

KENT HISTORIC TOWNS' SURVEY

**LENHAM - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

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1 INTRODUCTION

1.1 Background

Lenham is a small market town based on a settlement of probably late Saxon origin, situated in the Maidstone District of Kent. It lies at the junction of the main Maidstone to Folkestone road (A20) and the Faversham to Headcorn road. It is 14km north-west of Ashford, 14km south-east of Maidstone and 15km south-west of Faversham.

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). Of the 21 entries, fourteen are standing buildings, three are of prehistoric date, one is Romano-British, two are Saxon and one is of medieval date. Lenham is fairly typical of many small medieval towns in England in that there has, as yet, been 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 visible structures date from the fifteenth to the seventeenth century, although there are features of both earlier and later date.

1.2 Situation

Lenham is situated close to the foot of the North Downs escarpment on a south facing slope between c. 135m and 115m OD, at TQ 89805215, (Figure 1). The settlement stands on the spring line, at the edge of the lower chalk beds, with Sandgate beds to the west and east, middle chalk to the north, and gault clay to the south (Figure 2). There are several springs nearby; one to the east is one of the main sources of the river Great Stour, while another to the south forms the source of the river Len.

1.3 Study area

The area selected for general study lies between TQ 880500 and TQ 910530. 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 89505199 and TQ 90105250.

2 ARCHAEOLOGICAL DATA

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

2.1 Prehistoric

TQ 95 SW 7 - A palaeolithic ovate flint implement was found on Chapel Farm in 1885 at *c.* TQ 904503 (OS Record Card).

TQ 95 SW 40 - An Iron-Age quarter-stater coin of the Cantii, dated *c.* 40-35 BC, was found on Chapel farm, at TQ 90505026, in 1992 (OS Record Card).

TQ 85 SE 9 - Neolithic and bronze age polished flint axes, barbed and tanged leaf-shaped flint arrowheads, flint scrapers etc., were found on the surface of Ridding Farm, at *c.* TQ 884509, during the first half of the twentieth century (Maidstone Museum Archaeological Gazetteer).

2.2 Romano-British

TQ 85 SE 7 - Romano-British bricks are built into the south wall of Lenham parish church (VCH III, 158).

2.3 Saxon

TQ 95 SW 2 – A skeleton was found by the side of the Pilgrim’s Way, east of Gloves Cottages during trenching for a water main, at TQ 90355279, in 1946. The burial lay on a NE - SW axis, and part of an iron buckle was found nearby (Meaney 1964, 126).

TQ 85 SE 8 - Three skeletons, with two iron knives, a sword, spear, shield boss and a small buckle, were discovered by workmen during the reconstruction of a shop front in The Square, Lenham, at TQ 89825215, in 1946. The burials were found 30cm below the wall footings and have been attributed to the sixth century (Meaney 1964, 126).

2.4 Medieval

TQ 95 SW 1 - Site of Royton chapel. Nothing remains of the thirteenth century chapel of Royton manor, but its stones are occasionally turned up in a field east of Chapel Farm, at TQ 90535031 (Hussey 1911, 441).

3 HISTORICAL RECORDS

3.1 Early charters

The earliest charter, dated AD 804, records that King Cenwulf of Mercia and King Cuthred of Kent, granted land at West Lenham and swine-pastures in the Weald to the abbot of St Augustine’s Abbey, Canterbury. Land at Lenham was also mentioned in AD 838, 839, 850, 941 (Sawyer 1968, charters 159, 300, 324, 1212 and 1649).

3.2 Domesday Book

Domesday Book records that the abbot of St Augustine’s Abbey, Canterbury, held the manor of *Lertham* (Lenham), which included arable land, meadow, woodland, 40 villagers, seven smallholders, one slave and two mills. The manor was valued as £28 (Morgan 1983).

3.3 Origin of place name

The place-name of Lenham first appears as *Leanaham* in the AD 804 and 850 charters. The name probably derives from the Old English personal name *Leana* (unknown in England but cognate with Old High German *Launus* or *Launobaudus*) and means ‘the homestead of Leana’. The place name can be traced to its present form thus:

OE	<i>Leana ham</i>	...	850	<i>Leanaham</i>
961	<i>Laenham</i>	...	1086	<i>Lertham</i>
1087	Lenham			

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Saxon period

The original settlement at Lenham appears to have grown up close to the foot of the North Downs, just south of the Pilgrim’s Way (a prehistoric trackway) and at the junction of other early tracks. One of these may have originated in the iron age or Romano-British period as a track along which iron from the Weald was transported. It runs from Lenham through the dry

area between the sources of the rivers Len and Great Stour and joins a Roman road at Benenden. Sometime later, perhaps during the Saxon period, a new east - west route ran past Lenham to link small settlements that were developing between Folkestone in the east and Westerham in the west.

It is uncertain when settlement began at Lenham, but the discovery of three Saxon burials of sixth century date in the centre of the later settlement may indicate early habitation of the site. Ninth century royal grants of land to St Augustine's abbey, Canterbury, indicate that Lenham was then the centre of a royal estate which was transferred to the abbey, in whose possession it remained throughout the Middle Ages.

4.2 Urban evidence

4.2.1 *The medieval period*

4.2.1.1 Markets and fairs

In 1086 William I granted to the abbot of St Augustine's, Canterbury, as lord of the manor of Lenham, the right to hold a Tuesday market. Henry III confirmed the market charter in 1217, when an annual fair on the feast of St Augustine (26th and 27th May) was also granted.

The market was held in a large, irregular square immediately west of the church, at the junction of trackways. The market place may originally have extended as far south as the gates of St Augustine's farm but was subsequently encroached upon.

4.2.1.2 The manor

The manor, held by St Augustine's abbey until 1538, appears to have been administered from Court Lodge, immediately south of the church and market. It stood in the grounds of Abbey Farm, a complex established and run by the abbey and comprising monastic houses, two great barns and other agricultural buildings. Tithes were housed in the two great barns, and by the thirteenth century they went to supply the monks' refectory. The present Nos. 4-7 Church Square are believed to have been monastic buildings, perhaps for housing monks who worked on the farm and who worshipped and served in the chapel of St Edmund in the parish church. The easternmost cottage retains a huge stone jamb from the arch of the medieval gateway into the complex, and behind it there is a small stone doorway with a triangular head. The whole complex may have been established in the ninth century when the estate was formed. Court Lodge, Abbey Farm, the monastic houses, the church and the old vicarage may have made up a combined ecclesiastical and seigniorial enclave on the south-east side of the town.

In 1297, the church and the two great tithe barns were deliberately set on fire and destroyed, perhaps by villagers protesting against excessive levies by the Abbey. Although the culprits were not discovered, they were excommunicated. The barns and church were rebuilt a few years later. During the late thirteenth and fourteenth centuries the abbey purchased more land in the parish, so that in 1384 the abbey's possessions in Lenham were valued at £54 14s. 10d.

4.2.1.3 The church

The parish church of Lenham carries the popular early dedication to St Mary, an indicator of possible late Saxon foundation, and it seems to have been a minster church with neighbouring daughter churches. Although not mentioned in Domesday Book, it is listed in the roughly contemporary Domesday Monachorum, and in the White Book of St Augustine it appears as a dependency of St Saviour's, Maidstone. This change in status is commented upon there, 'how this happens unless by our negligence is not known'.

The church of Lenham was an appendage of the manor and thus part of the possessions of St Augustine's. A vicarage was endowed c. 1285. In 1384, the church was valued at £23 6s. 8d. Both church and vicarage remained part of the possessions of St Augustine's until 1538 when, at the Dissolution, the church with all its revenues was surrendered to the Crown.

The earliest surviving masonry in the church is the twelfth century north chapel of St Edmund. The chancel and nave were rebuilt in the early fourteenth century after the fire of 1297, and the west end of the chancel contains choir stalls with misericords which may have been used by the monks of St Augustine's. Wall paintings of a bishop in the chancel and of St Michael on the south wall of the nave date from the fourteenth century. In the fifteenth century the large, square, three stage west tower, a north aisle, a vestry, and a north porch were added, and the eastern bay was remodelled.

4.2.1.4 Industry and trade

Agriculture

Agriculture was the basis of the economy of Lenham during the medieval period. The great tithe barns of the Court Lodge Abbey farm illustrate this, as does the endowment of the vicarage with three mills, arable, pasture, hay, dairy cows and other stock.

Mills

Two mills, almost certainly watermills for milling grain, are recorded in Domesday Book but their location is not known. The sites of the three mills recorded in the endowment c. 1285 are also unknown.

Inns

The late fifteenth or sixteenth century Red Lion still stands on the west side of The Square by the Maidstone Road.

4.2.2 *The post-medieval period*

After the Dissolution the manor and farm passed out of ecclesiastical hands into private ownership. The town and market continued to prosper, however, for Lenham's position on important routes ensured trade from travellers. The economy remained agrarian.

4.2.2.1 Markets and fairs

The market, which served a wide area, continued into the post-medieval period and prospered, so that in the late sixteenth century a two-storeyed market hall was erected in the centre of The Square. It may have stood on columns leaving the ground floor open, a supposition supported by the discovery of a large well (possibly the town well) in the centre of the ground floor. It was, however, greatly altered and extended in the eighteenth century.

Weekly markets on Tuesdays and Saturdays are mentioned in the mid-sixteenth century, but only the Tuesday market continued a hundred years later. Even this had been discontinued by the mid-eighteenth century, and the market hall was converted into The Chequers Inn. An attempt to revive the market as a Friday produce market was only moderately successful although it continued on a small scale until the end of the nineteenth century.

The fairs also continued, with two annual fairs recorded in the mid-sixteenth century: one on the feast of St Augustine (27th May) and the other on St Matthew's day (21st September).

There were still two fairs for horses and cattle, held in a field by the railway bridge, into the twentieth century.

4.2.2.2 The manor

After the Dissolution, the manor of Lenham remained with the Crown until c. 1560, when Elizabeth I granted it to Lord Treasurer Burleigh. In 1575 he sold it to Thomas Wilford and for the next two hundred years it passed through the Brow, Hamilton and Best families. Court Lodge was extended in 1672, but it still retains the medieval stone ground floor. The northern tithe barn was destroyed by fire in 1962 but the eastern barn still survives.

4.2.2.3 The church

There have been few post-medieval alterations to the church apart from the replacement of the east wall in 1857. There is a peal of eight bells in the tower, the oldest bell dating from 1592, a clock, and a set of musical chimes.

4.2.2.4 Other religious organisations

In 1784 the Independent movement built an Ebenezer chapel, which was replaced by a Congregational chapel in 1824. It was destroyed by a bomb in 1940, but was rebuilt as a United Reform Church in 1952.

4.2.2.5 Industry and trade

Agriculture

Mixed farming has remained a vital feature of Lenham's economy up to the present day. Arable farming and fruit growing is now predominant although stock and hops were important in earlier centuries.

Mills

Town Mill, a white smock and stage windmill stood c. 400m south-west of the church. Built in the second half of the nineteenth century, it supplied much of the town's flour until the 1890s; it burnt down in 1904. An earlier mill stood on the same site and is shown on the 1800 OS field drawing (Figure 5) and the 1819-43 OS maps, but nothing is known about it. Another windmill, Hill Mill, stood c. 1.6km to the north-east, at Downs Court above the Pilgrim's Way during the nineteenth century but was destroyed by fire before 1880. Another windmill built c. 1760 at Lenham Heath, 2.4km to the north-east, worked until 1910 but was dismantled in 1925. Chapel Mill, a watermill to the south east of the town was built in the early nineteenth century and was converted into a house during the twentieth century.

Inns

There were three inns in Lenham in the post-medieval period. The Red Lion, founded in the Middle Ages, still stands on the west side of The Square. The Dog and Bear on the west side of The Square became an inn in 1602, and was an important coaching inn during in the late eighteenth and nineteenth centuries when it had stables to the rear. It is now a hotel. The Chequers Inn, in the centre of The Square was converted from the market hall in the mid-eighteenth century and is now a café and garage.

The distillery

During the mid-nineteenth century Thomas Grant, a Dover distiller, opened distilleries in both Maidstone and Lenham. The Lenham distillery, a large red brick factory with a tall chimney

standing on the west side of the town, produced cherry brandy from locally grown cherries. It closed in the late 1930s.

Coaching and carrier services

By 1836, three stagecoaches per day ran on the route from London to Ashford, via Maidstone and Lenham, and other local services also stopped there. By the second half of the nineteenth century there were at least two local carriers in Lenham running daily to Maidstone and Ashford, and twice weekly to Faversham; they carried goods and some passengers.

4.2.2.6 The railway

In 1842 the South Eastern Railway Company opened the London to Ashford line, but the nearest station to Lenham was 10km away at Headcorn. Lenham did not acquire its station until a direct line between Maidstone and Ashford was built in 1882-1884.

4.2.3 The modern town

Lenham is still relatively small, not having experienced the growth of some other small market towns such as Ashford and Sevenoaks. Its centre contains houses and shops many of which are timber-framed structures dating from the fifteenth to the seventeenth centuries although many were faced with brick during the eighteenth and nineteenth centuries.

There has been little building outside the historic core and, where there has, it has been largely confined to the west of the village. The absence of major development can be seen by comparing early maps (Figures 3-5) with a modern OS map. Whilst there has been a certain amount of growth during the twentieth century, it has not swamped the village, nor destroyed its character.

4.2.4 Population

In Domesday Book the population of the manor of Lenham is given as 48 males, representing somewhere between 200 and 250 inhabitants. The Diocesan Survey of 1563 recorded a population of 606, and in 1640 there were 400 communicants – probably a total population of c. 600. By the first national census in 1801 this figure had risen to 1,434, peaking at 2,214 in 1841. The population began to decline during the second half of the nineteenth and early twentieth centuries, falling to 1,780 by 1911. This appears to coincide with the emigration of agricultural labourers and their families to the Dominions and America from more than a dozen Kentish towns at that time. Thereafter a slow and gradual growth in the population took place, but with no big surge as seen in many other towns. By 1961 it had grown to 2,487 reaching 3,105 in the 1991 census.

5 URBAN CHARACTERISTICS

The following summary of Lenham's urban characteristics has been divided into medieval and post-medieval periods (pre- and post- c. 1540). The summary is not comprehensive, most nineteenth century maps giving details of additional features and only the principal post-medieval features are listed. 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 Lenham, changed its medieval urban layout.

5.1 Medieval plan components and urban features (Figures 8 and 9)

Lenham appears to have grown up during the late Saxon period at a junction of trackways (PC1-3) around which the church and churchyard (PC4), the market place (PC5), the manor house and farm (PC6), six groups of tenement plots (PC7-PC12), three building plots (PC13-PC15) and the High Street became established. The early form of Lenham seems relatively simple, comprising the principal elements of church, market, manor house, tenement and building plots, the High Street, and road routes. The chronological framework for its development is, however, less clear..

PC1. Line of early trackway from Ospringe.

PC2. Line of early trackway from Faversham.

PC3. Line of early east-west route.

PC4. The Parish Church of St Mary and its churchyard.

a) (MUF1) The parish church of St Mary and churchyard (DoE 1984, 66).

PC5. The medieval Market Square (The Square).

a) (MUF2) The site of the Market Hall, built in the sixteenth century. In the mid-eighteenth century the structure was altered and converted into The Chequers Inn with stables; it is now a café and garage (DoE 1984, 111).

PC6. The medieval Manor-House and Abbey Farm complex.

a) (MUF3) Court Lodge. Farmhouse, former manor-house, dated 1672, standing on a much earlier medieval stone building and belonging to the same complex as the barns (see MUF4 below) (Doe 1984, 84).

b) (MUF4) Court Lodge Tithe Barn, probably of fourteenth century date. Originally one of a pair; the second barn was at right angles to the north but it was burnt down in 1962 (DoE 1984, 84).

c) (MUF5) Nos. 4-7 Court Lodge Cottages, Church Square. Row of early fifteenth century houses, relating to the manor complex (DoE 1984, 72).

PC7. Group of tenement plots fronting the west side of The Square.

a) (MUF6) The Red Lion Public House, built in the late fifteenth or early sixteenth century, with a nineteenth century facade (DoE 1984, 111).

b) (MUF7) The Stores and The Dog and Bear Hotel. Built in the fifteenth or early sixteenth century, with a nineteenth century facade (DoE 1984, 112).

c) (MUF8) Lurcocks and The Bow Window. House, now two houses, built in the early sixteenth century or earlier, with mid to late sixteenth century additions, and early eighteenth and nineteenth century alterations (DoE 1984, 113).

PC8. Group of tenement plots fronting the north side of The Square.

- a) (MUF9) Houses and shops. Fifteenth century with late sixteenth, eighteenth and nineteenth century alterations (Doe 1984, 114-115).
- b) (MUF10) The Limes Hotel and house, once two houses and a shop. Built in the fifteenth century with late sixteenth century alterations, early to mid-nineteenth century additions and partial rebuilding (DoE 1984, 115).
- c) (MUF11) House, formerly shop, now the Library. Built in the late sixteenth or early seventeenth century (DoE 1984, 116).
- d) (MUF12) 13 The Square. Built in the early sixteenth century with a mid to late sixteenth century wing and mid-nineteenth century additions and front. Now two shops (DoE 1984, 116).

PC9. Group of tenement plots fronting the north-east corner of The Square.

- a) (MUF13) 14-16. House row (No. 15 Wickham House) built during the mid-fifteenth century, with an eighteenth century facade and early nineteenth century alterations (DoE 1984, 117).

PC10. Group of tenement plots fronting the east side of Church Square.

- a) (MUF14) Church Cottage, White Cottage and Barnside Cottage. Two fifteenth century houses, converted into a row of three cottages (DoE 1984, 71).

PC11. Group of tenement plots fronting the east side of the High Street and south side of The Square.

- a) (MUF15) Maureen's Florists. Shop row, built in the early fifteenth century with sixteenth century additions (DoE 1984, 81).
- b) (MUF16) 5 High Street. Shop and house, built in the late sixteenth century (DoE 1984, 81).

PC12. Group of tenement plots fronting the west side of the High Street and the south side of Maidstone Road.

- a) (MUF17) 18-22 High Street. House row built in the late sixteenth century, with eighteenth century front (DoE 1984, 87).
- b) (MUF18) 12-16 High Street. Fifteenth century house, now house row, with sixteenth century alterations and a nineteenth century facade (DoE 1984, 87).
- c) (MUF19) 6-8 High Street. Houses and shop, built during the fifteenth or sixteenth centuries (DoE 1984, 86).

- d) (MUF20) 1-3 Maidstone Road. House and shop row, built during the fifteenth century and largely reconstructed in the mid-twentieth century (DoE 1984, 101).
- e) (MUF21) 5 Maidstone Road. House and possibly shop, built in the late fifteenth century or possibly the early sixteenth century (DoE 1984, 102).

PC13. Medieval building plot fronting the south side of Old Ashford Road; *containing*

- a) (MUF22) Old Meads, Little Meads and Ash House. Originally the Vicarage, now three houses, built during the fifteenth century or early sixteenth century, with nineteenth century alterations (DoE 1984, 106).
- b) (MUF23) Forge House, once a house and forge. Built in the mid-fifteenth century, with late sixteenth, eighteenth and nineteenth century alterations (DoE 1984, 105).

PC14. Building plot fronting the north side of the High Street.

PC15. Building plot fronting the south side of Maidstone Road.

5.2 Post-medieval plan components and urban features (Figures 10)

Between the seventeenth and nineteenth century, the essential plan-form of Lenham as indicated on Figure 8 was retained, and no post-medieval plan components map has therefore been produced, but a number of new buildings were constructed along the High Street, Maidstone Road and Faversham Road, replacing earlier structures and infilling some gaps, and there was some encroachment on to the south and south-east sides of the Market Square. In the late nineteenth and twentieth centuries small scale housing development took place to the north-east, north-west and south-west of the historic core.

The following post-medieval plan components and post-medieval urban features can be identified: (post-medieval urban features are shown on Figure 10).

PC1. Faversham Road and Headcorn Road.

PC2. Old Ashford Road/Hubbard's Hill and Headcorn Road.

PC3. Maidstone Road and the Old Ashford Road.

PC4. The Parish Church of St Mary and its churchyard.

- a) (PMUF1) The parish church of St Mary and churchyard (DoE 1984, 66-67).

PC5. The Square, formerly the medieval Market Square.

PC6. The Manor-House and Farm.

- a) (PMUF2) Court Lodge manor house. This was a farmhouse dated 1672 but built on an earlier core, and Court Lodge Farm (see MUF3 above) (DoE 1984, 84).

PC7. Group of tenement plots fronting the west side of The Square.

- a) (PMUF3) Douglas Almshouses, south row. Built in the mid-nineteenth century (DoE 1984, 74).
- b) (PMUF4) Douglas Almshouses, north row. Built in the mid-nineteenth century (DoE 1984, 75).
- c) (PMUF5) Mortuary, at the east end of the Almshouses, later used as the Town Lock-Up, now a store. Built in the early eighteenth century and associated with an early eighteenth century workhouse on the site, since demolished (DoE 1984, 76).

PC8. Group of tenement plots fronting the north side of The Square.

PC9. Group of tenement plots fronting the north-east corner of The Square.

PC10. Group of tenement plots fronting the east side of Church Square.

PC11. Group of tenement plots fronting the east side of the High Street and south side of The Square.

- a) (PMUF6) 13-15 High Street. Seventeenth century or earlier house, with a mid-eighteenth century facade (DoE 1984, 83).
- b) (PMUF7) 11 High Street. Shop and house. Early to mid-eighteenth century, or earlier (DoE 1984, 83).
- c) (PMUF8) 9 High Street. House and shop. Built in the early eighteenth century, with early nineteenth century additions and a late nineteenth century shop front (DoE 1984, 82).
- d) (PMUF9) 7 High Street. House and former shop. Built in the early eighteenth century, although it has a possibly earlier core (DoE 1984, 82).
- e) (PMUF10) Your Move, south side of The Square. Shop built in the early seventeenth century, restored in the late twentieth century (DoE 1984, 117).

PC12. Group of tenement plots fronting the west side of the High Street and the south side of Maidstone Road.

- a) (PMUF11). 24-26 High Street. Mid-nineteenth century with an eighteenth century core (DoE 1984, 88).

- b) (PMUF12) 7 Maidstone Road. House, built in the eighteenth century with twentieth century alterations, originally part of a row (DoE 1984, 102).

PC13. Medieval building plot fronting the south side of Old Ashford Road.

PC14. Building plot fronting the north side of the High Street.

- a) (PMUF13) 62 High Street, Roundabout Cottage. Two cottages, now one house. The left section dates from the mid- to late nineteenth century, while the right section was built in the late seventeenth century, with nineteenth century alterations (DoE 1984, 89).
- b) (PMUF14) Honywood House. Built for Anthony Honywood in 1621. Originally intended to be the residence of the Governor of the Honywood Charity, founded 1621 by Mr A Honywood. The almshouses lie to the east, but are not listed (DoE 1984, 88).
- c) (PMUF15) 58-60. Built in the late eighteenth century, set well back from the road (DoE 1984, 89).

PC15. Building plot fronting the south side of Maidstone Road.

- a) (PMUF16) 17 Maidstone Road. House, with a late eighteenth century facade, but a possible seventeenth century core (DoE 1984, 102).
- b) (PMUF17) 21-23 Maidstone Road. Built in the early nineteenth century (DoE 1984, 103).

PC16. The High Street.

6 THE POTENTIAL OF LENHAM

6.1 Archaeological resource overview

No archaeological investigations have so far been undertaken within the town or its immediate surroundings. Thus little is known about the extent of surviving archaeological sub-surface 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 Lenham's urban archaeological deposits, particularly the historic urban core. No medieval and post-medieval components of the town have 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 Lenham

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Lenham
- The earliest remains which can be classed as urban or proto-urban
- The site, origins and development of a Saxon settlement
- The origins and development of the droveways
- The site and origins of the church
- The site and origins of the market
- The site and origins of the manor

6.3.2 Lenham in the medieval period

The following need to be investigated

- The site and development of the markets and fairs
- The development of the church and churchyard
- The development of the ecclesiastical manor-house
- The site, origins and development of the Court Lodge Abbey Farm complex
- 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 and character of individual properties
- The economic basis of the town and its industries

6.3.3 Lenham in the post-medieval period

The following need to be investigated

- The development of the markets and fairs
- The nature of the manorial complex (Court Lodge Abbey Farm)
- 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 and character of individual properties
- The economic basis of the town and its industries

6.3.4 General questions

- The evidence of artefactual remains in interpreting Lenham's pre-urban and urban role
- The palaeo-environmental history of the town

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

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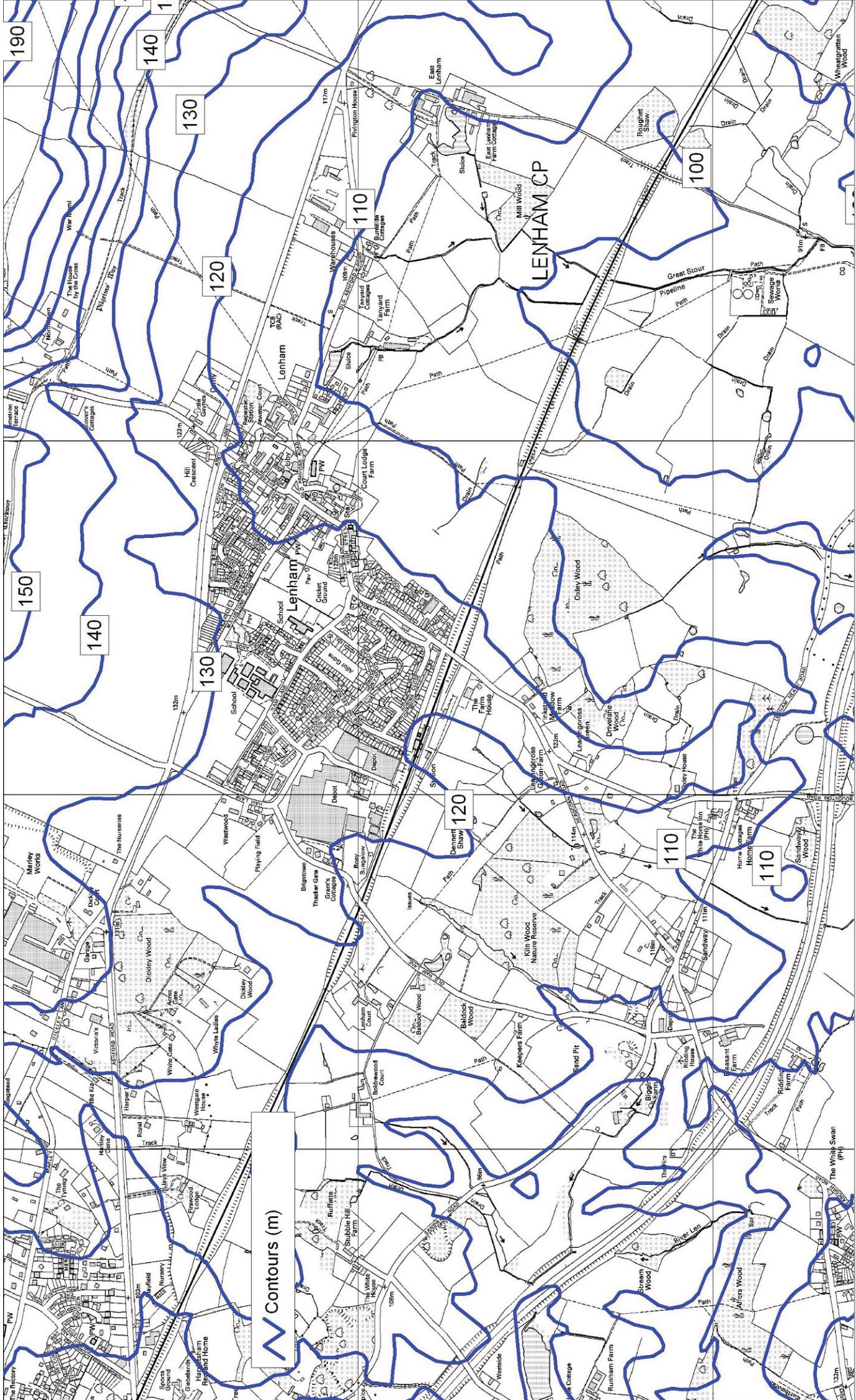
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Figure 1. Map of Lenham showing contours

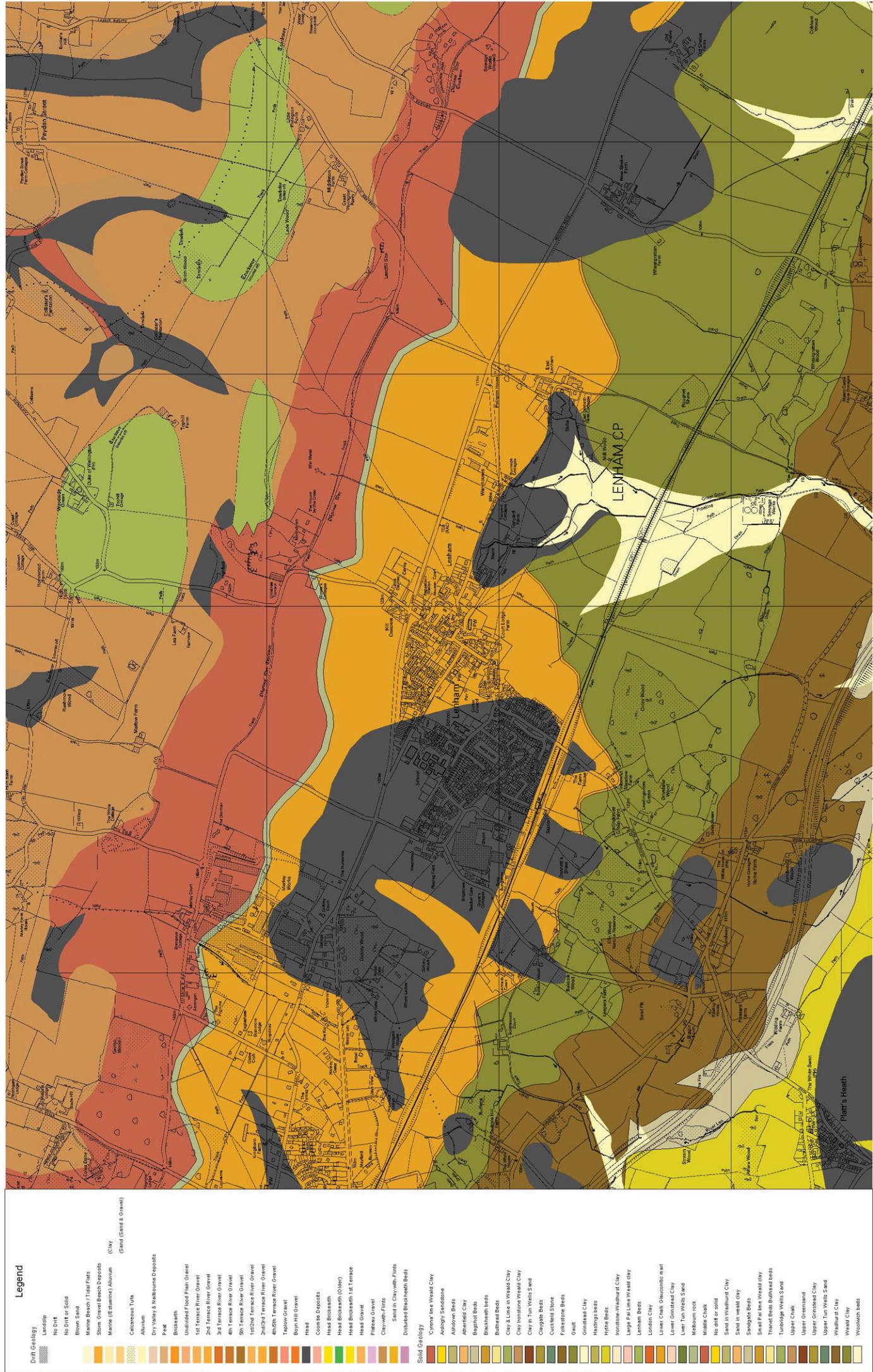


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Figure 2 Map of Lenham showing geology

Scale 1:15000



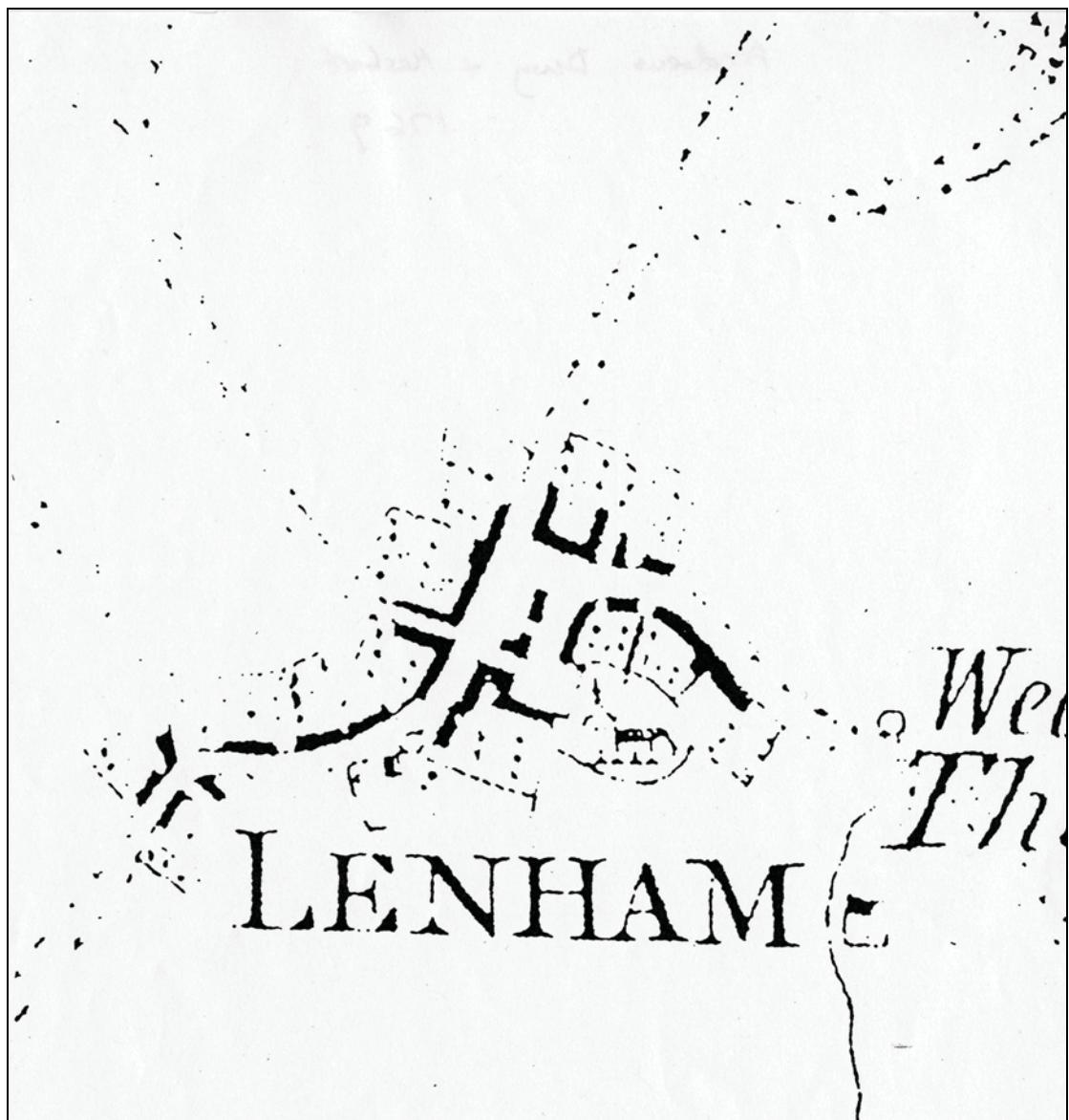


Figure 3. Andrews, Dury and Herbert's map of Lenham, 1769



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

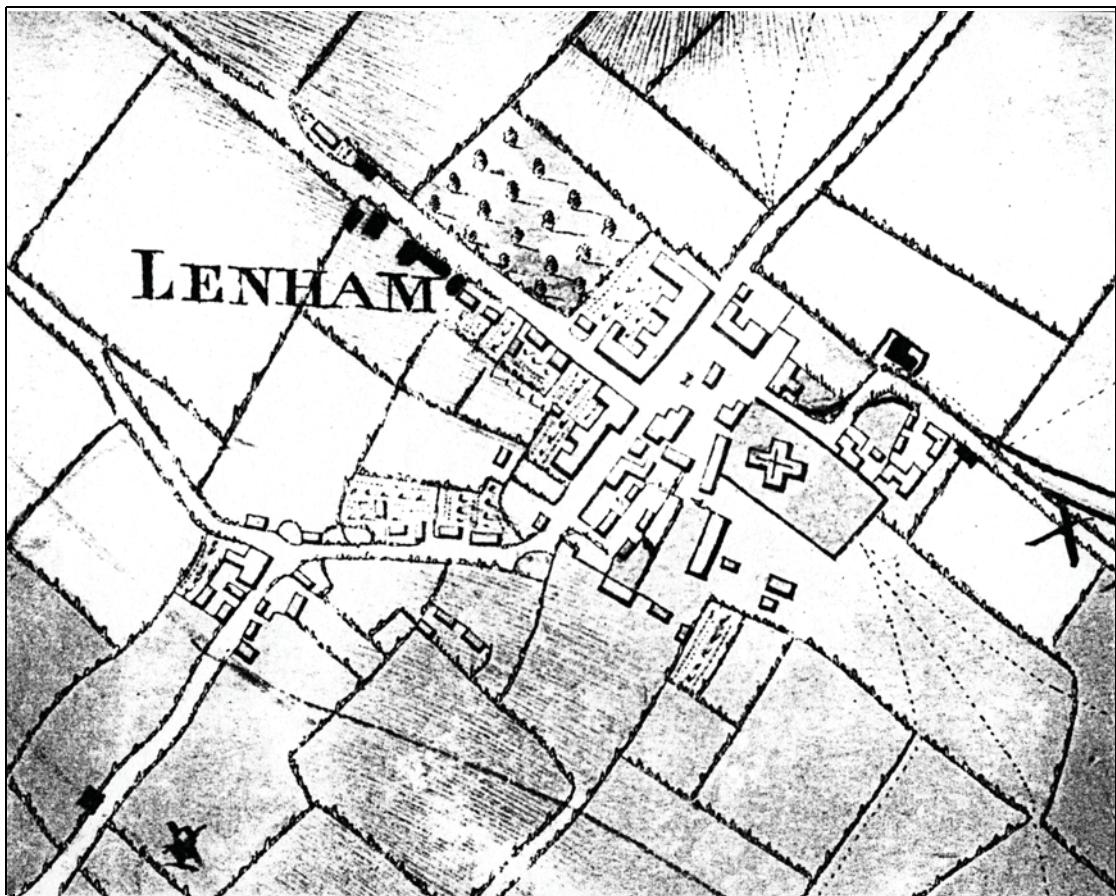


Figure 5. Ordnance Surveyor's field drawing for 1st edition OS map, c.1800-1805

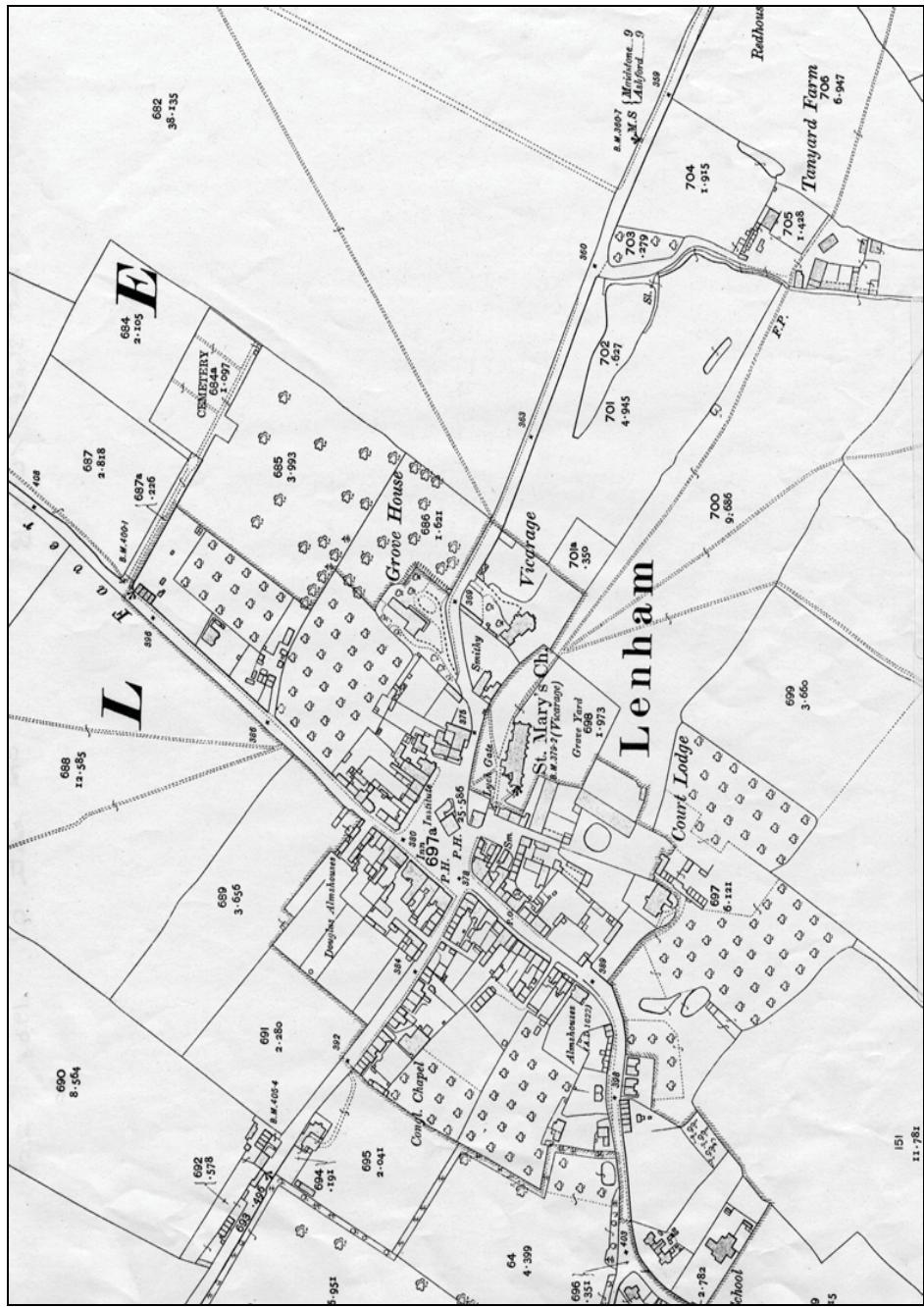


Figure 6. The 3rd Edition OS map of Lenham, 1908

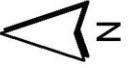


Figure 7. Map of Lenham showing historic buildings

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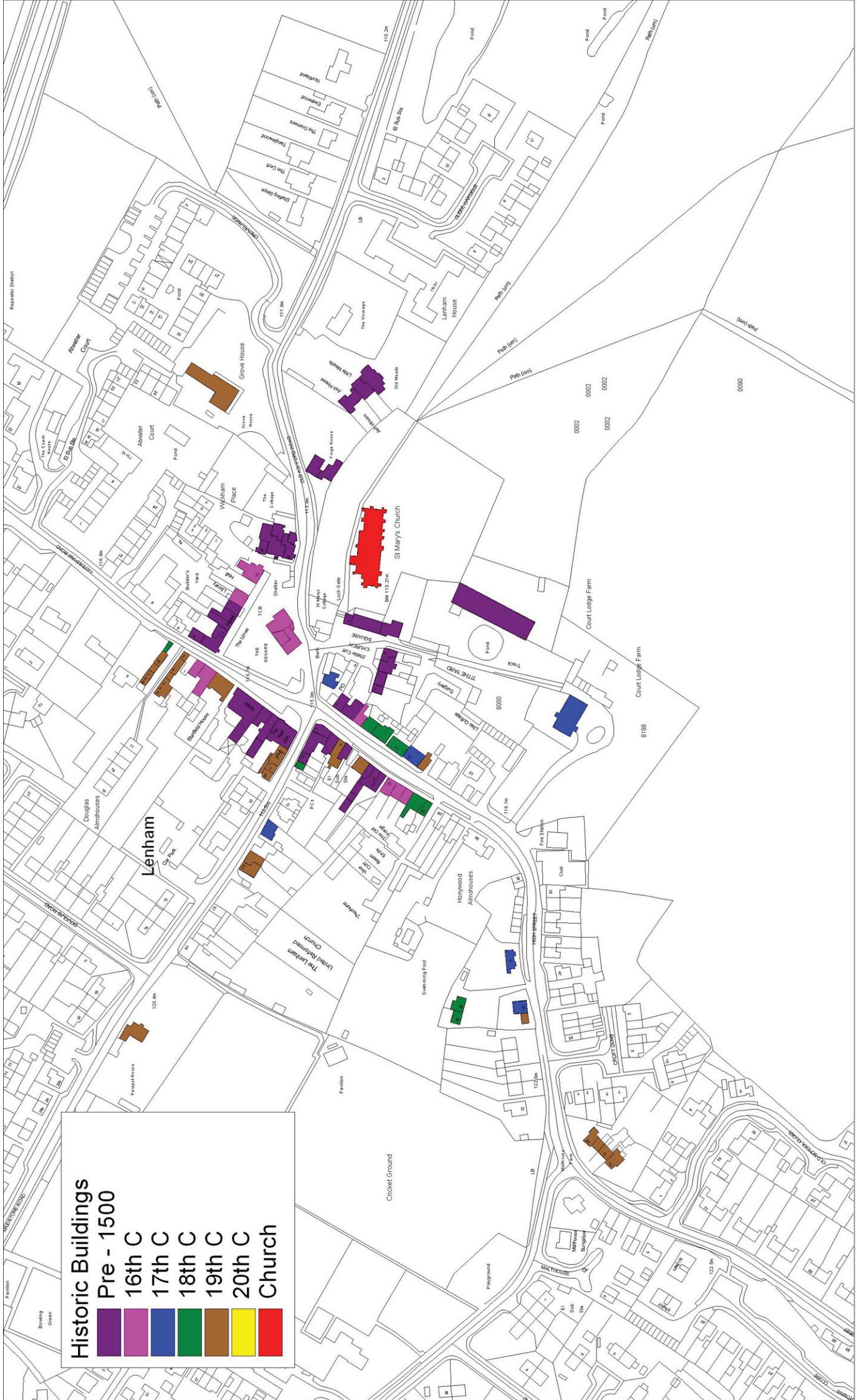
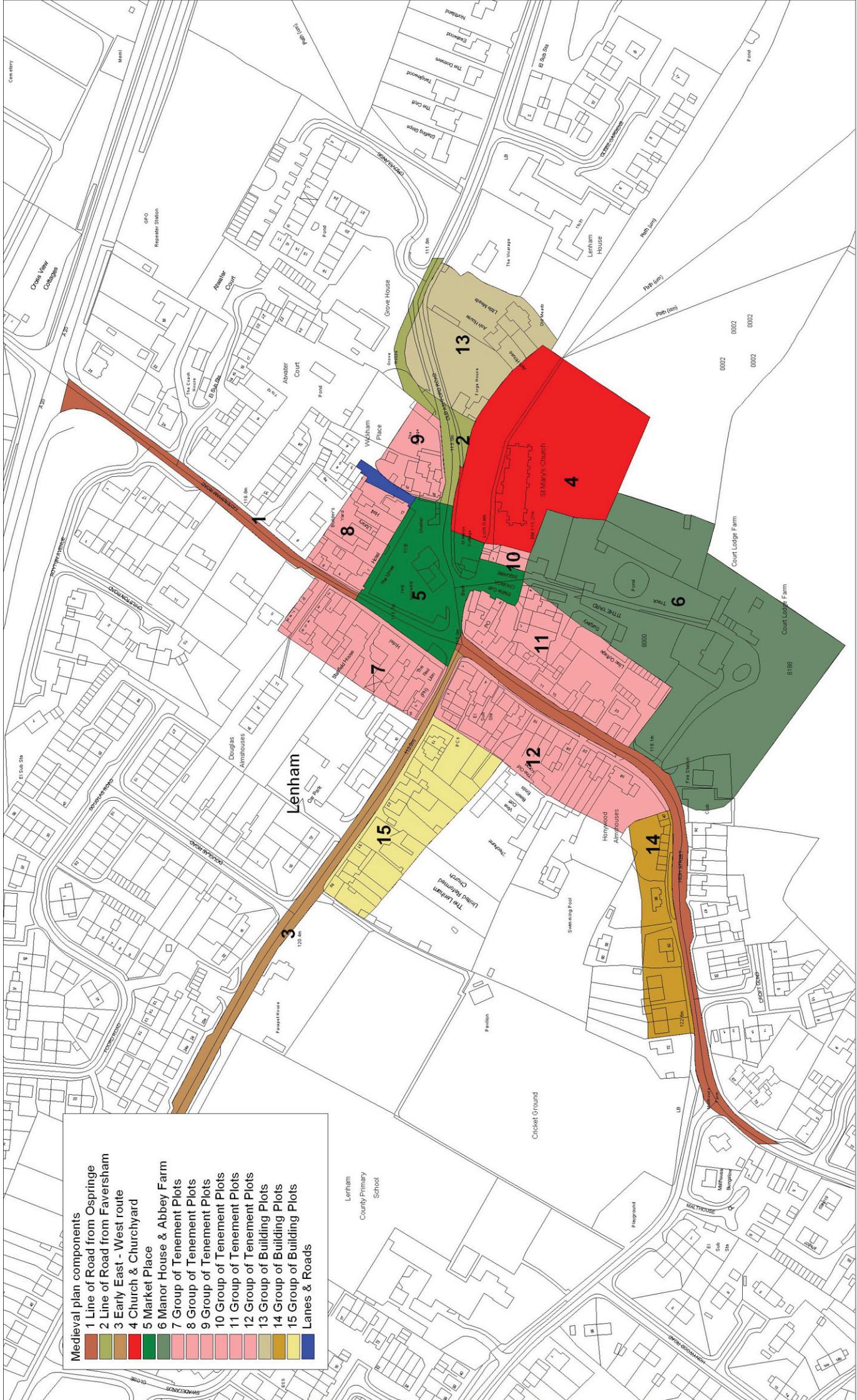


Figure 8. Map of Lenham showing medieval plan components

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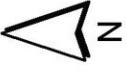
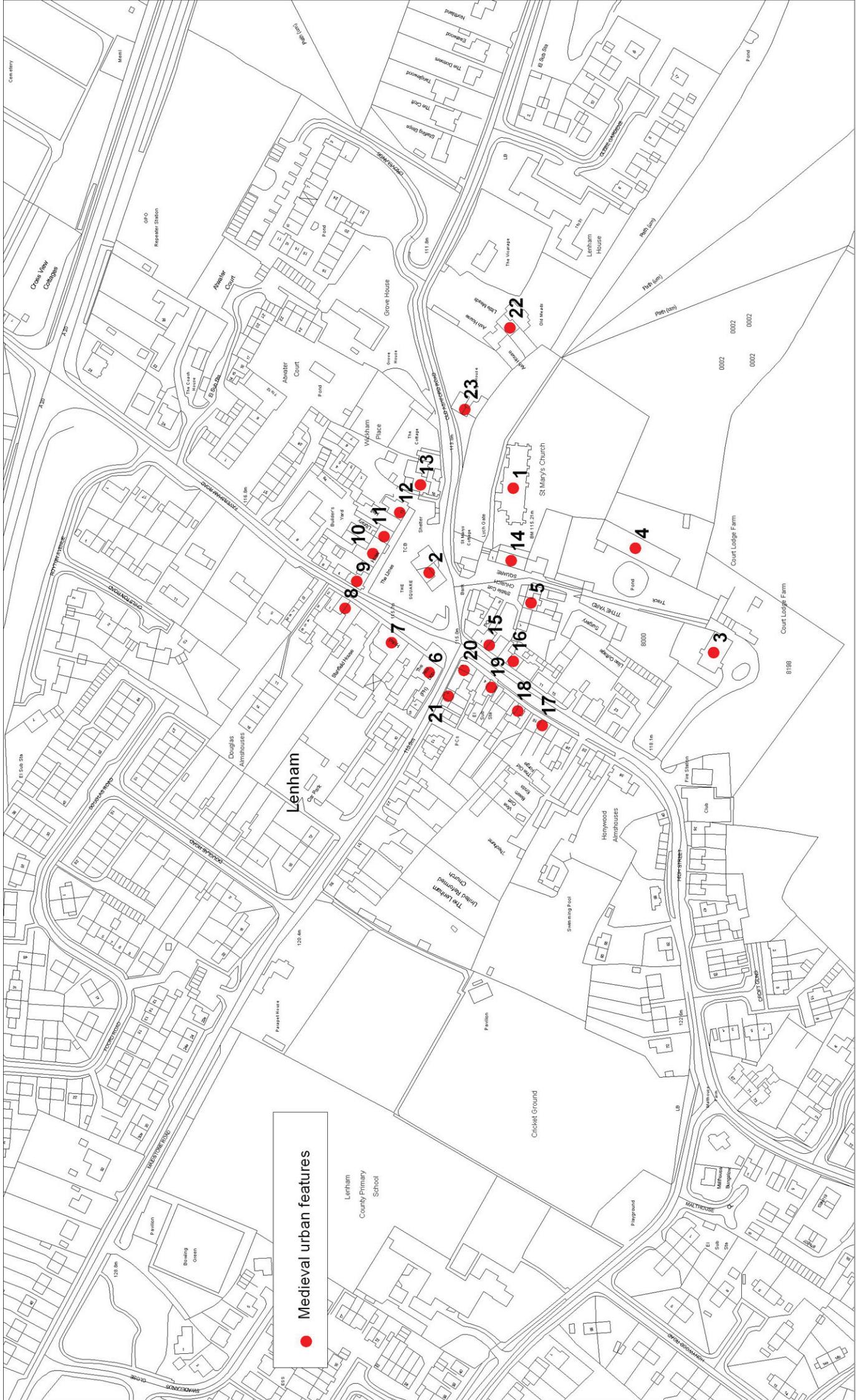


Figure 9. Map of Lenham showing medieval urban features

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• Medieval urban features



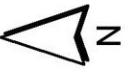


Figure 10. Map of Lenham showing post-medieval urban features

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- Post-Medieval urban features

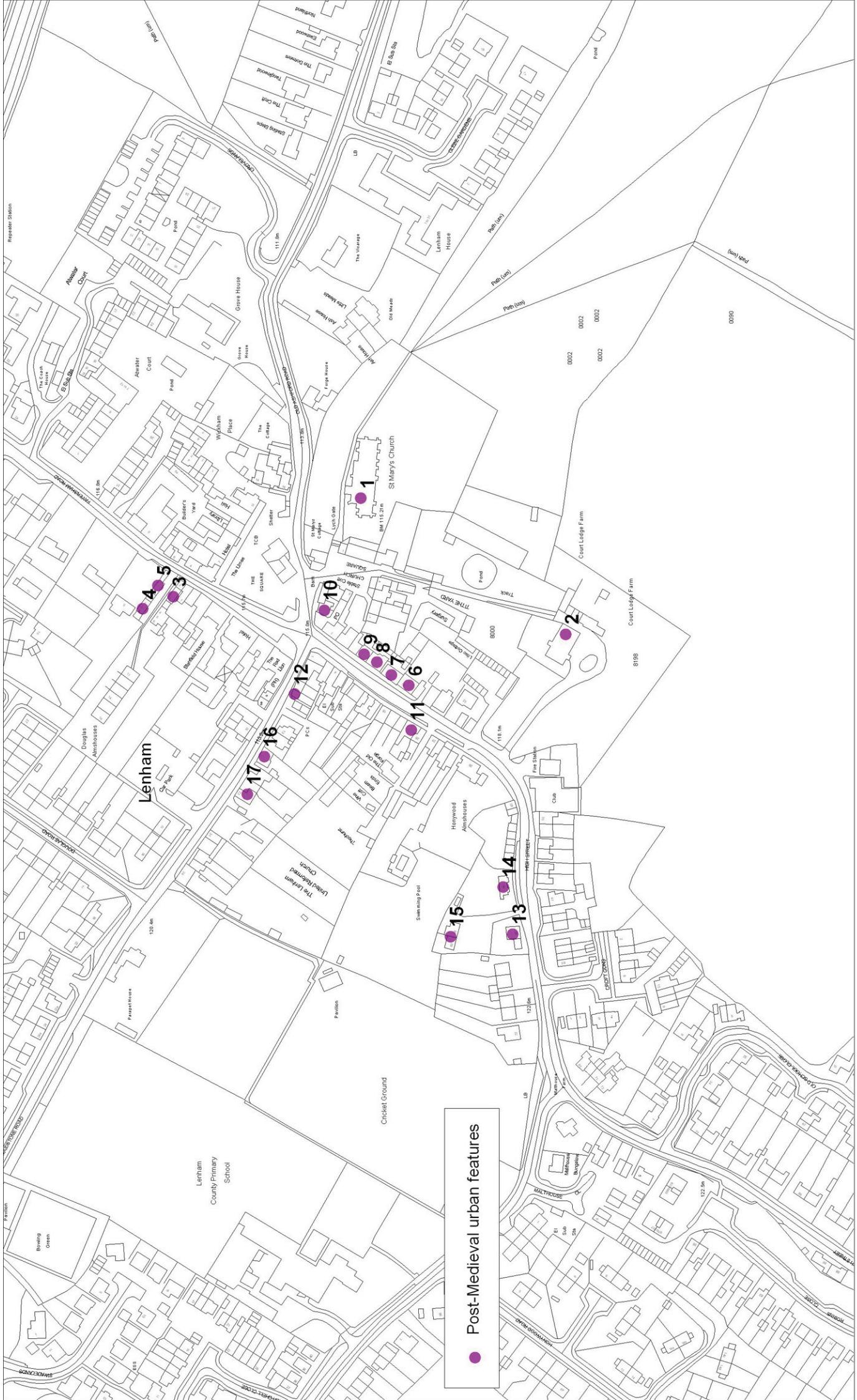




Figure 11. Map of Lenham showing Scheduled Monuments

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 Lenham 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

5.1 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

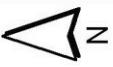


Figure 12. Map of Lenham showing Urban Archaeological Zones

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**Urban Archaeological Zones
Zone 2**

