





**KENT HISTORIC TOWNS' SURVEY**

**TUNBRIDGE WELLS - KENT**  
**ARCHAEOLOGICAL ASSESSMENT**  
**DOCUMENT**

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



## CONTENTS

<b>1 INTRODUCTION .....</b>	<b>1</b>
1.1 BACKGROUND .....	1
1.2 SITUATION .....	1
1.3 STUDY AREA .....	1
<b>2 ARCHAEOLOGICAL DATA.....</b>	<b>1</b>
2.1 PREHISTORIC .....	1
2.2 POST-MEDIEVAL .....	2
<b>3 HISTORICAL RECORDS .....</b>	<b>2</b>
3.1 EARLY CHARTERS.....	2
3.2 DOMESDAY BOOK .....	2
3.3 ORIGIN OF PLACE NAME .....	2
<b>4 HISTORICAL DATA BY PERIOD.....</b>	<b>2</b>
4.1 PRE-URBAN EVIDENCE.....	2
4.2 URBAN EVIDENCE.....	3
<b>5 URBAN CHARACTERISTICS .....</b>	<b>6</b>
5.1 PLAN COMPONENTS AND URBAN FEATURES BY 1800 (FIGURES 8 AND 9) .....	6
5.2 PLAN COMPONENTS AND URBAN FEATURES AFTER 1800 (FIGURE 10) .....	8
<b>6 THE POTENTIAL OF TUNBRIDGE WELLS.....</b>	<b>12</b>
6.1 ARCHAEOLOGICAL RESOURCE OVERVIEW.....	12
6.2 RESEARCH QUESTIONS .....	12
6.3 KEY AREAS FOR RESEARCH.....	12
<b>7 REFERENCES .....</b>	<b>13</b>
7.1 MAINS WORKS CONSULTED.....	13
7.2 REFERENCES FOR SMR AND URBAN FEATURES .....	13
<b>APPENDIX I: KENT AND MEDWAY STRUCTURE PLAN – MAPPING OUT THE FUTURE: <i>DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG 3) ON ARCHAEOLOGY IN HISTORIC TOWNS ....</i></b>	<b>15</b>



## **LIST OF MAPS AND PLANS**

1. Map of Tunbridge Wells showing contours
2. Map of Tunbridge Wells showing geology
3. Kip's engraving of Tunbridge Wells 1718
4. Ordnance Surveyor's field drawing for 1<sup>st</sup> edition OS c.1800
5. OS 25" 1<sup>st</sup> edition c.1865
6. OS 25" 3<sup>rd</sup> edition 1909-1924
7. Map of Tunbridge Wells town centre showing historic buildings
8. Map of Tunbridge Wells town centre showing pre-1800 plan components
9. Map of Tunbridge Wells town centre showing pre-1800 urban features
10. Map of Tunbridge Wells town centre showing post-1800 urban features
11. Map of Tunbridge Wells showing Urban Archaeological Zones



# **1 INTRODUCTION**

## **1.1 Background**

Tunbridge Wells was established as a spa town and resort in the early seventeenth century. Today it provides services for the surrounding countryside and acts as a commuter centre for London. It lies *c.* 8km from Tonbridge and *c.* 25km from Maidstone.

This study aims to provide an evaluation of the archaeological and historical remains of the settlement as a basis for informing decision-making in the planning process where archaeological deposits may be affected by development proposals. The Kent County Sites and Monuments Record (SMR) was checked for information relating to the study area (see below) and provided 37 entries, 33 of which related to post-medieval standing structures. There has been little archaeological research within the settlement and only a few stray finds have been recorded within the study area; thus this study is based mainly on documentary evidence, secondary published sources and analysis of the settlement's topography. The town is seen as historically significant because of its built environment and its well-documented history as a seventeenth and eighteenth century spa.

## **1.2 Situation**

Tunbridge Wells lies in the High Weald, in south-west Kent, on land which rises from *c.* 75m OD in the south to *c.* 145m OD on the north-east (Figure 1). It stands on a bed of Tunbridge Wells Sand with an outcrop of Wadhurst Clay to the west of the town (Figure 2).

## **1.3 Study Area**

The area selected for general study lies between TQ 565375 and TQ 605415. More in-depth study, focusing on the evolution of the settlement and its historical components, lies between TQ 58003860 and TQ 59203970.

# **2 ARCHAEOLOGICAL DATA**

There have been only two archaeological excavations in Tunbridge Wells town. Both were conducted in The Pantiles and revealed post-medieval structures and artefacts. Other discoveries have been accidental.

## **2.1 Prehistoric**

TQ 63 NW 7 - A barbed and tanged arrowhead was found in 1959, at TQ 603387.

TQ 53 NE 3 - A mesolithic blade and scraper on exhibition in Tunbridge Wells Museum are listed as being from 'The Spa', possibly the Spa (now Tunbridge Wells) Golf Course.

TQ 53 NE 4 - A bronze age barbed and tanged arrowhead was found in 1958, at TQ 59163851. It is on exhibition at Tunbridge Wells Museum.

TQ 53 NE 5 – Twenty blades and flakes, two scrapers and a microlithic point were found during house building in Rusthall Park in 1902 (Wymer 1977, 160).

TQ 64 SW 11 - A neolithic leaf-shaped arrowhead was found in 1960 in an area centred on TQ 600403.

TQ 54 SE 7 - In 1962 A heavily patinated palstave with damaged cutting edge was found at a depth of *c.* 1m at TQ 57684063 (Curwen 1954, 158-160).

TQ 54 SE 8 - Part of a perforated stone hoe or adze was found in 1969, at TQ 578411 (Kelly 1969, 260).

## **2.2 Post-medieval**

TQ 53 NE 45 - A chalybeate spring and a structure which has been identified as a cold bath were revealed in 1971 adjacent to the Pantiles, at TQ 58153885. The type of construction is typical of the seventeenth or eighteenth century; a canopy was added in the nineteenth century. Seventeenth century pottery and other artefacts gave the date of construction; a coin of 1911 indicated that the feature was filled in during the twentieth century. The basin has been preserved *in situ* (Streeten and Streeten 1972).

TQ 53 NE 55 - An excavation at TQ 58133867 in the cellar of the Sussex Arms public house in Sussex Mews in the Pantiles in 1989 revealed the timber foundation of a substantial structure or structures on the same alignment as the rest of the Mews. Artefacts indicated a seventeenth century or slightly later date for the construction of the building although it must pre-date 1738, when the present Sussex Arms is recorded (Keller 1989, 10-11).

## **3 HISTORICAL RECORDS**

### **3.1 Early charters**

Although the settlement of Tunbridge Wells dates from the seventeenth century, it lay in the manor of Rusthall, which originated as a ‘den’ or swine pasture granted to the bishop of Rochester in AD 765. In the charter of that date Rusthall is called *Rustwell*, possibly a reference to its chalybeate springs, which ultimately gave rise to the seventeenth century spa. The same charter also mentions the ‘den’ of Speldhurst, which was later the parish in which Rusthall and Tunbridge Wells lay (Sawyer 1968, no. 37).

### **3.2 Domesday Book**

Tunbridge Wells is not mentioned in Domesday Book.

### **3.3 Origin of place name**

The town takes its name from the neighbouring and much earlier Tonbridge (which was known as Tunbridge until 1890), with ‘Wells’ denoting its status as a spa. King Edward VII granted the ‘Royal’ title in 1909.

## **4 HISTORICAL DATA BY PERIOD**

### **4.1 Pre-urban evidence**

#### ***4.1.1 The medieval period***

##### **4.1.1.1. The manor**

The Manor of Rusthall, in which the post-medieval Tunbridge Wells was to develop, held the land to the south as far as the Sussex border, originally marked by a tributary of the river Grom flowing along the valley below Tunbridge Wells Common. The land south of that belonged to the Abergavenny family who had their seat in Eridge in Sussex. The chalybeate spring discovered in 1606, around which The Walks (now The Pantiles) were to grow up, welled up in the valley, on land claimed by the Lord of the Manor of Rusthall but adjacent to the

Abergavenny land. This border position had repercussion on the development of Tunbridge Wells during the seventeenth and eighteenth centuries.

## **4.2 Urban evidence**

### ***4.2.1 The town before 1800***

The history of the town began in 1606 when Dudley, Lord North, discovered a chalybeate spring, as he rode from Eridge Castle in Sussex to London. Seven wells had been dug and enclosed by 1608. The reputation of the curative properties of the Tunbridge Wells waters increased so much during the next twenty years that Queen Henrietta Maria spent six weeks there in 1630 following the birth of her son, and when Dr Rowzee wrote his treatise on the waters in 1632 the fame of the Wells became established far and wide. Throughout the seventeenth and eighteenth centuries, the Wells developed as an inland spa and was a summer resort, mainly frequented by wealthy Londoners.

The springs were concentrated in a valley at the southern edge of the present town and beside the open land of what was to become known as Tunbridge Wells Common, where the first development took place in the 1630s. The initial buildings were mainly temporary stalls and booths clustered around the springs, but two small buildings were put up as more permanent structures in 1636. One was a coffee house for ladies, the other a 'pipe house' for gentlemen.

The Civil War and Commonwealth were not conducive to the growth of what was essentially a 'luxury settlement', and it was not until the restoration of the monarchy that permanent structures were erected along The Walks, promenades along which visitors could stroll after taking the waters. Lodgings for the visitors were not provided until the end of the century. Before then they stayed in Tonbridge, Southborough or Rusthall, or even camped out in tents on the Common, as Queen Henrietta and her entourage had done on their first visit. The Walks were destroyed by fire in 1687, but the buildings there were soon replaced with an assembly room, coffee houses, two libraries, a small theatre, shops, dwellings and a covered portico along the length of The Walks. In the early eighteenth century Queen Anne contributed funds for paving The Walks with large square clay tiles known as pantiles (a term then used to describe flat Dutch or Flemish tiles), and from then onwards The Walks also became known as The Pantiles.

By the end of the seventeenth century the buildings along The Walks were permanent, and some of them survive, although in altered form. Others are known from contemporary illustrations, notably an engraving by Jan Kip published in 1719. There have also been two excavations, which revealed seventeenth and eighteenth century structures. Timber foundations of a building were found under The Sussex Arms in Sussex Mews. The present public house is known to have been in existence by 1738; thus the excavated remains probably derive from the late seventeenth century rebuilding after the fire. The discovery of a cache of late seventeenth century wine bottles suggests that the excavated building had also been an inn. A chalybeate spring and associated cold bath of seventeenth or eighteenth century construction have also been discovered at Fonthill on the southern fringe of The Common.

The Walks were modified and changed during the eighteenth century, mainly by the Trustees of the chapel of King Charles, which stood at their eastern extremity near to the market place (now Bath Square) over which they had rights. The walks were lined with trees to provide shade for the promenaders, and a palisade divided them into the Upper and Lower Walks. The latter, mainly frequented by servants, remained unpaved until the end of the century. Three inns are

recorded in 1786: The Sussex Tavern with adjoining Assembly Room, The Kentish New Inn and The Angel. By 1801 there were *c.* 60 shops (mainly specializing in luxury goods, trinkets and souvenirs such as the locally-made wooden products in Tunbridge ware) and a market supplying local produce for the visitors who by then stayed closer to The Walks in the lodging houses (86 are mentioned in 1801) on Mount Sion and Mount Ephraim (both of which roads were named by builders of a Puritan persuasion) and along the east side of London Road. Building on The Common was forbidden by the lord of the manor of Rusthall whose tenants used it as grazing land. It has remained an open space to this day.

The popularity of Tunbridge Wells as a spa began to wane as early as the end of the eighteenth century when coastal towns superseded inland resorts; bathing in seawater rather than drinking mineral water became the fashion, and Brighton replaced Tunbridge Wells.

#### 4.2.1.1 The church

The present parish church of King Charles the Martyr was founded as a chapel in the 1670s, at a time when there was still virtually no permanent population in Tunbridge Wells and where the only buildings were the booths, stalls and temporary accommodation around the medicinal springs. Following the Anglican rite, the chapel was not an ecclesiastical foundation and it seems to have been both a practical and commercial venture as well as a place of worship. The reasons for its establishment are debatable. In 1766 it was said that ‘the piety of our ancestors’ caused the chapel to be built, but in 1676, when a fund for its establishment was launched, there seem to have been other considerations. From 1703 until 1887 it was run by a Board of Trustees without recourse to the Church Commissioners, and all its work, both pastoral care and education (see below), was financed independently by subscriptions or by revenue from The Walks. The Trustees were responsible for the maintenance of The Walks; they paved them, installed lighting and employed watchmen to control the behaviour of visitors.

Lord Purbeck, the then lord of Rusthall manor gave the land for the chapel in 1676. The site was in what was to become a prime commercial position, *c.* 50m from the springs and the market, but the ground itself was not ideal. It lay only a few metres from the tributary of the Grom where it was joined by a brook in a muddy confluence. This was negotiated by a wooden bridge, frequently in need of repair, and by the early eighteenth century the ground became heavily contaminated by sewage. The waterlogged soil was not the ideal foundation for a large brick structure, as the frequent references to its repair make clear. Subscriptions towards the chapel building were raised from wealthy patrons of the Wells, and the chapel was open for worship by 1678. It was originally a rectangular brick building with seating for 150, but its capacity was almost doubled in size in 1696 when another rectangular structure was added, making the ground plan almost square. The wealth and taste of the subscribers are attested by the fine plasterwork ceilings; the ceiling in the first rectangular building was made by John Wetherel who also worked with Christopher Wren.

The instability of the site led to a number of problems in the eighteenth century. The flooring had to be renewed several times and the walls stabilized. The south-west wall, for example, was doubled in thickness in 1788.

The chapel’s dedication to King Charles the Martyr is unusual. The name is not recorded until 1733, but the chapel was probably known by this name soon after its erection in the late seventeenth century.

#### 4.2.1.2 Other religious organisations

Nonconformist chapels began to appear in the eighteenth century. There was a Presbyterian meeting house in Mount Sion from the 1720s, a Baptist chapel on Mount Ephraim in 1733, and a chapel of the Countess of Huntingdon's Connexion (Emmanuel church) was opened at the east end of Mount Ephraim in 1769.

#### 4.2.1.3 The charity school

The chapel opened a free school in 1698, funded by contributions from the congregation. A salaried schoolmaster was appointed, and by 1766 there were more than 50 pupils of both sexes. The school was held in an adjunct to the chapel, known as the ante-gallery, built on to its south-west side. It remained a schoolroom until 1846.

### ***4.2.2 The town after 1800***

The nineteenth century was a period of expansion for Tunbridge Wells, both because of its reputation as a 'respectable' place to which to retire after a life spent working in the City or the colonies and, after the coming of the railway in 1846, as a dormitory town for London. Between 1800 and 1830 The Walks were rebuilt in much the same style as we see them today. Gardens and orchards belonging to the original lodging houses in Mount Sion were converted into building plots, and shops and houses were erected at the foot of Mount Sion, to form the High Street. The town remained popular with visitors, for in 1822 there were 188 lodgings with 658 best bedrooms and 638 bedrooms for servants. Most visitors travelled from London along the road which passed through Sevenoaks and Tonbridge; this had been the first road in Kent to be improved and became a turnpike in 1709.

In the 1830s the settlement expanded northwards and eastwards up the hill of Mount Pleasant, with artisans dwellings being erected in the Camden Road, St Peter's (Windmill Field) and Hervey Town areas. At the same time a New Town for the wealthy and professional classes was laid out to the east of Mount Pleasant. This, known as the Calverley Estate, was designed by the architect Decimus Burton between 1828 and 1840 and consisted of Calverley Park (ornamental parkland with a crescent of detached villas), Calverley Parade and Calverley Terrace. An inn, a hotel, a market place and the church of Holy Trinity completed the plan. The first formal recognition of the true urban status of Tunbridge Wells came in 1835 when the Tunbridge Wells Improvement Act was passed, authorizing the lighting and paving of the streets, the provision of a water supply and so on; but the town was not incorporated until 1885.

The newly settled areas began to detract from the importance of the original centre in The Pantiles, and when the railway station was built at the foot of Mount Pleasant in 1846, the historic core was superseded. Building development since the middle of the nineteenth century has surrounded the Mount Pleasant and Calverley areas, with the modern commercial centre now being even further north.

#### 4.2.2.1 The churches

In 1833 Decimus Burton's newly constructed Holy Trinity, Church Road, became the parish church of Tunbridge Wells. It acquired a chapel-of-ease in the High Street when Christ Church was built in 1836-1841; this became a parish church in its own right in 1856. Other parish churches were constructed: St. John in 1858, St. James in 1862, St. Peter's in 1876, St. Mark in 1866, St. Barnabas in 1887 and St. Luke in 1910. King Charles the Martyr remained an

independent although Anglican chapel until 1887 when it was consecrated, and in 1889 it acquired its own tiny parish of only several hundred hectares.

#### 2.2.2.2 The railway

The railway arrived in Tunbridge Wells in 1845 when a branch line was brought through from Tonbridge. The station was opened in 1846. In 1866 Tunbridge Wells West station was built as the terminus of the newly laid track from East Grinstead. The arrival of the railway led to the immediate growth of the town as a commuter centre for London. This is reflected in the growth of population increase in the second half of the nineteenth century.

#### **4.2.3 Population**

In 1801 there were 1,000 inhabitants in the town, and the 1822 baptismal register of King Charles the Martyr suggests that by then the population was *c.* 2,000. The national census of 1851 shows a great increase to 10,587, and in 1901 there were 33,373. The population continued to grow throughout the twentieth century; the 1991 census recorded 45,145 inhabitants.

## **5 URBAN CHARACTERISTICS**

The following summary of Tunbridge Wells's urban characteristics is based on the Ordnance Surveyors' field drawing of *c.* 1800. 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 changed or obliterated the original urban layout.

### **5.1 Plan components and urban features by 1800 (Figures 8 and 9)**

Tunbridge Wells began as a spa town at the beginning of the seventeenth century. The first development began along The Walks (now The Pantiles) with shops, dwellings and the church at the east end (PC1). Cumberland Walk and south-east side of Mount Sion (PC2), Mount Sion and the south side of the High Street (PC3), the north side of High Street (PC4) and London Road and Mount Ephraim (PC5) were then built up, mainly with lodging houses for the visitors to the spa.

#### **PC1. The Walks or The Pantiles, including the chapel of King Charles the Martyr**

- a) (PMUF1) The chapel of King Charles the Martyr. Built in 1678-1684 and enlarged in 1688-1696. Now separated from the Pantiles by Nevill Street, but originally integral to The Walks (DoE 1974, 48).
- b) (PMUF2) Todd's Vintry. Built as a private residence in 1660, converted into a shop in 1768. Three storeys, fronted in painted wood; cast iron columns in the interior (DoE 1974, 78).
- c) (PMUF3) 39-41 The Pantiles. Four-storey building, originally the Gloster Tavern. A large wooden shield with the date 1706 was placed on the front in 1800 when the premises were used by a grocer. The arms on the shield are his. Now Pantiles Furniture Shop (DoE 1974, 80).
- d) (PMUF4) 43 The Pantiles, The Musick Gallery. An eighteenth century building, surmounted by an iron balcony with columns supporting a canopy that is curved in front and bears a tablet inscribed 'The Music Gallery referred to in the Rustall

Manor Act of 1739'. The gallery was moved here from the other side of the Pantiles in 1858 (DoE 1974, 80).

- e) (PMUF5) 4-6 The Pantiles, The Bath House. Site of the Cold Bath, which is preserved beneath the present shop, the Imperial Pharmacy (DoE 1974, 82 and facing page).
- f) (PMUF6) The Old Fishmarket, Fishmarket Square. Built as a fish shop in 1895 but marking the site of the original Fishmarket of c. 1745. Now Tourist Information office (DoE 1974, facing page 82).
- g) (PMUF7) 14-16 The Pantiles. Built in 1660s, a plaque on the eighteenth century front states 'Erected 1664'. It was built in three sections. The north wing was constructed over an arcade leading from the Pantiles to London Road, while the east wing is fronted in painted wood, grooved in imitation of masonry. Now The Iron Bed Company (DoE 1974, 83).
- h) (PMUF8) 38-44 The Pantiles. The site of the Assembly and Great Gaming Rooms, which were presided over by Beau Nash, the master of ceremonies, between 1735 and 1761. The present building is nineteenth century, although a colonnade of ten columns with foliated capitals is thought to be a surviving feature of the eighteenth century building (DoE 1974, 84).
- i) (PMUF9) 48-50 The Pantiles. Originally one building, shown on map of 1739. The only original column of The Walks colonnade stands to the front, carrying the date 1698.
- j) (PMUF10) 50-72 The Pantiles. A range of eighteenth century houses built over a colonnade (DoE 1974, 86).

**PC2.** Cumberland Walk and south-east side of Mount Sion

- a) (PMUF11) 18-20 Mount Sion, Jerningham House. Eighteenth century L-shaped house of two storeys and attic. Fronted with tiles above stucco ground floor, Venetian window in centre of ground floor, and stuccoed Tuscan porch (DoE 1974, 73)
- b) (PMUF12) 28 Mount Sion, Ivy Chimneys. Eighteenth century three-story redbrick house, curved bay clad in mathematical tiles on south front, east porch with Tuscan half-columns and open pediment (DoE 1974, 94).

**PC3.** Mount Sion and the south side of the High Street.

**PC4.** The north side of the High Street.

**PC5.** Tenement and building plots on north side of Mount Ephraim.

- a) (PMUF14) 48-48a Mount Ephraim, Montpellier Cottage. Late eighteenth or early nineteenth century house, two storeys with attic. Subsequently

subdivided and nineteenth century shop front added. Tile hanging on first floor (DoE 1974, 62).

- b) (PMUF15) 52-53 Mount Ephraim. Terrace of three houses built *c.* 1800. Three storeys with semi-basement, painted brick. One house was originally called Douro House and occupied by the first Duchess of Wellington during the Peninsular War (Doe 1974, 62).

**PC6.** Tenement plots on east side of London Road

- c) (PMUF16) Jordan House 68 London Road, , and Jordan Cottage 47 Church Road,. Eighteenth century, originally shop and factory for Tunbridge Ware. Three storeys, stuccoed ground floor tile hanging above. First floor projects on four wooden Tuscan columns (DoE 1974, 51).
- d) (PMUF17) Ashton Lodge, 69 London Road. Eighteenth century house subsequently altered. Two storeys and attics, wooden trelliswork porch with steps from drive (DoE 1974, 52.)
- e) (PMUF18) 78 London Road, Rock View. Late eighteenth or early nineteenth century house, two storeys and attics, painted brick on ground floor, tile hanging above. South front modernized (DoE 1974, 53)
- f) (PMUF19) 85 London Road, Thackeray's House. Eighteenth century house, two storeys and attic. Tile hanging, with painted brick on front. The novelist Thackeray stayed there in 1860, now a restaurant (DoE 1974, 54).

Not located in a plan component

(PMUF13) 34-38 Mount Sion. Row of three eighteenth century cottages, single storey with attic, painted brick and stucco (DoE 1974, 74).

**5.2 Plan components and urban features after 1800 (Figure 10)**

**PC1.** The Walks or The Pantiles, including the chapel of King Charles the Martyr.

- a) (PPMUF1) The chapel of King Charles the Martyr. Restored by Christian in 1882, and reorientated by the addition of a chancel. Consecrated as a parish church in 1889.
- b) (PPMUF2) The Corn Exchange. Built in the early nineteenth century as a theatre, it became the Corn Exchange when the theatre closed. Three storeys with a rusticated ground floor and a parapet with a solid panel in the centre, flanked by cornucopias and surmounted by a statue of Ceres, goddess of the harvest (DoE 1974, 81).
- c) (PPMUF3) 49-55 The Pantiles. Originally the lower Assembly Rooms and later the Royal Victoria and Sussex Hotel. Early nineteenth century four-storey

building with arms of the Duke and Duchess of Kent in porch. Princess Victoria and her mother stayed here for a night in the 1830s (DoE 1974, 81).

- d) (PPMUF4) The Bath House. Built above the chalybeate spring in 1804, altered with the addition of a ground-floor portico c.1840. Steps lead down to two basins which contain the original spring. A bronze plaque with the inscription 'Dudley 3rd Lord North discovered the Chalybeate water here Anno Domini 1606' and a profile of Lord North commemorates his discovery (DoE 1974, 82).

**PC2.** Cumberland Walk and south-east side of Mount Sion.

- a) (PPMUF7) 6-7 Cumberland Walk. A pair of houses c.1830 designed by Amon Henry Wilds (DoE 1974, 30-31).
- b) (PPMUF8) 8 Cumberland Walk. Villa built c. 1840, with pebble front and iron balconies reminiscent of seaside architecture (DoE 1974, 31).

**PC3.** Mount Sion and the south side of the High Street.

- a) (PPMUF5) Christ Church, High Street. Built 1836-1841 in yellow brick, with iron and brick portico flanked by shops to replace chapel of ease to Holy Trinity erected 1836-1841. It became a parish church in its own right in 1856.
- b) (PPMUF6) 7-29 Mount Sion. Mainly early nineteenth century houses built as the area developed as a residential centre close to The Walks (DoE 1974, 70-74).

**PC4.** The north side of the High Street.

**PC5.** Tenement and building plots on north side of Mount Ephraim.

- a) (PPMUF9) 24-30 Mount Ephraim. Terrace of mid-nineteenth century shops with bay windows. Three storeys, weatherboarded, slate roofs (DoE 1974, 60).
- b) (PPMUF10) 40 Mount Ephraim. Mid- to late nineteenth century shop with nineteenth century shop front (DoE 1974, 61).
- c) (PPMUF11) 55 Mount Ephraim. Originally two houses, early nineteenth century, four storeys faced with roman cement and rusticated ground floor. Castellated parapet and cornice, two curved bays (DoE 1974, 63).
- d) (PPMUF12) 58 Mount Ephraim. Early to mid-nineteenth century house, three storeys, stuccoed with rusticated ground floor. Parapet and dentilled cornice, now Wine Vaults (DoE 1974, 63).
- e) (PPMUF13) The Royal Wells Inn, 59 Mount Ephraim. Mid-nineteenth century, built as a hotel. Four-storey central section flanked by three-storey wings. Cornice and parapet above central part supporting two shields surmounted by crown and flanked by lion and unicorn. Later alterations to front (DoE 1974, 63).

- f) (PPMUF14) 60-61 Mount Ephraim. Two mid-nineteenth century three-storey houses, stuccoed (DoE 1974, 64).
- g) (PPMUF15) 79 Mount Ephraim. Early nineteenth century villa. Two storeys and semi-basement, stuccoed. Two bay windows on ground floor, iron balcony. Stuccoed archway with pediment and pilasters on each side (DoE 1974, 65).
- h) (PPMUF16) The Wellington Hotel, 84 Mount Ephraim. Terrace of eight houses built 1873-1874, converted to hotel 1876. Central glazed porch added 1897 (DoE 1974, 66).
- i) (PPMUF17) The Chalet, 86 Mount Ephraim. Built *c.* 1840 as a shop and factory for Tunbridge Ware. Two storeys, stuccoed, first-floor iron verandah on columns (DoE 1974, 66).

**PC6.** Tenement plots on east side of London Road.

- a) (PPMUF18) Richmond Terrace, 47-50 London Road,. Terrace built *c.* 1860 in Italianate style. Three storeys and basement, partly rendered and partly stuccoed (DoE 1974, 50)
- b) (PPMUF19) Vale Towers, 58 London Road. Mid-nineteenth century 'Gothick' style house of irregular plan, built in Tunbridge Wells sandstone. Three storeys and basement, north side with three-story tower with crenellations and flight of steps leading to porch above basement (DoE 1974, 52).
- c) (PPMUF20) 65 London Road. House of two storeys and semi-basement built in white brick *c.* 1830. Curved bay on ground floor and mathematical tiles on west front (DoE 1974, 51).
- d) (PPMUF21) 70-71 London Road. Pair of early nineteenth century houses of three storeys and semi-basement, bays on all floors, stuccoed, with parapet and cornice (DoE 1974, 52).
- e) (PPMUF22) Collingwood House, 72 London Road. Early nineteenth century villa. Three storeys and semi-basement. Fronted with planks grooved to resemble masonry, porch with fluted columns (DoE 1974, 52).
- f) (PPMUF23) Regency House, 77 London Road. Early nineteenth century house of three storeys and semi-basement. Painted brick. Porch with fluted columns. Flanking basement and ground floor are walls with segmental parapets curved up towards the sides of the house, with brick pilasters and round-headed arches in centre. Restored 2001 (DoE 1974, 53).

Not located in plan component

(PPMUF24) Victoria Lodge. The main entrance to Calverley Park. A high carriage arch flanked by a single storey lodge or room (DoE 1974, 5).

(PPMUF25) Keston Lodge. Secondary entrance to Calverley Park. An octagonal, single-storey building with a rectangular extension to the south-west (DoE 1974, 6).

(PPMUF26) Farnborough Lodge. Secondary entrance to Calverley Park (DoE 1974, 13).

(PPMUF 27) Grove Hill Mews, 36-37 Grove Hill Road. Mews buildings of two almost identical pavilions with slightly later stabling behind (DoE 1987, facing DoE 1974, page 38).

(PPMUF28) 1-24 Calverley Park. Nineteen villas arranged in an arc above Calverley Grounds. All different but in a homogeneous composition (DoE 1974, 6-13).

(PPMUF29) Calverley Park Crescent. A terrace of 17 houses originally called Calverley Promenade. Designed as shops with lodging houses above, a bath house at one end and a reading room with a billiard room in the centre (DoE 1974, 14).

(PPMUF30) A pair of houses built c.1835, originally part of a row but now flanked by modern buildings (DoE 1974, 15-16).

(PPMUF31) The Calverley Hotel (now Hotel du Vin and Bistro), Crescent Road. Built in 1820 as Calverley House, enlarged as a hotel by Decimus Burton in 1840. The Duchess of Kent and Princess Victoria stayed here in 1827 and 1834 (DoE 1974, 27-28).

(PPMUF32) The Priory, Church Road. Built c.1827 in 'Gothick' style, intended as the vicarage to Holy Trinity church (DoE 1974, 20).

(PPMUF33) Holy Trinity church, Church Road. Parish church built in the Perpendicular style 1827-1829. The tower with buttresses, crockets and crenellations, the nave with buttresses and a crenellated parapet (DoE 1974, 21).

(PPMUF34) Tunbridge Wells Central Railway Station. The up side station, built in red brick 1845, with a two-storey central portion flanked by single-storey wings. A wooden and glass verandah supported on cast iron columns runs the full length of the front. The down side rebuilt 1911-1912 (DoE 1974, 92)

(PPMUF35) The Great Hall. Built 1872 as shopping arcade. Rebuilt 1986.

(PPMUF36) Mount Pleasant Congregational Church. Built in 1848, portico added in 1866. Now Habitat store (DoE 1974, 68-69).

(PPMUF37) The Opera House, now Weatherspoon's Public House. Built in red brick 1897-1902. Three storeys with a central copper dome and similar domes at the angles (DoE 1974, 69-70).

(PPMUF38) Adult Education Centre, Monson Road. Built in 1902 in the Art Nouveau style (DoE 1974, 58).

## **6 THE POTENTIAL OF TUNBRIDGE WELLS**

### **6.1 Archaeological resource overview**

Very few archaeological investigations have so far been undertaken within the town and its immediate surroundings; thus little is known about the extent of surviving archaeological sub-surface deposits. The development of the town from the seventeenth century to the present day has largely taken place on open land, and it is unlikely that there will be underlying archaeological stratigraphy. The area of The Pantiles is the one place where superimposition of occupation is likely, and as deposits there may be waterlogged a high degree of preservation is possible. If areas of intact stratigraphy can be located they would help to establish the evolution and development of the seventeenth and eighteenth century town.

### **6.2 Research Questions**

The purpose of this document is to develop policy for Tunbridge Wells's urban archaeological deposits, particularly the historic core around The Pantiles.

### **6.3 Key areas for research**

#### ***6.3.1 The origins of Tunbridge Wells***

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Tunbridge Wells

- The origins, location and development of a market

#### ***6.3.2 Tunbridge Wells in the medieval period***

The following need to be investigated

- The location and development of the markets and fairs

- The earliest remains which can be classed as urban or proto-urban

#### ***6.3.3 Tunbridge Wells in the post-medieval period***

The following need to be investigated

- The origins and development of the use of the chalybeate springs and their influence on the development of the town

- The origins, location and development of the church and churchyard

- The origins, nature and development of Tunbridge Wells Common

- The location and development of the markets

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

- The form and character of individual properties

- The economic base of the town and its industry

#### ***6.3.4 General questions***

- The evidence of artefactual remains in interpreting Tunbridge Wells 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 Tunbridge Wells 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 Tunbridge Wells in the hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical documentation.

## 7 REFERENCES

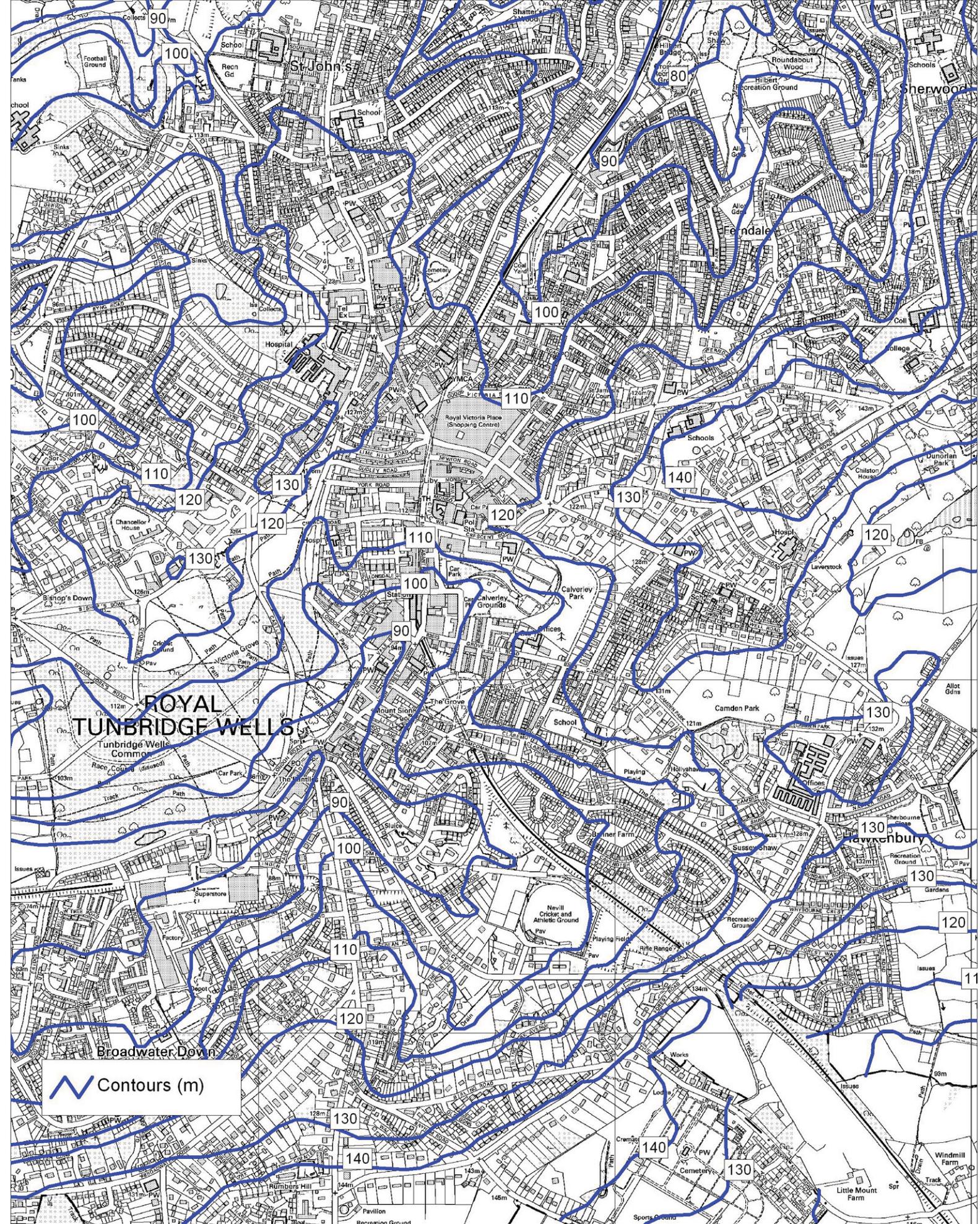
### 7.1 Mains works consulted

- |                    |      |  |
|--------------------|------|--|
| Burr, T. B.        | 1766 | <i>The History of Tunbridge Wells.</i>   |
| Chalkin, C. W.     | 1965 | <i>Seventeenth Century Kent.</i>   |
| Chalkin, C. W.     | 1984 | Estate Development and the Beginnings of modern Tunbridge Wells 1800-1840, <i>Archaeol. Cantiana</i> C, 385-398. |
| Fuller, A.         | 2000 | <i>The Church of King Charles the Martyr, Tunbridge Wells.</i>   |
| Hasted, E.         | 1797 | <i>The History and Topographical Survey of the County of Kent, III.</i>  |
| Newman, J.         | 1980 | <i>Buildings of England; West Kent and the Weald.</i>  |
| Powell, R. H.      | 1846 | <i>A Medical Topography of Tunbridge Wells.</i>  |
| Rowlands, M. L. J. | 2001 | <i>Tunbridge Wells and Rusthall Commons.</i>   |
| Rowzee, L.         | 1732 | <i>The Queens Wells, that is, a Treatise of the Nature and Vertues of Tunbridge Water.</i>                       |
| Savidge, A.        | 1995 | <i>Royal Tunbridge Wells. A History of a Spa Town.</i>   |
| Sawyer, P.         | 1968 | <i>Anglo-Saxon Charters.</i> Royal Historical Society Handbook, 8.   |

### 7.2 References for SMR and urban features

- |              |      |  |
|--------------|------|--|
| Curwen E. C. | 1954 | <i>The Archaeology of Sussex.</i>  |
| DoE          | 1974 | <i>Buildings of Special Architectural or Historic Interest; District of Tunbridge Wells.</i> |
| Keller, P.   | 1989 | <i>Archaeological Excavation and Recording at the Sussex Arms, Sussex Mews.</i>              |
| Kelly, D. B. | 1969 | Researches and discoveries – Southborough, <i>Archaeol. Cantiana</i> LXXXIV, 260.            |

- Streeten, M. B. and 1972 Another chalybeate spring and cold bath at Tunbridge Wells,  
Streeten, A. D. F. Archaeol. Cantiana LXXXVII, 177-182.
- Wymer, J. J 1977 *Gazetteer of Mesolithic Sites in England and Wales*. CBA  
Res. Rep. 20.



1:13738

**Figure 1 Map of Tunbridge Wells showing contours**





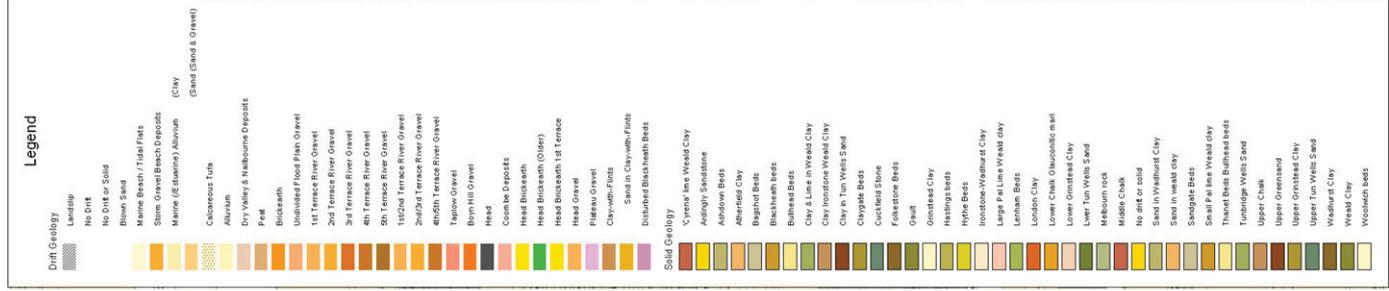


Figure 2 Map of Tunbridge Wells showing geology

Scale 1:15000

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Kent County Council licence No. LA07/0708. March 3, 2005



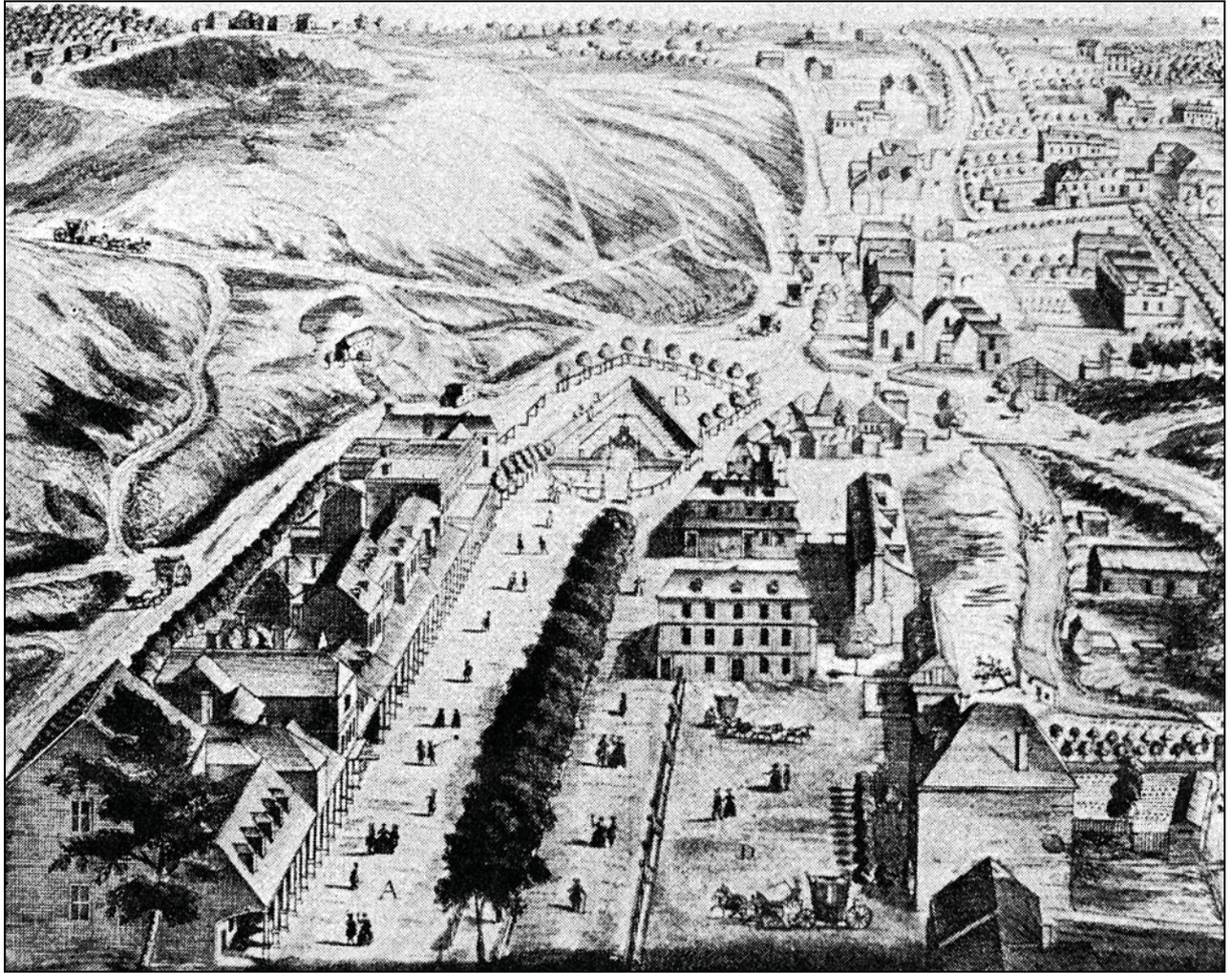


Figure 3. Kip's engraving of Tunbridge Wells, 1718



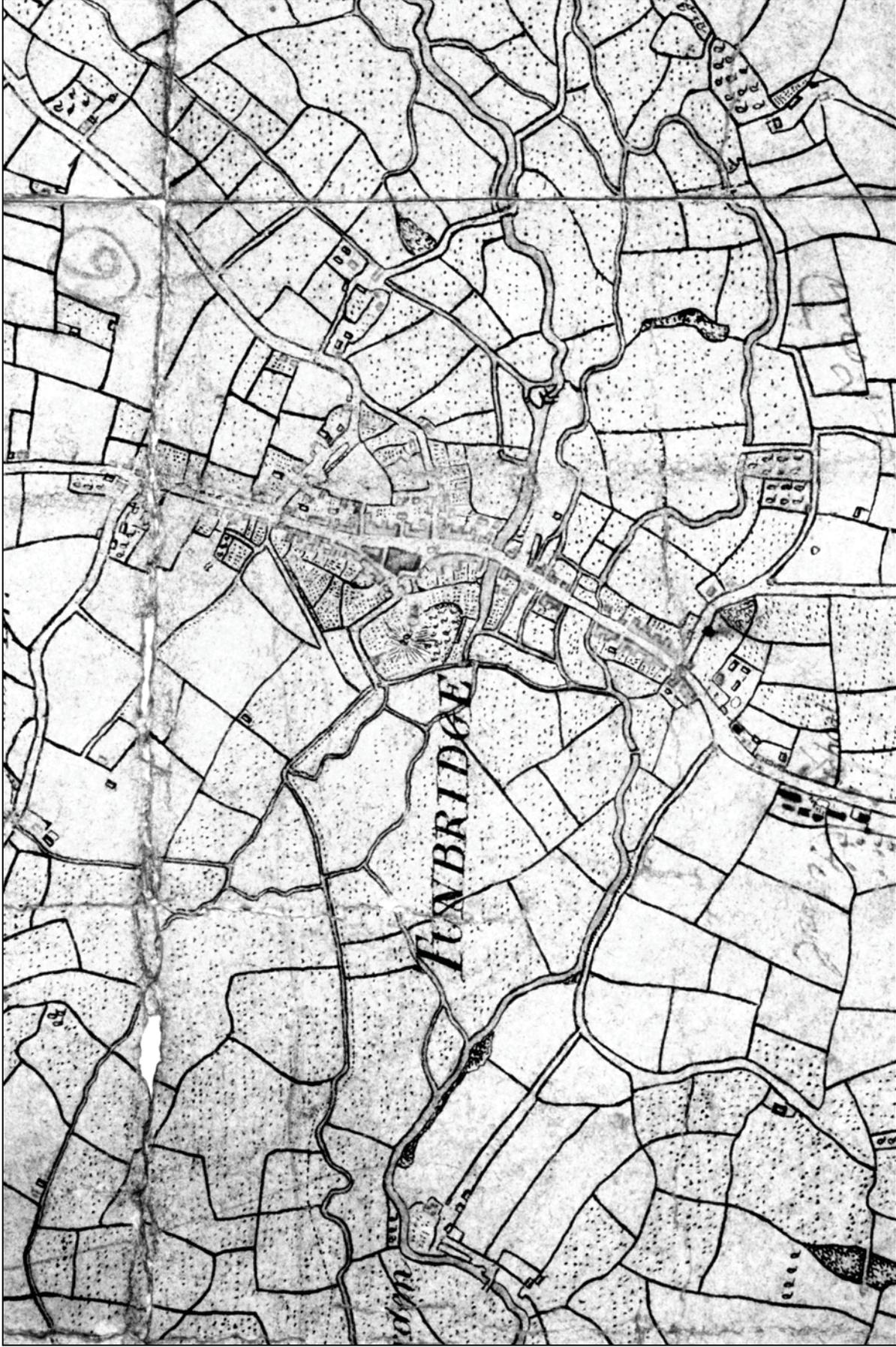


Figure 4. Ordnance Surveyor's field drawing for 1<sup>st</sup> Edition OS map, c.1800





Figure 5a. The 1<sup>st</sup> Edition OS map of Tunbridge Wells, c.1865





Figure 5b. The 1<sup>st</sup> Edition OS map of Tunbridge Wells, c.1865



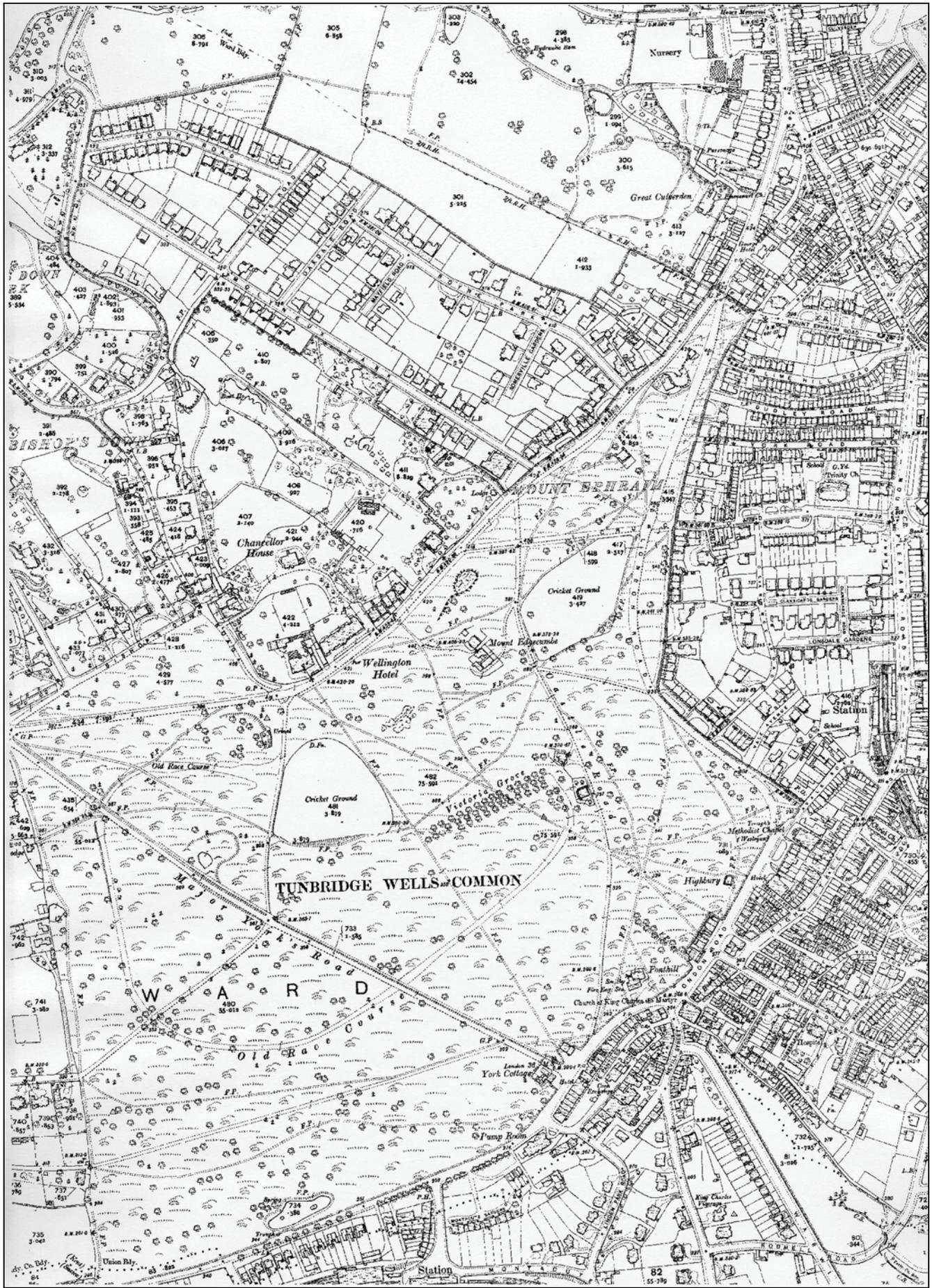


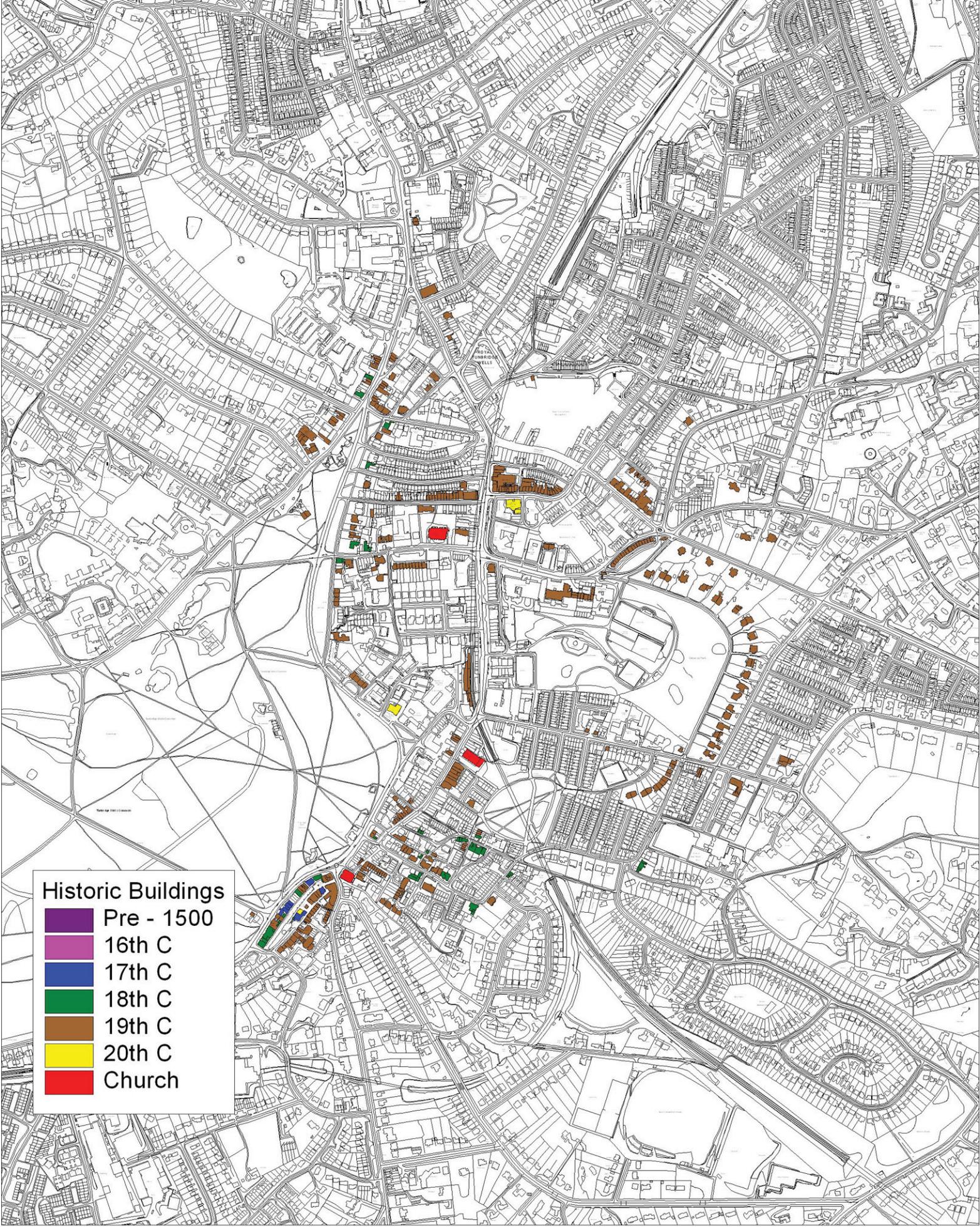
Figure 6a. The 3<sup>rd</sup> Edition OS map of Tunbridge Wells, 1909-1924





Figure 6b. The 3<sup>rd</sup> Edition OS map of Tunbridge Wells, 1909-1924





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

1:9765

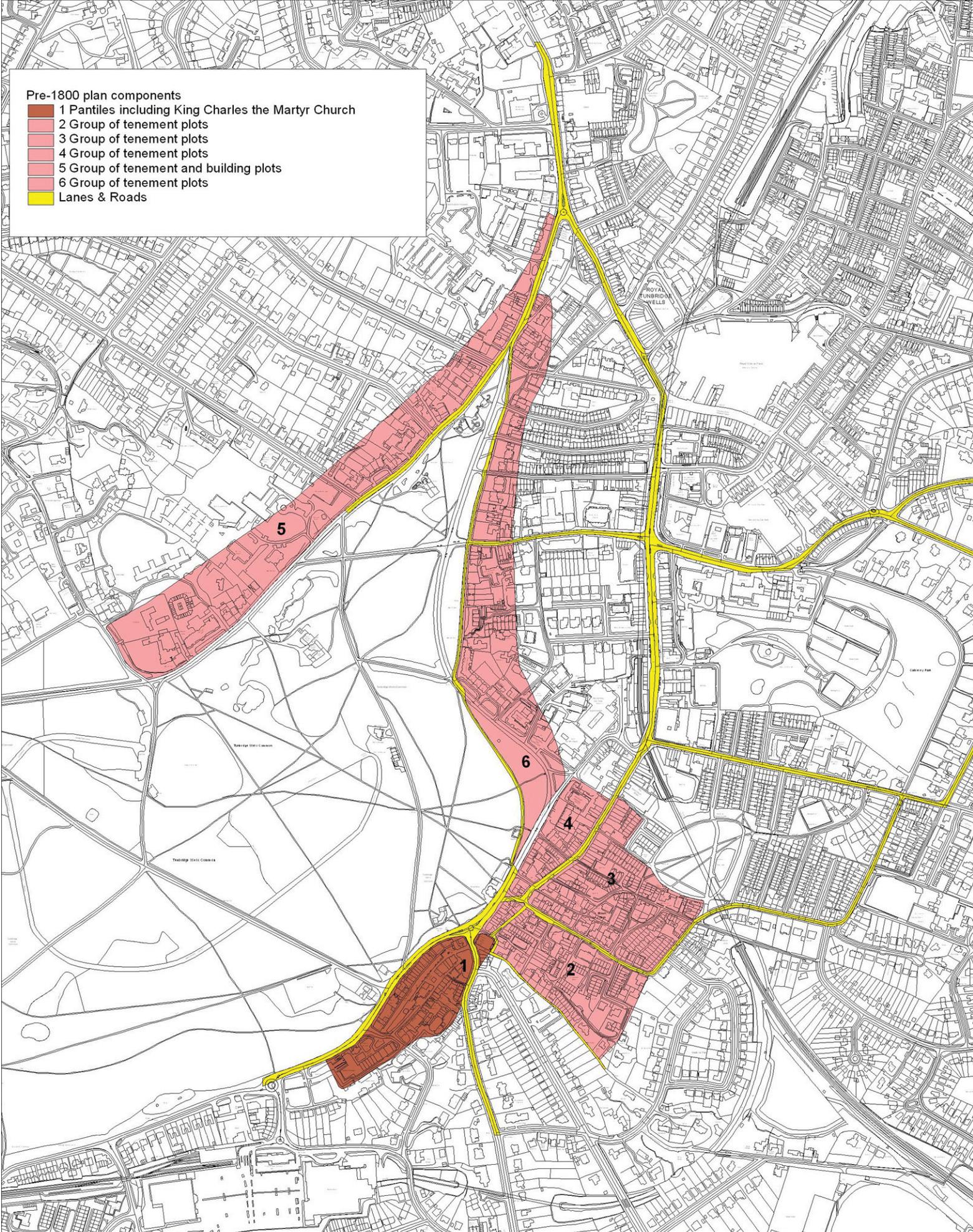
**Figure 7 Map of Tunbridge Wells showing historic buildings**





Pre-1800 plan components

- 1 Pantiles including King Charles the Martyr Church
- 2 Group of tenement plots
- 3 Group of tenement plots
- 4 Group of tenement plots
- 5 Group of tenement and building plots
- 6 Group of tenement plots
- Lanes & Roads

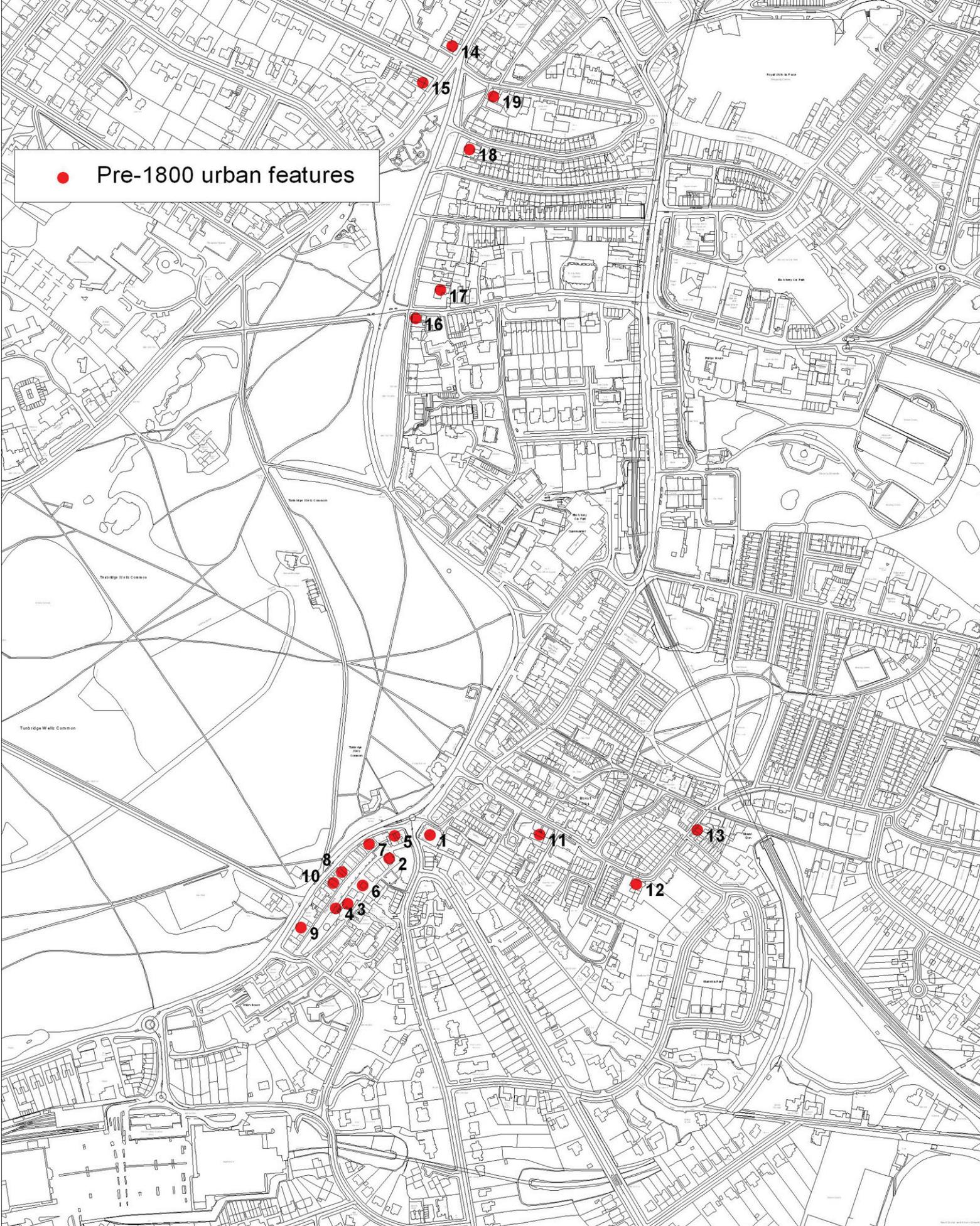


1:7812

**Figure 8 Map of Tunbridge Wells showing pre-1800 plan components**



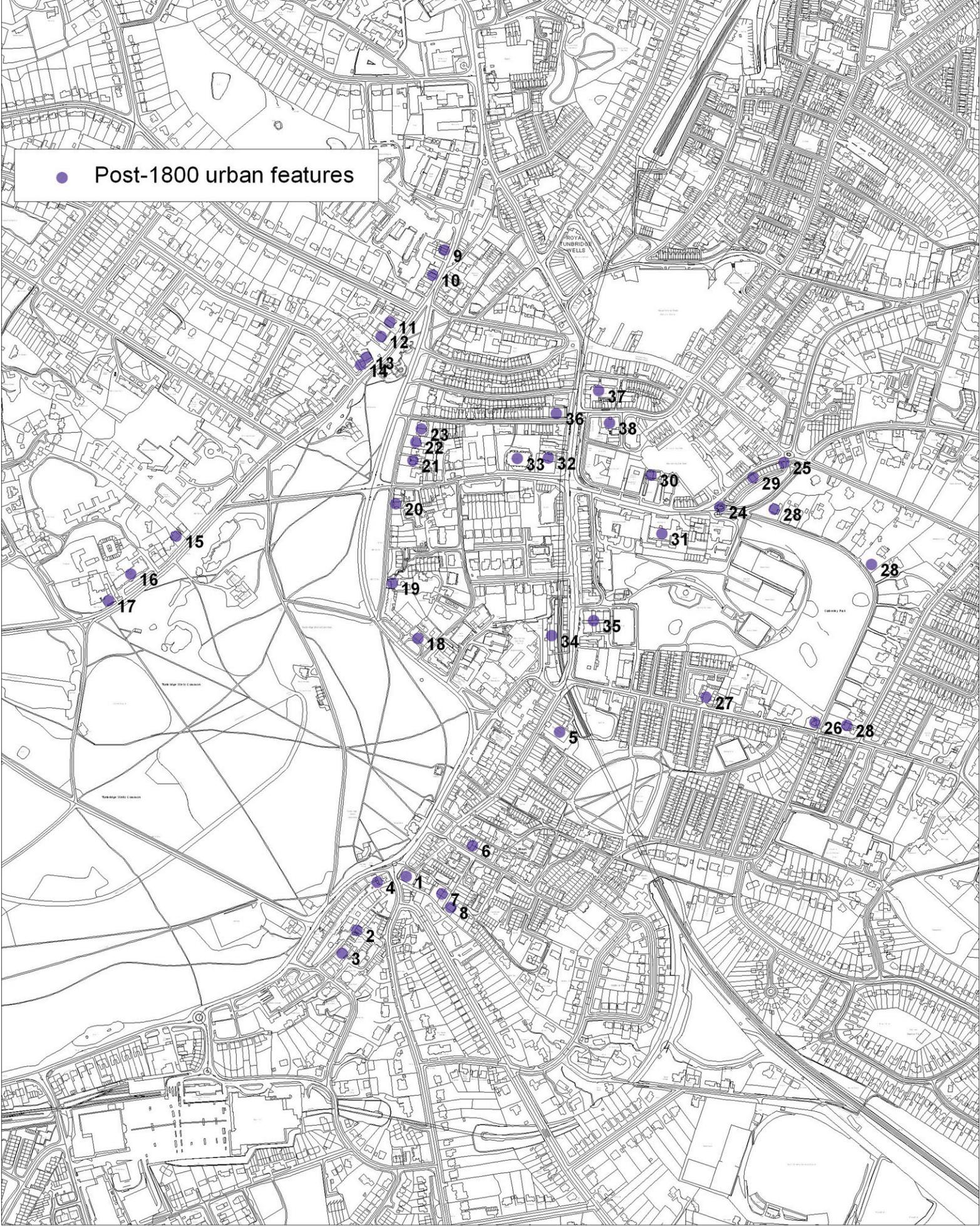




1:5976 **Figure 9 Map of Tunbridge Wells showing pre-1800 urban features**







1:8009 **Figure 10 Map of Tunbridge Wells showing post-1800 urban features**





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

## **1. Introduction**

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

### **Policy QL8: Archaeological Sites**

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

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

**Where the case for development affecting an archaeological site is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record will be required.**

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

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

within a town, provide more accurate information on the extent of these areas and establish a consistent approach towards dealing with the impact of development proposals across Kent and Medway<sup>1</sup>. 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):

---

<sup>1</sup> 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 Tunbridge Wells here Figure 11) 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 19<sup>th</sup> 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

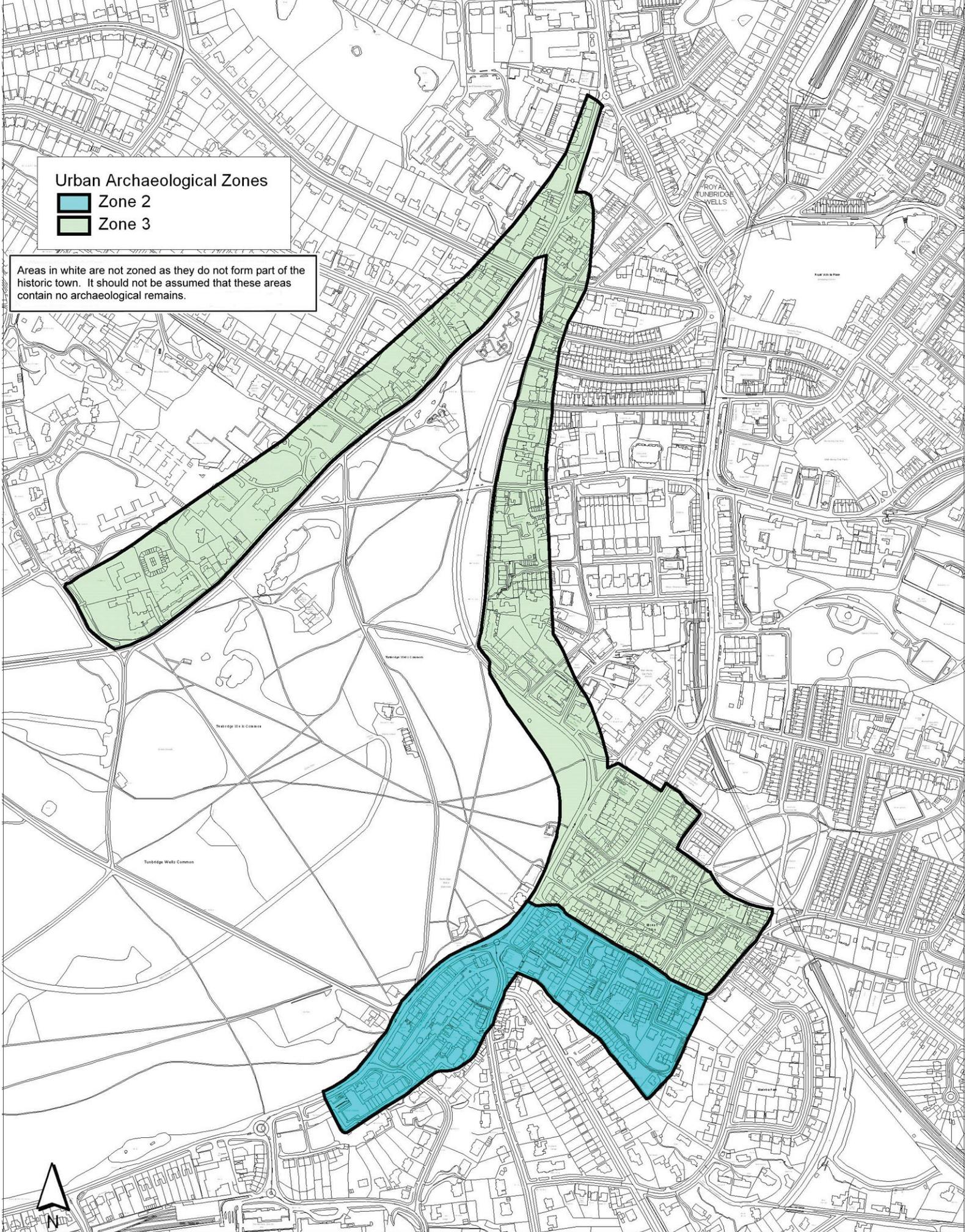
English Heritage  
Eastgate Court  
195-205 High Street

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



1:6433

Figure 11. Map of Tunbridge Wells showing Urban Archaeological Zones

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Kent County Council licence No. LA076708. August 1, 2003

