

Kent Historic Towns Survey

WROTHAM

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

WROTHAM - KENT

ARCHAEOLOGICAL ASSESSMENT

DOCUMENT

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1 INTRODUCTION

1.1 Background

Wrotham is a small market town in the Tonbridge and Malling district of Kent, 15km west of Maidstone, 15km south of Gravesend and 14km north of Tonbridge. It is based on a settlement of probably Saxon origin. It lies at the foot of the North Downs, just south of the Pilgrim's Way and at the junction of important road routes, i.e. the modern main east-west London to Folkestone road via Maidstone (A20) which replaced the old London to Folkestone Road (A2014), and the north-south Gravesend to Tonbridge road, via Wrotham (A227).

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 this provided 25 entries: seven relating to standing buildings, nine of prehistoric date, three of Saxon date, three medieval, one post-medieval, and two unprovenanced and so not included here. Wrotham is fairly typical of many small towns in England in that there has, as yet, been no significant archaeological research within the town, or in the area of study. Thus most of the history has been compiled from documentary evidence and secondary published sources. Most of the upstanding features date from the fifteenth century and later, although there are structures surviving from earlier periods. The town is seen as historically significant because of its built environment and its reasonably well-documented ecclesiastical history, rather than because of well-known archaeological deposits.

1.2 Situation

The town centre of Wrotham is situated close to the foot of the steep North Downs escarpment at NGR TQ 61155915, at a point where the chalk meets the Holmesdale vale, a narrow, well-watered and fertile tract of clay land.

The town is sited on the fairly steep south slope of Wrotham Hill (which reaches a height of 232m), between the 145m and 120m contours OD (Figure 1), and is positioned on the spring line at the edge of the lower chalk beds with the gault clay of the Holmesdale vale to the south (Figure 2).

1.3 Study area

The area selected for general study lies between TQ 595580 and TQ 625610. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the historic core of the settlement between TQ 609589 and TQ 614594.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Wrotham itself or its immediate environs within the area of study, and virtually no archaeological work has been undertaken in either the town or the surrounding area. The Sites and Monuments Record (SMR) for the area of study records the following evidence, which is also shown on Figure 3.

2.1 Prehistoric

TQ 65 NW 6 - Note by Benjamin Harrison, 10th February 1891 'At 400 ft OD just north-east of New House Farm, I found a massive ochreous flake, with old work (the chippings on eoliths), very fine'. The site of the find is approx. TQ 60035935 (Harrison 1928, 161).

TQ 65 NW 32 - Benjamin Harrison discovered palaeoliths and eoliths in a spread of ochreous gravel on Rigs, Telegraph or Wrotham Hill at approximately TQ 61115990, in the 1890s (Harrison 1928, 131, 161, 169-381).

TQ 65 NW 69 - A medium sized mesolithic flint tranchet axe was found near Wrotham Church at TQ 61185918, before 1977 (Wymer 1977, 160).

TQ 65 NW 72 - A mesolithic flint blade or flake was discovered at Wrotham, *c.* TQ 610590, before 1977 (Wymer 1977, 160).

TQ 65 NW 73 - A mesolithic flint tranchet axe was found at Wrotham, *c.* TQ 610590, before 1977 (Wymer 1977, 160).

TQ 56 SE 36 - Palaeolithic flint implements reputedly found by Benjamin Harrison at Plaxdale Green in 1890s, at TQ 59576100. A catalogue of the collection in Maidstone Museum lists the finds by period and place name, with no indication of the type of implement or exact provenance (Harrison 1928, 146).

TQ 66 SW 1 - Numerous white flint flakes, possibly of late palaeolithic date were discovered at Golden Nob and Treetops by Benjamin Harrison, at *c.* TQ 62315994 to TQ 62306110, in 1928 (Harrison 1928, 381).

TQ 66 SW 42 - A mesolithic tranchet flint axe was found between Kingsdown and Wrotham at TQ 610610, before 1977 (Wymer 1977, 160).

2.2 Saxon

TQ 65 NW 27 - Human remains, an iron spearhead, and possibly one or more brooches set with garnets were found at the pumping station at White Field at TQ 61905904, in 1907. The finds and remains have been identified as early Saxon (Meaney 1964, 141).

TQ 65 NW 31 - An Saxon inhumation burial was found at Quince Cottage, at TQ 613555958, in 1954. Two pierced and very worn *sceattas* were found with the grave (Meaney 1964, 141-142).

TQ 65 NW 35 - An Saxon skeleton with an iron spearhead, a bronze ring with two beads attached, and a bronze buckle were discovered centred on TQ 6159, in *c.* 1920 (possibly part of TQ 65 NW 31). A gold pendant, an inlaid circular brooch and earring, iron spearheads, an iron knife and a fossil (ammonite) from an Saxon grave on the chalk plateau north of Wrotham were purchased by The British Museum in 1927 and may also be from this site (Meaney 1964, 141-142).

2.3 Medieval

TQ 65 NW 26 - Remains of a medieval moated homestead, Moat Farm at TQ 62475885; now reduced to a single channel of water which is drying out and becoming overgrown (Bond 1979, 48).

TQ65 NW33 - Swords and skull caps from the battle of Blacksole Field near Wrotham (1554) have been found at TQ 60555950 (Bennett 1907, 65).

TQ65 NW78 - A medieval bronze belt-fitting dated *c.* 1390-1410 and a bronze hook from the suspension ring of a sword were discovered in 1973 at Yew Tree Cottage, at TQ 61335955 (Grove 1974, 212).

2.4 Post-medieval

TQ 65 NW 77 – A tripod pipkin and a one handled cup (both wasters) were discovered *c.* 1900 when a drainage trench was cut across the site of the Old Wrotham Pottery Works, at TQ 609580. The pottery works operated between *c.* 1612 and 1777, producing both pottery for everyday use and decorative vessels known as Wrotham Ware (Grove 1962, 209; Ashdown 1968, 13-17).

3 HISTORICAL RECORDS

3.1 Early charters

Wrotham was granted to Christ Church, Canterbury, probably by King Athelstan in 964. It remained in its possession until Lanfranc became archbishop in 1070, when it was allocated to the archbishop and his successors.

3.2 Domesday Book

The Domesday Survey of 1086 recorded that the Archbishop of Canterbury held the manor of *Broteham* (Wrotham), which was valued at £15 before 1066 and £24 in 1086 (but it paid £35). It comprised *c.* 2,000 acres (*c.* 5,000 hectares) of arable, meadow and woodland and was farmed by 76 villagers, 18 small holders and 10 slaves. A church and three mills are also mentioned.

3.3 Origin of place name

The place name of Wrotham first appears as *Uurota-ham* in Saxon documents dated AD 788, and as Wrotham in *c.* 975. It may be derived from the Old English *wrot* (snout) or *wrotan* (to root up) and *ham* (settlement), thus the name means ‘root settlement’, a settlement where trees have been ‘rooted up’. The place name can be traced to its present form thus:

OE ‘ <i>wrot ham</i> ’	<i>c.</i> 975 Wrotham
1086 <i>Broteham</i>	1177 <i>Wroteham</i>
1197 Wrotham	

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1. The Saxon period

Wrotham is thought to have been a Saxon *villa regalis* (royal estate centre) from at least the sixth century AD. The presence of least two Saxon cemeteries adjacent to what was to become the early town also suggests that there was some sort of settlement at Wrotham from at least the sixth century. One cemetery (TQ 65 NW 31 and TQ 65 NW 35) lies 600m to the north-east on the side of the chalk scarp at about 200m OD. The other (TQ 65 NW 27) is *c.* 750m to the east at about 110m OD.

The royal estate was granted to Christ Church, Canterbury in 964, and subsequently, probably some time before the Norman Conquest, a minster, or mother church was founded where the early routes crossed. By 1086 the manor of Wrotham encompassed an enormous area stretching southwards as far as the Sussex border. The manor then held more land in the Weald than any other manor in Kent.

4.2 Urban evidence

4.2.1 The medieval period

By the medieval period the manor of Wrotham was the head settlement in the hundred of Wrotham, under the control of the archbishops of Canterbury

4.2.1.1 Markets and fairs

The origins of the market at Wrotham are undocumented, and this may indicate a pre-Conquest establishment (it would have then had a ‘prescriptive’ or ‘customary’ market with no charter but acknowledged by tradition). It could have been held in the churchyard, as was frequent practice elsewhere, or a little to the west where the north-south route (later the High Street) widened out into a spindle shape. Such a market location was very common in medieval undefended towns.

The first market charter dates from 1315 when Edward II granted the archbishop of Canterbury, as lord of the manor of Wrotham, the right to hold a weekly Thursday market and an annual fair on 22nd to 24th April. A new market place may then have been developed immediately south of the parish church and west of the archbishop’s palace in a roughly square area at the junction of the land routes. The narrow High Street may by then have become too congested for the market, or the ecclesiastical authorities may have wanted to keep tighter control on the activities near the palace gates.

4.2.1.2 The manor and archiepiscopal palace

Wrotham manor remained in the hands of the archbishops from the mid-tenth century until 1538. The manor house was also an archiepiscopal palace, one of several along the Pilgrim’s Way to Canterbury; they served as posting houses by the archbishops as they travelled between Lambeth and Canterbury. The palace at Wrotham occupied a fairly level area bounded by the parish church and churchyard on the west, the market place on the south-west, Bull Lane on the south and fields on the north. Nothing is known about its buildings during the late Saxon period, and very little about them in the Middle Ages, but the palace seems to have been used by the archbishops until *c.* 1350, by which time its fabric had deteriorated. In the mid-fourteenth century Archbishop Islip completed a new palace beside the Medway at Maidstone, and, sometime between 1350 and 1366, he ordered the dilapidated palace at Wrotham to be demolished and its materials reused at Maidstone.

Wrotham manor, including the ruinous remains of the palace (possibly the former kitchen wing and parts of the precinct wall) continued to be held by the archbishops until the Dissolution, when it was surrendered to Henry VIII.

4.2.1.3 The church

The date of foundation of the first church at Wrotham is unknown, but it is likely to have been sometime during the late Saxon period, for Wrotham church was a minster with dependent churches and chapels such as Stansted, Ightham, Plaxtol, Old Soar and Comp. Tonbridge may also have originated as a daughter church of Wrotham. Wrotham church’s dedication to St George is unlikely to be the original one because his cult was predominantly a post-Conquest development, and the minster may first have been dedicated to St Peter or SS Peter and Paul. Its advowson was held by the archbishops throughout the Middle Ages

A church at Wrotham is mentioned in Domesday Book and in the late eleventh century *Textus Roffensis*. In 1291 it was valued at £53 6s. 8d (*Taxatio* of Pope Nicholas IV). Two years later the church provided sanctuary for John de Bedsteads who had escaped from the archbishop's prison at Wrotham, where he had been incarcerated for larceny.

The earliest part of the present church is the nave, which probably dates from the late eleventh or early twelfth century. During the early thirteenth century, the north and south aisles were added, with the chancel, chancel arch and nave arcades being rebuilt later in the century. In the early fourteenth century the two aisles were completely rebuilt, whilst new roofs and external buttresses were added. A south porch was built by the late fourteenth century. The west tower with a peal of six bells was added to the nave in the fifteenth century. The unusual vaulted passage under its western half, built because the ground drops steeply away to the High Street there, allowed processions to pass directly under the tower, thus passing from the north-west to the south-west of the churchyard without having to descend into the road and leave consecrated ground.

4.2.1.4 Industry and trade

Mills

Three mills, almost certainly watermills for grinding corn, are recorded in the Domesday Survey of 1086 but their locations are not known. By *c.* 1345 the vicar was entitled to the tithes from four watermills in the parish. Their sites are also unknown.

Inns

Although local tradition holds that The Bull Inn was established *c.* 1280 beside the market place and perhaps was originally part of the old stables of the palace, there is no evidence for this assumption and the present Bull Hotel is totally post-medieval in construction.

4.2.2 *The post-medieval period*

Wrotham's status declined after the demolition of the Palace. The town mainly depended on its agricultural hinterland, with a high proportion of its inhabitants being agricultural labourers. The rest of the working population pursued occupations to serve the needs of the agricultural community or travellers along the main roads.

4.2.2.1 Markets and fairs

It is not certain if the market continued into the post-medieval period for Lambarde said it was disused in 1570, even though it is listed in the *Index Villaris* of 1680. At about that time the east side of the market place (then called The Square) was partially encroached upon by The Bull Inn, suggesting that the size of the market had either decreased or that the market had failed altogether. By 1734, a large house, Bishop's Lodge, had been built on most of the remaining area of the former market place but a cattle market was held every fifth Tuesday until the middle of the nineteenth century.

The annual fair continued, but after the Reformation it was reduced to the single day of St George's day itself. By the end of the eighteenth century it was a livestock fair held on 4th May, and fifty years later it took place on 4th and 5th May. By the end of the nineteenth century the fair had ceased. Unpopularity and rowdiness saw the end of many town fairs across the country, the 1871 Fairs Act providing a legal basis for their closure.

4.2.2.2 The manor

In 1551, Edward VI granted Wrotham's manorial seat and park to Sir John Mason, and in 1553 Sir John acquired the manor itself at the yearly rent of £46 10s. 6d. In 1556 he disposed of it to Robert Byng, who restored the ruins of the former palace as the manor house. The manor remained in the Byng family until c. 1650 when William James of Ightham Court acquired it; it stayed in the James family until the early twentieth century.

4.2.2.3 The church

In the sixteenth century a new vestry was added on the north-west side of the chancel and a rood screen inserted across the chancel arch. The church clock is of early seventeenth century date and is one of the oldest in the country. In 1754, two bells were added to the medieval a peal of six.

The church was restored in the second half of the nineteenth century; the chancel by Newman and Billing in 1860-61 and the tower by Wheeler in 1876.

4.2.2.4 The schools

During the eighteenth century some local children were taught in the poor house, but in 1844 a National School with a master's residence and two wings for the scholars was built on the Gravesend Road. In 1875 a new National School for 200 children was erected in the High Street opposite the church; it was enlarged in 1899. In the twentieth century a new Primary School was built on the west side of the Old London Road.

4.2.2.5 Industry and trade

Agriculture

Wrotham's hinterland is mainly agricultural, as it has been since the medieval period. During the post-medieval period mixed farming was the main provider of employment in both the rural and urban area. Hop gardens and orchards became increasingly common in the nineteenth century.

Mills

Fry's Mill, on high ground between Borough Green and Wrotham Heath, is the only windmill known from Wrotham. It was built at the end of the eighteenth century and was owned by the miller Thomas Fry during the 1870s. It appears to have been demolished in the early twentieth century.

Wrotham pottery works

The site of the Wrotham pottery works lies to the south of Wrotham, just south of Potters Mede, Borough Green. It probably began as brickworks, but by c. 1612 it was producing a range of pottery vessels, and it flourished c. 1612 to 1739. The potters used red clay and lead glaze, the elaborate range of products including large dishes, candlesticks, jugs, mugs, skillets, pipkins and tygs or posset pots, some with four double-looped handles. Many of the vessels were decorated with trailed white slip, applied clay pads stamped with heraldic or figural motifs, and other relief decoration including dates, initials or the name Wrotham. The works also supplied more mundane wares for everyday use. The Borough Green Sand Pit has largely destroyed the site of the old pottery works.

Inns

Post-medieval inns include The Bull Hotel/Inn on the north side of Bull Lane adjacent to The Square. It was probably an inn from the seventeenth century or earlier and during the late eighteenth and nineteenth centuries was a coaching inn. The George and Dragon Inn on the north side of the High Street has been an inn since at least the late eighteenth century; The Rose and Crown Inn on the south side of the High Street at its junction with St Mary's Road has been an inn since at least the early nineteenth century and was a coaching inn during that century.

Brewery

The Nepicar Brewery was founded in 1840 *c.* 1km east of Wrotham and remained in production until *c.*1912 when it was demolished. Its probable maltings opposite has been converted into a house.

Coaching and carrier services

In the post-medieval period Wrotham was a resting place and posting station for travellers on the London to Hythe road where it crossed the east-west route between Maidstone and Godstone, which was turnpiked 1750 -1780.

Long distance coaching services from London to Maidstone via Wrotham saw nine arrivals per week by 1836 and by 1847 two stagecoaches ran daily to and from London. There were also carrier services to Gravesend and London. In 1855 there were still two coaches daily to London and in 1867 there was also a daily omnibus to Gravesend. Coaching services declined with the coming of the railways, and by 1874 the Wrotham coaches had ceased.

4.2.2.6 The railway

After an abortive attempt to set up a rail link between Otford and East Malling in 1859, the Sevenoaks, Maidstone and Tonbridge Railway Company finally opened a single-line track from Otford to Maidstone in June 1874, with Borough Green becoming the station for Wrotham. The line from Otford to Wrotham became double-track in 1882.

4.2.3 The modern town

Wrotham is today a small village rather than a town. It became an Urban District Council after the Local Government Act of 1849 but in 1934 it was re-classified as a rural parish included in Malling District. In 1974 it was included in the new Tonbridge and Malling District.

Having experienced only a somewhat limited growth, the town's core, around the High Street and The Square, has changed little. Even the surrounding modern development, largely of late nineteenth and twentieth century date, has been on a small scale and as the main roads now bypass it Wrotham has preserved its early character with many of its buildings dating from the sixteenth to eighteenth centuries (Figure 8). The main economy of the area remains agrarian, but an ever growing number of the more recent residents commute to work in, for example, Maidstone, Tonbridge and London.

4.2.4 Population

It is extremely difficult to estimate the size of the population of urban Wrotham through the centuries as it was scattered throughout a large parish, and there is no separate information about the nucleated settlement that formed the town. In 1086 the population of the extensive

manor of Wrotham was probably somewhere between 420 and 520. By 1676 the population of the parish (equivalent to the manor) had risen to 765, and it was 1,260 by 1717. The first national census in 1801 showed the total population of the parish as 1,989. Between 1801 and 1851 there was a steady increase to 3,184, yet between 1851 and 1901 the population stagnated, with a gain of only 157 in 50 years. Since the late nineteenth century Borough Green, part of Wrotham parish, saw most population growth because of its railway station. When it became a parish in its own right in the twentieth century it was carved out of the parish of Wrotham, which consequently was reduced in both area and population. In 1977 Wrotham parish had *c.* 1,200 inhabitants; in the 1991 census there were 1,764.

5 URBAN CHARACTERISTICS

The following summary of Wrotham's urban characteristics has been divided into medieval and post-medieval periods (pre- and post-dating *c.* 1540). For the post-medieval period the focus has been on the principal features. The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan.

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

The settlement at Wrotham appears to have grown up during the Saxon period, perhaps as early as the sixth or seventh centuries. A minster church and archiepiscopal palace were founded at a cross roads along which the archbishops and their retinues travelled.

This pre-1100 occupation probably acted as a focus for further settlement around the palace (PC1) and church (PC2). The early (pre-1315) market place developed in the High Street (PC3) and was replaced by a new one (PC4) *c.* 1315. Four groups of tenement plots (PC5-8), and a building plot (PC9) also developed, as did the High Street (PC11), along the line of the north – south route (PC12). Other roads (PC13, 14 and 15) formed a busy junction.

The palace, the church and the market appear to have been the manorial centre, forming a distinct area on the eastern side of the settlement. The churchyard is bounded on the west by the High Street, whilst the western boundary of the palace appears to respect the eastern line of the churchyard, perhaps suggesting that the churchyard in its present form is earlier than the palace grounds. The town itself is concentrated on the High Street and The Square, with the oldest buildings clustered in the centre.

The early plan form of Wrotham seems relatively simple, comprising the principal elements of the archiepiscopal palace, the church, the markets, tenement plots and the High Street.

PC1. The Archiepiscopal Palace.

- a) (MUF1) Remains of the palace. All that remains above ground today are an L-shaped stretch of thirteenth or fourteenth century enclosure wall, the arms being *c.* 40m and 30m long and surviving to *c.* 1.5m in height. The building known as the Old Palace is thought to include the kitchen of the palace, incorporated into the manor house built by the Byng family in the sixteenth century (DoE 1984, 26 and 27).

PC2. The Parish Church of St George and its Churchyard.

- a) (MUF2) The parish church of St George and churchyard. The church retains fabric from *c.* 1100 to the fifteenth century (DoE 1984, 43-46).
- PC3.** Possible site of the pre-1315 market place in the High Street.
- PC4.** Site of the *c.* 1315 Market Square.
- PC5.** Group of tenement plots fronting the west side of The Square, and the west and south sides of the High Street.
- a) (MUF3) The Three Post Boys Public House. Built in the sixteenth century as a house and altered in the nineteenth century to become a public house. It has an early nineteenth century shop front to left (DoE 1984, 46).
 - b) (MUF4) Chartered Accountants and two properties to the north. The core is possibly a sixteenth century timber-framed structure, with eighteenth century blocks fronting on to The Square, with large double shop-fronts to the left and splayed shop-front to right (DoE 1984, 47).
 - c) (MUF5) The Old Bakery. Built in the fourteenth century, altered during the eighteenth century with a double shop-front added in the twentieth century (DoE 1984, 30).
 - d) (MUF6) Forge Cottage, to the west of The Old Bakery, built in the sixteenth century as three cottages, now a single house (DoE 1984 30).
 - e) (MUF7) The George and Dragon Public House. The cottage attached to the rear of the building dates from the sixteenth century, while the street front is eighteenth century (DoE 1984, 31).
- PC6.** Group of tenement plots fronting the south side of the High Street and the west side of St Mary's Road.
- a) (MUF8) The Small Shop (originally The Weavers) and the shop to the right were both built in the sixteenth century and have eighteenth and nineteenth century alterations, now a shop pair with double shop-fronts (DoE 1984, 32).
 - b) (MUF11) The Old Vicarage. A sixteenth century timber-framed hall-house, with seventeenth and nineteenth century alterations (DoE 1984, 26).
- PC7.** Group of tenement plots fronting the south side of the High Street and the east side of St Mary's Road.
- a) (MUF9) Bank House, Old Bank House and No. 3 Bank House. A heavily altered timber-framed sixteenth century structure stands behind a façade of the 1820s. The whole structure was damaged by a bomb during World War II and has since been restored (DoE 1984 32-33).
- PC8.** Group of tenement plots fronting the west side of the High Street.

PC9. Building plot fronting the south side of The Square and Bull Lane.

- a) (MUF10) Wrotham Place. Built in *c.* 1590 and altered in the nineteenth century. The date '1621' was painted over the front door in the nineteenth century and is irrelevant to the date of construction (Newman 1980, 618; DoE 1984, 33).

PC10. The Court Lodge (former Rectory).

PC11. The High Street.

PC12. The line an early north – south track from the Downs to the Weald.

PC13. The Old London to Hythe road via Wrotham and Maidstone.

PC14. The early east-west route

PC15. Borough Green Road.

Not located in a plan component

(MUF12) The Old Farmhouse, formerly a hall-house. A timber-framed structure with red-brick ground floor, built in the early sixteenth century, with nineteenth and early twentieth century elevations (DoE 1984, 40).

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

During the seventeenth to nineteenth centuries the essential plan form of Wrotham as indicated on Figure 9 was largely retained and so no post-medieval plan components map has been produced. A number of new buildings were constructed along the line of the High Street, The Square, and St Mary's Road, replacing some earlier structures and filling some gaps. The sites of both markets were encroached upon and Court Lodge (PC16) was built on the site of the earlier parsonage. The late nineteenth and twentieth centuries saw some ribbon development and a housing estate well to the west of the historic core of the town. During the nineteenth century Borough Green Road (PC15), became the main road from the south and in the twentieth century the A20 was rerouted to bypass the town.

PC1. Site of the Archbishopal Palace.

- a) (PMUF1) The sixteenth century manor house built on to and incorporating part of the former palace. It continues in use as a private dwelling (DOE 1984, 27).

PC2. The Parish Church of St George and its churchyard.

- a) (PMUF2) The parish church of St George and its churchyard. The churchyard contains funerary monuments dating from *c.* 1700 onwards and the church was restored in the nineteenth century (DoE 1984, 42-46).

PC3. Possible site of the pre-1315 market place

- a) (PMUF3) Green Hill House. Built in the late eighteenth century, now divided into two dwellings (DoE 1984, 46).

PC4. Site of the *c.* 1315 Market Square.

- a) (PMUF4) Bishop's Lodge. The house is dated 1734 and has an earlier timber-framed structure at the rear. The front elevation dates from the nineteenth century (DoE 1984, 41).
- b) (PMUF5) The Bull Hotel/Inn. Built in the seventeenth century with a mid-eighteenth century front and an early nineteenth century bay on the right (DoE 1984, 26).

PC5. Group of tenement plots fronting the west side of The Square and the west and south sides of the High Street.

- a) (PMUF6) Sandstone Cottage and the Bower House were built in red brick as one house *c.* 1720, now two (DoE 1984, 30).
- b) (PMUF7) 1-3 The High Street. A cottage row built in the early eighteenth century (DoE 1984, 31).
- c) (PMUF8) West House, built *c.* 1760 in red brick (DoE 1984, 31).
- d) (PMUF15) Town House and East Lodge. Timber-framed structure with ground floor faced with red brick. Built as one house in the early seventeenth century, remodelled and extended in the nineteenth and twentieth centuries, it was divided into two dwellings in the nineteenth century (DoE 1984).

PC6. Group of tenement plots fronting the south side of the High Street, the east side of St Mary's Road and the west side of Borough Green Road.

- a) (PMUF9) The Post Office. Built as a house in the eighteenth century, with a new front elevation added in the early nineteenth century when a shop window was added (DoE 1984, 32).
- b) (PMUF10) 3-4 St Mary's Road. Pair of cottages built in the seventeenth century with an eighteenth century addition to the north-east (DoE 1984, 38).
- c) (PMUF11) Angel Cottage and the three cottages to the north. All were built in the later seventeenth century as timber-framed buildings, although Angel Cottage has a nineteenth century brick front (DoE 1984, 38-39).

PC7. Group of tenement plots fronting the south side of the High Street and the east side of St Mary's Road.

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

PC9. Building plot fronting the south side of The Square and Bull Lane.

- a) (PMUF12) Dovecote. Built in red brick during the seventeenth century as part of Wrotham Place (DoE 1984, 35).
- b) (PMUF13) Stable for Wrotham Place. Built in red brick in the seventeenth century; twentieth century alterations (DoE 1984, 30).
- c) (PMUF14) Stable for Wrotham Place. Built in the seventeenth century. Timber-framed with some red brick and random stone rubble, with some twentieth century alterations (DoE 1984, 34).

PC10. Court Lodge (former Rectory).

- a) (PMUF16) Court Lodge. Built in 1801-1802 by Samuel Wyatt as a rectory, constructed of brick with a white rendered portico with pediment and Doric columns (Newman 1980, 618; DoE 1984, 37).
- b) (PMUF17) Donkey wheel-house to the south of Court Lodge, known locally as The Round House. Octagonal in plan and built in red brick as a donkey wheel-house and water tower in the mid-nineteenth century (DoE 1984, 37).

PC11. The High Street.

PC12. The line of the road from Gravesend to the Tonbridge area, now the A227

PC13. The Old London to Hythe Road via Wrotham and Maidstone, now the A2014.

PC14. The early east-west route from Godstone to Maidstone via Otford and Wrotham.

PC15. The Borough Green Road, established as the main route south in the nineteenth century.

Not located in a plan component

(PMUF18) Betenson Cottages (formerly The Almshouses), St Mary's Road. Dated 1806 and built by John Carter (DoE 1984, 39).

(PMUF19) The Butcher's Shop, St Mary's Road. Timber-framed structure, built in the seventeenth century, once a shop now a cottage (DoE 1984, 39).

(PMUF20) Normey Cottage, St Mary's Road. A timber-framed farmhouse with a red brick ground floor, built in the seventeenth century (DoE 1984, 40).

(PMUF21) Sudbury House, West Street. Built of red brick in *c.* 1825 (DoE 1984, 47).

6 THE POTENTIAL OF WROTHAM

6.1 Archaeological resource overview

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

6.2 Research questions

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

6.3 Key areas for research:

6.3.1 The origins of Wrotham

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Wrotham
- The earliest remains which can be classed as urban or proto-urban
- The origins, development and influence of the early trackways
- The location and development of any Saxon settlement
- The origins, location and development of the minster church
- The origins, location and development of an ecclesiastical estate centre at Wrotham
- The origins, location and development of a market
- The origins, location and development of the manor of Wrotham

6.3.2 Wrotham in the medieval period

The following need to be investigated

- The origins, location, development and function of the Archbishop's Palace and manor of Wrotham
- The development of the church and churchyard
- The location and development of the markets and fairs
- The origins, character and development of the High Street
- The pattern of settlement and the relationship of individual plots to the settlement framework
- The form and character of individual properties
- The economic base of the town and its industry

6.3.3 Wrotham in the post-medieval period.

The following need to be investigated

- The decline of the Archbishop's Palace
- The development of the manor of Wrotham and its influence on the market town
- The location and development of the market
- 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 base of the town and its industry, particularly Wrotham pottery

6.3.4 General questions

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

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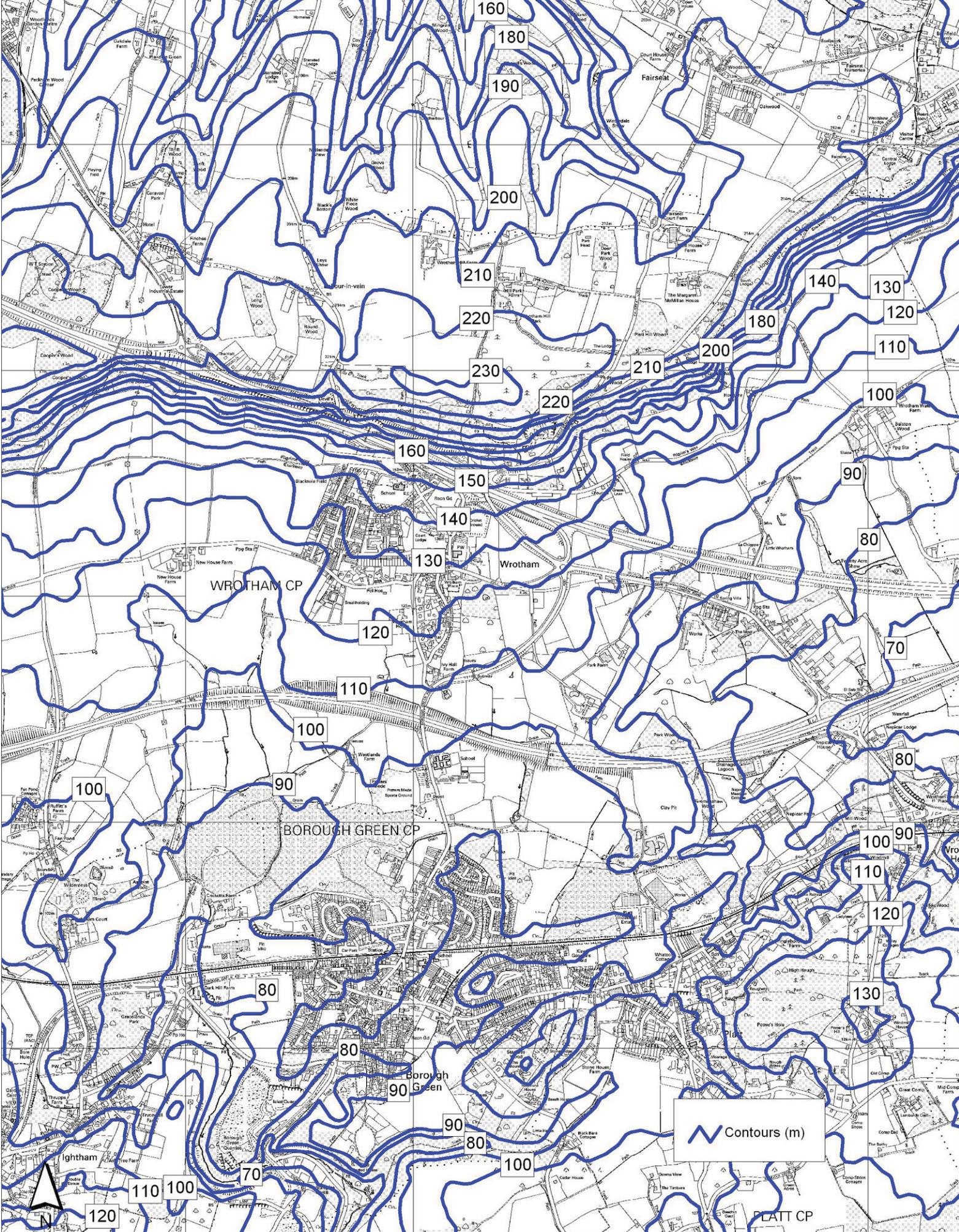
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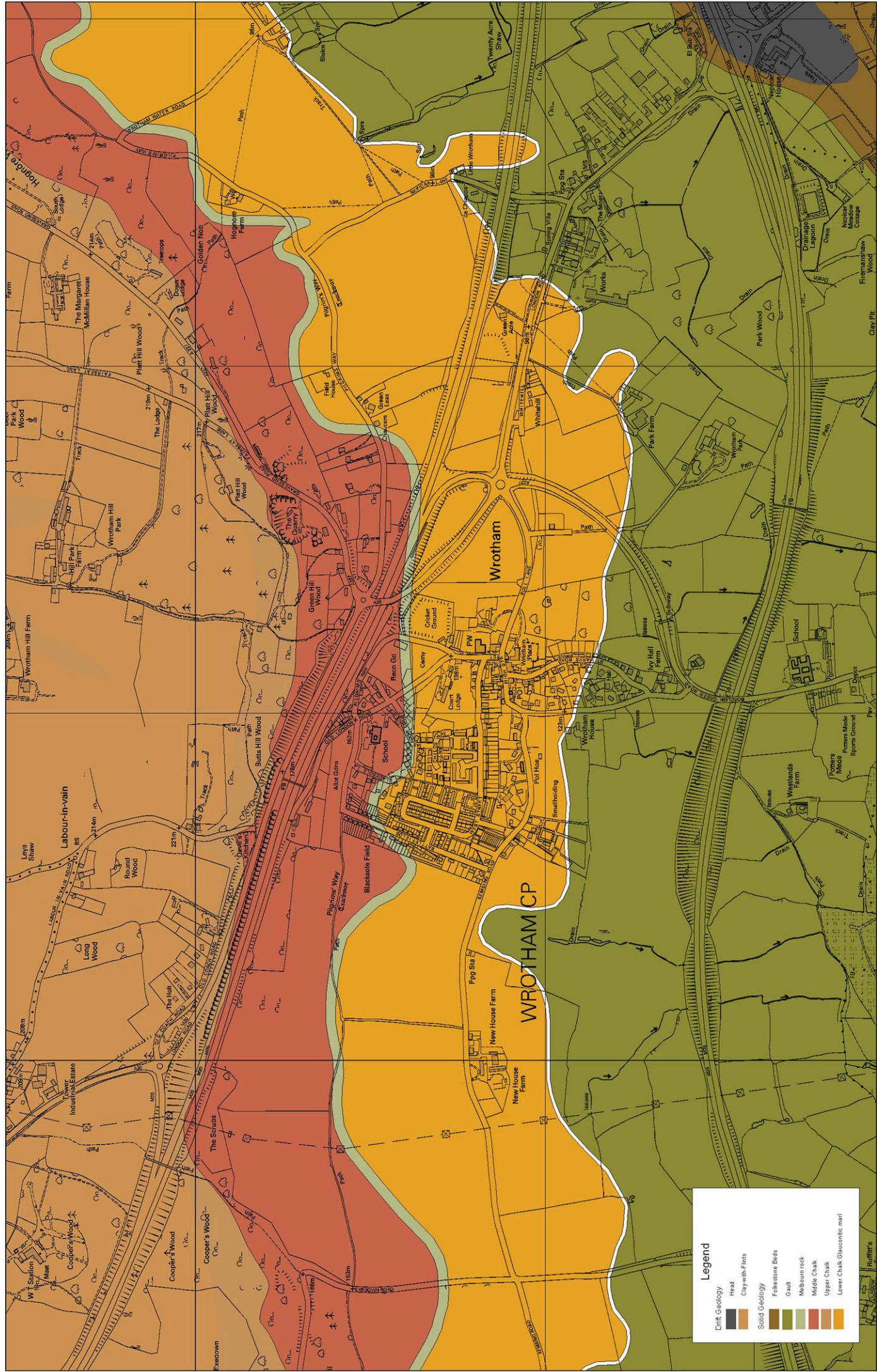


1:21322

Figure 1. Map of Wrotham showing contours

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Legend

- Dirt Geology
 - Head
 - Clay-with-Fints
- Solid Geology
 - Folkestone Beds
 - Gault
 - Melbourn rock
 - Middle Chalk
 - Upper Chalk
 - Lower Chalk (Glauconitic marl)

Figure 2 Map of Wrotham showing geology

Scale 1:10000

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1:21322

Figure 3. Map of Wrotham showing archaeological remains

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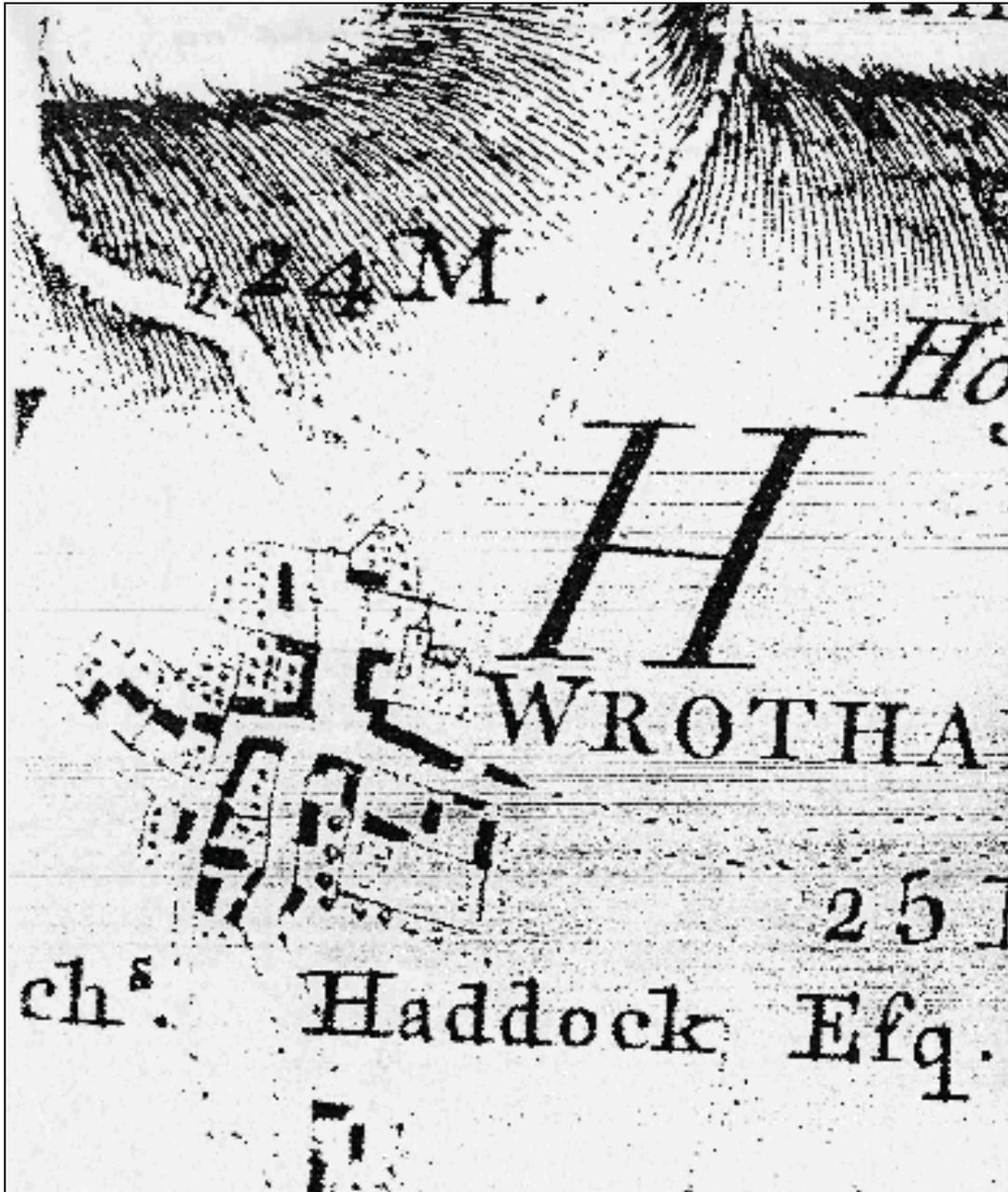


Figure 4. Andrews, Dury and Herbert's map of Wrotham 1769

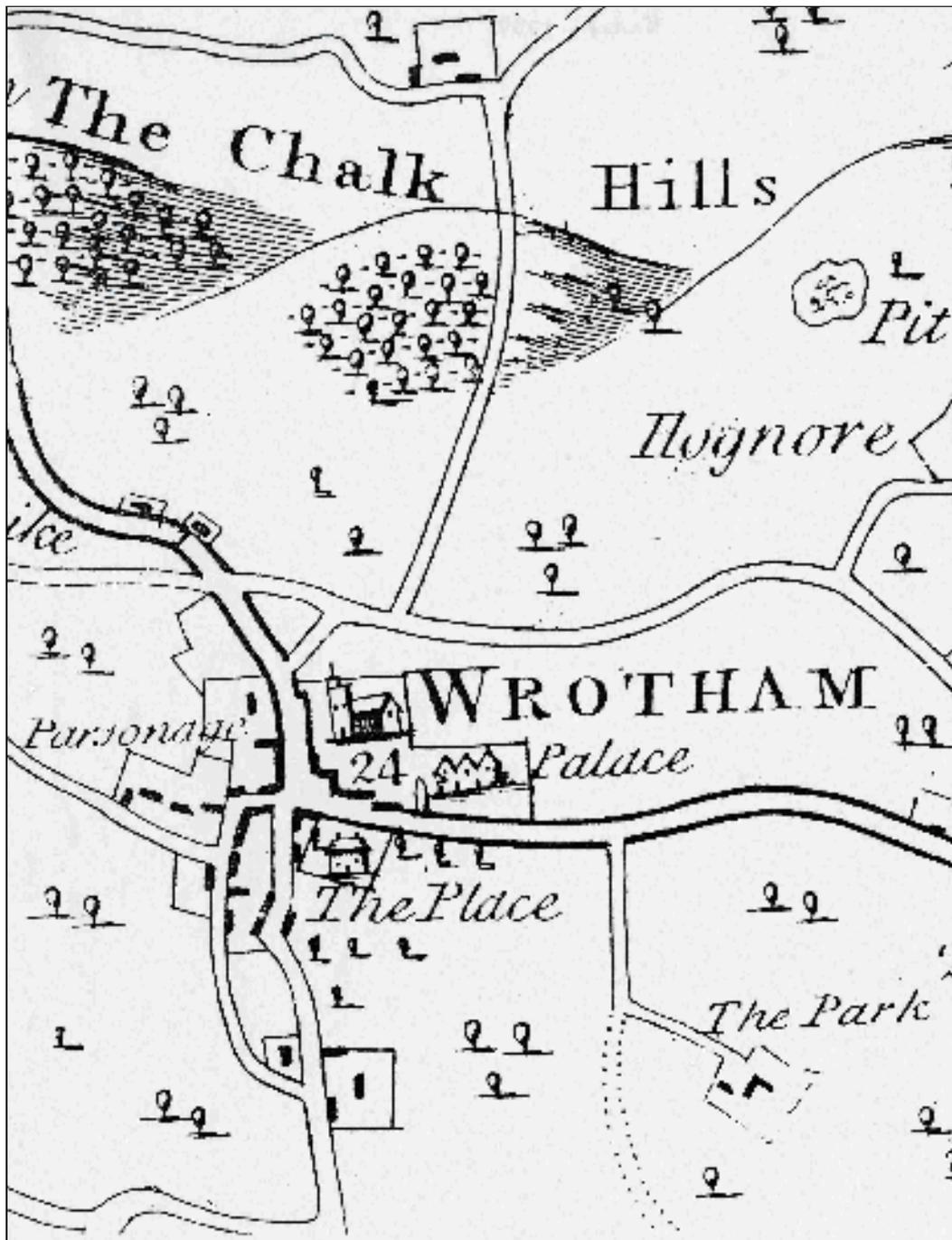


Figure 5. Hasted's map of Wrotham c.1798



Figure 6. Ordnance Surveyor's field drawing for 1st edition OS maps *c.* 1800-1805

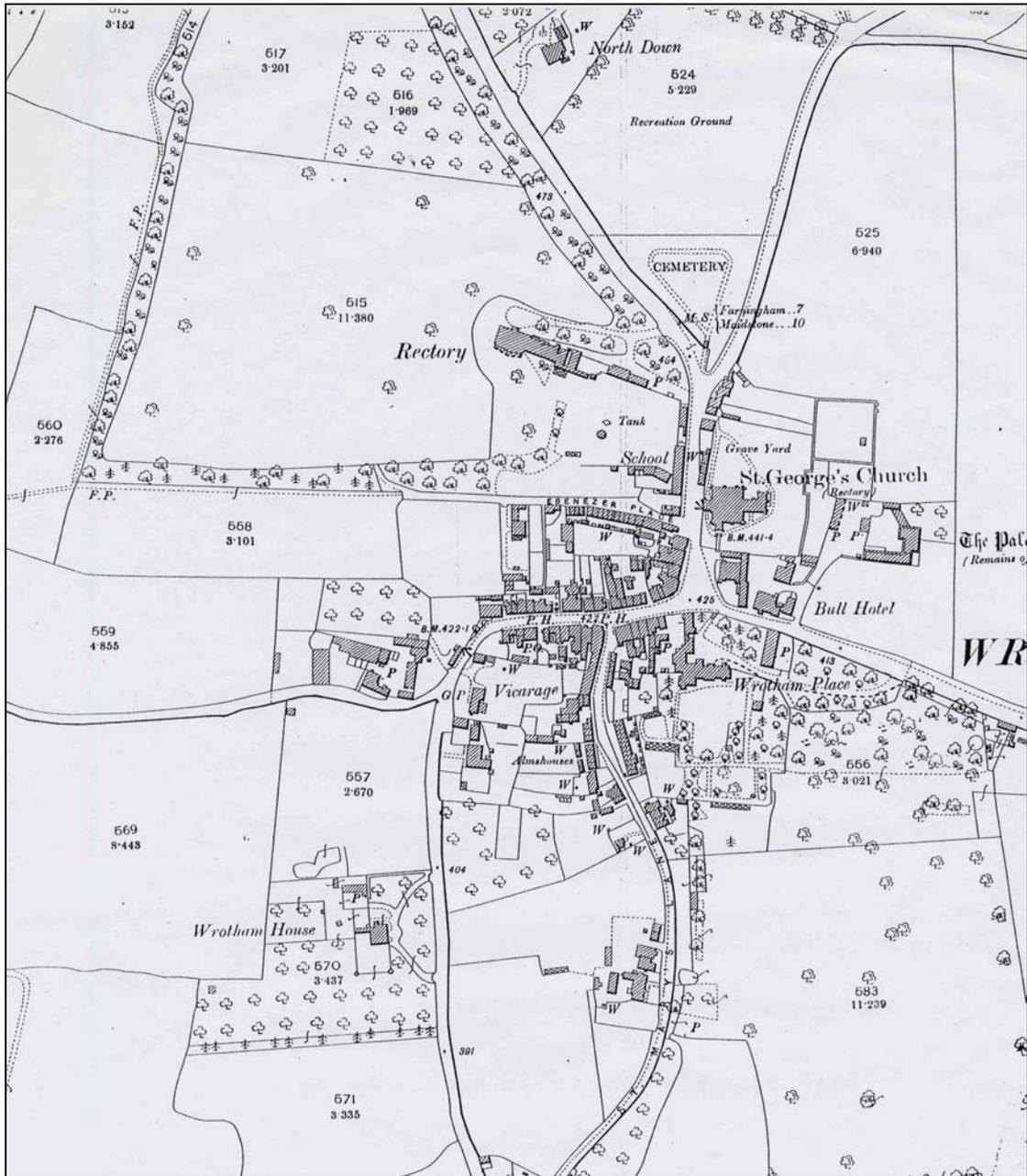
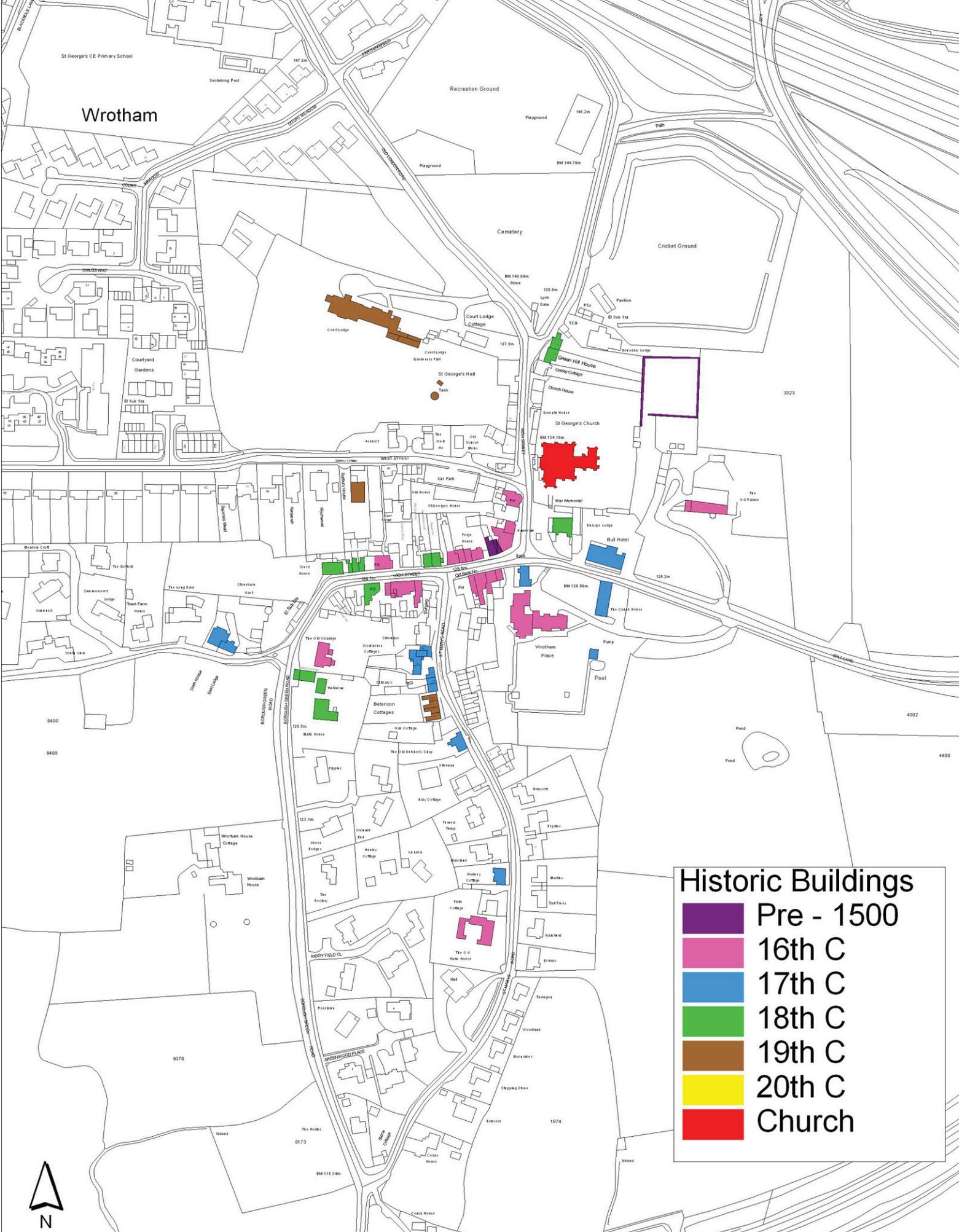


Figure 7. The 1896 2nd edition 25' OS map of Wrotham.

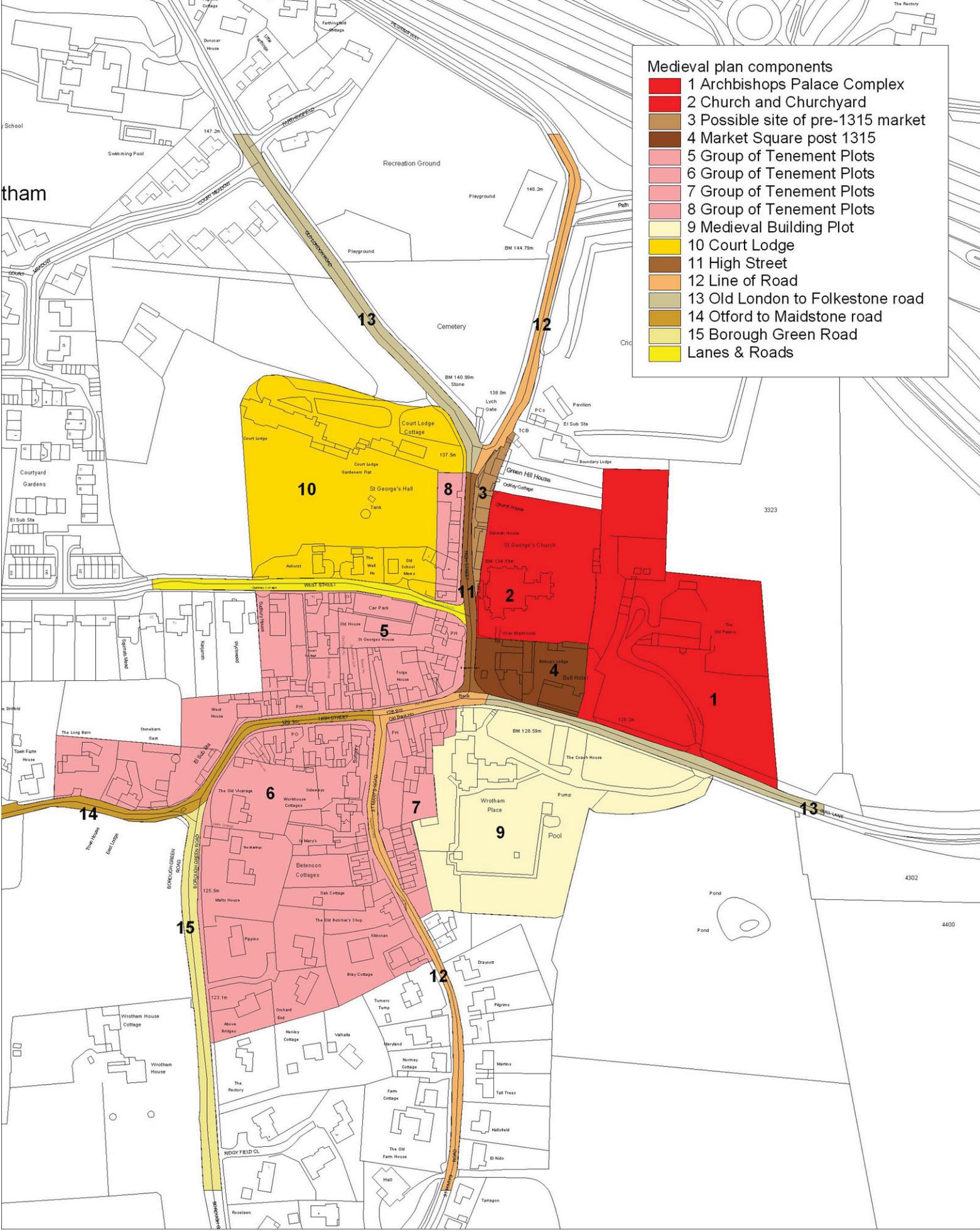


1:3214

Figure 8. Map of Wrotham showing historic buildings

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- Medieval plan components**
- 1 Archbishop's Palace Complex
 - 2 Church and Churchyard
 - 3 Possible site of pre-1315 market
 - 4 Market Square post 1315
 - 5 Group of Tenement Plots
 - 6 Group of Tenement Plots
 - 7 Group of Tenement Plots
 - 8 Group of Tenement Plots
 - 9 Medieval Building Plot
 - 10 Court Lodge
 - 11 High Street
 - 12 Line of Road
 - 13 Old London to Folkestone road
 - 14 Otford to Maidstone road
 - 15 Borough Green Road
 - Lanes & Roads

1:2878

Figure 9 Map of Wrotham showing medieval plan components

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Wrotham



1:3214

Figure 10. Map of Wrotham showing medieval urban features

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1:3214

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

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

1. Introduction

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

Policy QL8: Archaeological Sites

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

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

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

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

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

within a town, provide more accurate information on the extent of these areas and establish a consistent approach towards dealing with the impact of development proposals across Kent and Medway¹. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

1.3 The Guidance is aimed at local planning authorities, developers and their advisers. It may also be of interest to landowners, householders and local historical groups. Pending adoption of the Kent and Medway Structure Plan, this Guidance amplifies Policy ENV18 of the adopted Kent Structure Plan 1996. Local Planning Authorities are encouraged to take the guidance into account in the preparation of their Local Plans/ Development Plan Documents and site specific Supplementary Planning Documents. The Guidance does not apply outside the identified urban areas and should be read alongside existing Local Plan policies on archaeology. The Guidance has been issued both as a Kent and Medway edition containing maps for all the settlements to which it applies and a district edition containing maps only for those settlements falling in the respective district area. There is no difference in the wording or application of the Guidance in either edition.

2. SPG Background

2.1 Kent's historic towns, some of which have been occupied since Roman times or even earlier, contain a wealth of evidence of past ways of life. This may take the form of buried archaeological deposits, standing buildings or structures, such as castles or town walls, or the present street patterns which may reflect past urban forms. At the same time, our towns need to develop as thriving communities. The Guidance aims to reduce conflict between the need for development and the need to preserve important archaeological remains, through the preparation of an ongoing and integrated strategy for conserving the urban archaeological resource.

2.2 The Government's policy on archaeological remains is set out in PPG16: Archaeology and Planning. It states (para. 6) that:

'Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.'

2.3 Archaeological remains are not always buried below ground and in many cases historic buildings within a town will contain important archaeological information, irrespective of whether they are Listed Buildings or not. Indeed, as noted in PPG15 (para. 2.15):

'Some historic buildings are scheduled ancient monuments, and many which are not scheduled are of intrinsic archaeological interest or stand on ground which contains' archaeological remains.'

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

2.4 The means by which provision for archaeological preservation or recording is secured is also discussed in PPG16. In the event that archaeological work may be required prior to a planning decision being taken (para 21):

'it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken.'

If the planning authority is willing to grant planning permission but requires that preservation in-situ or archaeological recording take place (para 30):

'it is open to them to do so by the use of a negative condition i.e. a condition prohibiting the carrying out of development until such time as works or other action, e.g. an excavation, have been carried out by a third party. '

3. Urban Archaeological Zones and Guidance

3.1 The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Wrotham here Figure 12) providing archaeological response zones based on the known importance of archaeological deposits in that town, which again derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries. Key documents in assessing the archaeological potential of Kent's towns are the Ordnance Surveyors' Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 19th century. While they do not map the extent and layout of the towns in the medieval period, they nonetheless provide a useful baseline for assessing the extent and layout of the towns in the Middle Ages. In the case of applications for Listed Building Consent or where the building is historic in character, and where the proposal impacts on the historic fabric, then the Local Planning Authority will need to consider whether or not to consult the County Archaeologist in respect of considerations of archaeology or industrial archaeology. Similarly, developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process. Four types of Urban Archaeological Zone have been identified although they will not necessarily be present in all the towns. The zones indicate:

Zone 1 – Areas of known national importance;

Zone 2 – Areas of known archaeological potential where clarification of the nature of this potential is required;

Zone 3 – Areas where archaeological potential is thought to be lower; and

Zone 4 – Areas in which archaeological remains have been completely removed.

Further information detailing the state of knowledge of the archaeology of each of these towns including analysis of their topography and historical development is available in the form of an Assessment Report. These reports can be purchased from the County Archaeologist (see section 7 for contact details).

3.2 **Zone 1** identifies, as suggested in PPG16 (para 16), archaeological remains of known national importance, and comprises both Scheduled Monuments and unscheduled remains. PPG16 (para 8) states that:

'Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.'

3.3 Scheduled Monuments (formerly known as Scheduled Ancient Monuments) are protected under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979, and prior consent from the Secretary of State is required for all works affecting such monuments, whether or not those works require planning permission. Local planning authorities should secure, through the development control process, the protection of nationally important remains that are not scheduled.

3.4 Development proposals within Zone 1 that are likely to affect nationally important archaeological remains whether scheduled or not, should include a detailed archaeological assessment of the remains and a mitigation strategy setting out how the remains will be protected. Buildings and foundations may need to be designed and/or located to allow preservation of archaeological remains. Such considerations should be addressed at an early stage in the design process, if possible before a planning application is actually submitted, in order to avoid unnecessary costs.

3.5 The archaeological and historic integrity of sites within Zone 1, together with their settings, should be protected and where possible enhanced. Where development would adversely affect them permission will normally be refused.

3.6 Where permission is granted, conditions will normally be applied, or agreements entered into, to ensure that any necessary mitigation strategy is implemented. Applications for planning permission and other consents that affect the fabric of historic buildings, or other historic structures or earthworks, and/or that disturb the ground, should be accompanied by the following:

- i.) a detailed report on the character and extent of any archaeological remains likely to be affected; and
- ii.) a mitigation strategy detailing how any possible archaeological impacts would be avoided.

3.7 **Zone 2** contains archaeological remains, some of which may be of national importance but whose precise extent, quality or level of importance is currently not clear, and where clarification of potential is required. Early consultation with the local planning authority, preferably prior to the submission of a planning application, will enable the implications of the proposals to be assessed, the appropriate course of action identified, and expensive redesign costs avoided.

3.8 The archaeological and historic integrity of sites within Zone 2, together with their settings, should be protected and where possible enhanced. Further information will be needed in this respect before informed decisions can be made. Therefore development proposals

within Zone 2 that affect the historic fabric of buildings, or other historic structures or earthworks, and/or that disturb the ground, should be accompanied by a detailed report on the character and extent of any archaeological remains likely to be affected. Field evaluation may need to be carried out and the results made available prior to the determination of a planning application.

3.9 If significant archaeological remains are found to be affected by the proposals, preservation *in situ* of the remains will normally be sought. In some cases the need to preserve important archaeological remains may result in planning permission having to be refused. If permission is granted, a mitigation strategy detailing how preservation *in situ* is to be achieved should be submitted to and agreed with the local planning authority. Where preservation *in situ* is not justified appropriate provision for archaeological investigation, recording, analysis, publication and archiving will be required, in accordance with a written specification and timetable to be agreed with the local planning authority. Conditions will normally be applied to permissions or agreements sought to implement the mitigation strategy or programme of archaeological work.

3.10 **Zone 3** contains archaeological remains which on current evidence are of lesser importance. Development proposals within Zone 3 that affect the historic fabric of buildings, or other historic structures or earthworks, and/or that will disturb the ground should include provision for archaeological investigation, generally in the form of monitoring and/or borehole investigation, and the recording of finds and information of archaeological interest. If extensive or particularly important archaeological remains are unexpectedly encountered during the development process, there may be a need to arrange for their physical preservation and/or a more detailed programme of archaeological investigation and recording. Where permission is granted, conditions will normally be applied or agreements sought to implement the archaeological work.

3.11 **Zone 4** comprises areas where archaeological remains are known already to have been entirely removed by previous development, or other activity, including archaeological excavation. This Zone is only defined on the plan where it lies within the study area.

4. Outside the Urban Archaeological Zoned Area

4.1 Archaeological remains may be known or thought likely to exist outside the areas covered by the Extensive Urban Archaeological Survey and the Urban Archaeological Zones. Developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process.

5. Updating of the Urban Archaeological Zones

5.1 As new archaeological and historical information concerning the historic towns becomes available, it may be necessary for the County Archaeologist in conjunction with the Local Planning Authority to revise the boundaries of the Urban Archaeological Zones.

6. Glossary of Terms

Scheduled Monument

Under the Ancient Monument and Archaeological Areas Act 1979 the Secretary of State has a duty to compile and maintain a schedule of monuments, such monuments having statutory protection. Monuments on the schedule are by definition of national importance and the

appropriateness of addition to the list is assessed against a set of criteria as set out in PPG16 Annex 4.

PPG15

Planning Policy Guidance 15: Planning and the Historic Environment (Department of the Environment and the Department of National Heritage 1994)

PPG16

Planning Policy Guidance 16: Archaeology and Planning (Department of the Environment 1990)

NB PPG15 and PPG16 are currently being revised and consolidated into a new Planning Policy Statement for the Historic Environment – PPS15

Assessment

This is normally a desk based activity bringing together all known evidence relating to the importance or potential of a given site or area.

Evaluation

This is normally supplementary work undertaken in the field (either non-intrusive such as fieldwalking or geophysical survey, or intrusive such as boreholing or trial trenching) to obtain further information on the character, extent, date and potential of a given site or area.

Mitigation

Archaeological mitigation aims to minimise the effects of proposed development and normally consists of either preservation *in situ* of the archaeological remains, and/or archaeological investigation, recording, publication and archiving, where preservation is not justified or possible.

7. Useful Addresses and Contacts

County Archaeologist
Heritage Conservation Group
Kent County Council
Invicta House
County Hall
Maidstone
Kent
ME14 1XX
Tel: 01622-221541

English Heritage
Eastgate Court
195-205 High Street
Guildford
GU1 3EH
Tel: 01483 252038

8. List of Settlements to which draft SPG3 Applies

Appledore
Ashford
Charing
Chatham
Chilham
Cranbrook
Dartford
Deal
Edenbridge
Elham
Faversham
Folkestone
Fordwich
Gillingham
Goudhurst
Gravesend
Headcorn
Hythe
Ightham
Lenham
Lydd
Maidstone
Marden
Margate
Milton Regis
Minster in Thanet
New Romney
Northfleet
Queenborough
Ramsgate
Rochester
Sandwich
Sevenoaks
Sheerness
Sittingbourne
Smarden
Tenterden
Tonbridge
Tunbridge Wells
West Malling
Westerham
Whitstable
Wingham
Wrotham
Wye
Yalding

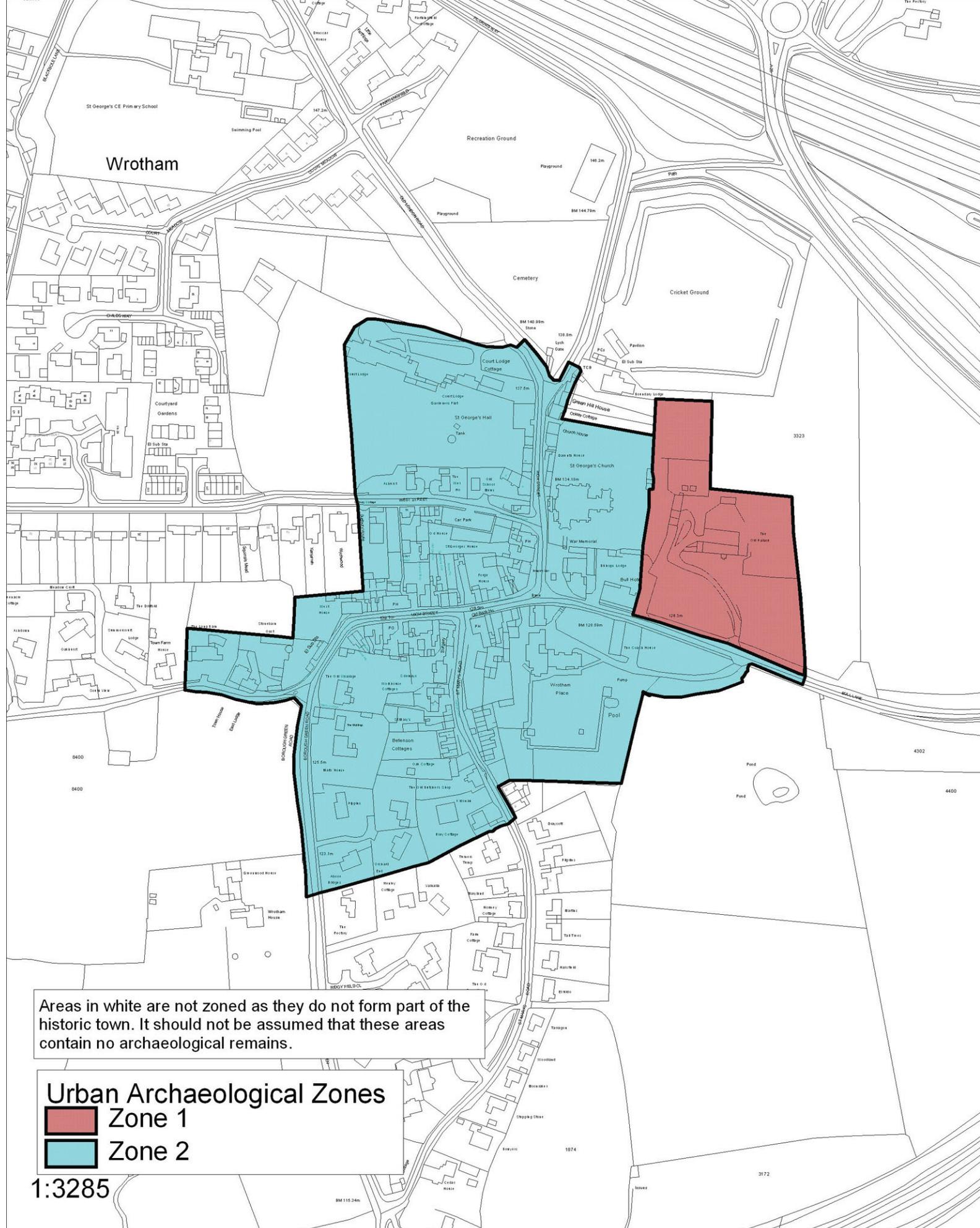


Figure 12. Map of Wrotham showing Urban Archaeological Zones

