

Kent Historic Towns Survey

RAMSGATE

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

RAMSGATE - KENT

ARCHAEOLOGICAL ASSESSMENT

DOCUMENT

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1 INTRODUCTION

1.1 Background

Ramsgate is a seaport and small market town, which reached the peak of its importance in the mid-eighteenth century as a harbour of refuge. It was first known as St Laurence (or St Lawrence) because it was in the medieval parish of St Laurence, but by 1278 it is recorded as *Remisgate or Remmesgate* as well as its parish name. It lies on the east coast of the Isle of Thanet, 7km south-east of Margate, c. 8km north-east of Sandwich and c. 25km east of Canterbury.

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 defined (see below) and provided 70 entries. There has been some archaeological investigation of the town, mainly connected with nineteenth and twentieth century building developments, but much of the settlement's history has been drawn from documentary sources.

1.2 Situation

Ramsgate is situated on the east coast of the Isle of Thanet. Its High Street runs up a hill rising from 5m OD by the harbour in the south to c. 35m OD on the north-west (Figure 1). The town stands on a bed of upper chalk with bands of head brickearth running along the valleys to the north-west and north-east (Figure 2).

1.3 Study Area

The area selected for general study lies between TR 36006350 and TR 39506700. More in-depth study, focusing on the evolution of the settlement and its historical components, lies between TR 375645 and TR 385655.

2 ARCHAEOLOGICAL DATA

2.1 Prehistoric

TR 36 NE 24 - Numerous neolithic flint flakes, scrapers and cores were found at c. TR 392667 (Clinch 1908, 314).

TR 36 NE 33 – Two bronze age inhumation burials with grave goods and an urn associated with bronze pins were found in 1896 and 1929, at TR 37946607. They may indicate a late bronze age settlement, but the site has been built over and no further information is available (Piggott 1949, 117-121).

TR 36 NE 45 - A small Thames pick c. 1cm long was found in 1962, at c. TR 36436524.

TR 36 NE 48 - Two palstaves each c. 15cm long and with fork decoration below the stop-ridge were found near St Lawrence in the 1920s.

TR 36 NE 126 - A crouched burial overlain by an extended burial accompanied by neolithic pottery and flint flakes were exposed when cutting drainage trenches in 1949, at TR 36696516. There may be a neolithic settlement nearby (Dunning 1966, 8-11).

TR 36 SE 4 - A bluish, round scraper was found in 1923, at TR 36896413, now part of a miniature golf course, and there is no record of any subsequent finds in the area.

TR 36 SE 16 - A lump of chalk incised with cup marks, possibly bronze age, was found in 1982, at TR 36656419.

2.2 Late iron age/Romano-British

TR 36 NE 14 - Inhumations with Samian ware pottery (AD100-150), other inhumations, and cremations were found 1899-1900 at *c.* TR 39496639. A series of excavations carried out between 1907 and 1972 in the same area, centred on TR 395664, revealed remains of a large settlement site dating from the bronze age to the Romano-British period (Coy 1961, pl. vi; Isle of Thanet Archaeol. Unit, No 204; Payne 1900, lix; Whimster 1981, 237-8; Wilmer 1909-1911, 68).

TR 36 NE 22 - A skeleton and a hoard of 120 Roman coins and jars were found sometime before 1891, at TR 37856592 (VCH III, 164).

TR 36 NE 27 - Traces of a building with several rooms can be seen on an aerial photograph centred on TR 360656. It stands within an enclosure *c.* 130m square, surrounded by two ditches, and may be a small villa. Investigations in 1977 revealed a Romano-British pottery scatter in an outer boundary ditch (Isle of Thanet Archaeol. Unit 1988, No 162).

TR 36 NE 34 - Several jars and coins, including a *denarius* of Marcus Aurelius and another of Faustina the Elder, were found at TR 38766518 (Hicks 1878, 17).

TR 36 NE 35 – Romano-British inhumation burials with grave goods, including two first century flagons, were found in the area centred on TR 38876539. A horn *c.* 1m long probably from a white rhino was also found (Isle of Thanet Archaeol. Unit 1988, No. 169).

TR 36 NE 37 – Romano-British urns, brooches and coins were found at TR 37756550. One of the brooches is diamond shaped and enamelled over the entire surface with red and green chequers (Isle of Thanet Archaeol. Unit 1988, No. 165).

TR 36 NE 38 - A shaft *c.* 33m deep and *c.* 80cm wide tapering to *c.* 25cm square, surrounded by seven pits was found within a chalk pit, centred on TR 37796539. The shaft had footholds cut into the walls, and was filled with alternate layers of earth, flint and bones, including *bos longifrons*, dog, horse and roebuck. There were also Romano-British pottery sherds, a basin-shaped vessel with lug handles and a few pieces of iron. Near the bottom of the shaft were some stone slabs, one of which was almost circular with a hole through the centre. The seven surrounding pits contained potsherds, animal bones, oyster shells and fragment of thin bronze from a bucket-shaped cauldron. The pits were connected by a straight ditch *c.* 27m long (Hillier 1889, 1-4).

TR 36 NE 40 - Two small pits *c.* 1.5m deep and *c.* 1.5m diameter containing iron age pottery, animal bones, whelk shells, pieces of ironstone and some burnt flints were found in 1963 during excavations for a sewer trench, at TR 36316521. The pottery found dates to the late iron age. A rectilinear system of enclosures and pits with small ring ditches has been identified from aerial photographs at TR 36326543, TR 36346533, TR 36296522 and TR 36286519.

TR 36 NE 41 – Romano-British pottery was found in 1837, at TR 37876532.

TR 36 NE 43 - A coin of Pius and another of Aurelius Caesar were found at TR 37616588, and a coin of Postumus was found nearby (Isle of Thanet Archaeol. Unit 1988, No. 164).

TR 36 NE 44 - Roman coins and pottery were found in 1904 between Ramsgate harbour and Dumpton Stairs. No further information is available (VCH III, 166).

TR 36 NE 46 - A first century Romano-British urn, *c.* 11cm tall and *c.* 22cm in circumference at its widest point, was found at *c.* TR 38156526 in 1948. This indicates either a cremation or an inhumation burial (Isle of Thanet Archaeol. Unit 1988, No. 168).

TR 36 NE 123 - Cropmarks of a Romano-British building have been identified at TR 361656 (Thanet DC 1982, 10).

TR 36 NE 127 - In 1972 Romano-British pottery associated with cremation burials was found by workmen at the Nethercourt Estate, an area which had occasionally exhibited a complex cropmark. Excavations between 1977 and 1983 revealed remains of a possible farm villa with outbuildings of probable mid-first century date (Isle of Thanet Archaeol. Unit 1988, No 160).

TR 36 NE 177 - In 1846 a small plain lead coffin was found close to the probable Saxon cemetery at TR 360655 (Site TR 36 NE 26). Another Romano-British grave with pottery and weights made from Roman coins was found nearby, suggesting that the Saxon cemetery occupied the site of an earlier Roman burial ground (VCH III, 162).

TR 36 NE 178 - A mixed Romano-British burial and habitation site with human skeletal remains, pottery and *c.* 120 coins, was discovered in the nineteenth century, at TR 376659 (Isle of Thanet Archaeol. Unit 1988, No. 164).

TR 36 NE 179 - A Romano-British grave with pottery, including an *amphora* and sherds of wine jars, and fragments of a large, bronze, bucket-shaped vessel was discovered in 1902, at TR 369652 (Isle of Thanet Archaeol. Unit 1988, No. 195).

TR 36 SE 1 - A grave containing sherds of Romano-British pottery and fragments of a large bucket-shaped vessel was found in the nineteenth century at TR 369647. Late iron age potsherds and first century AD Roman coins were found at TR 36946478 in 1922 (Isle of Thanet Archaeol. Unit 1988, No. 178).

TR 36 SE 2 – Romano-British cinerary urns containing burnt bones and a bronze *fibula* were found at TR 37156465. Other first and second century pottery and two more bronze brooches were found nearby (Cotton 1895, 262-263).

TR 36 SE 3 – First century AD pottery and coins, iron implements, animal and bird bones and mollusc shells were found through excavation and roadworks in the early twentieth century, at TR 37066421, TR 37136421 and TR 370645 (Conchman 1924, 53-54; Isle of Thanet Archaeol. Unit 1988, No 179).

TR 36 SE 6 – Remains of Romano-British burials were found sometime before 1878, at TR 37596446. In 1895 a cist made of large stones and containing a male and a female skeleton,

many fragments of cinerary urns, other potsherds and animal teeth, was found *c.* 50m to southwest. In *c.* 1846 Romano-British urns with burnt bones were found near Saxon inhumation burials in an area centred on TR 37516450 (Cotton 1895, 263; VCH I, 386).

TR 36 SE 7 – Romano-British potsherds and fragments of a bronze bucket-shaped vessel and a lead vessel were found *c.* 1902 in a chalk-cut grave at *c.* TR 4369647 (Woodruff 1902, lxvii).

TR 36 SE 15 - A second century poppy-head beaker, potsherds and a skeleton were found when an air raid shelter was being dug in 1939, at *c.* TR 37506468 (Isle of Thanet Archaeol. Unit 1988, No 182).

TR 36 SE 19 – Romano-British pottery, a bronze brooch and a rubbish pit were discovered *c.* 30m from the site of Roman cinerary urns (see TR 36 SE 2). A Samian *patera* and two urns of brown ware were also found (Cotton 1895, 262-263).

TR 36 SE 29 - Romano-British building debris and pottery were discovered in the mid-nineteenth century at TR 366642 (Isle of Thanet Archaeol. Unit 1988, No 177).

TR 36 SE 33 - Roman coins and pottery were found at TR 363646.

TR 36 SE 38 - A Romano-British occupation site has been identified at TR 360641. Romano-British pottery and metal objects have been recovered from the beach at this spot (Isle of Thanet Archaeol. Unit 1988, No 234).

2.3 Saxon

TR 36 NE 26 - A probably sixth century cemetery was found by workmen in 1845 at Ozengell, TR 36156547. Many Romano-British and Saxon burials were found subsequently and *c.* 100 graves seem to have been destroyed by railway works before thirteen were archaeologically investigated. More than 100 probable graves aligned from east to west, a small penannular ditch with a central grave and a smaller group of burials associated with the ditch of an early barrow have been identified by cropmarks, and two were opened in 1974, revealing evidence of early Saxon inhumations with grave goods. Excavations 1977-1981 revealed 192 graves, many of which had been robbed in antiquity. Many of the graves displayed structural features including ledges, sockets, slots, circular ditches and, in two cases, four post-holes arranged around the grave. Grave goods dating from the late fifth to the seventh century were found (Meaney 1964, 131; Webster and Cherry 1975, 223; Youngs and Clark 1981, 171; 1982, 189-190).

TR 36 NE 29 - Two Saxon graves with grave goods, indicating the site of a cemetery, were found during building works in 1953, at TR 36696516. Another grave with spearhead, sword and dagger was found nearby in 1955 (Stebbing 1951, 150-152; 1952, 152).

TR 36 NE 32 – A late seventh century inhumation with an iron knife and a piece of glass was discovered in 1932, at TR 37906547 (Boulter 1933, 283-284).

2.4 Medieval

TR 36 NE 120 - A rubbish pit was found during building works in 1983, at TR 371669. It contained large sherds of medieval jugs and cooking pots, and fragments of a 'brigandine' (a flexible armoured doublet, composed of small iron plates riveted to a garment of leather or

velvet) dating from the end of the fifteenth century. There is no tradition of a medieval manor in this area (Isle of Thanet Archaeol. Unit 1988, No. 136).

TR 36 NE 184 - A possibly medieval trackway *c.* 10m wide and 80cm deep cut into the chalk was found at TR 394660. Its location suggests that it may be the 'way' referred to by medieval writers, but it could be a nineteenth century work connected with East Cliff Lodge (Isle of Thanet Archaeol. Unit 1988, No. 231).

TR 36 SE 39 - Medieval building remains have been identified at TR 360642 (Isle of Thanet Archaeol. Unit 1988, No. 235).

2.5 Undated/Multi-period

TR 36 NE 47 - A cropmark of a large sub-circular enclosure has been identified from aerial photographs in an area occupied from the bronze age to the Saxon period, centred on TR 36186517.

TR 36 NE 89 - A circular cropmark has been identified at TR 362661.

TR 36 NE 90 - Ring ditches, pits and a modern pit alignment have been identified at TR 399661.

TR 36 NE 93 - A cropmark has been identified at TR 379666.

TR 36 NE 94 - A rectilinear, possibly modern, feature has been identified at TR 383669.

TR 36 NE 95 - A possible ring ditch has been identified at TR 387662.

TR 36 NE 106 - A rectilinear feature and an area feature have been identified at TR 379669.

TR 36 NE 107 - A modern circular cropmark has been identified at TR 378667.

TR 36 NE 185 - A wide, shallow feature with a central posthole, since eroded, was observed in 1987. It may represent a pond barrow or old boundary (Isle of Thanet Archaeol. Unit 1988, No. 232).

TR 36 NE 192 - Cropmarks of barrows and field boundary systems have been identified from aerial photographs taken in the 1960s, centred on TR 364653. They show linear cropmarks suggestive of round barrows, field boundaries and possibly buildings. When the site was developed in the 1970s burials and building remains were reported by building workers and the public (Isle of Thanet Archaeol. Unit 1988, No. 285).

TR 36 SE 7 - Excavations for a new slipway in the harbour revealed remains of a probable Romano-British and medieval port. Medieval coins were found at a depth of *c.* 2-2.5m, large flints and bricks (which have been assumed to be Roman) at *c.* 3.5-4m, and Roman coins of mainly fourth century date associated with wooden piles sunk into the chalk subsoil (possibly from a Romano-British pier) at a depth of *c.* 5-6m (Isle of Thanet Archaeol. Unit 1988, No 184; VCH III, 166).

TR 36 SE 23 - The cropmark of a small ring ditch has been identified at TR 36036483, together with a possible barrow site at TR 36106476 .

TR 36 SE 24 - A curving length of ditch which appears to have been crossed at frequent, though irregular intervals at TR 36176463, along with a rectilinear feature and a rectangular pit at TR 36196460 have been identified from aerial photographs.

TR 36 SE 30 - A slit trench has been identified at TR 362642.

TR 36 SE 31 - Slit trenches have been identified at TR 352643.

TR 36 SE 42 - Cropmarks of three ploughed-out bronze age barrows have been identified at TR 359649 (Isle of Thanet Archaeol. Unit 1988, No 275).

3 HISTORICAL RECORDS

3.1 Domesday Book

Ramsgate does not appear in Domesday Book.

3.2 Origin of the Place-Name

The place-name first appears as *Remisgate* or *Remmesgate*, and may derive from Old English *hraefn* ‘raven’ and *geat* ‘opening or gap’. It can be traced to its present form thus:

1278 *Remisgate, Remmesgate*

1334 *Ramesgat*

1298 *Rammesgate*

1357 *Ramesgate*

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Romano-British period

A villa at Nethercourt, c. 1.5km inland and a little way to the south-east of the medieval parish church of St Laurence, and other settlement sites and graves on the outskirts of modern Ramsgate suggest that there was Romano-British settlement in the area from the late first century AD. The discovery of wooden piles driven into the chalk beneath the modern harbour indicates that there was a timber pier or jetty there in the fourth century AD, possibly implying a small Late Roman port. Nothing is known of this potential settlement, or of any connection between the inland Romano-British sites and the coast, but a very early beginning to the settlement at Ramsgate may be inferred from the present evidence.

4.1.2 The Saxon period

At least three cemeteries on the borders of modern Ramsgate are known to have been in use from the fifth to seventh century. The most extensively excavated one, at Lord of the Manor, Ozengell, contained several hundred inhumations, many of them of seventh century date. The site lies c. 1.5km east of the parish church, not far from the Nethercourt villa mentioned above, and indicates quite dense Saxon settlement in the area in the pre-Christian period. Its reasonably close proximity to the church may indicate some degree of continuity of settlement between the pre-Christian and Christian periods. The church was founded before 1124, possibly before the Norman Conquest, and a settlement may have grown up around it, perhaps near the present High Street (known as High Street St Laurence). The probable

Romano-British harbour on the nearby coast may have continued as a haven in the Saxon period, thus stimulating the development of a settlement.

4.1.3 The medieval period

Ramsgate originated as a small coastal settlement in the parish of St Laurence, the parish church of which stood *c.* 1.5km inland. Until the Dissolution, the church was first a chapel and then a dependency of St Mary's, Minster in Thanet. It is mentioned in a chronicle compiled *c.* 1380 by Thorne, a monk of St Augustine's Abbey, who recorded that in 1124 St Mary's church at Minster and its chapels of St Laurence (Ramsgate), St John the Baptist (Margate), and St Peter's (Broadstairs) were all assigned for the upkeep of St Augustine's. The same was confirmed in 1182, and in 1237 St Laurence's acquired a perpetual chaplain. The White Book of St. Augustine, *c.* 1200, lists the church, and in 1291 it was valued at £5 (*Taxatio* of Pope Nicholas IV). By *c.* 1275 it had become a parish church in its own right, with a churchyard and burial rights over the whole parish. The church is depicted on a map of the Isle of Thanet drawn by Thomas of Elmham *c.* 1414. It stands at the east end of a track named *Dunstrete* which led to Sarre where there was a ferry across the Wantsum to what was then the mainland of Kent. By the last quarter of the twelfth century the church consisted of an aisled nave, a chancel with flanking chapels, and a crossing tower. It was modified in the thirteenth and fifteenth century when a boarded wagon roof was inserted. The latter suggests that the parish of St Laurence was fairly wealthy at that time. The visitation of Archbishop Warham in 1511 does not mention the state of the church, which must therefore have been acceptable.

Little can be said of the settlement itself, although it must have been concentrated near the site of the modern harbour, which may already have had some structures, perhaps a wharf. As mentioned above, there is evidence for a Romano-British jetty there, and medieval coins found when a modern slipway was being constructed recently, indicate medieval activity on the same site. It is first mentioned in the Hundred Roll for Kent in 1274, and then in connection with the Cinque Port of Sandwich in *c.* 1353 when that port annexed *Rammesgate*. In 1444 it contributed to Sandwich's exchequer for port services, in 1469 it contributed 3*s.* 4*d.* to the Cinque Ports Purse (a benevolent fund), and in 1483 it is recorded as within the bounds of Sandwich. In 1521 Ramsgate paid a levy of 5*s.* to the Brotherhood of the Cinque Ports and in 1525 it sent a representative, Thomas Thaccher, to the brotherhood's annual meeting at New Romney. Ramsgate paid £250 ship money in 1536, a considerable amount of money suggesting the increasing importance of the harbour. Fishing was probably its main economic support, although there may also have been some coastal trade. It is difficult to be certain about the latter, as trade through Ramsgate would have been recorded in Sandwich's port books, where it would not necessarily have been differentiated by name.

4.2 Urban evidence

4.2.1 Pre-1700 settlement

Ramsgate began its transformation from a fishing village in St Laurence's parish to a coastal port in its own right during the sixteenth and seventeenth century. A pier, 'a small peere for shippes', protected its harbour; it had its own ships (that is, people resident in the town owned ships which sailed from Ramsgate harbour). By 1588 its population was *c.* 1,000.

The early post-medieval settlement was based on the harbour, with Harbour Street running down to it and Queen Street and King Street running parallel to the coast and slightly inland. The port was probably connected to the parish church and High Street St Laurence by the north-westerly continuation of Harbour Street, which became known as High Street. As the

population expanded the two settlements probably merged to form a single unit, with the harbour to the east and the church, commercial centre and possibly market in High Street St Laurence to the west. It is difficult to estimate when Ramsgate High Street took over from St Laurence as the more important centre.

4.2.1.1 Markets and fairs

The annual fair on 10 August continued to be held at St Laurence and an unofficial market may still have been held in or near the High Street there. As the town grew a market may have been set up closer to the coast.

4.2.1.2 The church

St Laurence remained the parish church of the expanding sixteenth and seventeenth century coastal settlement, and it seems to have undergone few major changes apart from replacement of the aisle roofs in 1687 and 1689. Several fine sixteenth and seventeenth century monuments indicate that there were some wealthy members of the congregation. In 1588 there were 656 communicants and the church was valued at £20; in 1640 there were 650 communicants.

4.2.1.3 The harbour

Ramsgate's harbour developed along a stretch of foreshore between East Cliff and West Cliff, and as it was exposed to rough weather from the south-east it needed some form of protection. A timber pier for ships is mentioned in the reign of Henry VIII, but little is known about its state until its rebuilding in the middle of the eighteenth century (see below), although the timber structure seems to have been extended *c.* 1715. There seems to have been some difficulty in maintaining the pier and protecting the coast from erosion; finances for both would have been raised from tolls on imports and exports, and when there was little trade there was little income. A report in 1736 suggests that the harbour was so shallow and dry at low water that it could not accommodate very large vessels, and this was possibly also the case in the previous centuries.

Despite the condition of its harbour, Ramsgate seems to have flourished as a small port during the sixteenth and seventeenth century. In 1566 Ramsgate had fourteen vessels totalling 118 tons and 70 mariners engaged in transporting fish and coal. In 1629 Ramsgate and Margate together had 110 seamen employed on their own vessels, and by 1701 the number of seamen at Ramsgate had risen to 388. At the same date it had 45 ships totalling 4,100 tons. This great increase resulted largely from trade with the Baltic ports in the seventeenth century. The ships probably set out from Ramsgate in ballast to return with hemp and timber, mainly for the Chatham dockyard. In the 50 years from 1680 an average of 20 Ramsgate ships sailed to the Baltic annually, and from 1690 to 1700 the average was 50. By 1700 Ramsgate was second only to London in the Baltic trade, and it was the fifteenth most important port in the kingdom. Its English coastal trade was largely based on carrying coal from Newcastle and fish and grain from the Isle of Thanet.

4.2.2 The post-1700 settlement

Ramsgate began to develop rapidly after 1749 when the port was designated an official Harbour of Refuge for ships caught in storms at sea. After that the coastal settlement rapidly outstripped the old centre at St Laurence although that seems still to have dominated the coastal settlement in 1739. At that time the main road ran past St Laurence and continued westwards to Sarre along the same route as fifteenth century *Dunstrete*.

4.2.2.1 The church

St Laurence continued as the parish church until it was supplemented by St George's church in the early nineteenth century (see below). Restorations in 1858 and 1902 resulted in changes to the windows and much of the exterior, but the church's Norman origins are still discernible in the interior.

4.2.2.2 Other religious organisations

Several new Anglican churches were built in the nineteenth century to meet the needs of the increasing population of the expanding coastal settlement. The church of St George was built in Church Hill between 1824 and 1827. It is in neo-Gothic style, of white brick and stone with a very high west tower and a correspondingly long and high nave. Its light, bright interior with tall clustered piers and galleries on cast-iron columns make it the most spectacular church of its date in the county and it is said to 'epitomize all that is best in Georgian Anglicanism'. Christ Church in Vale Square, built 1846-1847, is an early design by Sir G.G. Scott who attempted to adopt rural parish-church forms by using ragstone for the body of the church and shingles on the north-east spire.

There are also several Nonconformist chapels within the town, and several more are referred to in eighteenth and nineteenth century accounts of the town. The surviving examples include the Congregational church of 1838 in Meeting Street and Cavendish Baptist Chapel, Cavendish Street, built in 1840.

From 1845 to 1850, A.W.N. Pugin built the Roman Catholic church of St Augustine in St Augustine's Road. It is now the church of the Benedictine abbey, which was founded on the opposite side of the road in 1852. The exterior of the church is a rather severe nineteenth century version of late fourteenth century ecclesiastical architecture, as are the cloisters on the north side. The interior is profusely decorated; the south transept is the Pugin chantry.

A Synagogue was built in Honeysuckle Road on the north-east edge of the town, in 1833. Its founder was Sir Moses Montefiore.

4.2.2.3 The harbour

The main problem for Ramsgate harbour before 1749 was the maintenance of the pier and the protection of the coast from erosion. The harbour was small and dry at low water but in the 1730s was able to accommodate 40 vessels of between 20 and 300 tons. A ship of 700 tons was apparently once repaired there. Despite its increasing trading importance throughout the seventeenth century, harbour dues seem to have been insufficient for the upkeep of the harbour.

In 1749 Ramsgate was chosen to be the site of the new Harbour of Refuge for Channel shipping. It was preferred to Margate and Sandwich because of its proximity to the stretch of the English Channel known as the Downs and the treacherous Goodwin Sands, and because the chalk bedrock provided a firm foundation for the necessary new piers. It was also possible for ships to leave the harbour at Ramsgate on an easterly wind, which was not possible at Sandwich. A further advantage was that the tidal currents ran directly into the harbour mouth, rather than across it, cleansing the harbour of silt and making the entry and exit of ships much easier.

A new harbour and pier and slipway were constructed in the years following 1749; it was a 'most magnificent construction of [Portland and Purbeck] stone at the expense of several hundred thousand pounds'. It had trouble with silting, however, and in 1779 sluices and a

backwater were built to help keep the harbour clear. In 1788 the east pier was extended in granite to the south-west to provide more calm water, and a lighthouse was built in 1792. A warehouse, a harbour master's house and a repair dock were also constructed, and a more convenient wharf for landing goods was added. A wing wall to the inner basin was added in 1837, its eight anti-wave openings facilitating a smooth passage into the basin.

Fishing from vessels known as smacks became an extremely important activity in the nineteenth and early twentieth century. There were 50 smacks registered at Ramsgate in 1863, and 168 in 1906. The smacks were manned by a skipper and four crew, usually boys (known as 'smack boys'). In 1881 a Smack Boys' Home was opened by the Board of Trade for their accommodation when they were not at sea. This institution was unique to Ramsgate. By then the harbour had a Sailors' Home, which in 1878 had a dormitory for the use of survivors from shipwrecks.

4.2.2.4 The resort town

Ramsgate was a little later than Margate in providing for visitors seeking the newly fashionable sea bathing 'cure', promoted by the late eighteenth century medical profession as a panacea for all ills, but by the end of the eighteenth century it had several inns (including the surviving Red Lion in King Street) and lodging houses, an Assembly Room, warm salt-water baths and an 'elegant colonnade and parade for walking' around the harbour. Its streets were paved and lighted, and there were watchmen for the safety of inhabitants and visitors alike.

In the eighteenth century Effingham Street was the most desirable residential street in Ramsgate, and a number of its grand houses survive. In the early nineteenth century the fashionable areas extended to East Cliff and West Cliff, with four-storey yellow brick terraces being the favoured style. Names such as Nelson Crescent in West Cliff and Wellington Crescent in East Cliff indicate their period of construction. Development continued throughout the century, with Vale Square and its church, for example, being established in the 1840s.

4.2.3 The modern town

Today Ramsgate is part of Thanet District which, with Birchington, Margate, Cliftonville and Broadstairs, has a total population of *c.* 127,000. The east coast of the Isle of Thanet is almost entirely built-up from Ramsgate in the south-east to Birchington in the west to and it is difficult to distinguish boundaries between the different settlements. Most of the local workforce still depends on hotel, catering and distribution trades but Ramsgate New Port with its ferry to Ostend and other new business parks and manufacturing industries are providing alternative forms of employment for Ramsgate and Thanet as a whole.

4.2.4 Population

The first population figures for Ramsgate are recorded in the sixteenth century, with the parish of St Laurence having *c.* 1,000 inhabitants in 1588. There was roughly the same number in 1640 but the Hearth Tax returns of 1671 record 701 hearths in the township, signifying perhaps as many as 2,000 inhabitants. In 1773 there were 2726 inhabitants and in 1792 the population was reckoned to be 3,601. By the time of the first national census in 1801 there were 3,110 inhabitants, and this figure had almost quadrupled to 11,838 in 1851. This extraordinary rate of growth slowed down during the rest of the nineteenth century and by 1901 there were 16,503. In 1951 the population of Ramsgate was 35,801, and this had risen to 39,289 in 1991.

5 URBAN CHARACTERISTICS

The following summary of Ramsgate's urban characteristics has been divided into before and after 1700; they are therefore mainly post-medieval in date, although the parish church of St Laurence is of medieval origin. Figure 9 shows the Plan Components of the town, based both on the OS notebook of 1800 and the OS map of 1880, and Figure 8 shows the historic buildings, some of which also appear in the Urban Features section below.

5.1 Pre-1700 plan components and urban features (Figures 9 and 10)

Ramsgate began as the coastal settlement of the medieval parish of St Laurence (PC1), with a possible market in High Street Saint Laurence (PC2). The town began to develop *c.* 1.5km north of the church, around the harbour (PC3). Blocks of properties (PC4-9) developed around the main streets.

PC1. Parish Church of St Laurence and Churchyard.

- a) (MUF1) The parish church of St Laurence. The church contains remains from the twelfth-fifteenth century.

PC2. Site of possible market place in High Street St Laurence.

PC3. The Harbour.

- a) (PMUF2) Site of the first harbour pier, a timber construction in existence by the sixteenth century.

PC4A. Group of tenement plots north of the harbour, west of Harbour Street and south of Queen Street.

PC4B. Group of tenement plots north of the harbour, west of Harbour Street and south of Queen Street.

PC4C. Group of tenement plots north of the harbour, west of Harbour Street and south of Queen Street.

- a) (PMUF5) 1 King Street, The Red Lion Public House. Built in the late seventeenth century and altered in the eighteenth and nineteenth century (DoE 1988, 103).

PC5. Group of tenement plots north of the harbour, east of Harbour Street and south of King Street.

- b) (PMUF4) 66 Harbour Parade, The Royal Oak Hotel and the Royal Oak Shades. Built in 1690, largely rebuilt in 1748 and the early nineteenth century. Now The Oak Hotel (DoE 1988, 60).

PC6. Group of tenement plots north of Queen Street and west of High Street.

- a) (PMUF6) 1-2 Queens Court. A late seventeenth century pair of cottages built in flint and red brick. Restored in 1966 (DoE 1988, 149).
- b) (PMUF7) Old Timbers, 29 Effingham Street. A late seventeenth century redbrick house, possibly with a timber-framed origin. Ground-floor painted white (DoE 1989, insert facing page 44).
- c) (PMUF8) 31 Effingham Street. A house with an eighteenth century exterior and earlier interior (DoE 1989, insert facing page 44).

PC7. Group of tenement plots north of George Street and west of High Street.

PC8 Group of tenement plots north of King Street and east of High Street.

PC9. Group of tenement plots north-east of the harbour

- a) (PMUF3) 15 Harbour Street. A late seventeenth century two-storey building, now a hairdresser's shop (DoE 1988, 63).

Not located in a plan component:

- a) (PMUF9) 24 Effingham Street. A late eighteenth century house with seventeenth century or earlier portions to the rear (DoE 1988, 47).
- b) (PMUF10) 162 High Street. A seventeenth century house altered in the mid-nineteenth century (DoE 1988, 73).

5.2 Post-1700 plan components and urban features (Figures 11 and 12)

Ramsgate expanded after 1700, developing both as a port and a resort town with much building in the late eighteenth and nineteenth century. The parish church of St Laurence (PC1) was supplemented by the churches of St George (PPMUF16) and Christ Church (PPMUF6). The harbour (PC3) was provided with a masonry pier, seafront hotels and other public buildings were put up along the landward side.

PC1. Parish Church of St Laurence and Churchyard.

- a) (PPMUF1) The parish church of St Laurence. The church was restored in 1858 and 1902

PC2. Site of possible market place in High Street St Laurence.

PC3. The Harbour.

- a) (PPMUF 2) Harbour pier and slipway built *c.* 1750-1792; wing wall to the inner basin added in 1837 (DoE 1988, 152-153).

PC4A. Block of properties north of the harbour, west of Harbour Street and south of Queen Street.

PC4B. Block of properties north of the harbour, west of Harbour Street and south of Queen Street.

PC4C. Block of properties north of the harbour, west of Harbour Street and south of Queen Street.

PC5. Block of properties north of the harbour, east of Harbour Street and south of King Street.

PC6. Block of properties north of Queen Street and west of High Street.

- a) (PPMUF10) Cavendish Baptist church, Cavendish Street. Built in 1840 (DoE 1988, 35).

PC7. Block of properties north of George Street and west of High Street.

PC8. Block of properties north of King Street and east of High Street.

- a) (PPMUF17) Chatham House School, Chatham Street. Built 1879-1882, (DoE 1988, 40).

PC9. Properties north-east of harbour

- a) (PPMUF7) Royal Sailors' Rest, Harbour Parade,. Built as a sailors' hostel in 1904, now commercial premises (DoE 1988, 59).
- b) (PPMUF8) 68 Harbour Parade, formerly the Castle Hotel and the Castle Tap public houses. Built in the late eighteenth century and extended c. 1805, now apartments (DoE 1988, 60).
- c) (PPMUF9) 70-72 Harbour Parade, formerly the Alexandra Hotel public house built 1907. Now Alexandra Ristorante and JG Amusements (DoE 1988, 61).

PC10. Group of tenement plots south of Cottage Road

PC11. Group of tenement plots west of Effingham Street and north of Queen Street

- a) (PPMUF14) The Fire Station, Effingham Street, Converted from a large eighteenth century house (DoE 1988, 48).

PC12. Group of tenement plots between Chapel Place and Chapel Place Lane

PC13. Group of tenement plots south-east of Cannon Road and south-west of the High Street

PC14. Group of tenement plots north-west of Cannon Road and south-west of the High Street.

- a) (PPMUF13) 142 High Street. A house built in the early eighteenth century and altered in the mid-twentieth century. Now Oddfellows' Hall (DoE 1988, 75).

PC15. Group of tenement plots north-east of the High Street

- a) (PPMUF15) Townley House Mansion, Chatham Street. Designed and built in 1792 by Mrs Mary Townley, a pupil of Sir Joshua Reynolds. Now a furniture showroom (DoE 1988, 41).

Not located in a plan component:

(PPMUF3) The Sailors' Church and former Sailors' Home, Military Road. Opened in 1878 (DoE 1988, 156).

(PPMUF4) Smack Boys' Home, Military Road. Opened in 1881 (DoE 1988, 156).

(PPMUF5) St Augustine's church, St Augustine's Road. Built by A.W.N. Pugin 1845-1850, now church of Benedictine abbey.

(PPMUF6) Christ Church, Vale Square. Built 1846-1847 by Sir George Gilbert Scott (DoE 1988, 182).

(PPMUF11) Congregational church, Meeting Street. Built in 1838, now used as a sports centre and commercial (DoE 1988, 113).

(PPMUF12) Ramsgate Library, Guildford Lawn. Built in 1904 and financed by Andrew Carnegie (DoE 1988, 56).

(PPMUF16) St George's church, Church Hill. Built 1824-1827, interior restored in 1884. Tower under restoration 2002 (DoE 1988, 27).

6 THE POTENTIAL OF RAMSGATE

6.1 Archaeological resource overview

Very few archaeological investigations have so far been undertaken within the town and its immediate surroundings, and thus little is known about the extent of surviving archaeological sub-surface deposits. The rebuilding and growth of the town in the eighteenth and nineteenth centuries probably led to widespread destruction of sub-surface archaeological deposits, but some may have survived under domestic buildings and in those areas that have not been cellared. Should stratigraphy survive, it may be comparatively thin and not far below present ground surface but if areas of intact sixteenth century or earlier stratigraphy can be located they would help to establish the evolution and development of the town before its growth as a post-medieval port and later resort.

6.2 Research questions

The purpose of this document is to develop policy for Ramsgate's urban archaeological deposits, particularly the historic urban core. There has been no archaeological investigation, and there is no archaeological evidence for the economic base of the port or resort town.

6.3 Key areas for research

The following need to be investigated:

6.3.1 *The origins of Ramsgate*

- evidence for pre-Roman use of the harbour area;

- evidence for early harbour installations during the Roman and Anglo-Saxon periods;
- the location and character of Romano-British settlement on the coast;
- evidence for roads or trackways extending from the harbour to early settlement sites and in particular to Dunstrete in the vicinity of St Laurence;
- evidence for early, possibly Anglo-Saxon settlement around the church of St Laurence.

6.3.2 The medieval fishing village of Ramsgate

- evidence for medieval harbour installations;
- the origins and development of the church and churchyard;
- the date and formation of High Street St Laurence;
- the development of settlement around the medieval port;
- evidence for a road and any associated development between St Laurence and the harbour;
- evidence for an early market place, perhaps in High St Laurence adjacent to the parish church;
- the economy of the medieval port, in particular evidence for the fishing industry and coastal trade.

6.3.3 The 16th and 17th century development of Ramsgate as a coastal port

- evidence for harbour installations and the pier;
- the location and extent of settlement around the harbour;
- evidence for early trade, particularly with the Baltic and in respect of coal from Newcastle;
- evidence for the continued importance of the fishing industry to the economy of Ramsgate.

6.3.4 The 18th and 19th century development of Ramsgate as a major port and resort town.

- evidence for the 18th century expansion of the port into a ‘Harbour of Refuge’;
- evidence for the development of the Smack fishing industry;
- evidence for the development of Ramsgate as a resort town and location for sea-bathing cures;
- the nature, extent and chronology of occupation within the urban core;
- the economy of the town and its trading and commercial contacts;
- the pattern of settlement and the relationship of individual plots to the settlement framework.

6.3.5 General

- the evidence of artefactual remains in interpreting the town’s pre-urban and urban history;
- the palaeo-environmental history of the town;
- the form and character of individual properties.

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

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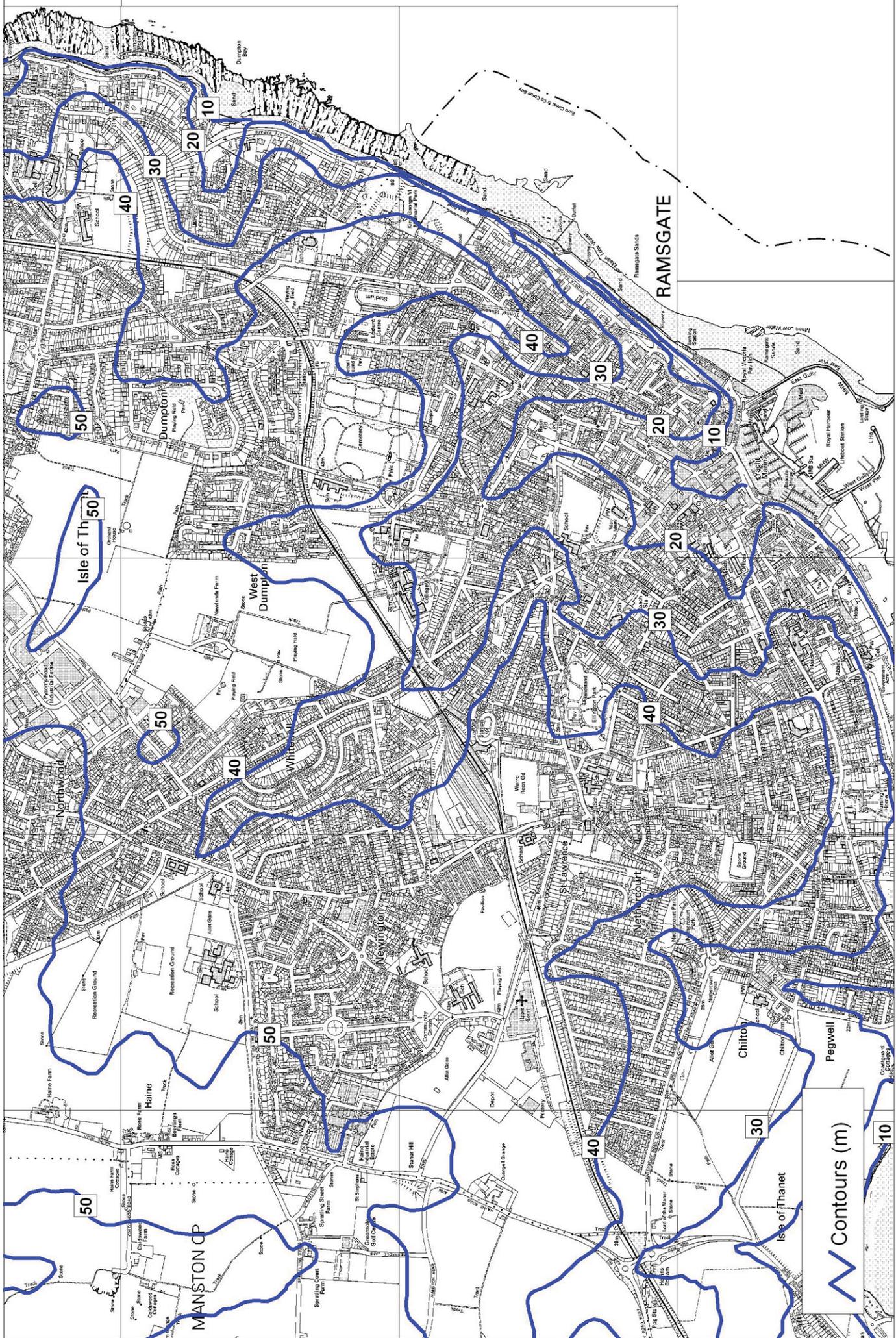
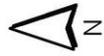


Figure 1. Map of Ramsgate showing contours

1:18396

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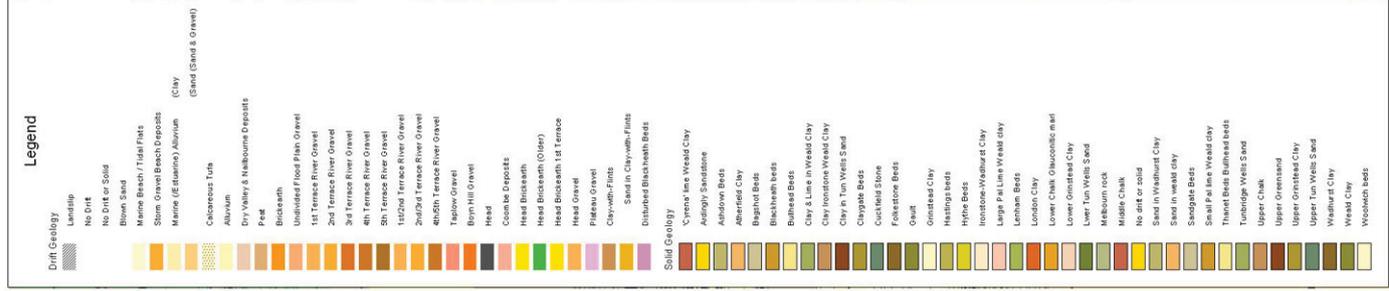


Figure 2 Map of Ramsgate showing geology

Scale 1:15000

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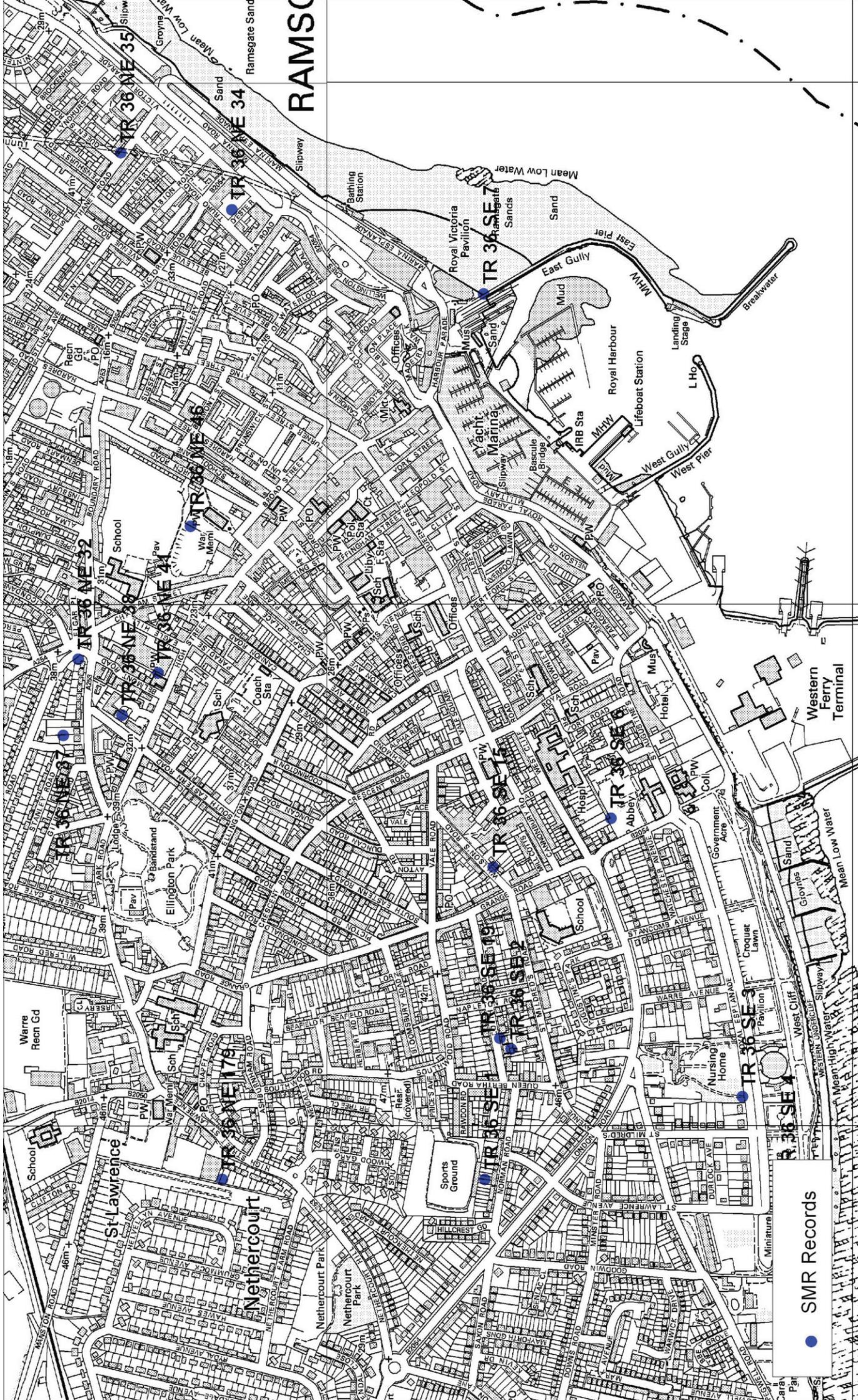


Figure 3. Map of Ramsgate showing archaeological remains

1:9382

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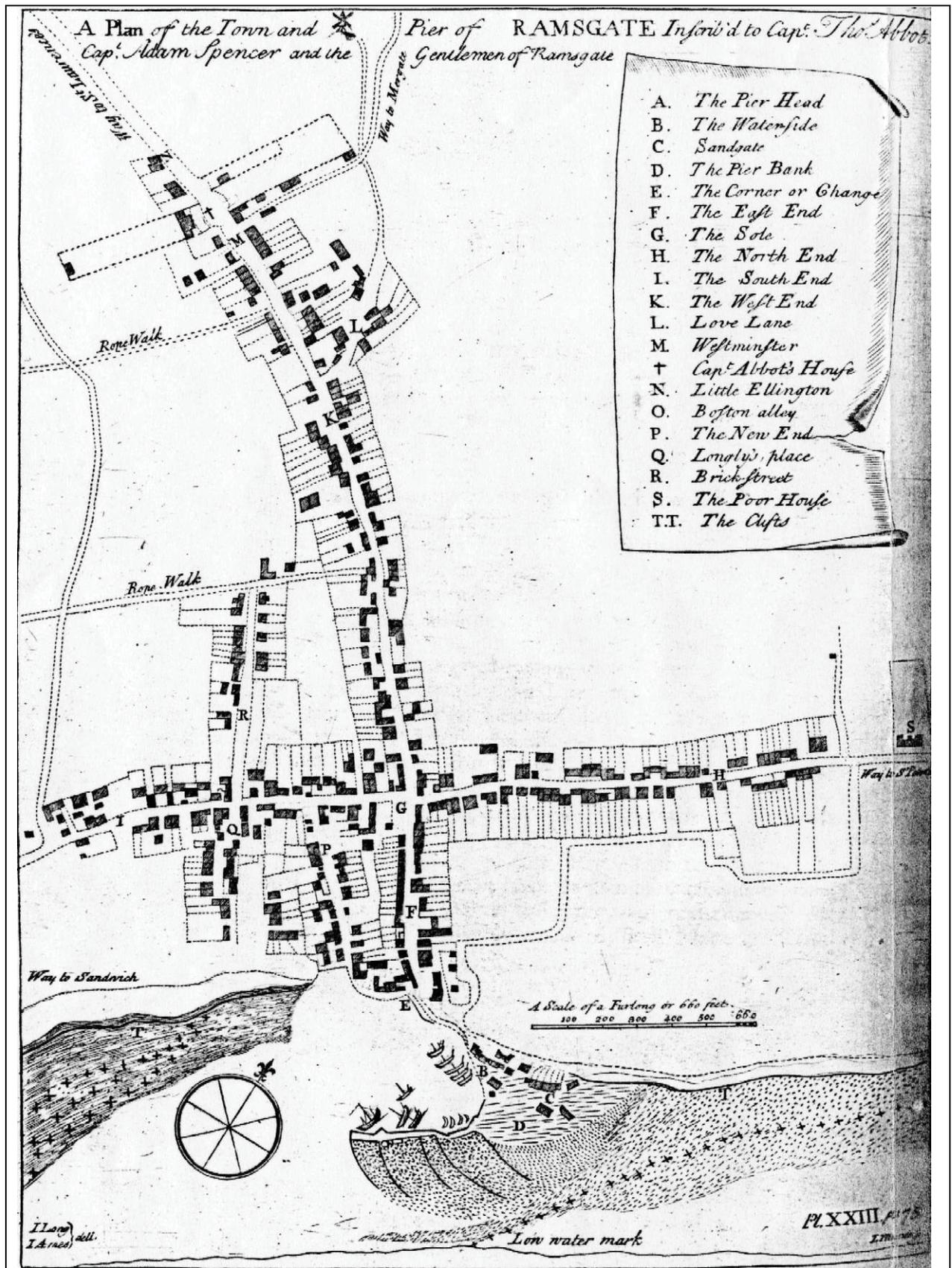


Figure 4. Captain Spencer's Plan of the Town and Pier of Ramsgate, 1736

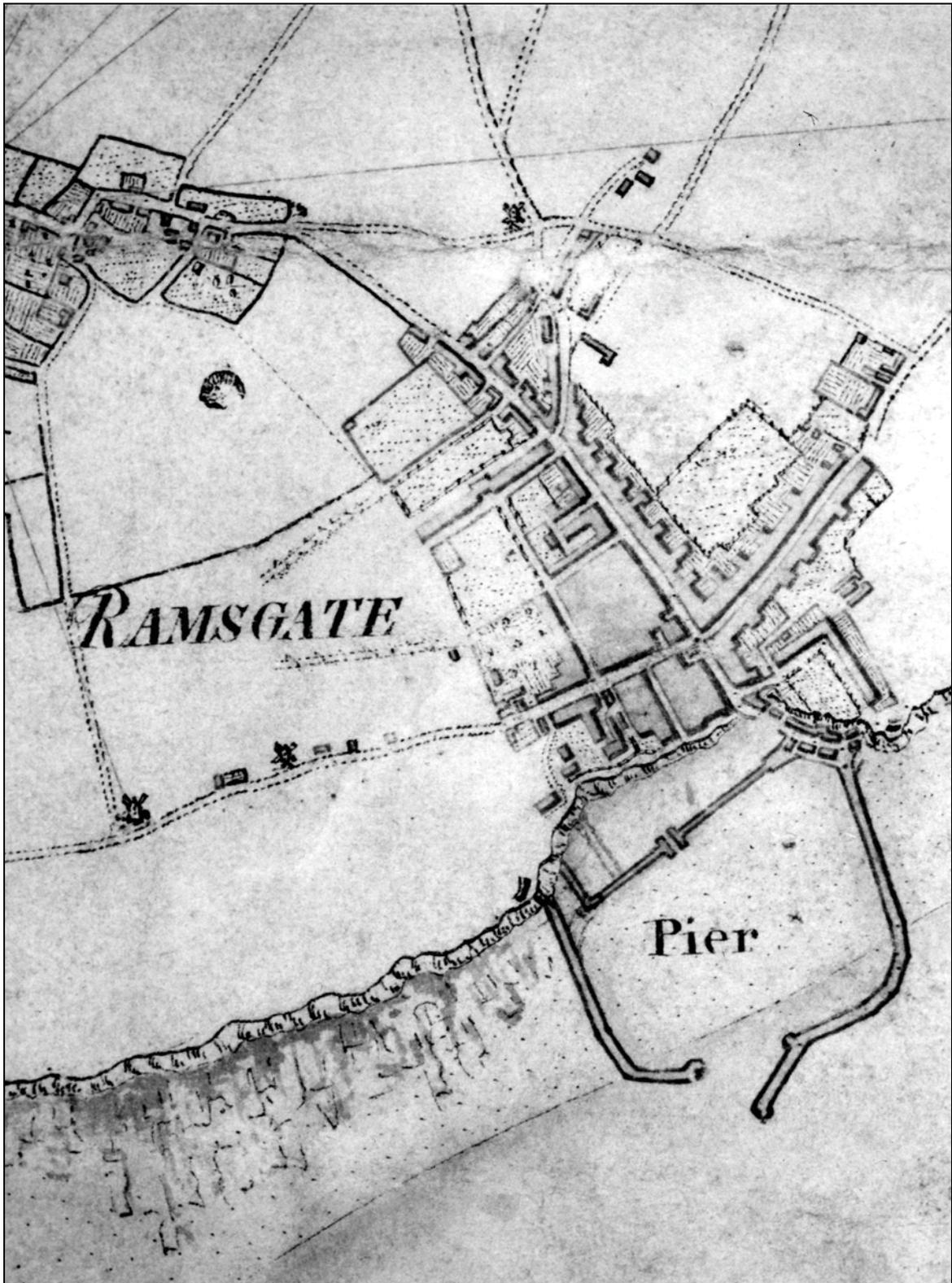


Figure 5. Ordnance Surveyor's field drawing for 1st Edition OS map, c.1800

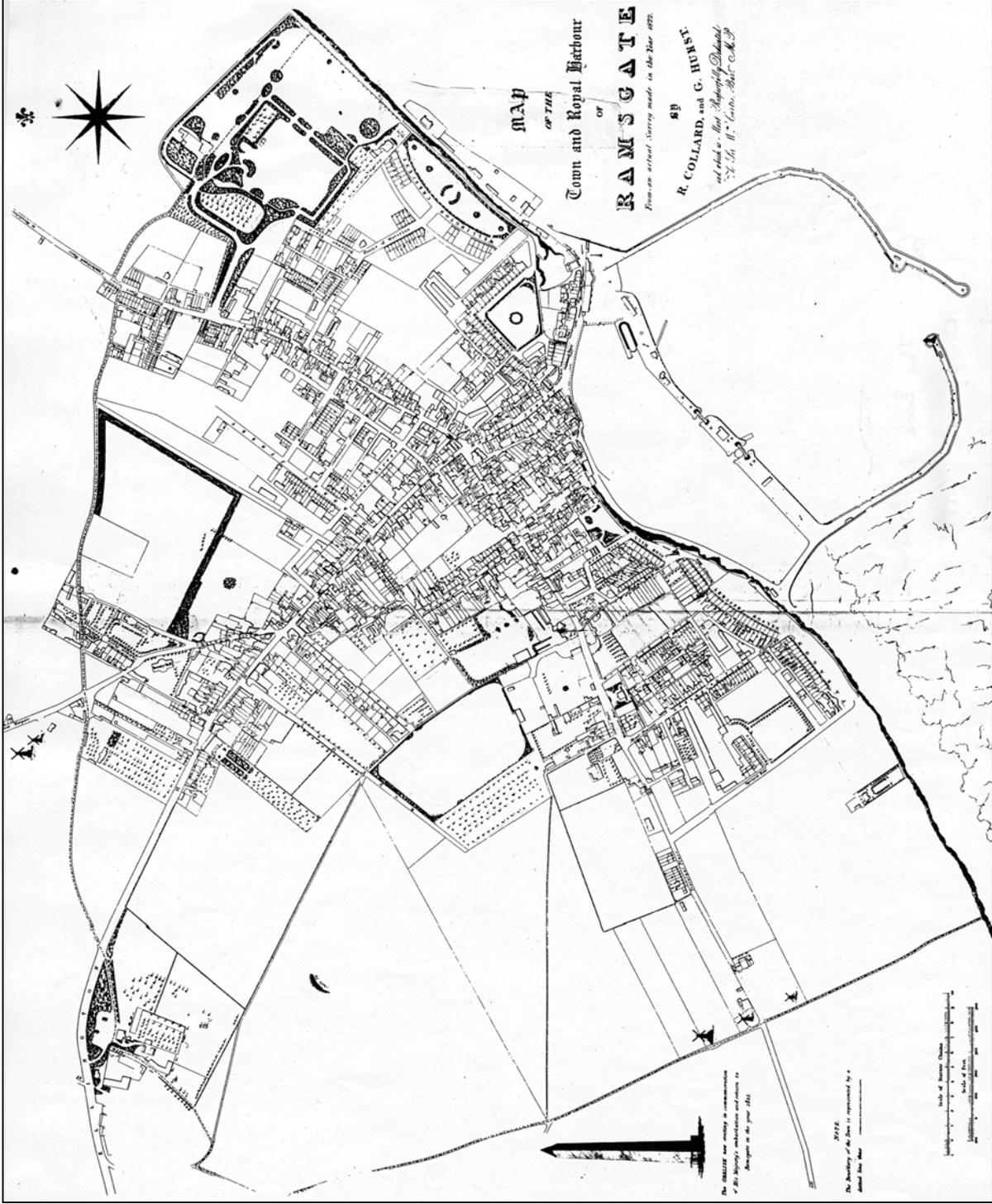


Figure 6. Collard & Hurst's Map of the Royal Harbour of Ramsgate, 1822

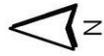


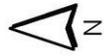
- Historic Buildings**
- Pre - 1500
 - 16th C
 - 17th C
 - 18th C
 - 19th C
 - 20th C
 - Church

1:6441

Figure 8. Map of Ramsgate showing historic buildings

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- Pre-1700 plan components**
- 1 Church of St Laurence & churchyard
 - 2 Possible medieval market
 - 3 Site of early harbour
 - 4a Group of tenement plots
 - 4b Group of tenement plots
 - 4c Group of tenement plots
 - 5 Group of tenement plots
 - 6 Group of tenement plots
 - 7 Group of tenement plots
 - 8 Group of tenement plots
 - 9 Properties NE of harbour
 - Lanes & Roads
 - Probable route from church & market to harbour

Figure 9. Map of Ramsgate showing pre-1700 plan components

1:6811

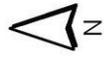
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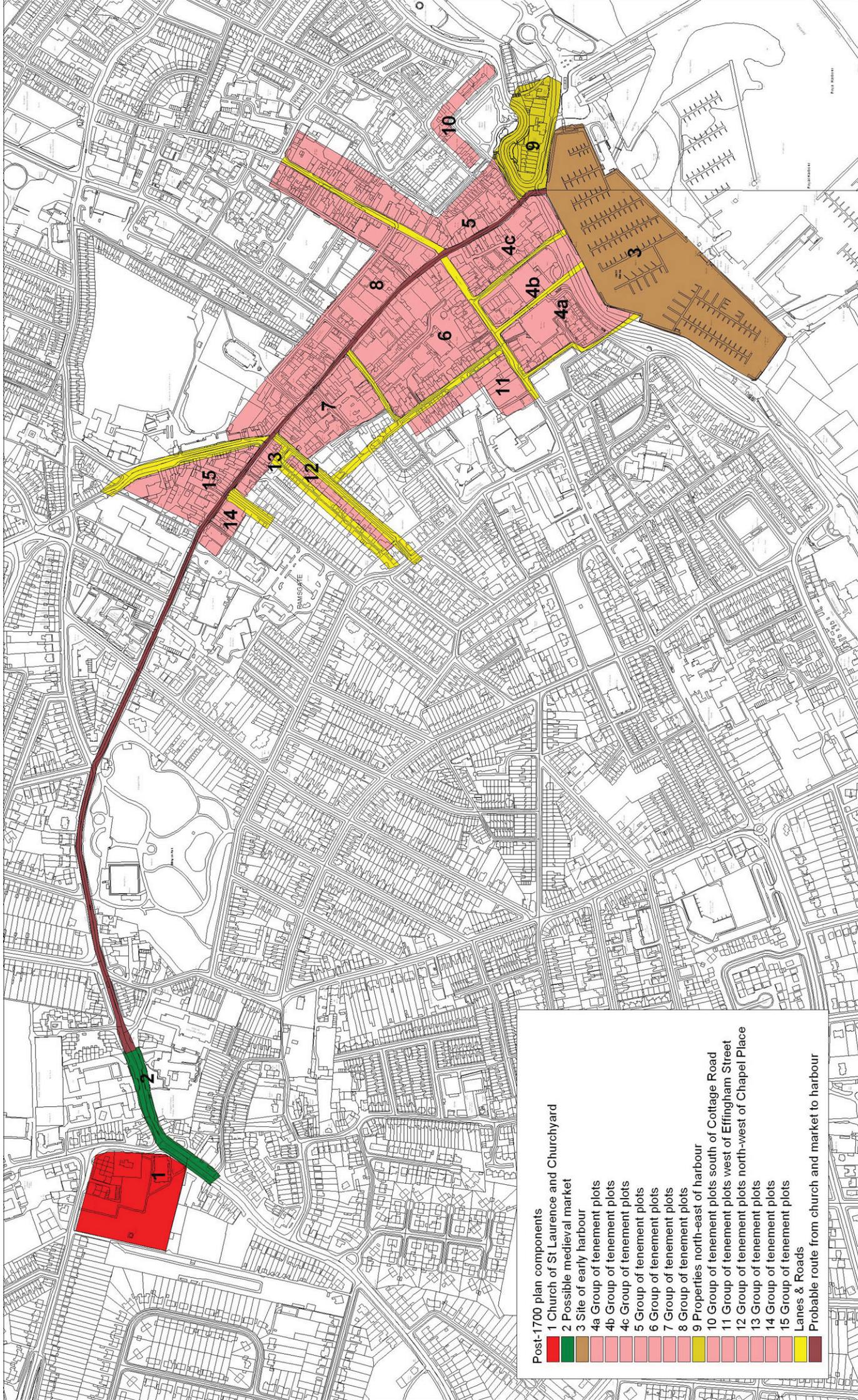
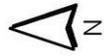


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Figure 10. Map of Ramsgate showing pre-1700 urban features

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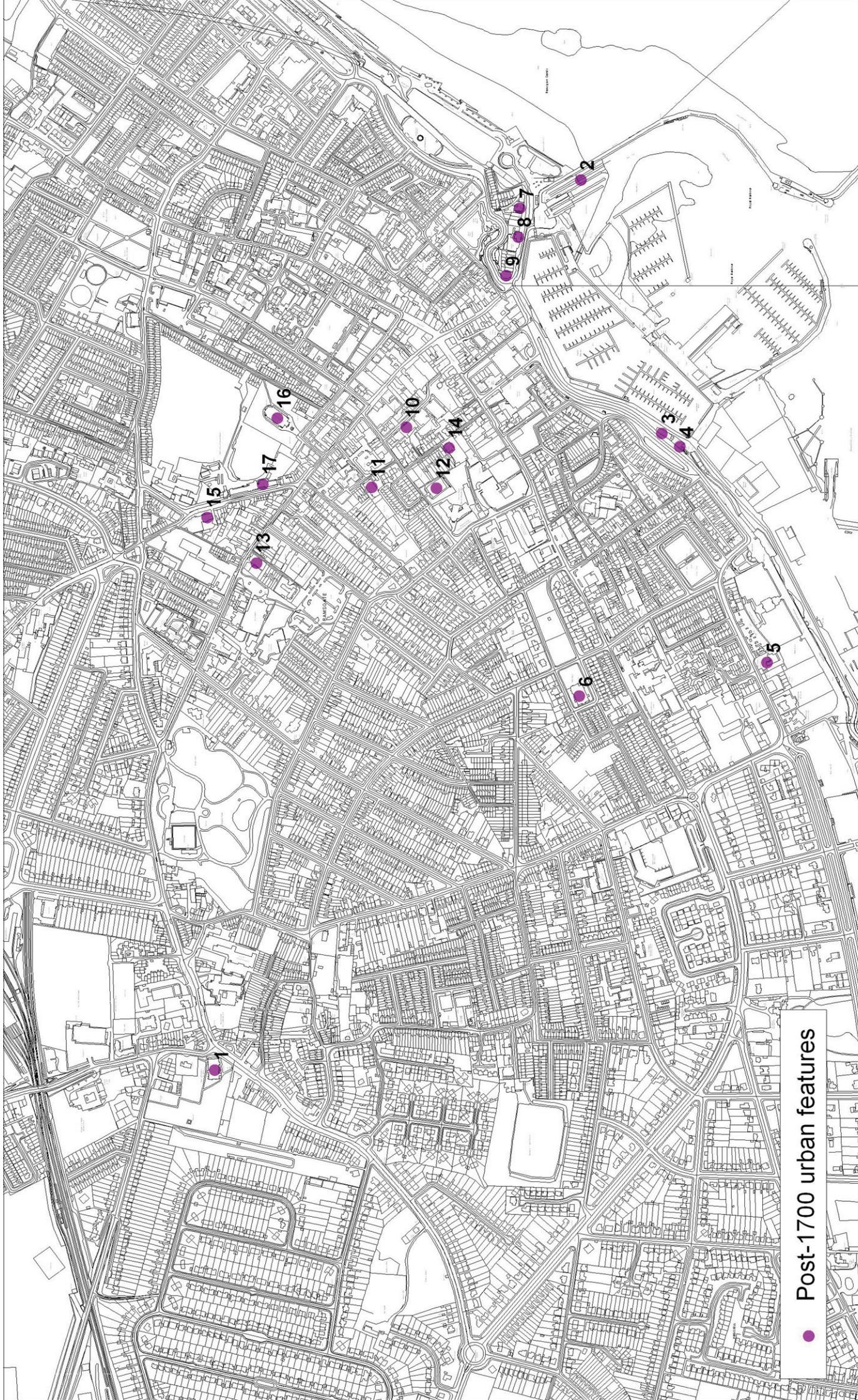




- Post-1700 plan components**
- 1 Church of St Laurence and Churchyard
 - 2 Possible medieval market
 - 3 Site of early harbour
 - 4a Group of tenement plots
 - 4c Group of tenement plots
 - 5 Group of tenement plots
 - 6 Group of tenement plots
 - 7 Group of tenement plots
 - 8 Group of tenement plots
 - 9 Properties north-east of harbour
 - 10 Group of tenement plots south of Cottage Road
 - 11 Group of tenement plots west of Effingham Street
 - 12 Group of tenement plots north-west of Chapel Place
 - 13 Group of tenement plots
 - 14 Group of tenement plots
 - 15 Group of tenement plots
 - Lanes & Roads
 - Probable route from church and market to harbour

Figure 11. Map of Ramsgate showing post-1700 plan components

1:6811

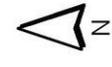


● Post-1700 urban features

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Figure 12. Map of Ramsgate showing post-1700 urban features

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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):

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

‘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.’

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 Ramsgate here Figure 13) 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

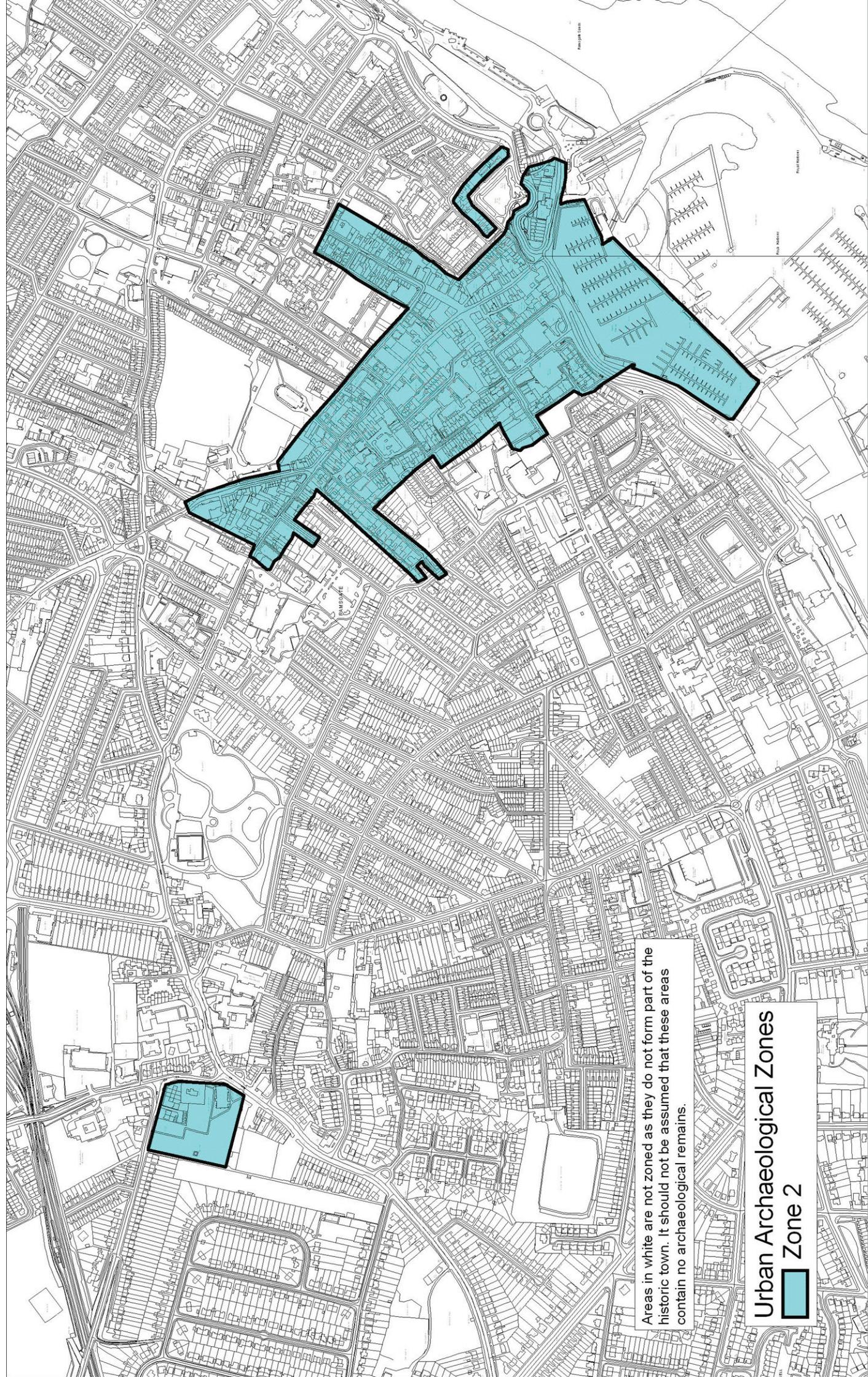
English Heritage
Eastgate Court
195-205 High Street

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



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

Urban Archaeological Zones
 Zone 2

1:6338

Figure 13. Map of Ramsgate showing Urban Archaeological Zones

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