

Kent Historic Towns Survey

GOUDHURST

Archaeological Assessment Document

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KENT HISTORIC TOWNS' SURVEY

GOUDHURST - KENT ARCHAEOLOGICAL ASSESSMENT DOCUMENT

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1 INTRODUCTION

1.1 Background

Goudhurst is a small market town based on a settlement of probable late Saxon origin, situated in Tunbridge Wells District. It lies at the junction of early routes and is 14km east of Tunbridge Wells, 21km south of Maidstone and 27km west of Ashford.

This study aims to provide an evaluation of the archaeological and historical remains of the settlement as a basis for informing decision-making in the planning process where archaeological deposits may be affected by development proposals. The Kent County Sites and Monuments Record (SMR) was checked for information relating to the study area (see below). Of the only five entries, three are standing buildings, one is prehistoric and one is of post-medieval date. Goudhurst is fairly typical of many small medieval towns in England in that there has, as yet, been no significant archaeological research either within the settlement or the area of study. Thus 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 sixteenth and seventeenth centuries, although there are structures of both earlier and later date.

1.2 Situation

Goudhurst stands close to the Kent and Sussex border at NGR TQ 72263776, on the summit and slope of a high ridge, between c. 60m-120m OD, close to the river Teise which flows to the west of the settlement (Figure 1). The settlement stands on a bed of Tunbridge Wells sands, with Wadhurst clay and an outcrop of the Ashdown beds to the south (Figure 2).

1.3 Study area

The area selected for general study lies between TQ 710360 and TQ 740390. More in-depth study, focusing on the evolution of the settlement and its historical components, is centred on the historic core of the settlement between TQ 720370 and TQ 730380.

2 ARCHAEOLOGICAL DATA

Very few archaeological data exist for Goudhurst or its immediate environs. Virtually no archaeological work has been undertaken in the area. The Sites and Monuments Record (SMR) for the area of study records the following evidence.

2.1 Prehistoric

TQ 73 NW 4 - Eight well-preserved bronze palstaves of bronze age date were discovered in a cluster at Goudhurst, OS square TQ 72 37, in c. 1854-55 (*Archaeol. J.* 1855, 193).

2.2 Post-medieval

TQ 73 NW 7 - A beacon site at 'Goudherst' is shown on Lambarde's *Carde* of c. 1570. Beacons fell out of use after 1690 (White 1934,77).

3 HISTORICAL RECORDS

3.1 Domesday Book

There is no mention made of Goudhurst in Domesday Book

3.2 Origin of place name

The place-name *Guoanhyrst* has been translated as 'battle wood', from the Old English *guo* battle and *hyrst* wood; the name may commemorate some battle(s) fought here in early times. The place-name can be traced to its present form thus:

OE	<i>guoanhurst</i>	c. 1100	<i>Gmthhyrste</i>
c. 1200	<i>Guthurst/Guhlherste</i>	1232	<i>Gudherste</i>
1278	<i>Guthurst</i>	1316	<i>Goutherst</i>
1610	<i>Goodherst</i>		

4 HISTORICAL DATA BY PERIOD

4.1 Pre-urban evidence

4.1.1 The Saxon period

Situated in the great forest of *Andredsweald*, the original settlement at Goudhurst appears to have grown up in a clearing where three routes from north and east Kent to dens in the Weald converged. It is not mentioned in Domesday Book but the church is listed in the Domesday Monachorum, compiled about the same time, so a late Saxon origin is probable.

4.2 Urban evidence

4.2.1 The medieval period

4.2.1.1 Markets and fairs

The first evidence for a market and fair dates from 1309 when Edward II granted to Joane de Bedgebury, widow of the former lord of the manor, the right to hold a weekly market on Wednesdays, and two annual fairs on the Feasts of St Maria Magdalene (22nd July), and the Assumption (15th August). Stallholders at both the market and the fairs were to pay rents to the Bedgebury family, but in the late fourteenth century Goudhurst market paid an annual rent to the manor of Marden.

The market and fairs were held in the triangular area at the bottom of the hill on which the church still stands. The land was delimited by the converging land routes, and the town pond lay in its apex.

4.2.1.2 The manor

The manor of Goudhurst was within the hundred of Marden, and Marden held most of the parish of Goudhurst as part of its own manor, renting it to various sub-holders, such as the de Bedgebury family. As Marden was an appendage to the royal manor of Milton Regis, Goudhurst was also associated with Milton until at least the end of the eighteenth century.

4.2.1.3 The church

The parish church of Goudhurst carries the early dedication to St Mary the Virgin, possibly indicative of a late Saxon foundation. Although not mentioned in Domesday Book, it is listed as a subordinate church to Maidstone in the contemporary Domesday Monachorum. It was valued at £13. 6s. 8d. in 1291 (*Taxatio of Pope Nicholas IV*).

In 1119, the advowson of the church was bequeathed to the canons of Leeds priory, who held it until the Dissolution, when it reverted to the Crown. The first record of a rector of Goudhurst dates from 1160, when Robert and Bernard are listed as the first chaplains. In c. 1320 the prior and canons of Leeds priory were asked to help rebuild much of the town of Goudhurst which had been affected by a fire destroying houses, barns and domestic animals.

No details of the first church are known. The earliest surviving masonry is thirteenth century: lancets in the chancel and two bays of the north aisle. The church was rebuilt in the fourteenth and fifteenth centuries with a nave, chancel, two-storey porch and great west tower with spire. The main entrance to the church was from the south, where Back Lane (the original main east - west route) skirted the churchyard.

4.2.1.4 Industry and trade

Cloth making

Goudhurst's period of greatest prosperity began during the reign of Edward III (1327-1377) when continental clothiers, particularly Flemings, settled in the Weald and brought their expertise with them. By c. 1332, John Kemp from Flanders was living in Cranbrook, and others soon followed, spreading the trade to surrounding villages including Goudhurst. Nevertheless, there is little information about cloth making in Goudhurst during the medieval period, and there is no record until the middle of the sixteenth century when the clothier Thomas Hykks leased a house in Goudhurst.

4.2.2 *The post-medieval period*

4.2.2.1 Markets and fairs

In c. 1650 the market place was moved to the large, almost square, area at the top of the hill west of the churchyard. Two shops backing on to the churchyard and several houses flanking them at right angles formed three sides of a square, with the new market place in the centre. It was short lived, for in 1768 a new east - west road through the town was proposed to replace present day Back Lane. The new road was to run from the Cranbrook Road, through the northern side of the churchyard and the market place, and down the hill to the road junction at the bottom. The lowest section was to become the High Street. Thus, by 1781 the market was moved again, close to but not on its original site, and provided with a very small beehive-shaped market house. During the eighteenth century the weekly Wednesday market failed and by the end of that century the annual fairs had been reduced to one. It was abolished in 1886.

4.2.2.2 The manor

After the Reformation, Alexander Culpeper acquired the manor of Goudhurst, but he disposed of it to the Sharpeigh family in 1563, after which time it passed through many hands until the early eighteenth century, when it came into the possession of the Bathurst family of Finchcocks, Goudhurst, where it remained until at least the turn of the century.

4.2.2.3 The church

In 1541, after the suppression of Leeds priory, the parsonage and advowson of the church of Goudhurst was granted to the newly founded dean and chapter of Rochester.

The south-west corner of the churchyard was encroached on c. 1600. The church tower and spire were struck by lightning during a storm in 1637 and the resultant fire melted the five great bells, burnt four of the lofts, all the timber and woodwork, and severely damaged the stonework, so that the tower had to be largely dismantled. In 1638-1640 it was rebuilt without a spire and one-storey lower than its predecessor; a peal of eight new bells was installed. In 1770 a musicians' gallery was added at the west end of the nave, and an organ was installed 1853-54. The whole church was restored 1865-1870.

4.2.2.4 Other religious organisations

In 1878, the Wesleyan Methodists built a small chapel in North Road, which replaced several meeting houses formerly used in the town

4.2.2.5 Schools

In 1670, free grammar school was founded on Clayhill, and by 1798 there was also a school for teaching English. The National School, for 107 boys and 70 girls, was established in 1818 and in 1874 a new Goudhurst National School was built.

4.2.2.6 Industry and trade

At the beginning of the post-medieval period, Goudhurst had a thriving cloth-making industry, a newly emerging iron-working trade and a strong agricultural base. In common with other towns and villages before the Industrial Revolution, Goudhurst was largely self-supporting. Craftsmen and tradesmen such as carpenters, blacksmiths, wheelwrights, cobblers, millers, brewers and innkeepers, butchers, bakers etc. served the needs of a largely agricultural community.

Cloth making

Cloth making at Goudhurst, reached its peak in the late sixteenth and early seventeenth centuries with clothiers being mentioned in records from 1559 to 1711. Some surviving buildings in the town centre were associated with cloth making, for example, weavers, cottages and at least one cloth-hall.

Even though there was a general decline in Kent's cloth-industry by the late seventeenth century, more than 20 looms in Goudhurst remained in constant work in the early eighteenth century. Later in that century, however, new inventions led to a shift in trade to the north of England and many spinners, weavers, fullers, combers and dyers left the Wealden textile centres to seek work elsewhere.

Iron working

It was not until the mid-sixteenth century that iron working became established in the Weald of Kent, although it had already practised for some time in neighbouring Sussex. Numerous iron furnaces had been established in Kent by 1574, two of them in Goudhurst. Sir Alexander Culpeper's furnace at Bedgebury is said to have produced many of the cannons that went to defeat the Spanish Armada, and Thomas Darrell of Scotney owned Chingley forge and furnace from 1574 to at least 1589. Many place names in Goudhurst parish, such as Forge Farm, Furnace Farm, Colliers Green, Furnace Wood, Iron Latch and Three Chimneys Bank, illustrate the past importance of iron working. The iron industry of the Weald was, however, short-lived as it was superseded when the new process of coke-smelting was introduced in the eighteenth century.

Agriculture

When cloth and iron working declined agriculture became the mainstay of Goudhurst's economy. Cattle breeding was extremely important in the late eighteenth and nineteenth centuries, but Goudhurst was also centre of hop-growing so that by 1714 there were at least 31 hop growers in Goudhurst parish. By the mid nineteenth century hop growing was supplemented by the cultivation of apples, pears and plums. Some hops are still grown in the vicinity, but there has been a drastic decline in production over the past decades.

Mills

There was a paper mill by the river Teise in 1657, possibly the predecessor of Hope Mill, a watermill built c. 1768. Town Mill, a smock and stage windmill built c. 1803, supplied much of the town's flour until c.1875 but was demolished c. 1890.

Inns

In 1686 there were at least six inns in Goudhurst, with 24 guest beds and stabling for 31 horses. They included the present Star and Eagle, at the top of the hill and overlooking the second market place. Originating as a house belonging to Combwell priory (Augustinian friars), it became The Black Spread Eagle Inn c. 1600 and by the eighteenth century was a coaching inn with stables at the rear. The Vine Inn, now The Vine Hotel, was built c. 1600 as a coaching inn, and by the eighteenth century it had acquired a stable block and a coach-house. It is of great historical significance to Goudhurst and neighbourhood as the Hop Marketing Board was inaugurated in its rooms.

Although a fifteenth century building, The Eight Bells did not become an inn until c. 1690 when it was named in celebration of the installation of new bells in the church tower. Two cloth-halls were converted into inns in the eighteenth century: The Fountain Inn on the south side of the High Street and Church House, on its north side. The latter also served as barracks for the local militia, a coffee tavern, and in the late-nineteenth century it was a cycle shop run by William Rootes.

4.2.2.6 Town services

Until a water pump was installed on the north side of Church Row during the nineteenth century, most houses and businesses had to use private wells. In 1867, local inhabitants formed the Goudhurst Gas Company and a small gas works was built in North Road. It survived until just after World War II. The town fire service was also begun in 1867.

4.2.2.7 The railway

The Cranbrook and Paddock Wood Railway opened a branch line from Paddock Wood to Goudhurst in 1892. The line was extended to Hawkhurst in the following year and by 1900 it became part of the South Eastern Railway. The line and station at Hope Mill (serving both Goudhurst and Lamberhurst) were closed in 1961.

4.2.3 The modern town

Set in the Weald of Kent, Goudhurst remains relatively small, not having experienced the growth of some other small market towns such as Ashford and Sevenoaks. Its centre still has fine timber-framed houses, many of them dating from the fifteenth to the seventeenth centuries. There has been little building outside the historic core and, where there has, it is largely of late nineteenth and twentieth century date. The lack of any major development can be seen by comparing early maps (Figures 3-5) with the modern OS map. Whilst there has been a certain amount of growth during the twentieth century, it has not swamped the village, nor destroyed its character.

4.2.4 Population

The population of Goudhurst in the 1650s was about c. 1,500 but it may have fallen in the next hundred years and by 1801, at the first census, this figure had only increased to 1,782. By 1831, however, there were 2,758 inhabitants. The growth of population stagnated during the second half of the nineteenth century and early twentieth century, only once rising just above

3,000, in 1911. This appears to coincide with numerous spates of emigration of agricultural labourers and their families to the Dominions and America from more than a dozen Kentish towns at that time. Thereafter a slow and gradual growth in the population took place, but no big surge as seen in many other towns, and Goudhurst has thus remained a largely agrarian community, with little or no industry. For census returns 1801-1921 see VCH III, 364.

5 URBAN CHARACTERISTICS

The following summary of Goudhurst's urban characteristics has been divided into medieval and post-medieval periods (ie. pre- and post-dating c. 1540). The summary is not comprehensive, most nineteenth century maps giving details of additional features. The Ordnance Surveyors' field drawing of 1800 is taken as the basis for the historic town plan. This has been chosen because it reflects the town in its pre-industrial and pre-railway phase, that is, the period before nineteenth and twentieth century development, although very slight in the case of Goudhurst, changed the medieval urban layout.

5.1 Medieval plan components and urban features (Figures 7 and 8)

Goudhurst appears to have grown up during the late Saxon period at the junction of north – south and east – west routes (PC10-13). This junction formed the focus for the early settlement, around which the church and churchyard (PC1), the market place (PC2), the High Street (PC3), and seven groups of tenement plots (PC4-9 and 17) became established. The early plan-form of Goudhurst seems relatively simple, comprising the principal elements of church, market, tenement plots and the High Street. The chronological framework for its development is, however, less clear.

PC1. The Parish Church of St Mary the Virgin and its Churchyard.

- a) (MUF1) The parish church of St Mary the Virgin and its churchyard (DoE 1989, 55).

PC2. The medieval Market Place.

- a) (MUF2) Hughenden. House encroaching on the market place, built in the sixteenth century and extended in the seventeenth and eighteenth centuries. Now a restaurant (DoE 1989, 112).
- b) (MUF3) West House. House encroaching on the market place, built late sixteenth century (DoE 1982, 129).
- c) (MUF4) The Old Bricklayers. Built in the sixteenth century or earlier, with seventeenth or eighteenth century additions. It was formerly the Bricklayers Arms Public House (DoE 1989, 129).

PC3. The High Street.

PC4. Group of tenement plots fronting The Plain.

PC5. Group of tenement plots fronting the south side of the High Street.

- a) (MUF5) The Star and Eagle Inn, built in the fifteenth century with twentieth century additions. The building has been an inn since at least 1600, when it was called the Black Spread Eagle (DoE 1989, 87).
- b) (MUF6) Range of houses, at one time The Eight Bells Inn, now Garden of England Gallery and Spyways. Built in the fifteenth century, the basement of Spyways was reputedly a lock-up at one time (DoE 1989, 88).
- c) (MUF7) Trundles, a sixteenth century house with late nineteenth century alterations (DoE 1989, 89).
- d) (MUF8) Alexandra House. Mid sixteenth century house with jettied first floor, rendered but bressumer still visible (DoE 1989, 89).
- e) MUF9) Bank House. Sixteenth century but greatly altered (DoE 1989, 90).
- f) (MUF10) Bruton House. A sixteenth century or earlier house, altered in the eighteenth and late nineteenth centuries. The main structure is said to have been a cloth hall (DoE 1989, 91).

PC6. Group of tenement plots fronting the north side of the High Street.

- a) (MUF11) Weeks' Bakery. Built in the sixteenth century and altered and clad in the eighteenth century. Now a shop and restaurant (DoE 1989, 83).

PC7. Group of tenement plots fronting the north side of the High Street.

- a) (MUF12) Church House and Church Cottage. Built in the sixteenth century and altered in the eighteenth century. Church House was originally a cloth-hall, later a tavern, then a barracks for the anti-smuggling Militia band at Goudhurst, and finally the base for William Rootes's bicycle business (DoE 1989, 86).

PC8. Group of tenement plots fronting the north side of churchyard.

- a) (MUF13) Lamberts and Yew Tree Cottage. Built in the fifteenth century, altered and extended in the sixteenth century and the late nineteenth/twentieth century (DoE 1989, 48).
- b) (MUF14) Goud Cottage. Sixteenth century house, altered in the eighteenth century (DoE 1989, 51).

PC9. Group of tenement plots fronting the east side of North Road and the north side of the High Street

- a) (MUF15) The Manor House. Built in the sixteenth century, altered in the eighteenth century and restored in the late-twentieth century (DoE 1989, 85).
- b) (MUF16) A sixteenth century timber-framed house (DoE 1989, 107).

PC10. Line of early east – west route.

PC11. Back Lane

PC12. Line of early north – south route.

PC13. Line of early north - south route.

PC14 Site of Market Place *c.* 1650-1768.

PC15 The New Road built 1768.

PC16 The market place after 1768.

PC17. Group of tenement plots on north-west side of West Road.

Not located in a plan component

(MUF17) A late sixteenth or seventeenth century cottage (DoE 1989, 107).

(MUF18) Clayhill Cottages. A sixteenth century timber-framed house, once the village workhouse (DoE 1989, 67).

(MUF19) Lower Maypole Cottage. Built in the sixteenth century or earlier, and known to have been altered *c.* 1635 and *c.* 1930 (DoE 1989, 104).

5.2 Post-medieval plan components and urban features (Figure 9)

During the seventeenth to nineteenth centuries, the essential plan form of Goudhurst, as indicated on Figure 7 was retained, and so no post-medieval plan components map has been produced, but a number of new buildings were constructed along the line of the High Street and Church Row, replacing earlier structures and infilling some gaps. The market was moved to the top of the High Street *c.* 1650 (PC14) and in 1768 a new road (PC15) was built along the line of Church Row and the High Street creating a new through-route, and the market was moved once again to the small area by the crossroads on The Plain (16). In the late-nineteenth and twentieth centuries small-scale housing development took place to the south-west, south-east and north of the historic core.

PC1. The Parish Church of St Mary the Virgin and its surrounding churchyard.

a) (PMUF1) The parish church of St Mary the Virgin and its surrounding churchyard. The tower was rebuilt in 1638-40 and the church restored 1865-70 (DoE 1989, 55).

PC2. The medieval Market Place.

a) (PMUF2) Candleglow Cottage, built in the seventeenth century or earlier and extended in the mid-twentieth century (DoE 1989, 128).

- b) (PMUF3) Cottage row built in the seventeenth century or earlier, altered in the eighteenth century. The cross wing, parallel with the main road, is probably the earlier range (DoE 1989, 129).

PC3. The High Street, widened and graded when the New Road was built in 1768.

PC4. Group of tenement plots fronting The Plain.

- a) (PMUF4) House and shop, built in the seventeenth century or earlier with a nineteenth century frontage, altered in the mid-twentieth century (DoE 1989, 110).
- b) (PMUF5) Forge House, built in the eighteenth century, with chequered brick on ground floor and tile hung to first floor (DoE 1989, 110).

PC5. Group of tenement plots fronting the south side of the High Street.

- a) (PMUF6) Fountain House. An early nineteenth century exterior to an earlier structure. Traditionally claimed to be a cloth-hall in origin (DoE 1989, 90).

PC6. Group of tenement plots fronting the north side of the High Street.

- a) (PMUF7) The Vine Hotel and Assembly Room. The building has an eighteenth century exterior, but an earlier core, extended in 1874 when the Assembly Rooms were added to the rear (DoE 1989, 109).
- b) (PMUF8) Stable block and coach house, built in the eighteenth century in the yard of the Vine Hotel (DoE 1989, 109).

PC7. Group of tenement plots fronting the north side of the High Street.

- a) (PMUF9) An eighteenth century house and shop, once the Poor House run by 'General' George Street, who had organised the successful resistance to the attack on Goudhurst by the Hawkhurst smuggling gang in 1747 (DoE 1989, 85).

PC8. Group of tenement plots fronting the north side of the churchyard and the New Road of 1768.

- a) (PMUF10) A seventeenth century barn, built of reused medieval timbers (DoE 1989, 49).
- b) (PMUF11) A pair of cottages built in the eighteenth century probably as a later addition to Weaver's Cottages adjacent (DoE 1989, 49).
- c) (PMUF12) Weaver's Cottages. A seventeenth century terrace altered in the eighteenth century. The chimney stack, not visible from the outside, may have been constructed from carved blocks from the church tower, which was destroyed in 1637 (DoE 1989, 50).

- d) (PMUF13) The Old Lime House. Built in the late seventeenth or eighteenth centuries (DoE 1989, 50).
- e) (PMUF14) A seventeenth century or earlier pair of houses, altered during the mid-nineteenth century (DoE 1989, 51).
- f) (PMUF15) A seventeenth century or earlier house, altered in the early nineteenth century and again in c.1900, a brick-built cellar survives. Remains of Town Mill in the grounds (DoE 1989, 52).

PC9. Group of tenement plots fronting the east side of North Road and the north side of the High Street.

- a) (PMUF16) A seventeenth or eighteenth century house (DoE 1989, 84).
- b) (PMUF17). Pharmacy Cottage. A seventeenth century house, extended in the twentieth century.

PC10. Line of early route, now Church Road and Balcombes Hill.

PC11. Back Lane.

PC12. Line of early route, now North Road and West Road.

PC13. Line of early route, now Maypole Lane and Bedgebury Road.

PC14. Site of the early-post-medieval Market Place and formed part of the High Street after 1768.

PC15. The New Road built in 1768.

PC16 The Market Place, after 1768.

PC17. Group of tenement plots on north-west side of West Road.

Not located in a plan component

(PMUF18) Ex-Servicemen's Club. An oast house with a seventeenth century or earlier stowage, altered in the early nineteenth century and restored in the early twentieth century. The scantling of the frame and the proportions of the roof of the stowage suggest an origin earlier than the oast, possibly originally domestic (DoE 1989, 108).

6 THE POTENTIAL OF GOUDHURST

6.1 Archaeological resource overview

No archaeological investigations have so far been undertaken within the town or its surroundings. Thus little is known about the extent of surviving archaeological sub-surface deposits. There is a good possibility that some sub-surface archaeological deposits may have

survived in those areas that have not been cellared, although the medieval stratigraphy may be comparatively thin and not far below the present ground surface. 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 Goudhurst's urban archaeological deposits, particularly the historic urban core. None of the medieval and post-medieval components of the town have been archaeologically investigated and there is virtually no archaeological evidence for the economic base of the medieval town.

6.3 Key areas for research

6.3.1 The origins of Goudhurst

The following need to be investigated

- The nature, date and extent of the earliest settlement remains at Goudhurst
- The earliest remains which can be classed as urban or proto-urban
- The origins, development and influence of the trackways
- The location and extent of any Saxon settlement
- The origins, location and development of the church
- The origins, location and development of the market

6.3.2 Goudhurst in the medieval period

The following need to be investigated

- The location and development of the markets and fairs
- The development of the church and churchyard
- The origins, location and development of the manor of Goudhurst and its influence on the town
- The economic base of the town and its industry, particularly the development of the cloth and iron industries
- The development of the High Street
- The pattern of settlement and the relationship of individual plots to the settlement framework
- The form and character of individual properties

6.3.3 Goudhurst in the post-medieval period

The following need to be investigated

- The location and development of the markets
- The development of the church and churchyard
- The pattern of settlement and the relationship of individual plots to the settlement framework
- The nature, extent and chronology of occupation within the urban core
- The form and character of individual properties
- The economic base of the town and industry, especially the development and later decline of the cloth and iron industries
- The construction of New Road and its impact on the development of the town

6.3.4 General questions

- The evidence of artefactual remains in interpreting Goudhurst'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 Goudhurst 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 Goudhurst in the hierarchy of Kent towns can only be solved through excavation, field survey and consultation of historical documentation.

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|---------------|------|---|
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Figure 1 Map of Goudhurst showing contours

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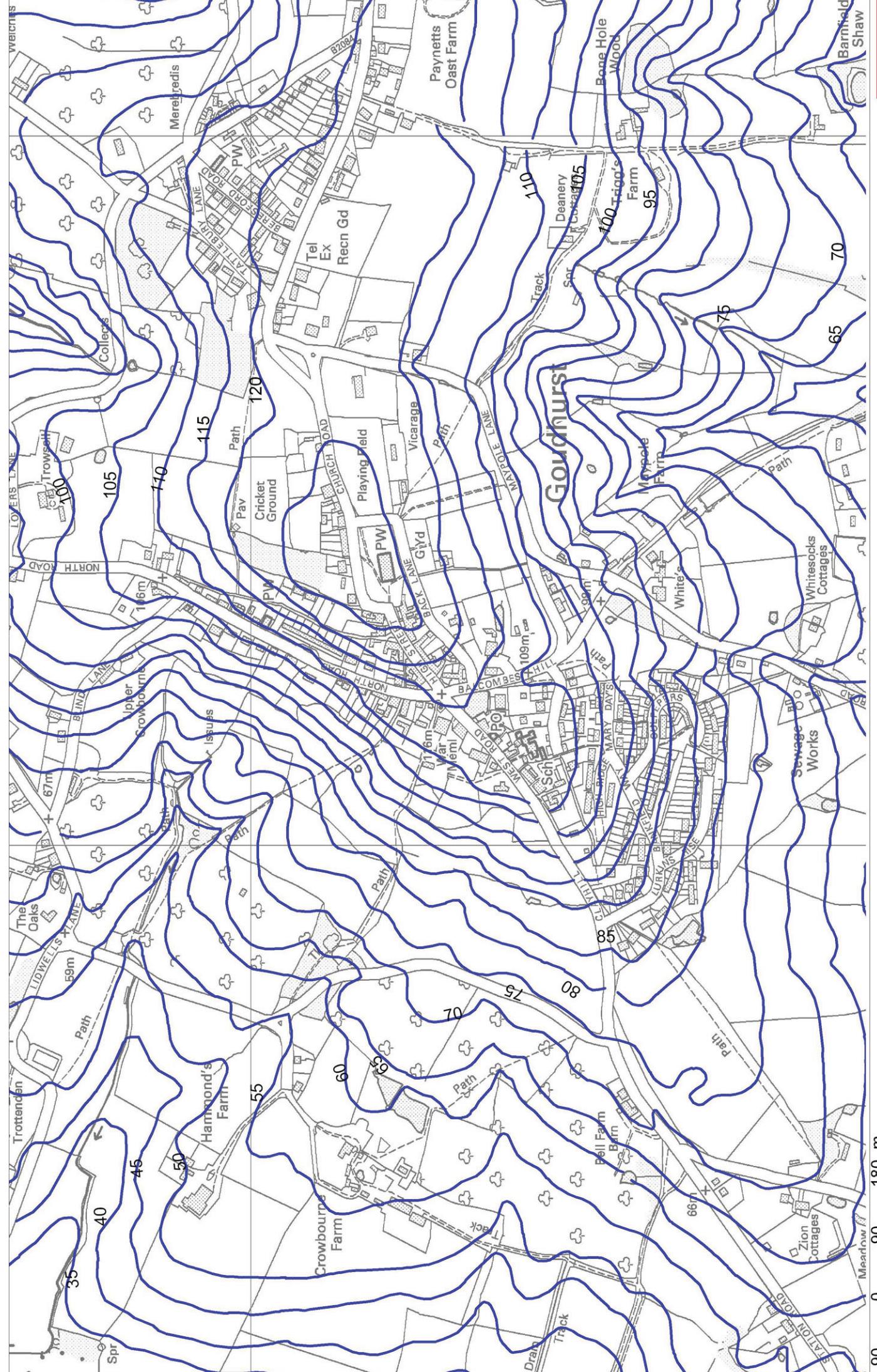




Figure 2 Map of Goudhurst showing geology

Scale 1:15000

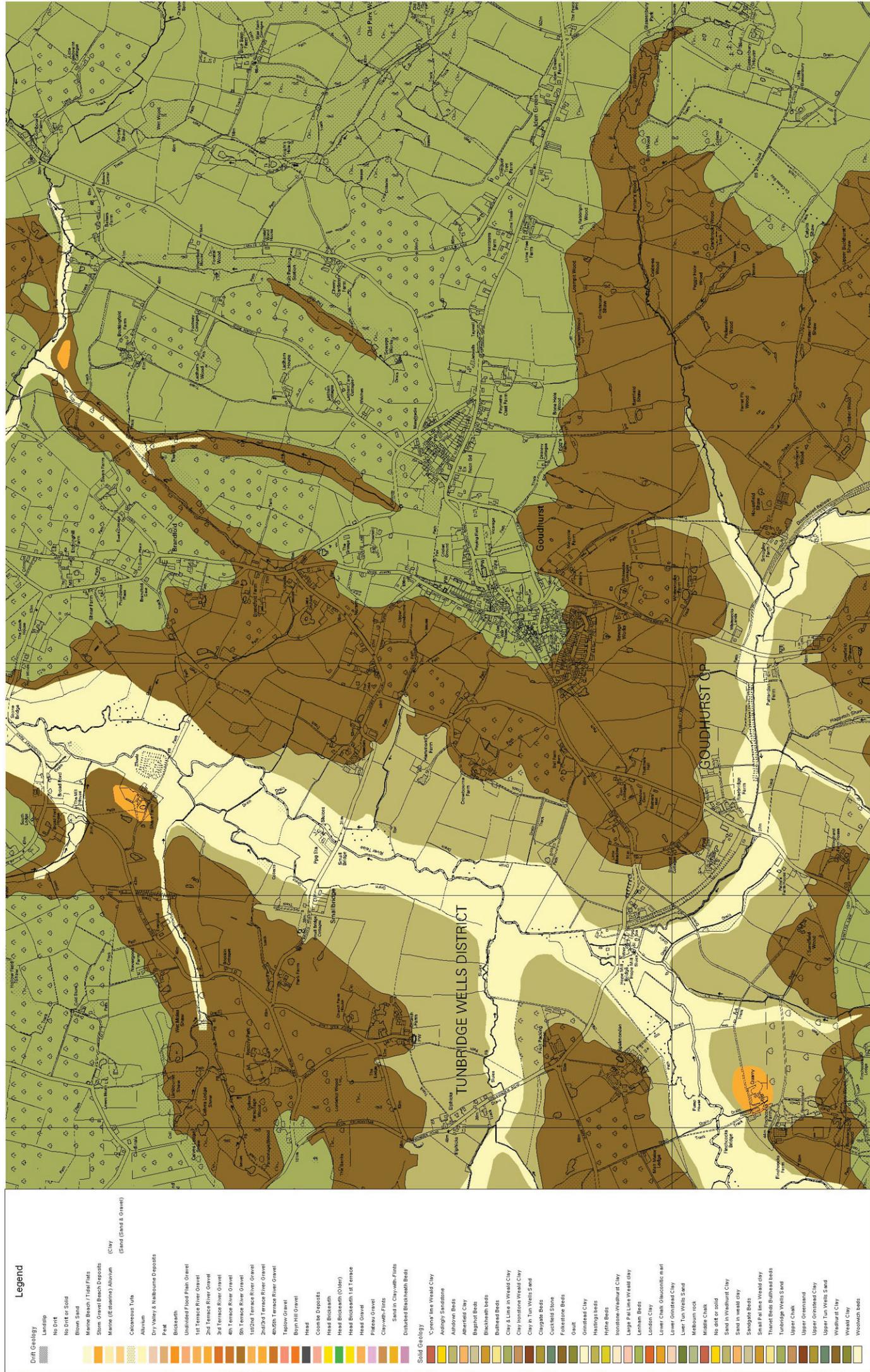




Figure 3. Andrews, Dury and Herbert's map of Goudhurst, c.1769

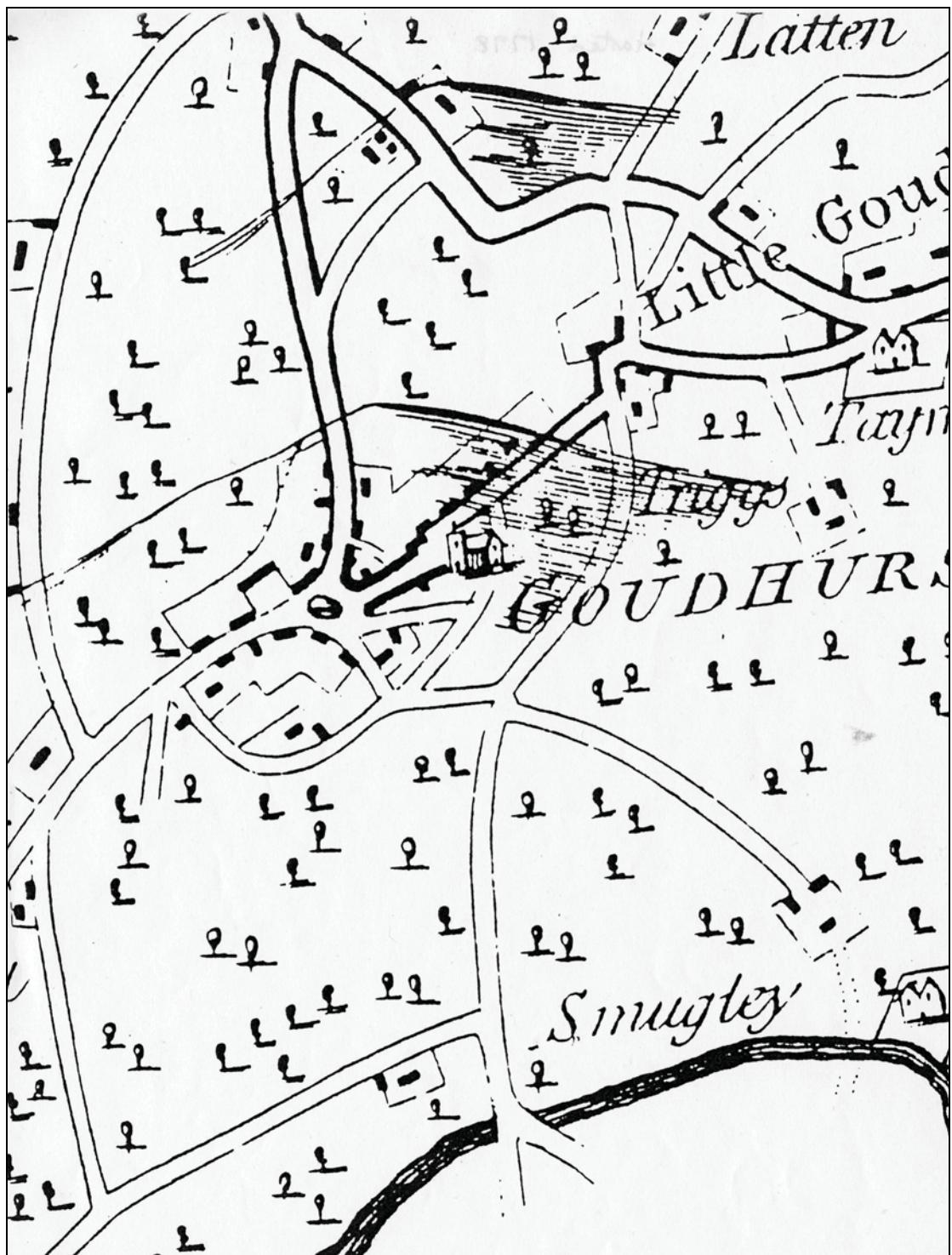


Figure 4. Hasted's map of Goudhurst, c.1798



Figure 5. Ordnance Surveyor's field drawing for 1st Edition OS maps, c.1800

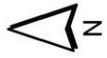


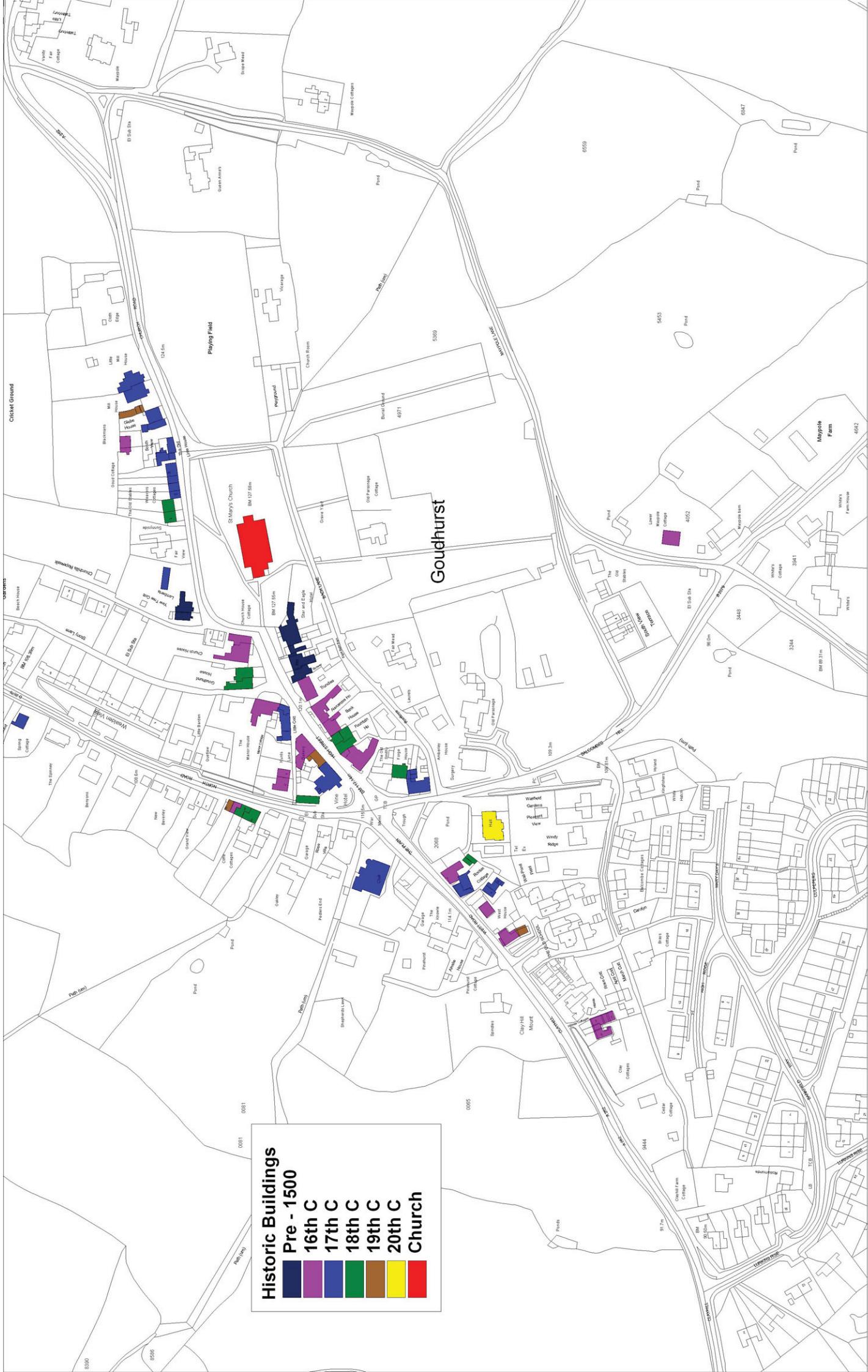
Figure 6 Map of Goudhurst showing historic buildings

1:3237

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Historic Buildings

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



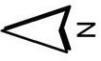
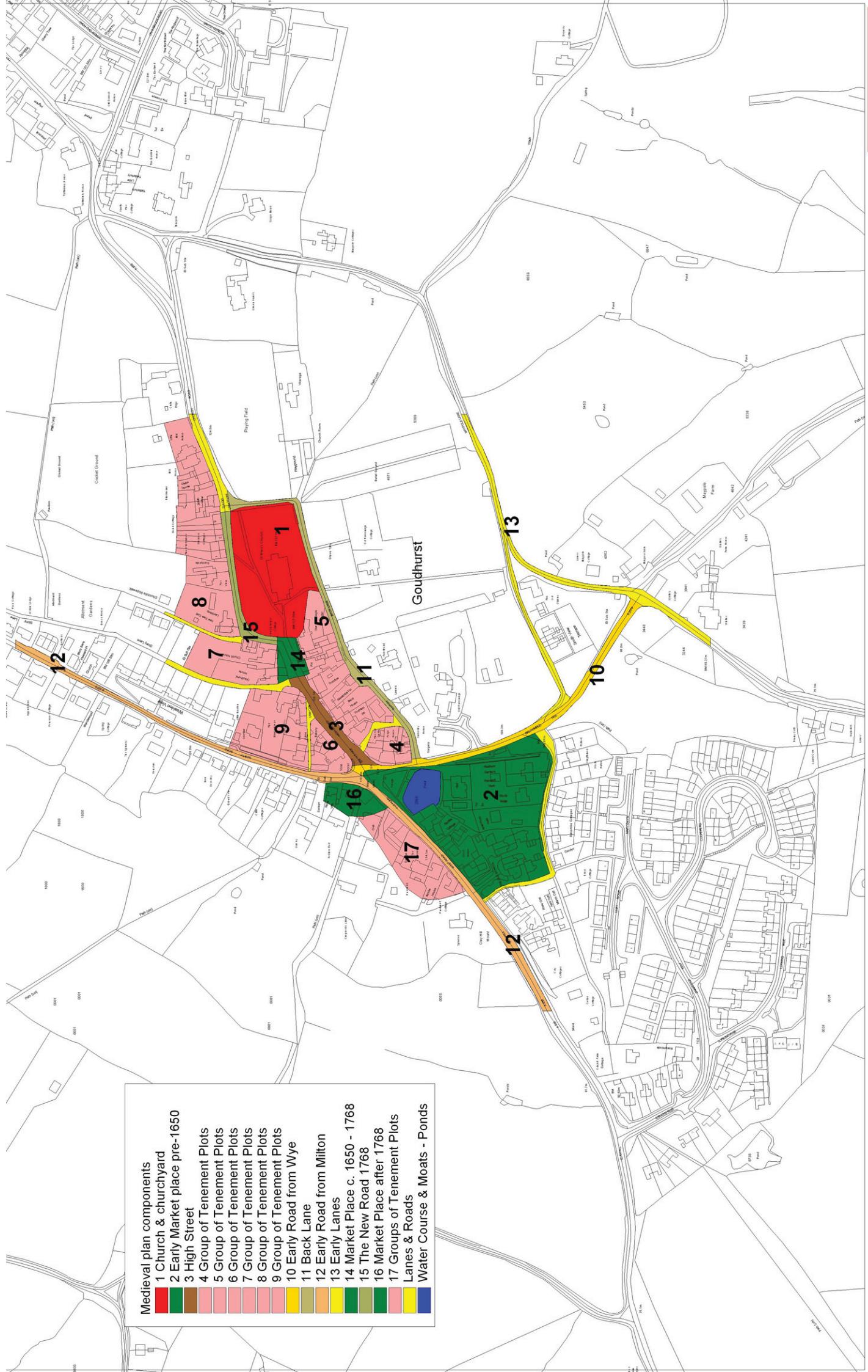


Figure 7 Map of Goudhurst showing medieval plan components

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1:3608

Figure 8. Map of Goudhurst showing medieval urban features

1:3745

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● Medieval Urban Features

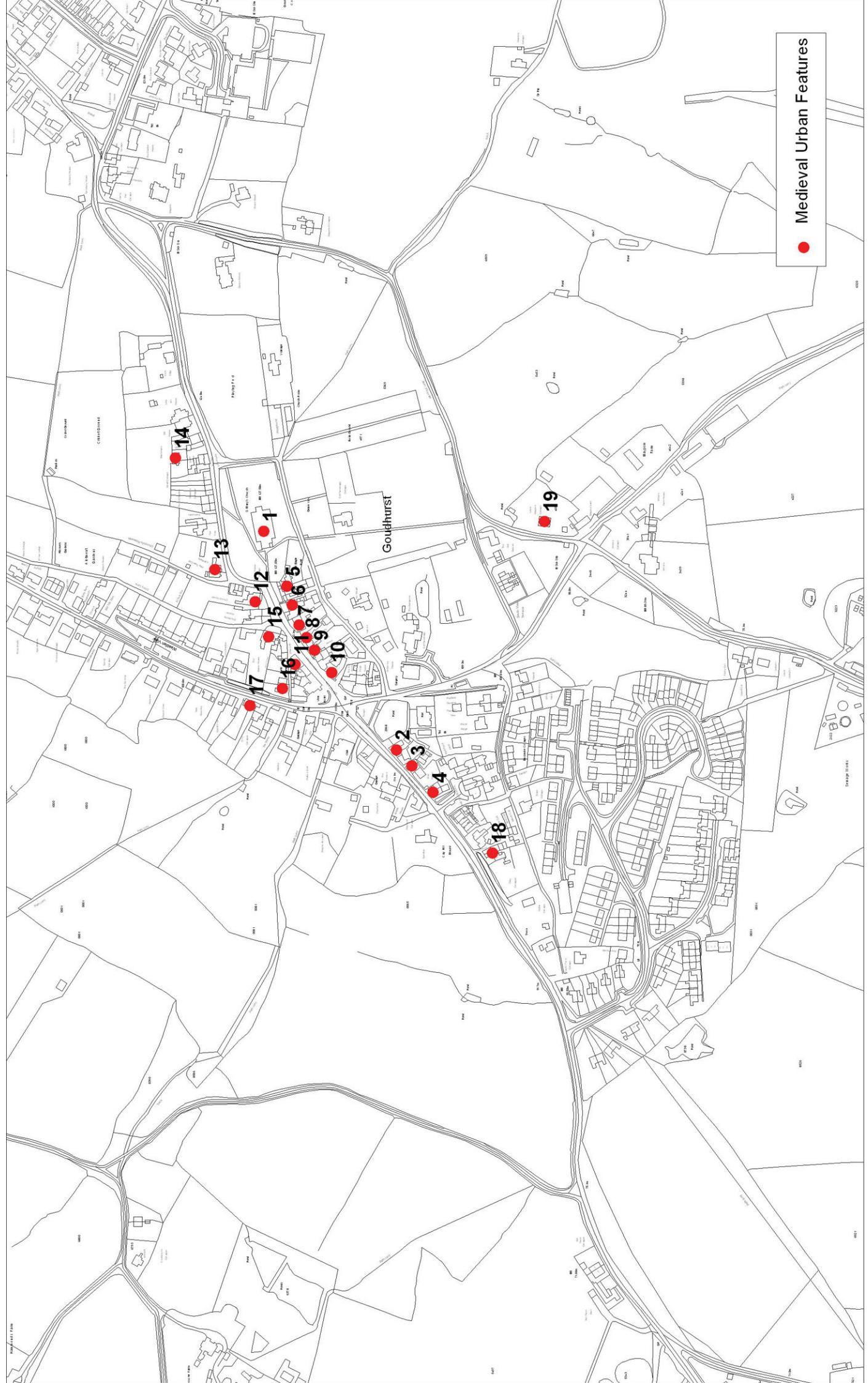
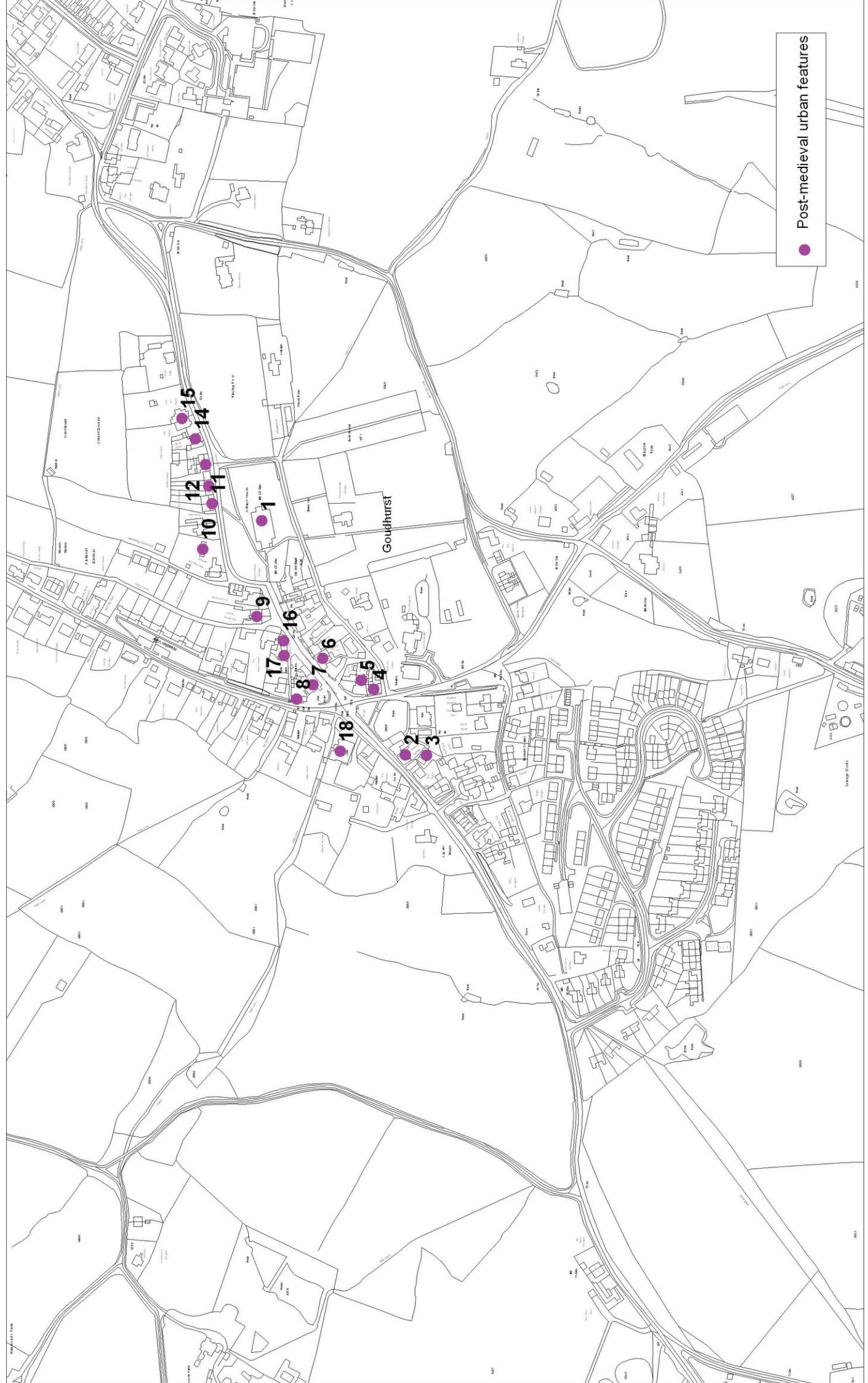


Figure 9. Map of Goudhurst showing post-medieval urban features

1:3745

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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 Proposed Pre – Examination in Public Changes: June 2004

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

consistent approach towards dealing with the impact of development proposals across Kent and Medway¹. Canterbury and Dover have not been included in the Extensive Urban Archaeological Survey, as a more detailed Urban Archaeological Database is being developed for Canterbury and one is proposed for Dover.

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

2. SPG Background

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

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

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

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

'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 Goudhurst here Figure 10) 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

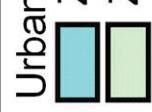
Appledore
Ashford
Charing
Chatham
Chilham
Cranbrook
Dartford
Deal
Edenbridge
Elham
Faversham
Folkestone
Fordwich
Gillingham
Goudhurst
Gravesend
Headcorn
Hythe
Ightham
Lenham
Lydd
Maidstone
Marden
Margate
Milton Regis
Minster in Thanet
New Romney
Northfleet
Queenborough
Ramsgate
Rochester
Sandwich
Sevenoaks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

Figure 10. Map of Goudhurst showing Urban Archaeological Zones

1:2344

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 2 Zone 3

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