

**Kent Historic Towns Survey**

**WEST MALLING**

**Archaeological Assessment Document**

**December 2004**





## **KENT HISTORIC TOWNS' SURVEY**

### **WEST MALLING - KENT ARCHAEOLOGICAL ASSESSMENT DOCUMENT**

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# **1 INTRODUCTION**

## **1.1 Background**

West Malling is a small town, based on a pre-Conquest settlement, which grew in importance during the medieval period. It is called West Malling to distinguish it from nearby East Malling, and in the post-medieval period it was also called Town Malling, indicating its status. Standing originally at the crossing of the main road from Rochester to the Weald (A288) with the east-west route from Folkestone (A20), it is now bypassed by both roads and remains a largely unspoilt small market town. It is *c.* 8.5km from Maidstone, *c.* 13.5km from Rochester and *c.* 13.5km from Tonbridge.

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 25 entries; those relating to standing structures have not been listed here. West Malling is fairly typical of many small medieval towns in England, in that there has been little archaeological research within either the settlement or the area of study. Thus, the study is based on documentary evidence, secondary published sources and analysis of the settlement's topography. The standing buildings in the town date from the early medieval period onwards, with much building and rebuilding during the eighteenth and nineteenth centuries. The town is seen as significant due to its built environment and ecclesiastical history, rather than because of known archaeological deposits.

## **1.2 Situation**

West Malling is situated in the chartland near river Medway, at NGR TQ 68005760, on fairly level ground, rising from *c.* 38m OD on the north to *c.* 53m OD on the south (Figure 1). It stands on an outcrop of the Folkestone beds, surrounded by deposits of Sandgate and Hythe beds (Figure 2).

## **1.3 Study Area**

The area selected for general study lies between TQ 665565 and TQ 695595. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the High Street, between TQ 675570 and TQ 685582.

# **2 ARCHAEOLOGICAL DATA**

Few archaeological data exist for West Malling itself or its immediate environs, and virtually no archaeological work has been undertaken in the area. The Sites and Monuments Record (SMR) for the area records the following evidence.

## **2.1 Prehistoric**

TQ 65 NE 2 -. The Harrison collection of palaeolithic flints, found at approx. TQ 66925699. Now dispersed, with a few examples in Maidstone Museum

TQ 65 NE 6 - Site of palaeolithic flints, at TQ 67345719.

TQ 65 NE 34 - Site of palaeolithic flints, at TQ 67355701.

## **2.2 Late iron age/Romano-British**

TQ 65 NW 10 - Romano-British coins of Constantine and later were found with a small, possibly Romano-British, gold ring in the garden of Malling Abbey, at TQ 68205765 (VCH III, 160).

TQ 65 NE 4 - A cremation group dated *c.* AD 130-150 was discovered in 1934, at TQ 68095687. It contained an urn full of ashes, a small 'poppy head' beaker, two orange/red flagons, an incomplete early second-century flask with rouletted decoration, two Samian ware dishes, a Castor ware beaker and miscellaneous potsherds (Maidstone Museum Archaeological Gazetteer).

TQ 65 NE 7 - Two Romano-British cremation burials were found by workmen in 1892, at TQ 67695716. One large and one small vase of Upchurch ware contained calcined bones and were accompanied by a Samian ware dish (*patera*) with an indistinct maker's mark, and a first-century beaded-rim jar (VCH III, 160).

TQ 65 NE 23 - A possible hoard of gold coins (*staters*) minted by the Atrebates and Morini tribes of Pre-Roman Britain was found somewhere in Ryarsh or Offham (but the provenance is disputed). Some are held in Maidstone Museum (Allen undated, 156, 164, 286, 294-295; Haselgrove 1978, 43; Mack 1953, 13).

## **2.3 Medieval**

TQ 65 NE 3 - St Leonard's Tower (TQ 67595708). Although often described as a Norman keep, it may have been the west tower of a chapel, some remains of which are still visible. Reputedly built by Bishop Gundulf *c.* 1100-1115 (Cronk 1951, 9; North 2001).

TQ 65 NE 19 - Leybourne Castle (TQ 68855891). The gatehouse, chapel and a fragment of a wall tower are all that remain of a twelfth to fourteenth century castle. In 1931 they were incorporated into a modern house built in sixteenth century style (Newman 1980).

## **3 HISTORICAL RECORDS**

### **3.1 Early Charters**

King Edmund granted land and the manor at Malling to Burhic, Bishop of Rochester, *c.* AD 945. It was then known as Little Malling to distinguish it from Great (now East) Malling (Sawyer 1968, no. 514).

### **3.2 Domesday Book**

Malling was part of the lands held by the bishop of Rochester, and in 1086 there were 5 villagers and 6 smallholders, a church, a mill valued at 2*s.* and woodland to support 20 pigs. It was valued at 40*s.* before 1066, but it was worth £4 in 1086.

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

The place name originally referred to what are today West and East Malling. It derives from the personal name *Mealla* and means 'Mealls's people'. It may be traced to its present form thus:

942 *Meallinges*  
1086 *Metlinges, Mellingetes*

*c.* 1060 *Meallingan*  
1217 *Mauling*

## 4 HISTORICAL DATA BY PERIOD

### 4.1 Pre-urban evidence

#### 4.1.1 *The Romano-British period*

Remains of a Romano-British cremation cemetery indicate that there must have been a small settlement in the vicinity of Malling in the Romano-British period, but there is no indication that it was anything more than a minor rural site. Eighteenth century reports of a paved ‘Roman’ road discovered under the length of the High Street have not been confirmed by more recent work. Field boundaries and lanes still in use today may indicate an early, possibly Roman, road running north to south to the east of the present-day High Street.

#### 4.1.2 *The Saxon period*

The land and manor of Malling granted to the bishop of Rochester *c.* AD 945 seems to have included a church, and he may have founded a small house of the Benedictine order there. The bounds of the manor as given in the charter imply some sort of settlement at Malling in the tenth century, for ‘the wide street’ is mentioned and this may be an inhabited street rather than a trackway. It could refer to the possible Roman road mentioned above, in which case it would not have underlain the present settlement. An east-west track joining Maidstone and Wrotham ran *c.* 1km to the north.

### 4.2 Urban evidence

#### 4.2.1 *The medieval period*

Medieval West Malling comprised the parish church, the abbey, the High Street with market place, Holyrood Street (now Swan Lane) leading to the abbey, and Tan or Tanner Street as a probable easterly extension. Present-day Water Lane may have been a track skirting the south of the abbey precinct, and West Street was probably another track leading west. A fire in 1190 destroyed much of the town; it seems to have been rebuilt rapidly, with the buildings probably in much the same positions as before. Today West Malling is one of the best examples in Kent of a small town retaining its early plan.

##### 4.2.1.1 Markets and fairs

The first record of a market at Malling is in 1105 when the right to hold a Saturday market was granted to the abbess of the convent of the Virgin Mary. In 1290 the then abbess claimed the rights to hold weekly markets on both Tuesday and Saturdays, and in 1347 Edward III confirmed the 1105 charter. A Wednesday market is also mentioned in 1278, but it is doubtful if it were ever held. The abbess also had rights over the annual fairs held on the vigil and feast of St Peter (1<sup>st</sup> August), St Martin (4<sup>th</sup> July) and St Leonard (6<sup>th</sup> November).

The markets were probably held in the High Street, where it widens out into a spindle-shape, its original form now being obscured by islands of infilling. There may also have been an easterly extension along Swan Lane as far as the abbey gatehouse. This position is typical of markets in many undefended medieval towns, and is closely comparable with the arrangement in, for example, Tenterden where the spindle-shaped market was preceded by a smaller rectangular market place south of the church. A timber-framed building erected before 1500 as an encroachment on the market was probably the medieval market hall, and some fragments of a market cross have been built into walls in the High Street.

#### 4.2.1.2 The manor

Apart from a brief period in the late eleventh century, the manor of Malling was in the hands of the bishop and the cathedral church of St Andrew at Rochester from c. AD 945 to the Dissolution.

#### 4.2.1.3 The abbey

Gundulf, bishop of Rochester, founded Malling's abbey of the Virgin Mary for Benedictine nuns c. 1090, with Avicia the first prioress being installed in 1109. He also donated the advowson of the parish church to the nuns. The abbey accumulated property from other sources, including three tenement plots in the town (possibly with inns, see below), three forges and a salt house. By 1291 its possessions in Kent, Essex and Suffolk were valued at £83 9s. 11d. (*Taxatio* of Pope Nicholas IV), and by 1535 they were worth £245 10s. 2½d. (*Valor Ecclesiasticus*). Despite being relatively wealthy, the abbey was not particularly fortunate. It had to be rebuilt soon after its foundation for it was destroyed in a great conflagration, which engulfed much of the town in 1190, and, although rebuilt, it suffered various setbacks and seems not to have been well administered. In 1299, for instance, Archbishop Winchelsea criticized both the nuns' religious observance and financial management. They were banned from selling bread and ale to the populace, and two nuns were appointed treasurers. A visitation by the bishop of Rochester in 1321 resulted in the punishment of several officials, and in 1336 the nuns were admonished for receiving visitors in the abbey and for themselves leaving the precinct and visiting the town.

In 1324 the abbey housed 29 or 30 nuns, but there were only four professed nuns and four novices after the Black Death of 1348/9, and the bishop's report in 1350 expressed doubts whether it would ever recover. Repairs and reconstructions of the gatehouse, church tower and other buildings in the late fourteenth and fifteenth centuries suggest, however, that the abbey recovered after its mid-fourteenth century setback, and when it was suppressed in 1538 there were eleven nuns and the prioress. After the Dissolution the abbey and most of its possessions were granted to the Archbishop of Canterbury.

As mentioned above, most of the original abbey buildings were burnt down in 1190, but they were rapidly rebuilt, the church apparently being modelled on Rochester cathedral. All that remains above ground of the church built at this time are the south wall of the nave and the south transept, but excavations of the chancel in 1961 showed that the east end was originally square with a rectangular chapel projecting from the centre of the east wall. The plan of the north transept and some of the cloister walls to the south of the nave were also uncovered. Much of the east and south ranges of the cloister were incorporated into the house that was built there in the eighteenth century and the west range has been completely lost. There may have been a second court or cloister associated with the guesthouse, which was erected west of the church in the fifteenth century, and an infirmary or the abbess's apartments may have stood to the south. The late fourteenth and fifteenth century also saw the addition of an octagon to the north-west tower of the church and modifications to the gatehouse and its chapel.

The nuns' cemetery is thought to have lain east of the church, and a tithe barn to the south of the precinct survives in altered form. The precinct was c. 12 acres in extent and surrounded by a stone wall, some of which survives. Its water supply came from the Ewell stream which rose near St Leonard's tower and skirted the east side of the precinct, issuing out on Swan Lane, (Holyrood Street) where a nineteenth century cascade is visible. There were fishponds to the north.

#### 4.2.1.4 The parish church of St Mary

There has probably been a church in West Malling since before AD 945 when it and the manor were given to the cathedral church of Rochester. A church is mentioned in Domesday Book and the slightly later *Textus Roffensis*, and in the late eleventh century Bishop Gundulf awarded the advowson to the abbess and convent of Malling. Simon, archbishop of Canterbury, confirmed this in 1351. At the Dissolution the advowson of the church passed to the Crown until it was granted to Thomas Cranmer in 1540.

Little remains of the medieval structure, much of which collapsed in the eighteenth century. The earliest architectural details in the church are two blocked windows in the chancel, and herringbone stonework in the bottom of the west tower, all dating from *c.* 1100. Excavations in 1901 revealed the foundations of the Norman nave and an eastern annex joining the tower to the nave. The chancel was lengthened in the thirteenth century; the vestry was built in the fourteenth century and altered in the fifteenth century.

The church lies to the south of the town, and would have been rather isolated from the commercial life of the medieval settlement. Its churchyard may originally have been larger, but it was encroached upon in the sixteenth century, and more recently.

#### 4.2.1.5 Other religious organisations

St Leonard's Tower, *c.* 1km south of the town, is often referred to as a defensive keep or watchtower; it is *c.* 10m square with clasping buttresses, and in 1769 it stood *c.* 22m high. Its position west of the foundations of a probable chapel, however, may indicate that the two represent the remains of a small religious complex which was in existence by 1115. The fabric of the tower dates it to *c.* 1100 and there is a tradition that Bishop Gundulf built himself an episcopal residence on the site. In the fourteenth century its adjacent chapel was used as a cell of Malling Abbey. A small roadside settlement, St Leonard's Street, may have grown up nearby.

Remains of the chapel of St Blaise can still be seen *c.* 1.25km south-west of Leonard's Tower, near Blaze Wood. Richard I gave it to the Hospital of St Mary, Strood *c.* 1190, and in 1534 the hospital's income included the chapel, then worth £2.

#### 4.2.1.6 Industry and trade

Very little is known of the economic structure of Malling in the Middle Ages. It must have had a flourishing market, fostered by the abbey, which served the surrounding agricultural countryside. Fourteenth century lists of tithes due to the abbey give some idea of the goods which may have been traded in the market. Stock raising, poultry breeding and arable farming were practised, with corn being grown in orchards and gardens as well as fields. There seems to have been some fishing and fowling, and the 'merchandizings' that are mentioned indicate trade of some kind. The presence of Tan Street or Tanner Street in the north-east suggests that a group of tanners lived there, close to the Ewell stream that rose near St Leonard's in the south and flowed through the abbey precinct before reaching what might have been the industrial area of the town.

## *Inns*

The properties owned by the abbey included three called ‘le George’ and ‘le Swan’ in Middle Row (the market place), and ‘le Bull’ in Tanner Street. It is by no means certain that they were inns, but their names suggest that it is likely.

### **4.2.2 *The post-medieval period***

By the eighteenth century Malling had acquired much of the character that it has today. It consisted basically of the broad High Street with one street leading east past the abbey towards Maidstone, and another to the west. In 1798 Hasted commented, that it was ‘well built, having many genteel houses in it, the streets of a handsome width, and well paved’.

#### **4.2.2.1 Markets and fairs**

A Saturday market continued into the post-medieval period, and there were three annual fairs on 1<sup>st</sup> August, 21<sup>st</sup> September and 6<sup>th</sup> November. The market had closed by the 1840s, probably as a result of competition from Maidstone only 8.5km away.

#### **4.2.2.2 The manor**

The ownership of the manor included that of the abbey, and its history followed the same course (see below).

#### **4.2.2.3 The abbey**

After the Dissolution the abbey reverted to the Crown and then the archbishop of Canterbury acquired it. Subsequently Queen Elizabeth obtained it and granted it to Henry Brooke of Cobham. It then passed through various families until it came into the hands of the Honeywoods and was converted into their seat in the mid-eighteenth century. Frazer Honeywood was responsible for the house built mainly on the south range of the cloister. A 1735 drawing records the state of the ruins immediately before his rebuilding.

In 1892 Charlotte Boyd, who wished to bring Benedictine nuns back to Malling, purchased the eighteenth century house and the site of the abbey. Anglican Benedictine nuns returned to the abbey in the following year and remain there today.

#### **4.2.2.4 The church**

In 1778 the nave of the church collapsed, leaving only the steeple and the chancel standing. The nave and west tower were rebuilt 1780-2, the spire replaced in 1837, and work in 1901-3 left some of the eighteenth century building but ‘gothicized’ the rest.

#### **4.2.2.5 Other religious houses**

After the Reformation the chapel of St Leonard’s fell into ruin, but the tower was kept standing to a considerable height, and in the eighteenth century it was used as a hop store.

#### **4.2.2.6 Schools**

In c. 1630 Francis Tresse bequeathed £40 to build a free school in Malling and an annual sum of 13s. 4d. for its upkeep.

#### **4.2.2.7 Industry and trade**

Agriculture remained the mainstay of Malling’s economy throughout the post-medieval period. Hops became an important crop, and fruit growing increased. The town acted as a

local trading centre, helped by its situation where the predominantly pastoral farming area to the south met the arable lands.

Grocers, drapers and clock-makers are recorded in 1784, and the town had the usual craftsmen such as blacksmiths and carpenters, one of whom used the abbey's gatehouse chapel for his shop. The standing buildings in the town suggest that it was prosperous, particularly in the eighteenth century when many of the earlier buildings were either replaced by new brick buildings or given brick facades.

#### *Inns*

In 1686 Malling's inns could provide 28 guest beds and stabling for 55 horses.

#### **4.2.3 The modern town**

The town centre has changed very little in recent years. The railway has provided a link with London and Maidstone, which has led to some new dormitory housing, notably New Town in the south-west, but little has impinged on the historic core. Being bypassed to the east by the A 288 Tonbridge to Rochester road and to the north by the A 20 trunk road means that West Malling is relatively isolated and free from industrial development. Although no longer a market town, it still provides services for the surrounding agricultural population.

#### **4.2.4 Population**

Domesday Book records eleven smallholders and slaves in Malling, probably representing a population of c. 50 people. In 1663, 501 hearths in the township were taxed, indicating perhaps 1,500 people, but the township included much of the surroundings, not just the town. In 1676 there were 358 communicants, roughly 700 people, in the parish,. The first national census in 1801 records 1093 inhabitants. This figure increased to 2,021 in 1851 and then rose steadily to 2,457 in 1911. The population reached its peak in 1951 (2,524) and has hardly changed since. There were 2,506 inhabitants in 1991.

### **5 URBAN CHARACTERISTICS**

The following summary of West Malling's urban characteristics has been divided into those of the medieval and post-medieval periods (i.e. pre- and post-dating c. 1540). The summary is not comprehensive, most nineteenth century maps giving details of additional features, some of which also appear in the urban features section below.

#### **5.1 Medieval plan components and urban features (Figures 7 and 8)**

West Malling began sometime before the Norman Conquest, when there was a manor and a church, and perhaps a small monastic presence associated with the bishop of Rochester. It initially grew up around a crossing of lanes and tracks, but with the foundation of the abbey c. 1090 it rapidly expanded into a market town, which it remained throughout its history.

It can be suggested, based on the topographic evidence, that the original north-south route through the settlement may have run immediately to the west of the abbey precinct (PC12) possibly before the abbey was founded. Under this hypothesis, sometime after the abbey was founded a town with a market was planted to the west and the road was diverted to follow the present High Street with the market occupying the centre portion of it and burgage plots to east and west of the High Street. This would account for the double bend to the south of the present High Street.

The centre of West Malling remains today much as it must have been in the Middle Ages. It is dominated by its wide High Street with surrounding tenement plots (PC5-9) with the infill of the old market place (PC3), and has only a couple of side roads, one being Swan Street to the south of which the abbey stands (PC2). The parish church (PC1) is slightly removed from the commercial centre, at the south end of the High Street. Its churchyard probably originally extended further south-east (PC1A).

The early plan form of West Malling seems relatively simple, comprising the principal elements of church, abbey, market, tenement plots, and streets. The chronological framework for its development is, however, less clear.

**PC1** The Parish Church of St Mary and its churchyard.

- a) (MUF1) The parish church of St Mary. Built in ragstone rubble with Bath stone dressings. Medieval work in chancel, tower and vestry. Nave rebuilt later (DoE 1993, 47).

**PC1A** Building plot south-east of church, probably originally part of the churchyard.

- a) (MUF35) Brome House, 148 High Street. A brick house of *c.*1670 built on sixteenth century or earlier foundations. Refronted in stucco, and extended and altered in the early nineteenth century (DoE 1993, 44).

**PC2** The abbey of St Mary, Swan Street.

- a) (MUF2) Gatehouse and chapel to the abbey. Fourteenth century gatehouse with fifteenth century additions. Timber-framed upper storey, jettied along east side. The gateway of two arches, one for carts and one for pedestrians. Fourteenth century square ended chapel, restored to use in mid-nineteenth century, projecting eastwards (DoE 1993, 89-90; Ward 2001).
- b) (MUF3) Abbey guesthouse. Remains of a fourteenth century hospice, later used as stabling, with early nineteenth and twentieth century alterations and extensions (DoE 1993, 90).
- c) (MUF4) Ruins of the tower, nave and south transept of the abbey church. Founded *c.*1090, rebuilt after fire of 1190. Stone rubble with tufa and Caen stone dressings. The base of the tower is of the early Norman period with late Norman arcading above, and fourteenth century octagonal corner turrets. Church rebuilt after 1190. Excavations in 1962 revealed plan of *c.*1100 chancel, north transept and cloister (Biddle 1962/3, 316; DoE 1993, 91).
- d) (MUF5) Cloister wall, *c.* 1090 with nineteenth century alterations. Of stone rubble with herringbone work in its lower courses (DoE 1993, 92).
- e) (MUF6) Refectory, mainly twentieth century work but incorporating medieval fragments (DoE 1993, 92).

- f) (MUF7) Chapter house and dormitory undercroft, thirteenth and fourteenth century with a nineteenth century roof and twentieth century restoration. Stone rubble with corner buttresses. Chapter house with original east wall, west wall with the blocked entrance and crypt. Stone coffins with ornate crosses on the lids probably represent burials of abbesses near the chapter house (DoE 1993, 93; Fairweather 1932, 188).
- g) (MUF8) South side of the cloister, fourteenth century with eighteenth century house incorporating medieval windows and reused masonry (DoE 1993, 94; Newman 1980, 603).
- h) (MUF9) Ewell Monastery, Water Lane, now a fifteenth century cottage with early nineteenth century alterations, incorporating walls of monastic barn (DoE 1993, 100).
- i) (MUF10) Tithe barn, Water Lane, fifteenth century with twentieth century alterations (DoE 1993, 101).
- j) (MUF11) Ewell stream, Swan Street, flowing through the Abbey grounds to fill monastic fish pond.

**PC3** Site of Market Place with encroachments.

- a) (MUF 12) 54-58 High Street. Pre-1500 timber-framed building, refronted c.1840. Possibly the original market hall or cart shed (DoE 1993, 14).

**PC4** Possible eastern extension to Market Place at west end of Swan Street.

- a) (MUF14) 53-57 High Street. A probable late fifteenth century open hall-house with a chimney stack and ceiling inserted in the late sixteenth century. Refronted in brick in the eighteenth century, the timber-framing partially exposed in the twentieth century. The high quality of the building suggests that it originally had a specialized function (DoE 1993, 13).
- b) (MUF15) 1-3 Swan Street. A late medieval building, which was underbuilt, refronted and reroofed in the early nineteenth century (DoE 1993, 80).
- c) (MUF16) 59-61 High Street. Sixteenth century or earlier timber-framed building remodelled in the early nineteenth century (DoE 1993, 15).
- d) (MUF36) The Swan Hotel, Swan Street. Late medieval open hall with gable end to road and an eighteenth century extension on the front. Refenestrated in the twentieth century (DoE 1993, 95).

**PC5** Group of tenement plots fronting NE side of High Street.

- a) (MUF13) 51-51A High Street. A late medieval timber-framed hall-house, refronted in the mid-nineteenth century. Exterior clad in roughcast with a stuccoed plinth. Part of medieval market cross with a saint (or Christ) with arm raised in benediction is embedded in the wall on right-hand side. Modern shop front (DoE 1993, 12).
- b) (MUF20) 1 High Street, The Bull Public House. A late fifteenth or early sixteenth century hall-house with seventeenth and eighteenth century alterations; partially demolished and clad in the nineteenth century (DoE 1993, 2).
- c) (MUF21) 15 High Street. Probably a sixteenth century hall-house, refaced in the early nineteenth century and altered and highly restored in the twentieth century, now Pad Thai Restaurant (DoE 1993, 3).
- d) (MUF22) 27-29 High Street. A late fifteenth century or early sixteenth century open hall-house, restored extensively in the twentieth century (DoE 1993, 7)

**PC6** Group of tenement plots fronting west side of High Street and Market Place.

- a) (MUF23) 58 Town Hill, Top Hill House. A house of probable sixteenth century origin with an eighteenth century front. Timber-framed on a ragstone plinth with a front of red brick and stone coping. The south elevation is rendered and has vertical fish-scale tile-hanging (DoE 1993, 99).
- b) (MUF24) Forge House and Forge Cottages, 10-14 King Street. Row of cottages, originally one lobby-entrance house, built in the sixteenth century and refronted and heavily restored in the nineteenth century (DoE 1993, 56).
- c) (MUF25) 16-18 King Street. A probable fifteenth century hall-house of four bays with an integral projecting cross-wing with ceiling and windows inserted in the sixteenth century. Restored in the twentieth century (DoE 1993, 58).
- d) (MUF26) 30-32 King Street. A sixteenth century or earlier timber-framed house refronted in the eighteenth century (DoE 1993, 60).
- e) (MUF27) 34 King Street. A late medieval timber-framed house, refronted and underbuilt in the early nineteenth century when a pre-1500 crown-post roof could be seen from the attic of the adjoining property (DoE 1993, 60).
- f) (MUF28) Avicia Cottage. 36 King Street. A late medieval cottage, refronted and underbuilt in the early nineteenth century and refenestrated in the twentieth century. There is an original well to the rear of the building (DoE 1993, 61).
- g) (MUF29) 38 King Street. A medieval timber-framed and jettied house with stone cellar and buttresses. In 2001 restored to domestic use (DoE 1993, 62).
- h) (MUF30) 46 King Street. A late fifteenth century hall-house, later converted to oasthouses, now a shop. Refronted in the nineteenth century and extended in the twentieth century (DoE 1993, 63).

**PC7** Group of tenement plots fronting south-west side of High Street.

- a) (MUF31) 84-86 High Street. A fifteenth century timber-framed hall-house refronted and extended in the eighteenth century (DoE 1993, 24).
- b) (MUF32) The Five Pointed Star Public House, 100-102 High Street. Eighteenth century front on a timber-framed building, refenestrated in the twentieth century (DoE 1993, 27).
- c) (MUF33) Tudor Cottage, 134 High Street. A late fifteenth century or early sixteenth century timber-framed hall-house altered in the eighteenth century. (DoE 1993, 40).
- d) (MUF34) Tudor House, 136 High Street. A sixteenth- or seventeenth century timber-framed building behind an eighteenth century addition (DoE 1993, 41).

**PC8** Possible group of tenement plots fronting the east side of High Street.

- a) (MUF17) 63-63A High Street. A sixteenth century or earlier timber-framed building altered and extended in the early eighteenth century and further altered in the mid-nineteenth century (DoE 1993, 16).
- b) (MUF18) 71-73 High Street. A late medieval timber-framed building altered in the mid-nineteenth century (DoE 1993, 20).
- c) (MUF19) 75 High Street. A pre-1550 hall-house, once jettied but refronted in the eighteenth century and refenestrated in the mid-nineteenth century (DoE 1993, 22)

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

**PC10** Group of tenement plots fronting the north side of Swan Street.

- a) (MUF37) Abbey Brewery Cottage, 77 Swan Street. A timber-framed lobby-entrance house, refronted in red brick with blue headers in the early nineteenth century (DoE 1993, 85).

**PC10a** Building plot east of Frog Lane.

**PC11** Possible market place at Abbey gatehouse.

**PC12** Possible line of early north-west route.

## **5.2 Post-medieval plan components and urban features (Figure 9)**

During the seventeenth to nineteenth centuries, the essential plan form of West Malling as indicated on Figure 7 was retained and so no post-medieval plan components map has been

produced, but a number of new buildings were constructed, replacing earlier structures and infilling some gaps.

**PC1** The Parish Church of St Mary and its churchyard.

- a) (PMUF1) The church of St Mary. Nave rebuilt in ragstone 1780-1782 by Gwilt and 1900-1901 by Micklethwaite who also built the north porch. The churchyard contains seventeenth to nineteenth century funerary monuments (DoE 1993, 48-54).

**PC1A** Building plot south-east of church, probably originally part of the churchyard.

**PC2** The abbey of St Mary, Swan Street.

- a) (PMUF2) South side of the abbey cloister incorporated into house built by Isaac Honeywood c.1740 (DoE 1993, 94).

**PC3** Site of Market Place with encroachments.

- a) (PMUF3) The Library, 22-26 High Street. Eighteenth century or earlier building, its front stuccoed and incised to imitate masonry in the nineteenth century (DoE 1993, 6).
- b) (PMUF4) 36-38 High Street. Former Assembly Rooms, now offices and restaurant. Built c. 1750 on earlier foundations, the front is c.1800. Restored in the late twentieth century (DoE 1993, 9).
- c) (PMUF5) The Rose and Crown Public House, 40 High Street. Built in the eighteenth century (DoE 1993, 10).
- d) (PMUF6) 42-44 High Street. A seventeenth century or earlier timber-framed building refronted in brick in the early nineteenth century (DoE 1993, 11)
- e) (PMUF7) The Joiners Arms Public House, 64-66 High Street. Early eighteenth century building with early to mid-nineteenth century front (DoE 1993, 17).

**PC4** Possible medieval eastern extension to Market Place at west end of Swan Street.

**PC5** Group of tenement plots fronting NE side of High Street.

- a) (PMUF8) Clout's Memorial Hall, 9 High Street. Eighteenth century house with nineteenth century front. Used as an Institute from 1908, now an office (DoE 1993, 2).
- b) (PMUF9) 17 High Street. A seventeenth century or earlier timber-framed building, refronted in the eighteenth century (DoE 1993, 4).

**PC6** Group of tenement plots fronting west side of High Street and Market Place.

- a) (PMUF10) Rose Cottage, 38 Town Hill, formerly The Volunteer public house. Timber-framed building rebuilt in the seventeenth century, altered in the eighteenth century and refaced in the early nineteenth century (DoE 1993, 98).
- b) (PMUF11) 46 Town Hill. A seventeenth century timber-framed house, altered and refronted in the early to mid-nineteenth century. A late nineteenth century extension to the rear (DoE 1993, 99).
- c) (PMUF12) 2-6 West Street. An early nineteenth century maltings converted into shops (DoE 1993, 102).
- d) (PMUF13) 16 West Street, Kingsnorth House. Seventeenth century house with late eighteenth or early nineteenth century front (DoE 1993, 104).

**PC7** Group of tenement plots fronting south-west side of High Street.

- a) (PMUF14) 5 West Street. A house with date-stone **THA 1675** but altered and extended later. The original part has a painted brick ground floor, a tile-hung first floor and a hipped tiled roof. The house was extended to the left by one bay in the mid-nineteenth century (DoE 1993, 102).
- b) (PMUF15) The Old Vicarage, 126 High Street. Eighteenth century or earlier, refronted in roughcast and altered in Gothic style in the early nineteenth century (DoE 1993, 37).
- c) (PMUF16) Tudor House, 136 High Street. An eighteenth century front on a sixteenth or seventeenth century timber-framed building (DoE 1993, 41).

**PC8** Group of tenement plots fronting the east side of High Street.

- a) (PMUF17) The Bear Hotel, 97 High Street. Eighteenth century coaching inn marked **ESTABLISHED 1742**. Refenestrated in the mid-nineteenth century (DoE 1993, 26).

**PC9** Group of tenement plots fronting the south-east side of High Street and south side of Water Lane.

- a) (PMUF18) 137 High Street. Eighteenth century façade.
- b) (PMUF 19) Church House, 138 High Street. Eighteenth century stuccoed façade.
- c) (PMUF20) Old Parsonage Court, 1-3 Water Lane. Mid-nineteenth century Gothick, coursed rubble with a slate roof and yellow brick chimney stacks. Now the main building of a retirement home (DoE 1993, facing page 100).

**PC10** Group of tenement plots fronting the north side of Swan Street.

- a) (PMUF21) Abbey Brewery House, 75 Swan Street. Formerly early nineteenth century public house (DoE 1993, 88).
- b) (PMUF22) West Malling Free Church. Built as Baptist chapel 1836, windows altered in the late nineteenth century, pebbledashed in the twentieth century (DoE 1993, 87).
- c) (PMUF23) 2-8 Police Station Street. A possible seventeenth century timber-framed building refronted in the eighteenth century (DoE 1993, 69).
- d) (PMUF24) National Westminster Bank, 43 Swan Street. Described as visited by Dr Samuel Johnson c. 1768.

## **6 THE POTENTIAL OF WEST MALLING**

### **6.1 Archaeological resource overview**

Apart from small investigations in the church and the abbey, 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. There is a good possibility that some sub-surface archaeological deposits may have survived in those areas that have not been cellared, although the medieval stratigraphy may be comparatively thin and not far below the present ground surface, and so liable to disturbance. If surviving areas of intact medieval and earlier stratigraphy can be located they could help to establish the evolution and development of the market town.

### **6.2 Research questions**

The purpose of this document is to develop policy for West Malling's urban archaeological deposits, particularly the historic urban core. There is no archaeological evidence for the town plan before the fire of 1190, nor for the economic base of the town throughout the Middle Ages..

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

#### ***6.3.1 The origins of West Malling***

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at West Malling
- The earliest remains which can be classed as urban or proto-urban
- The relationship of Roman occupation sites to the development of the town
- The influence of trackways and a possible Roman road on the development of the town
- The site, origins and development of the Abbey complex and its influence on the development of the town
- The site and origins of the market
- The site and origins of the manor

#### ***6.3.2 West Malling in the medieval period***

The following need to be investigated

- The development of the Abbey and associated buildings within the town
- The site, origins and development of the church and churchyard
- The site and development of the market
- The site and development of the manor

The impact of the 12<sup>th</sup> century fire on the development and plan of the town  
The infilling of the original market area and development of King Street  
The pattern of settlement and the relationship of individual plots to the settlement framework  
The nature, extent and chronology of occupation within the urban core  
The form and character of individual properties  
The economic basis of the town and its industries

#### **6.3.3 West Malling in the post-medieval period**

The following need to be investigated

The site and development of the markets and fairs  
The development of the abbey and manor and the influence on the development of the town  
The pattern of settlement and the relationship of individual plots to the settlement framework  
The nature, extent and chronology of occupation within the urban core  
The form and character of individual properties  
The economic basis of the town and its industries

#### **6.3.4 General questions**

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

The discovery and study of both structures and artefacts would illuminate these topics. Small-scale archaeological sampling in individual properties in West Malling 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 West Malling in the hierarchy of Kent towns can only be solved through excavation, field survey and consultation of historical documentation.

## **7 REFERENCES**

### **7.1 Main works consulted**

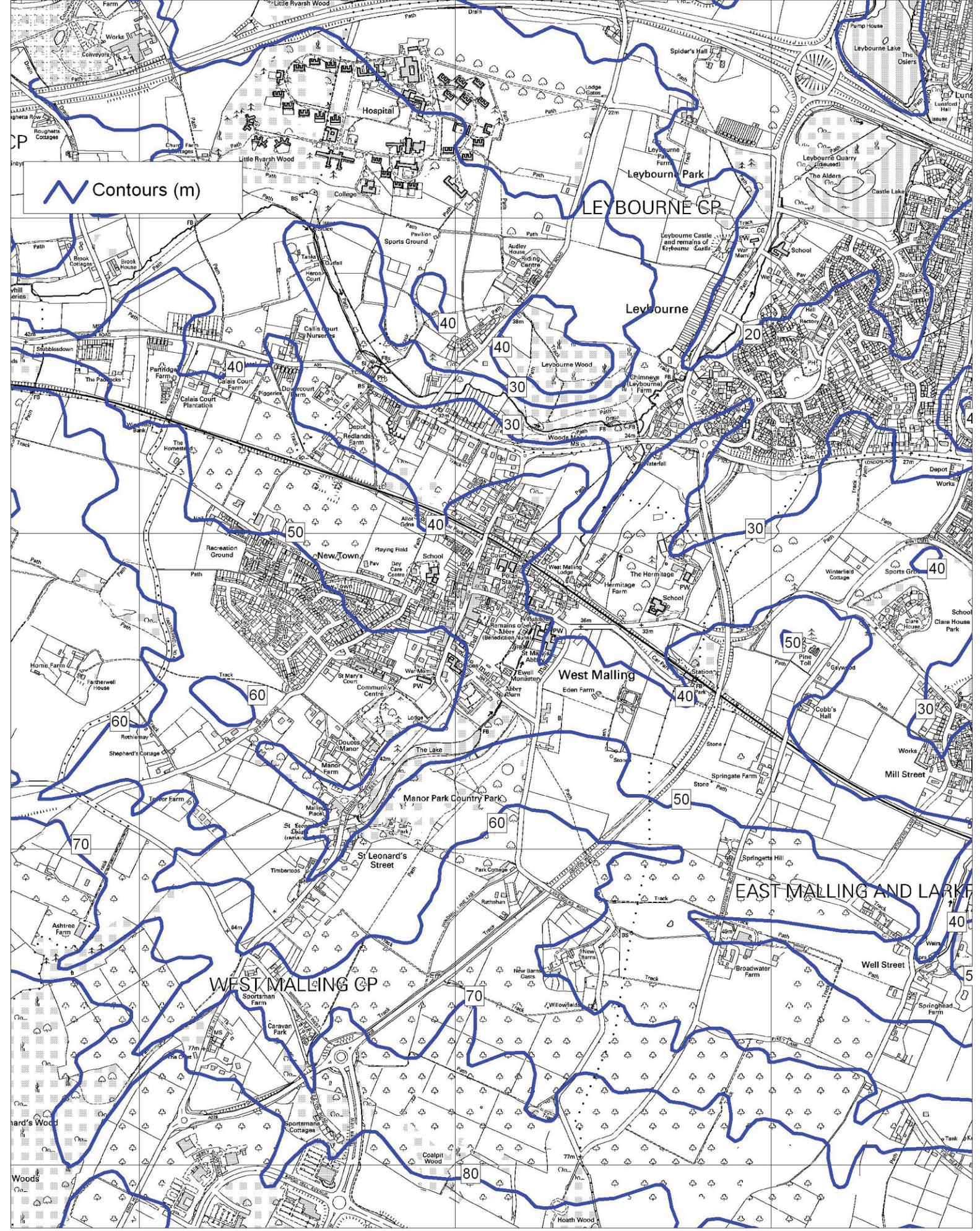
Fairweather, F. H.,	1932	The abbey of St Mary, Malling, Kent, <i>Archaeol. J.</i> LXXXVIII, 175-192.
Glover, J.	1982	<i>The Place Names of Kent</i> 2 <sup>nd</sup> ed.
Hasted, E.,	1798	<i>The History and Topographical Survey of the County of Kent</i> . IV.
McLain, B. A.	1997	Factors in market establishment in Medieval England: the evidence from Kent, <i>Archaeol. Cantiana</i> CXVII, 83-103
Morgan, P. (ed.)	1983	<i>Domesday Book Kent</i> .

Newman, J.,	1980	<i>Buildings of England: West Kent and the Weald.</i>
North, M.	2001	St Leonard's tower: some aspects of Anglo-Norman building design and construction, <i>Archaeol. Cantiana</i> CXXI, 269-286.
Oakley, A.	1990	<i>Malling Abbey 1090-1990.</i>
VCH II	1928	<i>The Victoria History of the County of Kent.</i>
VCH III	1932	<i>The Victoria History of the County of Kent.</i>
Wallenberg, J. K.	1934	<i>The Place-Names of Kent.</i>
Ward, A.	2001	St Mary's abbey West Malling, <i>Archaeol. Cantiana</i> CXXI, 385-404.

## 7.2 References for SMR and urban features

Allen, D. F.	undated	<i>The Origins of Coinage in Britain.</i>
Biddle, M.,	1962/3	Medieval Britain in 1961, <i>Medieval. Archaeol.</i> 6-7, 316.
Cronk, A.,	1951	<i>A Short History of West Malling, Kent.</i>
DoE	1993	<i>List of Buildings of Special Architectural or Historic Interest - Parish of West Malling</i>
Fairweather, F. H.,	1932	The abbey of St Mary, Malling, Kent, <i>Archaeol. Jnl.</i> LXXXVIII, 175-192.
Haselgrove, C.	1978	<i>Supplementary Gazetteer of Celtic Coins in Britain 1977.</i> CBA
Mack, R. P.	1953	<i>The Coinage of Ancient Britain.</i>
Newman, J.,	1980	<i>Buildings of England: West Kent and the Weald.</i>
VCH III	1932	<i>The Victoria History of the County of Kent.</i>
Ward, A.	2001	St Mary's abbey, West Malling, <i>Archaeol.</i>

*Cantiana* CXXI, 385-404.



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**Figure 1 Map of West Malling showing contours**

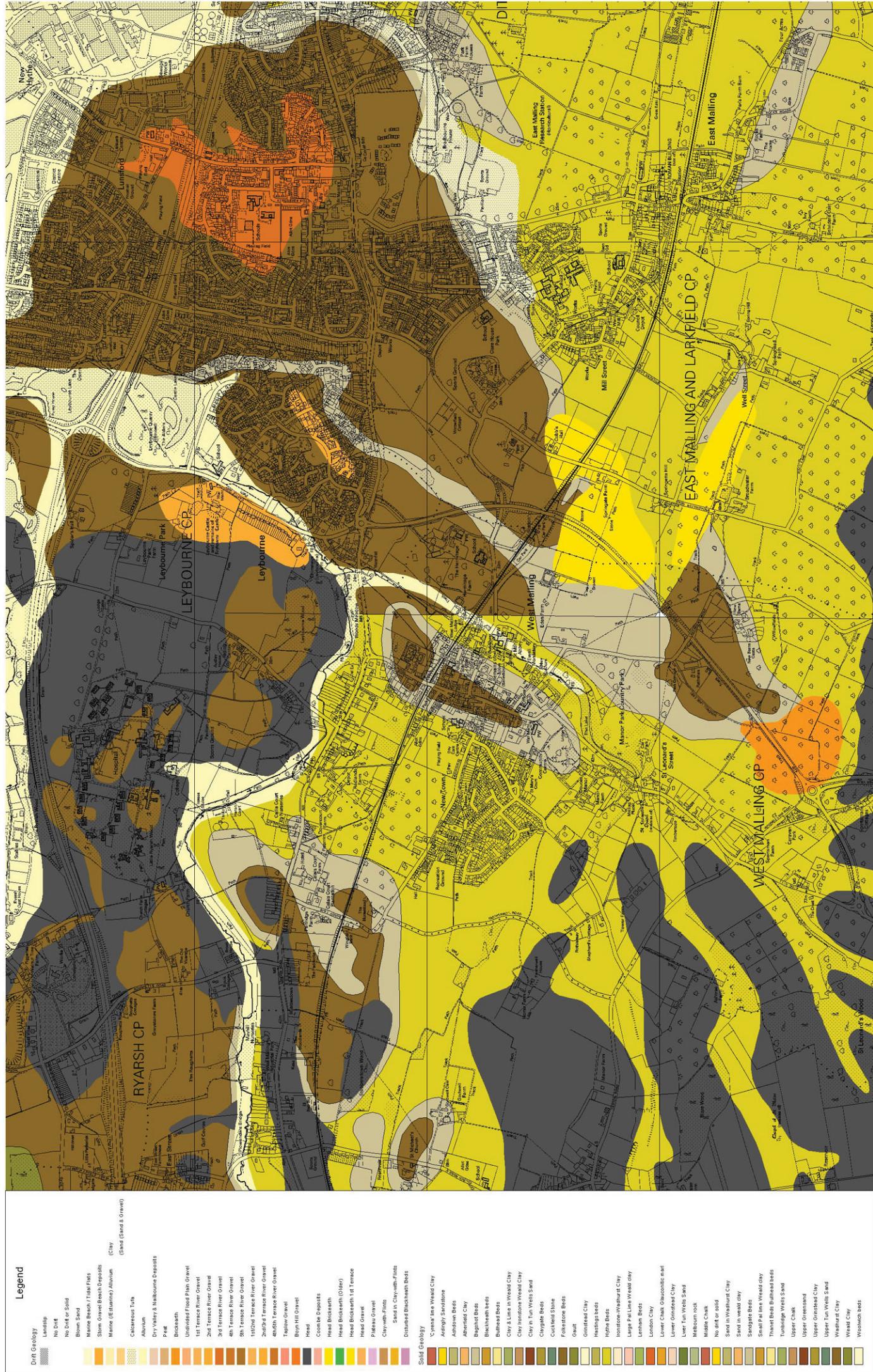




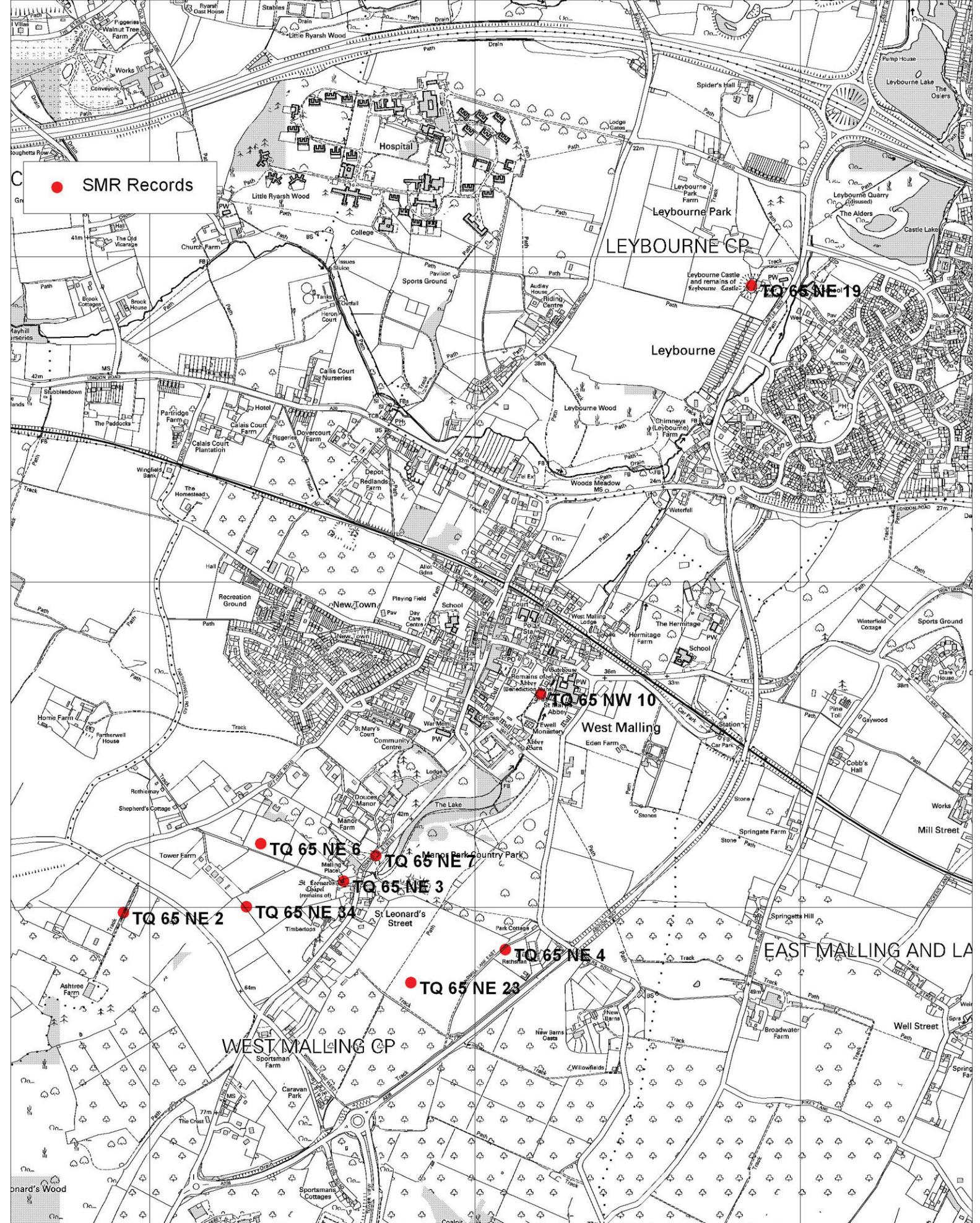


**Figure 2 Map of West Malling showing geology**

**Scale 1:15000**







1:14966

**Figure 3 Map of West Malling showing archaeological remains**



**Figure 3a. Map of West Malling showing Scheduled Monuments**

1:2959

View1  
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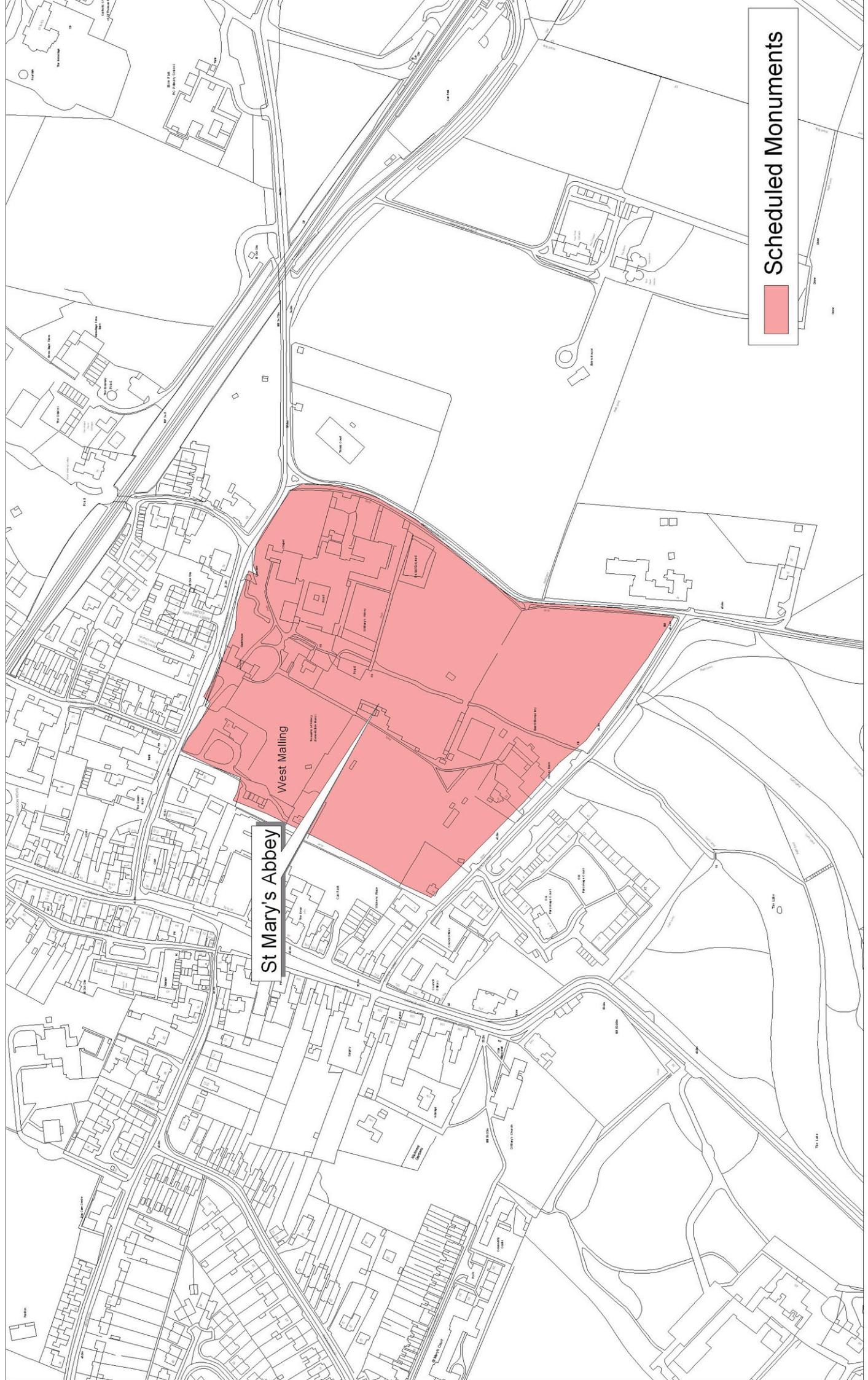






Figure 4. Ordnance Surveyor's field drawing for 1<sup>st</sup> Edition OS map, c. 1800



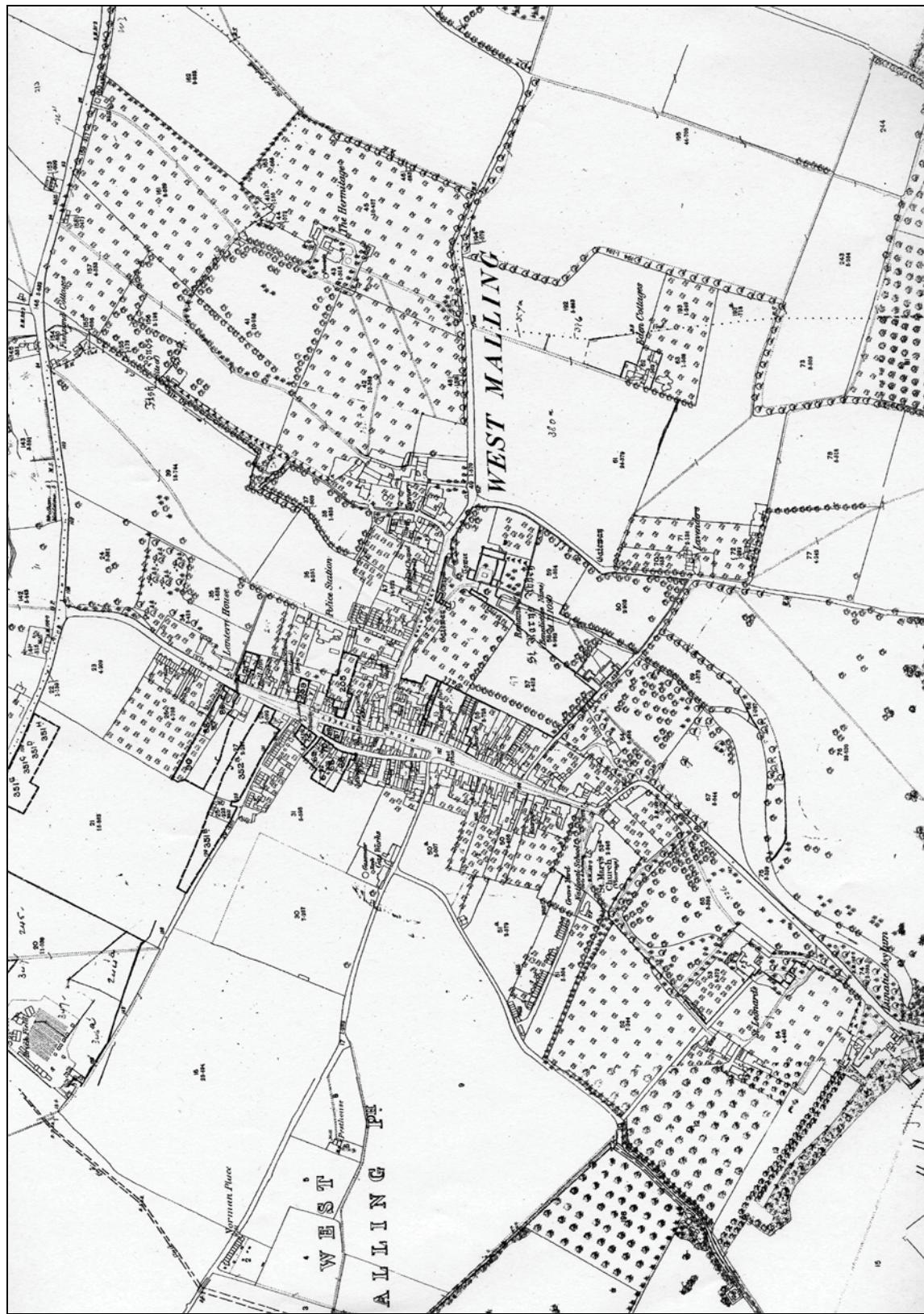
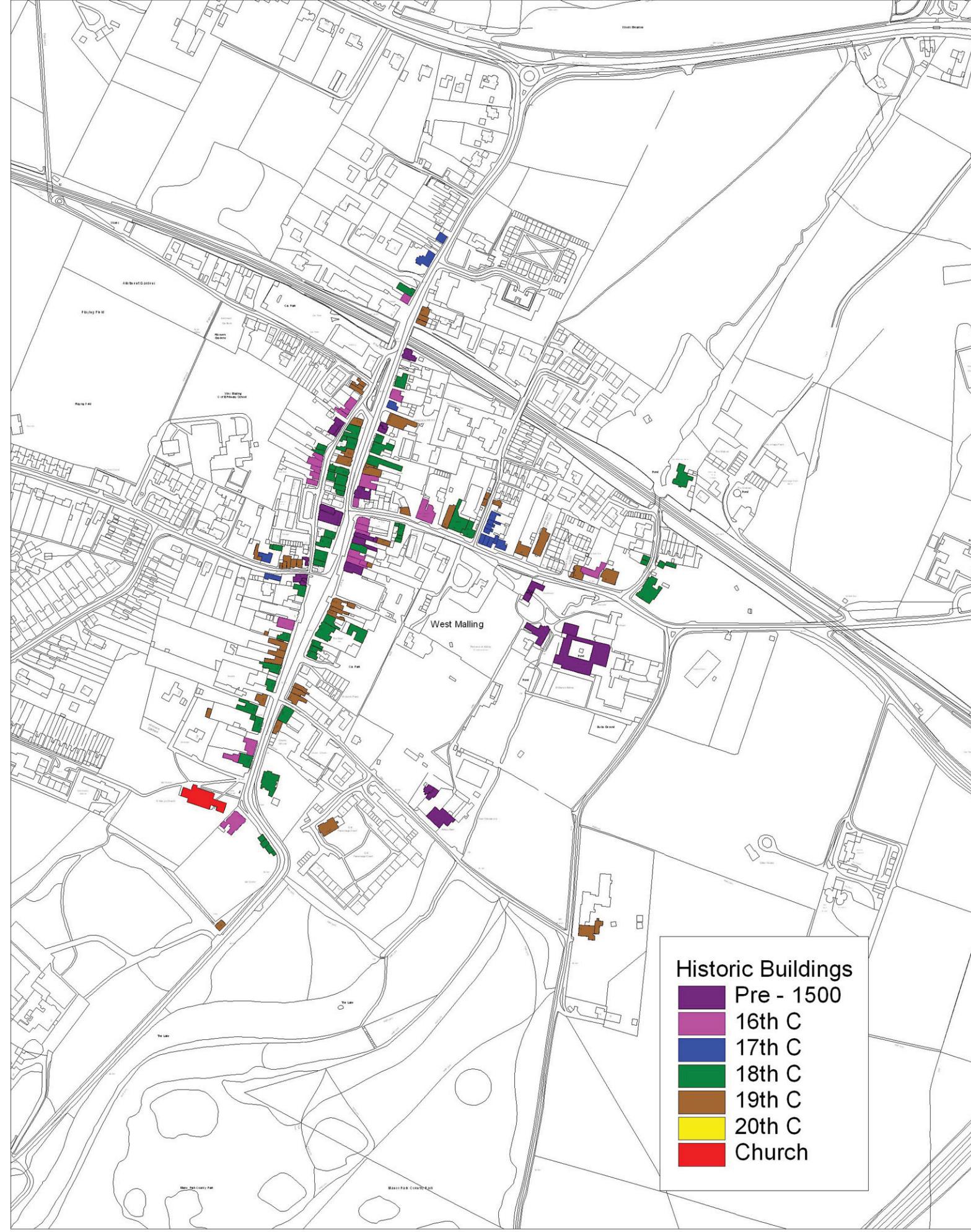


Figure 5. The 1<sup>st</sup> Edition OS map of West Malling, c.1865





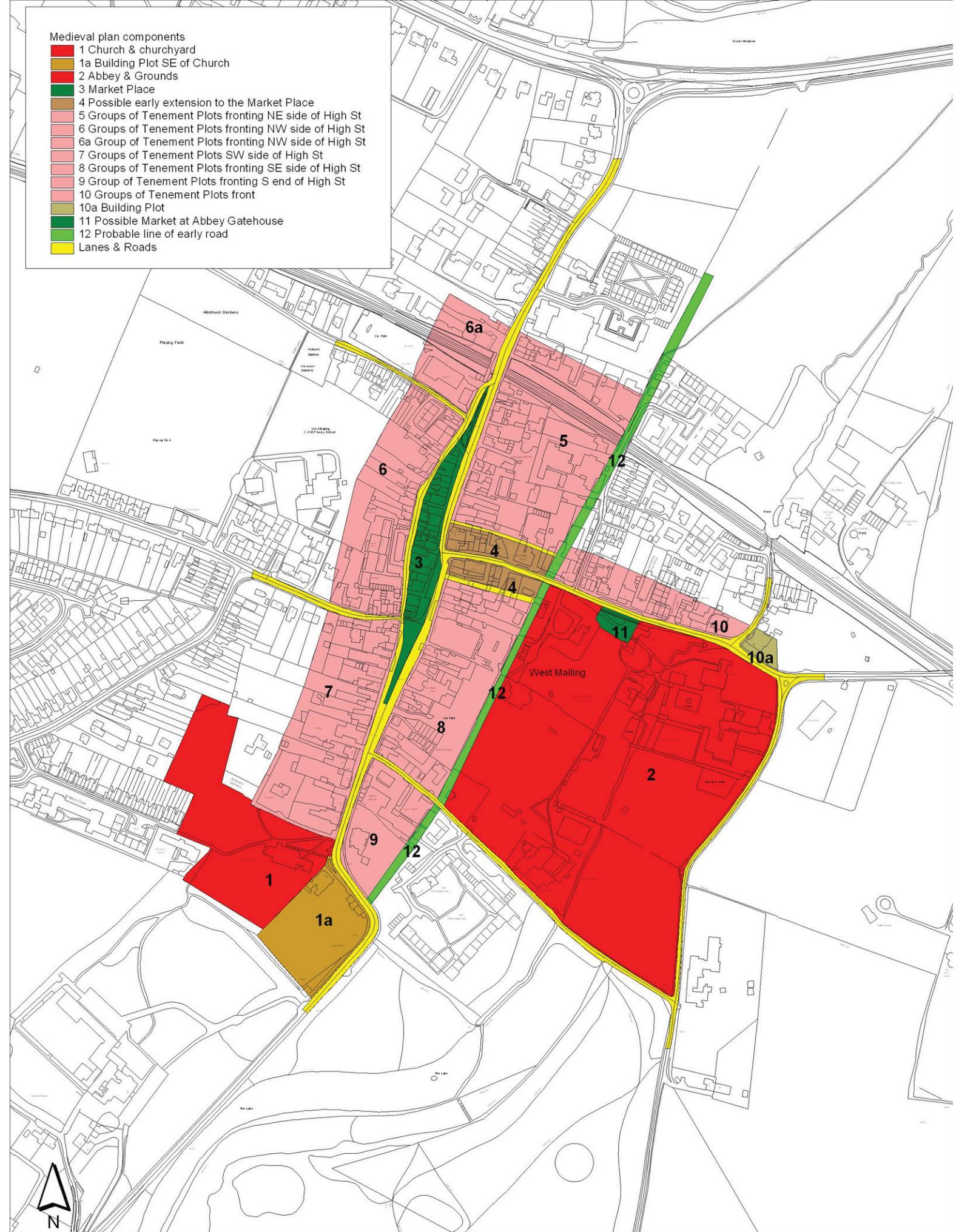
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**Figure 6 Map of West Malling showing historic buildings**





- Medieval plan components
- 1 Church & churchyard
  - 1a Building Plot SE of Church
  - 2 Abbey & Grounds
  - 3 Market Place
  - 4 Possible early extension to the Market Place
  - 5 Groups of Tenement Plots fronting NE side of High St
  - 6 Groups of Tenement Plots fronting NW side of High St
  - 6a Group of Tenement Plots fronting NW side of High St
  - 7 Groups of Tenement Plots SW side of High St
  - 8 Groups of Tenement Plots fronting SE side of High St
  - 9 Group of Tenement Plots fronting S end of High St
  - 10 Groups of Tenement Plots front
  - 10a Building Plot
  - 11 Possible Market at Abbey Gatehouse
  - 12 Probable line of early road
  - Lanes & Roads

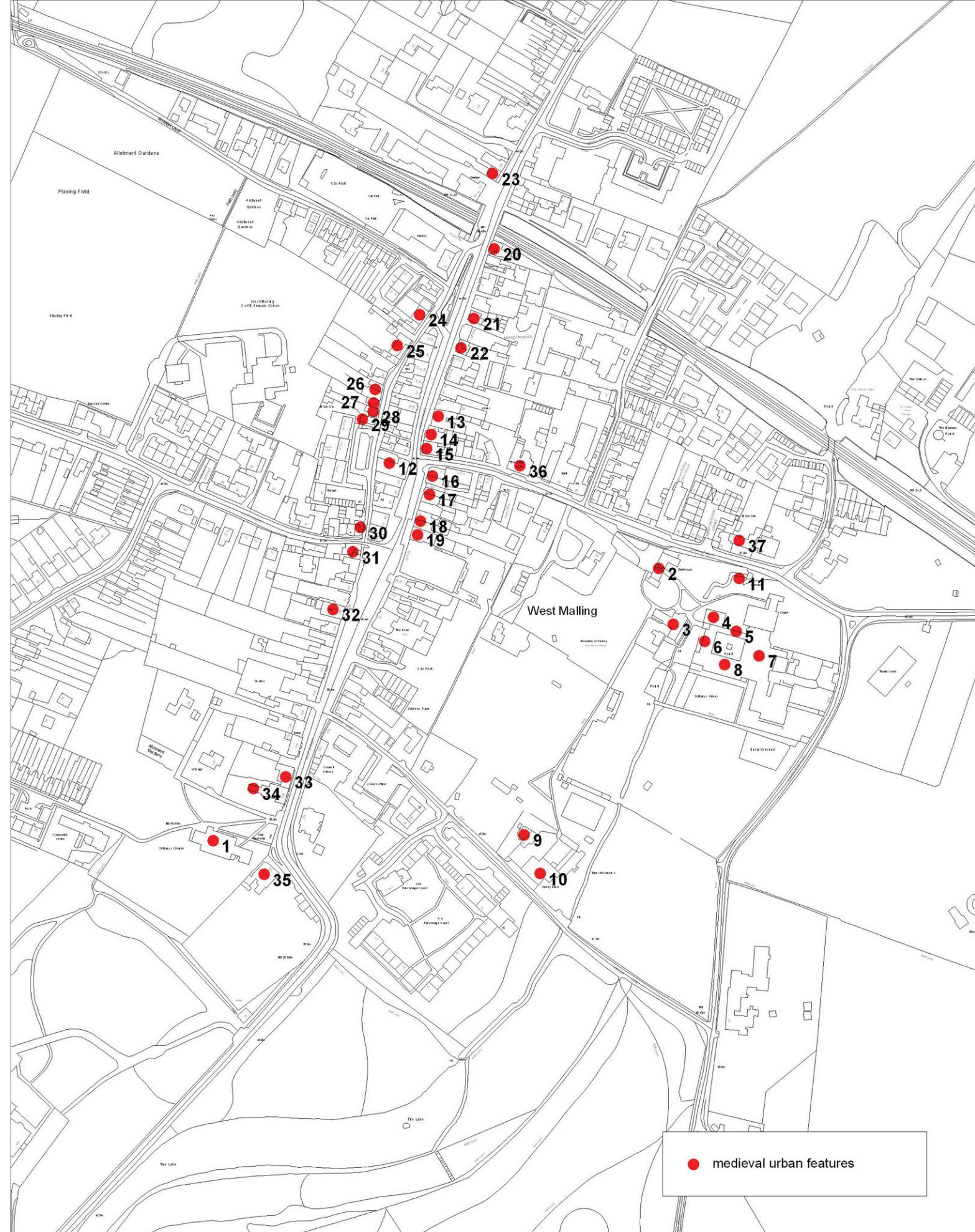


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Figure 7. Map of West Malling showing medieval plan components

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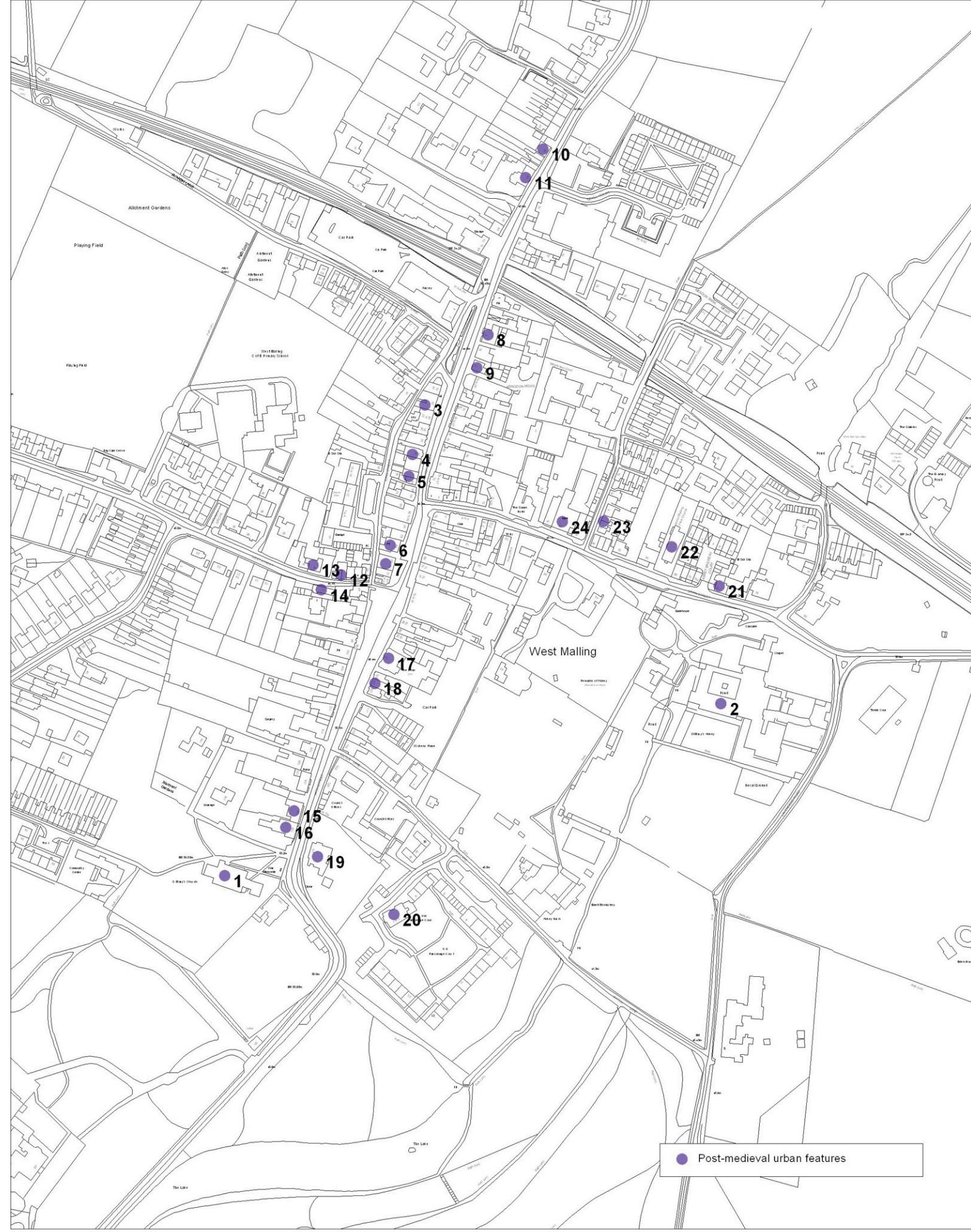




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**Figure 8 Map of West Malling showing medieval urban features**





1:3679

**Figure 9 Map of West Malling showing post-medieval urban features**





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

### **1. Introduction**

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

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

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

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

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

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

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

within a town, provide more accurate information on the extent of these areas and establish a consistent approach towards dealing with the impact of development proposals across Kent and 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 West Malling here Figure 10) 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

## Urban Archaeological Zones

Zone 1

Zone 2

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.

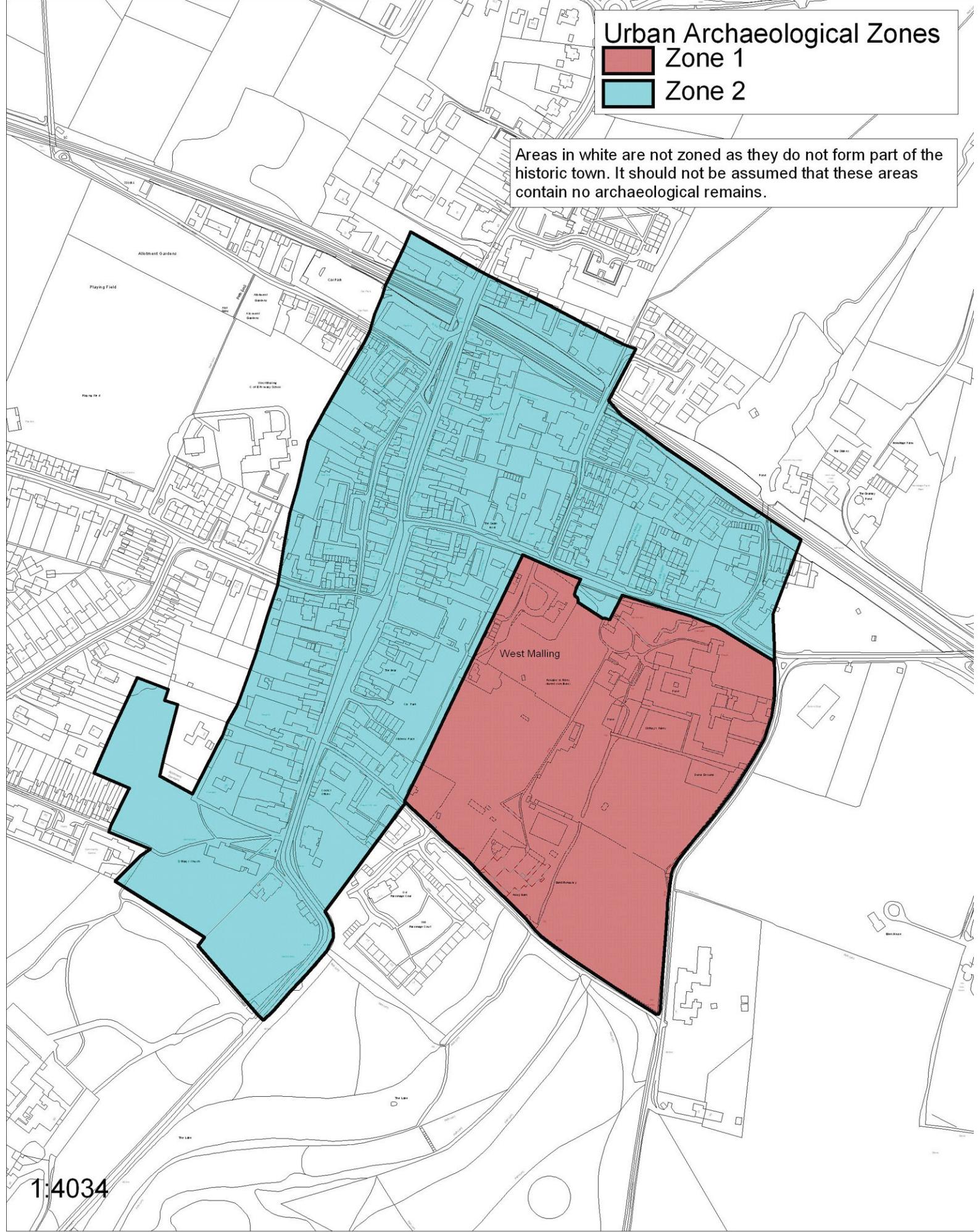


Figure 10. Map of West Malling showing Urban Archaeological Zones

