Kent Historic Towns Survey

MAIDSTONE

Archaeological Assessment Document

December 2004

ENGLISH HERITAGE

Kent County Council

KENT HISTORIC TOWNS' SURVEY

MAIDSTONE - KENT
ARCHAEOLOGICAL ASSESSMENT
DOCUMENT

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

CONTENTS

LIST OF MAPS AND PLANS

1.   Map of Maidstone showing contours

2.   Map of Maidstone showing geology

3/3a.   Map of Maidstone showing archaeological remains / scheduled monuments

4.   Andrews, Dury and Herbert's map of Maidstone - 1769

5.   Hasted's map of Maidstone - *c*. 1790s

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

7.   The First edition OS Map of Maidstone - 1848

8.   Map of Maidstone showing the historic buildings

9.   Map of Maidstone showing medieval plan components

10.   Map of Maidstone showing medieval urban features

11.   Map of Maidstone showing post-medieval urban features

12.   Map of Maidstone showing Urban Archaeological Zones

1 INTRODUCTION

1.1 Background

Maidstone is a market town of pre-Conquest origin, which later became the county town and administrative centre of Kent. It is situated on the east bank of the river Medway and its tributary the river Len, at a point where the Romano-British road from Rochester to Hastings crossed the Len. It is almost midway between London and Dover, and is *c.* 13.5km south of Rochester and 28km 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 SMR was checked for information relating to the study area and provided a total of 51 entries: 10 prehistoric, 31 late iron age/Romano-British, 3 Saxon, 5 medieval, and 2 post-medieval. Maidstone is fairly typical of many market towns in England in that there has, as yet, been very little significant archaeological research within the settlement and only limited work in the wider area of study, although all modern developments are now watched for signs of archaeological evidence. Much of this study is based on documentary evidence, secondary published sources and analysis of the settlement's topography.

There are buildings of a wide date range within the town, although most derive from the seventeenth century and later. The town is seen as historically significant because of its role within the county and because of its well-documented history, rather than because of any well-known archaeological deposits.

1.2 Situation

Bounded on the west by the river Medway and on the south by the river Len, the town centre occupies land sloping from 5m to 20m OD (Figure 1). The centre of the present town lies on a bed of Wealden clay, with bands of Atherfield clay and alluvium along the river edges, and Hythe beds (sandy limestone and calcareous sand) away from the rivers (Figure 2).

1.3 Study area

The general area selected for study lies between TQ 745540 and 775570. 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 755550 and TQ 765565.

2 ARCHAEOLOGICAL DATA

Few of the archaeological data for Maidstone and its immediate environs derive from excavated sites, and, where they do, the mainly nineteenth and early twentieth century investigations did not benefit from modern archaeological techniques. The Sites and Monuments Record (SMR) for the area of study records the following evidence, which is also shown on Figure 3.

2.1 Mesolithic

TQ 75 NE 26 - Two mesolithic hammer-stones, a flint end-scraper and flint flakes were found at 16 Monkton's Lane in 1948, at TQ 75475704, (Maidstone Museum Archaeological Gazetteer).

TQ 75 SW 48 - Mesolithic/neolithic flint scrapers were found on allotments between Upper Fant Road and the river Medway *c.* 1972-3, at TQ 745545 (Kelly 1973, 208).

2.2 Neolithic
TQ 75 SW 2 - An unfinished neolithic axe was found on the Roseholme Estate in 1964, at TQ 74875496.

TQ 75 SW 13 - Tools made from Kentish limestone were found when a tree was grubbed up at Bydews Place in 1850 (*JBAA* 1857, 319).

TQ 75 SE 15 - A neolithic polished flint axe was found in the garden of 67 Quarry Road in 1949, at TQ 76095443 (Harrison 1950, xliii).

2.3 Bronze Age
TQ 75 NE 66 - A bronze age round-scraper was found in the garden of 4 Knowle Road, at TQ 76465682 (Maidstone Museum Card Index).

TQ 75 SW 24 - A bronze age palstave was dredged up from the river Medway in 1916, at TQ 74595447.

TQ 75 SE 14 - A bronze age pottery beaker was found on the south side of the river Medway at Tovil when a road was being cut from Church Road to the river in 1892, at TQ 75545479 (Jessup 1930, 258).

TQ 75 SW 31 - An Abercrombie-type pottery beaker was found in Upper Fant Road in 1885, at TQ 745548, (Jessup 1930, 91 and 258).

2.4 Iron Age
TQ 75 NE 68 - Part of a horse's bronze bit of early iron age date was discovered at the top end of Union Street in 1889, at *c.* TQ 763560 (Maidstone Museum Card Index).

2.5 Late iron age/Romano-British
TQ 75 NW 3 – Reports of a 'Roman villa' or 'species of terrace' found at Little Buckland Farm *c.* 1835, in an orchard centred on TQ 74895674, remain unconfirmed (VCH III, 99).

TQ 75 NE 25 – First century AD late iron age cinerary urns, Romano-British potsherds and a fragment of box-flue tile were found at Northborough County Primary school in 1938, at TQ76115699. They are now housed in Maidstone Museum (Maidstone Museum Record Card Index).

TQ 75 NE 27 - A late iron age/Romano-British refuse pit was discovered in 1884 while foundations were being excavated for 9 Buckland Hill, at TQ 75205607 (Maidstone Museum Record Card Index).

TQ 75 NE 28 - Excavations in 1970-71 confirmed earlier findings of a substantial Romano-British building at TQ 75725621, with a *c.* 50m frontage on the Medway. The southern side of the building appeared to have consisted of a corridor which was later

partitioned. Further excavations in 1994 in advance of road building investigated several unusual features and part of the area surrounding the villa. The site is commonly known as The Mount Roman villa (Miles 1972, 217-219).

TQ 75 NE 31 - Two or more Romano-British urns were found in St Faith's Street *c.* 1850, at TQ75985599 (Beale Poste 1858, 164).

TQ 75 NE 32 - Several Romano-British urns were discovered below the foundations of a warehouse, at the junction of Earl Street and Pudding Lane in 1715, at TQ 75905583. The urns are said to have contained ashes, and human remains were scattered nearby. Nothing more is known about them. In 1932 a Romano-British burial group was uncovered during the laying of a gas main in Havelock Lane, at *c.* TQ75895587, and shortly afterwards another burial group comprising a large jar, a flagon, an early second century AD dish and a Samian ware cup, was uncovered at TQ75905588. The pottery is housed in Maidstone Museum (Maidstone Museum Record Card Index; VCH III, 101).

TQ 75 NE 33 - A hoard of 58 *sestertii* coins dating from Domitian to Commodus, were found in 1935 in Church Street, at TQ76165590 (Cook 1936, 249-251).

TQ 75 NE 37 - A Romano-British cemetery was discovered 1859-1860 at Westborough, on the left bank of the Medway, between the Old Grammar School and the West Station, at *c.* TQ75525525. Only the eastern half of the cemetery was excavated; 25 to 30 skeletons were found with *c.* 150 pottery and glass urns, some burnt bones and coins. The urns were almost completely destroyed by the finders (Beale Poste 1859, 143-148; Scott Robertson 1884, 71; VCH III 1932, 3).

TQ 75 NE 44 - Foundations of a Romano-British building were cut through during the laying of a drain at the junction of Bower Lane and Florence Road in 1893, at TQ75185504. No further information is available.

TQ 75 NE 41 – Two bronze coins, of Constans I and Valentinianus II, were found in 1953 in the garden of 12 George Street, at TQ76285521. Now in Maidstone Museum (Museum Record Card).

TQ 75 NE 42 - A second century jar (*olla)* was found while digging foundations in Mill Street in 1937, at TQ75955558. Now in Maidstone Museum (Fisher 1938, 147).

TQ 75 NE 44 - Romano-British sepulchral urns were found in 1884 at *c.* TQ75085605. There is no information about the site and the ground has been built over (OS 25in map, 1936).

TQ 75 NE 52 - There are vague references to a Romano-British cemetery, discovered *c.* 1733 in Vintner's Park, at TQ77325563. The cemetery is said to have contained urns, coins, etc. The site is thought to lie in a disused sandpit, now overgrown wasteland (Scott-Robertson 1883, 75; Hasted 1798, 330).

TQ 75 NE 54 - A Romano-British bronze figure of Mercury and two large brass coins were found *c.* 1826 in grounds beside the Boxley Road belonging to a Mr Lamprey, at *c.* TQ76255655. No further information is available (Beale Poste 1858, 165).

TQ 75 NE 64 - A Romano-British bronze statuette of Sylvanus, *c.* 5cm long, and a lamp were found *c.* 1820 in a garden beside the chapel of St Peter's Hospital, at TQ75575563 (Beale Poste 1858, 166).

TQ 75 NE 64 - A large fragment of an amphora handle of coarse buff pottery was discovered during the excavation of an ornamental pond in Brenchley Gardens in 1917, at TQ75905607 (OS Record Card).

TQ 75 NE 71 - A late iron age cremation group was discovered during the excavation of a trench at the rear of Haynes Garage in Ashford Road in 1963, at TQ76685578. The group is made up of a pedestal urn, a fragment of a globular jar with cordon and chevron containing the cremation, and the pin-spring of a brooch, all from the first century AD (Whimster 1981, 383).

TQ 75 NE 72 - The upper and lower stones of a Romano-British quern of puddingstone were found in the garden of Orlepitts, Church Street *c.* 1900, at TQ762558 (Maidstone Museum Archaeological Gazetteer).

TQ 75 NE 75 - A first century brass coin of Claudius was found in a sewer trench at the top (west end?) of King Street *c.* 1851, at *c.* TQ763557 (Beale Poste 1858, 165).

TQ 75 NE 76 - A second century brass coin of Commodus was found at a depth of 4 ft in All Saints Churchyard in 1844, at TQ76005541 (Beale Poste 1858, 165).

TQ 75 NE 79 - A fourth century bronze coin of Constantine I was found in an allotment adjoining the garden of 24 Albert Road in 1972, at TQ758568 (Kelly 1973, 208).

TQ 75 NE 98 - A Romano-British burial was found on the east side of Wheeler Street in 1836, at *c.* TQ763563 (*Archaeologia* 1844, 535).

TQ 75 NE 138 - A first century Romano-British brooch (Colchester type A) with its pin missing, was found in the south part of Maidstone, at *c.* TQ7555 (Wright and Hassall 1972, 356).

TQ 75 NE 139 - The remains of a building, possibly Romano-British, were discovered during building operations at the corner of Week Street and High Street, at TQ761558 (Summerton 1967, 293-294).

TQ 75 NE 170 - A fourth century bronze coin of Constantius II was found at 24 Buckland Hill in 1984, at TQ754561 (Kelly 1984, 373).

TQ 75 NE 259 – A Romano-British field system and ditch containing Romano-British pottery, tile and brick were located during trenching at the Post Office sorting office, Sandling Road in 1995, at TQ75745625. It may have been associated with The Mount Roman villa nearby.

TQ 75 NW 50 - A late iron age refuse pit was discovered in Shrubbs Lane in 1889, at *c.* TQ747588. The pit contained a fragment of an iron age rotary quern made of Rhenish

lava, an early first century late iron age cooking pot, and numerous potsherds, now in Maidstone Museum (Maidstone Museum Card Index).

TQ 75 SE 16 - Human skeletons and Romano-British pottery have been found at Tovil 'on more than one occasion', but nothing is known about the finds or the site although three second century coarse ware jars and a flagon and a dish from Constables Quarry, *c*. TQ753541 may have come from the site (Maidstone Museum Gazetteer; VCH III 1932, 101).

TQ 75 SE 18 - Walls of a possible courtyard-type Romano-British villa were discovered in a field to the east of the road to Loose in 1870, at TQ76575485   Traces of a villa were also found during the construction of the Boys' Grammar School in 1929. Nothing is now visible on the ground, and nothing more was discovered during later building work on the site (Maidstone Museum Gazetteer; Smith 1876, 163-172).

TQ 75 SE 33 - A first century Romano-British bronze brooch was found in a garden in the vicinity of St Philip's Avenue in 1985, at TQ766549 (Kelly 1985, 277).

TQ 75 SE 50 - A fourth century bronze coin of Constantine I was found at 158 Loose Road in 1976, at TQ765542 (Kelly 1976, 233).

2.6 Saxon
TQ 75 NE 30 - A Saxon burial ground was discovered on the site of the Lancastrian School and on the east side of Wheeler Street in 1823, at TQ76265617. It contained skeletons with weapons and jewellery, and some urns (Gould 1908, 385).

TQ 75 NE 73 - A Saxon knife and spearhead were found at the Medway Brewery in 1871, at *c*. TQ75655559. Nothing further is known about the circumstances of discovery or the exact find spot. Now housed in Maidstone Museum (Maidstone Museum Card Index).

TQ 75 NE 121 - A Saxon gold sword-mount was found to the south of the river Len, Maidstone, at TQ7655. Nothing more is known (Bruce-Mitford 1974, 286).

2.7 Medieval
TQ 75 NE 34 - A medieval vaulted cellar of *c*. fourteenth century date was recorded under 99-100 High Street, at TQ76095575 (Payne 1900, 224).

TQ 75 NE 122 - A pot containing a hoard of four gold and 499 silver coins, ranging in date from Henry V to Henry VII, was found during road widening in Lower Stone Street, probably on the site of a building demolished in 1939, at TQ76205556 (Warhurst 1952, 189-191).

TQ 75 NE 137 - Thirteenth, fifteenth and sixteenth century potsherds were found during trial trenching in Church Street in 1973, at TQ76165595, (Oldham 1973, 225; 1974, 220).

TQ 75 NE 35 - Part of a medieval dam wall, with an adjacent cobbled path, wall footings and an undated door-sill and foundations of a Norman building were

discovered during excavations at the Archbishop's Palace site in 1989, at TQ75935544. A watching brief during the construction of a sewer trench in 1990 revealed the foundations of a Norman wall, layers of made-up ground, including forge waste and Romano-British pottery, and a ragstone wall overlain by oyster shells against the wall of All Saints Church (Maidstone Area Archaeological Group 1991-92).

TQ 75 NE 136 - A medieval pottery kiln was found in Week Street in 1921, at *c.* TQ76055592 (Dunning 1942, 64).

2.8 Post-medieval

TQ 75 NE 192 - Site of a lime kiln and associated buildings on the north side of Holland Road, at TQ76375629. Probably constructed in 1830s-1840s and destroyed by house building *c.* 1880s.

TQ 75 NE 371 - Site of a water-powered mill operating after 1782 on the banks of the Medway, at TQ759553 (Clark and Murfin 1995, 86).

3 HISTORICAL RECORDS

3.1 Domesday Book

In 1086 the archbishop held the manor of '*Meddestane*' (Maidstone). It comprised arable, meadow, woodland, a church; five mills and two eel fisheries. There were also some 25 villagers, 21 smallholders and 10 serfs. In addition, three knights held more arable, meadow, woodland, a mill, two eel fisheries and two salterns, and 32 villagers, 10 smallholders and 10 serfs lived there. The combined value was £35.10*s.*

3.2 Origin of Place Name:

The place name of Maidstone first appears as *de maeides stana* and again as *maegdan stane* in Saxon charters of *c.* 975. It may mean 'the maidens' stone' (*Maegoastan*) or 'the peoples' stone' (*Maegoastan*). The latter may be the more likely as there seems to have been a megalithic tomb in the vicinity, which was used as a meeting place for the people of the surrounding territory. The name can be traced to its present day form thus:

c. 975	Old English	*de maeides stana/maegdan stane*		
1086	*Medestan/Meddestane*	-------	1159	*Maidestan*
1219	*Maidestane*	-----	1610	Maidstone

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence:

4.1 1 Prehistoric period

The first evidence for human activity in the Maidstone area dates from the mesolithic period *c.* 9,000-4,000 BC; finds such as flint axes, picks, blades and flakes indicate the presence of nomadic hunter-gatherers. Discoveries of polished flint axes, tools and early pottery indicate human presence during the neolithic period, *c.* 4,000-1800 BC, as do the megalithic monuments which still survive in the Medway valley. These monuments were elaborate tombs, but they probably served other purposes, such as ceremonial meeting-places.

Occupation of the area continued into the Bronze-Age, and finds characteristic of the period have been found. There are few finds from the earlier part of the iron age, but the years from the first century BC to the Roman invasion of AD 43 are better attested. A hillfort near Boughton Monchelsea *c.* 5km south of Maidstone and a fortified camp *(oppidum)* at Quarry Wood 3km south of Maidstone were built during the first century A.D. Cremation cemeteries have been found at Aylesford *c.* 4km to the north, at Allington, and at the Hermitage, Maidstone; and quantities of pottery and coins have been found elsewhere.

4.1.2 The Romano-British period
Soon after the Roman invasion of AD 43 urban centres such as Canterbury (*Durovernum Cantiacorum*) and Rochester (*Durobrivae*) were established. Watling Street, a road running from east Kent to London by way of Canterbury and Rochester (Margary routes 1a-1c) was constructed, and soon afterwards Stone Street (Margary route 13) was built southwards from Rochester to the iron-producing areas of the Weald. It passed through what was to become Maidstone.

Rochester, where Watling Street crossed the Medway, was the dominant urban centre in west Kent. Although there is no clear evidence for Maidstone having been a town, the discovery of at least two villas, a bath house, other buildings, three settlement sites, six cemeteries and numerous other artefacts suggests that the Maidstone area was a significant Romano-British focus. A large villa at Eccles may possibly have been the residence of a Roman official, and the other villa estates around the Medway and Stone Street testify to the prosperity of the area.

Ragstone was quarried extensively along the sandstone ridge between Maidstone and Ashford. It was used, for example, in villas in the vicinity of Maidstone and in the Romano-British walled cemeteries at Loose and Sutton Valence. It was also transported by barge along the Medway and the Thames to London.

4.1.3 The Saxon period
Evidence for early Saxon settlement in Maidstone has come from Wheeler Street, where several inhumation burials containing weapons and jewellery dated *c.* 590-620 were found in the nineteenth century. Other chance discoveries in the town include a gold sword-mount, a knife and a spearhead.

Somewhat later in the Saxon period Maidstone may have become the centre of a royal estate, and it must also have had ecclesiastical connections for the church of St Mary the Virgin at Maidstone was a minster with seventeen dependent churches by the eleventh century. The minster would have needed a group of lay people to serve its needs, and this may have formed the nucleus of the settlement, which was to become Maidstone. Impetus for growth of the secular settlement may have been provided when the Medway was crossed, perhaps by wooden bridge carrying an east-west trackway, sometime during the Saxon period.

4.2 Urban evidence
4.2.1 The medieval period
The manorial and minster settlement seems to have been centred in the angle south of the confluence of the river Len and Medway, but the early town appears to have grown

up north of the Len, perhaps at the cross-roads where the north-south Roman road was crossed by the trackway between Tonbridge and Ashford. Sometime during the late eleventh or early twelfth century, a planned urban unit seems to have been laid out along the line of the east-west trackway, the present High Street. St Faith's church was built nearby and perhaps by *c*. 1200 present-day Earl Street and St Faith's Street were laid out with building plots. At this time the chapels of SS Thomas and Catherine, St John and possibly St Anne were founded to supplement the two existing churches. As Maidstone developed, it became the centre of trade and commerce for the area, and by the middle of the thirteenth century there were three markets and an annual fair.

4.2.1.1 Markets and fairs

Although the first market charter was granted only in 1261, Maidstone probably had an earlier unofficial market, which by the twelfth century was held in the wide High Street and there is a record of a shop as early as 1248. After 1261 the market was held weekly on Thursdays, at *Petrisfield* (Petersfield) on the west side of the Medway near the newly-founded hospital of SS Peter and Paul, so there is likely to have been a bridge across the river at that time. In 1267 a grant for a weekly Tuesday market and an annual fair to be held at the Mote on the eve, day and morrow of the feast of St Cross (five weeks after Easter Sunday) was obtained, and by 1268 there was a fair at St Faith's church every 13th October.

In 1469, an Act of Parliament decreed that Maidstone should be responsible for the custody of the weights and measures (then renewed according to the king's standard), and from this may stem Maidstone's position as the county town.

4.2.1.2 The manor and archiepiscopal palace

In 1086 the archbishop of Canterbury held the manor. Although there is no evidence for its position and its physical composition at that time, it probably stood on the south bank of the river Len and north of the minster church of St Mary the Virgin, roughly where the later archiepiscopal palace survives in part. The manor must have contained a hall for the archbishop and his retinue, possibly a small chapel, and a number of other buildings concerned with the manorial court and the general running of the estate. The complex may have included the mill and fishery on the river Len.

In the middle of the fourteenth century most of the manorial buildings were probably demolished in order to make room for a palace worthy of the archbishops and between 1350 and 1366 stones from the dilapidated archiepiscopal residence at Wrotham were brought to Maidstone for use in the new structure. In 1486 a programme of enlargement and renovation took place, and there were further improvements during the early sixteenth century. At the Reformation, Archbishop Cranmer surrendered all the Church's possessions in Maidstone to the Crown.

Surviving fourteenth century structures include what is known today as the Gatehouse (originally an outbuilding), and the Dungeon, south-east of the palace and standing beside an early thirteenth century undercroft. The bridge over the River Len, which can be seen beneath the present road, was built at much the same time. The great tithe barn was built between 1381 and 1396 and is now a museum.

4.2.1.3 <u>The church</u>
No physical evidence of the minster church of St Mary the Virgin survives above ground, although its foundations probably remain beneath or very close to the present All Saints' church, which replaced it in the fourteenth century. In 1574 ' a load of stone from the churchyard' is mentioned, and in 1792 stones were dug up *c.* 40m east of All Saints' church. The stone may have come from the buried remains of St Mary's church, but also from domestic buildings, such as living quarters for the priests who had served the minster.

In 1395 Pope Boniface IX gave permission for the conversion of the church of St Mary the Virgin into a collegiate church. St Mary's was demolished and the new church dedicated to All Saints was finished in 1398. It was then the finest example of perpendicular architecture in Kent, and was large enough to accommodate the entire population of the town, although being primarily the church of the college of All Saints. It had an aisled nave of nine bays, a chancel and a tower surmounted by a wooden spire. Some stone and one of the window frames from St Mary's church were reused in the west and north walls. In 1406, a chantry chapel was founded near the altar of St Thomas of Canterbury.

At the Dissolution, the church was separated from the college to become purely a parish church, the rectory and advowson were vested in the Crown, and most of the church plate, vestments and bells were sold. The proceeds of the sale went to the town for the purchase of St Faith's chapel and burial ground and also the lands and hall of the fraternity of Corpus Christi.

4.2.1.4 <u>Other religious organisations</u>
The college of All Saints
Founded by Archbishop Courtenay in 1395, the college of All Saints was one of four such colleges founded in Kent at this time, the others being Cobham, Wingham and Wye. The college buildings, housing a master and 24 chaplains and clerks, were constructed in local ragstone, in keeping with the new church flanking it on the north. The Medway bounded its precinct on the west; there was a wall on the east, and the college farm lay to the south. The precinct contained the master's house, cloisters, a refectory, a kitchen, a bake house, a dormitory, other domestic buildings, storehouses and a treasury or muniment room housed on the third floor of a riverside tower. The north gate opened into Knightrider Street and Mill Street, and the south gate into Gorwell Lane and College Road, giving access to the college through College Farm. Traces of the college fishponds can be seen by the south gate.

In the *Valor Ecclesiasticus* of 1535 the gross annual value of the possessions of the college was £212. 5*s*. 3 ¾*d.* The college was suppressed in 1546, and in 1549 it and its lands were granted to Lord Cobham.

The chapel of St Anne
 An early chapel dedicated to St Anne stood near a holy well at Springfield, on the northern edge of the parish between the river and the road from Rochester. St Anne was the patron saint of barren women, and her well may have been associated with fertility customs, and perhaps even worship of water spirits. Chapels dedicated to her were

often of pre-Christian origin, and it may be significant that the Springfield chapel stood by a Roman road and close to a Romano-British villa.

The chapel of SS Thomas and Catherine
The date of foundation of this early chapel close to the bridge on the west side of the Medway is uncertain, but it was in existence before the mid-thirteenth century, for then it was enlarged and converted into a hospital for poor travellers, and in 1260 it was reconsecrated as the chapel of the hospital of SS Peter and Paul (or Newark hospital). A burial ground surrounded it, probably the source of the many skeletons which were discovered there *c*. 1836. The hospital was incorporated into the college in 1395, and suffered the same fate at the Dissolution

The chapel of St Faith
Built on the north edge of the planned town (see above) as a dependency of St Mary's, it is first recorded in 1268 when the annual October fair was held there. It may, however, have been founded before 1200 while the town was being newly laid out. All Saints College had acquired both the chapel and its churchyard by in the early sixteenth century, and at the Dissolution they were bought by the town corporation for use as a parish church and graveyard.

The chapel of St John
This chapel, on the east side of Lower Stone Street, was in existence by 1457, but little is known of it.

The Franciscan friary
King Edward III and his brother the Earl of Cornwall reputedly founded a Franciscan friary at the top of Gabriel's Hill in *c*.1331. Permission to build an oratory and mansion was granted a little later, and other land was donated to the brethren. When Edward III founded Walsingham friary, Norfolk, in 1345 many of the friars were transferred there. Nothing more is known of the history of the site, except that the building was still in existence in 1670 when it was rated at 1*s*. A vault and other remains of the friary were still visible in 1881.

The fraternity or guild of Corpus Christi
In the early fifteenth century a number of lay townspeople who described themselves as the 'Guardians, Brethren and Sisters of the Fraternity of the Body of Jesu Christ', set up an informal fraternity following the rule of St Benedict. It achieved legal status in 1441, when it was made perpetual and granted certain privileges and immunities. The fraternity also made provision for the old and infirm, with three almshouses in Pudding Lane and six on the south side of the bridge. It was essentially secular, however, and also fostered trade in the town, dominating the religious and cultural life of the town in the fifteenth century. The number of members varied between 100 and 200, men being greatly in the majority, and at the end of the fifteenth century there were 136 brethren and 15 sisters.

Members subscribed annually, the amount depending on their class and status, but such contributions were not the only source of income and about half its income came from rents on its properties in the town and further afield. In 1478 the annual income was £22.

In 1422 the fraternity acquired its hall, at the lower end of Earl Street, and it came to possess, in addition to the hall (the focus of all important business in medieval Maidstone), a refectory, a chapel, three cloisters and a garden. Its annual guild feast was held on the day of Corpus Christi (the Thursday after Trinity Sunday), when vast quantities of food and drink were consumed. It also worshipped in a chantry chapel in All Saints church. The fraternity was dissolved in 1547.

4.2.1.5 Local government

The town council in Maidstone was called the Burghmote, not recorded until 1361 but possibly of Saxon origin. The administration was made up of a portreeve, with the status of the mayor or chief magistrate, and twelve brethren, who governed the town on behalf of the lord of the manor, that is, the archbishop. The portreeve was elected with the approval of the archbishop, to whom he was responsible, and he acted as a magistrate at a court called a *portmote*, at which special constables were appointed to maintain order and uphold the Burghmote's decisions. The Burghmote governed the town from at least the thirteenth century until 1534, when it was found to be 'insufficient in law' to conduct the government of the town. A new charter was issued in 1549.

4.2.1.6 Industry and trade
Agriculture
Agriculture was the main contributor to Maidstone's prosperity over the centuries. The town became the market centre for a fertile hinterland in which cereals were grown and animals reared. From the thirteenth century onwards the October fair was the focus for livestock, and by the late sixteenth century Maidstone was the second largest grain market in Kent.

Ragstone quarrying
The trade in Kentish ragstone continued throughout the medieval period. The stone was used for substantial buildings in the town itself, and was also used in, for instance, the Tower of London and Hampton Court; Rochester cathedral, castle, town walls and bridge were all built of Kentish rag. In 1348 it was shipped to London to build Queen Philippa's great wardrobe in Cheapside, and in the fifteenth century the gates of the city of Canterbury were repaired with Maidstone rags. During the wars with France, the fortifications of Calais were built of it, and in 1418 it was used to make 7,000 cannon balls.

Cloth trade
Although weaving had been practised in Maidstone from at least the early thirteenth century, it was on a small scale and did not expand until after 1331 when Edward III invited continental clothiers to settle in England and set up industrial weaving. It was not until the post-medieval period, however, that weaving and also thread twisting became well established in Maidstone.

Shipping
The commercial development of Maidstone arose largely because of the river Medway. As the river was not navigable upstream of Maidstone until the mid-eighteenth century, the town became the northern port for the Weald, through which raw materials such as

timber, iron and ragstone were shipped to London and elsewhere. The port was probably sending out ragstone to London in the Romano-British period, and the same trade continued throughout the medieval period, with other goods being brought back in return. Its position as a shipping centre ensured that during the wars with France, Maidstone was always on the list of ports where vessels of more than 40 or 50 tons capacity could be commandeered.

Inns

Little is known about the inns of medieval Maidstone, but in the 1530s it was 'full of inns'. These may have included The Ship Inn on the east side of Gabriel's Hill, The Bull Inn and The George Inn further north on Gabriel's Hill, The Chequers Inn on the corner of Gabriel's Hill and the High Street. The Queen's Arms in the Lower High Street, and The Swan Inn, The Star Inn and The Hart Inn at the top of the High Street may also have been of medieval origin.

4.2.2 The post-medieval period

An idea of the layout of the town at the end of the seventeenth century can be gained from rate books of the time, which showed that there were 490 householders paying the poor-rate. The most densely populated areas were the High Street (110 houses), Stone Street (100 houses), Week Street (60 houses), and Gabriel's Hill (25 houses). There were also 33 houses in East Lane, 16 on St Faith's Green and Waterside, 13 in Mill Lane, 13 in Bullock Lane, 11 in Middle Row, and 7 in Pudding Lane. There were 44 houses on the left bank of the Medway, known as West Borough.

4.2.2.1 <u>Markets and fairs</u>

By the middle of the sixteenth century the market extended from the corn cross (market cross) at the top of the High Street to the bridge. The corn cross denoted the site of the corn market, fish was sold in the neighbouring old shambles at the lower end of Middle Row, cloth was sold at the school house, whilst fruit, dairy products and livestock were sold at the corner of Mill Lane. The cloth trade was quite prolific at this time, with some 26,000 locally produced broadcloths being sold at the markets and fairs. Parliament's decision, however, that all Kentish and Sussex cloth must be sold in Blackwell Hall market in London, led to a decline and by 1603-4 no cloth was sold at Maidstone. But at the end of the sixteenth century the Maidstone grain market had become second only to that of Gravesend, with increasing sales to London dealers.

The seventeenth century saw changes to the market layout and new produce was introduced, notably fruit and hops. In 1608, the corn market, originally held at the corn cross, was transferred to the open ground-floor of a newly built Court House; the fish market moved from the old shambles to the cross, and the vegetable market moved to the shambles, at the end of which stood the small, round building of the butter market. Trade in livestock also increased, and in 1682 the town was granted the right to hold a monthly market for the sale of cattle, as well as locally grown hops and locally produced thread. In the 1720s it was reputed to be the best market in the county, and in 1751 a livestock market began to be held on the second Tuesday in every month. In 1766 a hop market supplemented the weekly market, reflecting the increasing importance of hop growing in the surrounding countryside.

Towards the end of the eighteenth century the market was causing great congestion, with the market cross in particular forming an obstruction to traffic. Consequently, in 1771 the market cross was rolled across to the site of the old county gaol and a new market was built. Both were soon demolished, with the fish and vegetable market being rebuilt on the same site in 1805 and an octagonal structure constructed over the butter market in 1806. By 1823 the market buildings were in a state of disrepair; some were demolished, and a new market place for the sale of provisions and corn was established behind the High Street in 1826. The cattle market was moved to Fair Meadow, then known as the Town Meadow. Despite further modifications to the market buildings, the markets began to decline because of competition from local retailers and the growth of other markets such as Ashford. By 1900 the general market in the centre of Maidstone was very depleted, although the livestock market continued to flourish. In 1879 the livestock market was moved from the Fair Meadow to Lock Meadow, and by 1915 a large agricultural hall had been built there for fat-stock shows and exhibitions. The weekly general market is now held at Fair Meadow.

Maidstone's borough charter of 1549 confirmed four annual fairs; Candlemas (1st-3rd February), Maytime (30th April-2nd May), Midsummer (19th-21st June), and St Faith's (5th-7th October). The Candlemas Fair was held in the High Street, the others on Queen's Meadow.

4.2.2.2 The manor
After the Dissolution, the manor of Maidstone was held successively by Sir Thomas Wyatt, Cardinal Pole and Archbishop Parker, but reverted to the Crown in 1569-1573. It then passed through various families until the people of Maidstone purchased it to celebrate Queen Victoria's Jubilee. It was given to Maidstone Corporation in 1904.

4.2.2.3 The church
After the battle of Maidstone in 1648, in which the royalists (supported by the town) were defeated by the parliamentarians, the church was used to house royalist prisoners and many of its monuments were broken and defaced by the puritan troops. By 1667, however, there were once again six bells in the tower of the church; by 1741 there were eight, and by 1784 the peal had increased to ten. A new clock with musical chimes was installed in 1721. In November 1731, the spire of the church was struck by lighting and burnt down, although the tower was saved. The church was restored in 1844 and the roof replaced in 1886.

4.2.2.4 Other religious organisations
The college of All Saints
The college and its land remained in private hands from the Dissolution until the end of the nineteenth century when the whole of the property was put up for sale. The college buildings were saved from commercial development by a private purchase in 1900, but the rest of the complex, mainly comprising College Farm, was built on in 1903 (Monkton Drill Hall) and 1905 (Cutbush Almshouses). All Saints Church of England School had already been built in Priory Road in 1866.

The chapel of St Faith
 From 1572 to 1634 the chapel was used by Dutch immigrants, and after lying derelict for twelve years it became the chapel for various nonconformist groups. It was a young

ladies' boarding school in the nineteenth century, but was demolished in 1858 and the new church of St Faith's built on the site in 1871.

St Peter's church
After the Dissolution the chapel of SS Peter and Paul hospital was used as a brewery, but in 1836 the building was restored and enlarged with a transept, and re-opened as St Peter's church in 1837.

Other churches
A Unitarian church was built in Market Street in 1736. An Independent Congregationalist church was built in Week Street in 1747 and a Baptist church erected in King Street in 1862. The Wesleyan Methodists used the National School in 1774 until a chapel was built in Union Street in 1805, and rebuilt in 1823. During the nineteenth century a number of Anglican churches were built to serve the rapidly expanding population, i.e. Holy Trinity in Church Street in 1828, St Stephen's at Tovil in 1841, St Philip's in 1857, St John's Mote Park in 1860, and St Michael's and All Angels in 1876. The Roman Catholic church of St Francis of Assisi was built in Week Street in 1880.

4.2.2.5 The grammar school
Maidstone corporation founded the grammar school in 1549, using the hall of the former fraternity of Corpus Christi. Some of the property which had belonged to the fraternity before the Dissolution was used for an endowment. The hall was used as the school until 1871 when a new school was opened in Tonbridge Road. The Corpus Christi hall was then sold to a brewery.

4.2.2.6 Local government
Maidstone's charter of 1549 established a corporation of twelve jurats led by a mayor, all to be elected annually by the freemen of the town. By stating that the whole parish of All Saints was to be brought within the town jurisdiction, the see of Canterbury could no longer have any claim on Maidstone. Queen Mary withdrew the town's privileges, but in 1559 Elizabeth I granted a second charter with added responsibilities for the town, including the upkeep of the banks of the river Medway and the navigability of the river. In addition, Maidstone was entitled to send two burgesses to represent it in parliament. In 1593, the borough was divided into four wards, each belonging to a company, the mercers, drapers, cordwainers and victuallers.

By a third charter in 1604 Maidstone acquired the right to have a town gaol, and to use All Saints as its parish church, and in 1605 the Kent Assizes were normally held in the town. Further privileges and obligations, such as the right to levy tolls on merchandise brought into the town by road or river (the road tolls being used for the maintenance of bridges over the Medway) and permission for the town to bear a coat of arms, were granted by a fourth charter in 1619. In yet another charter, of 1682, the method of electing the mayor, jurats and parliamentary representatives was changed, and this remained in practice, although with many disagreements, until 1747 when a sixth charter restored the freemen's privileges, and made the election of jurats more acceptable. In 1763, the corporation moved its meeting from the Lower Court House in Middle Row to bigger premises containing a council chamber and a town gaol on the

upper floor and with a market beneath. The Municipal Reform Act of 1835 changed the character of local government when local franchise was given to all ratepayers.

A new district council was formed in 1972, from the areas of Maidstone Borough Council, Maidstone Rural District Council and Hollingbourne Rural District Council. Meetings are still held in the council chamber of the town hall. The County Council first met in the Sessions House of Maidstone County Gaol in 1889; County Hall was built in 1913.

4.2.2.7 Hygiene and health
In the second half of the sixteenth century, when there were 294 inhabited houses in the town, their water supply came from conduits carrying water from a reservoir at Rockyhill on the left bank of the Medway. The Great Conduit opened out almost opposite the Star Inn in the High Street. Built during the early sixteenth century, it consisted of a lead cistern enclosed in an octagonal stone tower, *c.* 8m high and *c.* 3m in diameter. Another was built at the lower end of the High street in 1625, and another in the Upper High Street in 1645. The Great Conduit survived until the 1790s, when the corporation improved the town's amenities by providing drains and lighting in paved streets.

Serious and repeated outbreaks of the plague occurred throughout the sixteenth and seventeenth centuries. One hundred and eighty-three people died of the plague between 1592 and 1597. From 1602 to 1614 there were 290 deaths and more than 40 in 1634. In 1665 347 died from plague and there were 154 deaths in 1667. Smallpox was rife in the eighteenth century: 70 died of smallpox in 1753, 100 in 1760 and 54 in 1766

4.2.2.8 The county gaols
There were two early prisons in Maidstone. The county gaol was situated near the top of the High Street, close to the Market Place; it had a flat roof used as an exercise yard and, sometimes, for displaying executed traitors. The archbishop's gaol, in existence perhaps as early as 1255, was used to house heretics and excommunicants. After the Dissolution it was granted to the Corporation and named Brambles Prison. It seems to have stood next to the Lower Court House in the High Street where there also was a town cage, removed to a site by the bridge in 1654. A house of correction also stood in Maidstone by the early seventeenth century. When the Lower Court House and the Brambles Prison were demolished in1763, the town goal was moved to the new town hall (Clark and Murfin 1995, 51; Russell 1881, 276 and 287).

A new county goal on the south side of East Lane was completed in 1746, but by 1805 it had become too small and a gaol for 350 prisoners was built on the site of the present Maidstone Prison 1811-1819. The County Sessions House was added to the front of it in the 1820s.

4.2.2.9 Industry and trade
Agriculture
By the 1590s grain was being increasingly exported, particularly to London, and other crops, such as flax, were grown to a lesser extent and for local use in thread twisting. During the seventeenth century, Kent between Maidstone and Ashford began to

specialise in fruit and hops, with many hop gardens along the sandstone ridge between the two towns. Hop picking became a significant element in seasonal employment.

The expansion of agriculture continued in the eighteenth and nineteenth centuries, with Kentish cherries and apples being especially sought after in London, and wheat still in demand. Barley was grown for the Maidstone breweries, the hop gardens increased for the same market and for selling further afield. Filberts (cob nuts) were cultivated on a commercial scale. Kentish bullocks were said to be the largest breed in England.

By the 1880s, Maidstone's residential area was expanding so that there was less agricultural land in the vicinity, but even so, the remaining land continued to be agriculturally productive, particularly for fruit and hops. Although hop growing had declined, fruit was still an important crop at the end of the twentieth century.

Ragstone quarrying
Ragstone from the Maidstone area was sent to London throughout the sixteenth and seventeenth centuries, some being used in rebuilding St Paul's cathedral. It was also used for paving stones and public buildings in Maidstone itself. Ragstone is still quarried in the district, mainly for use in the manufacture of tar macadam.

Fuller's earth digging
Many fulling mills, using the fuller's earth found at Boxley and Leeds near Maidstone, were built on the rivers Len and Medway in the late sixteenth century. For instance, there were thirteen fulling mills and one corn mill between Maidstone and East Farleigh in the 1570s, but they had become very rare by the end of the eighteenth century as local cloth manufacture declined, and the last fulling mill closed *c.* 1820.

Cloth making
In 1567 *c.* 60 families of refugees from the Low Countries settled in Maidstone to help revitalise the town's cloth production and increase its variety. More families arrived in 1573, and by 1585 about 120 Dutch adults lived and worked in the town, passing on their skills to English apprentices. By the early seventeenth century the trade had been taken over by the local inhabitants, but, although cloth manufacturing continued for some 200 years, the making of woollen cloth soon died out.

Dutch immigrants introduced thread twisting ('Dutch work') to Maidstone during the 1560s, and by the seventeenth century Maidstone had become the centre for linen-thread production. The thread was made from flax, most of which was locally grown and retted. It was spun and then passed to the craftsmen who twisted it; after that it was dyed. It was a labour-intensive activity, and in 1664 it was said that 8,000 people in Maidstone were employed in thread twisting.

Maidstone thread was widely exported during the seventeenth century but by 1680 competition from the West Country, where both raw materials and labour were much cheaper, led to a decline in demand for the more expensive Maidstone product. Coarse thread was produced for another hundred years, but by the end of the eighteenth century even that demand declined, and by the 1831 census, only 88 townsmen were employed in making hop-bags, ropes and blankets.

Paper making

The earliest paper mill in Kent was established at Dartford at the end of the sixteenth century, and by the mid-seventeenth century mills had proliferated in the Medway valley close to Maidstone, with seven functioning between 1671 and 1700. At that time the mills in the Maidstone area were producing great quantities of paper and pasteboard, much of it being shipped to London whence rags were brought as raw material. By 1733 there were fourteen mills; by 1800 there were nineteen, and by 1865 there were double that number, each employing an average of 240 people.

Paper mills

Turkey mill, first mentioned as a fulling mill on the river Len in 1629, was converted into a paper mill before 1680. Two other fulling mills on the Len were converted to paper making in 1719, one producing white and one producing brown paper, but in 1739 they were demolished and a new Turkey Mill complex built on a more ambitious scale. A beam engine was installed in *c*.1807, and the mill then became one of the largest mills in the country, with 263 women, 62 men, 26 girls and 24 boys, employed in 1865. It closed in 1976.

The Lower Tovil mills were converted from fulling to paper making by 1686: Destroyed by fire in 1814 and 1889, they were quickly rebuilt and closed in the early 1960s. Upper Tovil mill, first recorded *c*. 1650, was converted to a paper mill by 1680. It burnt down *c*.1860 but was subsequently to be rebuilt as the first of the Reed paper mills (now Reed International).

Several other mills survive. For example, Hayle mill produces hand-made paper and Springfield mill also makes specialized papers.

Shipping

In 1566 Maidstone had four landing places (one of which was at the bottom of St Faith's Street and later known as Towne Wharf), and five ships and hoys of between 30 and 50 tons. They must have been used for shipping the local products of ragstone, fuller's earth and timber. The town charter of 1619 empowered the corporation to charge tolls for wharfage, anchorage, and groundage of all vessels berthing at Maidstone, and in 1628 and 1644 parliamentary acts were passed to improve the navigation of the Medway, including the construction of locks and towpaths and deepening the river by dredging. River trade in iron ordnance, canon balls, timber, wood, corn, stone, hay, hops, wool, and leather was expanding greatly, and in 1740 the Lower Medway Navigation Company was formed to deal with and maintain the improvements to the river, which was then made navigable as far inland as Forest Row, Sussex. A tidal lock built at Allington in 1792 further improved navigation.

Maidstone also became a centre for barge building, and by 1809 *c*. 25 barges were trading from Maidstone. Larger vessels travelled to the north of England, France and Holland carrying stone, coal and general goods. The Strood to Gravesend canal, which opened in 1824, reduced the waterborne route from Maidstone to London by *c*. 40km, and the number of vessels using the port increased, so that by 1834 Maidstone had more than 50 vessels of 20-90 tons. Although the canal closed in the 1840s because of competition from railways, shipping continued to grow, and by 1880 Maidstone boasted 60 vessels, with some of 150 tons occasionally berthing there. By World War I,

however, competition from the improved road network and railways led to Maidstone's decline as a port, and today little commercial shipping comes as far as the town

Inns

Many of the medieval inns survived into the post-medieval period, and The Star Inn and The Bell Inn became the main coaching inns from the late sixteenth to the eighteenth centuries. A survey in 1610 recorded six inns and 24 alehouses in Maidstone, mostly in the High Street and Middle Row, and there were also numerous illicit drinking dens. In 1686 Maidstone's inns provided 197 guest beds and stabling for 411 horses, and by the 1780s there were 52 inns in the town. Their number grew over the next century, particularly after the 1830 Licensing Act; by the late nineteenth century there were 135 public houses in the town centre and ten to fifteen on the outskirts.

Brewing, distilling and mineral water production

The first brewery in Maidstone was the Lower Brewery, opened in Stone Street in the mid-seventeenth century; the Upper Brewery in Brewer Street began at much the same time. By 1700 they were jointly owned, but after changes in ownership the Upper Brewery was demolished *c*.1820 while the Lower Brewery continued in business until 1930, when it amalgamated with Fremlin's Brewery and the land was sold. There were four other small breweries in the late seventeenth century, and in the late eighteenth century the Heathorn Brewery opened in Earl Street, but was virtually derelict when Ralph Fremlin bought it in 1831. After becoming a public company in 1925 it amalgamated with Whitbread's, to form the Whitbread Fremlin Group. The Medway Brewery in St Peter Street, founded in 1799, flourished until 1894 when it suffered a serious fire. After being rebuilt and modernised, it merged with E. Winch of Chatham in 1899, to become the Style and Winch Brewery. Success throughout the first half of the twentieth century led to a take-over by the brewing giants Courage and Barclay. Finally, Mason and Co was established in the early 1840s but remained a small family business throughout its existence. In the early eighteenth century, cider was brewed commercially, from a mixture of the local apple varieties. The Victorian taste for mineral waters led to there being nine ginger beer and soda water manufacturers in 1872, and they were still manufacturing in the 1930s.

There have been at least three distilleries in Maidstone in the post-medieval period. One stood in Stone Street from the mid-seventeenth century until at least the 1730s. A distillery for Maidstone Geneva was founded on the south side of Bank Street in 1789, and although its product was much sought after, it fell out of use after the death of its founder *c*.1819. In 1853, Grant's Morella Cherry Brandy distillery was established in Hart Street and by 1892 the firm owned another distillery and an orchard of 20,000 cherry trees at Lenham. Grant's survived until the mid-twentieth century.

4.2.2.10 The railway

A branch line to Maidstone from Paddock Wood on the London to Dover line was opened by South Eastern Railway in 1844, with a station situated to the south of Tonbridge Road. In 1856 it was eventually linked to the North Kent Railway at Strood, and the station moved to the site of the present Maidstone West Station. Barrack Station was opened in 1874, and then the London, Chatham and Dover Railway Company provided a direct link to London from Maidstone East Station.

4.2.3 The modern town

The town has continued to expand from its medieval origins, combining the functions of a market town with those of a commercial, industrial and administrative centre. It lies at a focal point of road and rail communications, which link it to Kent, London and the rest of the country. Its largest area of growth in the twentieth century was in housing, with large housing estates such as the Shepway Municipal Estate being built after the Second World War. There have also been many smaller and private developments, and ribbon development along most of the main road routes out of the town..

Much local employment is provided by the commercial, retail, and local government establishments in the town and the industrial works in its surroundings, but an increasing number of the local working population commute to other employment centres such as the Medway towns and London. Its agricultural hinterland provides little employment today.

4.2.4 Population

Domesday Book records a population of 108 for the manor of Maidstone, representing between 430 and 540 inhabitants. By the early fourteenth century there may have been *c.* 2,000 people in Maidstone, perhaps falling to *c.* 1700 after the Black Death of 1349. The agricultural depression, which affected the whole of England during the fifteenth century, saw stagnation in population growth throughout the country, and it was not until the first half of the sixteenth century that the population began to grow again. In Maidstone, there were *c.* 2,000 people in 1570, *c.* 3,000 in 1670, and 3,676 by 1695. A hundred years later it had grown to more than 6,000 inhabitants, reflecting increasing wealth through the expansion of hop growing. The first national census in 1801 records 8,027 people in Maidstone; in 1851 there were 20,801. This rapid rate of growth continued, with 33,572 in 1901, 59,800 in 1961, and 89,030 in 1991.

5 URBAN CHARACTERISTICS

The following summary of the principal urban features in Maidstone has been divided into those of the medieval and post-medieval periods (pre- and post-1540). The list is not comprehensive, as there are gaps in our knowledge for the medieval town and only the principal post-medieval features are shown. Most nineteenth century maps contain further 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 9 and 10)

Maidstone seems to have grown up sometime during the Saxon period, where land routes crossed the rivers Medway and Len. One of these routes followed the Roman road from Rochester southwards into the Weald. The junction of the roads (PC1 and PC2) formed the focus for the pre-Norman Conquest settlement, which developed to serve the early minster church and archiepiscopal estate. This area saw the subsequent establishment of the church and churchyard of St Mary/All Saints (PC3), the chapel of St Faith (PC4), the archiepiscopal palace (PC5), the College of All Saints (PC6), the Market Place (PC7), the High Street (PC8), Corpus Christi Hall (PC9), the hospital of

SS Peter, Paul and Thomas of Canterbury (PC10), the Great Bridge (PC11), the Len Bridge (PC12), mills (PC13), King's Meadow (PC14), quays (PC15), and at least ten large groups of tenement plots (PC16-PC25).

The early plan-form of Maidstone seems relatively simple, comprising the principal elements of church, chapel, archbishops' palace, college, hospital, market, High Street, mills, bridges and roads. The chronological framework for its development is, however, less clear although the High Street should probably be seen as a planted element set beside the archiepiscopal complex of palace and church. The following medieval plan components and medieval urban features can be identified. Components are shown on Figure 9 and medieval urban features on Figure 10.

PC1. The Roman road from Rochester to Hastings across the Weald.

PC2. The early east-west route, later replacing the Pilgrim's Way and becoming the A20.

PC3. The Parish Church and Churchyard.

    a) (MUF1) The parish church of St Mary/All Saints. The church mentioned in Domesday Book was probably the minster of St Mary's. It was demolished in the fourteenth century, and rebuilt and rededicated to All Saints.

PC4. Site of the chapel of St Faith.

    a) (MUF2) Chapel of St Faith, probably built *c.* 1272. Annexed to the College in early sixteenth century, bought by the corporation after the Dissolution, granted to Dutch refugees in 1572. Now overlain by the Parish Church of St Faith.

PC5. The Archiepiscopal Palace.

    a) (MUF3) Archbishop's Palace, Mill Street. Begun in 1348, completed 1349-1366, enlarged in 1486 (Scheduled Monument SAM Kent 168; DoE 1978, 73)

PC6. The College of All Saints.

    a) (MUF4) Tithe Barn, Mill Street. A large fourteenth century barn, later used as the palace stables, now Maidstone Carriage Museum. Built of 6 bays with intervening buttresses, stone rubble ground floor, first floor timbered with some modern brick infilling, crown-post roof, tiled hipped roof (Scheduled Monument SAM Kent 22; DoE 1978, 75).

    b) (MUF5) The College, Mill Street. Built, in ragstone, 1395-1398 for the archbishops of Canterbury. Main surviving buildings comprise the gatehouse, refectory, kitchen and scullery with dormitory and infirmary

above, and ruins of south gate (Scheduled Monument SAM Kent 24348; DoE 1978, 77-78).

PC7. The medieval Market Place.

PC8. The High Street.

PC9. Site of Corpus Christi Hall, Earl Street.

   a)   (MUF6) Corpus Christi Hall. Fifteenth century refectory only survivor of hall, kitchen, chapel and cloisters. Built for the fraternity of Corpus Christi, founded by 1422 (Scheduled Monument SAM Kent 21).

PC10. Site of the Hospital of SS Peter, Paul and Thomas of Canterbury.

   a)   (MUF7) St Peter's church, St Peter's Street. Chapel of the hospital, founded 1260. Enlarged into a parish church 1836-7. Now derelict (DoE 1978, 87).

PC11. Site of the medieval Great Bridge over the Medway, probably built in fourteenth century and rebuilt 1878-9.

PC12. The Len Bridge

   a)   (MUF8) The Len Bridge, Mill Street. Stone bridge probably built in fourteenth century, now beneath modern road. Visible only from Palace Gardens (Scheduled Monument SAM Kent 167; DoE 1978, 75).

PC13. Sites of the archbishop's medieval water mills, ponds and sluices.

PC14. The King's Meadow, known as Fairmeadow since 1825.

PC15. Probable sites of the medieval quays along the riverside.

PC16. Group of tenement plots fronting the east side of Week Street.

PC17. Group of tenement plots fronting the east side of Week Street and the north side of King Street.

PC18. Group of tenement plots fronting the south side of King Street and the east side of Gabriel's Hill.

PC19. Group of tenement plots fronting the east side of Lower Stone Street.

PC20. Group of tenement plots fronting the west side of Lower Stone Street.

   a)   (MUF9) 70 Lower Stone Street, The Olde Thirsty Pig Public House. A restored fifteenth century timber-framed building with jettied first floor on both frontages (DoE 1978, 65).

PC21. Group of tenement plots fronting the west side of Gabriel's Hill and the south side of High Street.

  a) (MUF10) 99-100 High Street. Sixteenth century timber-framed building with fourteenth century undercroft (DoE 1978, 50; Payne 1900, 224).

PC22. Group of tenement plots fronting the north side of High Street and the west side of Week Street.

PC23. Group of tenement plots fronting the north side of High Street.

PC24. Group of tenement plots fronting the west side of Week Street and the north side of Earl Street.

PC25. Probable group of tenement plots forming West Borough, west of river Medway.

5.2 Post-medieval plan components and urban features (Figure 11)
During the seventeenth to the early nineteenth centuries, the essential plan-form of Maidstone as shown on Figure 9 was retained, and so no post-medieval plan components map has been produced, but many new buildings were constructed along the High Street, Week Street, Gabriel's Hill and so on, replacing earlier structures and infilling gaps. Housing developments expanded during the nineteenth and twentieth centuries, greatly increasing the spread of the town.

The following post-medieval plan components and post-medieval urban features can be identified. As the essential plan form was retained, no post-medieval plan components map has been produced but the post-medieval urban features are depicted on Figure 11.

PC1. The former Roman.

PC2. The former east-west route, now the A20.

PC3. The Parish Church of All Saints.

  a) (PMUF1) The church of All Saints and surrounding grounds. The church spire was struck by lightning and not rebuilt. A wooden roof was added in 1886 (DoE 1978, 76).

PC4. Site of the chapel of St Faith.

PC5. Site of the Archbishop's Palace.

PC6. Site of the College of All Saints.

  a) (PMUF2) 2-36 College road, Cutbush Almshouses. Built in the late nineteenth century and arranged around three sides of a courtyard (DoE 1978, 78).

PC7.　The Market Place.

    a)   (PMUF3) Middle Row, The Town Hall. Built 1762-1763. The ground floor originally used as a market, then converted in the police court. The council chamber contains a fine Rococo painted ceiling and two former cells have graffiti carved by prisoners (DoE 1978, 69)

PC8.　The High Street.

PC9.　Site of Corpus Christi Hall, Earl Street.

    a)   (PMUF4) The Grammar School. Founded 1549 in the hall, remained the school until 1871.

PC10.　Site of the Hospital of SS Peter, Paul and Thomas of Canterbury.

PC11.　Site of the medieval Great Bridge.

PC12.　The Len Bridge.

PC13.　Sites of the archbishop's watermills.

PC14.　The King's Meadow, known as the Fairmeadow since 1825 when it became a cattle market. Now largely covered by roads.

PC15.　Probable site of the medieval quays.

PC16.　Group of tenement plots fronting the east side of Week Street.

PC17.　Group of tenement plots fronting the east side of Week Street and the north side of King Street.

PC18.　Group of tenement plots fronting the south side of King Street and the east side of Gabriel's Hill.

    a)   (PMUF5) Site of General Baptist Chapel.

PC19.　Group of tenement plots fronting the east side of Lower Stone Street.

PC20.　Group of tenement plots fronting the west site of Lower Stone Street.

    a)   (PMUF6) 28 Lower Stone Street. The Stone House/Judge's Lodgings. Timber-framed house refronted in the eighteenth century. Formerly the judges' lodgings (DoE 1978, 61).

    b)   (PMUF7) Site of County Constabulary (OS 25 in map).

PC21.　Group of tenement plots fronting the west side of Gabriel's Hill and the south side of High Street.

a) (PMUF8) 74-88 High Street/Bank Street. Range of timber-framed buildings, probably late sixteenth or early seventeenth century, refronted in eighteenth century. Most have jetties and modern shop fronts (DoE 1978, 46-49).

PC22. Group of tenement plots fronting the north side of High Street and west side of Week Street.

a) (PMUF9) 15-17 High Street, The Royal Star Hotel, a now shopping arcade. Eighteenth century coaching inn, red brick, three storeys and carriage arch originally leading to inn yard (DoE 1978, 41).

b) (PMUF10) Unitarian Church, in Market Buildings. Built 1736 (DoE 1978, 68).

c) (PMUF11) Market Buildings. Built *c.* 1835 and including the Corn Exchange. Built of brick and stuccoed, ground-floor colonnade of 7 round-headed arches, flanked by Tuscan columns (DoE 1978, 67).

PC23. Group of tenement plots fronting the north side of High Street.

PC24. Group of tenement plots fronting the west side of Week Street and the north side of Earl Street

a) (PMUF12) Independent (Congregational) chapel, now United Reform church (OS 25 in map).

b) (PMUF13) 29-39 St Faith Street, Sir John Banks's Almshouses. Built *c.* 1700 in red brick with two storeys (DoE 1978, 29).

PC25. Probable groups of tenement plots forming West Borough, west of the river Medway, largely destroyed by twentieth century industrial buildings.

Not located in a plan component

(PMUF14) Chillington House, St Faith Street. Early Elizabethan house heavily restored and extended 1875. Now Maidstone Museum and Art Gallery (DoE 1978, 31).

(PMUF15) Site of the Assembly Rooms (OS 25 in map).

(PMUF16) Maidstone Prison/County Gaol Built 1809-1811. Wall *c.* 6m high surrounding the Round House (originally the Keeper's house with chapel above), Weald House (one of the original cell blocks, The Rotunda (the only remaining turnkey's house), the theatre, Roman Catholic chapel and church of the Good Shepherd (built 1879) (DoE 1978, 9-12).

(PMUF17)   County Hall. Original building was Old Sessions House, built by Robert Smirke 1824; twentieth century additions (DoE 1978, 9).

(PMUF18)   Union Street (north side) site of the Wesleyan Methodist chapel, date 1823 (DoE 1978, 100).

(PMUF19)   Union Street (south side) site of the Bethel chapel. A mid-nineteenth century building, now the Salvation Army Hall (DoE 1978, 101).

(PMUF20) Site of the Friends' Meeting House (OS 25 in map).

(PMUF21)   Marsham Street, church of the Holy Trinity. Built by John Whichcord 1826-1828, no longer in ecclesiastical use (DoE 1978, 68).

(PMUF22) Site of the Blue Coat School, founded 1711 (OS 25 in map; DoE 1978, 82).

6 THE POTENTIAL OF MAIDSTONE

6.1 Archaeological resource overview

Apart from small investigations within the Archbishop's Palace complex, very few investigations have so far been undertaken within the town and its immediate surroundings; thus little is known about the extent of surviving archaeological sub-surface deposits. There is a good possibility that some sub-surface archaeological deposits may have survived in those areas which have not been cellared, although medieval and later stratigraphy may be comparatively thin and not far below the present ground surface, and more vulnerable to modern disturbance. If surviving areas of intact medieval and earlier stratigraphy can be located they could help to establish the evolution and development of the market town.

6.2 Research questions

The purpose of this document is to develop policy for Maidstone's urban archaeological deposits, particularly the historic urban core. There is no archaeological evidence for a Roman 'town' and little clear indication regarding the core of the early medieval settlement.

6.3 Key areas for research

6.3.1 The origins of Maidstone

The following need to be investigated

The origins, development and influence of the early routeways
The nature, date and extent of the earliest settlement remains at Maidstone
The earliest remains which can be classed as urban or proto-urban
The influence of the Roman occupation sites on the development of the town
The site, origins and nature of any Roman settlement
The origins and development of the ecclesiastical estate centre at Maidstone
The origins and development of the church
The origins, location and development of the market
The site and development of early medieval settlement

6.3.2 Maidstone in the medieval period
The following need to be investigated

The development of the Archbishop's Palace complex

The origins and development of the churches and churchyards

The development of the market town around the church and Archbishop's manor house/palace

The re-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 Maidstone in the post-medieval period
The following need to be investigated

The location, 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, especially Fremlins Brewery, and farming

The decline of the Archbishop's Palace

6.3.4 General questions

The evidence of artefactual remains in interpreting Maidstone'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 Maidstone could provide answers to specific questions. Consideration should be given, however, to large-scale excavation over a number of adjacent properties, which would provide a wider picture, if desk-top assessment and field evaluation demonstrate the case. The position and importance of Maidstone 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.*

Bridge, J. W.   1950   The college of All Saints, *Archaeol. Cantiana* LXIII,

Clark, P. and Murfin, L   1995   *The History of Maidstone, the Making of a Modern County Town.*

Chalklin, C. W.   1965   *Seventeenth Century Kent.*

Chalklin, C.   1995   The towns. In Armstrong (ed.), 205-234.

| Cobbett, W. | 1853 | *Rural Rides 1821-1835.* |
Coleman, D. C.	1951	*The Economy of Kent under the Later Stuarts.*
Defoe, D.	1724	*A Tour Through England and Wales,* I.
Detsicas, A.	1983	*The Cantiaci.*
Everitt, A.	1986	*Continuity and Colonisation, the Evolution of Kentish Settlement.*
Furley, R.	1871	*History of the Weald of Kent.*
Gibson, J. M.	1993	The 1566 Survey of the Kent Coast, *Archaeol. Cantiana* CXII, 341-353.
Glover, J.	1982	*The Place Names of Kent.*
Hales, I.	1982	*Old Maidstone's Public Houses.*
Hasted, E	1798	*The History and Topographical Survey of the County of Kent* IV.
Harris, J.	1719	*A History of Kent.*
Leland, J.	c. 1540	*Itinerary*
Margary, I. D.	1973	*Roman Roads in Britain.*
Morgan, P. (ed.)	1983	*Domesday Book Kent.*
Morris, C (ed.)	1982	*The Illustrated Journeys of Celia Fiennes 1685-c. 1712.*
Newman, J.	1980	*The Buildings of England, West Kent and the Weald.*
Ormrod, D.	1995	Industry 1640-1800. In Armstrong (ed.), 85-109.
Richardson, T.	1995	Labour. In Armstrong (ed.), 235-260.
Russell, J. M.	1881	*The History of Maidstone.*
Seymour, C.	1782	*A Survey of Kent.*
Shorter, A. H.	1971	*Paper Making in the British Isles.*
Tatton-Brown, T.	1988	The churches of Canterbury diocese in the eleventh century. In J. Blair (ed.), *Minsters and Parish Churches*, 105-118.

VCH I	1908	*The Victoria History of the County of Kent.*
VCH III	1932	*The Victoria History of the County of Kent*
Witney, K. P.	1976	*The Jutish Forest, A Study of the Weald of Kent from 450 to 1380 AD.*

7.2 References for SMR and urban features

Archaeologia	1884	*Archaeologia*, 535.
Beale Poste, Rev.	1857	*Jnl. Brit. Archaeol. Assoc.* 13, 319
Beale Poste, Rev.	1858	Observations on the supposed site of ancient Romano-British Maidstone, *Archaeol. Cantiana* I, 154-175.
Beale Poste, Rev.	1859	Discovery of a Romano -British cemetery at Westborough, Maidstone, *Archaeol. Cantiana* II, 143-148.
Bruce-Mitford, R. L. S.	1974	*Antiq. J.* 54, 286
Clark, P. and Murfin, L/	1995	*The History of Maidstone, the Making of a Modern County Town.*
Cook, N.	1936	A Hoard of Romano-British Coins from Maidstone, *Archaeol. Cantiana* XLVIII, 249-251.
Dunning, G. C.	1942	*Archaeol. Cantiana* LXIV, 64.
Fisher, C. E.	1939	Reports: archaeology in Kent, *Archaeol. Cantiana* L., 147-148.
Harrison, A.	1950	Report 1949, *Archaeol. Cantiana* LXIII, xliii.
Jessup, R. F.	1930	*The Archaeology of Kent.*
Kelly, D. B.	1963	Researches and discoveries in Kent: Maidstone, *Archaeol. Cantiana* LXXVIII, 165-204.
Kelly, D B	1973	Researches and discoveries in Kent: Maidstone, *Archaeol. Cantiana* LXXXVIII, 208.
Kelly, D. B.	1976	Researches and discoveries in Kent: Maidstone, *Archaeol. Cantiana* XIIC, 233.
Kelly, D. B.	1984	Researches and discoveries in Kent: Maidstone,

Archaeol. Cantiana CI, 373.

Kelly, D. B.   1985   Researches and discoveries in Kent: Maidstone, *Archaeol. Cant* CII, 277.

Maidstone Area Archaeol. Group   1991-2   Excavations at the Old Palace, Maidstone Interim Report 2

Miles, A.   1972   Romano-British building at the Mount, Maidstone, *Archaeol. Cantiana* LXXXVIII, 217-219.

Oldham, P. E   1973   Investigations and excavations during the year: Maidstone Area Archaeological Group, *Archaeol. Cantiana* LXXXVIII, 255.

Oldham, P. E.   1974   *Archaeol. Cantiana* LXXXVIIII, 220.

Payne, G.   1900   Medieval crypts at Rochester, *Archaeol. Cantiana* XXIV, 220-224.

Scott-Robertson, W.   1884   Traces of Romano-British occupation in and near Maidstone, *Archaeol. Cantiana* XV, 68-88.

Summerton, H. V.   1967   *Archaeol. Cantiana* LXXXII, 293-294.

VCH I   1908   *The Victoria History of the County of Kent.*

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

Warhurst, A   1952   Maidstone treasure trove, *Archaeol. Cantiana* LXV, 189-191.

Whimster, R.   1981   *Burial Practices in Iron Age Britain.* British Archaeol. Rep. 90.

Wright, R. P. and Hassall, M. W. C.   1972   *Britannia* 3, 356
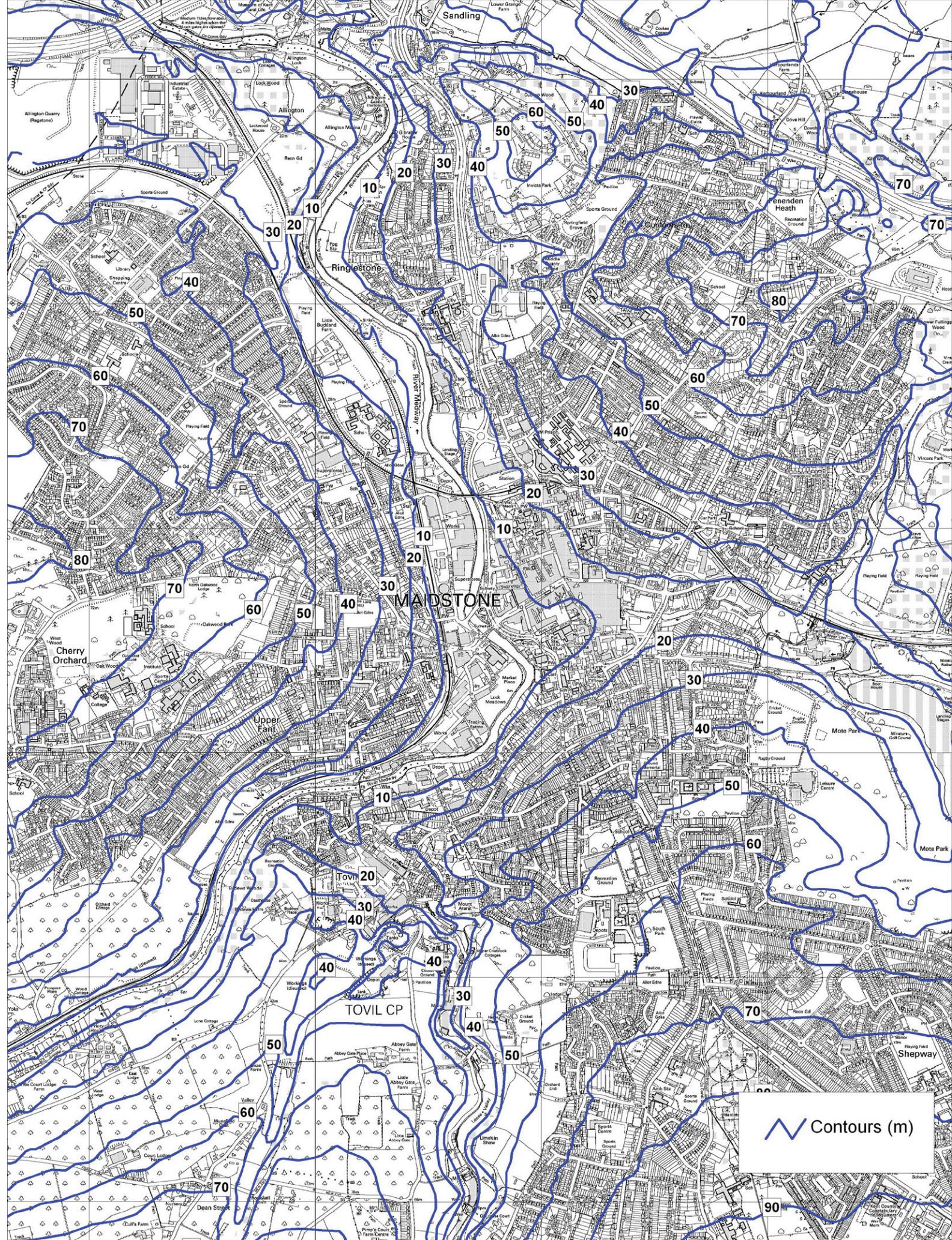
Figure 1. Map of Maidstone showing contours
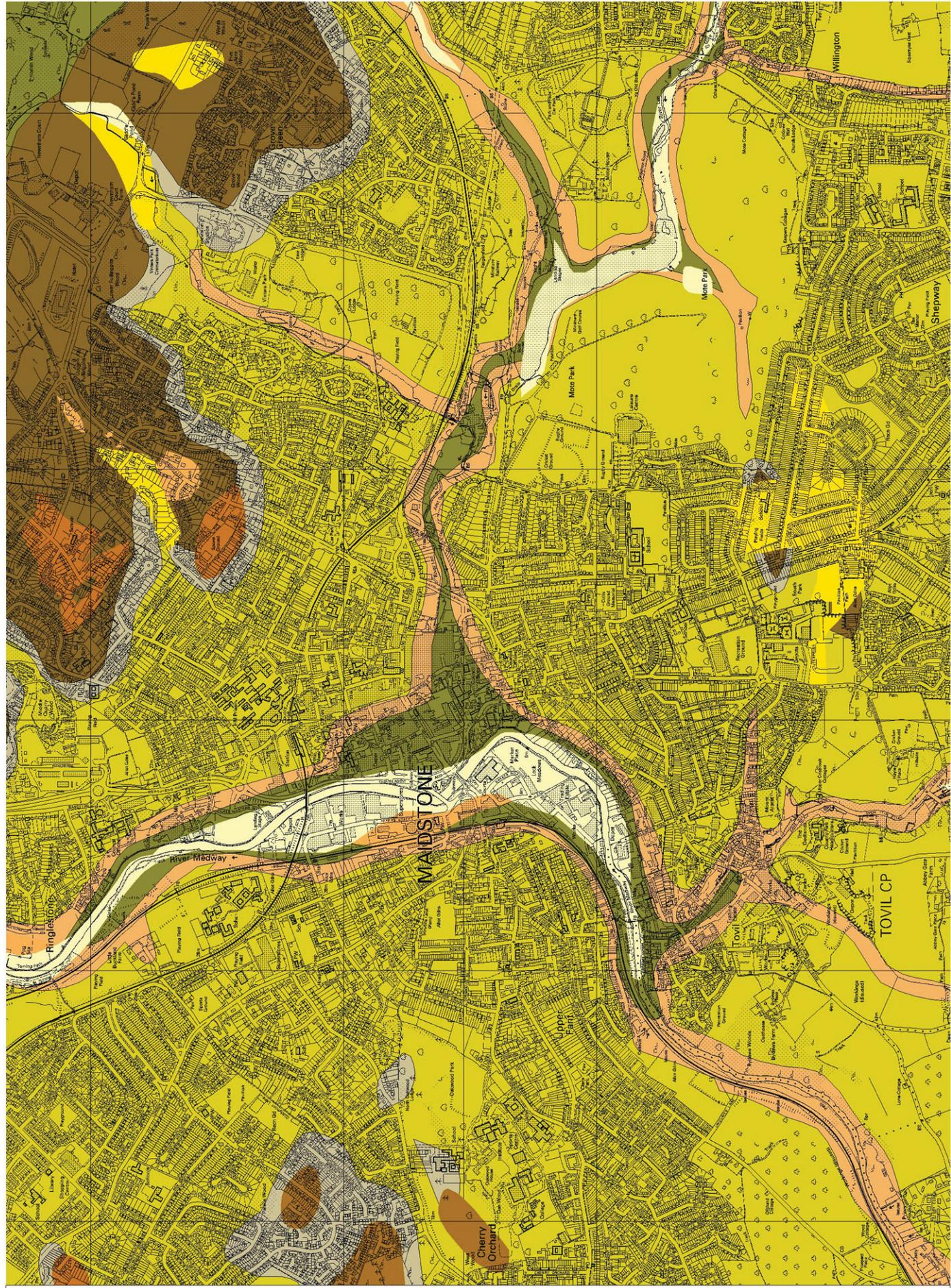
1:14678

Contours (m)

Kent County Council

N

Kent County Council

Figure 2 Map of Maidstone showing geology

Scale 1:15000

N

Legend

Drift Geology

- Landslip
- No Drift
- No Drift or Solid
- Brown Sand
- Marine Beach / Tidal Flate
- Storm Gravel Beach Deposits
- Marine (Estuarine) Alluvium (Clay)
- Alluvium (Sand (Sand & Gravel)
- Dry Valley & Nailbourne Deposits
- Peat
- Brickearth
- Undivided Flood Plain Gravel
- 1st Terrace River Gravel
- 2nd Terrace River Gravel
- 3rd Terrace River Gravel
- 4th Terrace River Gravel
- 5th Terrace River Gravel
- 1st/2nd Terrace River Gravel
- 2nd/3rd Terrace River Gravel
- 4th/5th Terrace River Gravel
- Taplow Gravel
- Boyn Hill Gravel
- Head
- Coombe Deposits
- Head Brickearth
- Head Brickearth (Older)
- Head Brickearth 1st Terrace
- Head Gravel
- Plateau Gravel
- Clay-with-Flints
- Sand in Clay-with-Flints
- Dillsted Blackheath Beds

Solid Geology

- 'Cyrena' ime in Weald Clay
- Ardingly Sandstone
- Ashdown Beds
- Atherfield Clay
- Bagshot Beds
- Blackheath beds
- Bullhead Beds
- Clay & Lime in Weald Clay
- Clay Ironstone Weald Clay
- Clay in Tun Wells Sand
- Claygate Beds
- Cuckfield Stone
- Folkestone Beds
- Gault
- Grinstead Clay
- Hastings beds
- Hythe Beds
- Ironstone-Wadhurst Clay
- Large Par ims Weald clay
- Lenham Beds
- London Clay
- Lower Chalk Glauconitic marl
- Lower Grinstead Clay
- Lwer Tun Wells Sand
- Maidstone rock
- Meldbourn rock
- Middle Chalk
- No drift or solid
- Sand in Wadhurst Clay
- Sand in weald clay
- Sandgate Beds
- Small Par ims Weald clay
- Thanet Beds Bullhead beds
- Tunbridge Wells sand
- Upper Chalk
- Upper Greensand
- Upper Grinstead Clay
- Upper Tun Wells Sand
- Wadhurst Clay
- Weald Clay
- Woolwich beds

MAIDSTONE

River Medway

Ringleton

Willington

Shepway

Mote Park

TOVIL CP

Tovil

Upper Fant

Cherry Orchard

Figure 3. Map of Maidstone showing archaeological remains

1:11403

Kent County Council

**Figure 4. Andrews, Dury and Herbert's map of Maidstone, 1769**
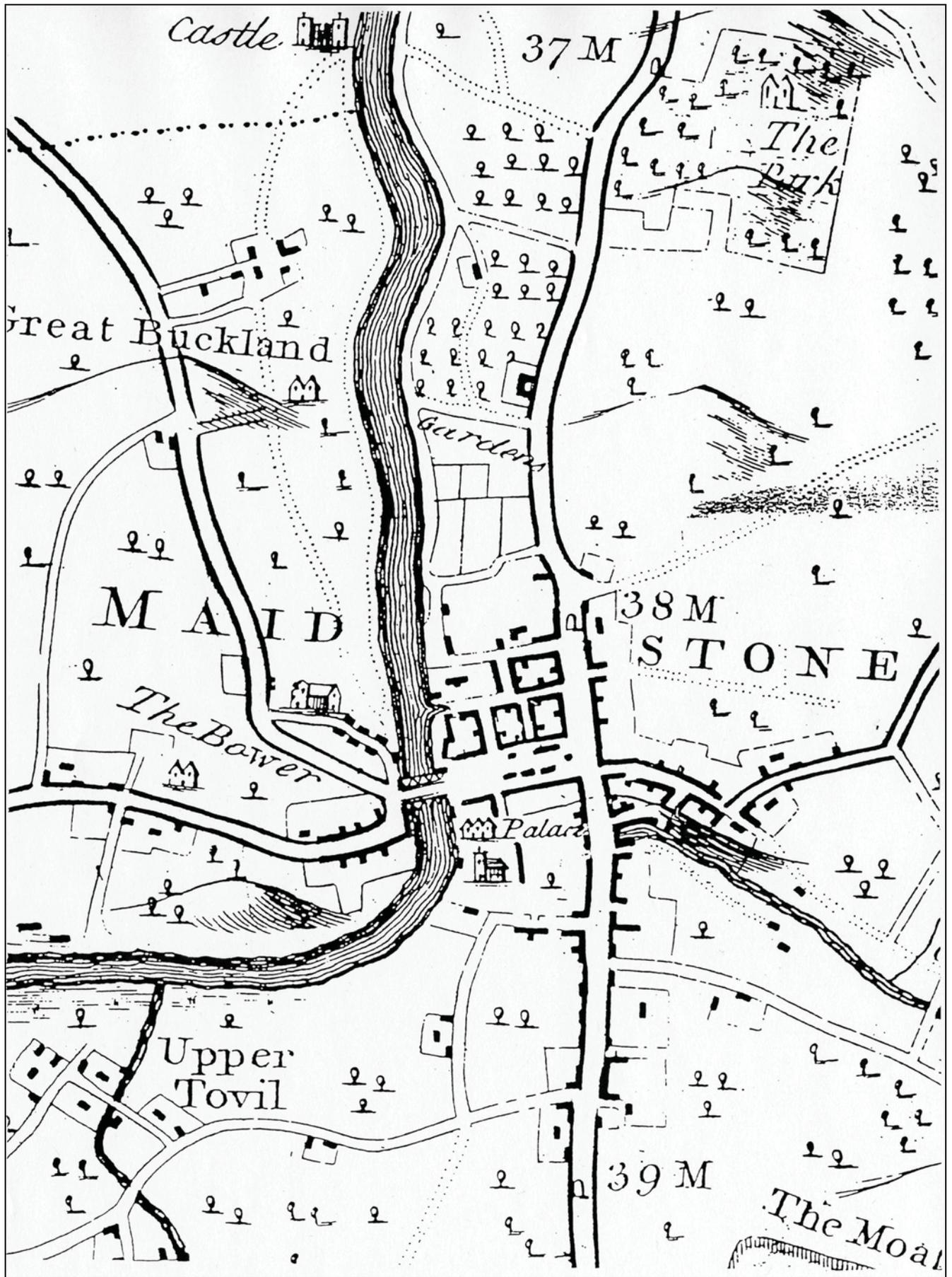
Figure 5. Hasted's map of Maidstone, *c.***1790's**
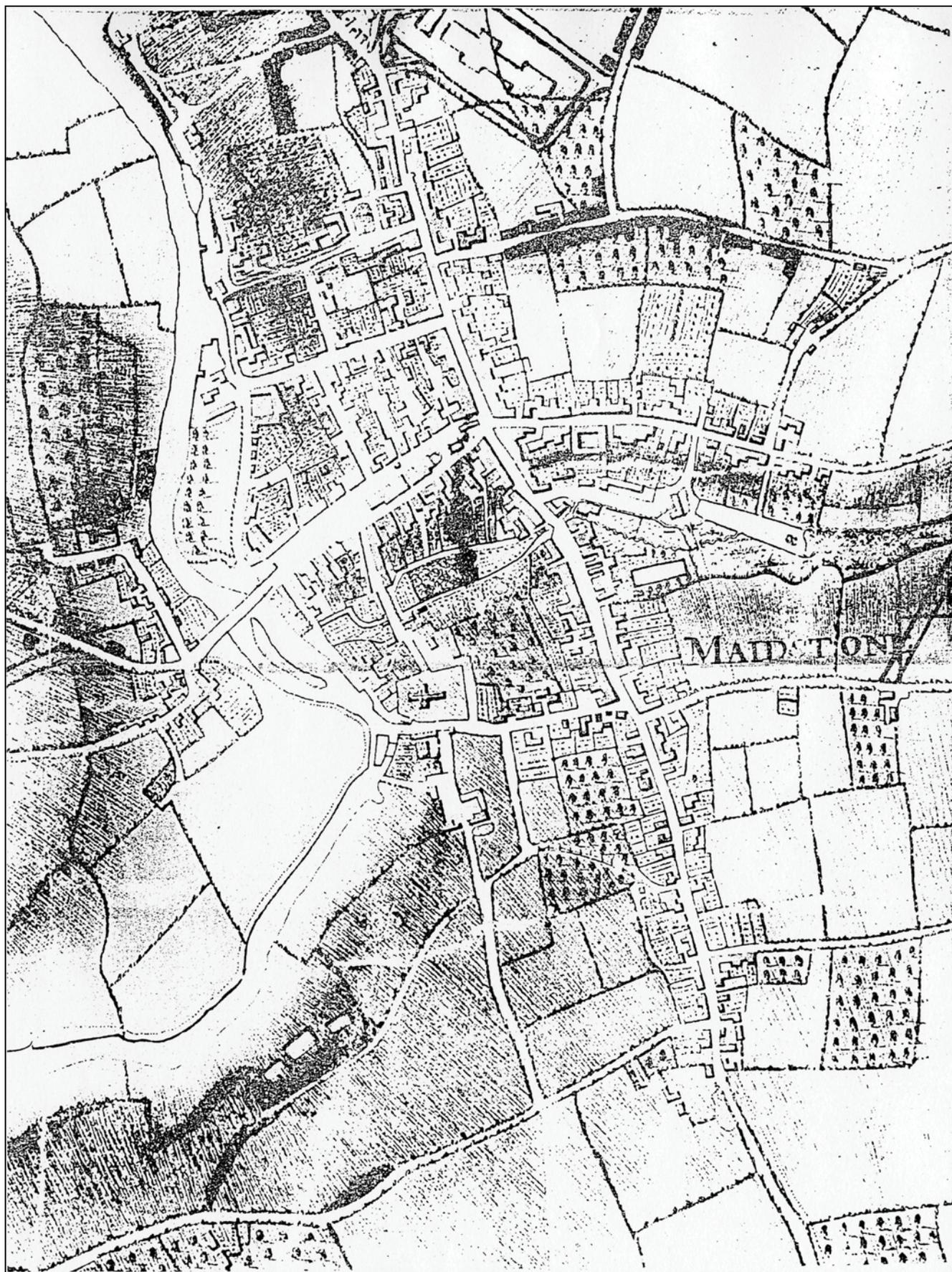
Figure 6. Ordnance Surveyor's field drawing for 1st Edition OS, *c*.1805

Figure 7. The 1st Edition OS map of Maidstone, 1848

Historic Buildings

- Pre - 1500
- 16th C
- 17th C
- 18th C
- 19th C
- 20th C
- Church
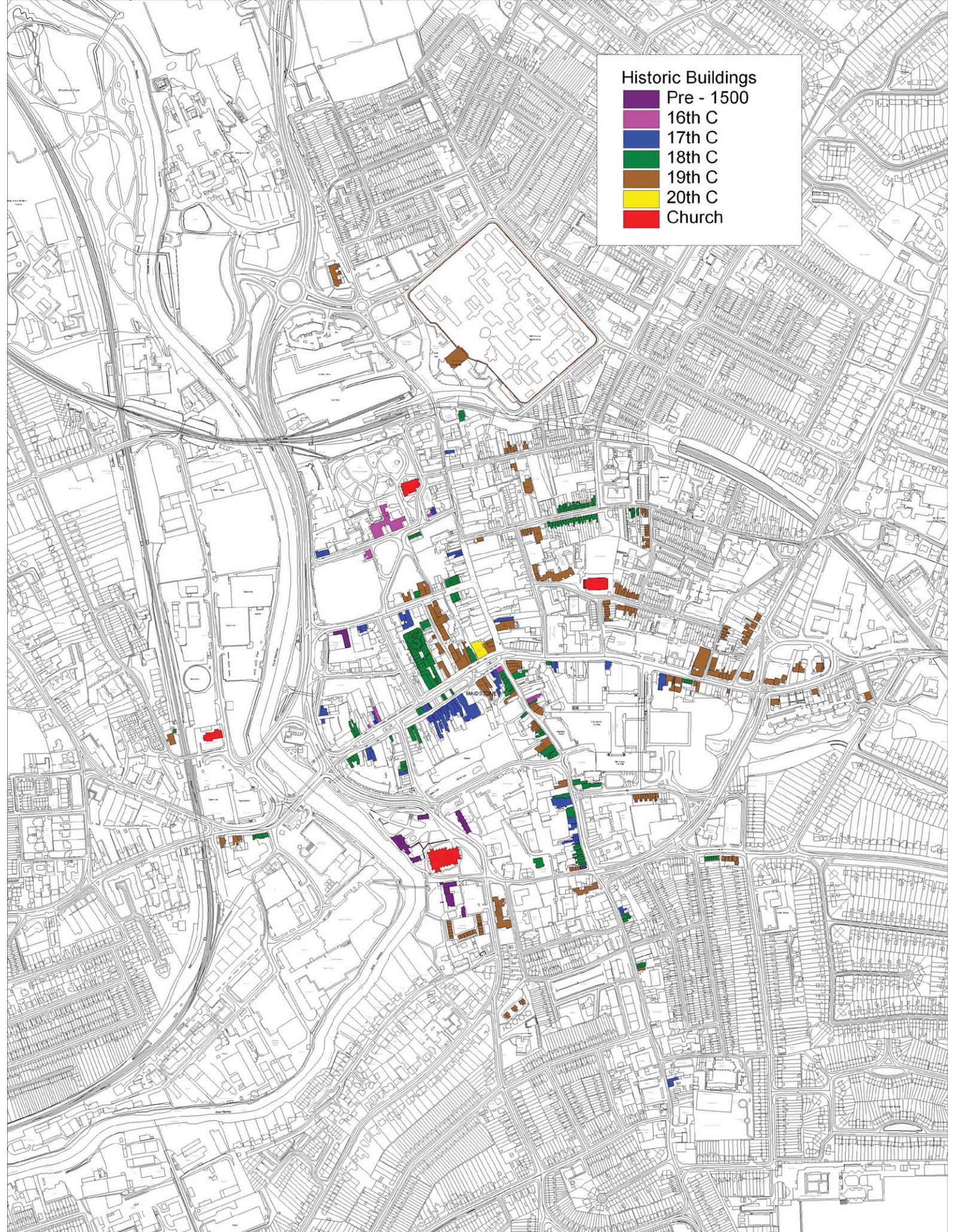
1:5755

Figure 8. Map of Maidstone showing historic buildings

N

Kent County Council

Medieval plan components

1 Roman Road Rochester - Hastings
2 Early east - west route
3 St Marys / All Saints Church
4 Chapel of St Faith
5 Archiepiscopal Palace
6 College of All Saints
7 Market Place
8 High Street
9 Corpus Christi Hall
10 Hospital of St Peter & St Paul
11 Great Bridge
12 Len Bridge
13 Archbishops mills
14 Kings Meadow
15 Probable quays & wharves
16 Group of Tenement Plots
17 Group of Tenement Plots
18 Group of tenement plots
19 Group of Tenement Plots
20 Group of Tenement Plots
21 Group of Tenement Plots
22 Group of Tenement Plots
23 Group of Tenement Plots
24 Group of Tenement Plots
25 Group of Tenement Plots
Lanes & Roads
Water Course & Moats - Ponds
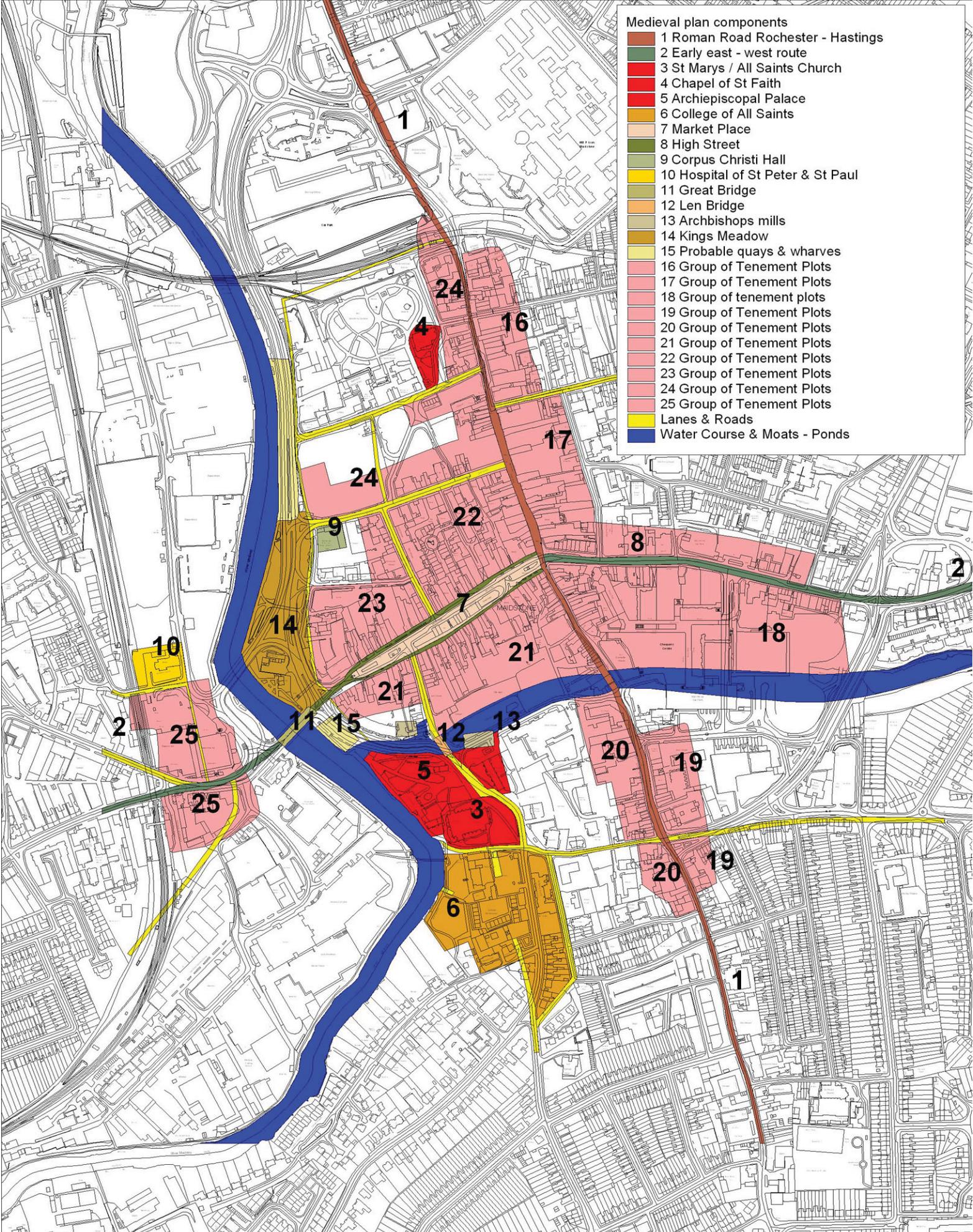
Figure 9. Map of Maidstone showing medieval plan components

1:6565

N

Kent
County
Council

Medieval urban features
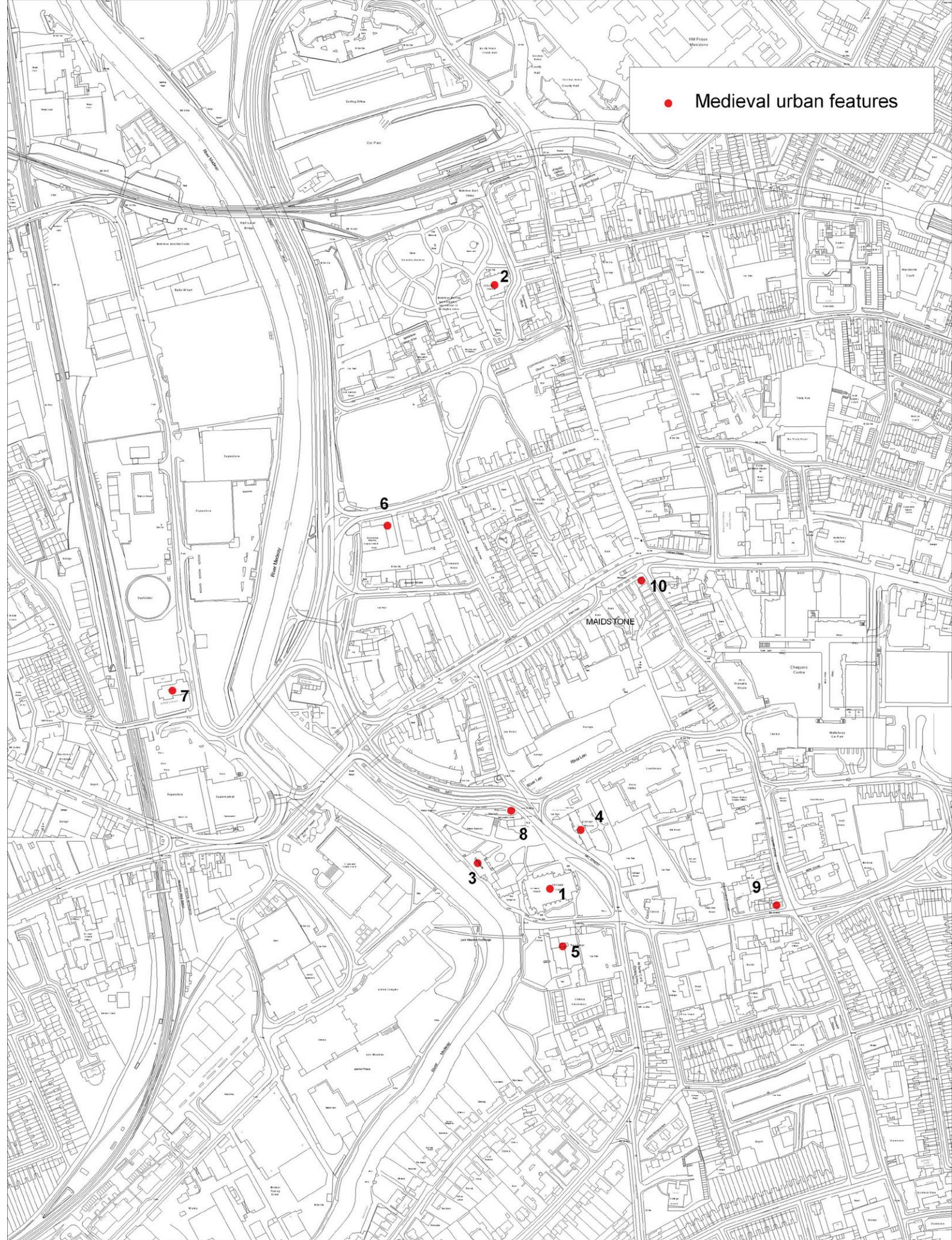
1:3549

Figure 10 Map of Maidstone showing medieval urban features

Kent
County
Council
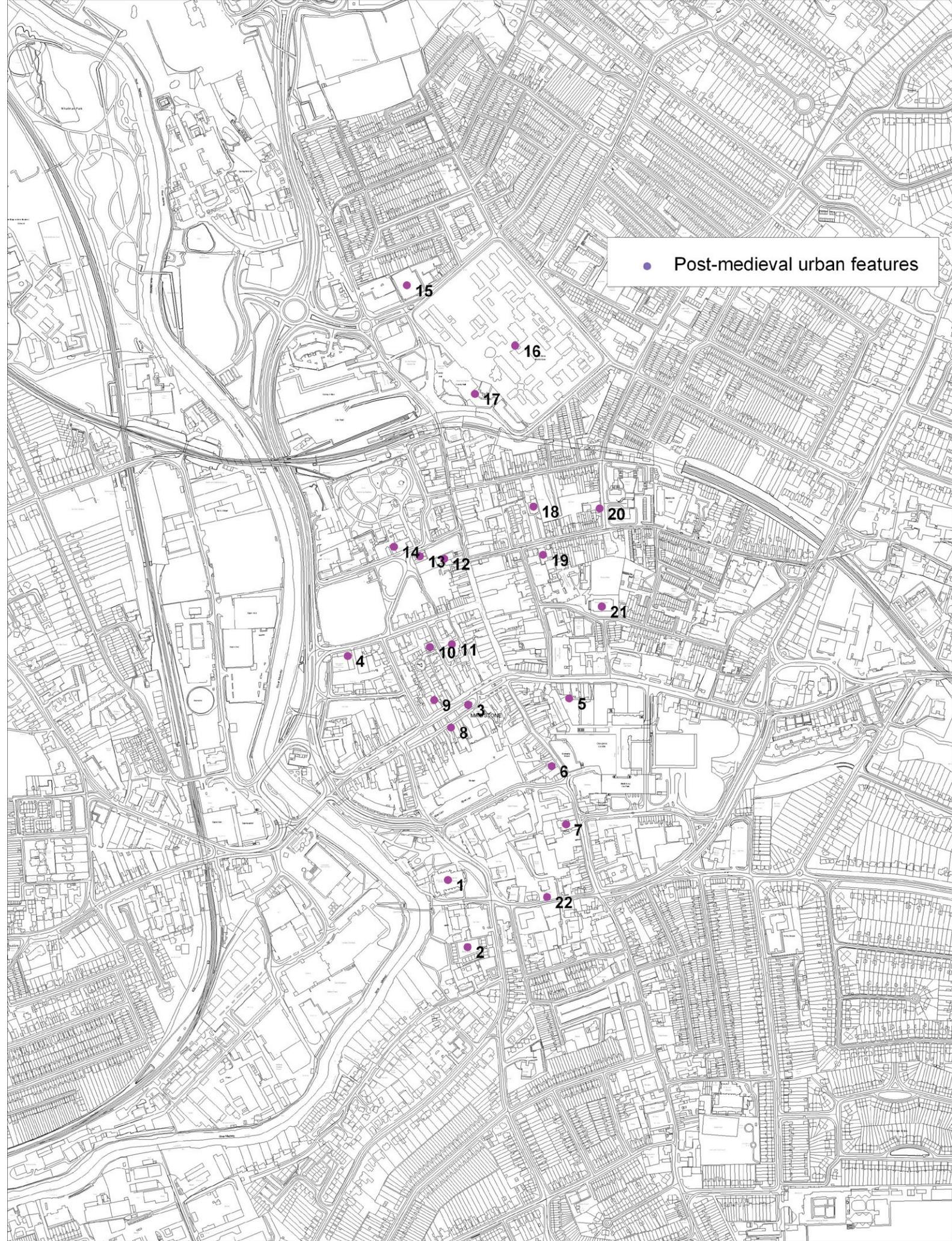
Figure 11 Map of Maidstone showing post-medieval urban features

1:5755

N

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,

---

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

irrespective of whether they are Listed Buildings or not. Indeed, as noted in PPG15 (para. 2.15):

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

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

Zone 1 – Areas of known national importance;

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

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

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

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

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

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

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

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

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

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

   i.) a detailed report on the character and extent of any archaeological remains likely to be affected; and

   ii.) a mitigation strategy detailing how any possible archaeological impacts would be avoided.

3.7 **Zone 2** contains archaeological remains, some of which may be of national importance but whose precise extent, quality or level of importance is currently not clear, and where clarification of potential is required. Early consultation with the local

planning authority, preferably prior to the submission of a planning application, will enable the implications of the proposals to be assessed, the appropriate course of action identified, and expensive redesign costs avoided.

3.8   The archaeological and historic integrity of sites within Zone 2, together with their settings, should be protected and where possible enhanced. Further information will be needed in this respect before informed decisions can be made. Therefore development proposals within Zone 2 that affect the historic fabric of buildings, or other historic structures or earthworks, and/or that disturb the ground, should be accompanied by a detailed report on the character and extent of any archaeological remains likely to be affected. Field evaluation may need to be carried out and the results made available prior to the determination of a planning application.

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

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

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

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

5. Updating of the Urban Archaeological Zones

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

6. Glossary of Terms
Scheduled Monument

Under the Ancient Monument and Archaeological Areas Act 1979 the Secretary of State has a duty to compile and maintain a schedule of monuments, such monuments having statutory protection. Monuments on the schedule are by definition of national importance and the appropriateness of addition to the list is assessed against a set of criteria as set out in PPG16 Annex 4.

PPG15

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

PPG16

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

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

Assessment

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

Evaluation

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

Mitigation

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

7. Useful Addresses and Contacts

County Archaeologist
Heritage Conservation Group
Kent County Council
Invicta House
County Hall
Maidstone

Kent
ME14 1XX
Tel: 01622-221541

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

8. List of Settlements to which draft SPG3 Applies

Appledore
Ashford
Charing
Chatham
Chilham
Cranbrook
Dartford
Deal
Edenbridge
Elham
Faversham
Folkestone
Fordwich
Gillingham
Goudhurst
Gravesend
Headcorn
Hythe
Ightham
Lenham
Lydd
Maidstone
Marden
Margate
Milton Regis
Minster in Thanet
New Romney
Northfleet
Queenborough
Ramsgate
Rochester
Sandwich
Sevenoaks
Sheerness
Sittingbourne
Smarden

Tenterden
Tonbridge
Tunbridge Wells
West Malling
Westerham
Whitstable
Wingham
Wrotham
Wye
Yalding

Areas in white are not zoned as they do not form part of the historic town. It should not be assumed that these areas contain no archaeological remains.

1:5841

Urban Archaeological Zones
Zone 1
Zone 2
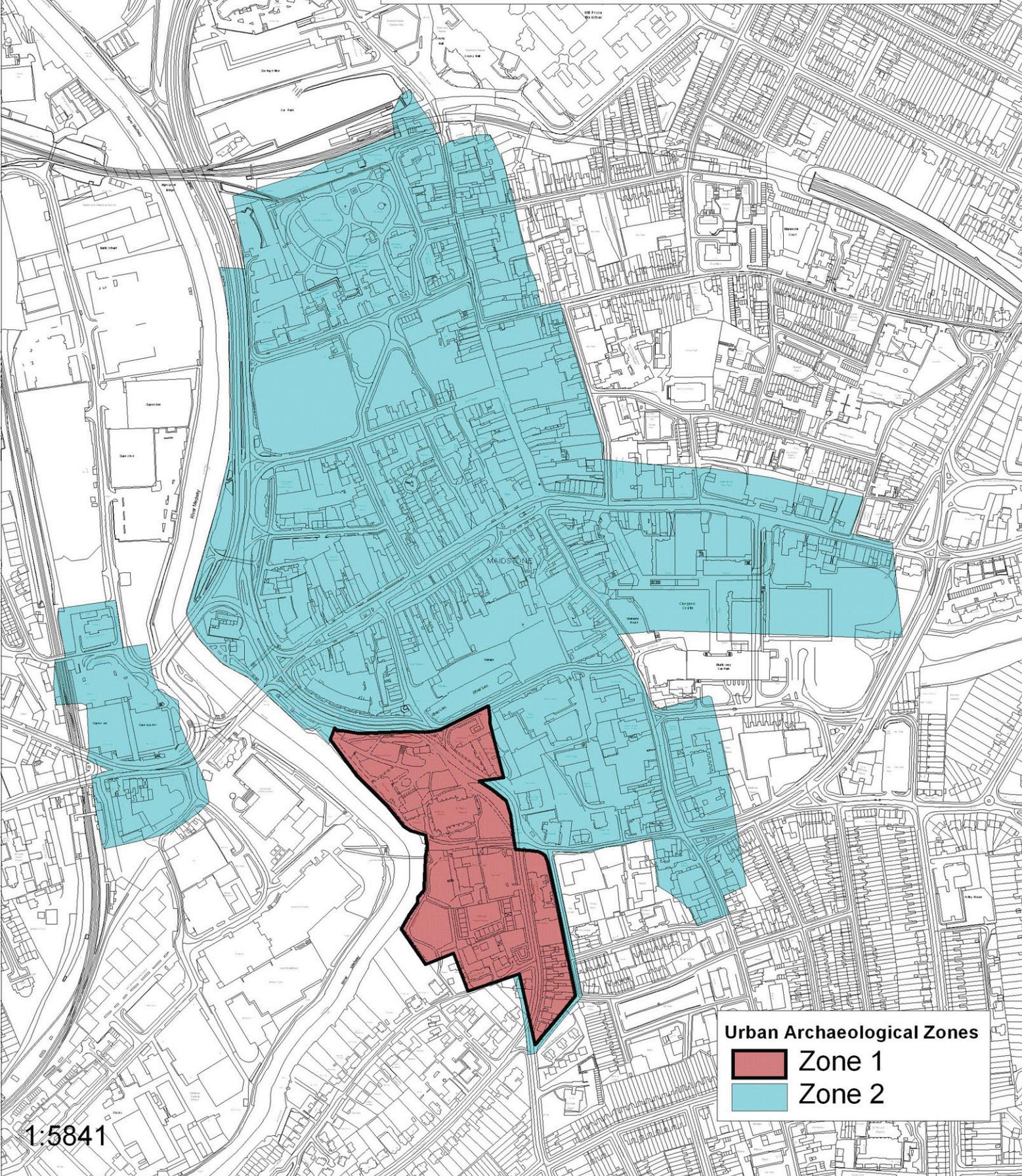
Figure 12. Map of Maidstone showing Urban Archaeological Zones

N

Kent County Council