Kent Historic Towns Survey

SANDWICH

Archaeological Assessment Document

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1 INTRODUCTION

1.1 Background

Sandwich originated in the Saxon period on the south bank of the river Stour in East Kent. With its natural harbour it became in medieval times a major seaport with international connections, one of the original Cinque Ports, and a medium sized market town. It is now within Dover District. As the Stour silted up from the fourteenth century Sandwich's importance as an international port declined. Sandwich lies *c.* 1.6km south of Richborough, 18.5km east of Canterbury, *c.* 18km north of Dover and *c.* 11.2km south of Margate and is now bypassed by the A256 Dover to Thanet road.

This study aims to provide an evaluation of the archaeological and historical remains of the settlement as a basis for informing decision-making in the planning process where archaeological deposits may be affected by development proposals. The Kent County Sites and Monument Record (SMR) was checked for information relating to the study area (see below), and this provided 100 entries, including 46 standing buildings and five unprovenanced finds which are omitted in the list below. Nine entries are of prehistoric date, seven are Romano-British, 31 are medieval and two are of post-medieval date. Sandwich is fairly typical of many towns in England in that there has, as yet, been little significant archaeological research or large-scale excavations within the town, and few modern investigations in the immediate surroundings. Although the recent small-scale rescue excavations, evaluations and watching briefs have begun to reveal information about the early development of the settlement, much of this study is based on documentary evidence, secondary published sources and analysis of the settlement's topography.

Most of the currently visible upstanding features date from the fifteenth to eighteenth centuries, although there are structures of both earlier and later date. The town is seen as significant because of its built environment, well-documented history and standing as a Cinque Port.

1.2 Situation

Sandwich lies on an area of low-lying land, much of it below 3.5m OD. The hishest area is in the east where the ground which rises gradually to 7m-8m OD (Figure 1). The settlement is mostly on an outcrop of the Thanet beds consisting of fine, pale, often rather loamy sand with green-coated flints at its base. To the north and south there are bands of riverine alluvium, with lenses of estuarine sand and gravel (Figure 2).

1.3 Study area

The general area selected for study lies between TR 31005600 and TR 35005950. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the historic core, between TR 32505770 and TR 33505860.

2 ARCHAEOLOGICAL DATA

There are many archaeological data for the town of Sandwich, and a few relating to the surrounding area. Much of the information comes from recent archaeological investigations and some from chance discoveries made in the nineteenth and early twentieth century. The Sites and Monuments Record (SMR) for the area of study records the following evidence (Figure 3).

2.1 Prehistoric

TR 35 NW 44 - An ancient dug-out canoe was found in 1936 on the bank of a small stream close to Great Downs Bridge at a depth of 3 ft 6 ins, at TR 34715763. The boat, found in estuarine deposits, was made from an oak trunk and the tool marks were clear. It was later removed to Sandwich, but nothing more is known of it (Cook 1937, xlvii).

TR 35 NW 98 – A very small fragment of the cutting edge of a bronze age axe was found at TR 32305652 in 1985. It was probably from a middle bronze age palstave or a late bronze age socketed axe (Parfitt 1986, 92-95).

TR 35 NW 101 - A neolithic or bronze age site was exposed in late 1978 along the line of the Sandwich bypass, centred on TR 326566. An occupation layer with an associated ditch and well-preserved seed remains were found in the fill (Parfitt 1979, 133-134)

TR 35 NW 117 - Flint artefacts have been found at TR 346564 (Halliwell 1981, 113-116).

TR 35 NW 118 - Flint artefacts have been found at TR 342564 (Halliwell 1981,113-116).

TR 35 NW 123 - A mesolithic adze was found at TR 322583. The area is thought to have been a tidal marsh on the edge of the Wantsum Channel during the mesolithic period (Ogilvie 1983,14-15).

TR 35 NW 124 - Flint artefacts were found at TR 318576 during dyke clearance (Halliwell 1981,113-116).

TR 35 NW 143, NW 145, NW 146, NW 148, NW 149, NW 159 – Twenty-nine iron age coins were found by metal detectors in the late 1980s on fields to the south-east of Archer's Low Farm, c. TR 338565. The coins, all of bronze, vary in date from *c*. 100 BC - AD 38 (Kent Metal Detector Group Records).

TR 35 NW 181 - Late iron age to early Romano-British potsherds dated *c*. 50 BC - AD 75, were discovered during excavations for telegraph poles near Poplar Farm, at TR 339575 (Parfitt 1991a).

2.2 Romano-British

TR 35 NW 5 - A stone coffin, thought to be Romano-British in date, was found during the reconstruction of Stonar House, at TR 33555865. Nothing further is known of the find or the site (VCH III, 168).

TR 35 NW 6 - Swords, urns and other objects were found during the reconstruction of Stonar House, at TR 33635863. All the objects are probably Romano-British in date (VCH III, 168).

TR35 NW 25 - A first century Romano-British *denarius* of Caligula (AD 37-41) was found in 1849 near St Bartholomew's Hospital, at TR 331574 (VCH III, 167).

TR 35 NW 33 - Three Romano-British cinerary urns containing the burnt bones of cremation burials were discovered *c*. 1847 near Sandwich Railway Station, at *c*. TR 331576. A date

range of mid-second to mid-third century AD is suggested by the grave-goods (Rolfe 1847, 352).

TR 35 NW41 - A Romano-British *as* coin of Philip I (AD 244-249), was found in 1964 under the bridge at Sandown Gate, at TR 33475803 (Royal Museum Canterbury Records).

TR 35 NW 91 - A Romano-British building was located in 1979, just within the western boundary of Sandwich, at TR 31905730. The remains consisted of shallow foundation trenches for a building with stone foundations and a probable timber superstructure. The building was probably a winged corridor villa, with a rectangular central room and two projecting wings, 27.1m long in all. It had probably faced towards the north-east. Pottery evidence suggests that the villa was constructed in the first or second century AD and had fallen out of use by the fourth century (Parfitt 1980, 232-247).

TR 35 NW 92 - A Romano-British occupation site was found *c.* 1km from the villa (Site 11) during the construction of the Sandwich bypass excavated in 1979, at TR 32525659. Features recorded at the site included
[A] Two ovens built of chalk and flint lumps, one with a stoke-pit. Romano-British potsherds, amphora and tile were found.
[B] Two ditches *c.* 19m apart, running north-west to south-east, one to the east and one to the west of the ovens [A].
[C] Three pits, only two excavated. The unexcavated pit may have been a post-hole associated with a timber structure over the ovens. The site was probably of a domestic nature although no buildings were found, and originally stood on the north-west bank of a lake or stream. Potsherds and coins indicate occupation between the first and fourth centuries AD (Parfitt 1982, 150-159).

2.3 Medieval
TR 35 NW 4 - Site of the medieval port and church of Stonar, at *c.* TR 33495875. The port was inundated and destroyed by the sea in 1365-6. The church of St Nicholas was mentioned in the eleventh century and was a ruin by 1549. A large part of the site was excavated in 1936 and 1948. Most of Stonar has been quarried away by the Stonar Ballast Company (Wood-Jones 1950, 149-150).

TR 35 NW 7 - The King's Castle. Remains of the castle are shown on a map of 1877, immediately outside the town on the south-east, commanding the harbour and the Deal approach road, at TR 33485791. Sir Roger Manwood's School now occupies the site, but no foundations were encountered during its construction in 1910. The date of its foundation is unknown, but it was first mentioned *c.*1260. It was demolished in the reign of Henry VIII and its stone reused in Sandown Castle *c.* 1539/40. Substantial wall foundations were found in Manwood Road in 1981; a probably water-filled moat 14m wide and 4.5m deep (part of the castle's outer defences) was found in Castle Field in 1983; further defences were excavated in Manwood Road in 1996. The castle complex must have been more extensive than originally believed (Bennett and Blockley 1983, 245-247; Mackenzie 1897, 41; Stuart, Parfitt and Herdman 2000).

TR 35 NW 8 - The Monks Wall, a sea wall of sand and stone belonging to the Abbot of St Augustine and mentioned in a document of 1280. It consists of a bank and ditch similar to a

number of other banks in the area, with a cart track along the top of the bank, TR 32705950 to TR 33255856 (Boys 1792, 660).

TR35 NW 9 - Site of St Thomas's Hospital in New Street opposite Austin's Lane, at TR 32805804. Founded in 1392, it survived the Dissolution but was rebuilt as almshouses on a new site in Moat Sole in the nineteenth century (Knowles and Hadcock 1953, 304).

TR 35 NW 10 – Possible site of one of the medieval Courthalls or Guildhalls, south of St Peter's church, at TR 33095813. The present Guildhall on a new site off New Street replaced it in 1579 and the old site was used as an extension to St Peter's churchyard from the eighteenth century (Boys 1792, 788).

TR 35 NW 13 - Site of St James's or St Jacob's Chapel and Hermitage, close to St Mary's church, at TR 32805837. The medieval chapel had a burial ground and hermitage to the south. The site is now occupied by Sandwich Primary School (Gardiner 1954, 168).

TR 35 NW 14 - The site of the Carmelite Priory founded in *c.* 1270 between New Street and the Market Place, at TR 32955798. Excavations in 1936 revealed the plans of the church, refectory, courtyard and possible chapter house. Further excavations in 1971 and 1993 located burials, parts of the south and west ranges and part of a previously unknown building (Parfitt 1993, 59-63; Stebbing 1936, 225-7).

TR 35 NW 17 - The site of the medieval Thief Downs, Gallows Field, at TR 326586. During the reign of Henry III (1216-1272) this was the site where the condemned were buried alive. The site is shown as Gallows Field on the 1844 Tithe Map of Sandwich (Baker 1848, 137-9).

TR 35 NW 19 - The Delf, a pre-1206 water supply consisting of an artificial stream *c.* 1-2m deep entering Sandwich near the site of the New Gate, at TR331783, and running to the Canterbury Gate, at TR 32675830, beyond which it discharges into the Stour. The Delf was the town's sole water supply until the end of the nineteenth century (Boys 1792, 790; Gardiner 1954, 212).

TR 35 NW 24 - St Bartholomew's Hospital and chapel at TR 33055754. Founded before 1227 for three priests, brethren and sisters (Knowles and Hadcock 1953, 304).

TR 35 NW 40 - Site of the former St John's Hospital to the west of the Cattle Market and south of Delf Street, at TR 32915817. Founded before 1287 for nine brethren and six sisters. The buildings were ruinous by the end of the eighteenth century, were replaced in 1805, and have since disappeared (Gardiner 1954, 169).

TR 35 NW 47 - The chalk and rubble foundations of a small building were exposed in 1959 on the south-westerly of the two summits of Mary-le-Bone Hill, at TR 32205804. Two-celled and orientated east-west, it may have been a thirteenth century chapel (dated by pottery). Pieces of Carrara marble and tile may have been robbed from Richborough Castle. This may be the site of The Maldry (a leper hospital) or a building belonging to Leeds Priory mentioned in an early fourteenth century lawsuit (Ogilvie 1960, 141-150).

TR 35 NW 75 - Site of the medieval Sandown Gate, Sandown Road, at TR 33465804. Built of red-orange brick *c*. 1455, it was demolished in 1782 (Tatton-Brown 1979, 153-155; Clapham 1930, 289-290).

TR 35 NW 84 - A watching brief to the rear of 6 Cattle Market in 1994, at TR 32935819, recorded a broad chalk-block foundation-raft at least 12m x 12m in extent, possibly for a sixteenth century building, a clay floor, and layers containing sixteenth-and seventeenth century potsherds (Parfitt 1994).

TR35 NW 87 - A roofless building in Three King's Yard, Strand Street, at TR 33125823, is known locally as the Chantry Chapel. It was built as a hall-house with cellar in the thirteenth century and it is doubtful whether it was ever used as a chapel. The house was altered in the seventeenth century when a Dutch immigrant family lived there (unpublished notes by E.W. Parkin).

TR 35 NW 97 – Ships' timbers, identified as the remains of a late fourteenth or early fifteenth century clinker-built ship, were uncovered 3m - 3.5m below ground level while laying a main sewer, at TR 33505810. About 30 constructional members and *c.* 50 fragments, ranging in length from 0.5m to 3.25m, were recovered; the estimated length of the vessel is *c*.33m (Trussler 1974, 166-169).

TR 35 NW 126 - Site of the medieval Canterbury Gate, Strand Street, at TR 32675853. Built in the fourteenth century, it was demolished *c*.1792 (25 inch OS map, 1956).

TR 35 NW 127 - Site of Pillory Gate, junction of Strand Street and Harnet Street, at TR 33045837 (Clapham 1930, 289-290).

TR 35 NW 128 - Site of the medieval St Mary's Gate, Strand Street, at TR 33105832 (Clapham 1930, 289-90).

TR 35 NW 129 - Site of the medieval Ives Gate, Strand Street, at TR 3314 5829 (Clapham 1930, 289-90).

TR 35 NW 130 - Site of the Barbican, The High Street, at TR 33185826. Built by Henry VIII *c.* 1539 to replace David's Gate of *c.* 1468-69 and to control the Stonar ferry and the drawbridge across the river Stour (Parkin 1984, 200; Gardiner 1954, 143 and 306).

TR 35 NW 131 - Fisher Gate, The Quay, at TR 33285819. Probably built during the fourteenth century with the main town fortifications (Parkin 1985, 200).

TR 35 NW 133 - Site of the New Gate, New Street, Sandwich at TR 33125783 built in *c.* 1455 with a bridge over the town ditch. The gate was demolished in 1782 (Gardiner 1954, 136 and 308).

TR 35 NW 134 - Site of the medieval Woodnesborough Gate, at TR 32795801. Probably built in the fifteenth century it was demolished in 1781 (Gardiner 1954, 308).

TR35 NW 182 - A medieval pit containing potsherds of thirteenth century Tyler Hill ware was recorded during a watching brief of building works at 22 Poulders Road, at TR 32225758 (Parfitt 1991b).

TR 35 NW 183 - Evidence of medieval occupation and buildings were found during an evaluation excavation and watching brief in 1993-4 of the Old Tannery, Loop Street, at TR 328582. Medieval mortared flint walls with associated clay floors and occupation layers were revealed beneath remains of a fifteenth century building containing pottery and a coin of Henry VI (1427-1430). The results showed that timber-framed buildings had once occupied the frontage of Loop Street (Corke 1996, 3).

TR 35 NW 185 - A watching brief at 14 Knightrider Street in 1994, at TR 33305808, observed silt deposited by flooding of the nearby river Stour. The silt sealed a pit of possible Saxon or Norman date. Burnt clay floors, beam slots and a padstone from a thirteenth century building had been cut into the silt. The building appeared to have been abandoned during the late medieval period (Houliston 1995, 36).

TR35 NW 193 - An evaluation excavation in 1994 in Barlow's Yard, St Peter's Street, at TR 33105820, discovered 1.4m of stratified medieval deposits, consisting of walls, pits and possible post-holes, the remains of a medieval building fronting on to what is now Love Street. A gully, pits and a wall were found at the rear (Greatorex 1994).

TR 35 NW 203 - Evaluation excavations in 1997 revealed three pits on land adjacent to Manwood Grange, at TR33755790. Finds included Roman Samian ware, Saxon, medieval and late medieval potsherds, iron nails, and coin of William III (Perkins 1997).

TR 35 NE 49 - A medieval ditch was discovered in 1995 during an evaluation excavation at Manwood Road, at TR 33555796. The ditch contained twelfth century local and continental pottery. Two other linear features of uncertain date, probably ditches, may have been part of the castle defences (Herdman 1996, 36).

TR 35 SE 382 - A watching brief at 87 Strand Street, Sandwich at TR 32825847 in 1997, located traces of three walls, the earliest being later than thirteenth century, plus potsherds of thirteenth century date, close to the NW defences of the medieval town (Parfitt 1997).

TR 35 NW 225 - An evaluation excavation in 1997 at Guestling Mill, Strand Street, at TR 58483292, revealed a stretch of the fourteenth century town wall with fifteenth century alterations. Walls, floors and a hearth from the kitchen of a thirteenth to fourteenth century dwelling fronting Strand Street were also found. The main part of the building was probably demolished when the site was redeveloped in the late nineteenth century (Allen 1997, 1-9).

TR 35 NW 232 - Evaluation trenches excavated in spring 2000 between Nos. 4 and 8 Potter Street, at TR 33075826, revealed early medieval domestic debris overlaid by medieval chalk and clay floors and stone walls. There were also timber structures, probably earlier dwellings. post-medieval brick, chalk and clay floors, clay tobacco-pipe kilns, and a nineteenth century out-house were also found (Parfitt 2000b).

2.4 Post-medieval

TR 35 NW 16 - The site of Jesus Quay, Strand Street, extant in 1659, at TQ 32985844. Nothing now remains (Boys 1792, 335).

TR 35 NW 197 - Site of the former Sandwich Gas Works on The Quay, at TR 33335817. Established in 1839 on the site of a former shipbuilder's yard and blacksmith's forge (Gardiner 1954, 322)

3 HISTORICAL RECORDS

3.1 Early written references
The first written reference to Sandwich is in the *Life of St Wildfrid* in which the author Eddius Stephanus notes that in AD 666 Wilfrid arrived at 'a port of safety at Sandwich'. Between AD 845 and 1066 the *Anglo-Saxon Chronicle* frequently mentions Sandwich as a gathering place for Danish and English fleets, and by the early eleventh century Sandwich was regarded as 'the most famous of all the ports of the English'

The first surviving charter mentioning Sandwich, dating from AD 963-971, granted the port and town of Sandwich to the monks of Christchurch, Canterbury, as a restitution of privileges withdrawn from the priory. Thus, Sandwich must originally have been given to Christchurch sometime earlier. In AD 979 Aethelred granted royal property in Sandwich and Eastry to the monks of Christchurch; this was confirmed in 1023 when Christchurch was also to receive all the revenues of the haven. In 1075, William I confirmed all previous grants and added some tenements which had been held by his half-brother Bishop Odo of Bayeux (Sawyer 1968, charters nos 808, 959, 1047, 1467 and 1636).

3.2 Domesday Book
In 1086, *Sandwice* (Sandwich) was recorded as a borough within its own hundred, held by the archbishop for the monks of Christ Church in return for the same ship-service as Dover. Before the Norman Conquest the monks received £40 and 40,000 herrings annually; in 1086 the provision had risen to £50 and 40,000 herrings. Sandwich comprised 383 habitable dwellings and a further 32 are mentioned as being in the lands of the Bishop of Bayeux but belonging to the archbishop. A contribution of 10*s.* annually went towards the upkeep of Rochester Bridge.

3.3 The Custumal of Sandwich
This document, compiled in 1300 by Adam Champney, Town Clerk and Rector of St Peter's church, describes in great detail the town's officials, their responsibilities, the mode of their election and the particulars of the governance of the town. It is an invaluable source for the organization of medieval Sandwich.

3.4 Origin of place name
The place name of Sandwich appears as *Sondwic* in the Saxon Chronicle in AD 851 and as *Sandwice* by 1086. Wallenberg suggests its early meaning derives from Old English *sand* 'sand' and *wic* 'village, dwelling place'; thus, 'the village on the sand'. A *wic* may also have been a trading place. The place-name can be traced to its present form thus

851	*Sondwic*	…	*c.* 1000	*Sandwic*
1023	*Sanduuic*	…	1038-1066	*Sandwic*

4 HISTORICAL DATA BY PERIOD
4.1 Pre-urban evidence
4.1.1 The prehistoric period
There is growing evidence that the area west of Sandwich, previously considered to have been water until historic times, was occupied during the prehistoric period. Numerous neolithic and bronze age flint implements and waste flakes, the cutting-edge of a bronze age axe and traces of settlement to the south have been discovered. There is also evidence for occupation on the south-east outskirts of Sandwich during the late iron age. At least 29 iron age coins ranging in date from *c.* 100 BC to AD 38 and iron age potsherds of *c.* 50 BC to AD 75 have been found. Thus, the marshes at the entrance to the Wantsum Channel and overlooking the Straits of Dover must have been occupied at least from the first century BC to the middle of the first century AD.

4.1.2 The Romano-British period
The Roman Conquest of AD 43 was significant both for Britain as a whole and for the area around Sandwich. Traditionally, the Romano-British invading fleet landed on the coast *c.* 8km south-east of Sandwich, at present day Deal. After suffering storm damage on the open shore, the fleet moved to a safer anchorage in the Wantsum Channel and the military base of *Rutupiae* (Richborough) was established on an island *c.* 2.6km north of Sandwich. A small fort was built at *Regulbium* (Reculver) to protect the northern entrance to the Wantsum Channel and access to the river Stour. In *c.* AD 130-140 Dover was selected as the site of a new fortified port to become the base for the Roman fleet (*Classis Britannica*). Richborough developed as a town and major port of entry and *c.* AD 275-285 a fort was built as part of the Saxon Shore defences around the east and south coasts of Britain which continued in use throughout the fourth century.

There is no evidence for a Romano-British settlement within the present town of Sandwich, but evidence of settlement has been noted in its immediate surroundings. For example, occupation debris has been found at Archer's Low Farm, *c.* 500m east of present day Sandwich and pottery and coins elsewhere. A Romano-British villa and small farm occupied from the first to the late third or early fourth century AD lay *c.* 1km south-west of Sandwich on a ridge overlooking the Wantsum and near a possible Roman road leading from Woodnesborough to the Wantsum (Margary route 101); *c.* 1km to the south-east there was a small settlement inhabited from the first to the fourth centuries AD.

4.1.3 The early Saxon period
During the fifth and sixth centuries deposits from marine transgression, long-shore drift, soil erosion, and silt from the river Stour blocked the former harbour at Richborough and began to obstruct the eastern entrance to the Wantsum Channel (Figure 4).

4.2 Urban evidence
4.2.1 The middle and late Saxon period
If the literary evidence for St Wilfrid's arrival at 'a port of safety at Sandwich' in AD 666 is to be believed, there must have been some occupation in an area called Sandwich by the mid seventh century, but there is as yet no physical evidence to show where it was, or the form that it took. Its place name may be interpreted as 'village/trading centre on the sand', which could mean, perhaps, the Thanet beds on which the later settlement stood, or perhaps one of the

shifting sandbanks that were a feature of the mouth of the Wantsum Channel. A site to either east or west of the present town may be more likely than the present town itself, a theory underlined by the total absence of middle and late Saxon archaeological evidence from the excavations so far undertaken in the town centre.

The *Anglo-Saxon Chronicle* records that Sandwich was in the front line during the Danish invasions of the ninth to the eleventh centuries. Most of the records relate to ships and fleets calling at or being at anchor at Sandwich and say nothing about the town itself, and only one mentions anything about the settlement or its inhabitants when in 1066 'shipmen were taken from the port'. The overall lack of information about the town and port in the *Anglo-Saxon Chronicle* is not surprising given the type of source, but one pre-Norman Conquest chronicle, *The Vision of Leofric,* is more revealing. This describes a vision which appeared to Leofric, Earl of Mercia, when he was attending mass in the church of St Clement in the early 1050s. This is the earliest reference to a church in Sandwich, although there is a doubtful tradition that St Mary's is of Anglo-Saxon origin.

By 1086 Sandwich must have been a substantial town for it is described as a borough with roughly 400 habitable dwellings, a fishing fleet large enough to provide 40,000 herrings annually to its overlords the monks of Christ Church, and to provide ship-service equal to that of Dover. It also had a mint from 1042 to 1154. Its development from the seventh to the eleventh century remains unexplained by historical sources.

Archaeological excavations have so far thrown no light on Sandwich's extraordinarily rapid growth, but a current research project (in progress from 2004 to 2007) hopes to do so by combining the evidence from historical, and archaeological research with newly acquired topographical evidence. A new survey of the town's present day ground surface with the contours drawn at closely spaced intervals has already thrown some light on the possible origins of the early settlement. Much of the area of the present town lies below 3.5m OD and is unlikely to have been habitable without drainage, but there are several places where higher and drier land could have provided suitable conditions for occupation. Significantly, all three parish churches stand on the drier areas, with St Clement's on the highest point of all at almost 8m OD. It is probably to those areas that we should look for signs of Saxon Sandwich. Earlier interpretations of the origins of Sandwich need to be considered in the light of the new findings.

4.2.2 The medieval period
Sandwich's responsibility for ship-service, mentioned in Domesday Book, indicates that by 1086 it made up one of the ports in the confederation of the Cinque Ports (the others being Dover, Hythe, New Romney and Hastings). In the following centuries it dominated England's maritime trade with the Continent, and prospered until sometime in the fifteenth century when its harbour began to silt up so that it could no longer be used by large cargo ships. Its economy continued in a healthy state, however, for the remainder of the Middle Ages, with local and coastal trade replacing its former international activities.

The areas of possible Saxon settlement around the parish churches were expanded during the middle ages. This must have entailed deliberate drainage of the land below 3.5m OD so that the previously waterlogged ground could be occupied. The late thirteenth century foundation of the Carmelite priory in one of the lowest parts of the town indicates that its lands must have been habitable by then although excavations have shown that some of the other urban areas

were not built on until as late as *c*. 1400. When the town walls were built they enclosed both the built-up core and tracts of open ground, some of which are still shown as uninhabited on late eighteenth century maps (Figures 6 and 7).

4.2.2.1 Markets and fairs
Although Sandwich had a market before the middle of the eleventh century (when it was a borough) and perhaps much earlier than that, it was a prescriptive market, not confirmed by charter. It may have been held in the wide street north-west of St Peter's church (once called Fishmarket) and somewhat later there was a second market place (Cornmarket) probably where the modern Guildhall stands. Two weekly markets were held on Wednesdays and Saturdays. And there were also annual fairs, granted in 1290, 1317 and 1504.

4.2.2 2 The manor
Sandwich was held by the monks of Canterbury from at least the tenth century, and it was administered by a portreeve appointed by the prior. King John held the manor and town from 1207 to 1213, and during that time the townsfolk asserted their independence from the rule of the church. After Christ Church had its rights restored there were frequent disputes between the secular and ecclesiastical authorities, and in 1236 the priory's hold over the town and harbour began to decrease. In 1248 the king addressed a writ to the 'mayor, bailiff and honest men of Sandwich', not to the prior.

Sandwich favoured the barons in their civil war against Henry III, and in 1266 the victorious king punished the town by installing his own man as bailiff. In 1290 the monks of Christchurch surrendered their administrative control of Sandwich to Edward I, but kept their houses, quays and rights to free passage on the ferry to Thanet, and the monks continued to be freemen of the town until the Dissolution.

4.2.2.3 The churches
There were three parish churches in Sandwich in the Middle Ages, i.e. St Clement's, St Peter's and St Mary's. Both St Peter and St Clement are mentioned in the late eleventh century Domesday Monachorum and the White Book of St Augustine. All were within the jurisdiction of the diocese of Canterbury, in the deanery of Sandwich.

St Clement's Church
The church dedicated to St Clement, the patron saint of ships and lighthouses, is situated in a dominating position at the highest part of the town and was the parish church of east Sandwich. The date of its foundation is not known, but it was a substantial structure by the middle of the eleventh century and may have been the first church to be founded in Sandwich. In 1291 it was valued at £5. 6*s*. 8*d*., and the vicarage at £5 (*Taxatio* of Pope Nicholas IV). In *c*. 1540 the vicarage was valued at £13. 16*s*. 10½*d*. The annual election of the mayor was held in the church until 1683, and its close association with the corporation and ceremonial occasions throughout the Middle Ages may have derived from its status as Sandwich's most venerable church. It also housed the fraternities of Holy Trinity, St Peter, Corpus Christi, and St George.

Nothing remains of the eleventh century church building, and the great central tower of *c*. 1100 is the dominant early architectural feature. Rising from four semi-circular arches supported by strong piers, it is a very fine example of a Norman tower, with four tiers of arcading around its upper part. The church of which it formed part was originally cruciform

in shape, with aisled nave, chancel, north and south transepts. As the town and port grew, the church was enlarged and altered. The chancel and choir were lengthened and two side chapels were added in the thirteenth century. They were rebuilt on a grand scale in the fourteenth century. In 1403 the chancel was re-roofed. Also in the fifteenth century, the nave was rebuilt and the aisles widened to enclose the transepts and give the church a rectangular plan. A two-storey north porch was added. Sometime before 1530 a spire and battlements crowned the tower, and there was a peal of five bells.

St Peter's Church
St Peter's, in the heart of the medieval town beside the market place, was the parish church for central Sandwich. There was probably a pre-Conquest church on the site, which is on the edge of the dry land, and although not mentioned in Domesday Book, it is listed in the White Book of St Augustine *c.*1089. In 1291 it was valued at £5. 6*s.* 8*d.* (*Taxatio* of Pope Nicholas IV).

The earliest surviving fabric in the church is some probably twelfth century stonework at the west end, but the church was largely rebuilt during the thirteenth and fourteenth centuries. Built of Caen stone, it had a nave, two aisles, a chancel and a central tower with six bells and a spire. A chantry dedicated to St Thomas was founded in the church during the late fourteenth century, and St Peter's also housed the fraternities of St Mary, St John, St Erasmus and Corpus Christi. The church was originally in the patronage of St Augustine's Abbey, but it was acquired by the Crown at the Dissolution.

St Mary's Church
It became the parochial church of the western parish of the town, and *c.*1100-1110 was built of Caen stone, with a nave, chancel, two aisles and a large central tower with three bells. Lancet windows were added *c.*1200 when there were other alterations, including a tall recess in the chancel wall to hold a large silver shrine entombing St Bridget's heart. The church was sacked and burnt by the French during a raid in 1216 and it was subsequently restored. By 1400 the church had an aisled nave, a chancel with flanking chapels and a large central tower surmounted by a spire. Two organs were installed in 1444. Part of the tower collapsed in 1448 and was repaired with a new steeple and a chiming clock (added in 1464). The church was valued at £8 in 1291 (*Taxatio* of Pope Nicholas IV) and the vicarage valued at £8. 1*s. c.* 1540.

4.2.2.4 Other religious organisations
The chapel of St James
A chapel dedicated to St James (or St Jacob) stood south-west of St Mary's church, on which it was dependent. There is no evidence for the date of it foundation, its appearance or its site, but it probably stood near the present County Primary School. Records suggest that it was repaired in 1445 and 1478, and its St Catherine fraternity had both male and female members. A hermitage in its cemetery housed a hermit to minister to strangers and the poor, to bury their dead and pray for the souls of the departed. The last hermit, John Steward, became the vicar of St Mary's church, and, after the suppression and demolition of St James's chapel *c.* 1548, St Mary's parish church occasionally used the cemetery. The hermitage was sold in 1776 and eventually the cemetery was closed.

The Carmelite friary

A Carmelite friary dedicated to St Mary was established *c.* 1270 land below 2m OD, on the south side of Sandwich (now Whitefriars Meadows). It could have been situated there after drainage of what must previously have been on waterlogged ground. Henry V stayed there on his way to France in 1416, and Henry VIII is believed to have feasted, and possibly stayed, there in 1531/32. The friary was suppressed in 1538 when it was worth only 51*s.* 7*d* and in 1540 the site was sold to Thomas Arden of Faversham. Some of the buildings were destroyed almost immediately, although some parts survived. By 1936 the precinct was a single plot of land on which stood a house called Whitefriars.

Nothing survives of the friary, but excavation and historical research has enabled some of its plan to be conjectured. The church, built of flint, had a long nave, a single north aisle with probably a bell tower, a long quire and chancel and two entrances, one to the outside world and the other to the friary's domestic quarters. The cemetery lay north of the church, and the cloister, surrounded by chapter house, refectory, kitchen, dormitory and latrine block lay to the south. Further south there was an enclosed courtyard with other buildings. An infirmary also stood within the complex. The friary also owned a barn, a stable, orchards and gardens. By 1331, there were 24 friars.

The Great House

By 1220 there was a hospice, known as the Great House, St Thomas's House or Stone House, standing on the south side of Strand Street opposite Monkenquay. The house was the official residence of the monks of Christchurch, thus the equivalent of the manor house. It had a large central hall with an adjoining great chamber, a chapel, a two-storey wing, and a cellar below the hall. Officials from Canterbury lodged there whilst on visits to Sandwich and it was occasionally occupied by the portreeve. The town's sub-bailiff lived there from 1286. The house was demolished in 1563 and Sir Roger Manwood's School built on the site.

The hospital of God and St John the Baptist

The medieval hospital of St John stood west of the present day Guildhall and south of Delf Street. Founded before 1287 for the relief of the poor and travellers, the mayor and jurats administered it, so its regulations (for a master, nine brethren and six sisters) are described in the town's Custumal. The complex consisted of a large building with a hall and rooms for residents, and a range of rooms, called the Harbinge, in which travellers were lodged. The hospital's revenues depended on rents from property, and *c.* 1545 its gross annual income was only £5. 1*s.* 7*d.* It survived the Dissolution.

The hospital of St Thomas

The medieval hospital of St Thomas the Martyr, also referred to as Elys Hospital, originally stood on the south side of New Street opposite Austin's Lane. In 1392 Richard II granted to Thomas Elys, a wealthy Sandwich draper and twice mayor, a licence to found a hospital for eight poor men and four poor women, under the care of a warden. The hospital was endowed with the manor farm of Denne Court and land at Woodnesborough.

The building consisted of an open hall and residential rooms flanking a central passage. In *c.* 1545 its gross annual income was £13. 6*s.* It survived the Dissolution.

The hospital of St Bartholomew

St Bartholomew's hospital stood outside the southern boundary of the town, at the junction of the Eastry and Woodnesborough roads. Reputedly, it was founded in 1190, probably as a hostel for travellers. After the victorious naval battle of Sandwich on St Bartholomew's Day 1217, the hospital benefited from the spoils of victory. It also changed its character, becoming an asylum for permanent inhabitants in memory of the victory against the French. It received several benefactions in the following decades, and in 1349 Edward III granted it the profits from the Sandwich to Stonar ferry. In *c.* 1545 the gross income of the hospital including profits from the ferry was £42. 0*s*. 4*d*. It survived the Dissolution.

The hospital had three priests, twelve brethren and four sisters, all under the patronage and governance of the mayor, jurats and commonalty. The members of the corporation visited the hospital on the feasts of St Bartholomew and the eve of the feast of St Luke. A fair was held on the latter day.

The hospital buildings included a large chapel in a central courtyard, a common hall, kitchen, bake-house, a residence with individual chambers for the inhabitants and priests, and other domestic and ancillary buildings. Its cemetery served both the hospital and the town.

4.2.2.5 <u>The castle</u>

The first certain record of a castle at Sandwich is in 1297/8 when £20 was expended on 'works' of a tower, which was subsequently to become known as the castle. It was repaired in 1304/5. In 1384/5 it was garrisoned with twelve men at arms and twelve archers for fear of French raids, and the next year it was again repaired and probably extended. There was further building work in 1440. In 1457 a force of 4,000 French soldiers stormed Sandwich; although there is no mention of the castle in contemporary accounts of the raid, several illustrations appear to show it. The last medieval reference to Sandwich castle is in 1483 and it was subsequently demolished, perhaps to provide building materials for Henry VIII's castles at Deal and Walmer, or for the construction of Dover harbour in 1536.

Excavations in Castle Field in 1983 unearthed two massive ditches, one 14m wide and 4.5m deep, originally filled with water. The probable base of the castle mound was also revealed, with finds indicating that the castle was levelled to its foundations *c.*1540. The foundation of a substantial medieval wall was found during a watching brief on the western side of Manwood Road in 1981, and an excavation in Manwood Road in 1996 located a substantial ditch, an area of hard-standing, the base of an adjacent rampart, and building remains. They must have derived from the castle's outer defences and, as they lie considerably further east than the ditches excavated in Castle Field in 1983, the castle must have been more extensive than originally thought.

4.2.2.6 <u>The town defences</u>

Walls may have surrounded Sandwich as early as 1266 when the town, holding out against the king in the Barons War, was taken by the use of siege engine with stones, but the first specific mention is in 1275. Permission to raise money for the walls (murage grants) was given to the corporation in 1321 and in 1339 inhabitants who had left Sandwich in order to avoid payment were told to return. Even so, it is doubtful whether walls were actually built then as in 1385 it was necessary for Richard II to decree that Sandwich should be fortified. Improvements to the fortifications continued throughout the fifteenth century and the defences were greatly strengthened in the reign of Edward IV (1461-1484).

The walls still surround a roughly D-shaped area and define the historic core of the town. An earth rampart and ditch encircles the east, south and west, and there are short stretches of stone walls against the river to the east and west. It is doubtful whether the stone walls ever continued the whole length of the river frontage; if they had done they would have cut off the harbour from the rest of the town. The were four main gates at key points around the defensive circuit. Canterbury Gate, built in the fourteenth century, controlled the road from Canterbury; the fourteenth century Woodnesborough Gate defended the approach from Woodnesborough; New Gate was built in 1455-56 to command the Eastry and Dover roads; Sandown Gate was built at roughly the same time to defend the approaches from Deal. In 1451 the south-eastern corner was defended by the Bulwark, a two-storeyed structure provided with guns, and there to outher marked the end of the stone wall in the east and the start of the earthwork defences. There are references to other smaller gates such Pillory Gate, St Mary's Gate, Ives Gate, David's or Davy's Gate (later replaced by the Barbican) and Fisher Gate (the only surviving gate, standing close to the medieval ferry, which was then the only access to Thanet). The Barbican, built on the site of David's or Davy's Gate in 1538 as part of Henry VIII's coastal defences (Sandown, Deal and Walmer castles were erected in the same campaign) was designed to defend the quayside.

4.2.2.7 <u>Trade and industry</u>
The Cinque Ports connection
The Confederation of the Cinque Ports (originally made up of Sandwich, Dover, Hythe, Romney, and Hastings) was active from the eleventh until the sixteenth century. All the towns had harbours and fishing fleets, and in return for providing manned vessels for warfare (ship-service) they received a degree of autonomy and urban privileges.

After the Norman Conquest, William I appears to have continued the provisions arrived at during the reign of Edward the Confessor. In 1111 Henry II granted charters to the Cinque Ports and to two newcomers, the 'Antient Ports' of Winchelsea and Rye, giving them rights and privileges in return for supplying annually up to 57 fully manned ships for the king's use.

Edward I's charter of 1278 lists Sandwich with one corporate limb (Fordwich) and three non-corporate limbs (Deal, Sarre and Stonar). Ramsgate and Walmer had become non-corporate limbs by 1353, and in the second half of the fourteenth century Brightlingsea in Essex was added.

During the thirteenth century severe coastal storms, culminating in the great storm of 1287, had dire consequences for many of the Cinque Ports, and at Sandwich the entrance to the harbour was drastically narrowed and the accumulation of sand banks and shingle spits diverted the river northwards towards Pegwell Bay. Nevertheless, Sandwich continued to play an important role in the Confederation during the fourteenth and fifteenth century wars with France, when it was a naval base. In 1357 the victorious Edward III returned to Sandwich with the King of France as his prisoner. In 1475 Edward IV set sail from the harbour with some 11,000 troops, and during his reign Sandwich maintained 95 ships and more than 1,500 sailors to man them.

The port
By the Norman Conquest, Sandwich was a port, a member of the Cinque Ports Confederation, and an important trading centre. Its waterfront probably lay roughly along the north side of

present day Strand Street. As the haven silted and the waterway narrowed the quayside gradually moved northwards to its present position, making use of reclaimed land for new buildings and quays.

The port was originally under the control of Christ Church Priory, Canterbury, and administered from Great House opposite Monkenquay where the monks possessed a crane, a prison and a mill. There was at least one other crane for the townsfolk, probably situated on the Common Quay further east.

Throughout the thirteenth and fourteenth centuries immense quantities of wool were exported through Sandwich, and wine and other luxury goods were imported in return. Customs' Accounts, which survive from the late thirteenth century onwards, show the amount and variety of goods passing through the port. English merchants seem to have been responsible for most of the commerce, but the commodities were mainly carried in foreign ships. In 1377 Sandwich became a staple port for the wool trade. The wine trade was second only to the wool trade, with the number of foreign wine-carrying ships docking at Sandwich doubling between 1292 and 1302.

Towards the end of the fourteenth century the number of foreign ships trading with Sandwich decreased, partly because of the increasing danger of involvement in naval engagements and also because of silting and blockage of the harbour made access difficult for large vessels. Its economy continued in a healthy state, however, for the remainder of the Middle Ages, with local and coastal trade replacing its former international activities. In 1566 it still had 420 houses, 17 vessels ranging from 6 to 40 tonnes, and 62 men engaged in the carriage of coal and in fishing.

The remains of a fourteenth century cargo ship were uncovered in the 1970s just outside the north-east corner of the town walls. It had sunk in a creek alongside the walls, now completely silted. Its size indicates the amount of cargo being brought into Sandwich at that time, and the form of its construction suggests that it had been built in Sandwich.

4.2.3 The post-medieval period
4.2.3.1 <u>Markets and fairs</u>
By the second half of the sixteenth century there were three weekly markets in Sandwich, on Wednesdays, and Saturdays as before, but also on Fridays. The extra market may have been connected with the Dutch immigrants (known as Strangers) who were allowed to hold weekly markets to sell their own produce, mainly cloth but possibly vegetables from their newly established market gardens. The Friday market did not survive into the mid-seventeenth century, although the other two continued in modified form until the twentieth century. The St Clement fair was the only fair to survive after the seventeenth century, but it was abolished in 1875.

In 1579 a new Courthall (later the Guildhall) was erected on the site of the Cornmarket.

4.2.3.2 <u>The churches</u>
St Clement
In 1670-73 the steeple and battlements were removed from the tower and replaced by a small wooden spire and balustrade; both were destroyed by fire during the nineteenth century. The present battlements were added during the restoration of 1865-70, when the five old bells

were removed and replaced with one bell and a carillon. Some new windows were inserted at the same time.

In 1588 there were 486 communicants and the church was valued at £70; in 1670 it had the same number of communicants but was valued at £120. By 1800 the church was valued at £77. 10*s*. 4*d.* In 1948 St Clement's became the parish church of Sandwich, incorporating Sandwich Bay and Stonar.

St Peter

St Peter's church was appropriated for the use of the Flemings in 1564, although remaining a parish church; by 1640 there were 825 communicants and the church was valued at £80 per annum. The upper part of the tower collapsed in 1661, demolishing the south aisle and burying the bells. The tower was rebuilt to the roof level with the old materials, and finished off in brick surmounted by a bulbous lead cupola. In 1776 the churchyard was enlarged after the demolition of the Courthall and in 1779 eight small bells were recast from the six original ones, and a clock contributed by the town corporation. The church was restored several times during the nineteenth century, but in 1948 services were discontinued when the parishes were amalgamated.

St Mary

In 1579 the church was repaired after an earthquake, and *c.* 1639 the three medieval bells were recast as five. The central tower fell in 1668, bringing with it the north and south arcades, and part of the east wall. The surviving outer walls were retained, the north arcade was built of timber standing on the old foundations, new windows were inserted, and new roofs laid. The church was back in use by 1675.

In 1718 a small brick and timber tower with a single bell was erected over the south porch. A gallery was added in 1723 and a great altarpiece erected in 1756. The gallery was removed during the restoration of the church 1869-1874. Services were discontinued in 1948 when the three former parishes were amalgamated and St Clement's became the parish church.

4.2.3.3 Other religious organisations

The hospital of St John

After the Dissolution the hospital continued to provide aid to the poor, but the number of brothers and sisters were cut to six by 1737 when the hospital was in debt and the revenue much reduced. A benefaction of £200 in 1763 improved the situation, so that by the 1790s there were six sisters and the annual revenue after expenses was £38. 2*s*. 10*d.* By the end of the eighteenth century the buildings were in a poor condition. They were demolished and replaced by a new structure in 1895.

The hospital of St Thomas

Having survived the Dissolution, the Hospital continued to provide support to its inmates. In 1725 new regulations for the management of the hospital were drawn up, with strict rules about the place of birth and beliefs of the inmates. In 1837 there were eight brothers and four sisters at the hospital, one of the brothers being appointed master by the Trustees. The original buildings were demolished and replaced on a new site during the nineteenth century, and the original fourteenth century gateway was re-erected there. The new almshouses are still called St Thomas's Hospital.

The hospital of St Bartholomew
In 1606, a daily divine service, which had been discontinued after the Reformation, was restored. By 1800 the hospital had an annual income of £357. 11s. 6d, derived from rentals and tolls from Sandwich Bridge (in lieu of former ferry tolls). A fence enclosing a farmhouse, barns, stables, outhouses, a chapel, and fifteen small houses then surrounded the site, with gardens for the brothers and sisters. The sixteenth house had been converted into a farmhouse. In 1837 there were a master and sixteen brothers and sisters. It remains as almshouses today. The chapel was enlarged in the nineteenth century by Gilbert Scott (Bentwich 1971, 60-61; Hasted 1800, 188-190).

4.2.3.4 <u>Industry and trade</u>
The Cinque Ports connection
In 1556 Sandwich had 17 small ships, mainly fishing and coasting vessels, and three hoys, thus nothing suitable for ship-service if required. When a ship was needed against the Spanish Armada in 1588, Sandwich had to purchase the *Reuben* from London, at a cost to the town of £864. 1*s*. 8*d*. That was the last truly offensive operation carried out by the Cinque Ports Confederation, although ships, troops and ship-money were requested in the early seventeenth century. Local Government Acts of the nineteenth and twentieth centuries removed the last remnants of the port's former administrative powers, but the ceremonial aspects of the Confederation still survive.

The port
The port of Sandwich had begun to deteriorate rapidly by the early sixteenth century, by which time silting and long shore drift had left the town virtually landlocked. Attempts to create new cuts to the open sea were considered during the second half of the sixteenth century, but they came to nothing and the harbour was thereafter suitable only for small vessels.

From the mid-sixteenth to the mid-seventeenth century Sandwich was a head port for customs in charge of other small local ports such as Ramsgate, Margate and Broadstairs, none of which was recognised as a fully-fledged port by the Commissioners of Customs. Ramsgate and Margate flourished, and Sandwich, which could no longer accommodate the size of modern ships, began to specialize in coastal trade by transhipping goods, especially coal and building materials, brought into Ramsgate and Margate. By 1701, these two ports together had six times the tonnage of Sandwich.

In 1822 Sandwich lost its status as a port, being designated a creek by the Admiralty, and Ramsgate became the head port of the region. Although Sandwich's trade in coal, timber and agricultural produce continued throughout the nineteenth century, it gradually declined during the early twentieth century and today only pleasure craft and house boats use the river and quayside.

Shipbuilding
There are records of shipbuilding in Sandwich from the first half of the eighteenth century, with shipbuilding yards on the Common Quay near the Round House and along the front of the town wall. Between 1781 and 1796 five ships were built for the British navy. A further eight were built between 1805 and 1813 but the building of the last vessel resulted in bankruptcy of the yard.

Cloth manufacturing

Despite the dire state of Sandwich's harbour by the sixteenth century, a new venture in the 1560s brought new prosperity. In 1561 a royal warrant allowing foreign craftsmen (Strangers) to manufacture cloth in England encouraged Flemish and Huguenot Protestant refugees fleeing religious persecution in France and the Netherlands to settle in Sandwich and its environs. Most were weavers who brought new skills to the declining English cloth trade. Others introduced market gardening to the area. There was a further influx of Flemish refugees in 1568, and by 1570 Dutch, Flemish, Huguenot and Walloon settlers made up almost half of Sandwich's population.

The innovative cloths produced by the immigrants became known as the New Draperies. They were of a lighter weight than the old broad cloth, and, although less durable, were much in demand. The Strangers prospered, and were not popular with the English inhabitants who devised new local taxes to curb their expansion. By the 1660s Kentish new draperies began to lose trade to other centres of production, particularly in East Anglia, and at the beginning of the eighteenth century the Strangers moved to Colchester, which seems to have been more congenial. As a result, Sandwich declined once again and the population greatly decreased.

Agriculture and market gardening

The Flemish immigrants who arrived in Sandwich in the 1560s introduced market gardening to England. They set up their smallholdings on the sandy loams east of the town and began to produce vegetables and fruit for the local and, particularly, the London market. Their produce was shipped out of Sandwich itself, along with cereals and flax. Market gardening was both highly successful and labour intensive, so the locals benefited by full employment. Inns in the town acted as exchanges for buyers and dealers in farm products.

Inns

In 1686 the inns of Sandwich had *c.* 129 guest beds and stabling for 109 horses. Several inns are mentioned in seventeenth century or earlier records, including the early-fifteenth century Bell Inn on the quay, rebuilt during the nineteenth century. The Dolphin, The Black Bear, The Three Kings, The Flower-de-Lewis (Fleur de Lis; rebuilt in the late eighteenth century), The Ship (rebuilt in the nineteenth century), and the Turkey Cock are all mentioned in the mid-seventeenth century.

Stagecoaches and carrier services

Sandwich lay on the main Thanet to Dover coach and mail route as well as on the London to Deal route. In 1832 there were three daily return stagecoach services to London via Sandwich, a local return service between Margate and Ramsgate to Dover via Sandwich, and carriers' vans between Canterbury, Margate and Deal which called at Sandwich two or three times each week. By 1836 the number of stagecoaches passing through the town had increased to twelve, and there were 16 by 1844. With the arrival of the railway in 1847, the coaching services declined rapidly, and by 1860 the coach services had all but ended.

4.2.3.5 Schools

The grammar school

In 1563 Elizabeth I gave permission for the establishment of a school at Sandwich, to be called 'The Free Grammar School of Roger Manwood of Sandwich'; Roger Manwood had been educated in the town and became MP for Sandwich in 1557. The new school comprised a yellow brick school-house in Flemish style staffed by a master and usher. It accommodated

up to eighteen Sandwich boys as boarders, and some boys from outside Sandwich who had to lodge in the town. From 1763 to 1811 the school was closed because of shortage of staff; it reopened in 1812 but lasted for only a few more years. By the 1860s the school building was used for teaching girls of the Charity/National School, but it was empty again by 1877.

The Free Grammar School re-opened in the 1890s but the old school house was sold for private residences in 1892 and a new school built in Manwood Road where it still is today.

The charity school
A Charity School supported by subscriptions and contributions was established in Sandwich in 1711. It consisted of two departments, one for boys and one for girls, with 25 children in each. By 1800 some 60 children attended the school; the boys were taught to read, write and cipher; the girls were also taught needlework and knitting. Schooling, however, was limited to a maximum period of four years, and all pupils had to leave by the age of fourteen. By the mid-nineteenth century the Charity School had become the National School with at least 80 boys and 60 girls.

4.2.3.6 <u>The railway</u>
In July 1847, South Eastern Railway opened a branch line from Minster-in-Thanet to Deal, via Sandwich. A station was built on the south side of Sandwich, and as the town was the market centre for the area an extensive freight yard was also provided, making Sandwich a railhead. Although the branch line provided connections to the Thanet towns, Canterbury, Ashford and London, there was no connection to Dover until 1881.

4.2.4 The modern town
Sandwich was originally a nucleated settlement virtually confined within the circuit of its medieval defences, and it still retains a street plan that has changed little since the Norman period. It remains relatively small and has not experienced the growth of some other market towns such as Ashford and Ramsgate. Between 1901 and 1991 the population increased by about 49% from 3,170 to 4,711; in neighbouring Ramsgate the population increased by 138% over the same period.

In 1697 Celia Fiennes described Sandwich as 'a sad old town, all timber building… so run to decay that except one or two good houses, it's just like to drop down, the whole town', and even in 1823 it was 'as villainous hole as you would wish to see'. Sandwich today, however, is a busy small market town and one of the finest historic towns in England. Thanks to an extensive conservation programme, Sandwich has a greater density of listed buildings (over 400) than any other town in the country. Most of the historic buildings date from the fifteenth to eighteenth centuries, although there are structures of both earlier and later date. There has been some development both within and beyond the town's defensive circuit, mostly for housing but with a few industrial and commercial premises. This development has replaced some earlier buildings, filled some gaps, and developed areas that were formerly cultivated plots and orchards on the south, east and west sides of the town. Some limited ribbon development and small housing estates have grown up along the roads leading out of the town, beyond the medieval defences to the south-east, south and south-west, whilst most of the industrial development has been at Stonar. The lack of any major development can be seen by comparing early maps, Figures 5 to 10, with the modern OS map.

A weekly general market and a selection of small commercial premises serve the modern town of Sandwich. The quay, on the banks of the river, is a reminder of when the town was one of the most important ports in the country, but only pleasure craft now berth there. Local employment is provided by the many small shops and commercial businesses in the town and on the industrial complex north of the river, but a number of the working population commutes to other employment centres such as Canterbury, Ramsgate and Dover. The surrounding area is predominantly agricultural, with arable and livestock farming and fruit growing.

4.2.5 Population

Domesday Book of 1086 records 415 habitable dwellings in Sandwich, representing a population of between 1,500 and 1,900. In 1566 there were probably 1,600 to 1,700 inhabitants (reputedly *c.* 1,170 English and *c.* 510 Walloons). The population of Sandwich grew to *c.* 2,000 during the seventeenth century, largely because of immigration. At the first official national census in 1801, the population had increased only to 2,452, and in 1831 it had reached 3,136. In the rest of Kent, the average population doubled between 1788 and 1831, and Sandwich was the only borough with a decline in population between 1831 and 1911. In 1891 there were 2,796, and 3,161 in 1921. The population began to rise only in the last quarter of the twentieth century, and at the 1991 census there were 4,711 inhabitants., a rise of 68.5% in the hundred years from 1891

5 URBAN CHARACTERISTICS

The following summary of the principal urban features in Sandwich has been divided into three main periods: Saxon *c.* AD 600-1065; medieval 1066-1540; and post-medieval after 1540. The list is not comprehensive; little is known about the Saxon settlement and the description for this period is thus somewhat conjectural, although the principal medieval and post-medieval features are more certain. Nineteenth century maps may give additional post-medieval features. Figure 11 shows the historic buildings in the town, some of which also appear in the relevant Urban Features Sections below.

5.1 Saxon plan components (Figure 12)

Current research into the origin and development of Sandwich has rendered the accepted views on the location of the Saxon town extremely doubtful. The plan components listed here are a result of this ongoing research and must be regarded as tentative at present (2004). What is certain, however, is that early settlement must have been confined to the areas of higher land, probably above 3.5m OD, where the ground was dry enough for habitation (PC12). The parish churches all stood on this dry ground, and probably acted as centres of domestic occupation. The major area of Saxon settlement probably lay on the east-west tongue (virtually a promontory) of higher ground (PC1) centring on St Clement's church (PC2), with St Peter's church to the west (PC5). The earliest harbour may have been at the eastern edge of the town (PC3), the nearest point to the open sea, and there may also have been a ferry from the harbour to a settlement at Stonar which stood on a spur of sand and gravel to the north of the Wantsum, which was much wider than the present day Sandwich Haven (PC11). A land route (PC4) may have run past the east end of St Clement's southwards. The first market, later known as Fishmarket (PC7), may have developed north of St Peter's church, and there could have been another market in present day High Street, in St Clement's parish (PC5). To the west, a small island of higher ground (PC8) may have been occupied by St Mary's church (PC9) at this time, although there is no evidence for St Mary's Saxon roots.

PC1. Possible major area of Saxon settlement.

PC2. The parish church of St Clement and possible churchyard.
Situated in a dominating position at the highest part of the town. The date of its foundation is not known, but it was a substantial structure by the middle of the eleventh century and may have been the first church to be founded in Sandwich. It may have formed the core of a secular settlement.

PC3. Possible site of earliest harbour and ferry to Stonar.

PC4. Possible land route from harbour southwards.

PC5. Possible early market in High Street.

PC6. The parish church of St Peter and possible churchyard.
Situated on the edge of the dry land and overlooking waterlogged ground to the west and south. It is listed in the White Book of St Augustine *c*.1089, and was probably of pre-Norman Conquest origin.

PC7. Possible site of an early market, later known as Fishmarket, on the edge of the dry ground north-west of St Peter's church.

PC8. Possible minor site of Saxon settlement.

PC9. The parish church of St Mary the Virgin
Despite traditions that St Mary's was founded as a convent in the seventh century, there is no firm evidence for a Saxon church. It stand, however on a small island of higher ground which may have been occupied before the Norman Conquest.

PC10. Possible line of waterfront.

PC11. Probable extent of the Wantsum Channel.

PC12. Probable waterlogged and uninhabitable land, below 3.5m OD.

5.2 Medieval plan components and urban features (Figures 13 and 14)
By the time of the Norman Conquest, Sandwich was a borough, a member of the Cinque Ports, a major port, a trading centre and a small market town. The areas of probable Saxon settlement around the parish churches were subsequently expanded, with land probably being reclaimed through deliberate drainage, so that the land was sufficiently consolidated for town walls to be erected at the end of the thirteenth century and a Carmelite friary (PC8) to be founded on the south side of the town within the walls. Thus, new land must have been available for habitation by then although excavations have shown that some of the other urban areas were not built on until as late as *c*. 1400.

The parish churches of St Peter (PC1), St Mary (PC2) and St Clement (PC3) were supplement by other religious foundations including a small chapel dedicated to St James (PC4) with a burial ground and hermitage (PC5), the hospital of St John the Baptist (PC9), and the Hospital of St Thomas (PC10). St Bartholomew's hospital (PC56; not located in a plan component)

was set up outside the town *c*. 1190. The Market Place or Fishmarket (PC6) next to St Peter's Church was possibly on the site of a Saxon market, and the adjoining area developed as a commercial centre with shops. The Cornmarket was probably established further south (PC7), and there may have been a market in High Street (PC55) to serve St Clement's parish. The first Courthall (PC11) may have stood on the north-west side of High Street, but was replaced by a new Courthall or Guildhall beside the Cornmarket (PC7) in 1597. The Great House, Stone House or St Thomas's House belonging to the monks of Christchurch stood at the west end of Strand Street (PC13), and in the 1290s Edward I built a stone castle with outworks to the east of the settlement (PC14). Town walls were erected in the late thirteenth to fifteenth centuries; they consisted of earth ramparts flanked by deep wet ditches (PC15), a stone town wall flanking each end of the haven but not along its entire length (PC16), and with four landward gates (PC 17-20). Fishergate (PC21) and David's or Davey Gate (later the Barbican; PC22) led onto the quay and there may have been other gates for example PC23 and PC24), although these are no so certain. The common quays (PC 25) and Jesus Quay (PC 26) were enlarged through reclamation of the riverbank, and the monks of Christchurch had their own quay, Monkenquay, at the extreme west end by the Guestling (PC 27).

Silting and long-shore drift greatly reduced and eventually closed the Wantsum Channel, leaving the narrow river Stour (PC28) as the only access to the open sea. By the twelfth century the South Stream had been re-aligned through a long, stone-lined aqueduct around the south and west side of the town and renamed the Guestling and Delf Streams (PC29 and PC30). Groups of tenement plots (PC31-PC54) were established inside the defensive circuit. Many were arranged along what must have been the Saxon street pattern on higher ground, but PCs 46-47, and 49-50 form a distinct rectangular pattern possibly reflecting deliberately planned unit of streets joining the higher land to east with St Mary's church. In 1365 the neighbouring town of Stonar was destroyed by a storm which also affected access to the port of Sandwich.

The plan form of medieval Sandwich is far from simple, comprising elements from the earliest periods of the settlement and the later settlement on drained and reclaimed land. The chronology of its development is still largely uncertain.

PC1. The Parish Church of St Peter and its surrounding churchyard.

    a)   (MUF 1) The Parish Church of St Peter and surrounding churchyard. The first church was probably founded on the site during the Saxon period and was most probably of timber construction. It appears to have been rebuilt in stone during the early Norman period and largely rebuilt in the thirteenth century, with further alterations during the fourteenth century (DOE 1976, 117; Gardiner 1954, 162).

PC2. The Parish Church of St Mary and its surrounding churchyard.

    a)   (MUF 2) The Parish Church of St Mary the Virgin and churchyard. Despite the fact that tradition states that a convent was founded here during the seventh century, this may have been the last of the three parish churches to be founded. The earliest masonry in the church dates from *c*.1100-1110. Lancet windows were added *c*.1200 when there were other alterations in the thirteenth, fourteenth and fifteenth centuries (DoE 1976, 132).

PC3. The Parish Church of St Clement and its surrounding churchyard.

    a)   (MUF 3) The parish church of St Clement and surrounding churchyard. The only one of the three parish churches to have firm evidence for a Saxon origin, it was founded some time in the eleventh century although no early farbric survives. It was rebuilt in stone *c.*1100, and altered and greatly enlarged during the thirteenth, fourteenth and fifteenth centuries (DoE 1976, 20).

PC4. The site of the chapel and cemetery of St James, founded during the early medieval period and suppressed in 1543 (Hasted 1800, 201-202).

PC5. The site of the medieval hermitage closed at the Dissolution.

PC6. Market Place (Fishmarket), site of the weekly market and fish market, with the meat market (The Butchery) to the north.

PC7. Probable site of Cornmarket (map says Cattle market).

PC8. Site of the Carmelite friary (Whitefriars), founded in *c.*1270, suppressed at the Dissolution when it was largely demolished and the land sold.

PC9. Site of St John's hospital, founded in the late thirteenth century.

PC10. Site of St Thomas's hospital, founded in 1392.

PC11. Approximate site of an early Courthall in High Street.

PC12. The probable site of the Gaol and 15th century Courthall (Boys 1792).

PC13. The site of the Great House of the monks of Christchurch, Canterbury, demolished in 1563.

PC14. The site of Sandwich Castle and its outer defences, built during the second half of the thirteenth century, demolished *c.* 1538-39.

PC15. The medieval town defences, Mill Wall, Ropewalk and The Butts, ramparts and wet moats (Scheduled Monument SAM Kent 57, 58 and 59).

PC16. The medieval town defences, the town wall constructed in stone between the late fourteenth and early fifteenth centuries and improved and repaired during the second half of the fifteenth century. It probably did not run continuously along the river bank (Scheduled Monument SAM Kent 56).

PC17. Site of the Canterbury Gate, demolished *c.*1792.

PC18. Site of the Woodnesborough Gate, demolished in 1781.

PC19. Site of New Gate, demolished in 1782.

PC20. Site of the Sandown Gate, largely demolished in 1781-82.

PC21. Fisher Gate, the only surviving original medieval town gate. Built *c.* 1384 with additions in 1578 (Scheduled Monument SAM Kent 26).

PC22. Site of David's Gate demolished in *c.* 1538 and replaced with The Barbican as part of Henry VIII's coastal defence plan.

PC23. Possible site of St Mary's Gate.

PC24. Possible site of Pillory Gate.

PC25. Site of the medieval town quayside.

PC26. Site of Jesus Quay, originally belonging to the monks of Christ Church.

PC27. Probable site of Monkenquay.

PC28. The river Stour, formerly the Wantsum Channel.

PC29. The Guestling stream

PC30. The Delf stream, the water supply for the town, constructed during the twelfth century by diverting fresh water from the North and South Streams to the south-east of the town by an aqueduct from the Lydden valley. It remained town's main water supply until the 1890s (Gardiner 1954, 212-213).

PC31. Group of tenement plots fronting the north side of Upper Strand Street and the south side of The Quay.

    a)   (MUF 4) 17 Upper Strand Street. A sixteenth century building refronted in the eighteenth century. Ground floor has a small shop window added (DoE 1976,14).

    b)   (MUF 5) Old Custom House, 19-21 Upper Strand Street. A sixteenth century timber-framed house, refronted with red brick in the eighteenth century, timbers still showing on side (DoE 1976, 14).

    c)   (MUF 6) 23-25 Upper Strand Street. One fifteenth and one sixteenth century building, both altered in the nineteenth century (DoE 1976, 146-147).

PC32. Group of tenement plots fronting the south side of Upper Strand Street and the east side of Fisher Street.

    a)   (MUF7) 20-24 Upper Strand Street. A row of early sixteenth century timber-framed houses, altered in the eighteenth century. (DoE 1976, 143).

b) (MUF8) 26 Upper Strand Street. An early sixteenth century building with a modern stucco front (DoE 1976, 143).

c) (MUF9) 28-30 Upper Strand Street. A sixteenth century building with a Victorian brick front (DoE 1976, 144).

d) (MUF 10) Ferryway, 1 Fisher Street. A fifteenth century timber-framed house on a rubble base. Jettied first floor on carved brackets and bressumer, and jettied gable (DoE 1976, 40).

e) (MUF 11) Cross Keys and Flemish Cottage, 5-7 Fisher Street. A late sixteenth century timber-framed house, altered in the eighteenth century and later, but retaining its first floor jetty (DoE 1976, 40).

f) (MUF 12) 9 Fisher Street. A late sixteenth century timber-framed house, refronted in the eighteenth century, but retaining its first floor jetty (DoE 1976, 41).

g) (MUF 13) 11-17 Fisher Street. Sixteenth century buildings, all refaced in the eighteenth century (DoE 1976, 41-42).

PC33. Group of tenement plots fronting the south side of Upper Strand Street, the east side of the High Street and the west side of Fisher Street.

a) (MUF 14) 22-24 Fisher Street. Two early sixteenth century timber-framed houses, altered in the eighteenth century. No. 24 now George and Dragon Inn (DoE 1976, 45).

b) (MUF 15) 1 Church Street St Clement's. A fifteenth century building with later additions (DoE 1976, 17-18).

c) (MUF 16) Hilda Cottage, 23 The High Street. A sixteenth century building refaced in the mid-nineteenth century (DoE 1976, 64).

PC34. Group of tenement plots fronting the south side of Church Street St Clement's, and the east side of The Chain.

a) (MUF 17) 10-12 Church Street St Clement's. An early sixteenth century pair of brick houses, plastered and painted on the front (DoE 1976, 20).

b) (MUF 18) 3 The Chain. A sixteenth century timber-framed house, altered in the eighteenth century, but retaining its jetty on the first floor (DoE 1976, 15).

PC35. Group of tenement plots fronting the west side of Mill Wall Place.

a) (MUF 19) The Long Cottage, 16-18 Mill Wall Place. Late sixteenth century building with a ground floor of Caen stone, flint and brick, and a jettied upper storey (DoE 1976, 90).

PC36. Group of tenement plots fronting the west side of the High Street and the east side of St Peter's Street and King Street.

a) (MUF 20) 20 High Street. Probably early fourteenth century timber-framed building retaining gable and the outline of a bressumer below its first floor, but completely refronted in the eighteenth century and later. Possibly the original Guildhall (DoE 1976, 57).

b) (MUF 21) Pellicane House, 22 High Street. A fifteenth century house, refronted in the seventeenth and eighteenth centuries (DoE 1976, 58).

c) (MUF 22) 42 High Street. An early sixteenth century timber-framed house with a first-floor jetty (DoE 1976, 60).

d) (MUF 23) 27-29 King Street. Originally one timber-framed house, altered in the eighteenth century and refronted in the nineteenth century. The first floor jetty has been preserved. The ground floor is now faced with cream-painted roughcast (DoE 1976, 71).

e) (MUF 24) Thrum's, 21 King Street. A late fifteenth or early sixteenth century timber-framed house, refronted in the eighteenth century and later, but with a bressumer below the first floor still visible. Nineteenth century shop window added (DoE 1976, 70).

f) (MUF 25) 16 St Peter's Street. A sixteenth century timber-framed house with a tiled roof and a moulded bressumer below first floor (DoE 1976, 119).

g) (MUF 26) 20-22 St Peter's Street. A fifteenth century timber-framed house, refaced with brick on the ground floor and rendered above (DoE 1976, 120).

h) (MUF 27) 30-30A St Peter's Street. A fifteenth century hall converted into a shop below and flat above (DoE 1976, 120).

i) (MUF 28) 32 St Peter's Street. A fifteenth century building altered in the eighteenth century, with thin Dutch bricks over windows at the rear (DoE 1976, 121).

PC37. Group of tenement plots fronting the south side of King Street and the north side of New Street.

a) (MUF 29) Luck Boat Cottage, 64 King Street. A fifteenth century house altered in the eighteenth century and a later shop window added (DoE 1976, 77).

b) (MUF 30) Easter House and Thole Pins, 44-46 King Street. Two late sixteenth century houses (DoE 1976, 75).

c) (MUF 31) 42 King Street. A timber-framed, early sixteenth century house, altered in the eighteenth century, but preserving the first floor jetty. Now an opticians (DoE 1976, 75).

d) (MUF 32) 38 King Street. A possibly fifteenth century building behind an eighteenth century facade (DoE 1976, 74).

e) (MUF33) 24-24A King Street. Originally one house, probably late sixteenth century. Altered in the eighteenth century and later, but retains the first-floor jetty. Modern shop front and pebbledash upper storey to No. 24 and mid-nineteenth century shop window and rendered upper storey to No. 24A (DoE 1976, 73).

PC38 Group of tenement plots fronting the west side St Peter's Street and the north side of King Street.

a) (MUF 34) 3-5 St Peter's Street. Originally the town gaol, now two small houses and a shop. A timber-framed building refronted in brick in the seventeenth century. Small shop window in No. 9 (DoE 1976, 117).

b) (MUF 35) 1-3 King Street. A sixteenth century timber-framed building with plaster infilling on the first floor and curved braces. The first floor has been rebuilt and painted, and modern shop windows added (DoE 1976, 69).

PC39. Group of tenement plots fronting the south side of New Street.

a) (MUF 36) Cotts Cottage and Dray Cottage, 70-72 New Street. A late fifteenth century building refronted in brick in the eighteenth century, now painted green (DoE 1976, 106).

b) (MUF 37) 16-18 New Street. A late fifteenth century timber-framed house with its first and second floors jettied on bressumers and brackets. Altered in the eighteenth century (DoE 1976, 101).

PC40. Group of tenement plots fronting the north side of Strand Street and the west side of the High Street.

a) (MUF 38) 4 High Street, The Crispin Inn (originally The Crispin and Crispinianus. The building dates from the sixteenth century and is timber-framed. It was altered in the eighteenth century, although the first floor jetty has been preserved (DoE 1976, 55).

b) (MUF39) 32-34 Strand Street. A sixteenth century timber-framed building, altered in the eighteenth century and later refaced, but still retaining its first-floor jetty on bressumer and brackets (DoE 1976, 137).

c) (MUF 41) The King's Lodging, 46 Strand Street. A fifteenth century timber-framed house over three storeys partly faced with red brick. King Henry VIII stayed here in 1532 and Queen Elizabeth I in 1572 (DoE 1976, 138).

PC41. Group of tenement plots fronting the south side of Strand Street and the east side of Potter Street.

    a)   (MUF 42) 8 The High Street, The Admiral Owen Public House. A fifteenth century timber-framed building, refronted in the eighteenth century, but preserving its first floor jetty on bressumer, and a massive corner post with three brackets (DoE 1976, 55).

    b)   (MUF 43) 3-7 Strand Street. Medieval timber-framed buildings refaced with red brick in the nineteenth century. No. 3 is a hall house of *c*. 1470, now rendered. Nos. 5 and 7 built as one house *c*. 1600, rendered lower storey, yellow brick above (DoE 1976, 124).

    c)   (MUF 44) 11-15A Strand Street. A range of fifteenth century timber-framed buildings with first floor jetties. The ground floor has been largely rebuilt and some modern shop fronts added (DoE 1976, 126).

    d)   (MUF 45) 19-23 Strand Street. A row of early fifteenth century timber-framed houses with first and second floor jetties. The buildings have been refaced in cement and some modern shop fronts added (DoE 1976, 126).

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PC42. Group of tenement plots fronting the west side of St Peter's Street, the east side of Market Street and Potter Street.

    a)   (MUF 46) 25 Strand Street. An early sixteenth century timber-framed building with a plastered jetty. Modern shop front added (DoE 1976, 127).

    b)   (MUF 47) 27 Strand Street. A timber-framed building restored by means of oak boards tacked on and 'Tyrolean' rendering. A small piece of plaster saved during alterations bears the date 1526. The rear of the building contains a stone ribbed and vaulted crypt in 2 bays, probably the remains of an earlier hall and cellar building, possibly late thirteenth or early fourteenth century. Modern shop front added (DoE 1976, 127).

    c)   (MUF 48) 29-31 Strand Street. A sixteenth century, two-storey, timber-framed building with a plastered front. Modern shop front added (DoE 1976, 127).

    d)   (MUF 49) 20-22 Market Street. Probably a hall-house in origin, but much of the original character of the building was destroyed when modern shop fronts were added (DoE 1976, 83).

    e)   (MUF 50) 4-10 Market Street. Four houses probably of early sixteenth century date, refronted in the early nineteenth century, modern shop fronts added (DoE 1976, 82).

PC43. Group of tenement plots fronting the south side of Strand Street and the west side of Potter Street.

a) (MUF 51) Copledyke Cottage and Ancient Lights 3-5 Potter Street. Sixteenth century timber-framed houses refaced in the eighteenth century and later. Modern shop window in No. 5 (DoE 1976, 110).

b) (MUF 52) 7 Potter Street. A fifteenth century timber-framed building, three-storeyed and jettied. Pebbledashed above, rendered below (DoE 1976, 110).

c) (MUF 53) Hunt Gallery, 33 Strand Street. An early fifteenth century timber-framed building with a first floor jetty on a bressumer, curved brackets and a corner post with brackets. The ground floor rebuilt in brick and a modern shop front added, the first floor faced in cement (DoE 1976, 128).

d) (MUF 54) 39 Strand Street. A timber-framed building dated by dendrochronology to 1334. With fifteenth and sixteenth century alterations, three-storeyed and jettied, and enclosing an internal courtyard. Recently restored (DoE 1976, 129; pers. comm. S. Pearson).

PC44. Group of tenement plots fronting the west side of Market Street and The Butchery, and the east side of Harnet Street.

a) (MUF 55) 5 Market Street. A sixteenth century two-storey house, refronted with brick in the nineteenth century. Modern shop front added (DoE 1976, 84).

b) (MUF 56) 7-9 Market Street. A sixteenth century timber-framed building, refaced in the early nineteenth century with red brick, and an early Victorian shop front (DoE 1976, 84).

c) (MUF 57) 3 The Butchery. A sixteenth century timber-framed building refronted with a shop front in the eighteenth century, first-floor jetty preserved (DoE 1976, 8).

d) (MUF 58) 5 The Butchery. A sixteenth century building. The first floor cemented in imitation of stonework and a modern shop front added (DoE 1976, 8).

e) (MUF 59) . 13-15 The Butchery. Two early sixteenth century buildings. (DoE 1976, 9).

f) (MUF 60) 30-38 Harnet Street. A corner property divided into general shops with flats above, containing the remains of a *c*. 1400 hall-house (DoE 1976, 54).

PC45. Group of tenement plots fronting the north side of Cattle Market.

a) (MUF 61) 9-11 Cattle Market. A two-storey fifteenth and sixteenth century timber-framed building, refronted but retains first floor jetty at rear. Complete Regency shop window to ground floor (DoE 1976, 11).

PC46. Group of tenement plots fronting the south side of Strand Street, and the west side of Harnet Street.

a)   (MUF 62) The Haven House, 29 Harnet Street. A building of probable sixteenth century origin, refronted in the eighteenth century. Wide rear wing with steep pitched roof probably early fifteenth century (DoE 1976, 51).

b)   (MUF 63) The King Post, 31 Harnet Street. A fifteenth century building, refronted in the eighteenth century, retaining jetty and bressumer on first floor (DoE 1976, 52).

c)   (MUF 64) 47 Strand Street. A corner building of sixteenth century origin, partly replaced and rebuilt in the mid-nineteenth century, with nineteenth century and modern shop fronts (DoE 1976, 129).

d)   (MUF 65) River House, 57 Strand Street. An eighteenth century L-shaped house concealing a fifteenth century interior (DoE 1976, 131).

PC47. Group of tenement plots fronting the west side of Harnet Street, the north side of Delf Street and the east side of Bowling Street.

a)   (MUF 66) 15-17 Harnet Street. An early sixteenth century timber-framed building of two storeys, plastered and painted white (DoE 1976, 50).

b)   (MUF 67) Crammond House, 11-13 Harnet Street. A late sixteenth century building, refaced with yellow brick on the street frontage but exhibiting half-timbered construction to the rear (DoE 1976, 50).

PC48. Group of tenement plots fronting the south side of Delf Street and the west side of Cattle Market and Moat Sole.

a)   (MUF 68) The Red Cow Public House, 12 Moat Sole. A sixteenth century timber-framed building with a jettied first floor, but refronted (DoE 1976, 92).

b)   (MUF 69) 10-12 Cattle Market. A late fifteenth century timber-framed building altered in the eighteenth century and later. The building has been refronted with cement, but retains the bressumer below the first floor. Now HSBC (DoE 1976, 13).

c)   (MUF 70) 17 Malt Shovel House, Delf Street,. A fifteenth century timber-framed house, refronted in the eighteenth century but preserving the first-floor jetty. A stone beside the front door, dated 1756, marks the the boundary between the parishes of St Mary and St Peter (DoE 1976, 30).

d)   (MUF 71) Horse Pond Sluice, 41-43 Delf Street. A sixteenth century or earlier house of flint and yellow Dutch brick and rubble with brick quoins (DoE 1976, 32).

PC49. Group of tenement plots fronting the west side of Bowling Street, the south side of Strand Street and the east side of Church Street St, Mary's.

a)   (MUF 72) Pieces of Eight, 31 Bowling Street. A block of two-storey houses, at least one of which dates from the sixteenth century (DoE 1976, 4).

b)   (MUF 73) 28-32 Church Street St Mary's. A row of sixteenth century timber-framed houses with herringbone brick infilling. The ground floor has been partly rebuilt. The first floor has a wide jetty on a carved bressumer with bracket in the centre (DoE 1976, 25).

c)   (MUF 74) The Old Drum, 22 Church Street St Mary's. A fifteenth century timber-framed house, with a second floor added almost a century later. The ground floor has since been rebuilt in brick, but the first floor jetty survives (DoE 1976, 24).

PC50. Group of tenement plots fronting the south side of Vicarage Lane, the west side of Bowling Street and the east side of Church Street.

a)   (MUF 75) 3-5 Vicarage Lane. A thirteenth century stone arch with a dripstone over incorporated into an entrance doorway. The house itself dates from the sixteenth century or earlier and is timber-framed, with curved braces flanking the first floor (DoE 1976, 148).

b)   (MUF 76) 1-1A Vicarage Lane. Originally St Mary's vicarage. The building originated in the fifteenth century, but has a seventeenth century brick facade (DoE 1976, 147).

c)   (MUF 77) 7 Bowling Street, Richborough House. A late sixteenth century timber-framed house with a first-floor overhanging bressumer. Refronted in the eighteenth century. The north side-wall is of stone rubble and flints, with brick gable and brick kneelers and a blocked sixteenth century window (DoE 1976, 3-4).

d)   (MUF 78) Bowling Cottage, 1 Bowling Street. A sixteenth century building refaced in the early nineteenth century (DoE 1976, 2).

PC51. Group of tenement plots fronting the south side of Strand Street and the west side of Church Street.

a)   (MUF 79) Ye Olde King's Arms, 63 Strand Street and Invicta House, 56 Strand Street. A timber-framed building dated 1592 on the corner post. One part of the building dates from the early sixteenth century. The structure was refaced in the late eighteenth century, but the first-floor overhangs on carved brackets, the corner one being of a centaur with the date (DoE 1976, 133).

b)   (MUF 80) Candleriggs, 71 Strand Street. A fifteenth-and sixteenth century timber-framed house, of which the north front facing the street was rebuilt in

brick in the early nineteenth century. The front of the building has wide overhanging eaves supported on carved brackets (DoE 1976, 133-134).

    c)   (MUF 81) 15-21 Church Street St Mary's. A row of sixteenth century timber-framed houses with their jettied first floors supported by a moulded bressumer and brackets. No 17 three-storeyed (DoE 1976, 22).

    d)   (MUF 82) The Old Cottage, Loop Street. A fifteenth century timber-framed house, the first floor overhangs on joists and carved brackets, brick filling to ground floor (DoE 1976, 81).

PC52. Group of tenement plots fronting the north side of Strand Street.

    a)   (MUF 83) St Cuthbert's, Strand Street. A probable sixteenth century building with a nineteenth century facade (DoE 1976, 140).

    b)   (MUF 84) The Long House, 62 Strand Street. An early fifteenth century timber-framed house, refronted in the eighteenth century but preserving jetty of the first floor. The building contains frescoes (DoE 1976, 139).

PC53. Group of tenement plots fronting the south side of Strand Street and the east side of Paradise Row.

PC 54. Group of tenement plots fronting the south side of Strand Street and the west side of Paradise Row.

PC55. High Street. Possible site of market for St Clement's parish.

Stonar   The site of the medieval town of Stonar destroyed in a sea storm in 1365.

Not located in plan component

St Bartholomew's Hospital, founded *c.*1190, it survived the Dissolution with much post-medieval rebuilding.

5.3 Post-medieval plan components and urban features (Figure 15).
During the seventeenth to nineteenth centuries the essential plan form of Sandwich appears to have undergone few substantial changes from that of the later medieval period. No post-medieval plan components map has therefore been produced. The Carmelite friary was almost entirely demolished soon after its suppression and remained undeveloped until recent times. A Free Grammar School was established and major alterations were made to St Mary's and St Peter's churches after their towers collapsed. Market Street, Cattle Market, The Butchery and King Street, with associated markets and the Guildhall developed as the main commercial centre, as did Strand Street. The port, however, suffered a serious decline, having lost its main continental trade, although it remained a busy local coastal port and warehouses, yards and stores developed along the quayside and a bridge spanned the river. Many new buildings were erected, some replacing earlier structures and filling gaps, but they still avoided the wet and marshy areas around the southern and western periphery of the defensive circuit. There

was little large-scale new development so many structures were altered or refurbished as they stood; thus many fine medieval and early post-medieval buildings have survived, although in a modified state. All but one of the the town gates were demolished although most of the town wall remains.

The town and its population stagnated over the nineteenth and the first half of the twentieth century, but there were some changes. The railway arrived in 1847, a shipyard, coal wharves, timber yards, corn and oil mills, a malt house, gas works and a brewery were set up along the quayside. A tannery and abattoir were established on former marshy land in Loop Street, a large malt-house and a foundry were established in Moat Sole, and new shops, banks, public houses, hotels, schools and chapels were built.

The limited growth in population saw very little new housing development. Before the 1950s the only expansion was a small estate between the Dover Road and Woodnesborough Road, a small development to the west of the Ash Road, and a few houses between New Street and Sandown Road north of the railway beyond the defences to the south-east. More recently modern housing has filled much of the former tannery and abattoir sites in Loop Street and the area of the Carmelite friary. A bypass has been built to the west, removing much of the heavy through traffic. The town has lost its once famous cattle and livestock Market, and commercial traffic has disappeared from the river although it is now a haven for pleasure craft. The town centre has been subjected to an ongoing conservation programme, and Sandwich has become a tourist centre.

These changes have altered a little of the plan of medieval Sandwich. The post-medieval Plan Components include St Peter's church and churchyard (PC1), St Mary's church and churchyard (PC2), St Clement's church and churchyard (PC3), the Market Place (PC4), the new Cattle and Fish Market (PC5), the new Guildhall and Courthall (PC6), the surviving medieval defences (PC7), Fisher Gate (PC8), The Barbican and toll bridge (PC9), the post-medieval quaysides (PC10), The Quay (PC11), the river Stour (PC 12) and 26 groups of tenement plots (PC13 - PC38).

PC1. The Parish Church of St Peter and its surrounding churchyard.

    a)   (PMUF1) The parish church of St Peter and surrounding churchyard. The central tower fell in 1661, removing the south aisle. The tower was rebuilt in the Dutch style in brick with a lead cupola. There is also a Dutch style gable to the vestry (DoE 1976, 117-118).

PC2. The Parish Church of St Mary the Virgin and its surrounding churchyard.

    a)   (PMUF 2) The parish church of St Mary the Virgin and its surrounding churchyard. The central tower fell in 1668 and brought down much of the interior, leaving only the nave and north aisle standing. The outer walls remained and the interior was reconstructed with a timber north arcade. A plaque dated 1671 records the rebuilding (DoE 1976, 132).

PC3. The Parish Church of St Clement and its churchyard.

a)   (PMUF 3) The parish church of St Clement and the surrounding churchyard. The central tower of St Clement's still stands. Various alterations were made to the structure in the mid-to late nineteenth century (Newman 1969, 430-431).

PC4.   The medieval and post-medieval Market Place. This area remained the location for the butchery and general market until the late nineteenth century, before they moved to the Cattle Market.

PC5.   The New Cattle and Fish Market. Following the construction of the Elizabethan Guildhall, it appears that the Cattle Market moved to the open area south of it, and the Fish Market soon followed. The butchery and general market remained in Market Place until the late nineteenth century.

PC6.   The Guildhall and Courthall.

a)   (PMUF 4) The Guildhall. Built in 1579, it was encased in yellow brick in 1812. In 1912 the structure was restored and the south-west wing added. In 1933 it was further enlarged and in 1973 an addition was built at right angles across the square. Nothing before 1812 is visible from outside, but the interior contains much of the original work, and the panelling of the Court Room, dated 1607 (DoE 1976, 12).

PC7.   The medieval Defences - Ramparts, moats and town wall.

PC8.   Fisher Gate.

PC9.   The Barbican and later toll bridge.

a)   (PMUF 5) The Toll Bridge, north of The Barbican. Replacing the ferry, it was constructed in stone in 1755 at a cost of £1000. It had a drawbridge to allow tall-masted ships to pass along the channel. Rooms above the Barbican were constructed for the man who collected the tolls and operated the drawbridge mechanism. By 1856 the bridge had fallen into decay and a cantilever bridge was built in timber. This was demolished in 1891 and a new stone structure was erected with a swinging platform made of cast iron. Since that time the bridge and the swing mechanism have been strengthened periodically, and a new gantry has replaced the original.

PC10.   Post-medieval quaysides

PC11.   The quay

PC12.   The river Stour, today 10 - 20m wide.

PC13.   Group of tenement plots fronting the north side of Upper Strand Street, the south side of The Quay, and the west side of Knightrider Street.

a)   (PMUF 6) The Keep, formerly The Round House, The Quay. Very little remains except one arched doorway at first-floor level. It has been entirely

rebuilt internally. The exterior, although modern, preserves the ancient character of the town wall and is built of seventeenth century yellow brick, flint and stone (Scheduled Monument SAM Kent 55; 1896 OS map; DoE 1976, 113-114).

PC14. Group of tenement plots fronting the south side of Upper Strand Street, the east side of Fisher Street, and the west side of Knightrider Street..

a) (PMUF 7) 32-34 Upper Strand Street. An early eighteenth century house in red brick with grey headers (DoE 1976, 144).

b) (PMUF 8) 27-29 Fisher Street. A pair of late seventeenth century two-storey houses in red brick, now painted (DoE 1976, 43).

c) (PMUF 9) 33 Fisher Street and 7-13 Church Street. A group of eighteenth century houses in red brick (DoE 1976, 19 and 44).

PC15. Group of tenement plots fronting the south side of Upper Strand Street, the east side of the High Street and the west side of Fisher Street.

a) (PMUF 10) Stour House, 12 Upper Strand Street. A late eighteenth century building in brown brick on a flint base and red brick relieving arches; the east wall is of stone rubble (DoE 1976, 143)

b) (PMUF 11) 17-19 High Street. A mid-seventeenth century pair of brick houses, now painted yellow and cream. Plain tiled roofs (DoE 1976, 63-64).

c) (PMUF 12) Collingwood House, 53 High Street, The Dolphins, 55 High Street. A group of eighteenth century brick houses, now painted white and pink (DoE 1976, 68).

d) (PMUF 13) Grove House, 3 Church Street St Clement's. A seventeenth century two-storey building with eighteenth century alterations and date stone of 1866 (DoE 1976, 18).

e) (PMUF 14) 30-32 Fisher Street. A pair of early seventeenth century timber-framed houses with plastered fronts and the first floor jettied on bressumer and brackets (DoE 1976, 46).

PC16. Group of tenement plots fronting the south side of Church Street and the east side of The Chain, and Mill Wall Place.

a) (PMUF 15) 19-23 The Chain. Probably originally one house. A timber-framed building refronted in the eighteenth century and later (DoE 1976, 17).

b) (PMUF 16) 1 Mill Wall Place. A brick building with fifteenth century characteristics but probably dating from end of the sixteenth century, now rendered (DoE 1976, 87).

c)   (PMUF 17) Mill Wall Place, outbuilding between No 1 and Barnesend Court. A building of *c.* 1600, converted into a garage (DoE 1976, 87).

d)   (PMUF 18) 15 Mill Wall Place. A nineteenth century red brick building with an early seventeenth century part at the rear (DOE 1976, 88).

PC17. Group of tenement plots fronting the west side of Mill Wall Place and the east side of New Street.

a)   (PMUF 19) 32 Mill Wall Place. An early seventeenth century house in red brick with modern additions in character (DoE 1976, 91).

PC18. Group of tenement plots fronting the west side of the High Street and the east side of St Peter's Street.

a)   (PMUF 20) 34 St Peter's Street, Hadley House. A seventeenth century building with a nineteenth century facade (DoE 1976, 121).

b)   (PMUF 21) Outbuilding to the rear of St Peter's Street. An early seventeenth century single-storey building, originally a brewery (DoE 1976, 121).

c)   (PMUF 22) 28 St Peter's Street, Curfew House. An eighteenth century red brick facade, perhaps to an earlier building (DoE 1976, 120).

d)   (PMUF 23) Holy Ghost Alley House, 18 St Peter's Street. A timber-framed house dated 1636, now fronted with red brick. A pointed wooden arch leading to Holy Ghost Alley may have been the front entrance of a hall-house incorporated into adjoining properties (DoE 1976, 119).

PC19. Group of tenement plots fronting the south side of King Street and the north side of New Street.

a)   (PMUF 24) 4-6 King Street. A seventeenth century timber-framed house with an eighteenth century front (DoE 1976, 71).

b)   (PMUF 25) 12-14 King Street. Originally one house, probably built in the seventeenth century with nineteenth century alterations. No. 12 has a nineteenth century shop front and No 14 a modern shop front (DoE 1976, 72).

c)   (PMUF 26) 26 King Street. A probably early seventeenth century timber-framed building with a nineteenth century brick facade. Modern shop fronts added (DoE 1976, 73).

d)   (PMUF 27) 28 King Street. A brick building appearing to date from the nineteenth century, but probably seventeenth century in origin. Modern shop front added (DoE 1976, 74).

e) (PMUF 28) 48 King Street. An early seventeenth century building refaced in the early nineteenth century with a contemporary or slightly later shop front (DoE 1976, 75).

f) (PMUF 29) Petersham House, 50 King Street and Luckboat House, 52 King Street (dated 1771). Two late eighteenth century brick houses now painted in green gloss (DoE 1976, 76).

g) (PMUF 30) 60 King Street. Formerly the Methodist church. Built in the seventeenth century, transformed in the middle of the nineteenth century with 'Gothic' windows. John Wesley preached here when he visited Sandwich (DoE 1976, 76).

h) (PMUF 31) The Old Dutch House, 62 King Street,. An L-shaped late seventeenth century building of two storeys. The ground floor has had arcading with keystones over the arches in each bay (DoE 1976, 77).

i) (PMUF 32) 68 King Street and 7 - 9 Galliard Street. A possibly sixteenth century timber-framed building altered in the eighteenth century and later, with modern shop fronts added. Now painted white (DoE 1976, 78).

j) (PMUF 33) 1-3 Galliard Street. Two seventeenth century brick houses altered in the eighteenth century. No. 1 now painted blue (DoE 1976, 46-47).

k) (PMUF 34) Rutupiae, 47 New Street. A house with an eighteenth century exterior, but mostly of late sixteenth century construction. Date stone 1678. Now rendered and painted white (DoE 1976, 99).

i) (PMUF 35) Clinkers, 2-4 Austen's Lane. A probable seventeenth century building, rebuilt in the eighteenth century (DoE 1976, 1).

PC20. Group of tenement plots fronting the west side of St Peter's Street and the north side of King Street.

a) (PMUF 36) 5 King Street. A sixteenth or seventeenth century two-storey building with small Dutch-brick string-courses. A small shop window was added in the nineteenth century (DoE 1976, 69).

b) (PMUF 37) 7 King Street. A seventeenth century building constructed of small Dutch bricks, front altered in the late nineteenth century (DoE 1976, 69-70).

PC21. Group of tenement plots fronting the south side of New Street.

a) PMUF 38) Whitefriars, 34 New Street. An L-shaped house of red brick, with a late seventeenth century façade on flint plinth, possibly earlier at the back. The west side of the north wing ends in a shaped Dutch gable. The house was once the home of William Boys the eighteenth century Sandwich historian (DoE 1976, 103).

b)   (PMUF 39) Newgate Cottage, 24 New Street. An early seventeenth century cottage, refronted with cement rendering. Refurbished 2002 (DoE 1976, 102).

c)   (PMUF 40) Tom Paine's Cottage, 20 New Street and 22 New Street. Two early seventeenth century cottages, possibly older behind the facades. No. 20 has a small eighteenth century shop window (DoE 1976, 102).

d)   (PMUF 41) 14 New Street. A possible late sixteenth century timber-framed house refronted in the eighteenth century, but still retaining its bressumer below the first floor, jettied on the north-west front. Early nineteenth century shop windows added. Now painted pale green (DoE 1976, 101).

PC 22. Group of tenement plots fronting the north side of Strand Street.

a)   (PMUF 42) 8-10 Strand Street. An early seventeenth century house, refaced in brick during the early nineteenth century and altered in the twentieth century by demolishing part of the front for road widening (DoE 1976, insert between 136- 137).

b)   (PMUF 43) 46A Strand Street, Giles Quay. Originally a seventeenth century outbuilding, timbered with brick infilling, upper part added in the eighteenth century, restored and converted into a dwelling house in the twentieth century (DoE 1976, 139).

PC23. Group of tenement plots fronting the south side of Strand Street, and the east side of St Peter's Street.

a)   (PMUF 44) 9 Strand Street. Originally Three Kings Public House, now domestic. The front of the building is late eighteenth century, but a carved bressumer dated 1603 spans the entrance to the inn yard. It had a rear south wing added in the eighteenth century (DoE 1976, 124).

b)   (PMUF 45) Seven Post House, 36 St Peter's Street. An early seventeenth century building, brick refaced with stucco, tile-hung in the north corner of first floor (DoE 1976, 122).

PC24. Group of tenement plots fronting the west side of St Peter's Street and the east side of Market Street and Potter Street.

a)   (PMUF 46) 8-10 Potter Street. An early seventeenth century building refronted with brick in the mid-nineteenth century, shop front on No. 8 (DoE 1976, 111).

b)   (PMUF 47) 2-4 Potter Street. Originally one house built in brick in the eighteenth century, modern shop windows added (DoE 1976,111).

c)   (PMUF 48) Old Milk Alley Flat, rear of No 4 Market Street. A late seventeenth-or early eighteenth century building with yellow and red brick walls and Dutch pantiles on part of the roof (DoE 1976, 82).

PC25. Group of tenement plots fronting the south side of Strand Street and the west side of Potter Street.

a)   (PMUF 49) 43-45 Strand Street. An eighteenth century house and shop in red brick, with a Victorian shop window at corner. Now a part of adjoining house (DoE 1976, 129).

b)   (PMUF 50) 1 Potter Street. A large brick structure, built in two sections during the eighteenth century (DoE 1976, 110).

PC26. Group of tenement plots fronting the west side of Market Street and The Butchery and the north side of Delf Street.

a)   (PMUF 51) 12 Delf Street. An early seventeenth century building with an early nineteenth century facade and shop front (DoE 1976, 27).

b)   (PMUF 52) 6-8 Delf Street, The Fleur de Lys Hotel. A late eighteenth century red brick building with three wings. West wing is mid-nineteenth century, in yellow brick in Regency style (DoE 1976, 26-27).

c)   (PMUF 53) 4 Delf Street. A timber-framed building refronted in the eighteenth century and later. Modern shop fronts added (DoE 1976, 26).

PC27. Group of tenement plots fronting the north side of Cattle Market.

PC28. Group of tenement plots fronting the south side of Strand Street, the west side of Harnet Street and the east side of Bowling Street.

a)   (PMUF 54) 55 Strand Street. An eighteenth century brick house, with an early nineteenth century doorway (DoE 1976, 130).

b)   (PMUF 55) 51-53 Strand Street. Originally one house built in the mid-eighteenth century, but interior suggests a possible earlier date (DoE 1976, 130).

c)   (PMUF 56) 33-35 Harnet Street. An early seventeenth century building refaced in the early nineteenth century. Modern shop fronts added (DoE 1976, 52).

d)   (PMUF 57) 38 Bowling Street. A late seventeenth century building, altered in the mid-nineteenth century and now painted white; half-hipped tiled roof (DoE 1976, 6).

PC29. Group of tenement plots fronting the west side of Harnet Street, the north side of Delf Street, the east side of Bowling Street and the south side of Guildcount Lane.

a)   (PMUF 58) 19 Harnet Street. A late eighteenth century brick building with an early Victorian shop front, now painted (DoE 1976, 50).

b) (PMUF 59) 5-7 Harnet Street. An early seventeenth century timber-framed building with a bressumer beneath the first floor. The building was refaced in the eighteenth century, pebbledashed later and modern shop front added (DoE 1976, 49).

c) (PMUF 60) Cobblers, 28 Delf Street and Claypipes, Delf Street,. A pair of early seventeenth century cottages, refaced in the eighteenth century. No. 28 has an early Victorian shop front (DoE 1976, 27).

d) (PMUF 61) 2-8 Bowling Street. Two seventeenth century timber-framed cottages, altered in the eighteenth century and now fronted with brick on the ground floor and plaster above (DoE 1976, 4-5).

e) (PMUF 62) 18-22 Bowling Street. A range of eighteenth century brick houses, (DoE 1976, 5).

f) (PMUF 63) 5-9 Guildcount Lane. A row of much altered seventeenth century buildings, now painted (DoE 1976, 48).

PC30. Group of tenement plots fronting the south side of Delf Street and the west side of Cattle Market and Moat Sole.

a) (PMUF 64) 4 Moat Sole. A seventeenth century timber-framed building, first floor with rough cast plaster, brick below (DoE 1976, 91).

b) (PMUF 65) 6-8 Cattle Market. Two small early seventeenth century timber-framed buildings, refronted in the eighteenth century and later, modern shop windows added (DoE 1976, 13).

c) (PMUF 66) 2-4 Cattle Market. A timber-framed building, 1601 on the bressumer on the east front. The first floor overhangs on a moulded bressumer and carved brackets and a corner post, with another bressumer shaped like a ship's prow. Modernised in 1928 and a modern shop front added (DoE 1976, 12-13).

d) (PMUF 67) 21 Delf Street, Delf House. A seventeenth century house refronted in the early nineteenth century, now painted cream. The Delf stream flows between the house and the original railings to the street (DoE 1976, 31).

PC 31. Group of tenement plots fronting the west side of Bowling Street, the south side of Strand Street and the east side of Church Street St Mary's.

a) (PMUF 68) 19 Bowling Street. A mid-seventeenth century two-storey building. First floor, now painted, half-timbered; flint, brick and stone ground floor (DoE 1976, 4).

b) (PMUF 69) Rear of 30–32 Church Street St Mary's. A mid-seventeenth century building in red brick, with a Dutch plinth and arches over door and window (DoE 1976, 25).

PC32. Group of tenement plots fronting the west side of Bowling Street, the south side of Vicarage Lane and the east side of Church Street St Mary's.

a)   (PMUF 70) 3 Bowling Street. A probable seventeenth century timber-framed building with an early nineteenth century plastered front and modern garage entrance (DoE 1976, 3).

b)   (PMUF 71) Stuart House, 38 Delf Street. A timber-framed building, possibly seventeenth century but the facade is nineteenth century (DoE 1076, 28).

PC33. Group of tenement plots fronting the south side of Strand Street and the west side of Church Street St Mary's.

a)   (PMUF 72) Church Street St Mary's, formerly King's Head Public House. A seventeenth century building with a tiled roof, date-stone 1675 (DoE 1976, 21).

b)   (PMUF 73) 23-27 Church Street St Mary's. A refaced seventeenth century building, but with a trace of bressumer below the first floor, now painted pale green (DoE 1976, 22).

c)   (PMUF 74) 31-33 Church Street St Mary's. A pair of early seventeenth century cottages, brick-fronted in the eighteenth century and now painted (DoE 1976, 23).

d)   (PMUF 75) Creighton House, 75 Strand Street. A large late eighteenth century brick house with an extension to the west, probably a malthouse but now part of the house (DoE 1976, 134).

PC34. Group of tenement plots fronting the north side of Strand Street.

PC35. Group of tenement plots fronting the south side of Strand Street and the east side of Paradise Row.

PC36. Group of tenement plots fronting the south side of Strand Street and the west side of Paradise Row.

a)   (PMUF76) 27 Paradise Row. A seventeenth century building, rebuilt in the early nineteenth century (DoE 1976, 109).

b)   (PMUF77) Little Manwood, 23 Paradise Row. A two-storey pebbledashed building with a brick upper floor. Although the detailing is mid-nineteenth century, the building probably dates from the mid-seventeenth century (DoE 1976, 108).

c)   (PMUF 78) The Black Horse, 89 Strand Street. A seventeenth century building, now altered (DoE 1976, 135).

d)   (PMUF 79) 91-93 Strand Street. Originally Sir Roger Manwood's Free Grammar School, now two private houses. The schoolhouse, dated 1564, is a long, gabled, yellow brick house in Flemish style. Restored in 1892 (DoE 1976, 136).

PC37. Group of tenement plots fronting the west side of Moat Sole.

a)   (PMUF 80) St Thomas's Hospital Almshouses, 1-11 Moat Sole. St Thomas's Hospital Almshouses. Founded 1392, rebuilt during the mid-nineteenth century. The almshouses are set back from the roadway and are composed of a central block and two single ranges. The gatehouse dates from the thirteenth century and was moved to this site in the nineteenth century (DoE 1976, 94).

PC38. Group of tenement plots fronting the east side of Moat Sole.

a)   (PMUF 81) Sunnycot, Moat Sole. An eighteenth century timber-framed building, with weatherboarded upper storey and red mathematical tiles below (DoE 1976, 96).

6. THE POTENTIAL OF SANDWICH
6.1 Archaeological resource overview
Given the present state of knowledge about the settlement, no definite zoning of survival of sub-surface archaeological deposits within Sandwich can be presented with any degree of certainty. There have been no large-scale investigations within the town centre and its immediate environs, other than trenching on the Sandwich Castle site in 1996.

Several other important rescue excavations and emergency watching briefs were carried out in and around the town during the 1970s and early 1980s, but remain unpublished. They include

1. A riverside site on the Old Coal Warehouse behind 18-30 Strand Street, where extensive remains of the early and later post-medieval waterfront were revealed, consisting of quay lines, timber revetments and associated deep infilling deposits and waterlogged soils
2. A section cut through the town's medieval ramparts at Rope Walk in 1979
Excavation of the medieval southern drum-tower of the Sandown Gate in 1978
3. An extensive watching brief of the cutting of long sections of new and deep, sewer-pipe trenches from The Bulwarks, along The Quay, The Barbican and Strand Street, where archaeological and geological deposits and stretches of the town wall were recorded
4. Small excavations in Fisher Street and King Street, where evidence of medieval and post-medieval domestic buildings were revealed.
5. Salvage work on the site of the Whitefriars Carmelite friary carried out by the Sandwich Archaeological Group in 1971

All this work relates to vital areas of the development of the waterfront, defences and urban settlement of Sandwich. As such, all efforts should be made to find funding to enable the results to be published so that the information can be made available for future research. Reports from work carried out in and around the town between 1991 and the present (more than 20 investigations, mostly site evaluations and watching briefs) have been submitted to K.C.C; although some of this work is unpublished, it is archived and can be accessed.

6.2 Sub-surface survival of archaeological deposits:

The overall survival of sub-surface archaeological deposits is not clear. A number of properties are known to have cellars or basements, and although a cellar survey has recently begun, it needs to be completed before any firm conclusions can be drawn. Where investigated, archaeological deposits, mostly medieval, often survive at depths between *c.* 0.15m and 1.50m. Thus, they are fairly shallow and where cellars are present they may not have survived and in other places they have been subject to varying amounts of damage by later construction work. On the waterfront, however, survival of deposits is more likely as they are usually deeper and waterlogged with conditions which may well have preserved organic remains as well as building materials, pottery and metal.

As Sandwich has many surviving medieval and early post-medieval buildings, there is a good chance that underlying stratigraphy will survive relatively intact for future investigations. This will be particularly significant for the Saxon and early medieval settlements, about which comparatively little is known. Apart from the site of the Carmelite friary, the south-western fringe of the town inside the defences (between Moat Sole and the Ash Road) seems not to have been developed until modern times, and seems to have been used for dumping town rubbish and, later, for cultivation. East of St Clement's Church and around The Salutation Gardens nothing is known archaeologically, not even whether it was developed during the medieval or earlier periods. As the land there rises to its highest point and is dry, it would seem ideal for urban spread, although it may have been more vulnerable to raids on the town. Survival of sub-surface archaeological deposits in different parts of the town are shown in the following table.

Site	post medieval deposits (top of)	medieval deposits (top of)	Natural Soils (top of)
(a) Guestling Mill Strand Street	0.30m	1.00m	--
(b) Barlow's Yard St Peter's Street	--	0.70m	1.35m
(c) 4-8 Potter Street	0.15m	0.30m to 0.70m	1.45m
(d) Old Tannery Loop Street	0.30m	0.45m	0.60m
(e) Plum Orchard The Butts	1.00m	--	1.40m
(f) Whitefriars Way	--	0.10m to 0.65m	--
(g) 14 Knightrider Street	0.22m	0.45m	1.20m

	early features cut deeper into this deposit

Table: Showing some known sub-surface archaeological deposits and top of natural soils below present ground surface at various locations in Sandwich town-centre

6.2.1 Sources of information for levels shown on above table:

(a) Guestling Mill, Strand Street, TR 58483292. Medieval domestic dwelling - walls, floors and a hearth as well as a stretch of the medieval town wall discovered in 1997 - see SMR Site 48 (Allen 1997).

(b) Barlow's Yard, St Peter's Street, TR 33105820. Medieval building - walls, possible post-hole and pits and 1.4m of stratified medieval deposits discovered in 1994 - see SMR Site 30 (Greatorex 1994).

(c) Land between Nos. 4 and 8 Potter Street, TR 33075826. Early medieval domestic rubbish deposits, overlain by medieval timber and masonry structures, with stone walls, chalk and clay floors - probably domestic dwellings. This in turn overlain by post-medieval brick, chalk and clay floors, clay tobacco pipe kilns and a nineteenth century outhouse, discovered in 2000 - see SMR Site 49 (Parfitt 2000 b).

(d) Old Tannery site, Loop Street, centred TR 328582. Medieval masonry wall foundations with associated clay floors and occupation layers, overlain in part by masonry wall, foundations, floors and occupation deposits of fifteenth century date, related to medieval timber-framed buildings fronting Loop Street and ditches and pits behind the structures were discovered in 1993-94 - see SMR Site 35 (Corke 1996).

(e) Plum Orchard, The Butts, TR 32725843. Areas of late medieval and post-medieval domestic rubbish dump levels and occasional pits were discovered in 2000, showing the area was never developed, due to its marshy nature and was used as a town dump. Later in the post-medieval period the land was cultivated and then used as an orchard. It is now being developed (Parfitt 2000a).

(f) Whitefriars Way, off Cattle Market, TR 32975795, site of the medieval Carmelite friary. Substantial medieval masonry, walls and floors, relating to the south and west ranges of a previously unknown building of the medieval friary complex were discovered in 1993 (Parfitt 1993).

(g) 14 Knightrider Street, TR 33305808. Medieval post-pad, wall slots, clay floors and occupation deposits, from a timber-framed building on the site from the thirteenth century to the later medieval period, as well as an underlying early (Saxon / Norman ?) pit was discovered in 1994. During the post-medieval period the site appears to have been cultivated, perhaps as a garden (Houliston 1995).

The excavations in Sandwich have so far revealed only limited information, relating mostly to the thirteenth or fourteenth centuries and later. Virtually nothing is known of the early medieval town and there is no evidence for the Saxon settlement. Whilst these limited

excavations (usually with depth restrictions) have helped to give an indication of the density of occupation during the later medieval period, they have provided little information about the nature, layout, extent, or development of the settlement, nor of its waterfront and early defences. It is not possible to define areas with similar activity, class or function, although there is evidence for the superimposition of tenements of similar character in the area between Church Street St Mary's and Knightrider Street.

Sandwich is recorded in Saxon charters and Domesday Book, and several of the churches are referred to in the Domesday Monachorum and the *Taxatio of Pope Nicholas IV*. As one of the Cinque Ports, the town has a Custumal dating from the early fourteenth century, as well as later documents relating to the government of the settlement, its trade with the continent and the disagreements with the monks of St Augustine's Abbey over the port at Stonar and other matters. The town has remained virtually unchanged from the sixteenth century to the present, and although there has been some modern construction within the town defences, this has remained unobtrusive and has not affected the character of the settlement. From its foundation onwards, Sandwich played an important role in the economy and defence of the county and features related to this can be seen throughout the town. Early features have, in general, survived due to Sandwich's economic decline in the fifteenth and sixteenth centuries. Because so few alterations have been made to the medieval settlement, much archaeological information about the early settlement is likely to have survived; this makes the town an important archaeological and historical resource.

6.3 Research questions
The purpose of this document is to develop policy for Sandwich's archaeological deposits, particularly the historic core. Little of the Saxon, medieval and post-medieval components of the town have been archaeologically investigated, nor have areas of earlier settlement, and there is virtually no archaeological evidence for the economic base of the Saxon and medieval town. Archaeological deposits have been subjected to some disturbance by cellars and modern development. Accordingly Sandwich's archaeological potential may relate more to answering specific questions as to its origins, chronological development and situation within Kent's urban network rather than to extensive area excavation where more general questions relating to urban archaeology might be investigated.

6.3.1 The origins of Sandwich
The following need to be investigated

> The earliest settlement remains at Sandwich and their character
> The earliest remains which can be classed as urban or proto-urban
> The influence of the Wantsum Channel and the river Stour on the establishment and development of settlement at Sandwich
> The establishment and development of a villa estate at Sandwich in the Roman period

6.3.2 Sandwich in the Saxon period
The following need to be investigated

> The nature, extent, character and chronology of the Saxon settlement
> The location and development of the Saxon churches and their effect on the development of the settlement
> The location, extent, character and plan of Saxon harbour or quay installations

Evidence for a Saxon market(s)

The evidence for any industry within the Saxon settlement

The economic base of the Saxon settlement

6.3.3 Sandwich in the medieval period
The following need to be investigated

The pattern of settlement and the relationship of individual plots to the settlement framework

The drainage schemes necessary to enable the settlement to expand from the possible late Saxon inhabited area

The location and chronology of the medieval Market Place(s)

The development of churches in the settlement

The location, extent and nature of the medieval quays and their significance for the development of the town and port during the medieval period

The importance of the creek in which the fourteenth century cargo vessel was discovered

The extent, character, plan and chronology of Sandwich Castle and its outworks

The chronology, character and layout of the fortifications and gates

The extent, character, plan and chronology of the medieval Carmelite friary

The extent, character, plan and chronology of the medieval hospitals of St Thomas and St John

The extent, character, plan and chronology of the chapel of St James and the Hermitage

The economic base of the medieval town and its trading and commercial contacts

6.3.4 Sandwich in the post-medieval period
The following need to be investigated

The form and character of individual properties

The development and decline of the post-medieval town and port

The details and plans of the post-medieval tenement and street pattern

The economic base of the post-medieval port and town

The effects of the establishment of the cloth manufacturing industry (New Draperies) on Sandwich and its economy

The location, plan and details of the quays, wharves and warehouses, etc., along the riverside at different times during the post-medieval period

6.3.5 General questions
The following need to be investigated

The palaeo-environmental history of the town

The evidence of artefactual remains in interpreting Sandwich's pre-urban and urban role

The influence of Sandwich on its hinterland

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

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Figure 1. Map of Sandwich showing contours

1:33254

Kent County Council
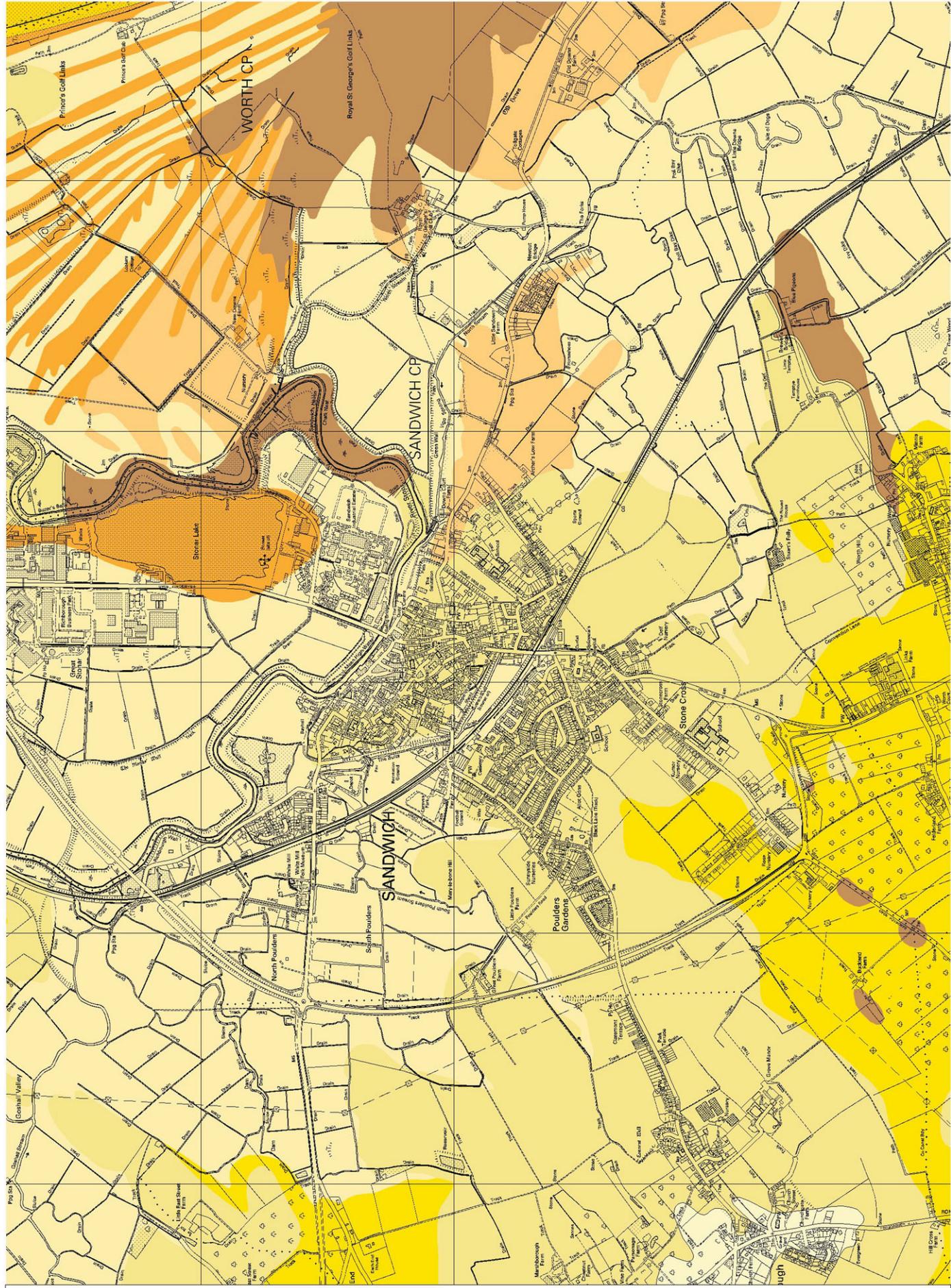
Legend

Drift Geology

- Landslip
- No Drift
- No Drift or Solid
- Blown Sand
- Marine Beach / Tidal Flats
- Storm Gravel Beach Deposits
- Marine (ill estuarine) Alluvium (Clay) (Sand (Sand & Gravel))
- Calcareous Tufa
- Alluvium
- 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
- Disturbed Black-heath Beds

Solid Geology

- 'Cyrena' lime 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 Pallne Weald clay
- Lenham Beds
- London Clay
- Lower Chalk Glauconitic marl
- Lower Greensand Clay
- Lower Tun Wells Sand
- Melbourn rock
- Middle Chalk
- No drift or solid
- Sand in Wadhurst Clay
- Sand in weald clay
- Sandgate Beds
- Small Pallne 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

Scale 1:15000   Figure 2 Map of Sandwich showing geology

SMR Records ●

TR 35 NW 8

TR 35 NW 4
TR 35 NW 5
TR 35 NW 6
TR 35 NW 17
TR 35 NW 8

TR 35 NW 123
SANDWICH

TR 35 NW 47

WORTH CP

SANDWICH CP

TR 35 NW 203

TR 35 NW 124

TR 35 NW 182

TR 35 NW 33
TR 35 NW 24
TR 35 NW 143, 14
TR 35 NW 181
TR 35 NW 44

TR 35 NW 25

TR 35 NW 91

TR 35 NW 101

TR 35 NW 92
TR 35 NW 98

TR 35 NW 118
TR 35 NW 117

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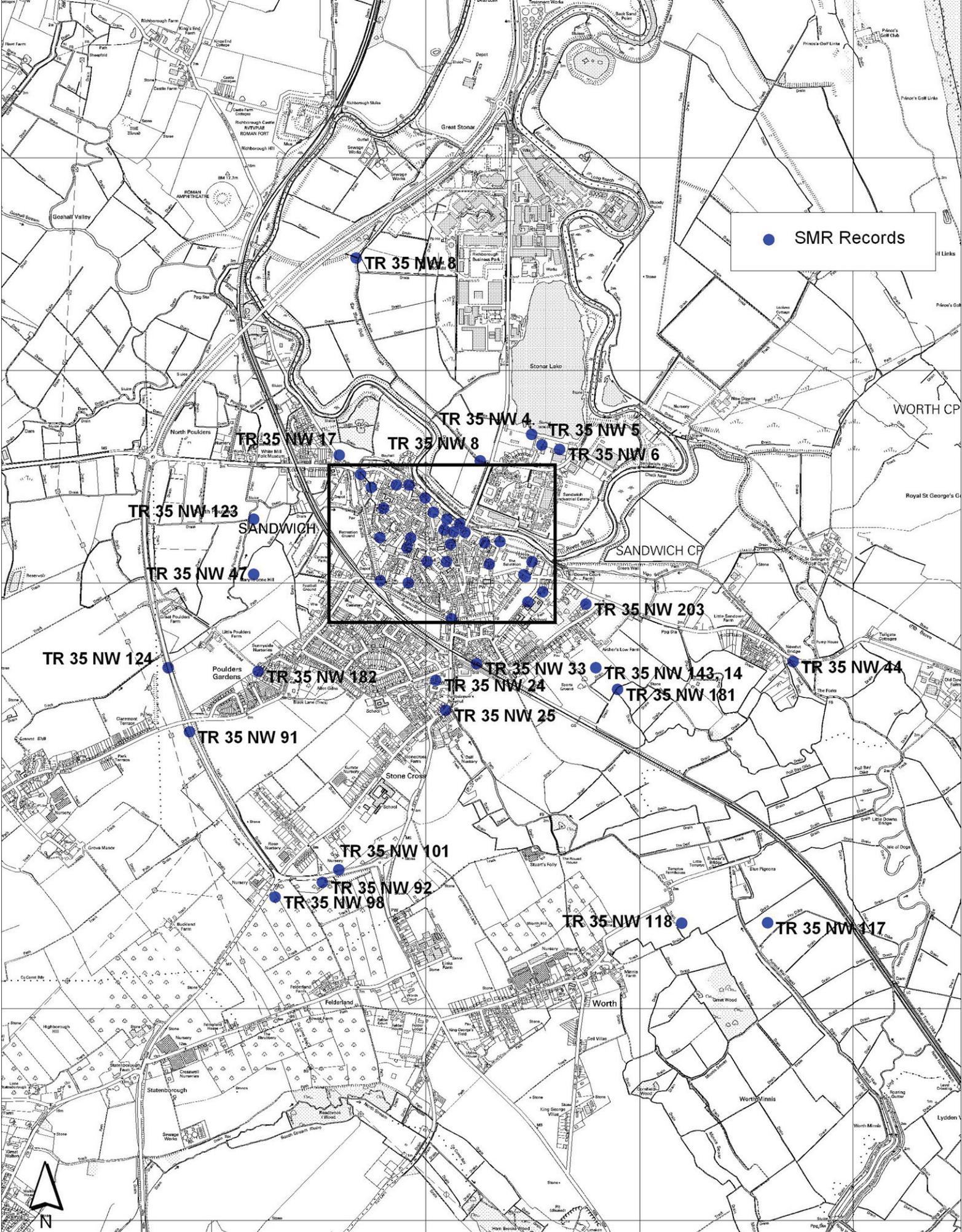
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Figure 3a. Map of Sandwich showing archaeological remains

Kent County Council

Stonar (site of)

Drain Drain Drain Drain Track

Bayhall

2m Path

Sta

TR 35 NW 146
TR 35 SE 382
TR 35 NW 59
TR 35 NW 235
4m
STRAND STREET

STONAR CL STONAR CL

Depot

The Delf

PARADISE SCHOOL ROAD CHURCH ST

PW

TR 35 NW 16

School

TR 35 NW 13

Mean High Water

STONAR GARDENS

Pav

BOWLING STREET

DELF STREET

HARNET STREET

MARKET ST

TR 35 NW 127

TR 35 NW 128

TR 35 NW 232

TR 35 NW 129
Swing Bridge
TR 35 NW 85
TR 35 NW 130
Quay

Recreation
Ground
TR 35 NW 183

TR 35 NW BH
Liby
PW
TR 35 NW 4 PW

ST PETERS STREET

HIGH STREET

UPPER STRAND ST

TR 35 NW 13

TA Centre

TR 35 NW 197

Path

Depot

MOAT SOLE
MARKET

TR 35 NW Guildhall

KING STREET

FISHER ST

KNIGHTRIDER STREET

TR 35 NW 10
4m

The Salutation
TR 35 NW 105

TR 35 NW 75

TR 35 NW 134 3m

PO

TR 35 NW 41

PW
Cemetery

WODEHOUSE

TR 35 NW 14

NEW STREET

MILL WALL PL

PW

TR 35 NW 33

MEADOW

Rope Walk
(Path)

Town Wall
(course of)

SI SI

3m

MILL WALL

Mill Wall (Path)

MANWOOD ROAD

School

Path

JUBILEE ROAD

SANDWOOD ROAD

Drain

4m

FB

TR 35 NW 133
Sluice

4m

FORDWICH PLACE

LABURNUM AVENUE

BURCH AVENUE

DELFSIDE

LC
Stone

3m

Sta

ST GEORGE'S ROAD

6m
PW

3m

ST BART'S ROAD

HAZEL

Gdn

Drain

PW

Outfall

St Bartholomew's

1:5437

Figure 3b. Map of Sandwich showing archaeological remains

Kent County Council
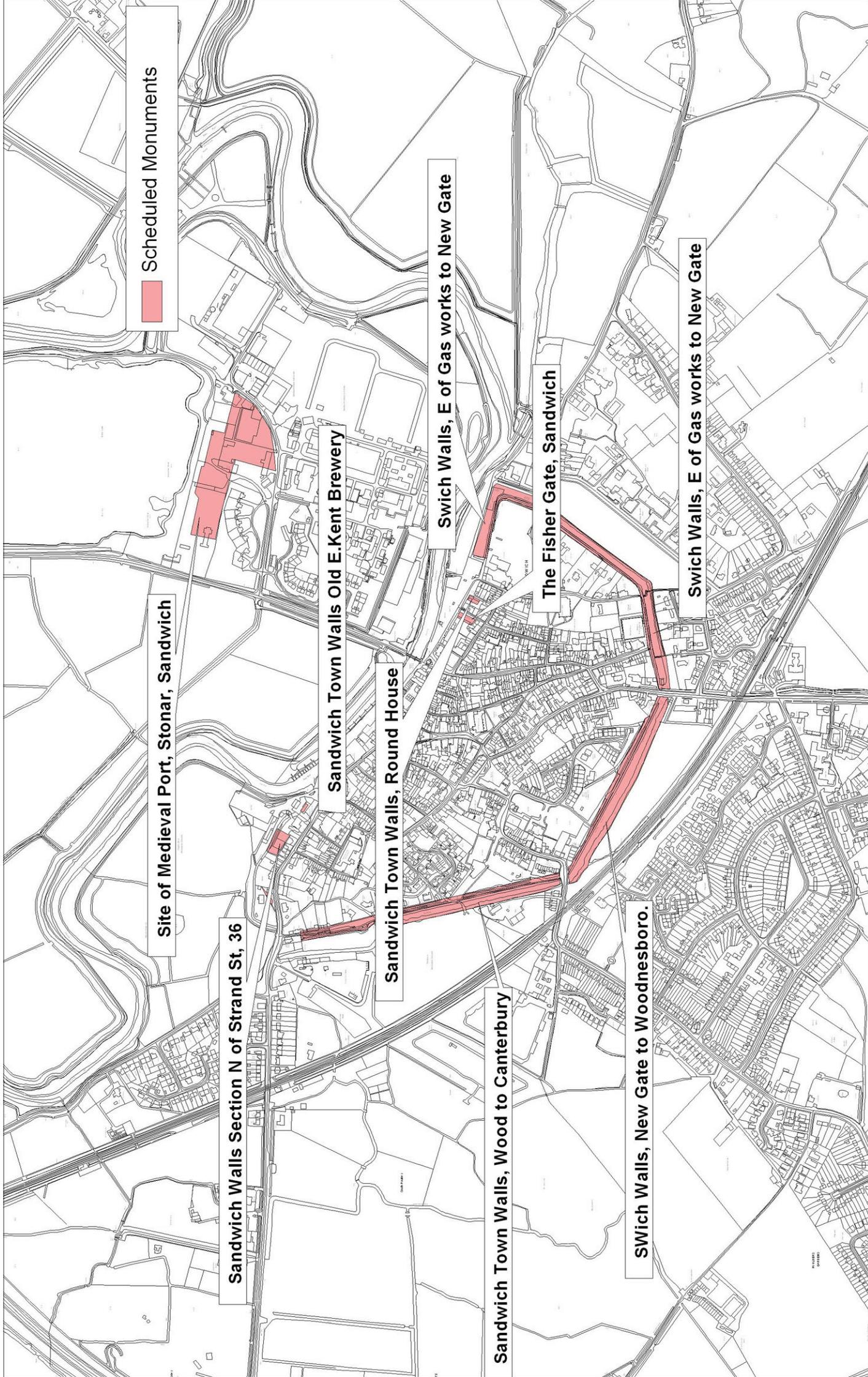
Scheduled Monuments

Site of Medieval Port, Stonar, Sandwich

Sandwich Town Walls Old E.Kent Brewery

Swich Walls, E of Gas works to New Gate

The Fisher Gate, Sandwich

Swich Walls, E of Gas works to New Gate

Sandwich Walls Section N of Strand St, 36

Sandwich Town Walls, Round House

Sandwich Town Walls, Wood to Canterbury

SWich Walls, New Gate to Woodnesboro.

1:6946

Figure 3c. Map of Sandwich showing Scheduled Monuments

Kent County Council

N
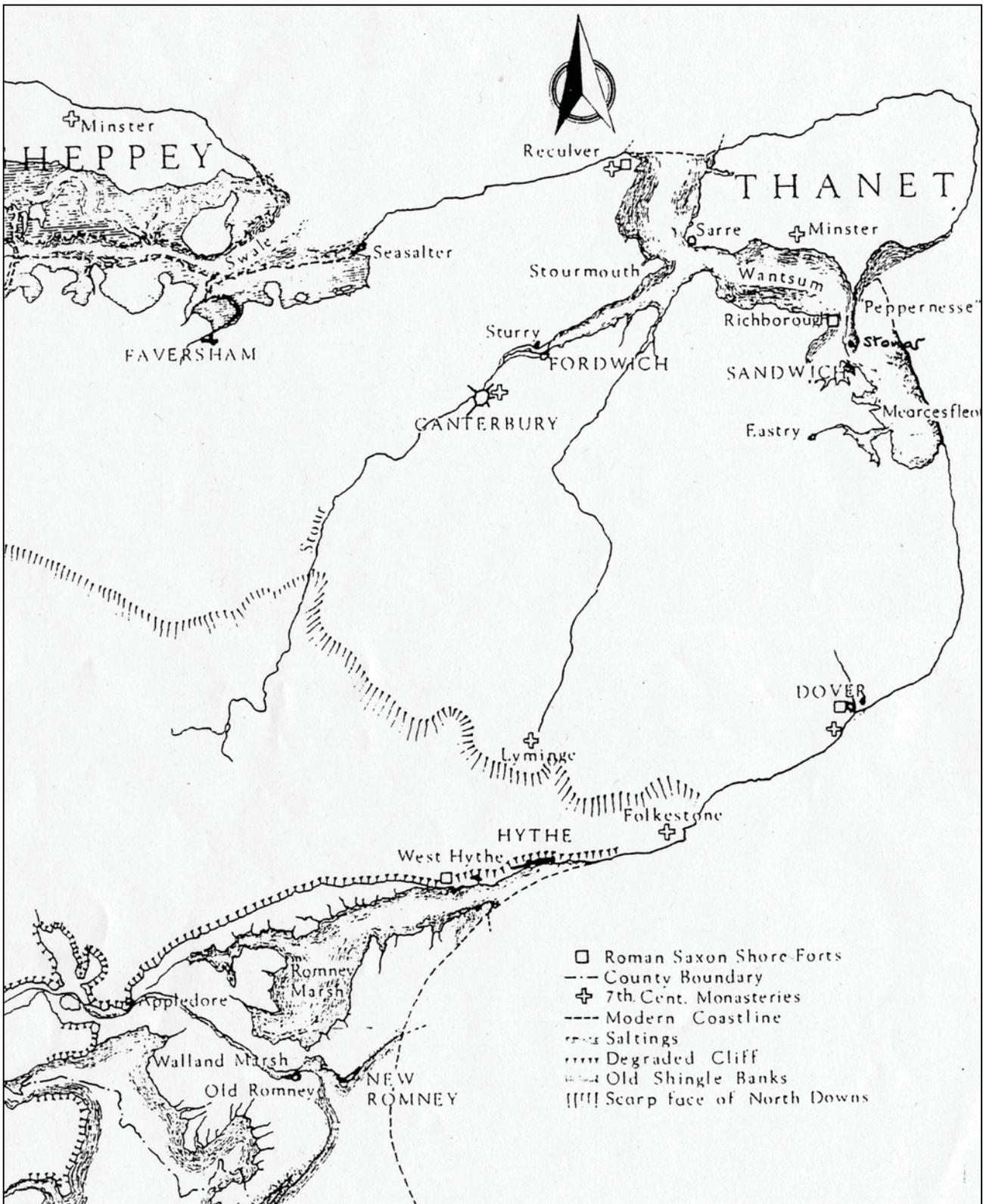
Figure 4. Map of East Kent showing Sandwich and the Wantsum Channel in the Saxon period
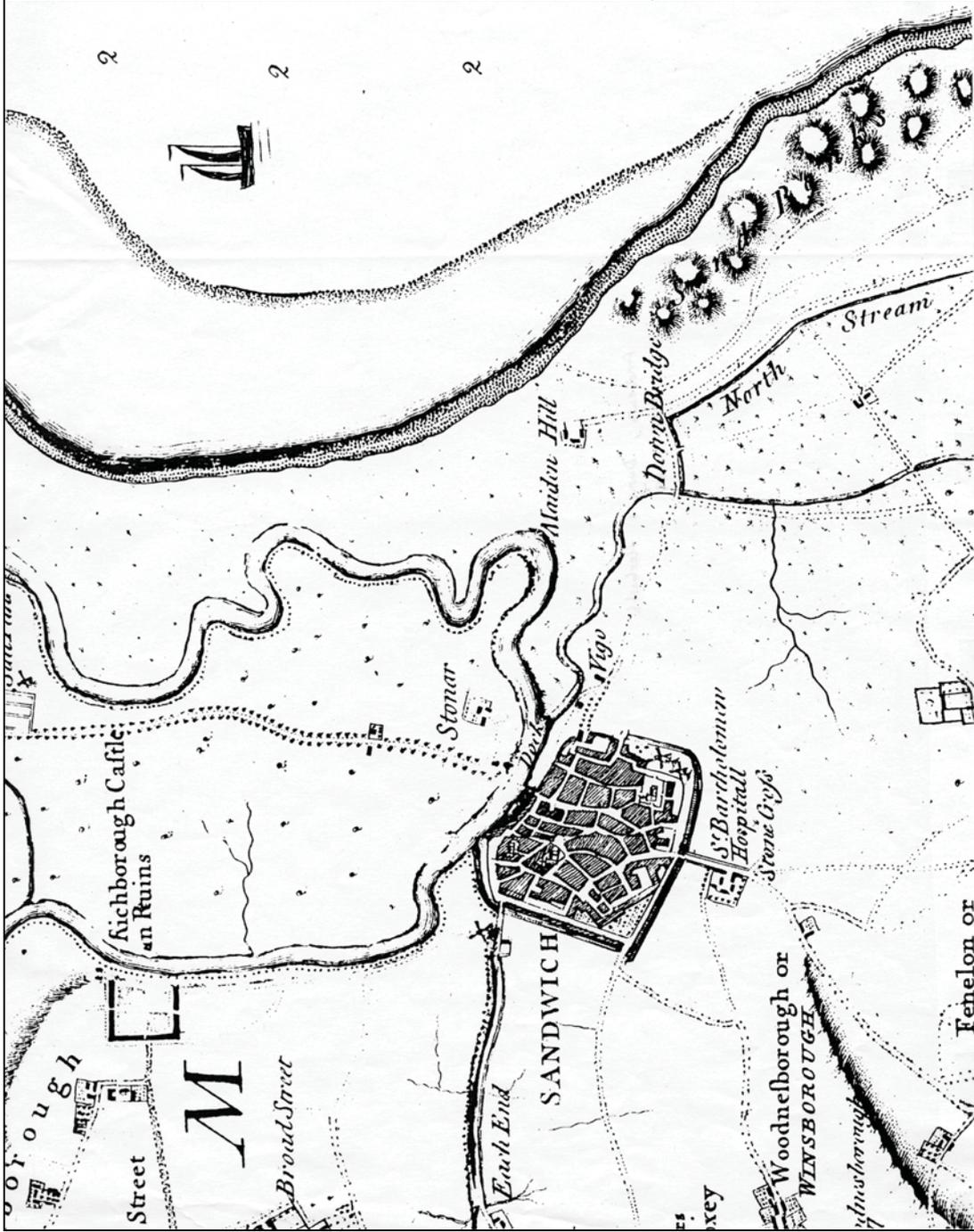
Figure 5. Andrews, Dury and Herbert's map of Sandwich, 1769
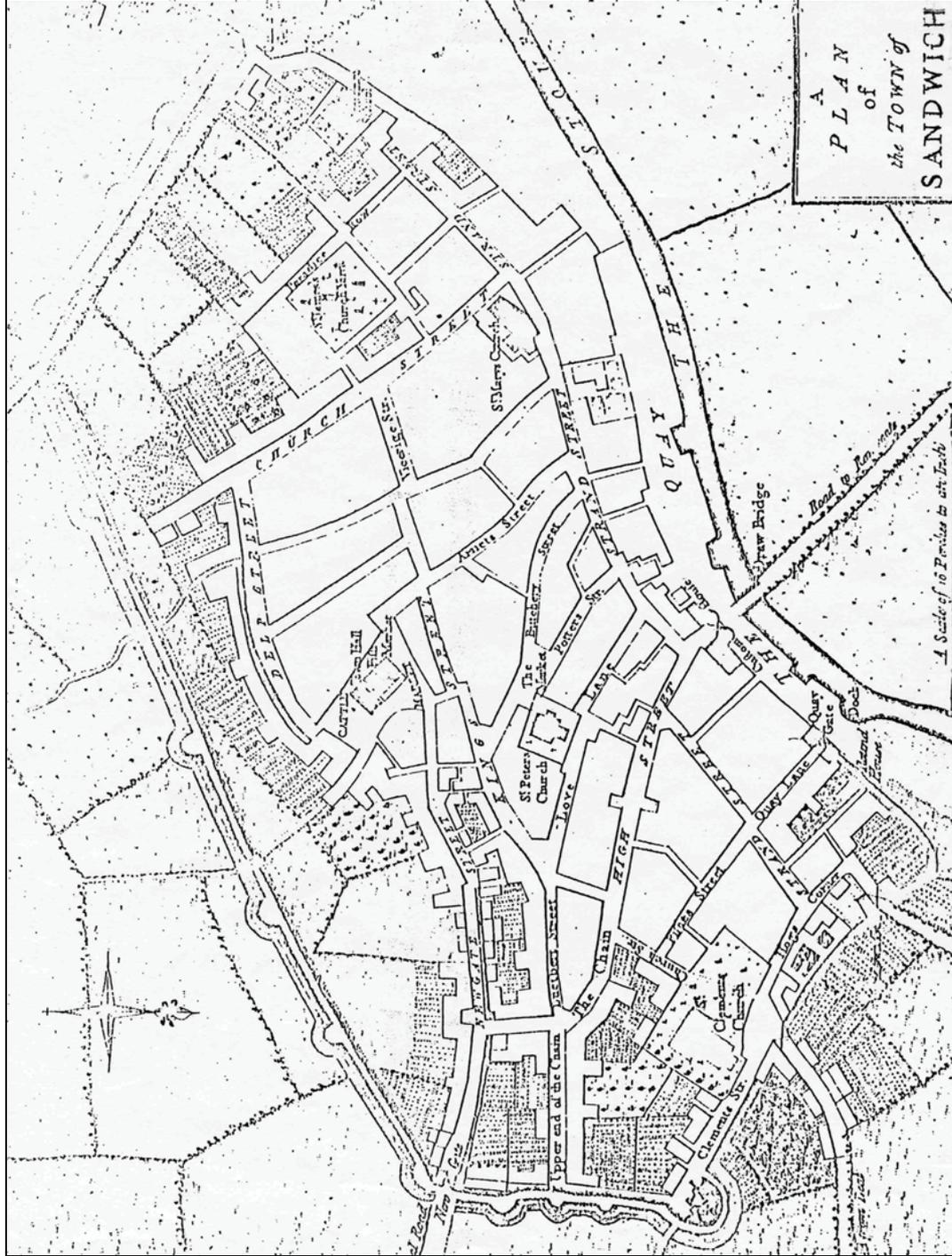
Figure 6. An Eighteenth Century map of Sandwich (Anon)
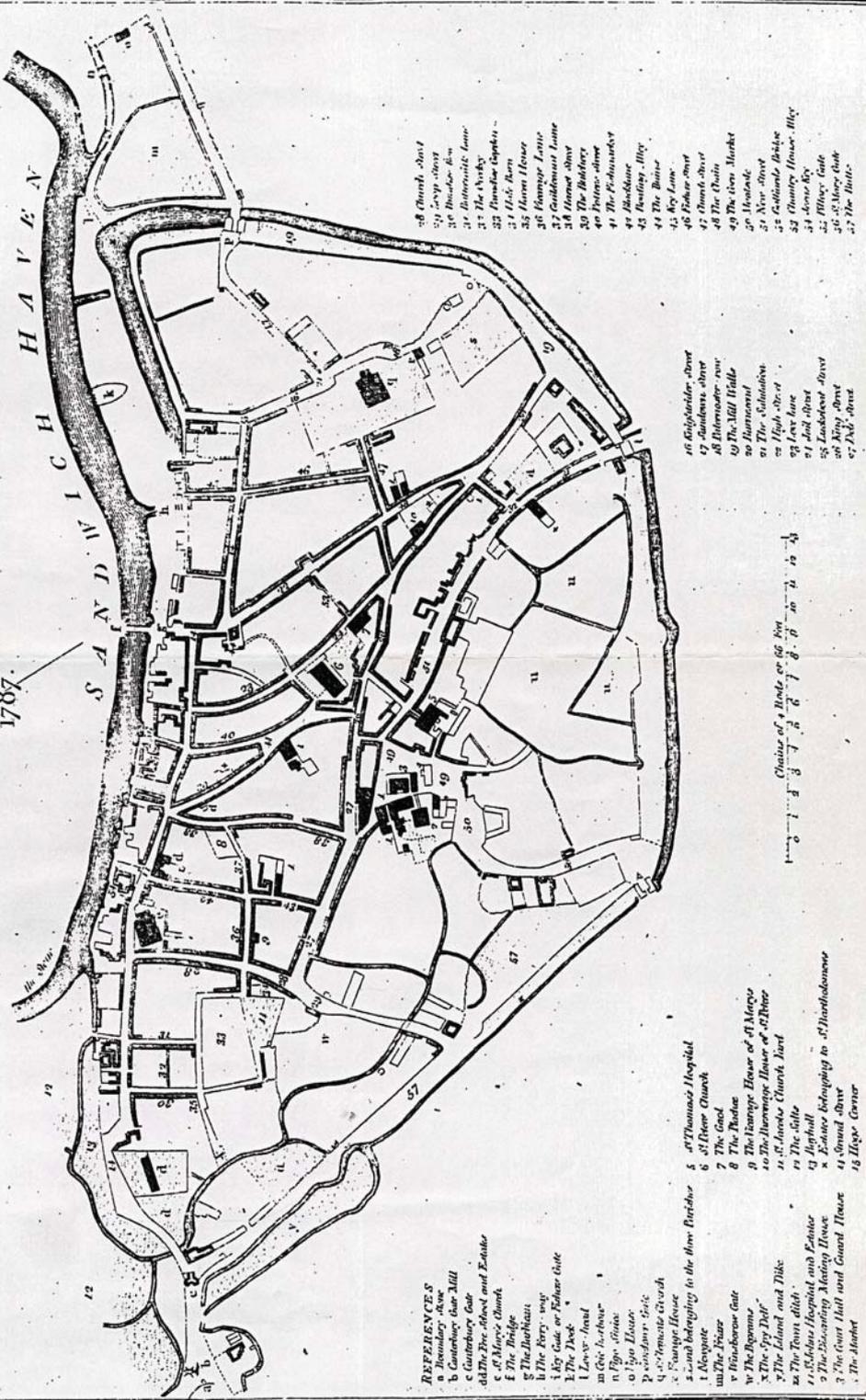
Figure 7. William Boys' map of Sandwich, 1792
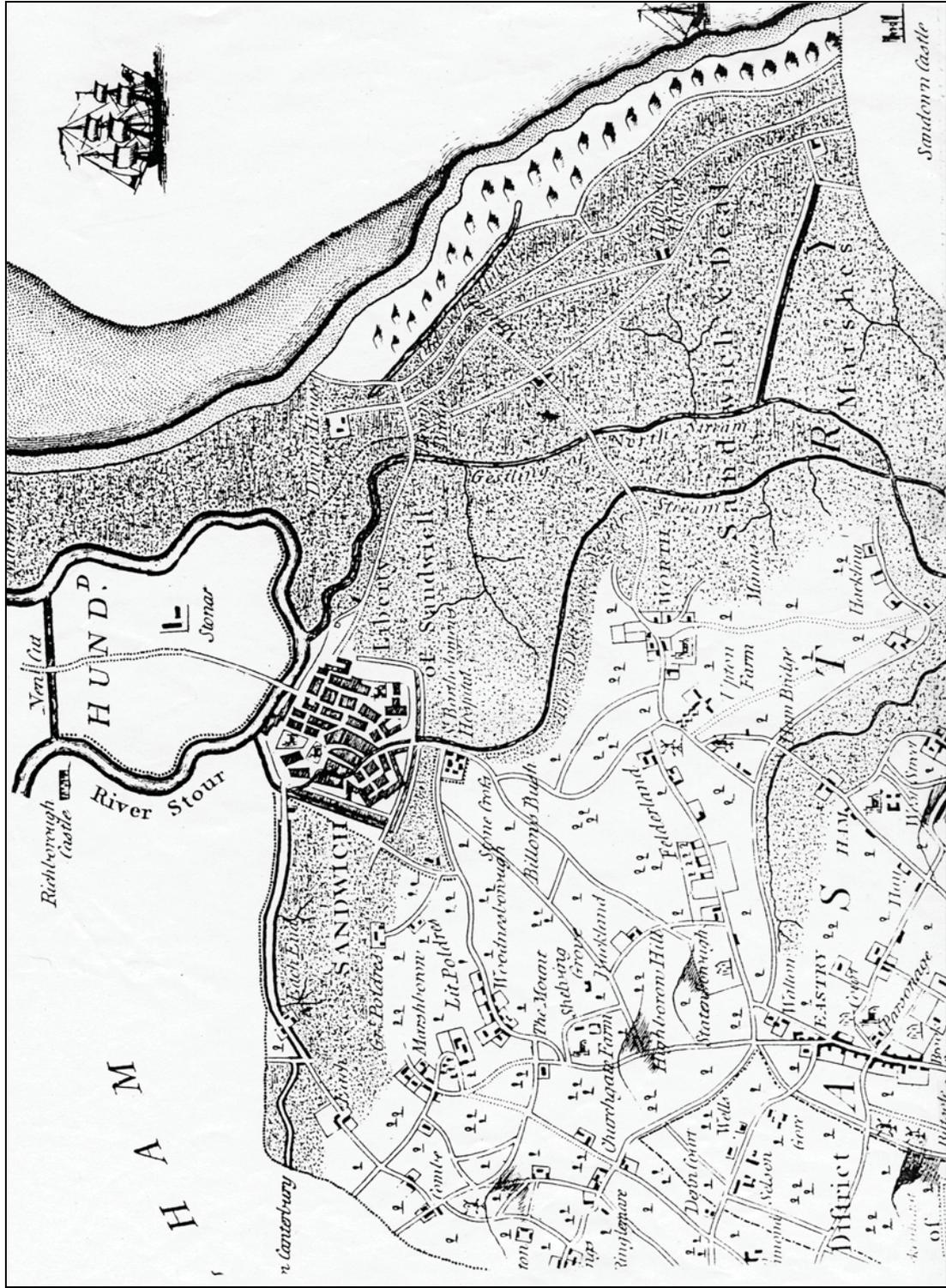
Figure 8. Hasted's map of Sandwich, c.1800

Figure 9. Ordnance Surveyor's field drawing for 1st Edition OS map, *c*.1805

Figure 10. The 2ⁿᵈ Edition OS map of Sandwich, 1896

Historic Buildings

- Pre - 1500
- 16th C
- 17th C
- 18th C
- 19th C
- 20th C
- Church

SANDWICH

1:4154
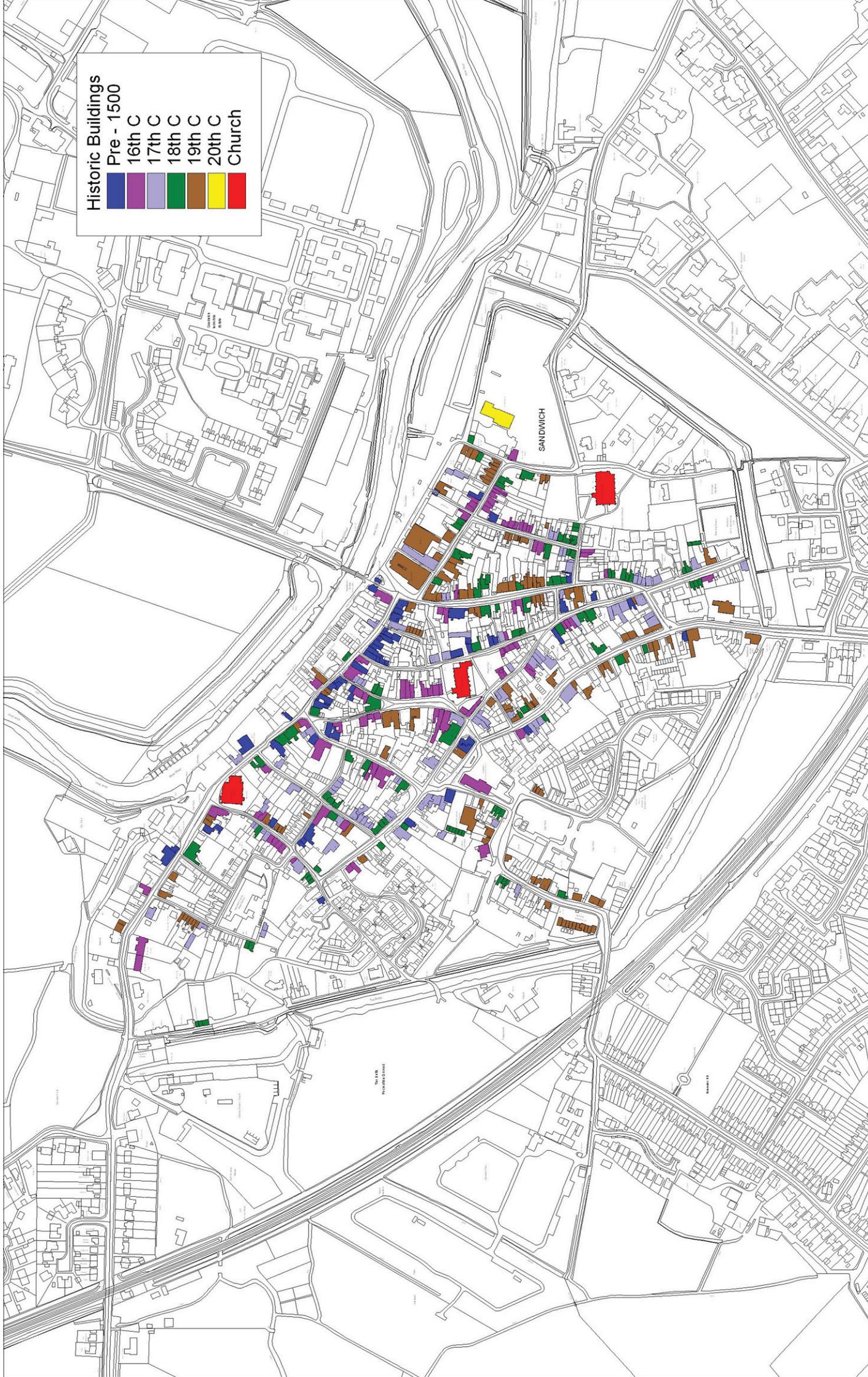
Figure 11. Map of Sandwich showing Historic Buildings

Kent County Council

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Saxon plan components
1 Probable major area of Saxon settlement
2 The parish church of St Clement and possible churchyard
3 Possible site of earliest harbour
4 Possible land route from the harbour
5 Possible early market in High Street
6 The parish church of St Peter and possible churchyard
7 Possible early market
8 Possible minor element of Saxon settlement
9 The parish church of St Mary the Virgin
10 Possible line of waterfront
11 Probable extent of the Wantsum Channel
12 Probable waterlogged and uninhabitable land
Lanes & Roads

1:4013
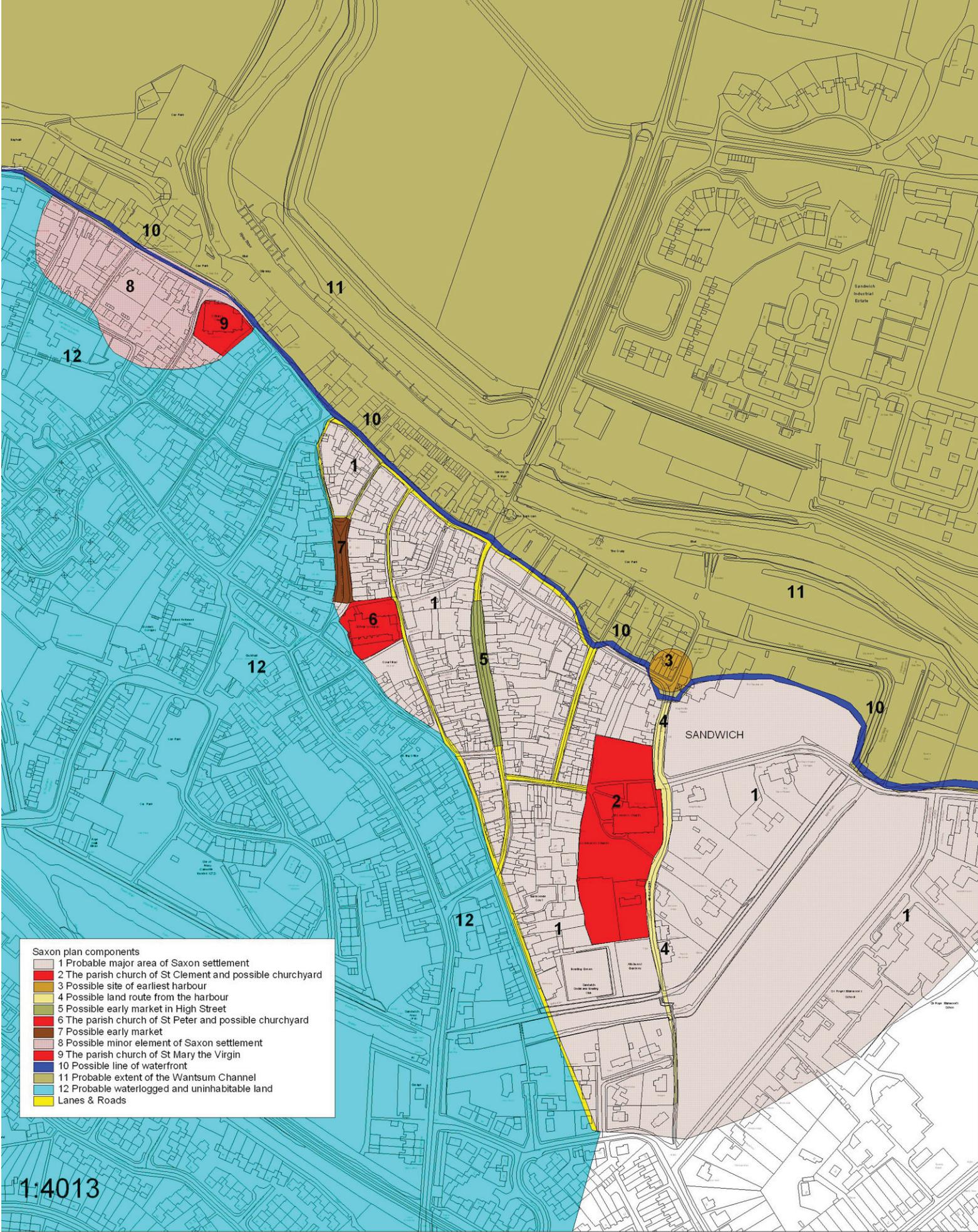
Figure 12. Map of Sandwich showing possible Saxon plan components

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County
Council

**Figure 13. Map of Sandwich showing medieval plan components**

1:3151

Stonar

SANDWICH
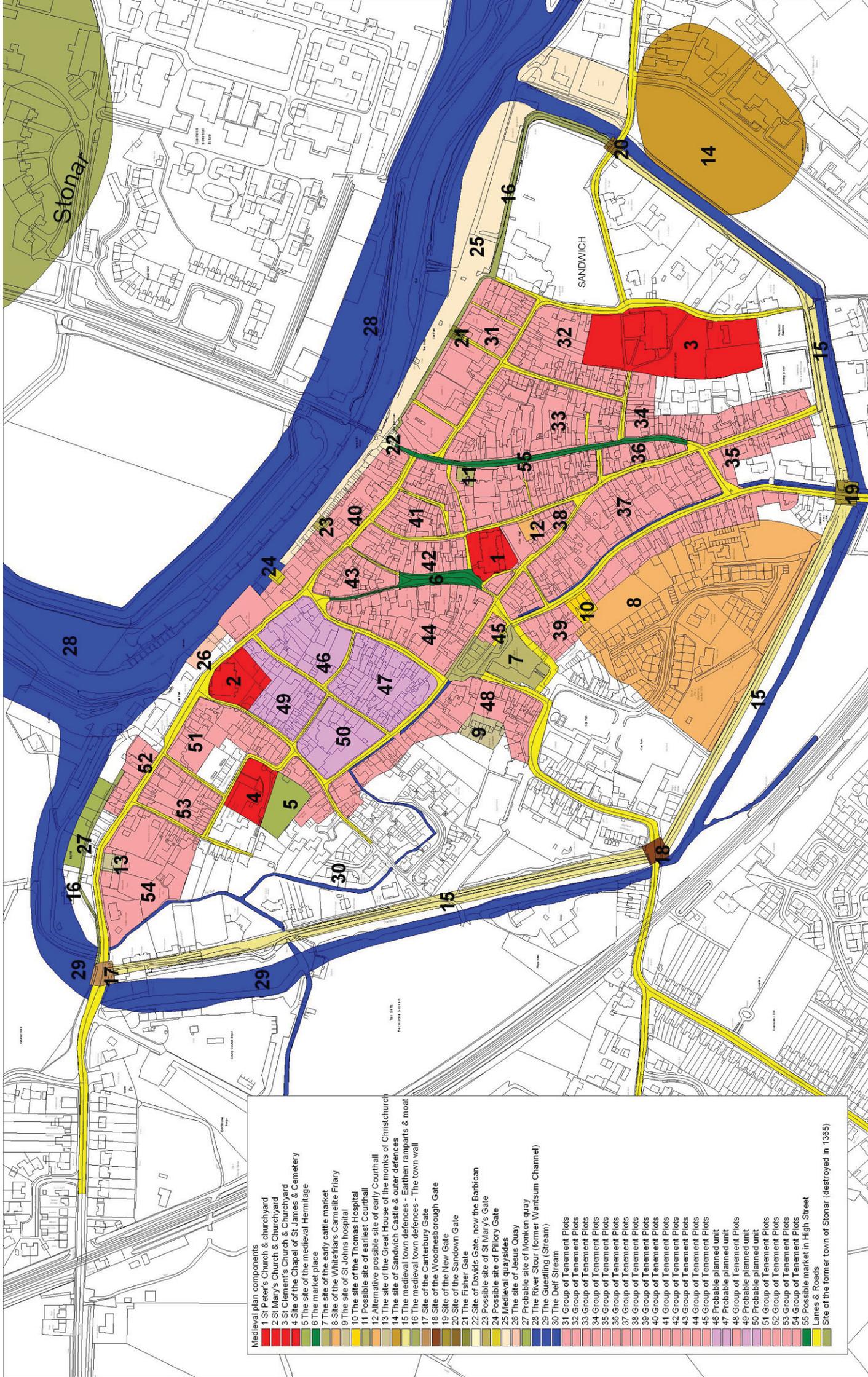
Medieval plan components

1 St Peter's Church & churchyard
2 St Mary's Church & churchyard
3 St Clement's Church & Churchyard
4 Site of the Chapel of St James & Cemetery
5 The site of the medieval Hermitage
6 The market place
7 The site of the early cattle market
8 Site of the Whitefriars Carmelite Friary
9 The site of St Johns hospital
10 The site of the Thomas Hospital
11 Possible site of earliest Courthall
12 Alternative possible site of early Courthall
13 The site of the Great House of the monks of Christchurch
14 The site of Sandwich Castle & outer defences
15 The medieval town defences - Earthen ramparts & moat
16 The medieval town defences - The town wall
17 Site of the Canterbury Gate
18 Site of the Woodnesborough Gate
19 Site of the New Gate
20 Site of the Sandown Gate
21 The Fisher Gate
22 Site of Davids Gate, now the Barbican
23 Possible site of St Mary's Gate
24 Possible site of Pillory Gate
25 Medieval quaysides
26 The site of Jesus Quay
27 Probable site of Monken quay
28 The River Stour (former Wantsum Channel)
29 The Guestling (Stream)
30 The Delf Stream
31 Group of Tenement Plots
32 Group of Tenement Plots
33 Group of Tenement Plots
34 Group of Tenement Plots
35 Group of Tenement Plots
36 Group of Tenement Plots
37 Group of Tenement Plots
38 Group of Tenement Plots
39 Group of Tenement Plots
40 Group of Tenement Plots
41 Group of Tenement Plots
42 Group of Tenement Plots
43 Group of Tenement Plots
44 Group of Tenement Plots
45 Group of Tenement Plots
46 Probable planned unit
47 Probable planned unit
48 Probable planned unit
49 Probable planned unit
50 Probable planned unit
51 Group of Tenement Plots
52 Group of Tenement Plots
53 Group of Tenement Plots
54 Group of Tenement Plots
55 Possible market in High Street
Lanes & Roads
Site of the former town of Stonar (destroyed in 1365)

Kent County Council

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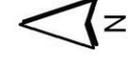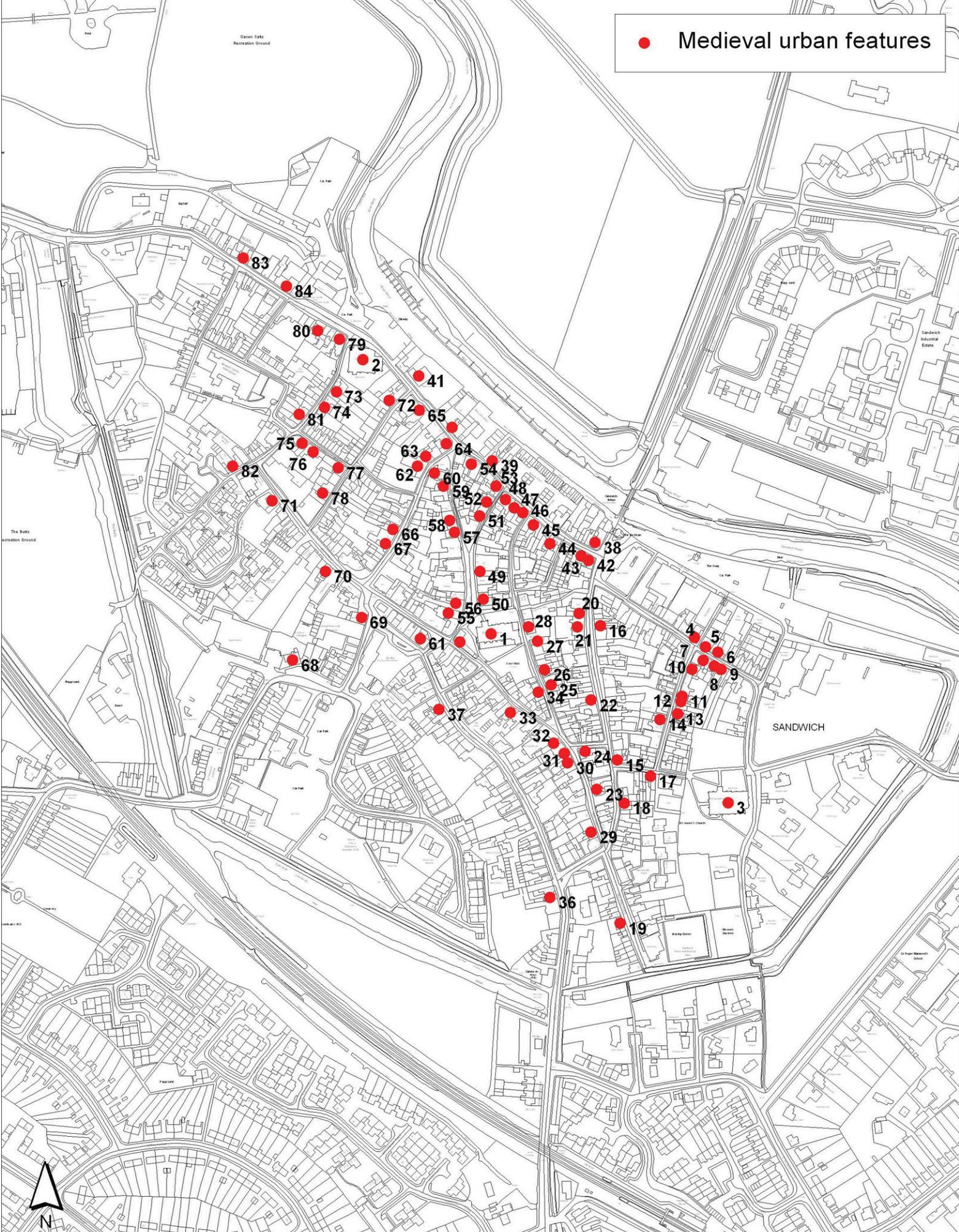
Figure 14. Map of Sandwich showing medieval urban features
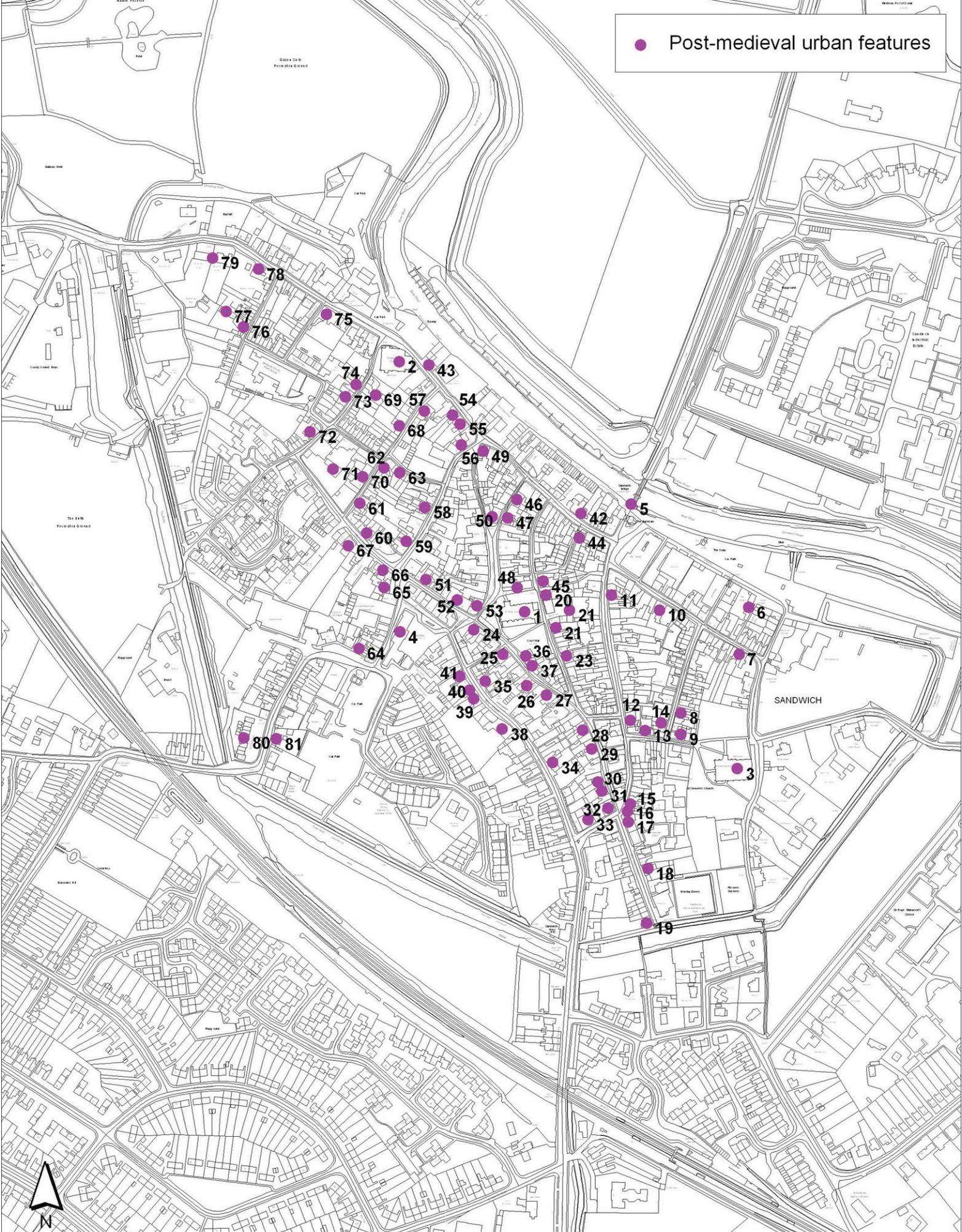
Figure 15. Map of Sandwich showing post-medieval urban features

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

1. Introduction

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

Policy QL8: Archaeological Sites

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

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

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

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

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

within a town, provide more accurate information on the extent of these areas and establish a consistent approach towards dealing with the impact of development proposals across Kent and Medway[1]. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

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

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

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

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

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

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

---

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

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

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

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

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

3. Urban Archaeological Zones and Guidance

3.1   The Guidance relates to 46 towns in Kent and Medway as listed in Section 9. A plan has been produced for each town (for Sandwich here Figure 16) providing archaeological response zones based on the known importance of archaeological deposits in that town, which again derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries. Key documents in assessing the archaeological potential of Kent's towns are the Ordnance Surveyors' Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 19th century. While they do not map the extent and layout of the towns in the medieval period, they nonetheless provide a useful baseline for assessing the extent and layout of the towns in the Middle Ages. In the case of applications for Listed Building Consent or where the building is historic in character, and where the proposal impacts on the historic fabric, then the Local Planning Authority will need to consider whether or not to consult the County Archaeologist in respect of considerations of archaeology or industrial archaeology. Similarly, developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process. Four types of Urban Archaeological Zone have been identified although they will not necessarily be present in all the towns. The zones indicate:

Zone 1 – Areas of known national importance;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PPG15
Planning Policy Guidance 15: Planning and the Historic Environment (Department of the Environment and the Department of National Heritage 1994)

PPG16
Planning Policy Guidance 16: Archaeology and Planning (Department of the Environment 1990)

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

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

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

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

7. Useful Addresses and Contacts

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

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

8. List of Settlements to which draft SPG3 Applies

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

Figure 16. Map of Sandwich showing Urban Archaeological Zones

Urban Archaeological Zones
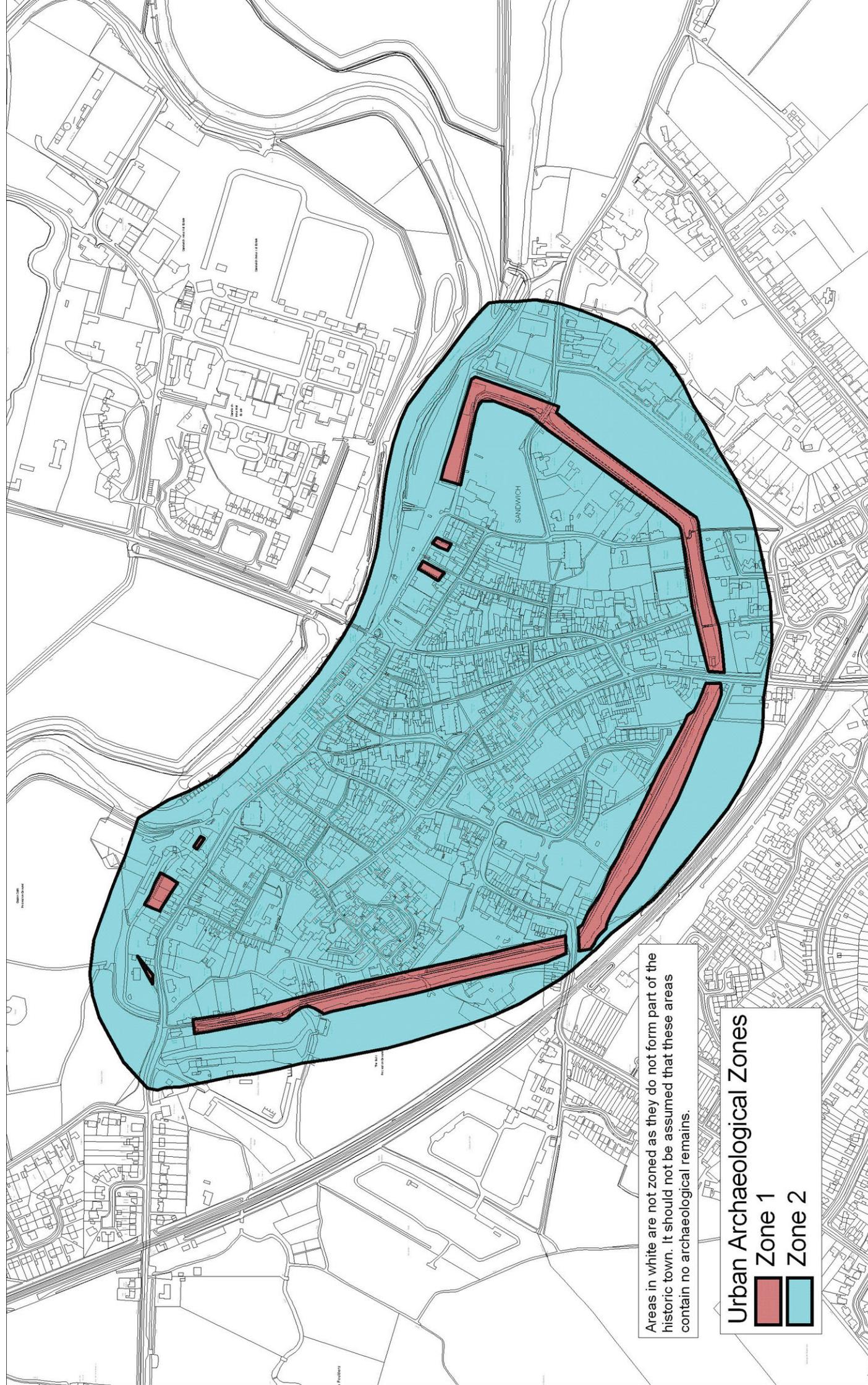
- Zone 1
- Zone 2

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

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