

33a Borstal Hill, Whitstable, CT5 4NB

Heritage Statement including results of a preliminary desk-based assessment

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SUMMARY

This report presents a heritage statement based on rapid archaeological appraisal of land at 33A Borstal Hill, Whitstable, Kent, CT5 4NB (TR 10514 65170, centred; Fig 1). The report was commissioned by Ian Barber of Ian Barber Associates in February 2016 in view of proposed development of the site by erecting a block of 5 flats to replace an existing dwelling.

On the basis of previous work within the proposed development area and nearby, archaeological remains could be extant within the proposed development area. A programme of archaeological watching brief on any demolition work, and evaluation of the area prior to development is proposed.

The proposed new dwelling should not impact on the setting of the Borstal Windmill (List no. 1084964), as it merely replaces a two storey building and is screened from the mill by boundary trees.

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1. INTRODUCTION

- 1.1 This report presents a heritage statement based on rapid archaeological appraisal of land at 33A Borstal Hill, Whitstable, Kent, CT5 4NB (TR 10514 65170, centred; Fig 1). The report was commissioned by Ian Barber of Ian Barber Associates in February 2016 in view of proposed development of the site by erecting a block of 5 flats to replace an existing dwelling.
- 1.2 This assessment is a consultation document prepared for the client which may be submitted as part of a planning proposal (supplementing a heritage statement for example). It constitutes a pilot study assessing the potential for further research, either desk-based or in the field. Additional desk-based research and/or fieldwork may be requested by planning authorities or specified as conditions on any planning consent, although any request for further desk-based work should clearly demonstrate the benefits of such an approach as opposed to field evaluation, for example.
- 1.3 The objective of the current research, verbally agreed with the client and in accordance with the National Planning Policy Framework (NPPF), has been to view readily available existing evidence in order to assess the extent and nature of any heritage assets with archaeological interest within the Proposed Development Area (PDA), and thereby gauge the likelihood of heritage assets of archaeological interest being affected by development within the PDA. Research has been undertaken to an appropriate level of detail in response to funding limitations which affect the affordable scope and provisional nature of the study, as well as the particular circumstances of the proposed development.

2. POLICY AND RESEARCH FRAMEWORKS

- 2.1 This report has been prepared in accordance with national and local policy regarding heritage assets and with reference to research frameworks.

National policy

- 2.2 The National Planning Policy Framework (DCLG March 2012) sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system. In terms of development proposals affecting known heritage assets, the following principle states that planning should:

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

- 2.3 By definition the historic environment includes all surviving physical remains of past human activity. Heritage assets include extant structures and features, sites, places and landscapes. The European Landscape Convention definition of a historic landscape describes: 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe 2000: which came into force in the UK in March 2007; see research frameworks, below). Furthermore the historic landscape encompasses visible, buried or submerged remains, which includes the buried archaeological resource.

- 2.4 Policy 126 states that:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- The desirability of new development making a positive contribution to local character and distinctiveness; and*
- Opportunities to draw on the contribution made by the historic environment to the character of the place.*

2.5 When determining planning applications, the following policies are especially pertinent:

128. Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

- 2.6 The existence of the latter within a proposed development area can be partially investigated and to an extent predicted via desk-based assessment, but field evaluation and/or archaeological monitoring of groundworks are likely to be a planning requirement and should be expected.

Local policy

- 2.7 Applying the same general principles on a local scale, the most relevant Canterbury District Local Plan (Canterbury City Council 2014, currently under review) policies are HE2–3 (World Heritage Sites); HE4–5 (Listed Buildings); HE6 (Conservation Areas), HE7–9 (infrastructure, changes to shopfronts etc.) HE 11 and 12 (Archaeology); and HE13 (Historic Landscapes, Parks and Gardens).

Research frameworks

- 2.8 The national and local policy outlined above should be considered in light of the non-statutory heritage frameworks that inform them. While the regional South East Research Framework for the historic environment (SERF)¹ is still in preparation, initial outputs are available on-line and have been considered in preparing this report, in order to take current research agendas into account.

3. LOCATION, GEOLOGY AND TOPOGRAPHY

- 3.1 The property (centred on NGR 610514165170) is situated on the upper slopes of Borstal Hill, just above the 30m contour, and abutting the east side of the Canterbury Road, forming part of a mixed pattern of modern residential ribbon development. The ground rises steeply to the south to a saddle of high ground marking the eroded northern margins of the Blean uplands, and extending eastwards across an area known locally as the Downs, southwards to Clapham Hill, falling away gradually on the west to the Seasalter Levels (Fig 1).
- 3.2 Bedrock geology across this area of the north Kent coast is the London Clay of the Blean borderland, overlain to the south across the high ground of Clapham Hill by an outlying spread of Pleistocene drift deposits consisting of older (Anglian) 1st stage head gravels and flinty loam (BGS 1974; Holmes 1981, 65-66).²

4. DESIGNATIONS

- 4.1 A number of nationally designated heritage assets occur within the vicinity of the property, comprising Sea View, 82 Bortsal Hill (1084967), Stone House, 74 Borstal Hill (1336854), Borstal Windmill (1084964) and The Four Horseshoes Public House (1335865), all listed as dating from the early nineteenth century and abutting the Canterbury Road. More information on Borstal Windmill is given below. Numbers in parenthesis refer to the listing identifications within the official National Heritage List maintained by Historic England. The structures are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or

¹ http://www.kent.gov.uk/leisure_and_culture/heritage/south_east_research_framework.aspx

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

historic interest. Policy 128 of the National Policy Planning Framework applies to the setting of these designated heritage assets.

- 4.2 The property is not within a designated Conservation Area, and does not affect or impact on any World Heritage Sites, Scheduled Ancient Monuments, Registered Battlefields or Registered Parks and Gardens.

5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

- 5.1 This assessment is based on records contained within the Kent County Historic Environment (HER), reports of archaeological investigations not yet included in the HER, supplemented by secondary printed historical sources and readily available primary documentary sources, including historic maps and plans.

Prehistoric and Romano-British

- 5.2 A series of archaeological investigations have been undertaken between 1998 and 2000 to the south and south west of Borstal Hill revealed archaeology these periods.
- 5.3 To the north of the Thanet Way, on the site of the former Sunset Caravan Park and on land east of Church Lane, excavations in 1998 recorded elements of an early to late Iron Age settlement, comprising structures, round-houses, enclosure ditches, pits with evidence for metalworking and clay quarry pits. There was some evidence that the settlement originated in the Late Bronze Age, circa 1000/800BC, with the main occupation occurring in the Iron Age and with activity extending into the Roman period through to the late first/early second century AD (Allen & Willson 2001, 10-11).
- 5.4 Further investigations were undertaken in 1999 on land adjacent to the Long Reach Roundabout where clay quarry pits, post pits of structures and ditches of enclosures and field systems were recorded dating from the mid to late Iron Age, 150BC through to AD70 (Allen 2001a, 1-12). To the south of the Thanet Way investigations undertaken in 1998 at Wraik Hill on land now developed as the Chaucer Business Park, recorded enclosure ditches, pits, clamp kilns/ovens and a ditched and banked track way, again dating from the second century BC through to the mid first century AD (Allen 2001b, 12). Further investigations on this site were undertaken in October 2015 (Allen 2015).
- 5.5 An extensive area across the south eastern slopes of Borstal Hill, south and east of Duncan Downs, has also been subject to initial archaeological survey (Gailey 2014; Tanner 2014). Preliminary results indicate the presence of further elements, albeit undated, of enclosures and field systems.
- 5.6 The evidence from the area north of the Thanet Way has been considered to represent a nucleated settlement, principally occupied during the Iron Age with activity continuing into the early Roman period, located on the south western slopes of Borstal Hill, overlooking an estuary or areas of saltmarsh, now represented by the Seasalter Level, with extensive peripheral settlement to the south-east (Allen 1999).
- 5.7 The full extent and nature of the settlement over this period is however unclear. Part of an area to the south and south west, now partially developed as the Estuary View Business Park, was assessed in 2006 (Allen and Wilkinson 2006) and no continuation of the late prehistoric and Roman settlement was found, suggesting that the evidence may equally

represent a series of interconnected settlements occupied at different dates over a period of a millennia.

Anglo-Saxon and medieval

- 5.8 There is limited documentary and archaeological evidence for the area during the early and later medieval periods. The main focus of early medieval settlement was to the west, at Seasalter which was concerned with salt production from the eighth century, as well as fishing, notably of herrings, and with coastal trade. A grant of land in 785 refers to *silvam afundantur ad coquendam sal* (wood sufficient for evaporating salt) and another grant in 786 to *sealterna steallas thaer bi uban et in Blean uuidiung thaer to* (the salt place stalls there to the north and in the Blean wooding for them) (Ward 1944, 51; Sawyer 1968, 102-103, charters 123 and 125). To the north-east the settlement at Whitstable developed from the mid ninth century and by the later eleventh century is named as the *huitre staple* (oyster market) in Domesday Book (Tatton-Brown 1984, 34). Both settlements were connected to Canterbury over the Blean or Northwood, by the Canterbury Road which also marked the parish boundary between Seasalter and Whitstable.
- 5.9 Other routes connected westwards to the coast. Archaeological investigations in 2001 to the north of the Thanet Way, on Church Lane Meadows identified a late Anglo-Saxon hollow way. Redeposited pottery from the infilling of this trackway included imported Ipswich Ware, indicative of coastal trade across the Thames estuary (Weekes 2003, 31; Riddler 2004, 28 and 33).
- 5.10 Evidence for the medieval agrarian settlement of the area is derived from place names. Borstall is first recorded in 1323 and again as Borstalle in the 1327 Lay Subsidy Rolls (Wallenberg 1934, 494). The place name refers to a protected place, the farm being situated at the foot of Borstall Hill at the junction with Joy Lane. Condies Hall is referred to in the early thirteenth century (Wallenberg 1934, 494; Hasted 1799, 512). The estate was later incorporated into those belonging to the Roper family and the original location of the farm lost, but which is considered to have been situated in the vicinity of Borstall Street/Hill, but more probably on Clapham Hill (Goodsall 1938, 23 and 155).

Post-medieval (c 1540 – 1900)

- 5.11 The Canterbury Road served as an important route throughout the medieval period, providing access into the Blean for woodland resources as well as a trade route to Canterbury. In 1523 a bequest of 100 marks for the making of ‘an horse way, for the fisshe wyves, and other, in the highway from Whitstaple, to the entering of the street of sainte Dunston’ was included in the will of John Roper of St Dunstan’s, Canterbury (Anonymous 1859, 154) and in 1735 an Act was obtained for the turnpiking of the route, carried out in 1736.
- 5.12 By the mid eighteenth century land flanking both sides of the road had been developed between Borstal Farm northwards to Whitstable Street (Fig 2) and by 1797 two windmills had been erected at the top of Borsal Hill (Figs 3-4), both with buildings shown nearby adjoining the Canterbury Road. That on the east side of the Canterbury Road is probably the original millhouse (Fig 6) and that on the west the building presently called the Stone House. Both of the windmills on Borstal Mill are depicted as post mills in 1797. That on the east was taken down and a new smock windmill erected on a brick base in the same area. An auction notice of May 1808 describes. The newly erected smock Corn Mill, etc., being on Borsal Hill, now in the occupation of Joseph Daniels

(Goodsall 1938, 127-128) (Fig 5). The windmill remained white painted serving as a Trinity House landmark until 1885 when it was tarred black and became known as the Black Mill.

- 5.13 Sporadic development occurred down the west side of Borstal Hill during the early nineteenth century. The Four Horseshoes Public House was established, with an adjacent forge, in 1823 on the west side of the lower slopes of Borstal Hill (West 1991, 10) but the area remained undeveloped as late as 1872 (Fig 7). By the late nineteenth century the areas across Duncan Down on the east and Martindown on the west had been laid out for residential development (Fig 10).

Modern (c 1900 – 2000)

- 5.14 At the turn of the twentieth century the area east of the Canterbury Road remained undeveloped (Fig 9) but by 1906 the new roads had also been laid out across the lower slopes of Bortsal Hill and the ground immediately east of the Canterbury Road had been subdivided into separate plots presumably to facilitate building (Fig 11). A quarry had been excavated opposite on the west side of the Canterbury Road and some piecemeal development had clearly occurred adjacent to Grosvenor Road and Bayview Road.
- 5.15 The mill had ceased to function as a working mill in the early 1900s. During the first half of the twentieth century the windmill had some artistic and literary associations, being purchased in 1906 by Henry B. Irving and converted into a studio. A new house was erected adjacent to the windmill in 1927 when the property was owned by the author and artist, Laurence Irving. By 1932 the millhouse and adjacent buildings had been demolished and further new residential building had occurred adjacent to Pierpoint Road (Fig 12) and along the west side of the Canterbury Road.
- 5.16 As late as 1959/1960 the area remained largely undeveloped (Fig 1) and it was not until the late 1960s and early 1970s that there was rapid and extensive development of the Martindown and Long Reach Estates west of the Canterbury Road, the western section of the Duncan Downs Estate was built out and the eastern slopes of Bortsal Hill infilled.
- 5.17 During the Second World War the Mill had served as an observation post, and in the post-war years was a commercial hotel and restaurant, being finally closed in 1987 (Pike 1995, 128-130).

6. HERITAGE STATEMENT

Heritage assets

- 6.1 Archaeological heritage assets in the form of buried features or layers relating to the road from Whitstable to Canterbury could be present within the PDA, with an overview of ancient settlement patterns in the vicinity suggesting that such remains could date from the late prehistoric, early Roman, Anglo-Saxon or medieval periods. Such archaeology would be of regional significance but the likelihood of its being encountered is considered low.
- 6.2 Archaeological heritage assets relating to the hinterland of the mill and outbuildings are also a possibility, dating to the post-medieval period and possibly earlier if earlier mills existed at this location.

- 6.3 The designated mill itself, while nearby, is currently screened by trees from the roadside viewpoint of the property.

Existing impacts

- 7.1 Previous impacts to the PDA would be associated with the building of the existing dwelling, particularly foundations and service trenches, and/or basements. The former will be localised and likely have had little effect on any extant archaeological record, the latter however may have brought about considerable deprivation of any extant archaeology.

Potential impacts

- 7.2 With the chance of archaeological remains being present within the PDA there is potential for a negative impact on the historic environment through destruction of the same during groundworks; the level of impact could vary from minor to major depending on the significance of any heritage assets affected.
- 7.3 The impact to the setting of the windmill is considered negligible, given that the proposed external changes to the property would either be on the opposite side of the house (balcony) or at ground floor level, therefore continuing to be screened by trees at the boundary as at present.

7. PROPOSED MITIGATION

- 7.4 The destruction of preserved archaeology without proper record risks a major negative impact on the historic environment. In order to mitigate this potential impact, and inform further mitigation, an archaeological watching brief will be carried on all site investigation procedures that entail groundworks, in liaison with the Local Authority Archaeologist.
- 7.5 An archaeological evaluation will be carried out in advance of demolition and building work, in liaison with the Local Authority Archaeologist, so as to establish the presence or absence of buried archaeological remains. If such remains are discovered and are assessed to be at risk from the proposed development, further mitigation appropriate to the established significance of those remains will be undertaken.
- 7.6 An archaeological watching brief on all other groundworks associated with the proposed development, such as the excavation of service trenches, landscaping, water attenuation etc, is also considered an appropriate safeguard, with more extensive mitigation (excavation) being retained as an option, again in liaison with the Local Authority Archaeologist, in the event of intact and significant remains being encountered during the works.
- 7.7 All archaeological work will be carried out in accordance with written schemes of investigations and in consultation with the Canterbury City Council Archaeological Officer. Archaeological assessment and mitigation is an expected part of the process of the planning application in order to discharge any such conditions that may be attached to planning consents.

8. CONCLUSION

- 8.1 On the basis of previous work within the proposed development area and nearby, archaeological remains could be extant within the proposed development area. A

programme of archaeological watching brief on any demolition work, and evaluation of the area prior to development is proposed.

- 8.2 The proposed new dwelling should not impact on the setting of the Borstal Windmill (List no. 1084964), as it merely replaces a two storey building and is screened from the mill, when viewed from the road, by boundary trees.

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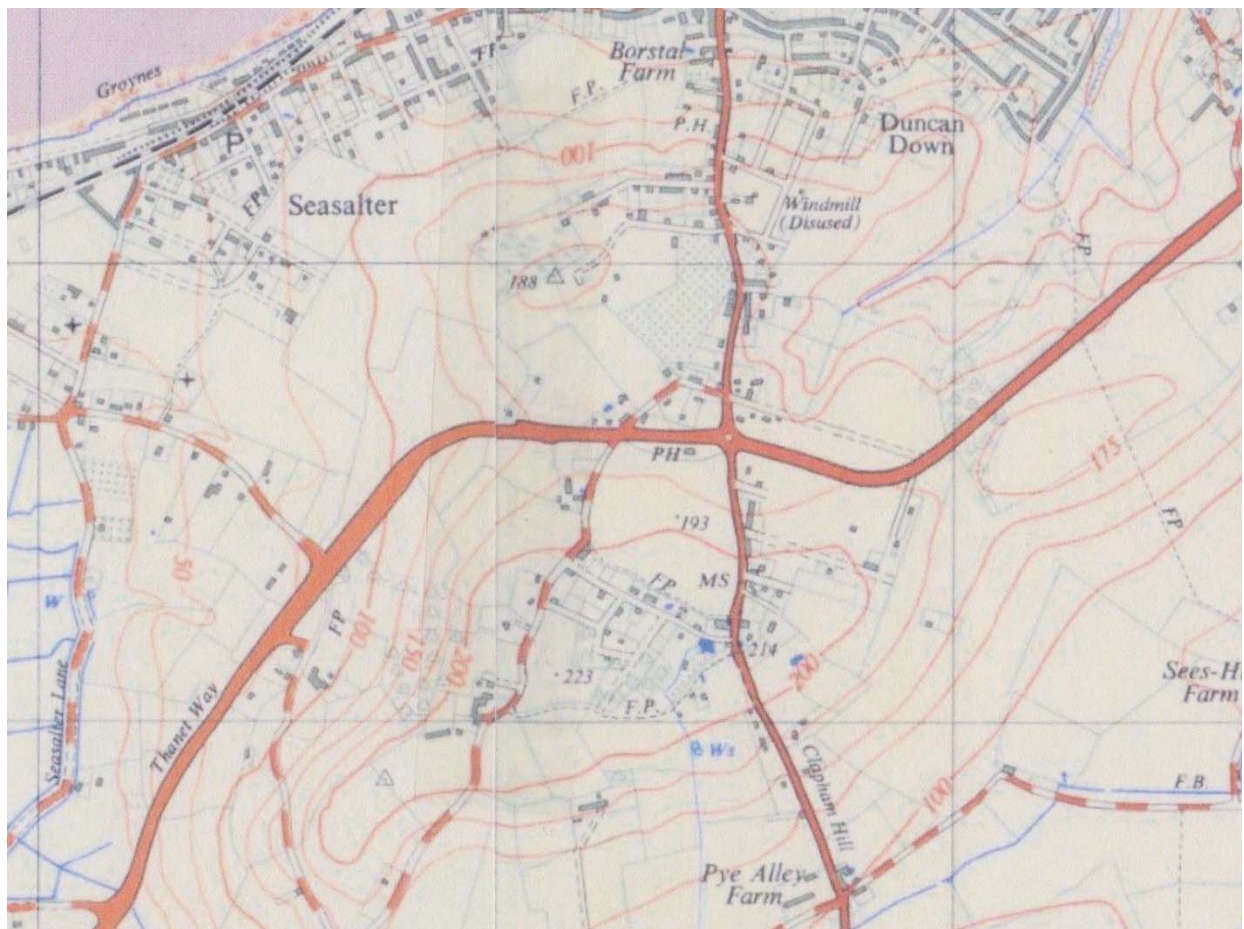


Fig 1: Extract from Ordnance Survey Plans TR06 and TR16. Scale 1:25000. Revised 1955/59 showing topography in vicinity of Borsal Hill. Contours at 25ft intervals.



Fig 2: Extract from Andrews, Drury and Herbert map of 1769: A *topographical-map of the County of Kent* sheet 9 Scale 2 inches to 1 mile. London.



Fig 3: Extract from Ordnance Surveyors Drawing Boughton Street, Kent. Scale 3 inches to 1 mile (source: British Library OS Drawings OSD 108 Pt.1&2, item 15)



Fig 4: Extract from *An Entirely New & Accurate Survey Of The County Of Kent, With Part Of The County Of Essex* surveyed Captn W. Mudge 1797, published London, W. Faden, 1 January 1801.



Fig 5: Extract from The Parish of Whitstable Tithe Commutation Plan 1842 (source: Canterbury Cathedral Archives: DCb-T/O/W/10B)

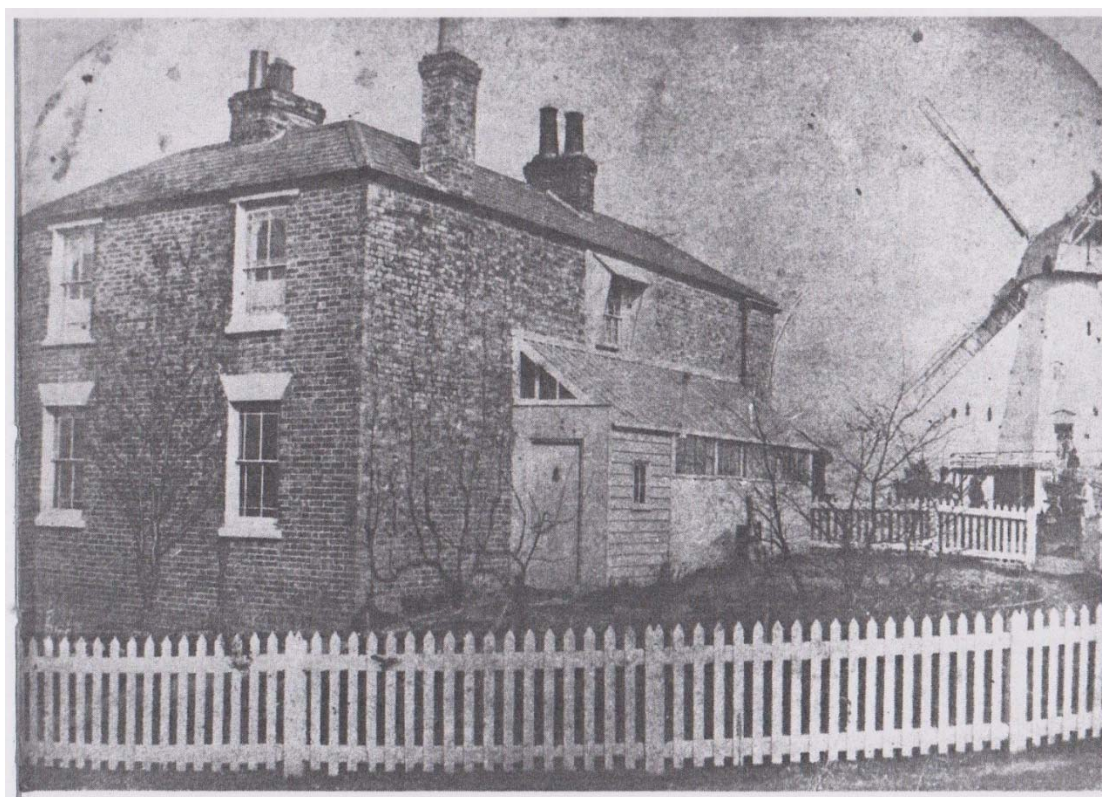


Fig 6: Borstal Hill Millhouse circa 1870 (source: West 1985, 123)



Fig 7: Extract from Ordnance Survey Plan Kent Sheet XXIII Scale 6 inches to 1 mile 1st edition. Surveyed 1872, published 31 October 1876



Fig 8: Borstal Hill Smock Windmill 1908



Fig 9: The upper slopes of Bortsal Hill and the Canterbury Road circa 1900 (source: West 1992, 90)

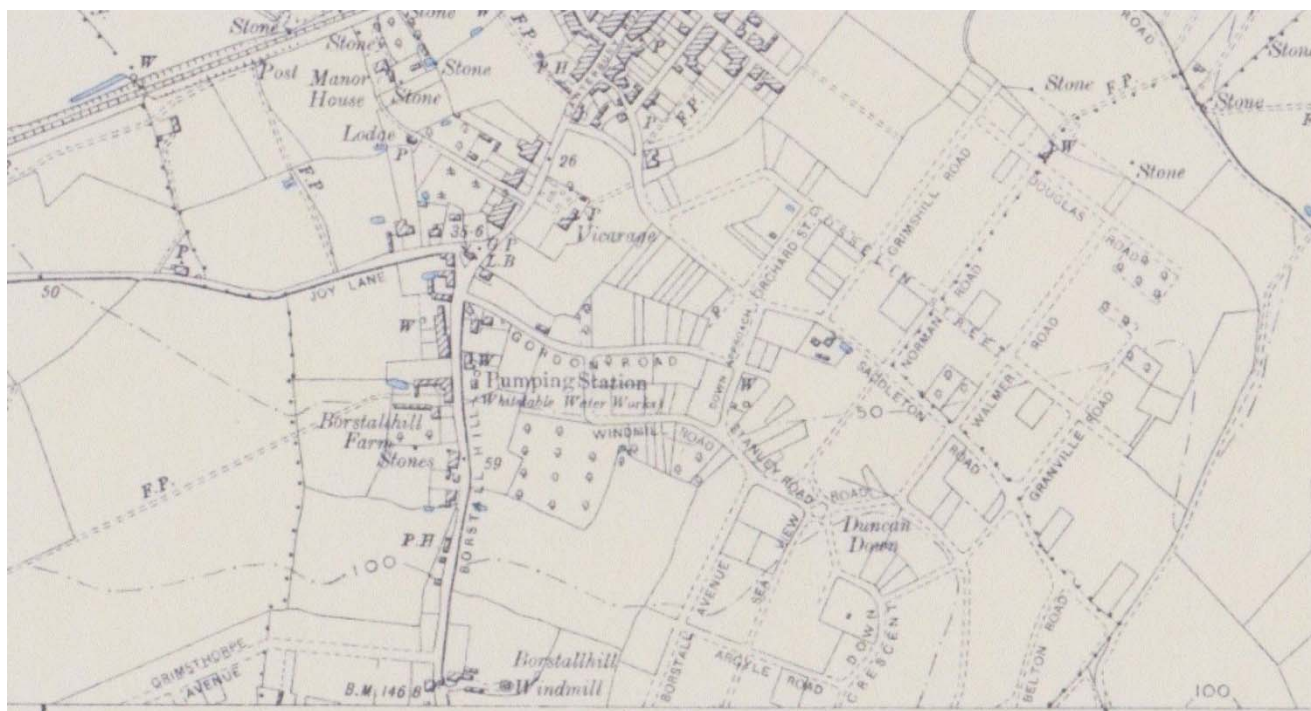


Fig10: Extract from Ordnance Survey Plan Kent Sheet XXIII.13 NW &SW. Scale 1:2500. 2nd edition. Surveyed 1872, revised 1896, published 1898

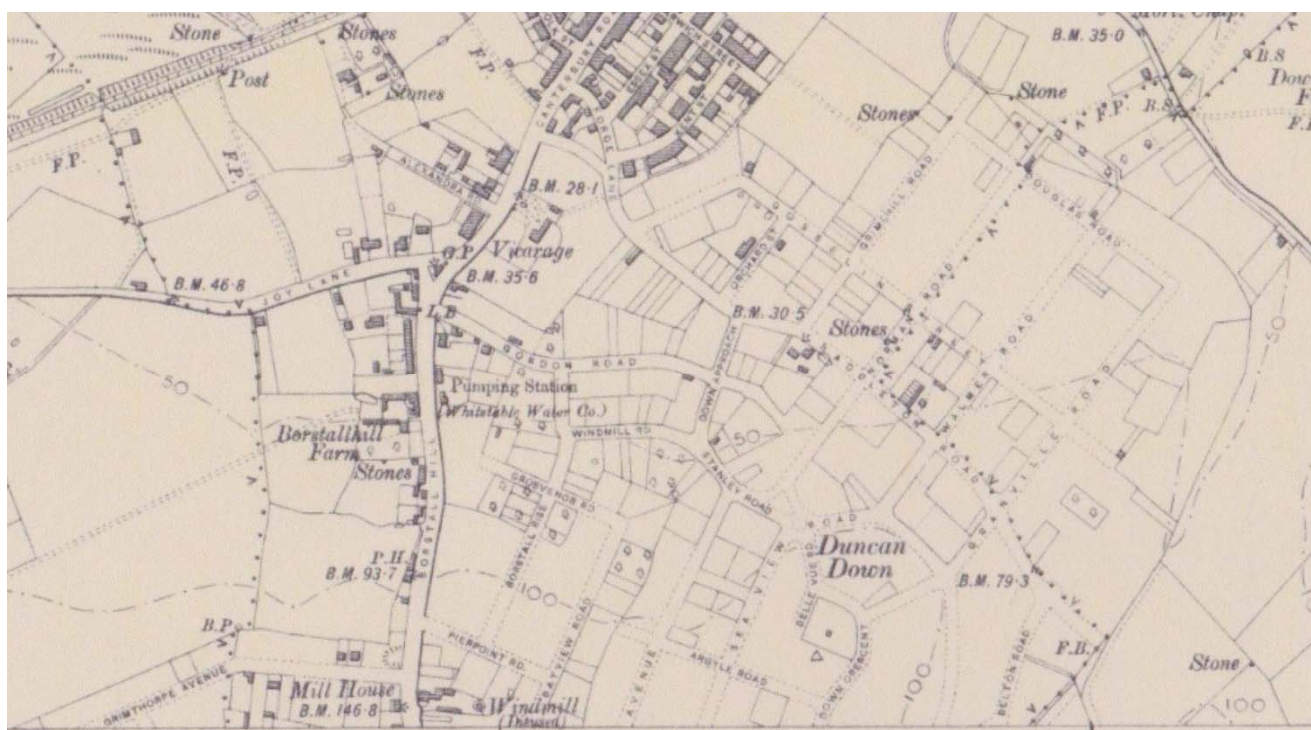


Fig11: Extract from Ordnance Survey Plan Kent Sheet XXIII.13 NW &SW. Scale 1:2500. 3rd edition. Surveyed 1872, revised 1906, published 1907



Fig 12: Extract from Ordnance Survey Plan Kent Sheet XXIII.13 Scale 1:2500. Revision of 1932. Surveyed 1872, revised 1932, published 1934