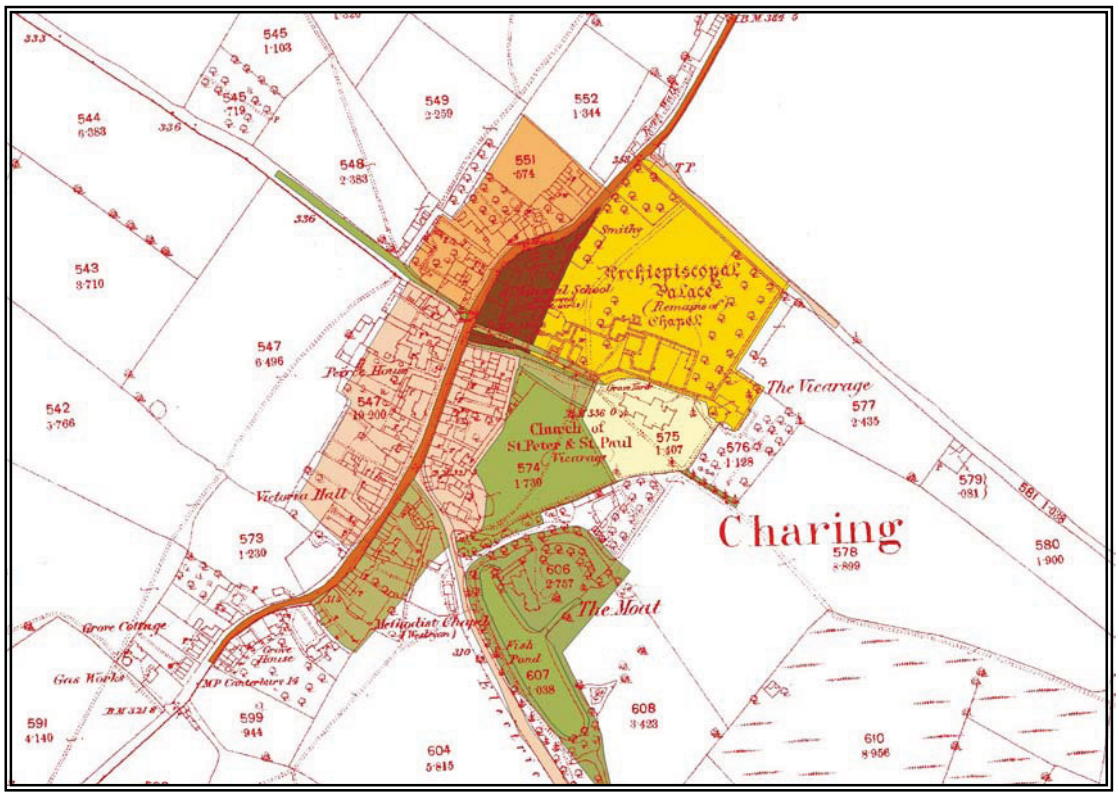


Kent Historic Towns Survey

CHARING

Archaeological Assessment Document

December 2004

ENGLISH HERITAGE

Kent County Council

KENT HISTORIC TOWNS' SURVEY

CHARING - KENT
ARCHAEOLOGICAL ASSESSMENT DOCUMENT

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

CONTENTS

1 INTRODUCTION 1

1.1 BACKGROUND 1
1.2 SITUATION 1
1.3 STUDY AREA 1

2 ARCHAEOLOGICAL DATA 1

2.1 BRONZE AGE 2
2.2 ROMANO-BRITISH 2
2.3 MEDIEVAL 2

3 HISTORICAL RECORDS 3

3.1 EARLY CHARTERS 3
3.2 DOMESDAY BOOK 3
3.3 ORIGIN OF PLACE NAME 3

4 HISTORICAL DATA BY PERIOD 3

4.1 PRE-URBAN EVIDENCE 3
4.2 URBAN EVIDENCE 4

5 URBAN CHARACTERISTICS 8

5.1 MEDIEVAL PLAN COMPONENTS AND URBAN FEATURES (FIGURES 8 AND 9) 9
5.2 POST-MEDIEVAL PLAN COMPONENTS 11
5.3 POST-MEDIEVAL URBAN FEATURES (FIGURE 10) 12

6 THE POTENTIAL OF CHARING 13

6.1 ARCHAEOLOGICAL RESOURCE OVERVIEW 13
6.2 RESEARCH QUESTIONS 13
6.3 KEY AREAS FOR RESEARCH 13

7. REFERENCES 15

7.1 MAIN WORKS CONSULTED 15
7.2 REFERENCES FOR SMR AND URBAN FEATURES 16

APPENDIX I: KENT AND MEDWAY STRUCTURE PLAN – MAPPING OUT THE FUTURE: *DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG 3) ON ARCHAEOLOGY IN HISTORIC TOWNS* 17

LIST OF MAPS AND PLANS

1. Map of Charing showing contours
2. Map of Charing showing geology
3/3a. Map of Charing showing archaeological remains / Scheduled Monuments
4. Andrews, Dury and Herbert's map of Charing 1769
5. Hasted's map of Charing *c.* 1798
6. Ordnance Surveyor's field drawing *c.* 1800 for 1st edition OS 6” maps
7. Map of Charing showing historic buildings
8. Map of Charing showing medieval plan components
9. Map of Charing showing medieval urban features
10. Map of Charing showing post medieval urban features
11. Map of Charing showing cellar survey results
12. Map of Charing showing Urban Archaeological Zones

1 INTRODUCTION

1.1 Background

Charing is a small market town based on a settlement of probable Saxon origin, situated in the Ashford district of Kent. The town stands at the base of the North Downs, at the junction of the main Maidstone to Folkestone route via Ashford (A20) and the road from Charing to Canterbury (A252). It is *c.* 21km south-east of Maidstone, 21 km south-west of Canterbury and 8km north-west of Ashford.

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 twenty-four entries: fifteen for standing buildings, one prehistoric, three Romano-British, one medieval, three post-medieval, and one of uncertain date. Charing is fairly typical of many small towns in England in that there has, as yet, been no significant archaeological research either 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 currently visible upstanding features date from the eighteenth century and later, although some structures have survived from earlier periods. The town is seen as historically significant because of its built environment and its reasonably well-documented history, rather than because of well-known archaeological deposits.

1.2 Situation

The centre of Charing stands close to the foot of the North Downs escarpment at NGR TQ 95354940, at a point where the chalk downland meets the Holmesdale Vale, a narrow, well-watered and fertile tract of clay land.

The town is sited on several contour-following terraces on the fairly steep south slope of Charing Hill, between the 125m and 95m OD (Figure 1) and on the spring line at the edge of the lower chalk beds (Figure 2). Many natural springs occur at the base of the Downs, feeding the Holmesdale, and providing a good source of fresh water. Two copious springs occur at Charing, which are represented in the geology as clear strips of alluvium, located either side of the town. The streams eventually feed into the Great Stour river, about 2.5km to the south.

1.3 Study area

The general area for study lies between TQ 940480 and TQ 970510, encompassing the known extent of archaeological features on the edge of the urban area. The area of in-depth study focuses on the historic core of the town between TQ 950490 and TQ 960500.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Charing itself or its environs, and virtually no archaeological work has been undertaken in either. Accordingly there is very little in the way of archaeological records. The Sites and Monuments Record (SMR) for the area of study records the following evidence, which is also shown on Figure 3a.

2.1 Bronze Age
TQ 94 NE 10 - A crouched burial and a late bronze age pot (possibly a bucket urn, on exhibition at Maidstone museum) were found at *c.* TQ 96934902, in January 1935 (F2 ASP 02-1-64).

2.2 Romano-British
TQ 94 NW 19 - Romano-British burials were found during quarrying for sand at Hooks Lane Quarry at *c*. TQ 940490, in 1970. Further investigation produced a Roman pottery sherd of Samian ware and a neolithic scraper (Oldham 1971, 69).

TQ 94 NE 24 - A small Romano-British building was discovered at TQ 961487 in 1974. Originally it was a single-roomed building with a small projecting room or corridor to the south, with adjacent burning and bronze-working debris. Later, two rooms were added to the west wall, one of which contained a channelled hypocaust. Later still, a suite of two rooms was added on the west side. Tentative conclusions suggest that the first building was a workshop for bronze manufacture. It was then converted for agricultural use, with the hypocaust being interpreted as a corn-dryer. All evidence points to an occupation date later than AD 255 (Detsicas 1975, 97-110).

TQ 94 NE 35 - A Roman building is suggested by the discovery of building materials after ploughing at TQ 96014867, in 1995. The materials, all Roman, consisted of much brick, tile and chalk blocks for foundations, together with a small quantity of poor quality pottery. The building probably continued to the north where a Roman farm building (No. 24) was previously excavated.

TQ 94 NE 67 - 4 Roman coins in garden of 'The Sanctuary', Pilgrims Way, 1975. 2nd century. Reported to Maidstone Museum

TQ 94 NW 51 – Roman road, cambered and side ditches, flint surfaced, crosses field into Beesmount Wood. Reported to Oxford Archaeological Unit 1980s on former possible line of CTRL. No excavation.

2.3 Medieval
TQ 94 NE 9 - A possibly medieval chapel at Pett Place. The remains of a chapel or perhaps a folly, east of the house at Pett Place TQ 96124894. It comprises the east gable and part of the east end of the north wall (VCH III, 255).

2.4 Post-medieval
TQ 94 NE 12 - Site of the Westwell Beacon. A beacon at Westwell is shown on Lambarde's 'Carde' of *c.*1570 at TQ 967493. Beacons fell out of use after 1640 and there is nothing to be seen on the ground (White 1934, 77).

TQ 94 NE 37 - Site of limekilns. A pair of limekilns was recorded in a chalk pit cut into the Downs above Burnt House farm at TQ 96824908. Present in 1868 and disused by 1908 (OS map 1868).

TQ 95 SW 44 - Site of limekilns. Three limekilns have been recorded, one in a pit west of Hart Hill Road at TQ 94005070 and a pair to the east at TQ 94095065 in 1868. Subsequent quarry work may have destroyed the kilns (OS map 1st ed., 1868).

2.5 Undated

TQ 95 SE 6 - Two deneholes are thought to exist at TQ 96705083 and TQ 96725087, but they were not identifiable at the last inspection in 1963.

TQ 95 SE 20 – 8 deneholes on site of medieval manor of Eversley.

3 HISTORICAL RECORDS

3.1 Early charters

Charing may have formed part of an early Saxon royal estate, and the Crown granted it to the Church at an unknown date. No record of the grant survives but early documents confirm the Church's possession of Charing. For example, in 789 King Offa of Mercia seized the lands of the manor of Charing from Christ Church Canterbury after his successful war against the Kentish king, and in 799 the lands were returned to Canterbury by Offa's successor, King Cenwulf. The manor remained in the hands of Christ Church Canterbury until Lanfranc became Archbishop in 1070, when, upon the division of the revenues of his church between himself and his convent of Christ Church, the manor was allotted to the archbishop and his successors (Sawyer charter no. 155).

3.2 Domesday Book

The Domesday Survey records that the Archbishop of Canterbury held the manor of *'Cheringes'* (Charing). It contained meadowland, arable land and woodland, and there were 26 villagers, 27 smallholders, 12 slaves, and a mill worth 40*d*. The value of the settlement was £34, but it was recorded as paying £64 in 1086.

3.3 Origin of place name

The place name of Charing first appears as *Coerringes* in the AD 799 charter. Its meaning is unclear: either a turning (perhaps the sharp turn in the Canterbury to Maidstone Road) or a spring. The place name can be traced to its present day form thus:

OE	*Ceorringas*	…		799	*Cerringes*
1086	*Cheringes*		…	1175	*Cherringes*
1185	*Charringes*		…	1203	*Cherring*
1243	*Charring*		…	1610	Charing

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Saxon period

The original settlement of Charing appears to have developed at the base of the Downland scarp, and on the edge of the fertile Holmesdale vale. It lay on the spring line and just south of a junction of the North Downs Way with a trackway from Chilham to the Wealden forest around Smarden. The trackway provided a potential trade route, and the springs and rivulets in the fertile Holmesdale Vale formed an ideal agricultural base for settlement and farming, with the pastoral lands of the Weald close by to the south.

An east-west route along the lower and flatter land of the Holmesdale vale eventually developed south of the prehistoric trackway, linking many emergent settlements such as Lenham and Wye. Although the exact alignment of this route is not clear, it probably ran

from Lenham to Charing (the course of the later A20) along present day School Road, crossed what is now Charing High Street and continued through the market place, past the church, and on to Westwell.

A minster church was founded there before 789, and from 799 to the eleventh century the manor was held by Christ Church.

4.2 Urban evidence

4.2.1 The medieval period

By 1086 a sizeable estate had developed around Charing with farmland, woodland, a mill and a population of probably *c.* 260-320 people.

4.2.1.1 Markets and fairs

No market charter is known, but as Charing was a very early settlement its market was probably of the informal or 'prescriptive' type known from towns of pre-Conquest origin. The fairs may have been a later development. In 1443 Henry VI granted a charter to Archbishop Stratford to hold two fairs annually, one on the eve, day and morrow of St George (21-23 April), and the other on the eve, day and morrow of St Luke (17-19 October). By 1570 there were three fairs, principally for cattle, on 23 April, 13 October and 18 October. The medieval fairs may have been held in the market place; by the post-medieval period they were held in Fair Field to the north of the town.

The market place lay immediately west of the parish church, where the east - west road widened out into a spindle-shaped area (still known as Market Place) in front of the archbishop's palace. Such a site is typical of markets in undefended market towns.

In 1298 Archbishop Winchelsea applied for permission to divert the highway to enable him to expand his palace southwards, and so the road and probably also the market place were displaced southwards. At some later date this road seems to have been diverted north of the palace precinct, to run along Pett Lane to Ashford.

The market is not mentioned until the fifteenth century when the market place, stalls and shops are recorded. In 1440 two shops on the south side of the market were sold, and in 1500 a list of properties and rents of the archbishop's possessions in the town was compiled. The market place once contained a market cross, stocks and a whipping post.

There are no references to the market after *c*. 1520 by which time there were a number of shops in the High Street. In 1609 the area of the market place is described as 'the highway leading to the church', suggesting that it no longer had a commercial function.

4.2.1.2 The manor and archiepiscopal palace

Although there was an archbishop's palace at Charing during the late Saxon period nothing is known about the early buildings. We know that the manors of Croydon, Otford, Maidstone and Charing were used as posting houses by the archbishops on their journeys between Lambeth and Canterbury, and documents signed 'at my manor of Charing' indicate that some may have spent considerable time there. The earliest surviving fabric, however, is a twelfth century capital reused in a later rebuilding.

Beckett (1162-1170) often stayed at Charing and the palace was in regular use by the time of Archbishop Peckham (1279-1292).

The palace stands on a natural level terrace in the hillside, surrounded by stone precinct walls. The complex was bounded by the parish church and churchyard to the south-east, the market place to the south, Pett Lane to the north and the properties on the east side of the High Street to the west, with further estate lands to the south and west. The grounds of The Moat still contain a large pond to the south, probably the site of a medieval water mill.

The earliest surviving buildings, arranged around a courtyard, are built of stone and date from the late thirteenth and early fourteenth centuries. They comprise a great chamber raised over an undercoft and a private chapel (both now ruined), probably part of Archbishop Peckham's works *c.* 1279-1292. Robert Winchelsea, Peckham's successor, had grand plans for expansion and built a great hall and porch, probably with a detached kitchen and service buildings (demolished), and two ranges containing the gatehouse and lodgings. A two-storeyed central range and porch-cum-stair was added to the great chamber or private accommodation later in the fourteenth century, and all these central ranges were heightened in brick in the late fifteenth or early sixteenth century. The newly enhanced palace was used to house important guests. For example, Edward I came several times in the early 14th century, Henry VII and Henry VIII a number of times in the early 16th century. Archbishop Warham entertained Henry VIII and his retinue on their way to the Field of the Cloth of Gold in 1520 (pers. comm. S. Pearson).

During the fifteenth-and early sixteenth centuries two separate timber-framed structures were built at right angles to each other just outside the south-east corner of the palace complex and abutting the churchyard. One may have been a vicarage and the second may have served as a church house.

The manor of Charing remained in the hands of the archbishops of Canterbury until 1545, when it was surrendered to the Crown. It was then leased to local gentry.

4.2.1.3 <u>The church</u>

The first church at Charing was probably founded sometime during the Saxon period as a minster. It is not mentioned in Domesday Book but is listed in the Domesday Monachorum as a mother church with dependent churches, although Eardington (Egerton) is the only church listed as a subordinate church. The list is incomplete, however, and there is a space before the next entry, so there may have been other subordinate churches such as Pluckley and Little Chart. In 1291 the church of Charing was valued at £53.6*s*.8*d* (*Taxatio* of Pope Nicholas IV).

The advowson of the church was held by the manor, thus by Canterbury. In 1537 Archbishop Cranmer conveyed the manor, all his estates within the parish, and the advowsons of the church and vicarage to Henry VIII. Ten years later Edward VI granted them to the dean and chapter of St Paul's Cathedral.

The church seems originally to have consisted of nave and chancel. The earliest surviving masonry is in the late twelfth century lancet windows in the north walls of both nave and chancel. The transepts were added in the early fourteenth century, and the south chapel, embattled porch and tower with a beacon turret are of fifteenth century date.

4.2.1.4 Industry and trade

There is very little evidence for industry in the medieval market town of Charing. Its economy was based mainly on agriculture and husbandry.

Mills

A mill, almost certainly a water mill, is recorded in the Domesday Survey of 1086. Its exact location is uncertain, but it may have been situated by the large fishpond south of The Moat, on land owned by the archbishop.

A fifteenth century rental for the manor of Charing records that William Brent paid 2*d* for *Wynnemellefold* (Windmill Field), and a seventeenth century record notes a 'Winmill Field' in Burleigh Road, south of the town.

Inns

The Swan Inn and the King's Head, which survived into the post-medieval period, probably originated in the fourteenth-or fifteenth century.

4.2.2 The post-medieval period

4.2.2.1 Fairs

Although the weekly market had ceased by 1600, two annual fairs continued to be held, by then in Fair Field to the west of the town. The field is clearly marked on the tithe map of 1841, lying west of the property named Clearmount. Today the A252 road to Canterbury overlies it.

The fixtures and fittings for the fairs were stored in outbuildings around the town, including the ground floor of the church house at the south-east corner of the palace complex. They are mentioned in documents from 1568, 1668 and 1695. When John Hart died in 1668 he left '1,500 ft of Fayre stuffe board, 40 pair tressells, 3 wagon load of poles and a little cart to carry and recarry the same'. We know of some purchases at the annual fairs. For example, between 1617 and 1675 the Tokes of Godington near Ashford bought cattle and items such as a fan for the barn.

By the end of the eighteenth century fairs for 'horses, cattle and pedlary' were held on 29 April and 29 October, but they were closed in 1873, following the Fairs Act of 1871.

4.2.2.2 The manor

After the Reformation the manor of Charing was leased out to local gentry. After being forfeited to the Crown for a short time in the seventeenth century, it was conveyed to Sir George Wheler, whose family owned it until the middle of the twentieth century.

In *c.* 1702 the two buildings outside the south-east corner of the palace complex, were merged as the vicarage. Many other palace buildings were reused and adapted as a working farm. For example, the private chambers became a farmhouse, parts of the south range were converted to cottages, and the great hall was used as a barn and oast. Other units were used as stables, stores and an oast house.

4.2.2.3 The church

In 1590 the church was largely rebuilt after a fire so intense that it melted the four bells. A new roof was built over the nave in 1592, but the chancel was not re-roofed until 1620. A single bell, probably cast from the remains of the four melted bells, was hung in the tower in 1608. During the nineteenth century the church was fully restored, and Bishop Tufnell gave a peal of six bells to the parish.

In 1588 the vicarage was valued in the King's Books at £13, and the rectory had a yearly value of £50. There were 326 communicants. By 1640, when there were 370 communicants, the rectory was valued at £80.

4.2.2.4 Industry and trade

There is very little record of industry and trade in Charing during the post-medieval period. The town still appeared to have had an agriculturally based economy, with tradesmen such as carpenters, blacksmiths, wheelwrights, innkeepers and so on. The only other trades seem to have been connected with cloth making and tanning.

Weaving and spinning

George Burrash worked as a linen-weaver in Charing in 1689, and *c.* 1860-190l a spinner in the High Street made clothes, but was mainly concerned with producing ropes, string, cord, bell-ropes and well ropes.

Mills

In addition to a 'Windmill Field' in Burleigh Road to the south of the town recorded in the seventeenth century (see above), there was a smock mill, Charing Mill, on the top of Charing Hill. It was built *c.* 1820, ceased working in 1892, and the sweeps were removed in 1917 although they have been replaced after recent renovation.

Inns

Charing's two main inns, the Swan Inn and the King's Head, had their roots in the medieval period. The Swan closed in the twentieth century and was converted into flats; The King's Head was converted to two houses in 2000. Although its original sixteenth century timber-framed building was 'Georgianised' in 18th century, its present front is early twentieth century.

In 1686 the inn accommodation in Charing was some 20 guest beds and stabling for 52 horses, and there was an increase in trade in the eighteenth century when stage coaches stopped in the town. The Royal Oak then opened at the southern end of the High Street. Custom declined after the coming of the railway in 1884.

4.2.2.5 Other High Street traders and services

By the second half of the nineteenth century the High Street contained provision merchants, a wheelwright's, a forge, a saddler's, a boot maker's, a tallow and candle maker's store, a bakery, and a slaughterhouse (first mentioned in an archiepiscopal rent roll of 1500 and which existed until the twentieth century). There was also a sawpit and a lime-burning kiln within the town.

4.2.2.6 Other town services

A fire station opened in 1830, and a post office *c.* 1865-70, both situated in the High Street. In 1835, a Wesleyan Chapel was built in Pluckley Road (now Station Road). The Old School House in the High Street, originally endowed by the will of Elizabeth Ludwell in 1761 as a free school, later housed the Charing Boys' National School, and a new Church of England school was opened in School Road in 1873.

4.2.2.7 The railway

The railway did not reach Charing until 1884 when the London, Chatham and Dover Railway opened the Maidstone to Ashford line and provided a rail link to the town. Until then the nearest railway station was at Pluckley some 7 km to the south-west.

4.2.3 The modern town

Set at the junction of the Holmesdale and the lower slopes of the North Downs scarp, Charing survives today as a village rather than a town. Having experienced only somewhat limited growth, the town's core around the High Street has changed little. Even the surrounding modern development, largely of late nineteenth and twentieth century date, has been on a fairly small scale and the character of the town has been preserved through the diversion of main roads. The lack of any real major development can be seen by comparing early maps (Figures 4–6) with the modern OS map.

Charing remains a largely unspoilt Kentish village, with a mixture of shops, public houses and a range of fine houses, many dating from the fourteenth-to eighteenth centuries. The economy of the area still remains largely agrarian, with the surrounding landscape containing many farms, whilst a number of the more recent residents commute to work in towns such as Ashford, Canterbury, Maidstone and London.

4.2.4 Population

In 1086 Domesday Book recorded a population of 65 for the manor of Charing, probably representing 260 to 325 people. In 1588 there were 326 communicants attending church, and 370 in 1670, suggesting a total population of *c*. 650 in 1558 and *c.* 740 in 1670. By the beginning the nineteenth century this figure had grown to 850, a below average increase for towns at this period. There was a steady increase between 1820 and 1880, reaching a peak of 1,349 in 1881, but then a slow decline set in and by the turn of the twentieth century the population stood at only 1,170. By the 1991 census, the population for the whole parish had grown to 2,709.

5 URBAN CHARACTERISTICS

The following summary of the principal urban characteristics in Charing has been divided into those of the medieval and post-medieval periods (pre- and post-dating *c.* 1540). The summary is not comprehensive, most nineteenth century maps giving details of additional features. Thus an attempt has been made to list only the principal post-medieval features. The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan. This has been chosen because it reflects the town in its pre-industrial and pre-railway phase, that is, the period before nineteenth and twentieth century development radically changed or obliterated the medieval or post-medieval urban layout.

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

The settlement at Charing appears to have evolved during the late Saxon period, perhaps from the eighth century onwards. Its site was on the spring-line and near early trackways. Before the Norman Conquest the settlement contained a minster church and probably dwellings for workers on the archbishop's estate. In the medieval period the settlement probably comprised the archbishop's manor house (PC1) with additional land (PC2), and the Church (PC3); subsequently the market place (PC4), and five groups of tenement plots (PC5-9) developed. The High Street (PC10) grew up along the line of an early trackway (PC11) at right angles to the east-west route (later called the Old Highway) (PC12). The eastern boundary of tenement plots 5 and 6 respects the western boundary of the palace complex, raising the question whether the tenement plots developed as the village grew, or whether they were deliberately laid out when the archbishop planned the High Street.

When the market failed in the sixteenth century, the through-route along the Old Highway was cut off at the churchyard entrance, becoming a footpath to Westwell. The east-west route was then diverted northwards along the High Street to Pett Lane (PC13) where it turned eastwards on to Westwell and Wye. Another road (PC14; later to become part of the A20) running south-east from the south end of the High Street became the route to Ashford. In the nineteenth century the rectory (PC16) was built on the site of and incorporated a fifteenth century house, which had probably formed part of the archbishop's holdings.

The archbishop's palace complex and the additional land south of it form a distinct area, possibly once reserved for ecclesiastical and seigniorial use. The southern boundary of the palace respects the churchyard, suggesting that the churchyard in its present form is earlier than the developed form of the palace. The town itself is based along the High Street, with the oldest buildings clustered in the centre. The fairly narrow width of the High Street, lined as it is with buildings of comparatively early date, would perhaps indicate that the market was always held immediately west of the church and south of the palace. The three surviving medieval houses on the corner of the High Street and the Lenham-Ashford Road face the latter, not the former, which suggests the latter was more important in the middle ages.

PC1. The archiepiscopal palace complex.

a) (MUF2) Archiepiscopal palace, now Palace Farm. Late thirteenth and early fourteenth century great chamber, chapel, great hall, gatehouse range and lodgings built of stone around a central courtyard. Late fourteenth century addition of two-storey block and porch-cum-stair range to the chamber range. Brick additions *c.* 1500. The buildings forming the Archiepiscopal Palace complex are Grade I Listed Buildings and the Boundary Walls are listed as Grade II; the whole complex is a Scheduled Monument (SAM Kent 119; Calladine and Pearson 1996; Pearson 2001; DoE 1980, 63-65; pers. comm. S. Pearson).

b) (MUF4) The Old Vicarage and Vicarage Cottage. Formerly two buildings, probably a vicarage and a church house combined as a vicarage *c.* 1702. Vicarage Cottage probably early fifteenth century; Old Vicarage, at right angles to it, early sixteenth century, two-storey, three-bay structure with a first floor hall (DoE 1980, 64; RCHME 1994, 26).

PC2. Additional land forming part of the archiepiscopal palace complex with hardly visible earthworks, perhaps remains of fishponds and agricultural buildings.

PC3. The parish church of SS Peter and. Paul, and its surrounding churchyard.

a) (MUF1) The parish church of SS Peter and Paul. A two-celled structure, consisting of a nave and chancel, of late twelfth century date, with transepts added in the early fourteenth century and a south chapel, porch and tower added in the fifteenth century (DoE 1980, 63; Sayer 1886, 260).

PC4. The medieval market place.

PC5. A possible group of tenement plots fronting onto the east side of the High Street, and respected by the west boundary wall of the archiepiscopal palace.

a) (MUF 13) Elizabethan Court (formerly The Swan Inn). A timber-framed fifteenth century Wealden house. The west front facing the High Street refaced in the eighteenth century (DoE 1980, 59; RCHME 1994, 24).

PC6. A possible group of tenement plots fronting onto the east side of the High Street.

a) (MUF10) 26-28 High Street. Fifteenth to sixteenth century timber-framed building with signs of a recessed centre, probably of Wealden form (DoE 1980, 57; RCHME 1994, 24).

b) (MUF11) Fifteenth to sixteenth century timber-framed building (DoE 1980, 58).

c) (MUF12) A fifteenth to sixteenth century timber-framed building, possibly Wealden. Two nineteenth century shop fronts have been added (DoE 1980, 59).

d) (MUF14) A fifteenth century timber-framed and close-studded building (DoE 1980, 66).

e) (MUF5) A fifteenth century timber-framed Wealden house on the north corner of High Street and Market Place (pers. comm. S. Pearson).

PC7. A possible group of tenement plots fronting onto the east side of the High Street (south end).

a) (MUF15) The Old House, said to be former poorhouse. Fourteenth century core although the exterior is a fifteenth century timber-framed and close-studded building (DoE 1980, 73).

PC8. A possible group of tenement plots fronting onto the west side of the High Street and the north side of School Road.

PC9. A possible group of tenement plots fronting on to the west side of the High Street and the south side of School Road.

a) (MUF3) Peirce House. An early fifteenth and sixteenth century timber-framed house with half of the hall and all of the north (parlour) end demolished. (DoE 1980, 50; Winzar 1993; RCHME 1994, 25).

b) (MUF 6) Fifteenth to sixteenth century Wealden house (DoE 1980, 51; RCHME, 1994, 26).

c) (MUF7) Sherbourne House - house and shops. Mid sixteenth century purpose-built shop with accommodation; Early nineteenth century windows (DoE 1980).

d) (MUF8) Pilgrim's Table Restaurant. A fifteenth to sixteenth century timber-framed building (). This house still has the remains of a wide shop window at the front, and unusual evidence for an internal window from house to shop (DoE 1980, 43; RCHME 1994, 27).

e) (MUF9) Probable sixteenth century timber-framed building with the rare survival of a timber-framed stack in its roof space (DoE 1980, 47; RCHME, 1994, 23).

PC10. The medieval High Street (formerly an ancient droveway).

PC11. The main street and early droveway.

PC12. The line of the 'Old Highway' (from Lenham to Wye).

PC13. Pett Lane (post-medieval access route to Westwell and Wye).

PC14. Post-medieval road route to Ashford (later the A20 route).

PC15. Possible pre-1298 road.

PC16. The Old Rectory and The Moat.

a) (MUF16) The Moat House. A superb and very complete fifteenth century Wealden hall-house incorporated into a large late nineteenth to early twentieth century house, formerly the rectory. The moat surrounding part of the house has also survived. This building and its lands formed part of the archbishop's holding south of the palace complex and may always have been the rectory (DoE 1980, 35).

5.2 Post-medieval plan components

During the seventeenth and eighteenth centuries the plan form of Charing remained essentially the same as that which emerged during the medieval period. No post-medieval plan components map has therefore been produced. A number of new buildings were constructed along the High Street, masking some earlier structures and replacing others. The market had failed and was no longer used and various parts of the archiepiscopal palace had

been converted and used as a farm complex. After the coming of the railway in 1884, small-scale development extended along the line of the High Street to the south and up Charing Hill and along the Pluckley Road. Until World War II the new buildings nearly all took the form of ribbon development, but since then former fields around the urban core were gradually infilled with small-scale housing developments. Finally the town was bypassed by Charing Hill to the west and the A20 Maidstone to Ashford Road to the south, thus helping to retain the character and style of Charing town centre.

5.3 Post-medieval urban features (Figure 10)

(PMUF1) The parish church of SS Peter and Paul and churchyard (DoE 1980, 63).

(PMUF2) Archiepiscopal Palace. Various parts of the complex have survived and are still in use, either as houses or as farm buildings of Palace Farm (Colvin 1982, 64).

(PMUF3) Peirce House. Continued in use as an almshouse while owned by the Sayer family. Now partially demolished and a private house (DoE 1980, 50).

(PMUF4) Ludwell House, named after a former owner but originally built in the early eighteenth century by the Poole family (DoE 1980, 52)

(PMUF5) The King's Head public house, sixteenth century building refronted in the eighteenth century building, refronted in the twentieth century and converted to domestic use (DoE 1980, 53; OS 25").

(PMUF6) The Old Swan Hotel, now Elizabethan Court. Fifteenth century building refronted and extended in the seventeenth century with fifteenth century hall-house at core (DoE 1980, 60; OS 25 inch).

(PMUF7) The Moat, formerly the Rectory. A large late nineteenth to early twentieth century building incorporating a fifteenth century Wealden house (DoE 1980, 35).

(PMUF8) The Vicarage (OS 25").

(PMUF9) the National School (OS 25"), converted from 18th century domestic building.

(PMUF10) Wesleyan Methodist Chapel (OS 25").

(PMUF11) The Royal Oak Public House, built in the eighteenth century with a nineteenth century facade (DoE 1980, 47).

(PMUF12) Wakeley House. A fine two-storey early eighteenth century brick house (pers. comm. S. Pearson).

(PMUF13) Peckwater House. A two-storey eighteenth century brick house (pers. comm. S. Pearson)

6 THE POTENTIAL OF CHARING

6.1 Archaeological resource overview

No archaeological investigations have been undertaken within the town to date. Thus little is known about the extent of surviving archaeological sub-surface deposits outside areas of destruction such as cellars and basements. A cellar survey was undertaken in the town during 1997 (Figure 11), the results of which are encouraging. Despite about 30% of the area of the medieval town having been cellared at various times in the past, the remainder appears to have been unaffected. There is a good possibility, therefore, that some sub-surface archaeological deposits may have survived in those areas that have not been cellared. Nevertheless, it would not be unexpected if the medieval stratigraphy was comparatively thin and at a shallow depth and has therefore already been damaged by recent disturbance less substantial than that caused by cellars. Accordingly, there would appear to be potential for establishing the evolution and development of the market town and for investigating the various phases of the archiepiscopal palace and its predecessor, but this will depend on locating surviving areas of intact medieval and earlier stratigraphy.

6.2 Research Questions

The purpose of this document is to develop policy for Charing'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 no archaeological evidence for the medieval economic base of the town.

6.3 Key areas for research

6.3.1 The origins of Charing

The following need to be investigated

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

6.3.2 Charing in the medieval period

The following need to be investigated

- The development of the Archbishop’s Palace complex
- The origins and development of the church and churchyard
- The development of the market town around the church and Archbishop's manor house/palace
- The origins, location and development of the market and fairs
- The form and character of individual properties
- The origins, character and development of settlement along the High Street
- The economic base of the medieval town including industry

6.3.3 Charing in the post-medieval period

The following need to be investigated

The development and decline of the fairs and 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 post-medieval town including industry and farming

The decline of the Archbishop's Palace

6.3.4 General questions

The evidence of artefactual remains in interpreting Charing'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 Charing 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. In particular, the site of the Archbishop's Palace, where the palace itself and the additional manorial lands form an ecclesiastical block, would lend itself well to extensive area excavation. Archaeological evidence for the ecclesiastical evolution of the site, the development of the ground plan, and its economic base could be revealed. The position and importance of Charing in the hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical documentation.

7. REFERENCES

7.1 Main works consulted

Armstrong, A. (ed.)	1995	*The Economy of Kent 1640 – 1914.*
Calladine, A. a and Pearson, S.	1996	The Archbishop's Palace, Charing, Kent. RCHME.
Chalklin, C.	1995	The towns. In Armstrong (ed.), 205-234.
Colvin, H.M.	1982	*The History of the King's Works*, IV:II.
Du Boulay, F. R. H.	1966	*The Lordship of Canterbury. An Essay on Medieval Society.*
Everitt, A.	1986	*Continuity and Colonisation, the Evolution of Kentish Settlement*.
Glover, J.	1982	*The Place Names of Kent*.
Harrington, D., Pearson, S. and Rose, S.	2000	*Kent Hearth Tax Assessment Lady Day 1664.* British Record Society, Hearth Tax Series 2; Kent Archaeological Society, Kent Records Series, 29.
Hasted, E.	1798	*The History and Topographical Survey of the County of Kent* VII
Lambarde, W.	1570	*Perambulation of Kent* (1970 edition).
Morgan, P. (ed.)	1983	*Domesday Book Kent.*
Ormrod, D	1995	Industry 1640-1800. In Armstrong (ed.), 85-109.
Newman, J.	1983	*Buildings of England: North-East and East Kent.*
Pearson, S	1994	*The Medieval Houses of Kent: An Historical Analysis.* RCHME/HMSO
Pearson, S.	2001	'The archbishop's palace at Charing in the middle ages', *Archaeol. Cantiana* CXXI, 315-49.
RCHME	1994	*Gazetteer of Medieval Houses in Kent.* RCHME/HMSO
Sawyer, P. H.	1968	*Anglo-Saxon Charters, an Annotated Handlist.* Royal Hist. Soc.
Sayer, J.	1886	The archiepiscopal manor house at Charing, *Archaeol. Cantiana* XVI, 266-268.

Tatton-Brown, T. 1977 Investigations and excavations during the year - Kent Manorial and Moated Sites Group, *Archaeol. Cantiana* XCIII, 219-222.

VCH III 1932 *The Victoria History of the County of Kent.*

Wallenburg, J. K. 1931 *Kentish Place-Names.*

Ward, G 1933 'The lists of Saxon churches in the Domesday Monachorum and the White Book of St Augustine, *Archaeol. Cantiana* XLV, 60-89.

Winzar, P 1984 Charing Fairs and Markets. Centre for Kentish Studies

Winzar, P. 1993 'Peirce House, Charing: the house and its owners' *Archaeol. Cantiana* CXI, 131-200.

7.2 References for SMR and urban features

Calladine, A. and Pearson, S. 1996 *The Archbishop's Palace, Charing, Kent.* RCHME.

Colvin, H. M. 1982 *The History of the King's Works,* IV: II.

Detsicas, A. P. 1975 A Romano-British building at Charing, *Archaeol. Cantiana* 91, 107-110.

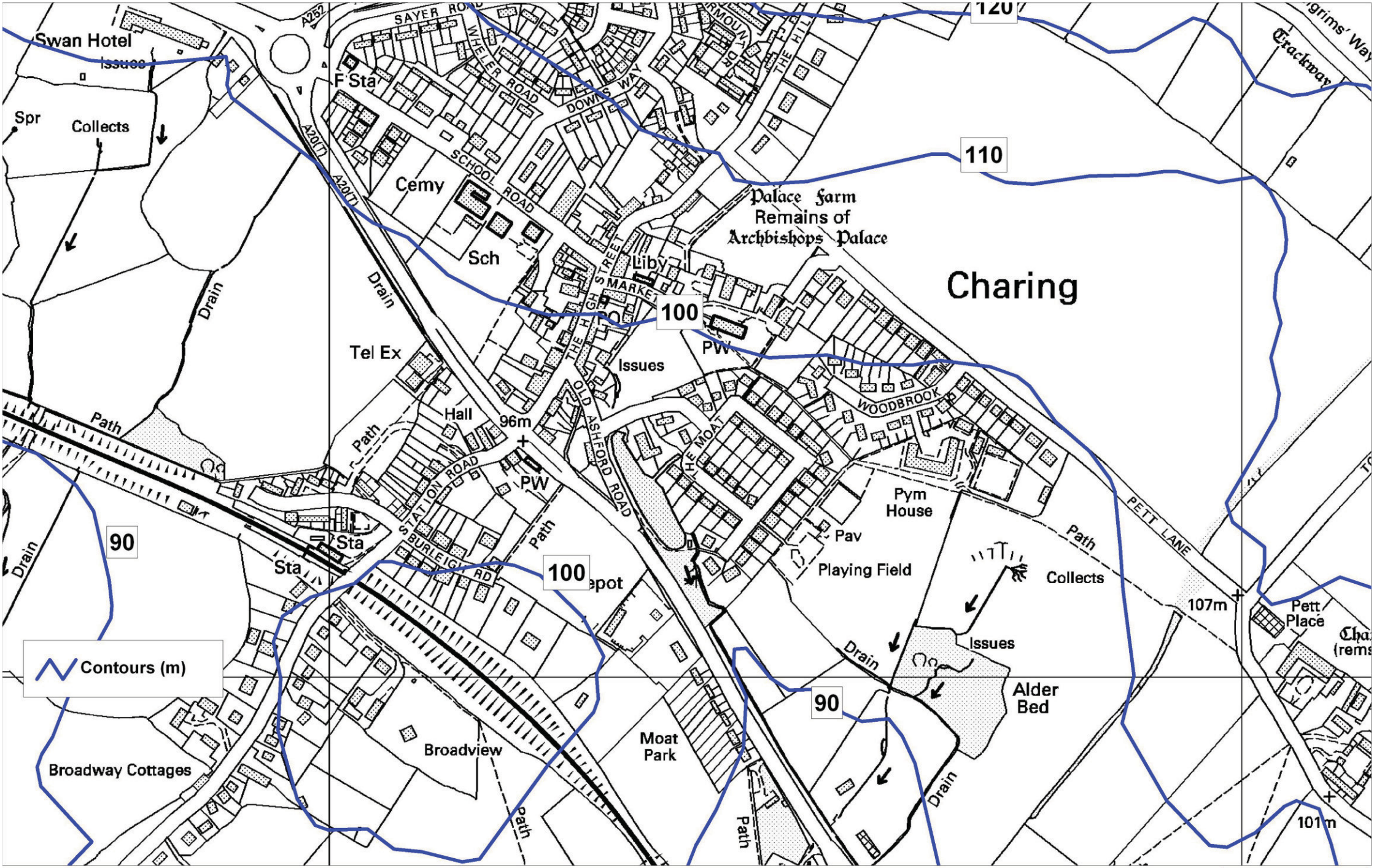
DoE 1980 *List of Buildings of Special Architectural or Historical Interest: Borough of Ashford - West Ashford Rural Area.*

Oldham, P. 1971 *Kent Archaeol. Rev.* 23, 69

OS *Ordnance Survey maps.*

VCH III 1932 *The Victoria History of the County of Kent.*

White, H. T. 1934 The beacon system in Kent, *Archaeol. Cantiana* 46, 77-96.



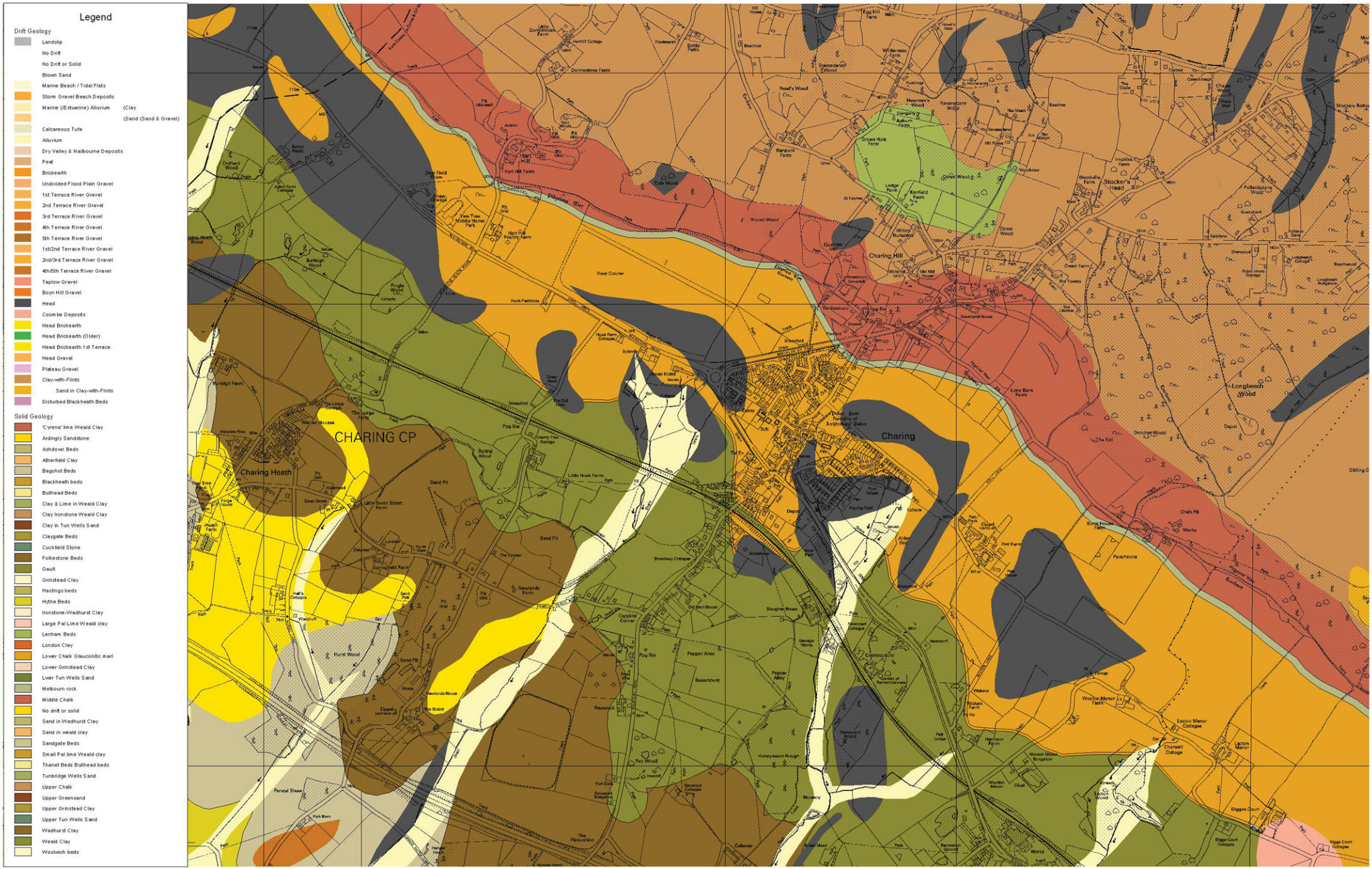
1:5239

Figure 1 Map of Charing showing contours

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. June 16, 2003

N

Kent County Council

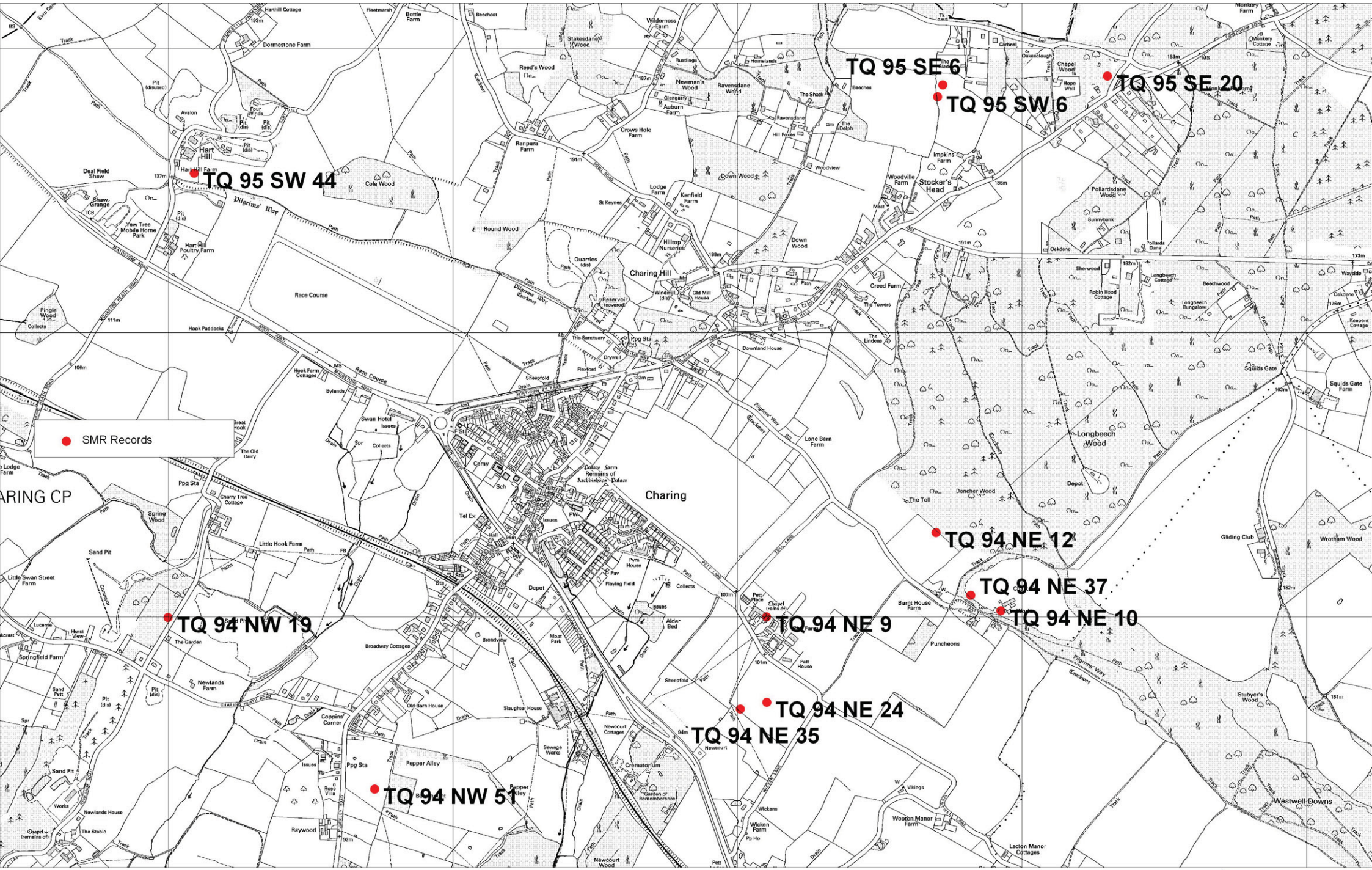


Scale 1:15000 Figure 2 Map of Charing showing geology

N

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. March 3, 2003

Kent County Council



1:14174

Figure 3 Map of Charing showing archaeological remains

N

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. June 16, 2003

Kent County Council

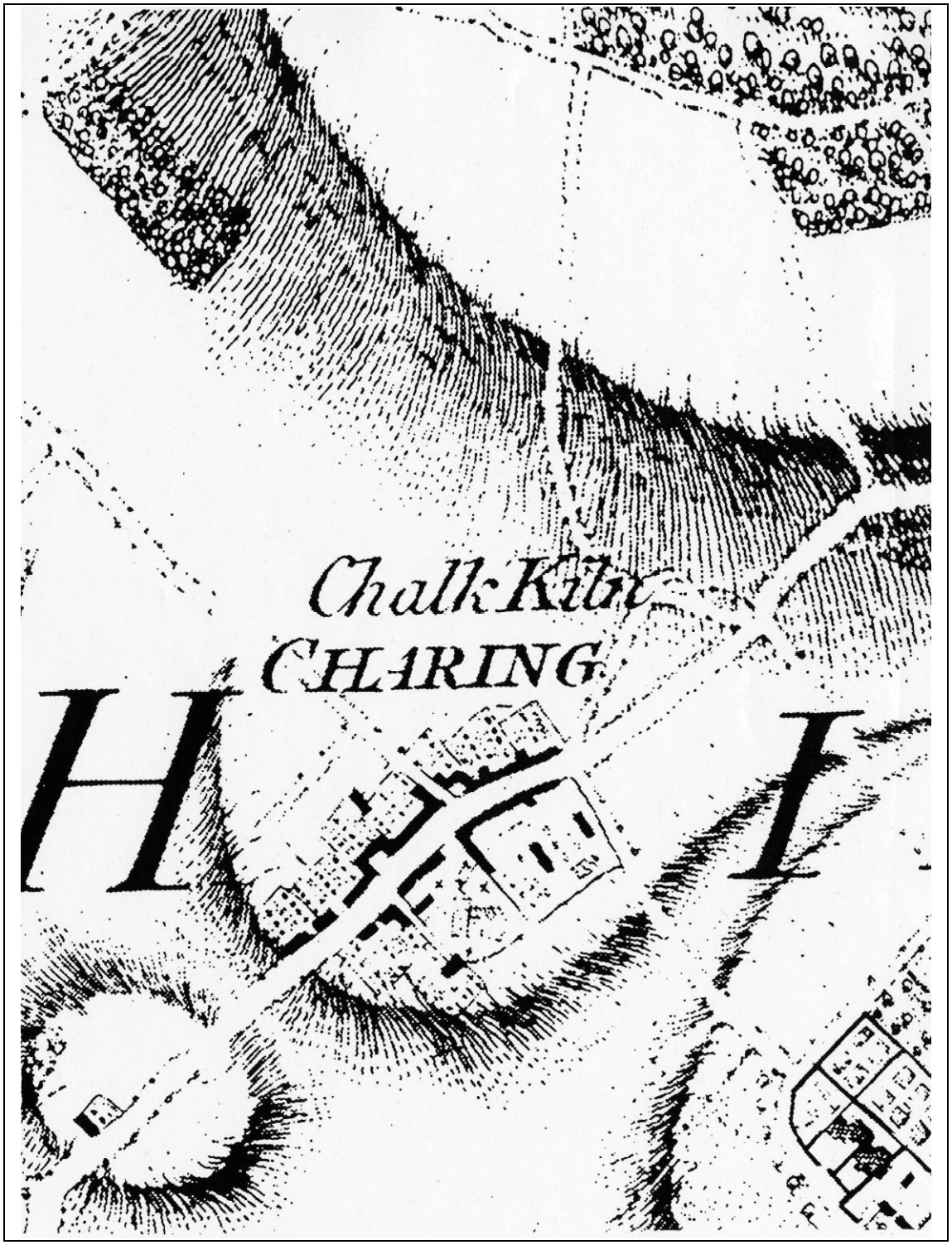


Figure 4. Andrews, Dury and Herbert's map of Charing, 1769

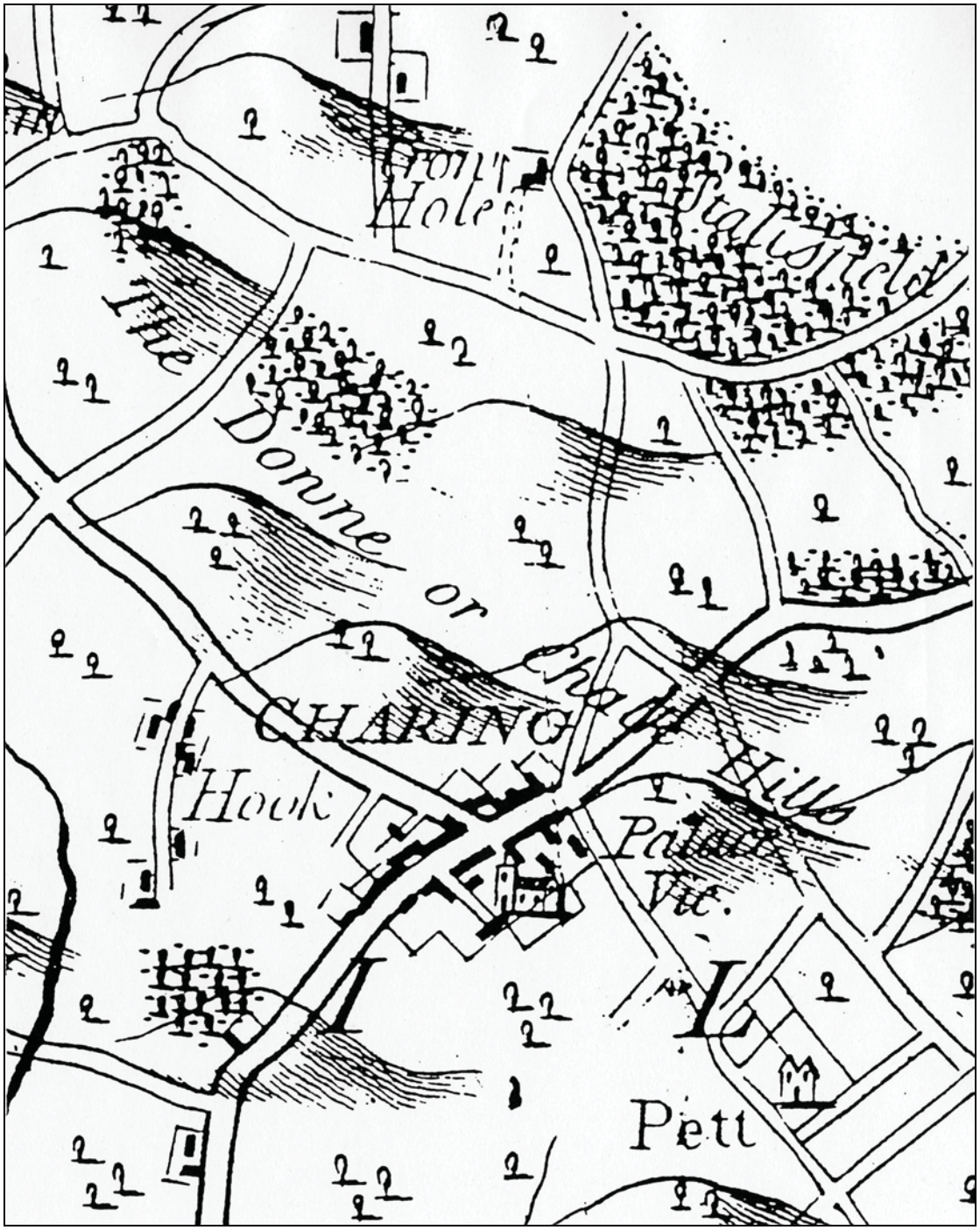


Figure 5. Hasted's map of Charing, *c*.1798

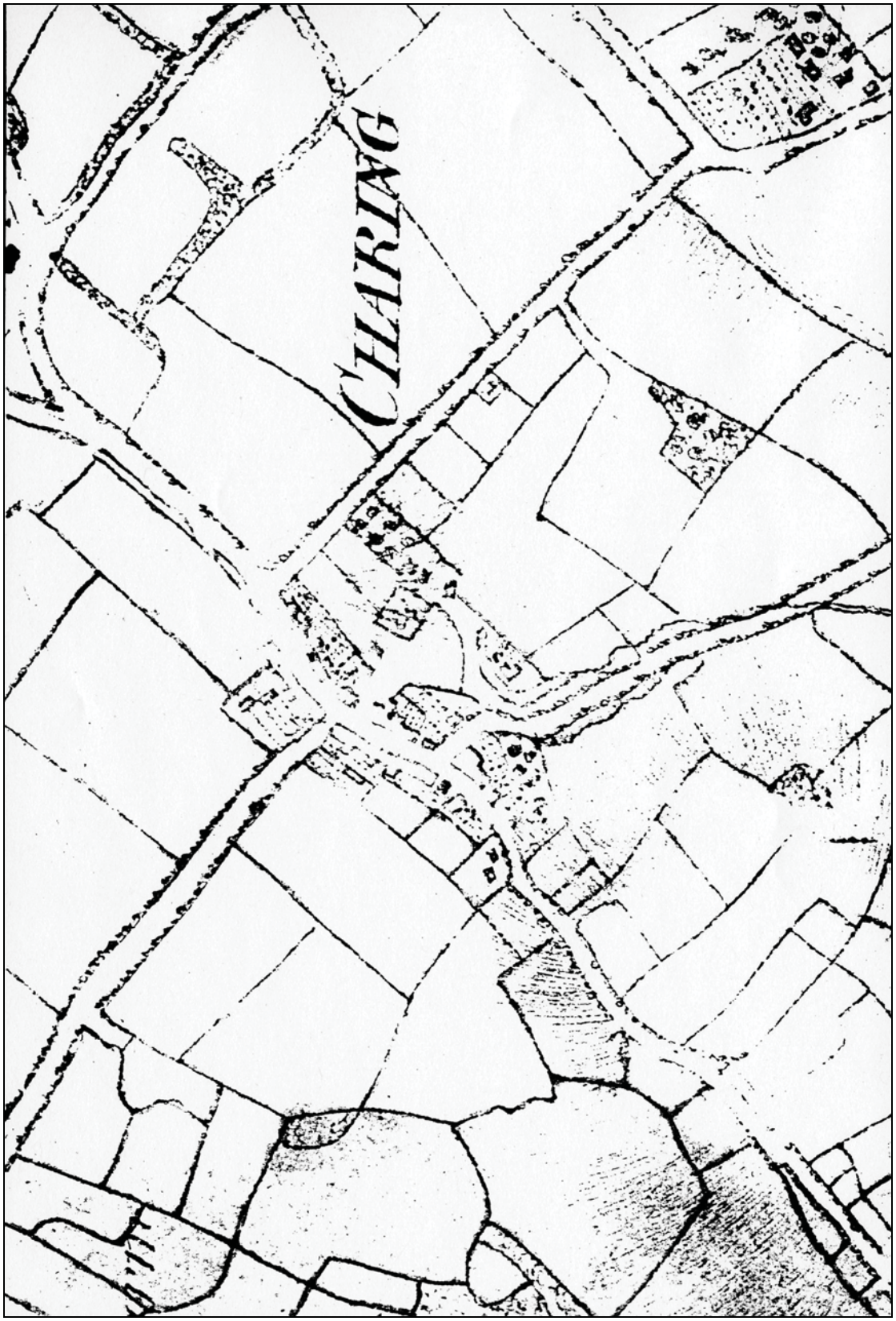


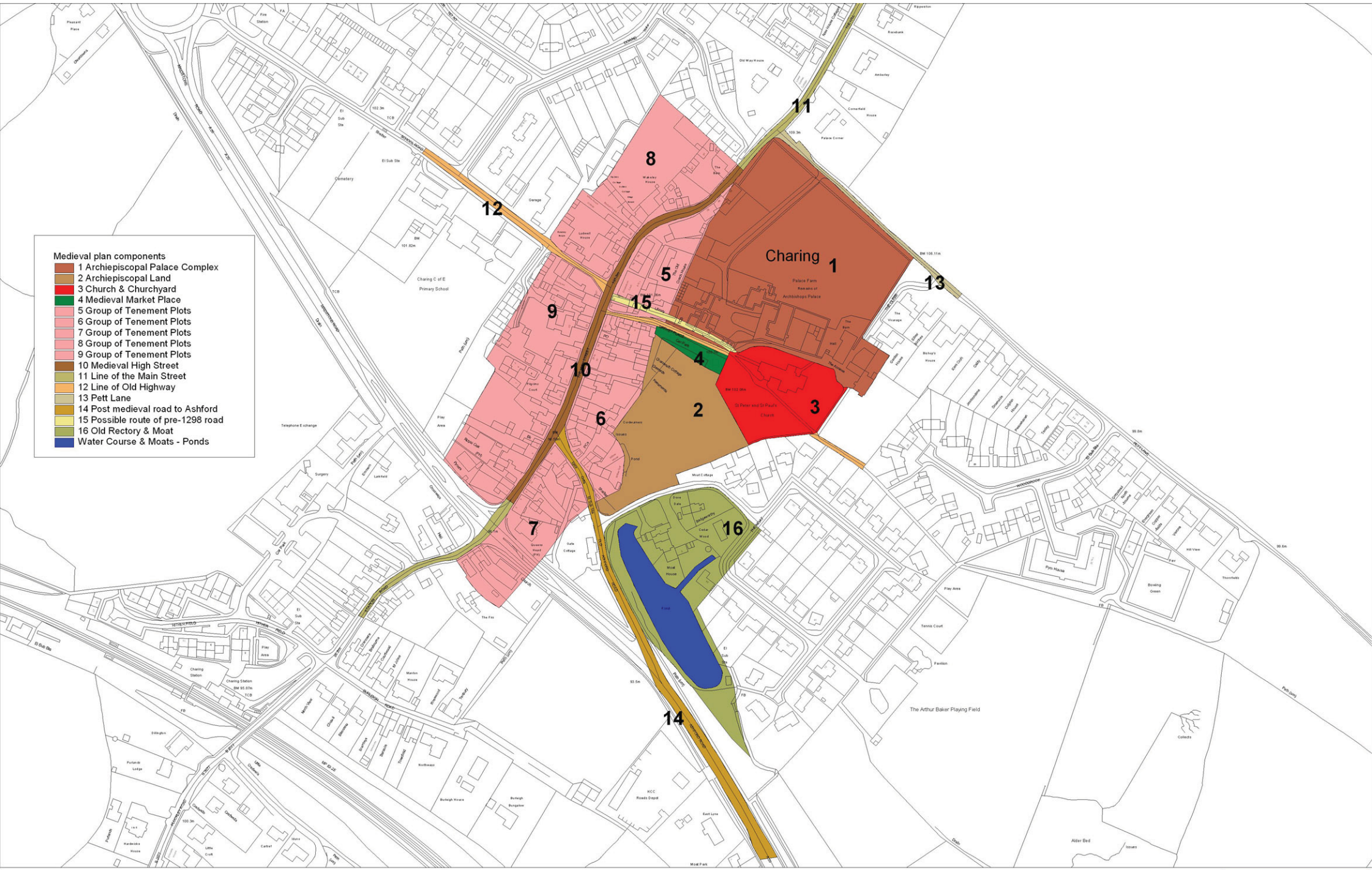
Figure 6. Ordnance Surveyor's field drawing for 1st Edition OS map, *c*.1800

1:2812

Figure 7. Map of Charing showing historic buildings

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. November 12, 2004

Kent County Council

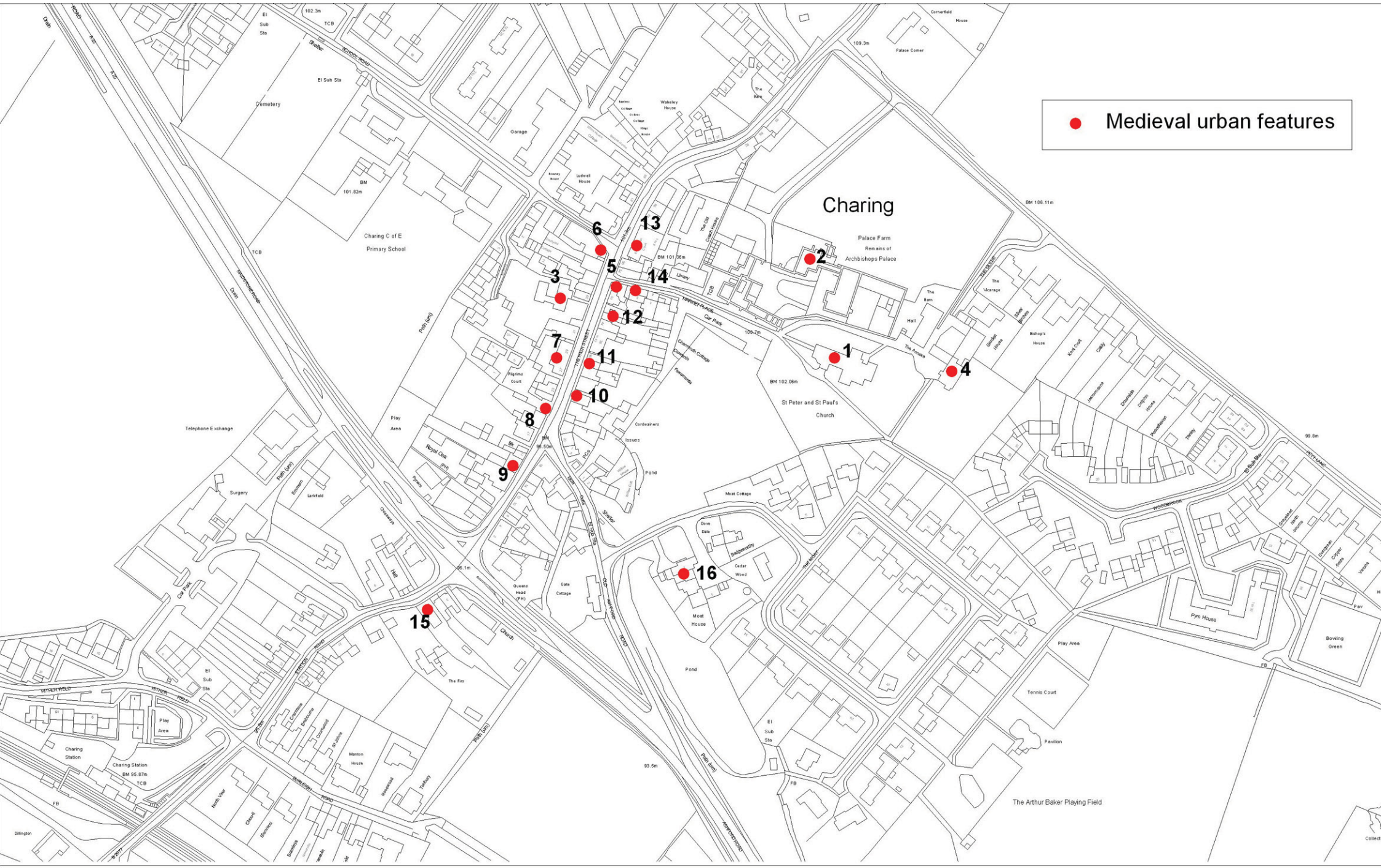


1:3154

Figure 8 Map of Charing showing medieval plan components

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. June 16, 2003

Kent County Council



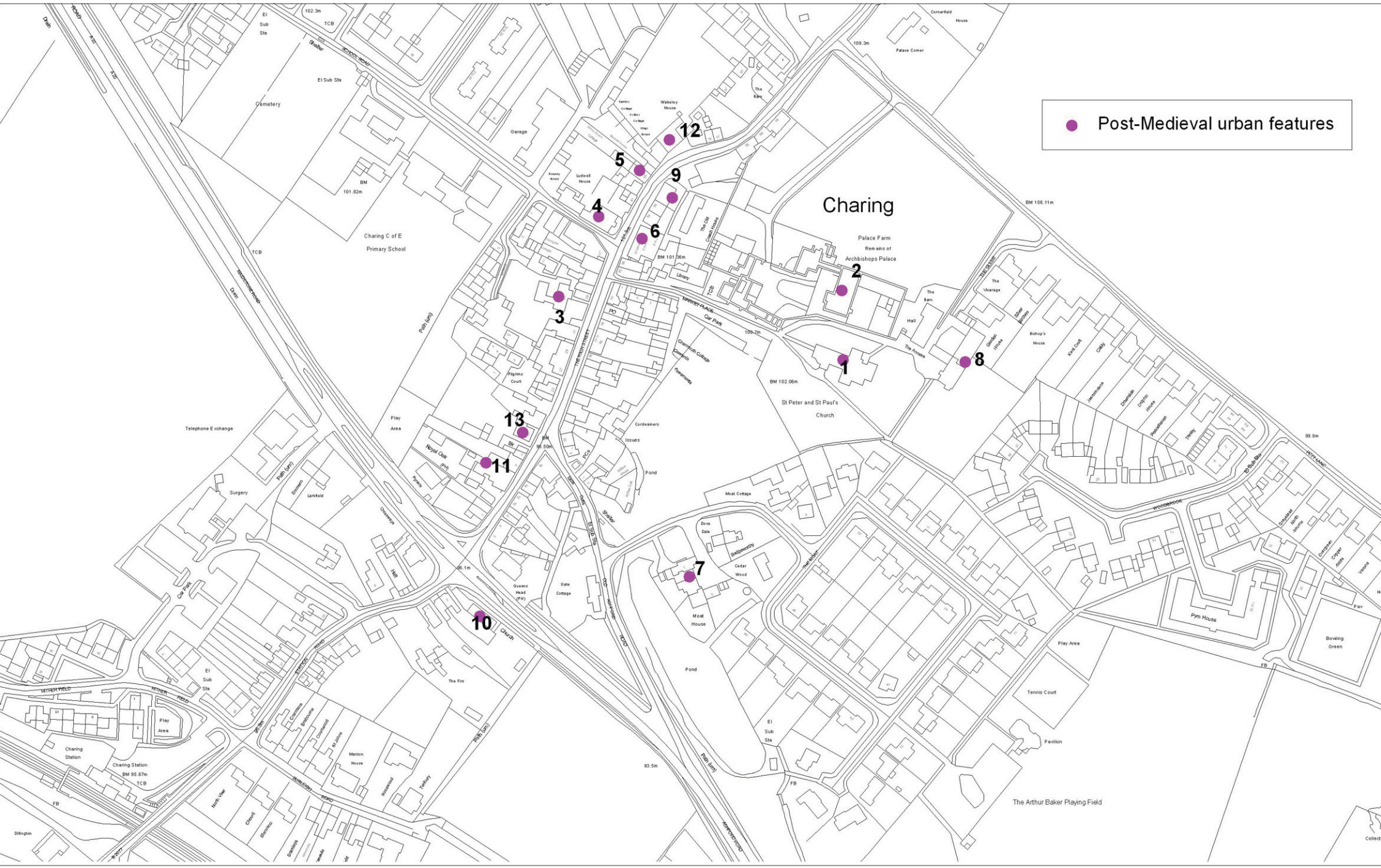
1:2862

Figure 9. Map of Charing showing medieval urban features

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. November 12, 2004

N

Kent County Council



1:2862

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

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. November 12, 2004

N

Kent County Council

1:1876

Figure 11. Map of Charing showing results of cellar survey

N

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. June 16, 2003

Kent County Council

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 Propsed 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[1]. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

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

2. SPG Background

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

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

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

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

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

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

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

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

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

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

3. Urban Archaeological Zones and Guidance

3.1 The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Charing 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

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

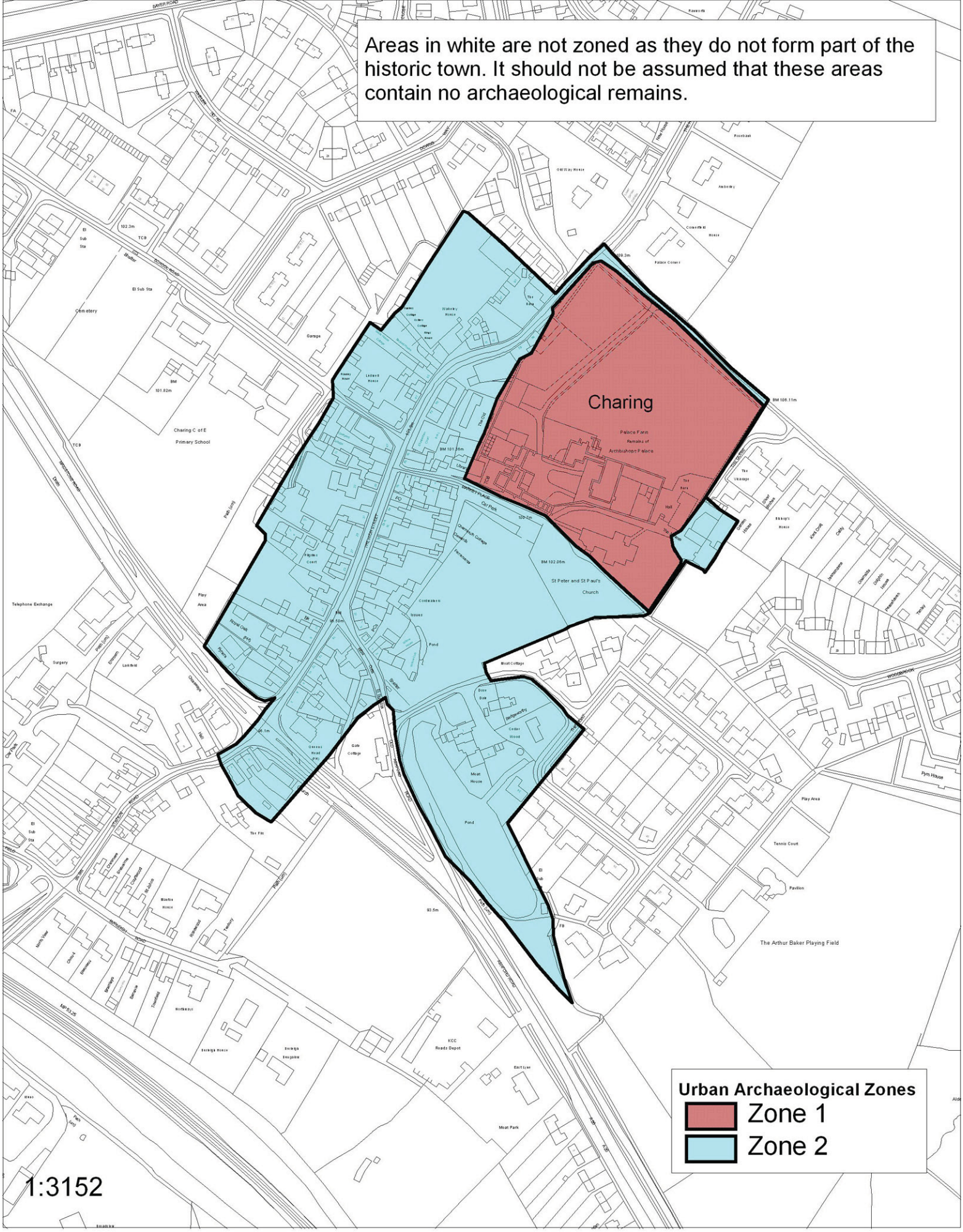


Figure 12. Map of Charing showing Urban Archaeological Zones

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Kent County Council licence No. LA076708. October 5, 2004

N

Kent County Council