*Kent Historic Towns Survey*

**TONBRIDGE**

**Archaeological Assessment Document**

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KENT HISTORIC TOWNS' SURVEY

# TONBRIDGE - KENT
# ARCHAEOLOGICAL ASSESSMENT
# DOCUMENT

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# 1 INTRODUCTION

## 1.1 Background

Tonbridge is a medium-sized market town based on a settlement of probably late Saxon origin. The town is located in the centre of the Weald of Kent and stands at a crossing point of the river Medway. It is *c.* 6km north of Tunbridge Wells, 10km south-east of Sevenoaks and 20km south-west of Maidstone.

This study aims to provide an evaluation of the archaeological and historical remains of the town as a basis for informing decision-making in the planning process where archaeological deposits may be affected by development proposals. The Kent County Sites and Monuments Record (SMR) was checked for information relating to the study area (see below) and this provided 18 entries. Of these 12 relate to standing buildings of medieval and post-medieval date. Archaeological investigations in Tonbridge have been limited and small in scale, and have largely concentrated on the defences and other visible remains. Tonbridge is thus fairly typical of many medium-sized towns in England in that there has, as yet, been little or no significant archaeological research within the town, nor in the area of study. Thus most of the history has been compiled from documentary evidence and secondary published sources. Most of the currently visible upstanding features date from the sixteenth to nineteenth centuries, although there are structures of both earlier and later dates.

## 1.2 Situation

Tonbridge is situated in the south-west of the county of Kent, at the base of the sandstone hills, at a point where the High Weald meets the Low Weald and is cut by the river Medway, at TQ 59004650. The modern town lies on both sides of the river Medway and is connected by the Great Bridge. The old settlement which was situated north of the river, probably lay just above the flood-plain at *c.* 24m OD, but to the south of the river crossing the land is low-lying and subject to flooding. To both north and south the land rises quite abruptly (Figure 1). The town has developed on the old flood plain of the river Medway, and lies on both river alluvium and the Tunbridge Wells sands which form part of the Hastings beds of the High Weald (Figure 2).

## 1.3 Study area

The area selected for general study lies between TQ 575450 and TQ 605480. More in-depth study, focusing on the evolution, development and historical components of the settlement, is centred on TQ 588465 and TQ 595475.

# 2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Tonbridge town or its immediate environs apart from some very small-scale work on the defences. Other than that, virtually no archaeological work has been undertaken in either the town or the surrounding area. Accordingly there is very little in the way of archaeological records. The Sites and Monuments Record (SMR) for the area of study records the following evidence, which is also shown on Figure 3.

## 2.1 Prehistoric

TQ 54 NE 15 - An unspecified number of mesolithic microliths were found in

Martin's Field, Tonbridge at TQ 590460 (Wymer 1977, 160).

TQ 54 NE 35 - a palaeolithic Acheulian hand-axe was found in Woodside Road, Tonbridge, at TQ 58744568 in the late 1950s.

## 2.2 Iron Age
TQ 54 NE 5 - An iron age *stater* coin was found in Tonbridge (centred TQ 5946) in the early twentieth century (Brit. Num. Jnl. 1907, 359).

## 2.3 Romano-British
TQ 54 NE 7 - A fourth century coin of Constantine was found on the mound of Tonbridge Castle, at TQ 58924659, in *c*.1885-6 (Wadmore 1886, 12).

## 2.4 Medieval
TQ 54 NE 3 - In 1976 there were excavations on the town defences, at TQ 591468. An unrevetted clay bank, *c*. 10m wide and *c*. 4.5m high, and an outer ditch *c*. 6m wide and 2.5m deep were discovered; probably mid-thirteenth century.  The supposed position of the medieval gate was also excavated but no evidence was found.  Its remains probably lie under the road (Streeten 1976, 111).

## 2.5 Post-medieval
TQ 54 NE 36 - Site of former tannery behind buildings on Tonbridge Road, at TQ 59014633, is marked on 1st and 2nd edition OS maps.

# 3 HISTORICAL RECORDS
## 3.1 Domesday Book
There is no description of Tonbridge in Domesday Book although the holdings of Richard de Tonbridge (or FitzGilbert) are mentioned frequently as *Leuua Ricardi de Tonebridge* (the Lowy of Richard de Tonbridge).

## 3.2 Origin of place name
The place name is derived from the Old English *tun brycg*, that is, 'the bridge of, at, or near the *tun* (manor, or settlement).  The bridge was an important crossing of the Medway, guarded by Tonbridge castle.  The place name can be traced to its present form thus:

|  |  |
|---|---|
| OE *tun brycg* | 1086 *Tonebrige* |
| *c*. 1100 *Tonebrigga* | 1206 *Tunbrigg* |
| 1610 *Tunbridge* | 1890 *Tonbridge* |

# 4 HISTORICAL DATA BY PERIOD
## 4.1 Pre-urban evidence
### 4.1.1 The Saxon period
Situated within the great forest of *Andredsweald*, the original settlement at Tonbridge appears to have evolved in a riverside clearing in the forest, on the line where several tracks from the North Downs to the Weald converged at a crossing point of the river Medway.  The crossing would originally have been a ford, but there may have been a

bridge at some time between the ninth century and the Norman Conquest.  The main route from London to Hastings, now the A21, was of crucial significance for the growth of Tonbridge, probably increasing in importance when Edward the Confessor incorporated Hastings as one of the Cinque Ports.

Exactly when settlement began at Tonbridge is, however, uncertain. The church of SS Peter and Paul may have been established beside the river crossing by the ninth or tenth century.

## 4.2 Urban evidence
### 4.2.1 The medieval period
By the time of the Norman Conquest Tonbridge appears to have been a small roadside settlement around an important route from London to Hastings, at a vital river crossing and possibly defended by a small stronghold. The nucleus of the small settlement appears to have been the church, the bridge and possibly a small market; it subsequently grew into a medium-sized market town.

After 1066, William I granted estates in the Tonbridge area of Kent (subsequently known as the 'Lowy of Tonbridge') and in Clare, Suffolk, to Richard FitzGilbert.  At Tonbridge Richard built a motte-and-bailey castle to dominate the native inhabitants and to control the river crossing.

4.2.1.1 <u>Markets and fairs</u>
The origins of the market at Tonbridge are undocumented, and this may indicate a pre-Conquest establishment (it would have then been a 'prescriptive market' with no charter but acknowledged by tradition).  When the castle was built in the late eleventh century a market may have been included nearby, and the presence of a market is implicit in the acknowledgement of Tonbridge as a borough in 1241.  There was certainly one by the beginning of the fourteenth century; it may have been held on Fridays, as it was in the mid-sixteenth century.

The earliest market place was probably the triangular area bounded by present-day Bank Street, Castle Street and High Street and immediately outside the castle gate; a location known from other medieval towns with castles.  The site was originally known as Common Mead, and by the sixteenth century butchers' shambles stood in the north-west corner, in Back Lane (now Bank Street).  Shortly afterwards the market moved to a new site in the High Street, and permanent buildings began to replace the probably moveable booths, stalls and shambles.

The weekly Friday market was supplemented by three annual fairs; one on Ash Wednesday, one on the feast of John the Baptist  (24th June), and one on St Luke's Day (18th October).  Their site is unknown, but they were probably held on the Common Mead when it was the market in the medieval period, and subsequently in the High Street.

4.2.1.2 <u>The manor</u>
After the Norman Conquest, the Lowy of Tonbridge, an area with a radius of *c.* 7.5km

centred on Tonbridge Castle, was held by the FitzGilberts and by the end of the eleventh century Tonbridge was the most important of that family's holdings. It remained with the FitzGilberts until 1314, then was held briefly by Hugh de Spencer, Earl of Gloucester, and by Hugh de Audley until 1347. During de Audley's tenure the town may have been paved, as tolls were levied for this purpose. From the mid-fourteenth century until the early sixteenth century the manor and castle were in the hands of the Staffords and Buckinghams. In 1520 the manor, castle and priory were confiscated and returned to the Crown.

#### 4.2.1.3 The church

The parish church of Tonbridge carries the early dedication to SS Peter and Paul, and may have been established in the ninth or tenth century. It is listed in the late eleventh century Textus Roffensis, and in 1291 it was valued at £5. 6*s*. 8*d*. (*Taxatio* of Pope Nicholas IV).

About 1140 the advowson of the church was given to the monks of Lewes, Sussex, but in 1151 it was transferred to the brethren of the Hospital of St John of Jerusalem who held it until 1527, when Richard Fane of Tudely acquired it for an annual rent of £14. At the Dissolution the advowson reverted to the Crown.

No details of the first church are known, the earliest surviving fabric being fragments of roughly-coursed ironstone masonry and a late eleventh century window in the chancel. The chancel was extended in the twelfth century, and the nave and north aisle in the latter part of the thirteenth century when perhaps a Lady Chapel was also built. In the early-fourteenth century the west tower was erected, the north aisle was extended to join the tower using Tunbridge Wells and Reigate stone. Wills mention the construction of a rood-loft in 1483 and 1488, when the chancel arch was probably rebuilt and the top stage of the tower completed with a crenellated parapet and turret.

#### 4.2.1.4 Other religious organisations
*The priory*

Sometime in the last quarter of the twelfth century Richard FitzGilbert founded and endowed the priory of St Mary Magdalene for canons regular of the Order of St Augustine. It stood outside the town, on the low-lying land south of the river. A papal bull of 1192 confirmed the foundation. The priory prospered and soon acquired further land, being valued at over £51 in 1291 (*Taxatio* of Pope Nicholas IV).

By 1300 the priory had reached the peak of its importance, with its prior exercising the right to oversee other Augustine houses, but on 11 July 1337 a serious fire destroyed the whole complex including the refectory, church, vestry, library, chapter-house, dormitory and other buildings, and also all the vestments, ornaments, relics, furniture, books and documents, plus the stocks of corn and hay. The archbishop of Canterbury granted indulgence of 40 days to all who should assist in rebuilding the priory, and further indulgences of eight years and 230 days were obtained from the Pope. Consequently the priory the church, chapter-house, dormitory, refectory, library and vestry were soon rebuilt and the parish church of Leigh was appropriated to help its finances. The priory was suppressed by Cardinal Wolsey in 1525, when it was valued

at £169; it soon was absorbed by the Crown and was granted to the dean and chapter of Windsor in 1532.

4.2.1.5 <u>The defences</u>
*The castle*
In *c*. 1067 Richard FitzGilbert built a motte-and-bailey castle in the angle formed by the river Medway to the south, a tributary stream to the west and the road and river crossing to the east. It consisted of a flat-topped mound (motte) *c*. 20m high set within a circular moat about 14m wide. The top of the motte would have been encircled by a wooden stockade and provided with a central timber tower. A large ditched area (bailey) containing timber buildings for accommodation, stables, stores, etc. was added to the south-east and, unusually, a second bailey was built to the north. The castle is first documented in 1088 during the barons' revolt against King William II when it was besieged, captured, and burnt to the ground. When rebuilt, a stone shell-keep replaced the destroyed timber structures on the motte; it surrounded a small open courtyard and lean-to buildings were erected against the inner face of the wall. The bailey was defended by a stone curtain-wall.

Many additions and alterations were made to the castle 1240 – 1260. They included the construction of the great gatehouse; built in sandstone, it was of three storeys, with a deep outer moat, drawbridge, portcullis, and a central entrance flanked by a pair of strong guardrooms. Private chambers and privies occupied the first floor, and the second floor housed the great hall. Above this was a roof walk and battlements, and storerooms and the castle well were situated in the basement. The bailey defences were replaced by a high, stone curtain-wall. The rebuilding was completed by 1258 although a chapel on the east side of the gatehouse is not recorded until 1322. In 1264 the castle was again captured and the town burnt, because FitzGilbert supported Simon de Montfort against Henry III. In 1348, during Ralph Lord Stafford's tenure of the castle and manor, the Stafford Tower and the Water Tower were added to the bailey defences. The Staffords held the castle until it reverted to the Crown in 1520. At that time it was 'a strong fortress…its gatehouse…as strong a fortress as few be in England'. In 1525 tiles replaced the lead roof, which was reused at Eltham Palace.

*The town walls*
The town walls of Tonbridge were probably built *c*. 1240-1260 when the castle's defences were being improved, and perhaps reflecting Tonbridge's newly acquired status as a borough in *c*. 1241. At about this time an extensive water fortification was constructed, involving the building of the Burgh Dyke (now Bordyke), a wide ditch with an internal bank, around the north, west and east perimeters of the town. The ditch was at least 6m wide and *c*. 2.5m deep, and the internal bank was at least 10m wide and *c*. 4.5m high. It encircled the castle, the church and the settlement. A gate provided access from the north; it probably now lies beneath the present High Street although nothing was found during excavations in 1976. An east gate may have stood in East Street, just beyond the Port Reeves House. Each end of the ditch abutted the river, which formed the southern side of the town's defences. The murage grant (for the maintenance of town walls) of 1259 has often been cited as marking the date of construction, but the 1976 excavations on part of the defences in Lansdowne Road

suggest that building may have begun earlier.  A watching brief during redevelopment of 18-20 East Street in 1990 identified a section of the town ditch.

The town walls confined medieval development to the enclosed area, and it was not until well into the post-medieval period that settlement expanded beyond them.

4.2.1.6 <u>Industry and trade</u>
Little is known about the industry of medieval Tonbridge although there is some evidence of agriculture, cloth making, iron working and milling.

*Agriculture*
During the medieval period much of the land immediately outside the town was in under cultivation and stock raising also played an important part in the local economy.  Sheep were raised for their wool, the raw material for the expanding cloth-making industry.

*Mills*
A corn mill, probably a watermill, was valued at £5. 9*s*. 0*d* in 1520, and may well be that shown on Hasted's map of 1798.

*Cloth making*
Edward III's invitation to continental clothiers in 1331 encouraged the development of textile manufacturing in the Weald of Kent, and Tonbridge became a small cloth-making centre from the mid-fourteenth to the sixteenth century.  It benefited from a plentiful supply of timber for industrial structures and water for powering mills.  There was a fulling mill in Tonbridge in the fifteenth century and there are also records of several weavers' and clothiers' houses.

*Iron working*
The first record of iron working in Tonbridge is in 1325, when the town supplied some 7,000 locally-made iron shipbuilding nails to Portchester.  An inventory of the same date lists 'six bellows in need of repair, six tuyeres (bellows' nozzles), three hammers, two chisels, an anvil, an iron-fire, and a branding iron used to mark the King's cattle, all at Castle Forge…'

*Inns*
The earliest recorded inn is The Chequers in the High Street, believed to have been established in the early or mid-sixteenth century.  It may have been founded to serve the needs of travellers when the hospitality provided by the priory was lost in 1527

*4.2.2 The post-medieval period*
By the beginning of the post-medieval period, the town of Tonbridge still had quite a small population (*c*. 500) confined within the medieval defences.  There were houses on each side of the main street, the High Street, from the Great Bridge to the North Gate, with two or three small side streets leading off the Market Place and Church Lane.  The church, castle and school (see below) were the only stone buildings in the town.  To the south of the Great Bridge the land was still frequently flooded and

remained largely undeveloped, with just a few houses lining the main street as far as Quarry Hill.  There was still a weekly market in the town, and shops, inns and other trades were beginning to become permanently established.  Local industries developed as both the London to Hastings road and the river Medway grew in importance.

4.2.2.1 Markets and fairs
The market at Tonbridge continued to flourish into the post-medieval period despite the growth of shops in the town.  In the sixteenth century the original market place in Common Mead was transferred to the east side of the High Street, and houses and shops built on the old site.  The new market place occupied an area stretching from Church Lane to at least Swan Lane (now East Street) with a market cross near The Chequers Inn and stone paving *c*. 2m wide down the centre of the High Street.  In 1671 a square market building with a three-storeyed clock surmounting its roof was erected, with the town stocks and whipping post nearby.  The High Street on each side of the market place was lined with houses, inns and shops; the shops had dwellings above and stables, workshops or brew-houses in their yards.  The pens and stalls of the markets and fairs stood where the High Street broadened out by The Rose and Crown Inn.  In 1671 the town was granted the right to hold a cattle market on the first Tuesday every month.

In 1798, a larger market building of two storeys with arcades at ground level replaced the seventeenth century one.  The general market dwindled, however, and finally failed in the early nineteenth century, perhaps because of competition from the shops.  By the mid-nineteenth century the cattle market was held fortnightly in the increasingly busy High Street but the congestion which it caused led to its removal in 1901 to land behind the corn exchange in Back Lane.  This site is now used by the weekly Saturday market, the cattle market having long closed down.

The town fairs continued to be held in the High Street on Ash Wednesday, July 5th and October 29th until at least the end of the eighteenth century, but by the mid-nineteenth century only one fair remained (held on 11th October).  The introduction of the 1871 Fairs Act allowed the annual fair, which had become an annual nuisance, to be abolished.

4.2.2.2 The manor
In 1551, Edward VI granted the castle and manor of Tonbridge to the Earl of Warwick, after whose death the manor reverted to the Crown.  It was then held by various families until the early nineteenth century when it was once more in the hands of the Stafford family.  Manorial power was broken when Tonbridge Urban District Council was formed in the middle of the nineteenth century.

4.2.2.3 The church
In 1547, Edward VI granted both the rectory and the advowson of the church to Sir Ralph Fane, and it remained with the Fane (later the Vane) family until at least the end of the eighteenth century; throughout that period the parish of Tonbridge was the largest in Kent.

Eight bells were cast for the church tower at in 1774, and in 1788 the first organ was installed.  In 1820 a south aisle was added and there were further extensions in 1877-79, when the church was fully restored by Ewan Christian.

### 4.2.2.4 Other religious organisations
*The priory*
From 1551 to 1558, the possessions of Tonbridge priory were in the hands of the Earl of Warwick and then Cardinal Pole.  After reverting to the Crown for a short period there were many other owners who allowed the buildings to become ruinous, although remains of the great hall and the chapel (used as a barn) were still visible by 1798.  The South Eastern Railway Company acquired the site in 1838, demolished all remaining structures, and used the land for its railway station.

### 4.2.2.5 The defences
*The castle*
From 1551 until the outbreak of the Civil War in 1642 the castle changed hands many times, finally being held by Weller a staunch supporter of the Parliamentarians.  He quelled riots in Tonbridge and Sevenoaks, guarded the Great Bridge against the Royalists, and his castle was garrisoned by Parliamentary troops.  In June 1643 the Parliamentarians were victorious in a battle at Tonbridge, but in 1646 the castle was slighted and its defences dismantled.

Thereafter, the castle gradually became dilapidated, with its stones being used for various buildings in the area including the mansion next to the gatehouse which was built at the end of the eighteenth century by the then owners, the Hookers.  The remains were saved in 1898, when they were acquired by Tonbridge Urban District Council, and in 1900 the eighteenth century mansion became the Council Offices and the grounds were opened to the public.  Extensive repairs and renovations have taken place since the 1950s.  The castle is a Scheduled  Monument – SAM 12868.

*The town walls*
During most of the post-medieval period, the town walls remained as a barrier against urban expansion, but by the eighteenth century suburbs were beginning to develop and in the nineteenth century much of the old bank was removed and the ditch filled in.  The surviving sectors are protected as a Scheduled  Monument – SAM Kent 136

### 4.2.2.6 *The schools*
*The grammar school*
In 1553 Andrew Judde, a native of Tonbridge, Master of the Skinners Company and the Lord Mayor of London, founded and endowed the Free Grammar School at Tonbridge for between 50 and 60 boys who had to be able to write competently and read Latin and English perfectly.  The Skinners Company acted as Trustees.

The school, built of ragstone, stands to the west of the High Street, north of and outside the limits of the medieval town.  By 1714 it was known as the Tonbridge School, 'a grammar school for gentlemen', and by 1760 it comprised a central schoolroom, dormitories, a bell turret, masters' and ushers' dwellings and a library.

There were further extensions in the nineteenth and twentieth centuries and the school remains on its original site today.

*Other schools*
The first attempt at education for the poor came in 1726, when the workhouse was built and poor children were taught spinning, knitting and reading.  A charity school was founded in 1740, becoming the National School in 1818.  Other national schools and two Methodist schools were founded, as well as private schools for 'young ladies and gentlemen'.

### 4.2.2.7 Industry and trade

*Agriculture*
Much of the woodland around Tonbridge was cleared in the post-medieval period, opening up the land for farming, and by the late seventeenth century Tonbridge formed the focus of a large agricultural hinterland, with most of the parish's population being agricultural labourers employed in horticulture, arable farming and husbandry.  The town acted as the vital processing, trading and market base for the agricultural products of the surrounding villages.

*Mills*
Hasted's map of 1798 shows a watermill, which may have been the medieval one, and by the early-nineteenth century a smock windmill had been built.  The latter  had fallen out of use by 1868 and was demolished *c.* 1872.

*Cloth-making*
Cloth-making continued into the sixteenth and seventeenth centuries, the finished goods being conveyed to Maidstone and London on pack-mules.  In the seventeenth century several clothiers lived on the outskirts of the town; one property on the south side of the Great Bridge was occupied by at lease five successive clothiers throughout the century.  The cloth trade declined rapidly from the mid-seventeenth century and had ceased altogether by the early eighteenth century.

*Iron working*
By *c.* 1550 Tonbridge had at least two furnaces and two forges, lying *c.* 1km outside the town in Southfrith Forest and the Postern.  A small local industry making cutlery grew up as a by-product of the iron industry and flourished until *c.* 1620.  In 1664, George Brown leased Barden furnace in Tonbridge to take advantage of the armaments boom resulting from the Dutch Wars, but by the close of the seventeenth century iron working in the Weald had passed its peak although there was still an ironmaster in Tonbridge in 1703.

*Tanning*
There are references to tanners from at least 1555.  One is also mentioned 1661-1671, and in 1803 another may have occupied a yard at TQ 54 NE 3 (see 2.6 above).

*Gunpowder production*
Hasted notes a 'pestle mill' at Old Forge Farm, Tonbridge, which was producing

gunpowder after 1763, and in 1772 Thomas Hooker obtained an Act of Parliament for the manufacture of a type of sporting gunpowder known as 'battle gunpowder'. In 1811, Children and Burton, local gentry, invested in another gunpowder manufacturing plant at Leigh. The numbers of works and their production increased throughout the nineteenth century.

*Tunbridge ware*

In the 1770s Tunbridge ware (small objects made from decorative woods such as cherry, holly, plum, and yew) became very fashionable as souvenirs of Tunbridge Wells, and in the early nineteenth century, furniture decorated with landscape views in mosaic and marquetry techniques was also produced. The craft began in Tonbridge in the eighteenth century when the Wise family opened a factory by the north-east corner of the Great Bridge. Their products became extremely popular and were in great demand, with many items being decorated with local Tonbridge scenes. By 1881, only one Tunbridge Ware maker remained working in the town.

*Inns*

By the seventeenth century there were at least half a dozen inns in and around the town, with 85 guest beds and stabling for 156 horses in 1686. During the eighteenth and nineteenth century the number of inns increased substantially.

The earliest inns, both established by the sixteenth century, were The Chequers in the Market Place which had become an important posting-house by the seventeenth century, and The Old Bull Inn. The seventeenth century Rose and Crown Inn in the Market Place was a coaching inn for long-distance traffic from London, Maidstone and the coast. The Old Swan Inn in Swan Lane (now East Street) was established in the seventeenth century, as was The Ivy House (formerly the Elephant and Castle) on the corner of the High Street and Bordyke. The George and Dragon Inn, to the north of the town opposite the London Road junction, is recorded at least as early as 1750 but is probably much older. The Angel Inn south of the river at the southern end of the main street (later Lower High Street) was probably founded in the seventeenth century but was demolished in the 1970s. The Red Lyon at the corner of Church Lane and the High Street was probably established in the eighteenth century. The Bear and Ragged Staff Inn was in existence in 1750 but is probably older, as is The White Hart Inn, on the west side of the High Street.

*Coaching and carrier services*

1815 to 1840 was the great period for coaches with stage coaches leaving the Tonbridge inns for London, Hastings, The Wells, Brighton, Rye and Maidstone. By the early nineteenth century cattle and sheep were driven to London from Tonbridge cattle market, which had become one of the most important in Kent, and numerous vans and carriers transported passengers and goods daily from Tonbridge to Maidstone and London. In 1803 there were two London and two Maidstone carriers, and by 1823 wagons and vans passed through for London four times weekly. The coming of the railway signed the death knell for many coaching and carrier businesses, but it was not until 1868 that the railway took over completely.

*Road transport*
Tonbridge stood on a main road from London to the coast, and as it was also used as a route to Paris via Dieppe and Haur de Grace in Normandy it became the main postal route from London to France. By 1672 Tonbridge had become a post-town, with a post-master. The road was also used to transport fish from Rye and the neighbouring Sussex coast to London.

The notoriously sticky Wealden clay often rendered the road impassable in winter, so in 1709 the road between Sevenoaks and Tunbridge Wells via Tonbridge became the first turnpike in Kent. In 1765 the road from Tonbridge to Maidstone was turnpiked, and in 1809 the route connecting the town to Ightham was also improved.

*Bridges*
Five bridges crossed the five branches of the river Medway which flow around the south of the town. The Great Bridge by the castle spanned the main course, further south there were the bridges known as Loggerhead's, Sutton's, Osbourne's and Lower. The area between the bridges regularly flooded and clapper ways (stone slabs) above the floodwater were provided for pedestrians and horsemen from at least 1625. The medieval Great Bridge, of stone with five arches, was demolished to its foundations in 1775-6, rebuilt, and finally widened in 1888. The Lower Bridge was rebuilt in 1814 after the original small humpbacked bridge was washed away. It was removed in 1871. At the end of the nineteenth century, the Lower High Street south of the Great Bridge was widened, and the three middle streams were culverted.

*River transport*
The condition of the roads in the sixteenth and seventeenth centuries led, in 1665, to legislation enabling the river Medway to be made navigable between Maidstone and Tonbridge. Opposition from local landowners and a lack of funds meant that the scheme was dropped and it was not until 1740 that Parliament finally acted to make the river Medway navigable. It was hoped that it would speed up the transport of timber and iron from the Weald to the royal dockyards at Chatham and Sheerness.

A town quay was constructed at Tonbridge and a series of locks were built along the river. In 1741, the Upper Medway Navigation Company started to operate, shipping out timber and iron and bringing back coal, stone, gravel and lime, mainly to make bricks (with local clay) for the growing town. By the end of the eighteenth century Tonbridge had become the port for the upper reaches of the Medway and an important trading centre. As a result Tonbridge grew more rapidly than any other town in south Kent, except for its infant neighbour The Wells. The arrival of the railway in 1842, however, took much of the trade and although the steam boat *The Tonbridge Castle* was introduced to speed up the journey time by water, neither passenger nor freight trade survived for long.

### 4.2.3 Tonbridge in the nineteenth century
Tonbridge remained little altered between the sixteenth century and the advent of the railway in 1842, after which there was a huge expansion in the population in the provision of housing. Small terrace houses for the poor were built on the frequently

flooded land to the south, while fine houses were built for the middle classes on the higher, drier land to the north. The demand for trade, tradesmen, shops, public buildings, modern utilities and services increased markedly so that by the early twentieth century Tonbridge had grown into a flourishing town. Its urban growth can be seen by comparing early maps (Figures 4-7) with the modern OS map.

#### 4.2.3.1 The railway
The railway arrived in Tonbridge in May 1842 when the Redhill to Dover line was laid, and a station was built on the site of Tonbridge priory. Three years later a branch line to Tunbridge Wells was added, and in 1868, the South Eastern Railway opened a direct line from London to Tonbridge via Sevenoaks. A new station was opened in the same year and the old station area was converted into a goods yard.

#### 4.2.3.2 The churches
As early as 1751 a small number of dissenters began to meet in a small outhouse at the rear of The White Hart Inn, but they had to wait 40 years for their Independent chapel to be built in Bank Street. It was altered and enlarged in 1847, again in 1857, and finally sold to the Market Company in 1875 for the construction of the Corn Exchange. In 1876 the Congregational church replaced it. In 1829 a Wesleyan Methodist Church was built in East Street and replaced in 1872. An Ebenezer Chapel was opened by Calvinists in 1857; a Zion Chapel was built in Pembury Road in 1867 and a Baptist church was opened in 1871-72. New Anglican parish churches were built, St Stephen's in 1852 and Christ Church in 1874. The Roman Catholic church of St Saviour was built in 1875-76.

#### 4.2.3.3 Public utilities
After an unsuccessful attempt to light the town by oil lamps in the 1790s, the gasworks were built south of the river in 1836 so that gas lanterns illuminated the High Street, East Street and Bordyke. Until the 1850s the town obtained its water supply through private wells and pumps, and several public town pumps by the Great Bridge. The town's first waterworks was opened in the 1850s but only a few local houses were supplied; a new waterworks opened in Vale Road in 1872 to provide for the needs of the town in general. The first electricity generating station was Slade Works, built in the grounds of the castle in 1902; it continued in use until 1951.

Attempts were made to set up a night watch in both 1812 and 1826, and a police force was formed a little later. A police station with cells and accommodation for 20 constables and a superintendent was built in Pembury Road in 1864 and the town lock-ups near the High Street were closed. The tower of the parish church was used to store the equipment used by the first fire service, but a fire station was built in Bank Street in 1901. A hall for public meetings and other events was put up in 1876; an isolation hospital was built in Vauxhall Lane in 1879 after an outbreak of smallpox, and a free Public Library and Technical Institute were opened in 1900.

#### *4.2.3 The modern town*
Since 1974 the centre of Tonbridge has been a Conservation Area so, in contrast to

earlier in the century, there has been only limited piecemeal development for houses, shops and offices over the past few decade. Most new housing since the 1960s has been on green-field sites along the Hadlow Road, Shipbourne Road and London Road to the north, and Brook Street to the south.

In the post-war period, light industry such as printing works, small factories and offices has developed on the southern outskirts of the town. A bypass was built to alleviate growing traffic problems, and in 1981 a flood relief scheme was initiated by the River Medway (Flood Relief) Act, including a reservoir and the adjacent Haysden Country Park. The Local Government Act of 1972 saw the creation of the Tonbridge and Malling District Authority, and in 1983 the district was made a borough. Tonbridge today is a prosperous business, market and residential town, with both local employment and commuting to London and elsewhere. Its main economy is based on light industry, commerce, the service sector and tourism.

### *4.2.4 Population*
In 1660 the population of the town of Tonbridge was probably *c*. 650: the Hearth Tax Returns for 1663-64 record 586 hearths in Tonbridge, while the Compton Census taken in 1676 records 1,725 communicants in the parish of Tonbridge. Gradual growth led to a population of *c*. 800 in 1739 but then a rapid increase resulted in *c*. 1,500 people being recorded in the first census of 1801. By 1841 the population had more than doubled to 3,115. The second half of the nineteenth century and the early twentieth century saw a rapid rise in numbers, to 14,796 in 1911. At the 1991 census, the parish of Tonbridge as a whole had 30,469 inhabitants.

## 5 URBAN CHARACTERISTICS
The following summary of the principal urban characteristics in Tonbridge has been divided into those of the medieval and post-medieval periods (ie. pre- and post-dating *c*. 1540). The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan. This has been chosen because it reflects the town in its pre-industrial and pre-railway phase, that is, the period before nineteenth and twentieth century development radically changed or obliterated the medieval or post-medieval urban layout.

**5.1 Medieval plan components and urban features (Figures 9 and 10)**
The settlement at Tonbridge appears to have developed sometime during the late Saxon period. The site stood at a key crossing point of the river Medway, where the north – south and east – west land routes met. The church and churchyard (PC1), the castle, which also served as the manor house (PC2), the early market (PC3), the town walls (PC4-6), the bridge which crossed the Medway (PC7), at least seven groups of tenement plots (PC8-12, 18, 20), a medieval building plot (PC13), and the High Street (PC14) grew up. The High Street developed along the line of the main London – Hastings road (PC15) and around its junction with the Hadlow and Maidstone roads (PC16). Suburbs grew up south of the river (PC21 & 22).

The early plan of Tonbridge seems relatively simple comprising the principal elements of the church, castle, town walls and gates, market, High Street, tenement plots, the

bridge, coast road and the priory.  Its chronology is, however, is less clear.

**PC1.**  The Parish Church of SS Peter and Paul and its Churchyard.

   a)  (MUF1) The parish church of SS Peter and Paul and churchyard.  The church preserves eleventh to fifteenth century masonry (DoE 1972, 6).

**PC2.**  The Castle and Grounds.

   a)  (MUF2) Tonbridge castle, with motte-and-bailey, gatehouse and later alterations.  It is a Scheduled  Monument - SAM Kent 12868.

**PC3.**  The early Market Place

**PC4.**  The town wall and ditch.

   a)  (MUF3) The town wall and ditch enclosing the medieval town and castle survive in short sections as a ditch and bank - the best-preserved stretch is a Scheduled  Monument - SAM Kent 136.

**PC5.**  Site of the North Gate.

**PC6.**  Site of the East Gate.

**PC7**.  The Great Bridge

   a)  (MUF4) The medieval bridge was built in stone with fives arches.  Demolished in 1775-6.

**PC8.**  Possible group of tenement plots fronting the north-west side of the Market Place.

   a)  (MUF 9) 186 High Street. Fourteenth or fifteenth century hall-house with nineteenth century façade, now pebble dashed and painted cream.

**PC9.**  Possible group of tenement plots fronting the east side of the High Street.

   a)  (MUF5) Building of a probable sixteenth century origin, with nineteenth century brick front (DoE 1972, 13).

**PC10.**  Possible group of tenement plots fronting the east side of the High Street and Market Place.

**PC11.**  Possible group of tenement plots fronting the east side of the High Street.

**PC12.**  Possible group of tenement plots fronting the west side of the High Street.

a)  (MUF6) The Chequers Inn.  A very good example of a fifteenth century timber-framed building (DoE 1972, 16).

b)  (MUF7) A restored fifteenth century timber-framed house (DoE 1972, 17).

**PC13.** A medieval building plot.

a)  (MUF8) The Port Reeve's House, East Street.  A good example of a fifteenth century timber-framed house (DoE 1972, 9).

**PC14.** The High Street.

**PC15.** The road from London to Hastings.

**PC16.** The road to Hadlow and Maidstone.

**PC 17.** Land within the Town Wall to the north of the Castle.

**PC 18**. Possible group of tenement plots south of Lyons Crescent and east of the High Street.

**PC 19**. Land within the Town Wall to the east of the Castle.

**PC 20**. Possible group of tenement plots south of Lyons Crescent and west of the Town Wall.

**PC 21**. Suburbs west of the High Street.

**PC 22**. Suburbs east of the High Street

**5.2 Post-medieval plan components and urban features (Figures 11 and 12)**
During the seventeenth, eighteenth and early nineteenth centuries, many new buildings were constructed within the confines of the early town, particularly in the High Street, Bank Street and East Street, often replacing earlier structures or infilling gaps, whilst the market was relocated to the High Street and its former site built on. Much of the earlier defensive bank and ditch on the east side of the town was levelled and filled in, and houses built along Bordyke.  Ribbon development occurred along the northern area of the High Street and along the Lower High Street south of the river, whilst the Judde School complex (now Tonbridge School) was built north of the town walls.

After the arrival of the railway in the mid-nineteenth century, housing and light industry developed south of the river, whilst more exclusive housing expanded north and east of the town.  The expansion continued throughout the twentieth century, infilling much of the former fields around the core centre and on the peripheries, and many old buildings in the town centre were replaced or greatly altered.  Eventually, the town was bypassed to relieve the growing traffic congestion, and this helped to

preserve some of the town's former character.

Consequently, the early plan form of Tonbridge changed somewhat (compare Figure 9 with Figure 11). The town components and urban features included here are a representative selection only of the many surviving examples from the post-medieval period. They all stand in the historic core of the town; later outlying areas have been disregarded.

**PC1.** The Parish Church of SS Peter and Paul and its Churchyard.

    a)    (MUF1) The parish church of SS Peter and Paul and churchyard (DoE 1972, 6).

**PC2.** The Castle and Grounds.

    a)    (PMUF2) Medieval structure, with additional L-shaped building added to the gatehouse in 1793, now used as Council Offices (DoE 1972, 1).

**PC3.** The New Market Place.

    a)    (PMUF3) A widened area of the High Street used after the medieval triangular Market Place was required for permanent buildings.

**PC4.** Site of the Town Hall/ Market Hall.

    a)    (PMUF4) Town Hall/ Market Hall built to replace an earlier Market Cross (OS 25 inch, 1880).

**PC5.** The Great Bridge.

    a)    (PMUF5) The Great Bridge, a large stone built bridge erected in 1776 and enlarged in 1888  (OS 25 inch, 1880).

**PC6.** Group of tenement plots fronting the west side of the High Street.

**PC7.** Group of tenement plots fronting the new Market Place and High Street.

    a)    (PMUF6) Sixteenth century or earlier timber-framed building.

**PC8.** Group of tenement plots fronting the west side of Bank Street.

    a)    (PMUF7) The eighteenth century workhouse, converted to the National Boys' School in 1836 and now modernized as Bank House (DoE 1972, 2).

    b)    (PMUF8) The Independent Methodist chapel, later to become the Corn Exchange (OS 25 inch, 1880), formerly the approximate site of the

Bear and Ragged Staff Inn (Neve 1933, 21).

**PC9**. Group of tenement plots fronting the west side of Back Lane (Bank Street) and the High Street.

    a)     (PMUF9) A late medieval/early post-medieval building, possibly an open hall, altered in the nineteenth century (DoE 1972).

**PC10.** Group of tenement plots fronting the east side of the High Street and Bordyke.

**PC11**. Group of tenement plots fronting the east side of the High Street

    a) (PMUF10) Site of The Old Bull Inn (Neve 1933, 21).

**PC12.** Group of tenement plots fronting the east side of the Market Place, the High Street, and the north side of East Street.

    a)     (PMUF11) Site of the Almshouses (OS 25 inch , 1880).

    b)     (PMUF12) The Rose and Crown Inn.

    c)     (PMUF13) Site of The Old Swan Inn (Neve 1933, 21).

    d)     (PMUF14) The Man of Kent Public House. A seventeenth century or earlier timber-framed building (DoE 1972, 8).

**PC13.** Group of tenement plots fronting the east side of the High Street and the south side of East Street.

    a)     (PMUF15) Site of the Wesleyan chapel, later the Methodist church. Completed in 1875; an adjoining Sunday School in a similar style added 1897 (DoE 1972).

**PC14.** Post-medieval building plot fronting the north side of East Street and the east side of Church Street.

    a)     (PMUF16) Site of the Vicarage (OS 25 inch, 1880).

**PC15.** Post-medieval building plot fronting the north side of East Street.

    a)     (PMUF17) Site of The Hermitage (Neve 1933, 21).

**PC16.** Post-medieval building plot fronting the north side of Bordyke.

**PC17.** Post-medieval building plot fronting the east side of the High Street and the north side of Bordyke.

a)   (PMUF18) Site of Ferox Hall (Neve 1933, 21).

**PC18.** Post-medieval building plot fronting the west side of the High Street.

**PC19.** Late medieval or early post-medieval building plot fronting the north-west side of the High Street.

a)   (PMUF19) Tonbridge School (OS 25 inch, 1880).

b)   (PMUF20) Tonbridge School, original chapel (OS 25 inch, 1880).

c)   (PMUF21) Tonbridge School, Headmaster's House (OS 25 inch, 1880).

d)   (PMUF22) Tonbridge School, Under-Master's House (OS 25 inch, 1880).

**PC20.** Post-medieval building plot to the west of Bank Street.

a)   (PMUF23) Site of the cattle market  (OS 25 inch, 1880).

**PC21.** The High Street.

**PC22.** The Lower High Street.

**PC23.** Post-medieval riverside development east side of Lower High Street, south of river.

a)   (PMUF24) Site of The Castle Inn (OS 25 inch, 1880).

b)   (PMUF25) Site of Medway quay (OS 25 inch, 1880).

**PC24.** Post-medieval Riverside development west side of Lower High Street, south of river.

a)   (PMUF26) Site of Bridge Brewery (OS 25 inch, 1880).

**PC25.** Suburban ribbon development on east side of the Lower High Street.

**PC26.** Suburban ribbon development on west side of the Lower High Street, *c.*1750 onwards.

## 6 THE POTENTIAL OF TONBRIDGE
### 6.1 Archaeological resource overview
The only archaeological investigation in Tonbridge so far has been limited excavation the town's defences at Lansdowne Road in 1976.  Thus little is known about the extent of surviving archaeological sub-surface deposits.  There is a good possibility that

some sub-surface archaeological deposits may have survived in those areas that have not been cellared, although it would not be unexpected if the medieval stratigraphy was comparatively thin and not far below the present ground surface. While a primary objective in urban sites such as Tonbridge will be to preserve *in situ* archaeological remains, where this is not practicable or possible it will be important to consider the research questions, which might be answered by investigation ahead of development. If surviving areas of intact medieval and earlier stratigraphy can be located they could help to establish the evolution and development of the market town.

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

**6.3 Key areas for research**
*6.3.1 The origins of Tonbridge*
The following need to be investigated
- The nature, date and extent of the earliest settlement remains at Tonbridge
- The nature and extent of any pre-Norman Conquest settlement
- The origins and development of the church and churchyard
- The influence of the river crossing on the choice of site
- The origin and development of the market
- The earliest remains which can be classed as urban or proto-urban
- The palaeo-environmental evidence for the pre-urban settlement.

*6.3.2 Tonbridge in the medieval period*
The following need to be investigated
- The origins and development of the castle, including the possibility of a second bailey
- The origin and development of the town defences
- The origin and development of the town gates
- The impact of the castle on the development of the town
- The development and location of the market
- The development of the priory and its impact on the development of the town
- The date of construction of the earliest bridges
- The morphological development of the intramural area
- The form and character of individual properties.
- The economic base of the medieval town, including industry.
- The origin and development of suburbs.

*6.3.3 Tonbridge in the post-medieval period*

- The nature, extent and chronology of occupation within the urban core
- The economic base of the post-medieval town including its trading and industrial elements within its hinterland
- The development and location of the markets
- The form and character of individual properties
- The date of development of the High Street as a commercial centre
- The origin and development of suburbs

### 6.3.4 General questions

- The evidence of artefactual remains in interpreting Tonbridge's pre-urban and urban role
- The palaeo-environmental history of the town

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

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Figure 1. Map of Tonbridge showing contours

1:15992

TONBRIDGE

The Park

Drift
- Landslip
- No Drift
- No Drift or Solid
- Alluvium
- Brickearth
- 2nd Terrace River Gravel
- 3rd Terrace River Gravel
- 4th Terrace River Gravel
- 5th Terrace River Gravel
- Head

Solid
- No Solid
- Weald Clay
  - Sand in Weald Clay
  - Large 'Paludina'
  - Small 'Paludina'
  - 'Cyrene' Limestone
  - Clay Ironstone
  - Undifferentiated
- Hastings Beds
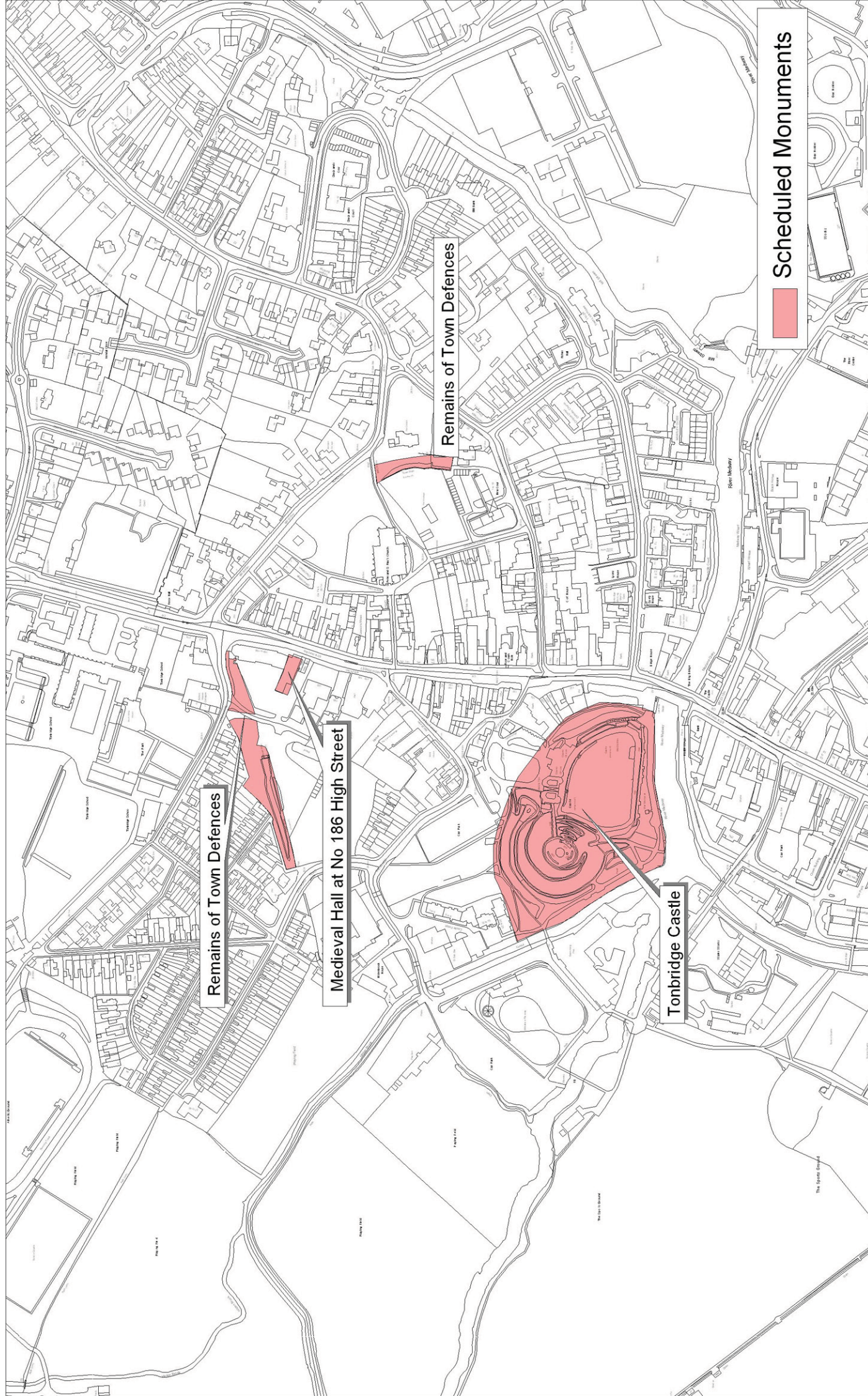  - Upper Tunbridge
  - Upper
  - Cuxfield Stone
  - Lower Grinstead

Figure 3. Map of Tonbridge showing archaeological remains

1:8320

Remains of Town Defences

Remains of Town Defences

Medieval Hall at No 186 High Street
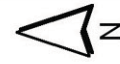
Tonbridge Castle

Scheduled Monuments

N

Figure 3a. Map of Tonbridge showing Scheduled Monuments
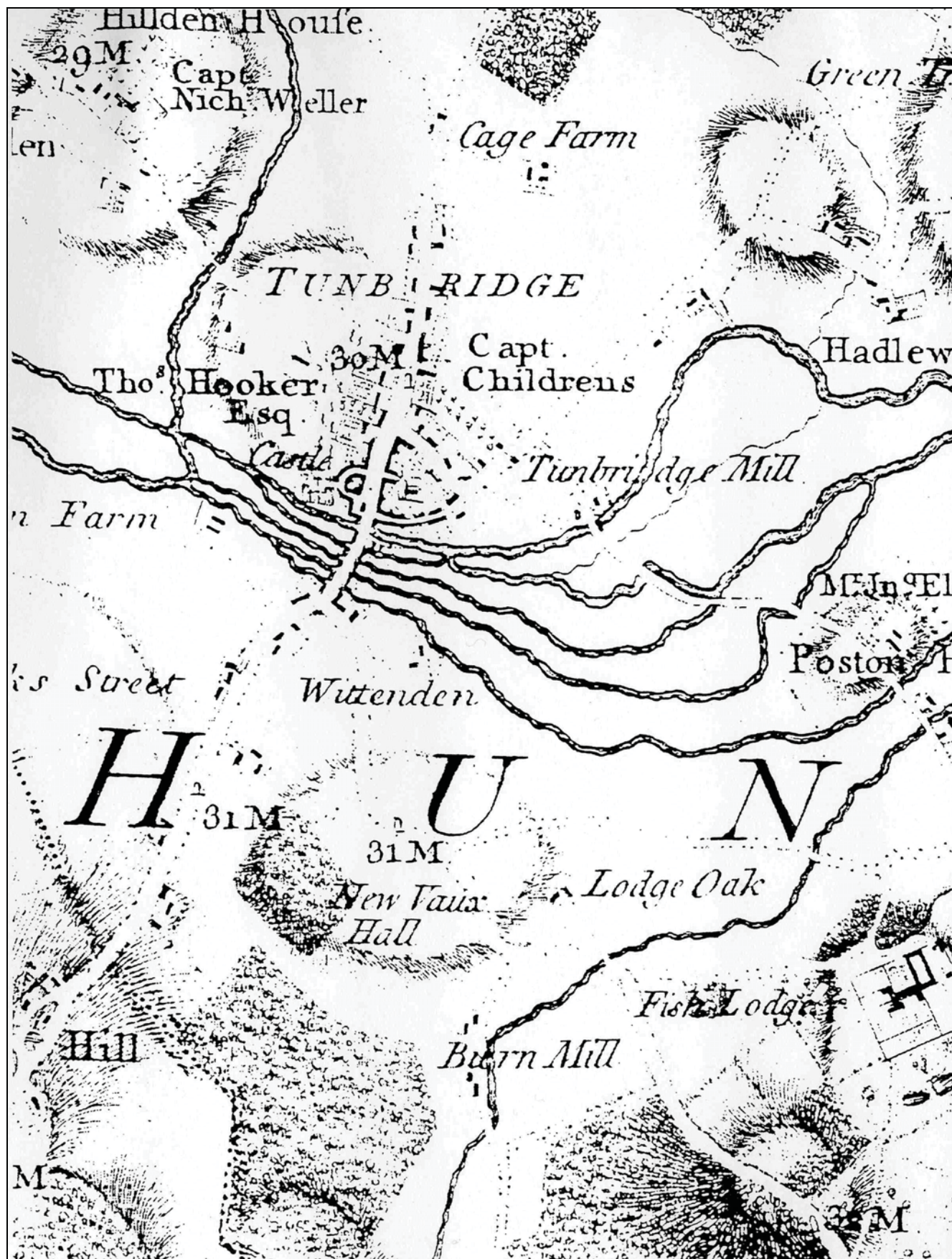
1:3295

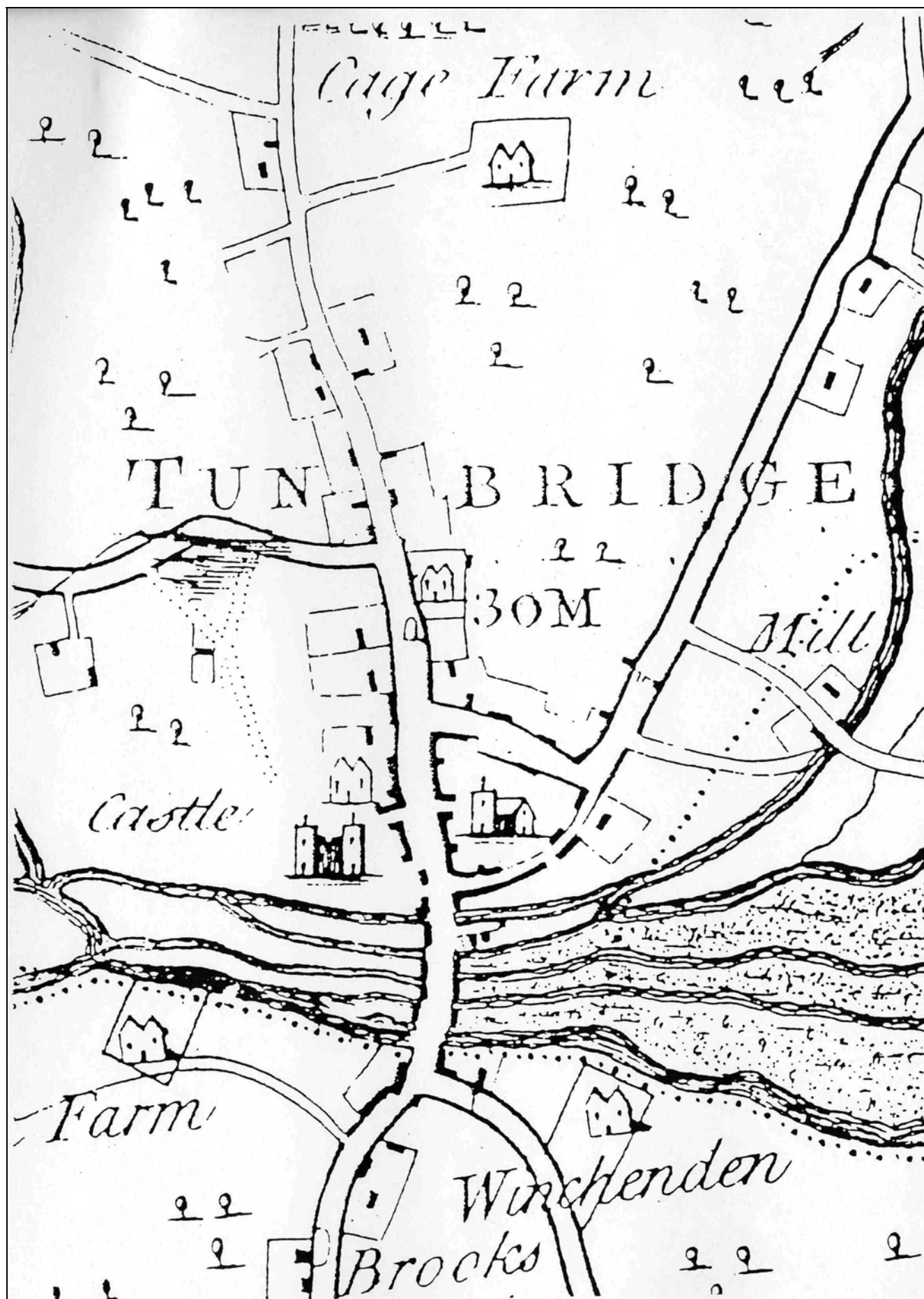**Figure 4. Andrews, Dury and Herbert's map of Tonbridge, 1769**
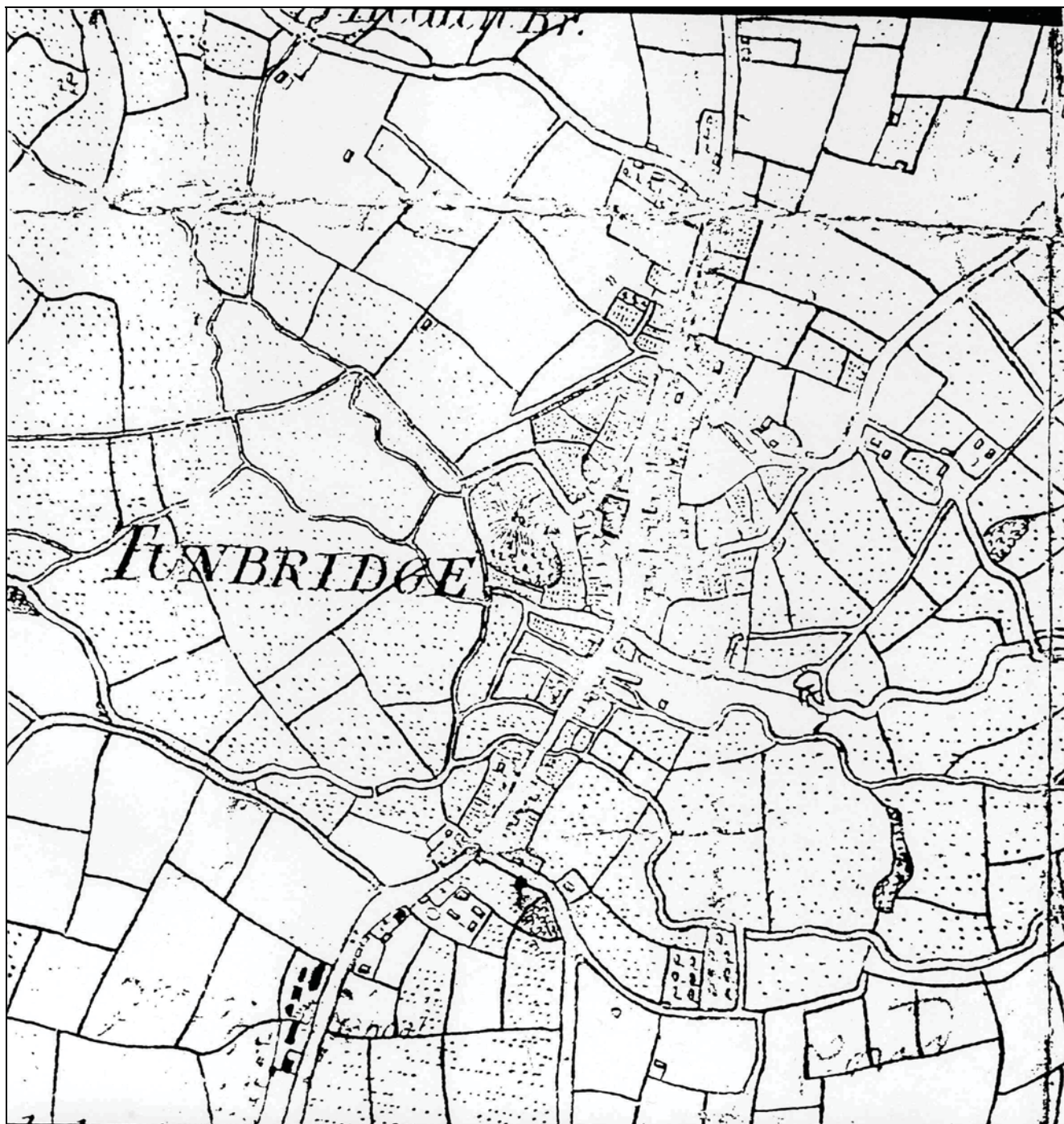
**Figure 5. Hasted's map of Tonbridge, *c*.1798**

**Figure 6. Ordnance Surveyor's field drawing for 1st Edition OS, *c*.1800-1805**
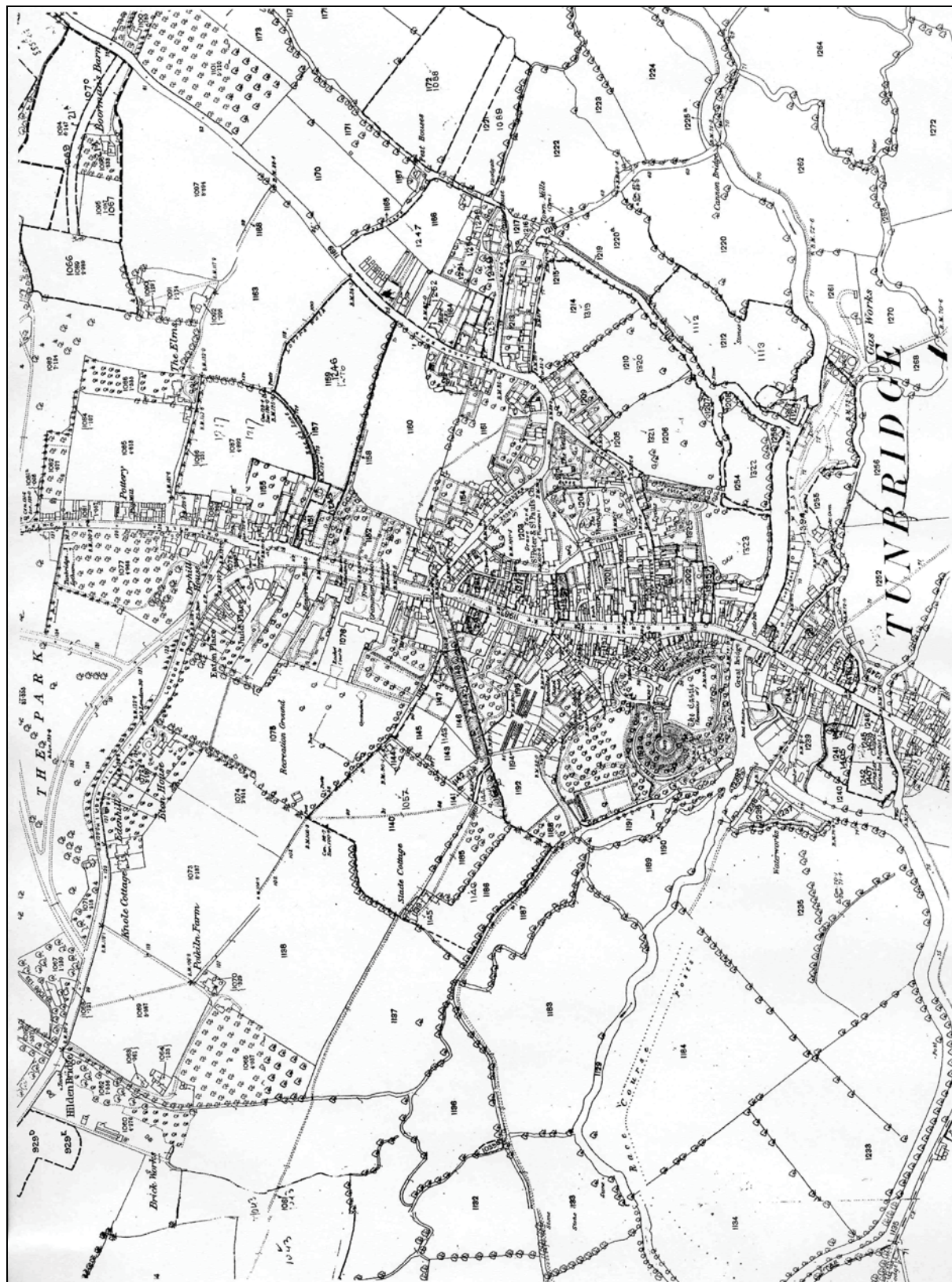
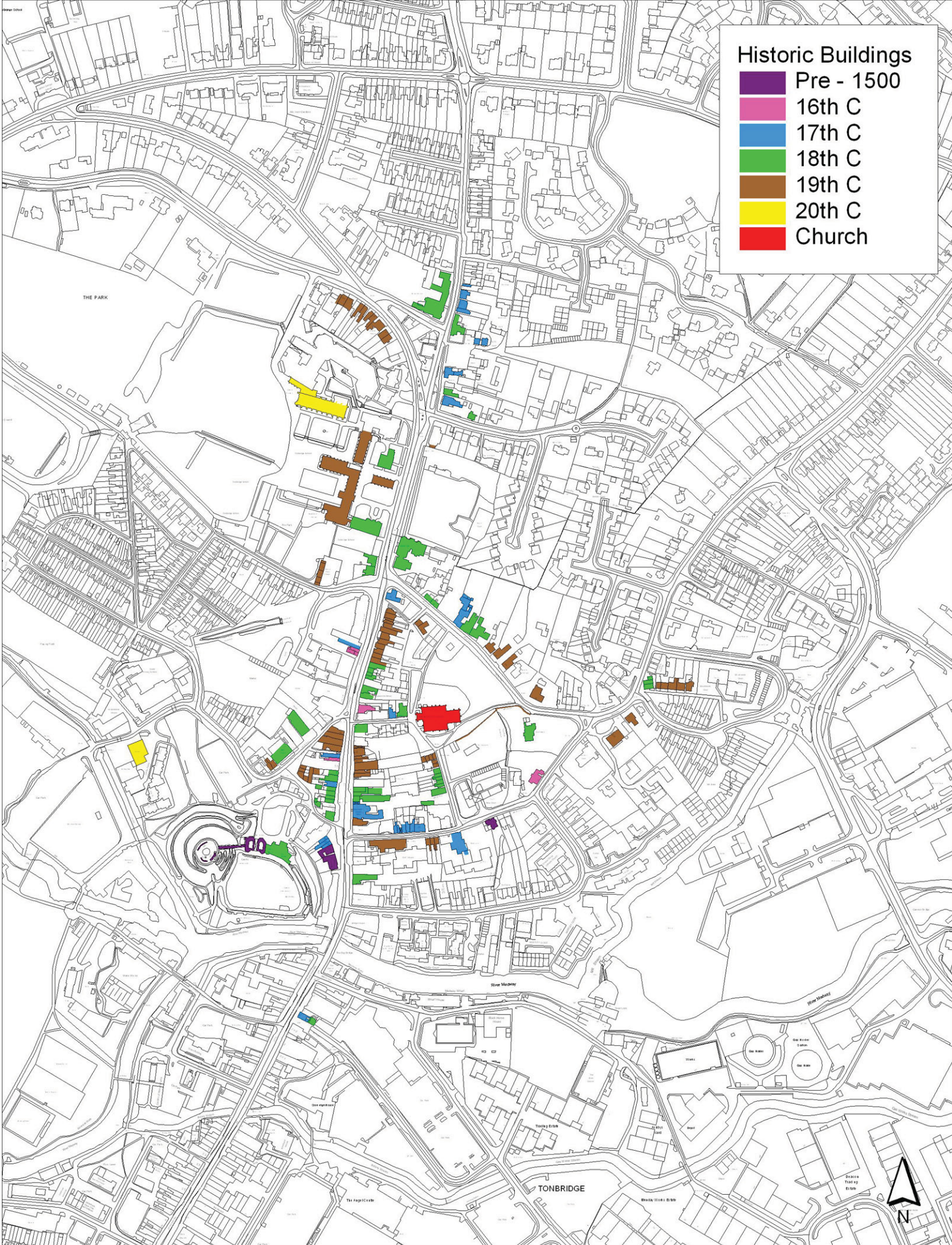**Figure 7. The 1st Edition OS map of Tonbridge, c.1880**

## Historic Buildings

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

1:5331

# Figure 8. Map of Tonbridge showing historic buildings

Kent County Council

**Medieval plan components**

1 Church & churchyard
2 Castle
3 Early Market Place
4 Town Walls & Ditch
5 Site of North Gate
6 Site of East Gate
7 The Great Bridge
8 Possible Tenement Plots
9 Possible Tenement Plots
10 Possible Tenement Plots
11 Possible Tenement Plots
12 Possible Tenement Plots
13 Medieval Building Plot
14 High Street
15 Main Coast Road London to Hastings
16 Road to Hadlow & Maidstone
17 Land within Town Wall
18 Group of Tenement Plots SW of Lyons Crescent
19 Land within Town Wall
20 Group of Tenement Plots SE of Lyons Crescent
21 Suburbs W of High Street
22 Suburbs E of High Street
Lanes & Roads
Water Course & Moats - Ponds

1:5216

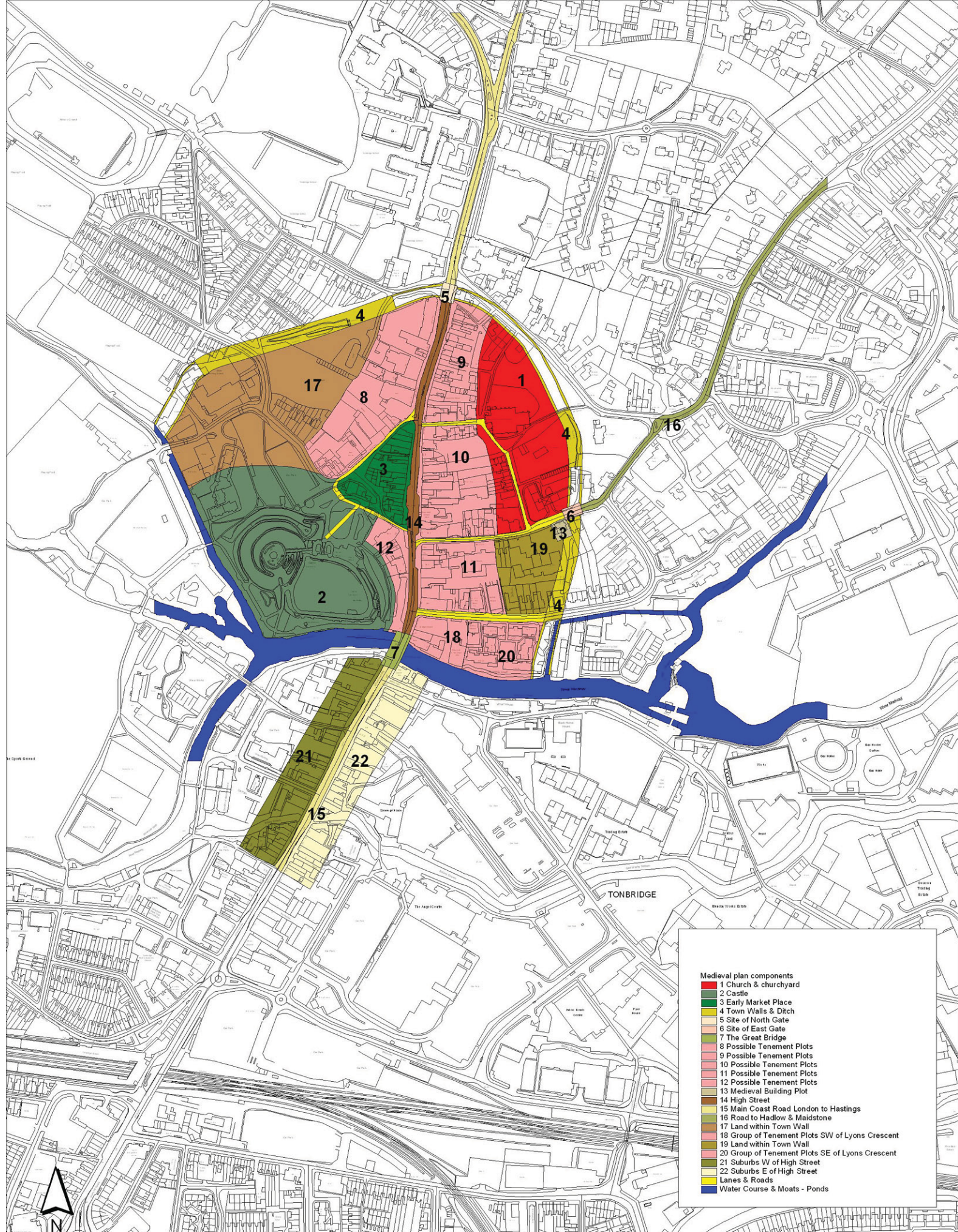## Figure 9. Map of Tonbridge showing medieval plan components

Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
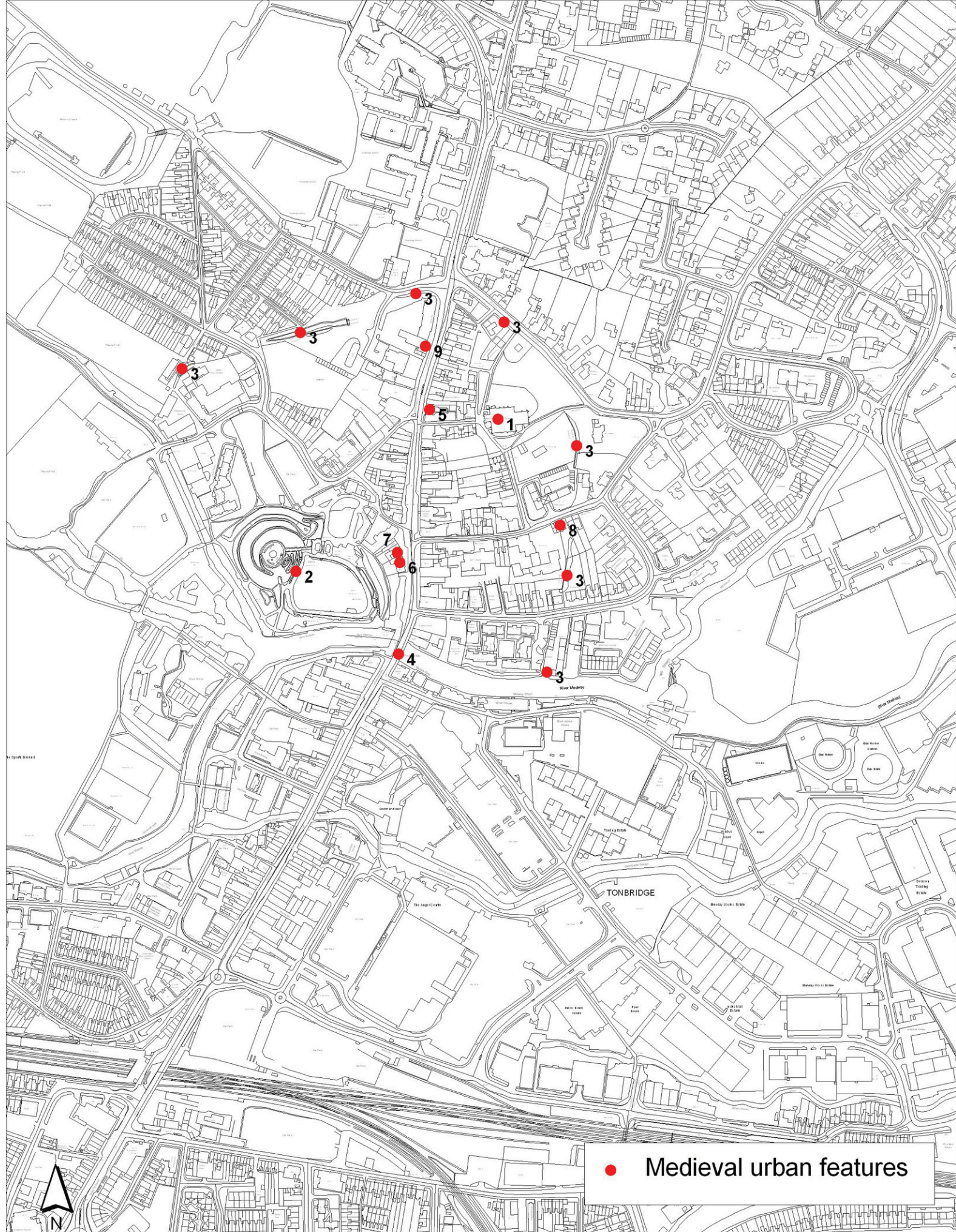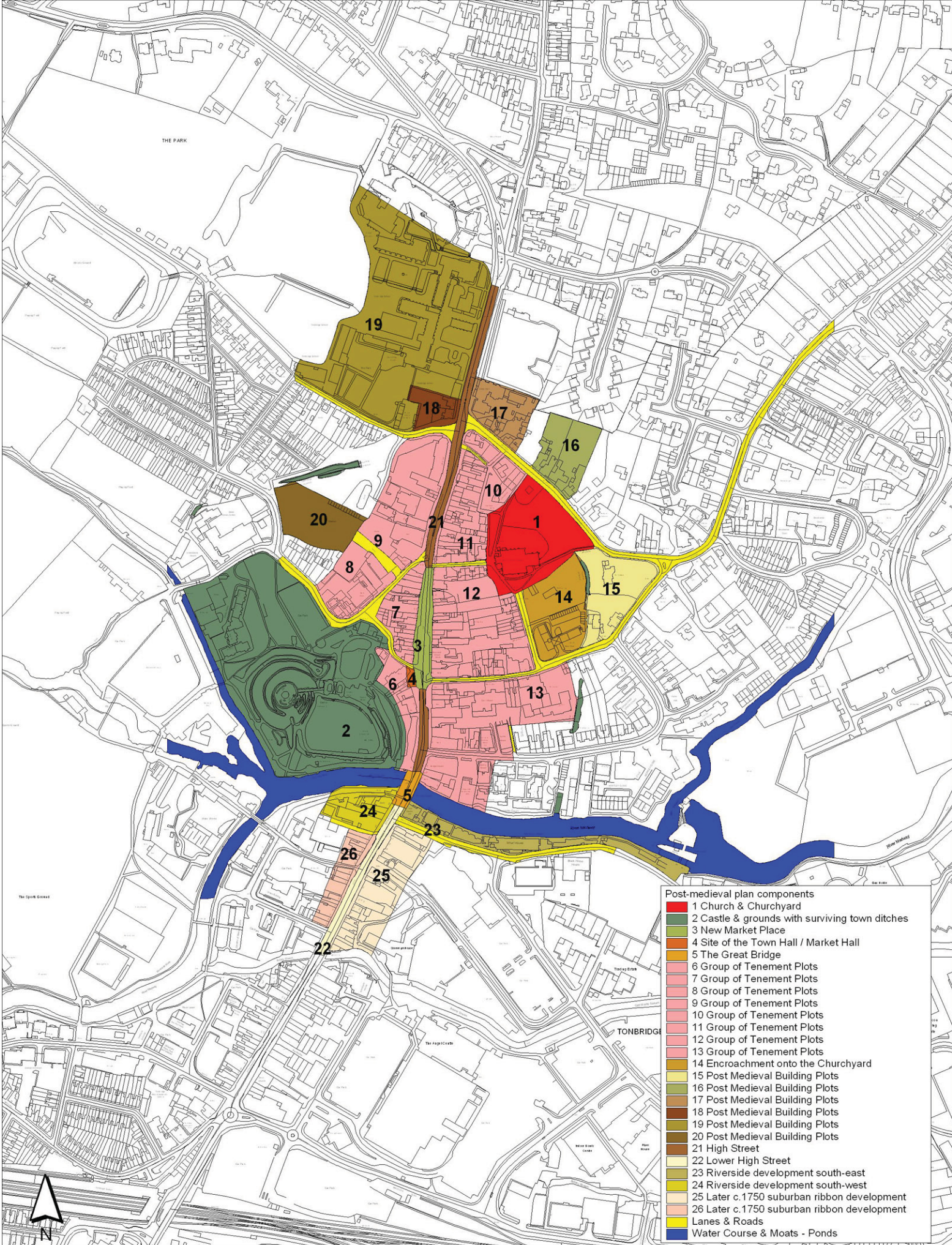Kent County Council licence No. LA076708. August 1, 2003

Kent County Council

1:5216

Figure 10. Map of Tonbridge showing medieval urban features

**Post-medieval plan components**

1 Church & Churchyard
2 Castle & grounds with surviving town ditches
3 New Market Place
4 Site of the Town Hall / Market Hall
5 The Great Bridge
6 Group of Tenement Plots
7 Group of Tenement Plots
8 Group of Tenement Plots
9 Group of Tenement Plots
10 Group of Tenement Plots
11 Group of Tenement Plots
12 Group of Tenement Plots
13 Group of Tenement Plots
14 Encroachment onto the Churchyard
15 Post Medieval Building Plots
16 Post Medieval Building Plots
17 Post Medieval Building Plots
18 Post Medieval Building Plots
19 Post Medieval Building Plots
20 Post Medieval Building Plots
21 High Street
22 Lower High Street
23 Riverside development south-east
24 Riverside development south-west
25 Later c.1750 suburban ribbon development
26 Later c.1750 suburban ribbon development
Lanes & Roads
Water Course & Moats - Ponds

1:5331

Figure 11. Map of Tonbridge showing post-medieval plan components

Kent
County
Council

1:4278

Figure 12. Map of Tonbridge 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.

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**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.**

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  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 Medway1. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

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

## 2. SPG Background

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

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

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

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

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.'*

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 Tonbridge here Figure 13) providing archaeological response zones based on the known importance of archaeological deposits in that town, which again derives from the Extensive Urban Archaeological Survey. The boundaries of these zones are related to the possible extent of archaeological deposits rather than modern boundaries. Key documents in assessing the archaeological potential of Kent's towns are the Ordnance Surveyors' Field Drawings of c. 1800 (held by the British Library). These provide consistent, fairly detailed cartography of the various towns before the population explosion of the 19th century. While they do not map the extent and layout of the towns in the medieval period, they nonetheless provide a useful baseline for assessing the extent and layout of the towns in the Middle Ages. In the case of applications for Listed Building Consent or where the building is historic in character, and where the proposal impacts on the historic fabric, then the Local Planning Authority will need to consider whether or not to consult the County Archaeologist in respect of  considerations of archaeology or industrial archaeology.  Similarly, developers considering proposals in these areas are encouraged to consult the County Archaeologist at an early stage in the design process. Four types of Urban Archaeological Zone have been identified although they will not necessarily be present in all the towns. The zones indicate:

**Zone 1** – Areas of known national importance;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 4. Outside the Urban Archaeological Zoned Area

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

## 5. Updating of the Urban Archaeological Zones

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

## 6. Glossary of Terms

### Scheduled Monument

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

### PPG15

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

### PPG16

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

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

### Assessment

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

### Evaluation

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

**Mitigation**

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

## 7. Useful Addresses and Contacts

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

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

## 8. List of Settlements to which draft SPG3 Applies

Appledore
Ashford
Charing
Chatham
Chilham
Cranbrook
Dartford
Deal
Edenbridge
Elham
Faversham
Folkestone
Fordwich
Gillingham
Goudhurst
Gravesend
Headcorn
Hythe
Ightham
Lenham

Lydd
Maidstone
Marden
Margate
Milton Regis
Minster in Thanet
New Romney
Northfleet
Queenborough
Ramsgate
Rochester
Sandwich
Sevenoaks
Sheerness
Sittingbourne
Smarden
Tenterden
Tonbridge
Tunbridge Wells
West Malling
Westerham
Whitstable
Wingham
Wrotham
Wye
Yalding

Areas in white are not zoned as they do not form part of the historic town. It should not be assumed that these areas contain no archaeological remains.
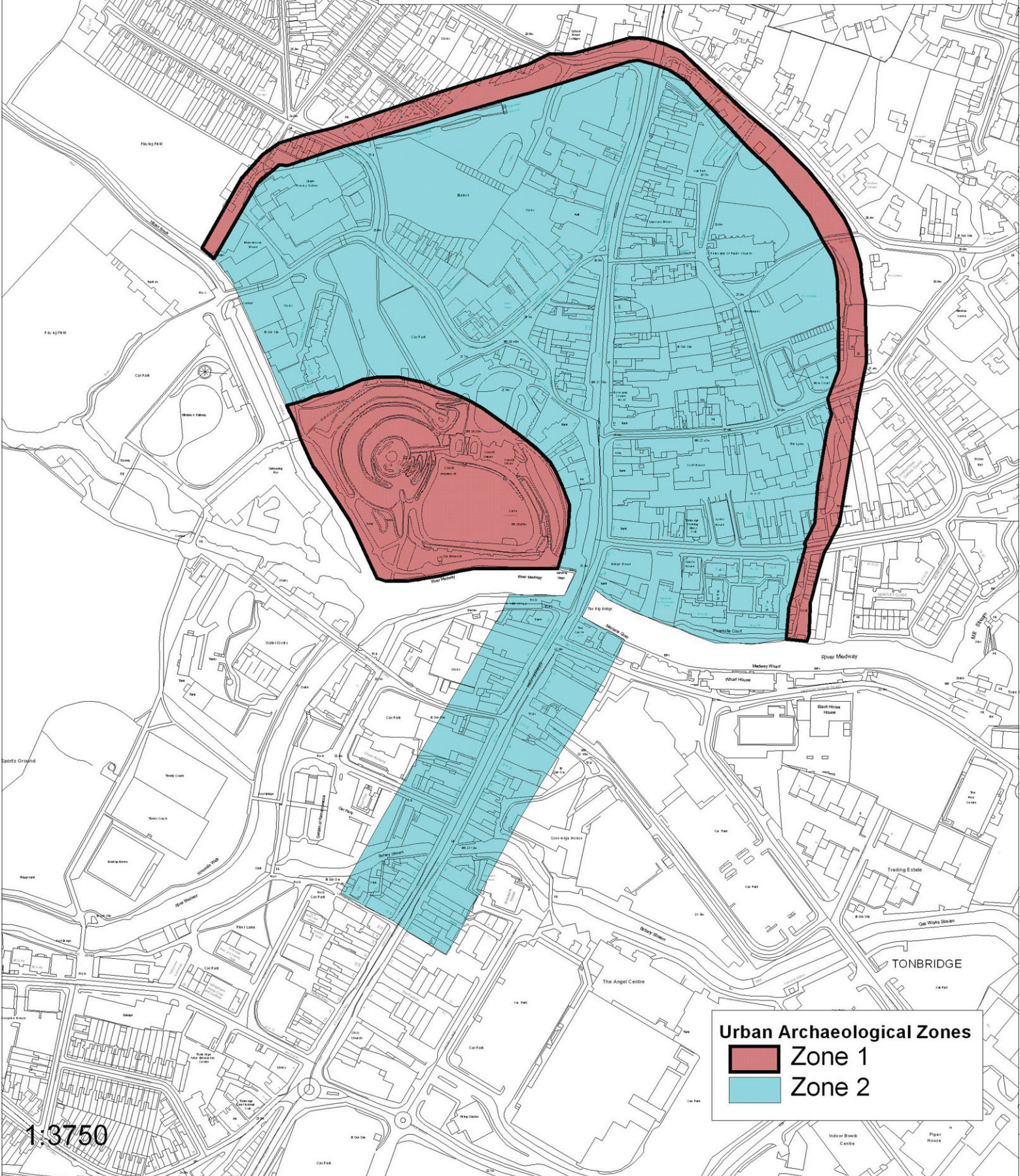
**Urban Archaeological Zones**
- Zone 1
- Zone 2

1:3750

TONBRIDGE

Figure 13. Map of Tonbridge showing Urban Archaeological Zones

Kent County Council