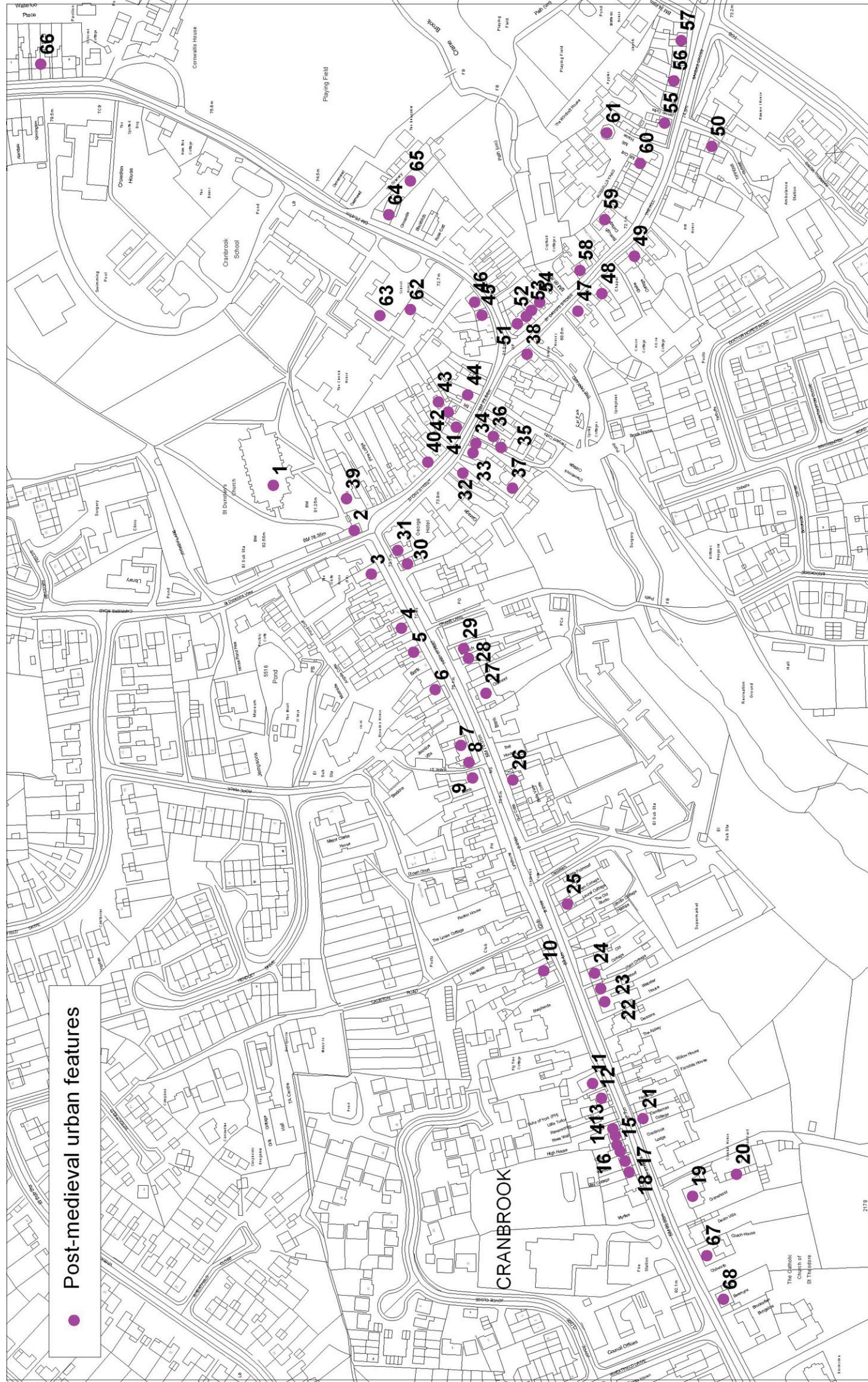


Figure 11. Map of Cranbrook showing post-medieval urban features

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 Cranbrook here Figure 12) 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).

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 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
Smarden
Tenterden
Tonbridge
Tunbridge Wells
West Malling
Westerham
Whitstable
Wingham
Wrotham
Wye
Yalding

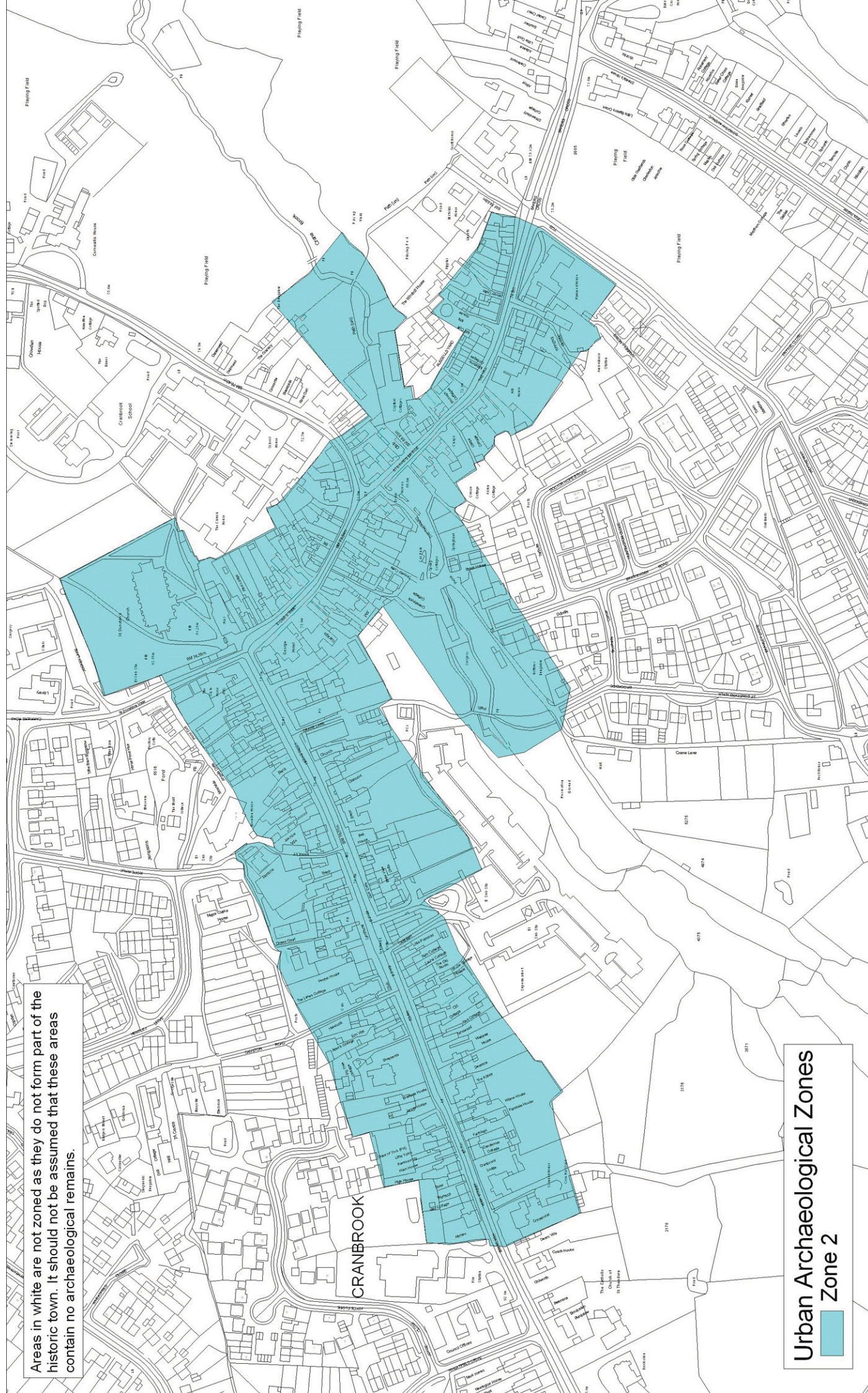


Figure 12. Map of Cranbrook showing Urban Archaeological Zones

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