



Kent Historic Towns Survey

GILLINGHAM

Archaeological Assessment Document

December 2004

KENT HISTORIC TOWNS' SURVEY

**GILLINGHAM - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT**

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1 INTRODUCTION

1.1 Background

Gillingham is a town in north-west Kent, based on a settlement of probable Saxon origin. It stands on the south bank of the river Medway, and today it forms part of the Unitary Authority of Medway, Kent.

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 13 entries, 4 of which are medieval and post-medieval standing structures.

There have been few archaeological investigations in Gillingham; thus much of this study is based on documentary evidence, secondary published sources and analysis of the settlement's topography. The town is seen as significant because of its documented history and archiepiscopal associations rather than because of any known archaeological deposits in the area.

1.2 Situation

The historic centre of Gillingham lies on the sides of a gentle slope, which rises from *c.* 15m on the north and east, to *c.* 35m to the south-west of the church (Figure 1). The settlement stands on bands of alluvium, Thanet beds, head brickearth, river terrace gravels and upper chalk which run west-east across the study area (Figure 2)

1.3 Study area

The general area for study lies between TQ 770670 and TQ 800700. 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 77506850 and TQ 78206950.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for the town of Gillingham, but there are more for its surroundings. The Sites and Monuments Record (SMR) for the area of study records the following evidence.

2.1 Prehistoric

TQ 76 NE 9 - An Abbevillian handaxe was found *c.*1905, at TQ 77396825. Formerly in Gillingham Museum.

TQ 76 NE 14 - An Abbevillian handaxe was found *c.*1900, at TQ 78326907. Formerly in Gillingham Museum.

2.2 Late iron age/Romano-British

TQ 76 NE 10 - A late first or early second century AD grave-group comprising a human skull, a Samian ware dish and a cinerary urn of black Upchurch ware was found in 1935 at a depth of *c.* 1m, at TQ 78576814 (*Arch. Cant.* XLVII, 245).

TQ 76 NE 12 – First century AD pottery, probably from a burial, was found in 1935, at TQ 77796862.

TQ 76 NE 13 - Several Romano-British cremation burials aligned in what appeared to be a filled-in trench were found in the late nineteenth century, at TQ 7754 6908. A large first century cinerary urn of Upchurch ware was found in 1927, at TQ 77606930, and a number of similar finds have been reported from the area (VCH III, 155).

TQ 76 NE 16 - A Romano-British cinerary urn containing calcined bones was found under a layer of burnt earth and animal bones in 1913, at a depth of *c.* 2m. at TQ 77996797 (Payne 1915, 282).

TQ 76 NE 42 - An anti-tank ditch was dug in 1942 across an area showing signs of temporary Romano-British occupation. Second or third century AD pottery and charcoal were recovered.

TQ 76 NE 44 - Romano-British inhumation burials are said to have been found at TQ 79726862.

2.3 Medieval

TQ76 NE43 – Excavations at Grench or Grange Manor in 1992, at TQ 793689, unearthed scattered roof tiles indicative of a Romano-British building. Twelfth and thirteenth century pottery was also discovered, although with no associated structures. Evidence for fourteenth and fifteenth century structures was recovered (Keller 1992, 8-11).

2.4 Post-medieval

TQ76 NE53 - Gillingham Fort is known to have stood at TQ 77816978, near the present Gillingham Pier. Built in 1671, it was in a state of decay by 1806 and there are now no recognisable remains.

3 HISTORICAL RECORDS

3.1 Domesday Book

There are two entries for Gillingham in Domesday Book. One records that the manor of Gillingham was held by the archbishop of Canterbury and had 42 villagers, 16 smallholders and 3 slaves, a church, 3 fisheries, 1 mill, 14 acres of meadowland and woodland for 20 pigs. Its value in 1066 was £15, and £23 in 1086. The other entry states that Odo held the manor, which comprised 6 smallholders, a mill, meadow and pasture. The second manor may have been Grench or Grange (see below).

3.2 Origin of place name

The place-name *Gyllingaham* derives from the personal name *Gylla* and means ‘the settlement of Gylla’s people’. It can be traced to its present form thus:

1086 <i>Gelingeham</i>	1130 <i>Gellingeham</i>
1206 <i>Gillingeham</i>	1226 Gillingham

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Romano-British period

Remains of a Romano-British cremation cemetery indicate there must have been a small settlement in the vicinity of Gillingham in the Romano-British period, but there is no indication that it was anything more than a minor rural site. Its proximity to Watling Street may explain the Romano-British period activity.

4.1.2 The Saxon period

A small settlement probably grew up around the church and manor in the Saxon period. 'Bridgework', that is the obligation placed on landowners to maintain the bridges in their area, was instituted before the Norman Conquest and the fact that Gillingham was responsible for one of the piers of Rochester bridge implies the presence of the manor.

4.2 Urban evidence

4.2.1 The medieval period

Medieval Gillingham probably stretched in a fairly narrow strip from the archiepiscopal palace, south of the parish church, to the Medway in the north. Virtually everything of the medieval settlement has been swept away, although Church Street may still be on the line of the medieval street and Gillingham Green is probably a remnant of the original market place.

4.2.1.1 Markets and fairs

In 1336 the archbishop of Canterbury was granted a weekly Thursday market and an annual fair to be held from 3rd to 10th May. The market was probably held in the area known as Gillingham Green, north of the archbishop's palace and west of the church.

4.2.1.2 The manor

The manor of Gillingham belonged to the see of Canterbury from before the Norman Conquest until the Dissolution when it became the property of the Crown. The early twelfth century Textus Roffensis records that the manors of Gillingham and Chatham were responsible for the upkeep of one of the piers of Rochester bridge, an obligation which probably originated in the pre-Conquest period. During the Middle Ages the buildings of the manor probably occupied part of the archiepiscopal palace, but a Court House or Court Lodge with kitchen, stables, other buildings and a cherry orchard all within the palace precincts, all mentioned in the early seventeenth century, may have been the manor itself.

Early manorial records for Gillingham are sparse as they were destroyed during the Peasants' Revolt of 1381, but the rentals which have survived indicate that the manor had c. 300 tenants in 1285 and c. 110 in 1447.

4.2.1.3 The church

The church, dedicated to St Mary Magdalene, is recorded in Domesday Book and in Textus Roffensis. In 1123 its advowson was granted to the convent of Minster in Sheppey, where it remained until the Dissolution.

It stood close to the archiepiscopal palace, and was both the manorial and the parish church. In 1274 Walter de Merton was consecrated bishop of Rochester there. In 1291 the *Taxatio* of Pope Nicholas IV valued the church at £13 6s 8d.

The earliest remains in the church are the thirteenth century arches leading from the chancel to its flanking chapels. The nave arcades date from the fifteenth century, as does the chancel arch.

There is no sign either of the miraculous image of Our Lady of Gillingham, which is reputed to have stood in the church porch, or of the miracle-working rood.

4.2.1.4 The archiepiscopal palace

The earliest reference to Gillingham palace dates from 1187 when Archbishop Baldwin stayed there. It was also used as a royal lodging, with Edward I visiting it in 1274 and Edward II in 1312. After the Reformation it fell into disrepair and no remains are visible today.

The palace probably stood on the south and east side of the church. A medieval building c. 34m x 10m is shown on eighteenth and nineteenth century engravings of the area near Grange Road; it was used as a barn and survived until the late nineteenth century. The other buildings of the palace are unrecorded, but a Commission inspecting Crown property in 1609 listed a 'kitchen, dining room, hall, six chambers, and other necessary buildings all in various parts of decay and ruin' and worth only £13. 16s 4d. They were probably all that remained of the palace at that date.

Reports of the discovery of foundations and cellars immediately north of the vicarage in 1951 are unconfirmed.

4.2.1.5 The manor of Grench

The manor of Grench or Grange, in Grange Road c. 1km east of the parish church, stood within the geographical limits of Gillingham manor. Grench was independent of it, however, for from 1229 Grench was a limb of the Cinque Port of Hastings, being responsible for supplying two seamen and two oars whenever the king crossed from Dover to Calais. Its obligation remained the same in 1284, but in 1303 it had to find a ship with two well-armed men to serve for 40 days. Its tithes were paid to Battle Abbey, so it had neither secular nor ecclesiastical connections with Gillingham.

The present manor house dates from the seventeenth and eighteenth centuries, but in its grounds stand the ruins of a chantry chapel, first mentioned in 1349 and suppressed by Henry VIII. The north, south and west walls of the chapel survive, with a fourteenth century window in the west. Near the present manor gateway, a south wall with two doorways and three windows and a fragmentary east wall are probably the remains of a manorial barn.

4.2.1.6 Industries and trade

Very little is known of Gillingham's industrial activities in the Middle Ages. Two mills, possibly tide mills, are mentioned in Domesday Book. Two windmills are referred to in 1285 and a manorial mill was recorded in 1389. The fishing recorded in 1086 probably continued throughout the Middle Ages and Gillingham had ships, not necessarily fishing vessels, in the early fourteenth century. In 1326, for instance, Gillingham helped to raise a fleet for Edward II. There must have been a harbour on the south bank of the Medway at that time, but nothing is known about it until 1547 when there were the five working quays: Twydall, Millfleet, Dean Mead End, Beggar Hyde and Grange Quay, plus a naval storehouse.

4.2.2 The post-medieval period

4.2.2.1 Markets and fairs

The market seems not to have continued into the post-medieval period, but there was still an annual fair on Easter Tuesday.

4.2.2.2 The manor

The manor of Gillingham became the property of the Crown after the Reformation and, except for a couple of short leases, it remained in royal hands until 1648. Its lands were redistributed during the Commonwealth, but it returned to royal possession at the Restoration.

4.2.2.3 The church

After the Reformation the church fell into the hands of the Crown where it remained until 1543, when it was granted to Sir Thomas Cheney. He then transferred the advowson to Brasenose College, Oxford.

The fabric of the church was restored by A. W. Blomefield in 1868-9 but some medieval features remain.

4.2.2.4 Industry and trade

Maritime trade dominated Gillingham's economy in the post-medieval period. The five quays mentioned above served vessels carrying grain and fruit from Kent to the London market. For a short period copperas, found along the Thames foreshore and in demand as a dye, was also exported. In 1566 Gillingham possessed 27 ships and boats ranging between 1 and 20 tons, and 43 of its inhabitants were engaged in fishing. The town seems not to have developed other industries, and the commercial premises were such as would be expected in a fairly small town, i.e. housing blacksmiths, carpenters, drapers and so on. In the late eighteenth century Gillingham was said to be populated mainly by dockyard workers and retired mariners.

The harbour

In the middle of the sixteenth century Gillingham harbour began to come to the fore as a naval dockyard. The large sum of £4,247.00 was granted for its maintenance as early as 1547, and in 1550 all the king's ships except those at Portsmouth were ordered to assemble in Gillingham Water. £4,000 was spent on the dockyard from 1564 to 1570, and skilled workmen were brought there from other royal dockyards. Thirty-nine ships sailed from Gillingham to confront the Spanish Armada in 1588. Although Chatham supplanted Gillingham as a shipbuilding centre in the following century, the latter was still of some importance, for Samuel Pepys visited the port in his position of Clerk to the Admiralty in 1665, and Gillingham Fort was built somewhere to the west of the present pier in 1671. Chatham dominated the Medway for the next two centuries, although Gillingham men still worked in the Chatham dockyards.

The exact position of Gillingham's royal dockyard is not known, but it probably lay to the north of the church in the area of the present Pier Road and Strand Approach Road.

4.2.3 The modern town

Gillingham grew rapidly during the nineteenth and twentieth centuries, with many of its inhabitants working in Chatham dockyard: 11,000 were employed there during World War I, and 13,000 during World War II. Good road and rail communications attracted other industries, notably brick works using local brickearth for production of stock bricks for London, and cement works reliant on chalk from the nearby North Downs. Growth in population resulted in much housing development, with the original centre being swamped by modern estates. Today Gillingham extends for c. 3m north to south, from the bank of the Medway to Watling Street (the modern A2 main road), and Gillingham District covers the whole area down to the M2 motorway. To west and east, Gillingham merges imperceptibly into Chatham, and Rainham.

4.2.4 Population

Domesday Book records 68 people in the manor of Gillingham in 1086, indicative of a population of *c.* 250. The manor had *c.* 300 tenants in 1285 and *c.* 110 in 1447; in 1676 the town had *c.* 500 inhabitants. From then until the first national census of 1801 the population increased by 730%. In 1801 there were 4,135 inhabitants; this number almost doubled to 9,321 in 1851 after which there was a rapid rise to 42,643 in 1901. It is difficult to establish the size of Gillingham's population since then, for it has subsequently been included with that of Chatham and the Medway towns.

5 URBAN CHARACTERISTICS

The following summary of Gillingham's urban character has been divided into medieval and post-medieval periods (pre- and post-dating *c.* 1540). Nineteenth and twentieth century development has all but obliterated traces of Gillingham's past and, other than the church, there are no surviving historic buildings.

5.1 Medieval plan components and urban features (Figures 6 and 7)

Medieval Gillingham probably extended for *c.* 300m from the church to the harbour in the north. The church and churchyard (PC1) lay at the southern end of the settlement, with the archiepiscopal palace (PC2) probably to its south and east in the area bounded today by Gillingham Green, Ingram Road and Grange Road. Gillingham Green (PC3) is the most likely site for the medieval market place. Occupation was probably clustered around present Church Street, from Gillingham Green to the riverbank.

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

- a) (MUF1) The church of St Mary Magdalene. Thirteenth century arches between the chancel and its flanking chapels and some of the north and south arcades survive. The arcades mainly date from the fifteenth century, as does the chancel arch.

PC2 Site of the Archbishop's Palace. The palace was probably built by 1187; parts survived until the late nineteenth century. Now an open space south of church.

PC3 Gillingham Green, possible site of the medieval market.

PC4 Possible tenement plots, fronting the west side of Church Street.

PC5 Possible tenement plots, fronting the east side of Church Street.

PC6 Possible area of medieval harbour, now Pier Road and Strand Approach Road.

5.2 Post-medieval plan components and urban features (Figure 8)

During the seventeenth to nineteenth centuries the essential plan form of Gillingham, as indicated on Figure 6, was retained, but a number of new buildings were constructed along the line of Church Street, replacing earlier structures and infilling some gaps. During the late nineteenth and early twentieth century, housing and commercial development transformed the earlier plan, with the parish church and Church Street now far removed from the modern commercial centre.

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

- a) (PMUF1) The church of St Mary Magdalene, restored 1868-1869 by AW Blomfield.

PC2 Site of the Archbishop's Palace.

- a) (PMUF3) Municipal Cemetery (OS 1869).

PC3 Gillingham Green, possible site of the medieval market.

- a) (PMUF2) Site of the Vicarage (OS 1869).
- b) (PMUF4) The Five Bells Inn, now converted into dwellings.

PC4 Possible tenement plots, fronting west side of Church Street.

- a) (PMUF6) Site of the Methodist Chapel (OS 1869).
- b) (PMUF7) Site of the National School (OS 1896).

PC5 Possible tenement plots, fronting east side of Church Street.

- a) (PMUF5) Site of the Wesleyan Chapel (OS 1869).

PC6 Possible area of medieval and post-medieval harbour, now Pier Road and Strand Approach Road.

6. THE POTENTIAL OF GILLINGHAM

6.1 Archaeological resource overview

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

6.2 Research questions

The purpose of this document is to develop policy for Gillingham's urban archaeological deposits, particularly the historic urban core. There has been no archaeological investigation other than in Grench manor, and there is no archaeological evidence for the economic base of the medieval town.

As archaeological deposits have been subjected to great disturbance by modern development, Gillingham's archaeological potential may be limited to small-scale excavations which could

answer specific questions about its origins, chronological development and situation within Kent's urban network.

6.3 Key areas for research

6.3.1 The origins of Gillingham

The following need to be investigated

- The earliest settlement remains at Gillingham and their character
- The earliest remains which can be classed as urban or proto-urban

- The plan of the earliest church and the extent of its churchyard
- The date of encroachments on to the churchyard
- The effect of the church on the development of the town

- The site and layout of the archiepiscopal palace, and their dates
- The effect of the palace on the development of the town

- Site, plan and date of possible manor house if separate from palace

- The site of the market place
- The sites and layouts of the Medieval quays
- The site and layout of the sixteenth century naval dockyard
- Evidence for shipbuilding

6.3.2 The development of Gillingham as an urban centre

The following topics need to be investigated

- 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 economy of the town and its trading and commercial contacts with its hinterland
- Its influence on surrounding settlements

- The evidence of artefactual remains in interpreting the town's urban history: differential wealth on different sites, areas of greater/lesser economic significance, zoning of trades or commercial premises, tracing social hierarchies through archaeological evidence.

The discovery and study of both structures and artefacts would illuminate these topics. Small-scale archaeological sampling in individual properties in Gillingham 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 desktop assessment and field evaluation demonstrate the case. The position and importance of Gillingham in the

hierarchy of Kent towns can be solved only through excavation, field survey and consultation of historical documentation.

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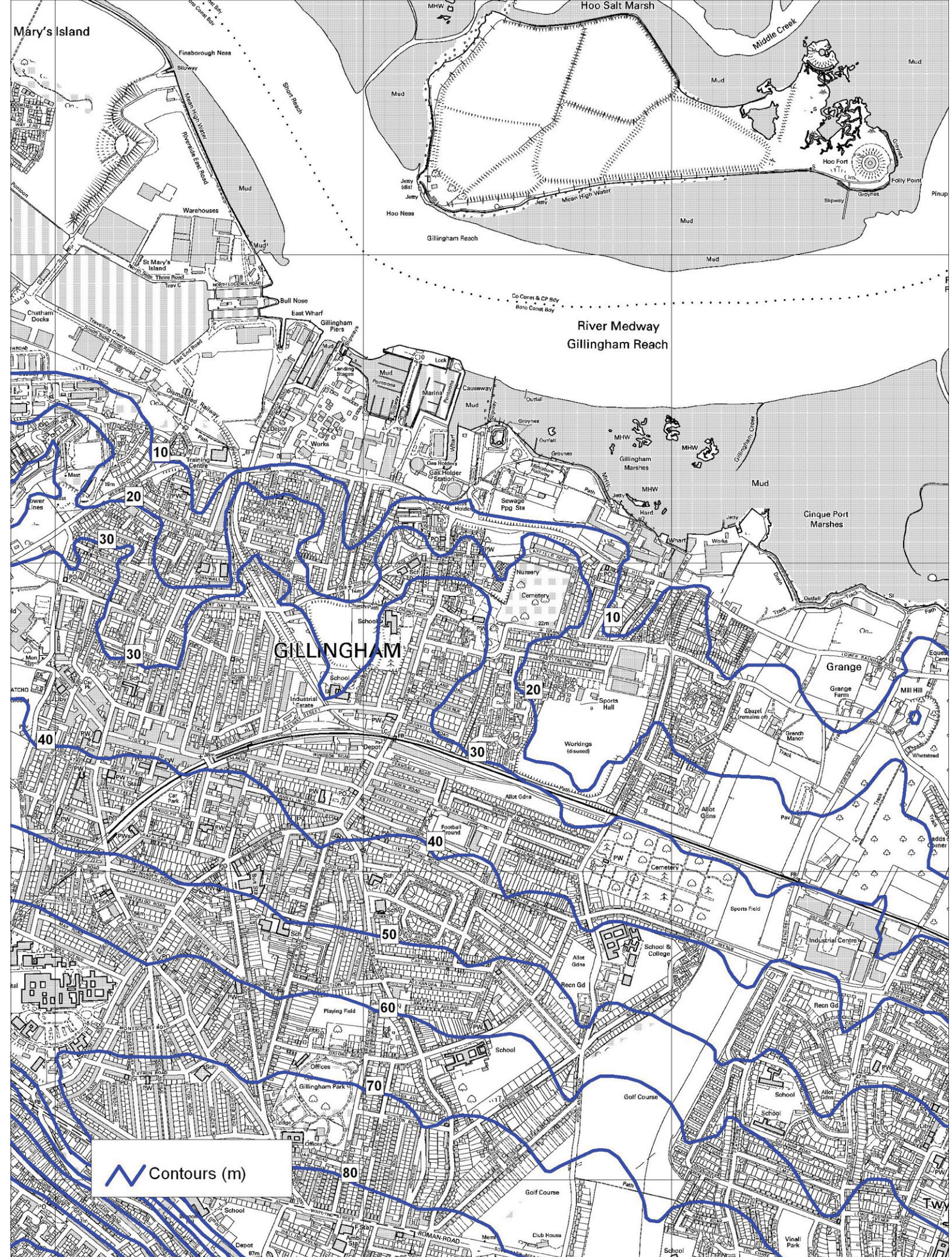
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VCH III	1932	<i>Victoria History of the County of Kent.</i>
??		<i>Archaeol. Cant XLVII</i>



1:15418

Figure 1. Map of Gillingham showing contours

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Scale 1:15000 Figure 2 Map of Gillingham showing geology

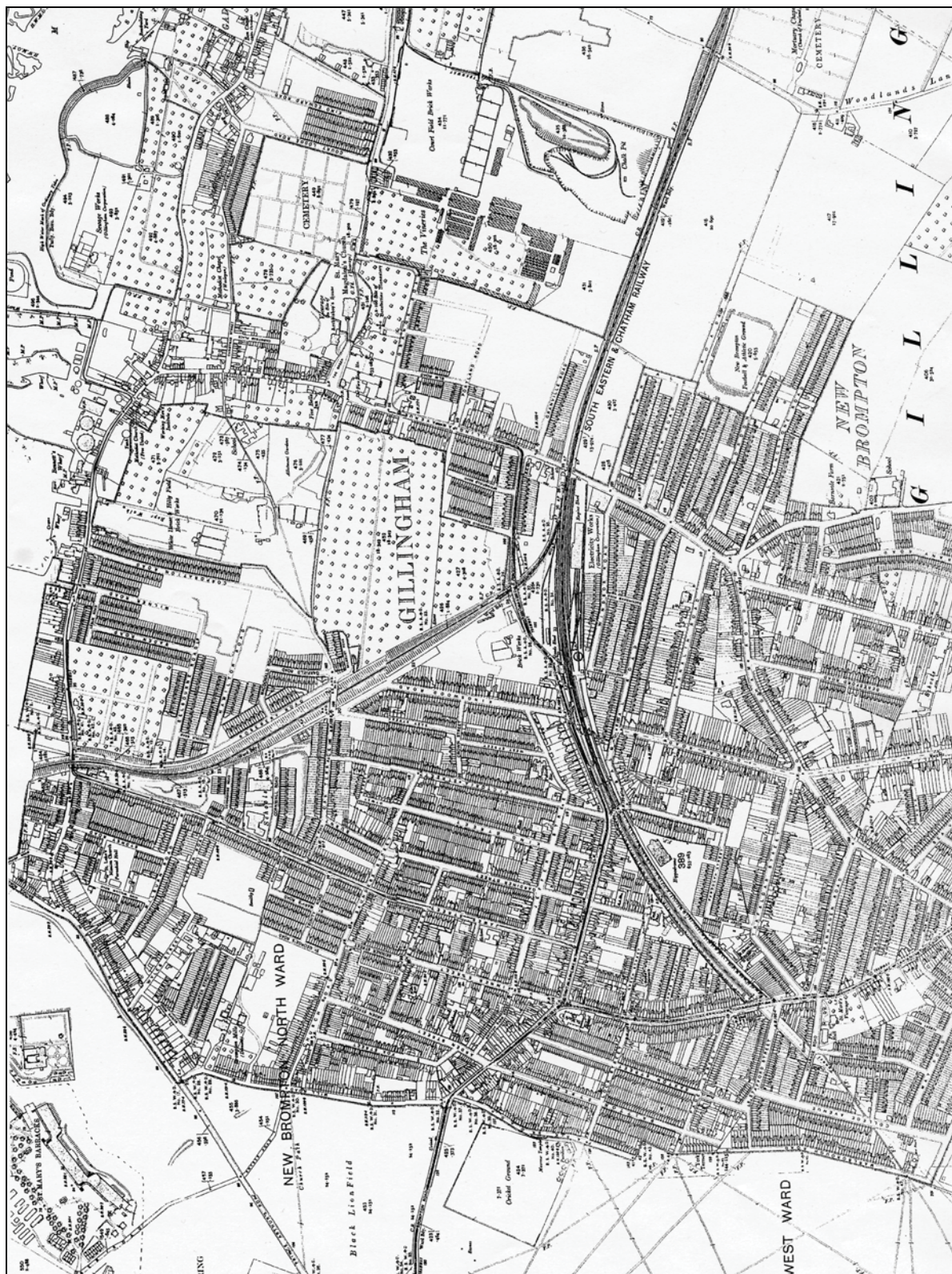
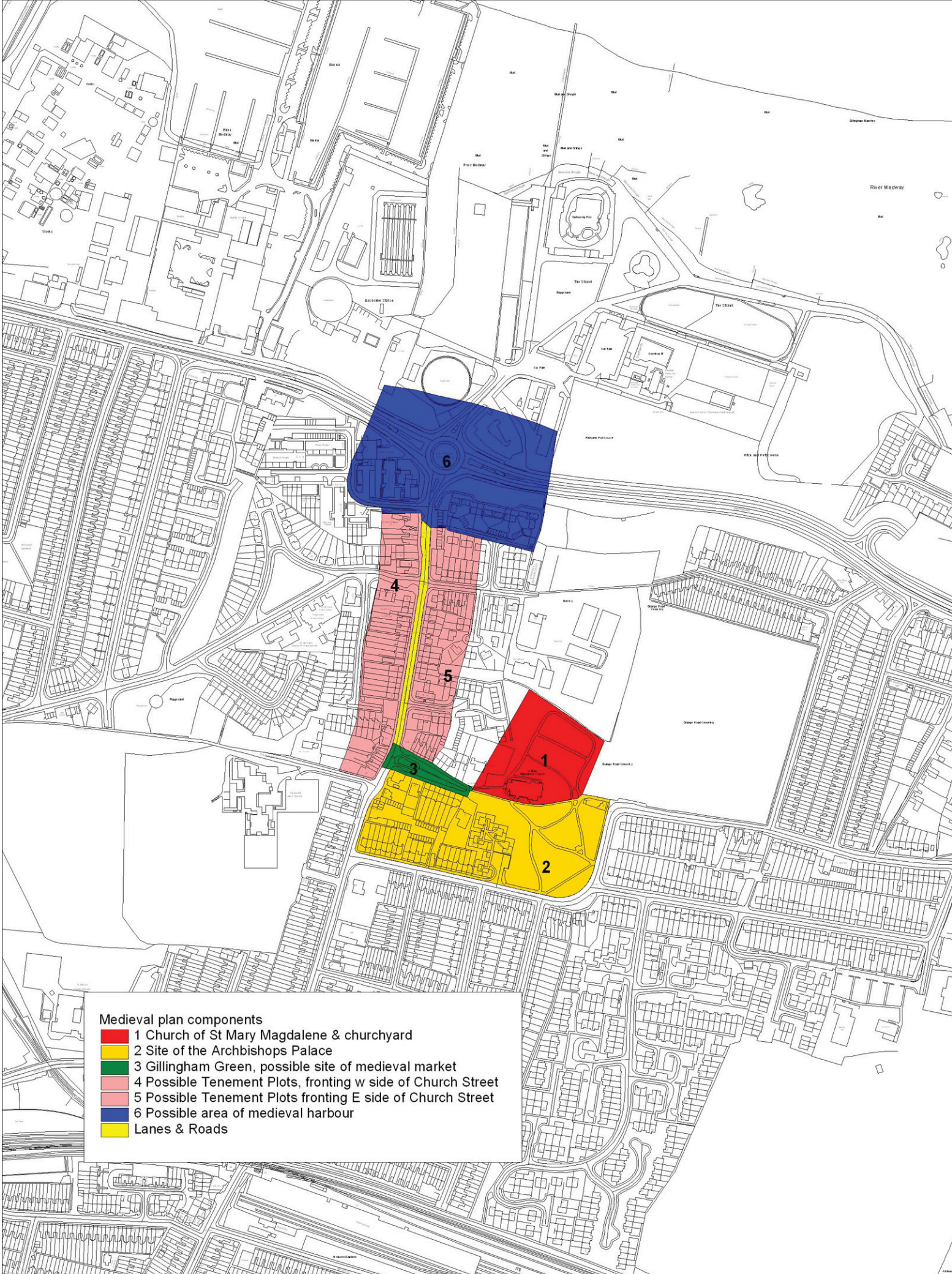


Figure 4. The 3rd Edition OS map of Gillingham, c.1909-1924



1:5404

Figure 5. Map of Gillingham showing historic buildings



1:4962

Figure 6. Map of Gillingham showing medieval plan components

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1:5404

Figure 7. Map of Gillingham showing medieval urban features



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

1. Introduction

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

Policy QL8: Archaeological Sites

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

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

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

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

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

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

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

2. SPG Background

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

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

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

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

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

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

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

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

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

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

3. Urban Archaeological Zones and Guidance

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

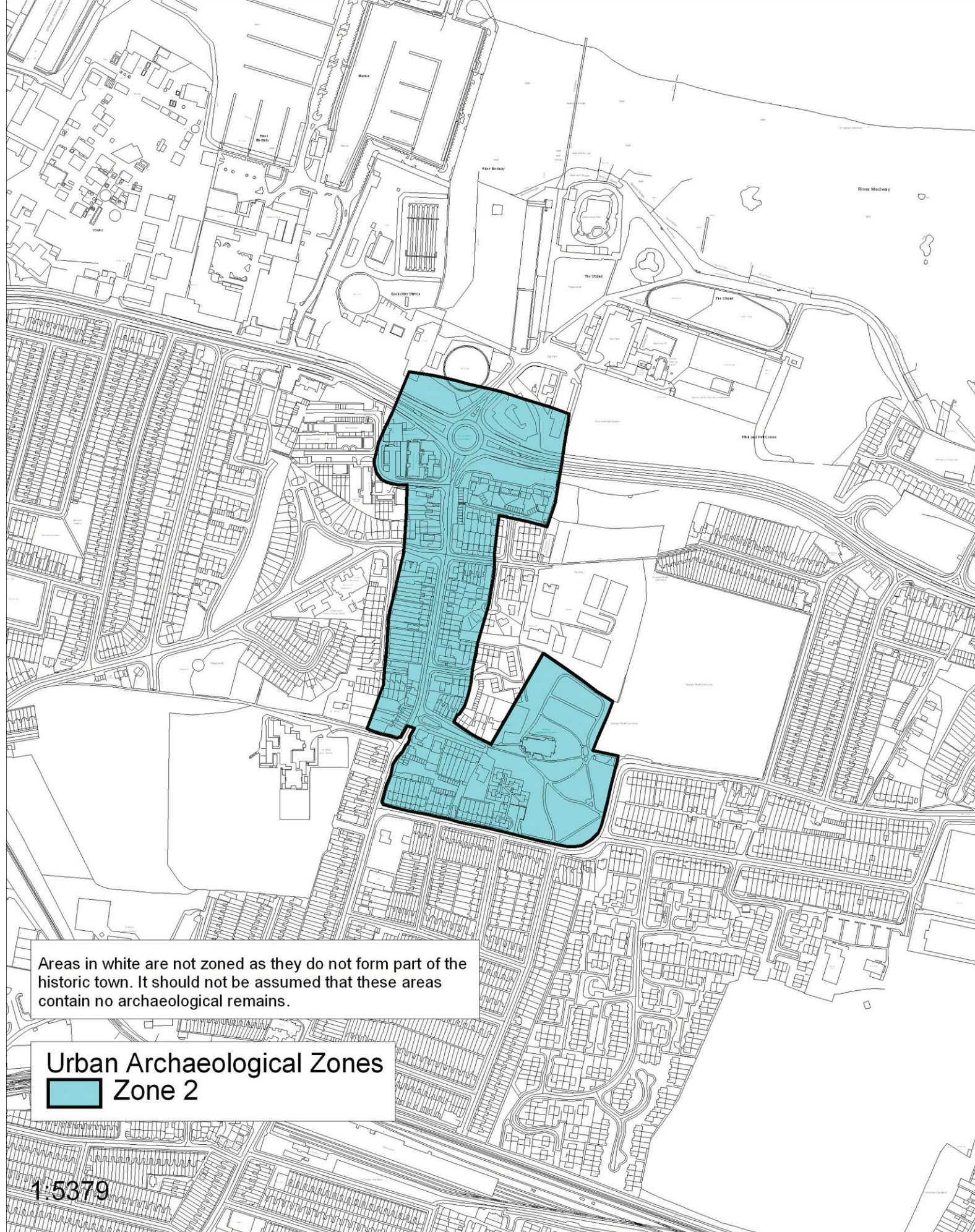


Figure 9. Map of Gillingham showing Urban Archaeological Zones