

Old Ruttington Lane, Canterbury

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 Old Ruttington Lane, Kent (NGR 615346 158039, centred; Fig 1). The report was commissioned in March 2016 by Paul Roberts and Associates who are seeking to develop the site.

There is an at least moderate chance that extant and significant archaeological features, artefacts or ecofacts, particularly relating to the Roman, Anglo-Saxon, Medieval and post-Medieval periods, may be disturbed or destroyed by groundworks within the Proposed Development Area.

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.

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1. INTRODUCTION

- 1.1 This report presents the results of a provisional desk-based assessment constituting rapid archaeological appraisal of land at Old Ruttington Lane, Canterbury, Kent (TR 15322 58011, centred; Fig 1), in the form of a heritage statement. The report was commissioned by Paul Roberts & Associates in March 2016 in view of proposed development of a two storey building on the site.
- 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 PDA is located just beyond Canterbury's city walls, 138m north-east of the eastern limit of the Cathedral Precincts (See Figs 1 and 4). It is bounded to north by housing on Old Ruttington Lane and to the west by the junction between the western extent of Old Ruttington Lane and Broad Street (A28), to the east by Canterbury Day Nursery and further housing, and to the south by Havelock Street (Fig 1). The area lies at approximately 12m above Ordnance Datum (OD).
- 3.2 Bedrock geology within the PDA is shown as Margate Chalk Member - Chalk. Immediately to the west of the site (still on Old Ruttington Lane) there is a change in bedrock geology to Thanet Formation – Sand, Silt and Clay.² The superficial deposits stay the same. These bedrocks are overlain by superficial deposits of Head deposits comprising clay and silt ² (See Fig 2). The PDA appears to be situated above a presumed spring line (see Figs 2 and 3).

4. DESIGNATIONS

- 4.1 The PDA is situated east of the Canterbury World Heritage Site (WHS) Boundary and within the World Heritage Site Buffer Zone, as well as the Canterbury Conservation Area (as defined in the Listed Buildings and Conservation Areas Act 1990) and the Canterbury Area of Archaeological Importance, as designated by the Secretary of State on 30 March 1984 pursuant to the Ancient Monuments and Archaeological Areas Act 1979.

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

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (British Geological Survey 1:50,000 digital map, accessed 5th April 2016).

- 4.2 Statutory Instruments 1285 and 1286 dated 17 August and 30 September 1984 detail the procedures that should be followed to comply with the Act to ensure that the potential archaeological resource is protected and preserved. The Director of the Canterbury Archaeological Trust (CAT) is the designated investigating authority within the Canterbury Area of Archaeological Importance.
- 4.3 Old Ruttington Lane is situated for Canterbury and the PDA is located immediately north of nos 41 and 42 Broad Street which are Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (List Entry No. 1336783).

5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

- 5.1 A search of the Canterbury Urban Archaeological Database (UAD: see Fig 4)³ as well as the up to date Canterbury Archaeological Trust on-line Gazetteer,⁴ and a list of reports of archaeological investigations not yet included in the HERs was undertaken at the CAT offices. In addition, the CAT Annual Reports on-line and grey literature report lists and reports have been checked. Canterbury is an area replete with archaeological discoveries. The HER and reports search covers a radius of 75m around the PDA (centred on NGR 615346 158039). These records have been assessed in terms of their particular relevance to the PDA and only significant evidence is cited in this report. Further (on-line) historic environment records (KCC Historic Environment Records; National Monuments Records) were also consulted in comparison via the Heritage Gateway.
- 5.2 It has been considered beyond the means of this project to pursue detailed questions requiring an in-depth study of primary documentary and cartographic sources. General historical context for archaeological findings is provided where applicable, and a survey of published and unpublished maps (including geology and contour survey) has been undertaken. A full list of maps consulted is provided in the list of sources at the end of the report. Only maps showing significant topographical developments are reproduced here. Aerial photographic evidence was not considered relevant to this project. No pertinent geophysical surveys were available. Only photographs, images or results showing significant features or topographical developments are reproduced, the findings incorporated with map regression, documentary evidence and archaeological sections of the report as appropriate and fully referenced.
- 5.3 All results of analyses are presented below in synthesis and in order of chronology.

Prehistoric (c 500,000BP – AD 43)

- 5.4 Archaeological investigations on the site of Diocesan House, 26 Broad Street (c 54m south-west of the PDA), prior to the addition of the foundations for an office block extension, uncovered features of prehistoric origin. The earliest deposit was a late Iron Age/early Roman agricultural soil cut by an east-west ditch, possibly a boundary marker. Five pits and several post-holes were also dated to this period (Historic Environment Record (HER No. TR 15 NE 379).
- 5.5 Archaeological investigations undertaken within the grounds of Christ Church College uncovered a series of prehistoric pits were found of early-mid Neolithic date (c. 4000-3000BC) (HER No. TR 15 NE 1407) and a number of undated post-holes and shallow linear features with some slight evidence of prehistoric occupation via finds of flint and pottery dated to the late Bronze Age/early Iron Age (HER No. – TR 15 NE 1419). In

³ KCC HER number references are provided.

⁴ <http://www.iadb.co.uk/i3/item.php?ID=CAT:GAZ>

addition, the excavation of an evaluation trench in the garden of Coleridge House uncovered the first piece of evidence for Bronze Age occupation close to the city. Of the 35 pits excavated during the excavation, one of these produced part of a pot suggestive of a sealed container of 900-800BC (Bennett 1986; HER No: TR 15 NE 46). Excavations in advance of a basement extension to the library within the grounds of Christ Church College uncovered a pit containing a collection of flint flakes, dated to the Late Bronze Age (1000BC – 701BC) (Bennett 1991) (HER No: 15 NE 1422).

Romano-British (c AD 43 – 450)

- 5.6 By the late first century AD, the Romano-British town had been established with roads linking Canterbury to other towns and ports (Fig 5). To the south-west of the PDA, excavations at Diocesan House, 26 Broad Street, revealed a Roman period boundary ditch which later became silted up and covered by a layer of metalling. It is probable that this represented a short-lived minor road at right angles to a larger road running from the Queningate (HER No: TR 15 NE 415). A spread of gravel had been observed during the construction of Diocesan House in 1954 by Frank Jenkins, again thought to have been part of a Roman road running parallel with Queningate (HER No: TR 15 NE 1521).
- 5.7 Beyond the limits of the Romano-British town, cemeteries are known to have developed at roadside locations and in nearby fields (see Weekes 2011). Romano-British inhumation and cremation burials have been discovered to the east of the town, and in the vicinity of the PDA. At St Augustine's Abbey, excavations uncovered two cremation burials (NMR No: TR 15 NE 100; Sherlock and Woods 1988). Further excavations in this area uncovered seven Romano-British inhumation burials at Diocesan House, c.67m south-west of the PDA. These inhumations appear to relate to late Iron Age/early Roman activity in this area (HER No: TR 15 NE 414). Also uncovered in this excavation were four burials with jewellery characteristic of the 3rd to 4th centuries. At Almonry House, c.140m south-east of the PDA, excavations uncovered four inhumation burials and one cremation burial, dated to the 2nd century (NMR No: TR 15 NE 256; Frere et al.1987).

Anglo-Saxon (c 450-1066)

- 5.8 Archaeological evidence suggests that activity in the area to the east of the town continued from the late Roman period into the Anglo-Saxon period. There has been some suggestion that finds recovered from excavations at Diocesan House and Lady Wootton's Green may indicate that the Roman cemetery in this area continued in use into the early Anglo-Saxon period (Sparey-Green 2004). Evidence for small scale industrial activity during the Anglo-Saxon period has been recovered during excavations at Diocesan House, 26 Broad Street, approximately 54m south-west of the PDA. The evidence included a number of pits, post holes, and two hearth structures, along with pottery sherds dated to c AD700–900 (HER No: TR 15 NE 417). Further evidence for Anglo-Saxon occupation of the area was uncovered during excavation within the grounds of Christ Church College (UAD No: CCUAD 1545). A scatter of pits of eighth to ninth century date were discovered along with evidence of metalworking debris (Bennett 1987; Hicks and Houlston 1999).
- 5.9 The excavation of No 1 Lay Wootton's Green by the Canterbury Excavation Committee in 1951 revealed a possible late Saxon settlement feature and a residual Saxon gold pin, dated to c AD700 (NMR No: TR 15 NE 256; Frere et al. 1987). Possibly the most substantial evidence uncovered for an Anglo-Saxon extra-mural settlement was during the excavation of Christ Church College (UAD No: CCUAD 1713). This site provides

extensive evidence that the primary purpose of this settlement may have been linked to metal production as the excavation yielded large amounts of iron slag as well as evidence of iron smelting and smithing (Houliston 1999).

Medieval (c 1066 – 1540)

- 5.10 It would appear that Old Ruttington Lane was partially established by c1200 (see Fig 7).
- 5.11 Excavations at Diocesan House in the early 1990s uncovered three pits, yielding an extensive ceramics assemblage, and a sub-rectangular well (HER No: TR 15 NE 418), and an archaeological evaluation carried out at nearby 35–36 Broad Street in 2010 uncovered evidence of extensive pit digging in the area from the twelfth – thirteenth century (TR 15 NE 1417; Rady 2011). A medieval well has also been recorded at 39 Broad Street (MonID: MKE4730).
- 5.12 Excavations carried out in 1951 outside the Quenin Gate in Lady Wootton’s Green recorded a significant number of medieval features of interest (Frere et al. 1987). Such features consisted of structural evidence for medieval buildings, dated to the eleventh – fourteenth centuries (UAD No: CCUAD 2088).
- 5.13 Of significant interest during the expansion of medieval Canterbury is the construction of Medieval Tower 12, built by Prior Chillenden c. 1391-1411 during fears of a French invasion (UAD No: CCUAD 2210; Frere et al. 1982; Elder and Duncan, 2002). Similarly, a new postern at Queningate was constructed in c. 1448-49 (UAD No: CCUAD 2210). The construction of houses 37a/b – 44 Broad Street during this period reflects the medieval expansion of the city.
- 5.14 Excavations undertaken on land immediately north-east of The Royal Dragoon public house in 1988 uncovered a single rubbish pit, some sherds of 13th century pottery and a number of human bones (MonUID:MKE4554), again reflecting the expansion of medieval Canterbury.
- 5.15 Excavations at No 40 Broad Street also identified deposits linked to a late-medieval/early post-medieval building fronting Broad Street (UAD No: CCUAD 1317).

Post medieval (c 1540–1900)

- 5.16 It would appear that, by 1610, Old Ruttington Lane also includes the present day ‘New Ruttington Lane’, the section of this road that crosses Military Road and continues to the north-west. Both Hollar’s map of 1663 (but thought to represent the city in 1610) and John Speed’s map of 1611 show some evidence of housing at the junction of Old Ruttington Lane and Broad Street, although it is possible that this is as a result of stylised illustration, rather than geographical accuracy (See Figs 8 and 9).
- 5.17 From the anon. Map 123 in the Cathedral Archives (c 1640; see Fig 10), it would appear that at this time the PDA was located in an area of hop fields and orchards, linked to the grounds of the former St. Gregory’s Priory (Willson, 2008). W. and H. Doidge’s Plan of the City of Canterbury dated 1752 (See Fig 11) shows Old Ruttington Lane with a small number of properties but still surrounded largely by open land, suggesting that this area remained open land until the establishment of Canterbury’s Cavalry Barracks in 1794. As a result of this, Military Road was constructed between 1805–1815, as seen on Collard’s plan of Canterbury of 1843 (See Fig 12). A Victorian building boom also saw an increasing number of dwellings built alongside both sides of Old Ruttington Lane between 1820–1840, as seen on the 1st edition OD map from 1873 (See Fig 13).

Modern (c 1900 – 2000)

- 5.18 During the post-war years, one of the main changes to the area surrounding the PDA was the construction of St. Thomas Roman Catholic School, immediately to the north-west of the PDA. The school was constructed during the 1950's and with further extensions during the 1960s and 1970s (Willson 2008) (See Fig 14).
- 5.19 Recent excavations in within a 75m radius of the PDA have also recorded the capping of earlier medieval pits by modern hardstanding deposits of probable recent derivation (Rady, 2011).

6. ARCHAEOLOGICAL ASSESSMENT

- 6.1 On the basis of available evidence, the area of the PDA and its immediate environs are of archaeological potential. Excavation within the general locality has produced evidence of early activity dating to the Neolithic period and, since the late Iron Age, the area has seen apparently continuous activity up to the present day. Significant archaeological remains in the form of a Roman cemetery, a focus for settlement and industrial activities during the Anglo-Saxon period, and the developing monastic institution of St Augustine's Abbey all have implications for possible archaeological remains within the PDA.
- 6.2 . If such remains were to be found intact within the PDA, their contribution to regional and national understanding of the period would mean that they should be considered of high significance.

Existing impacts

- 6.3 Previous impacts to the PDA might have resulted from road building and earlier service trenching, for example. Also, during World War II, two high explosive bombs were hit Old Ruttington Lane and Havelock Street, destroying ten houses on the north-east side of the latter (Willson 2008).

Potential impacts

- 6.4 There is an at least moderate chance that extant and significant archaeological features, artefacts or ecofacts, particularly relating to the Roman, Anglo-Saxon, Medieval and post-Medieval periods, may be disturbed or destroyed by groundworks within the PDA. The impact of its destruction, within a designated area in terms of the protection of the historic environment, would be considered major.
- 6.5 Although there are a number of listed buildings in close proximity to the PDA (Nos 37a/b, 38, 39, 40, 41 and 42 Broad Street), it is not anticipated that any work within the PDA should have a detrimental impact upon these buildings. The only area of concern with regards to this is to the back (north western extent) of 39 and 40 Broad Street as the PDA appears to include some existing walls associated with these dwellings.

7. PROPOSED MITIGATION

- 7.1 The destruction of preserved archaeology without proper record risks a major negative impact on the historic environment.
- 7.2 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 may be required, in the form of an

archaeological excavation or preservation in situ. If excavated, archaeological remains will be 'preserved by record' and the information generated made public, again via means appropriated to their significance. Modifications to the design of building or services in order to preserve buried archaeology in situ, can also be suggested.

- 7.3 Modifications to the design of the services in order to preserve buried archaeology in situ, might also be appropriate.
- 7.4 All archaeological work should be carried out in accordance with written schemes of investigations and in consultation with the Canterbury City Council Archaeological Officer. If significant remains are to be preserved by record, a formal archaeological assessment and further mitigation may be expected with reports through to final publication as appropriate, subject to submission and approval to satisfy the discharge of conditions attached to curatorial consents.

8. CONCLUSION

- 8.1 This report considers the implications for the historic environment of proposed development towards the south-western end of Old Ruttington Lane, near to the junction with Broad Street.
- 8.2 There is an at least moderate chance that extant and significant archaeological features, artefacts or ecofacts, particularly relating to the Roman, Anglo-Saxon, Medieval and post-Medieval periods, may be disturbed or destroyed by groundworks within the proposed development area.
- 8.3 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.

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MAPS AND VIEWS CONSULTED:

Ordnance Survey: Medieval and Roman Canterbury

Anglo-Saxon map of Canterbury 1050

William Urry map of Canterbury c. 1200

John Speed 1611

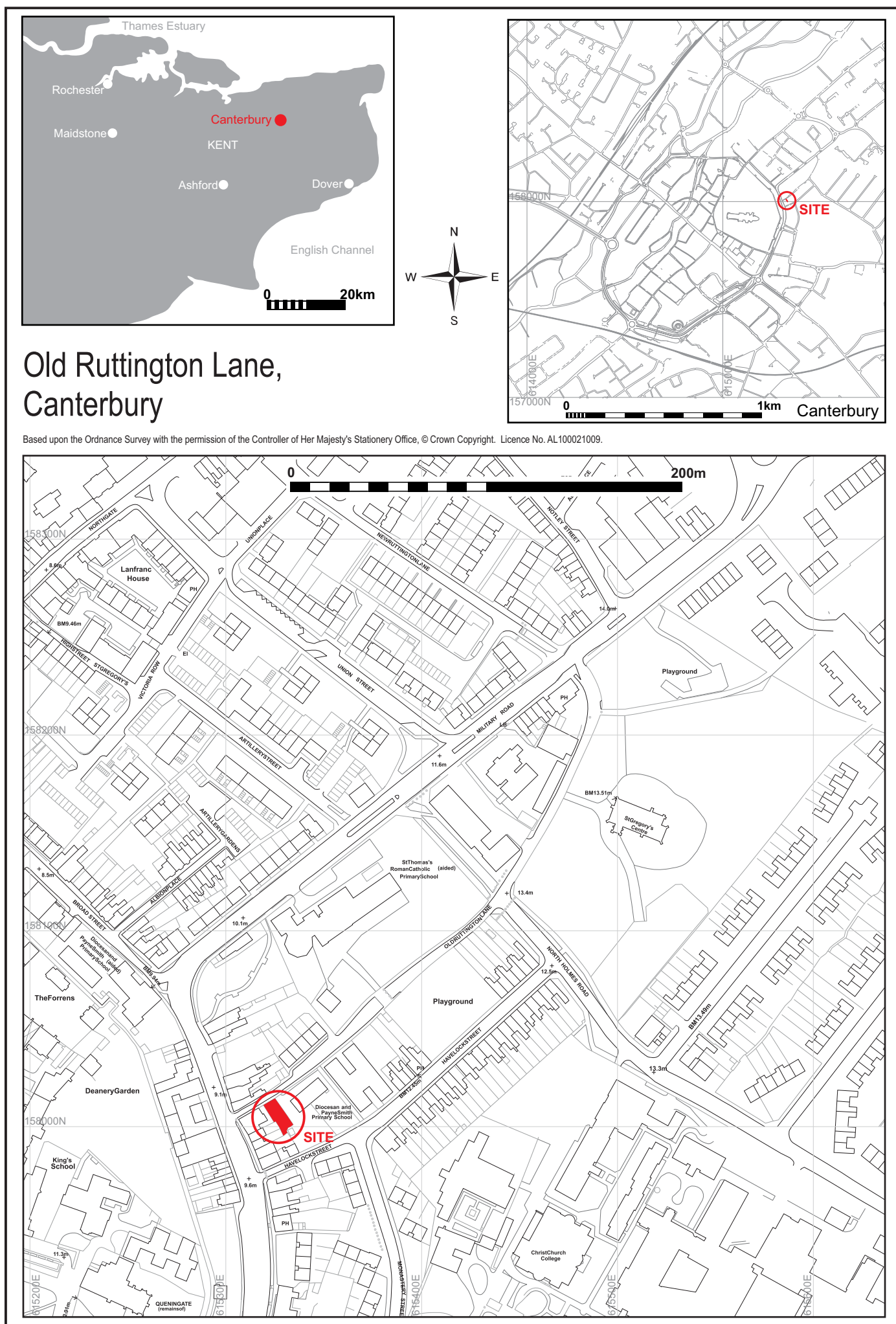
Anon c.1640 (See also colour version) (CCA Map 123)

Wenceslaus Hollar Ground Plott c. 1663, but probably from an original c. 1610

W and H. Doidge's Plan of City of Canterbury 1752

T.W. Collard Plan of City of Canterbury 1843

OS 1st Edition



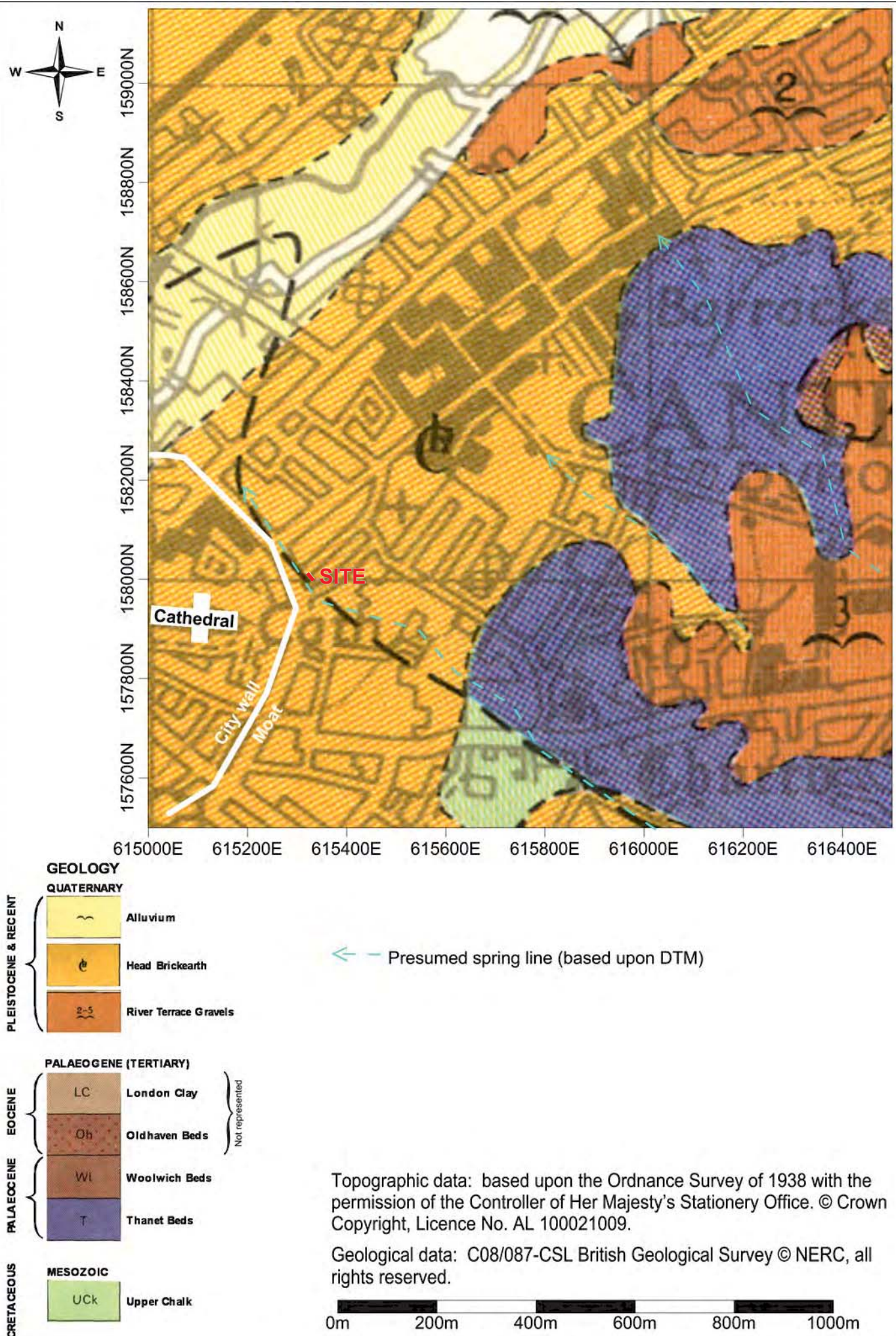
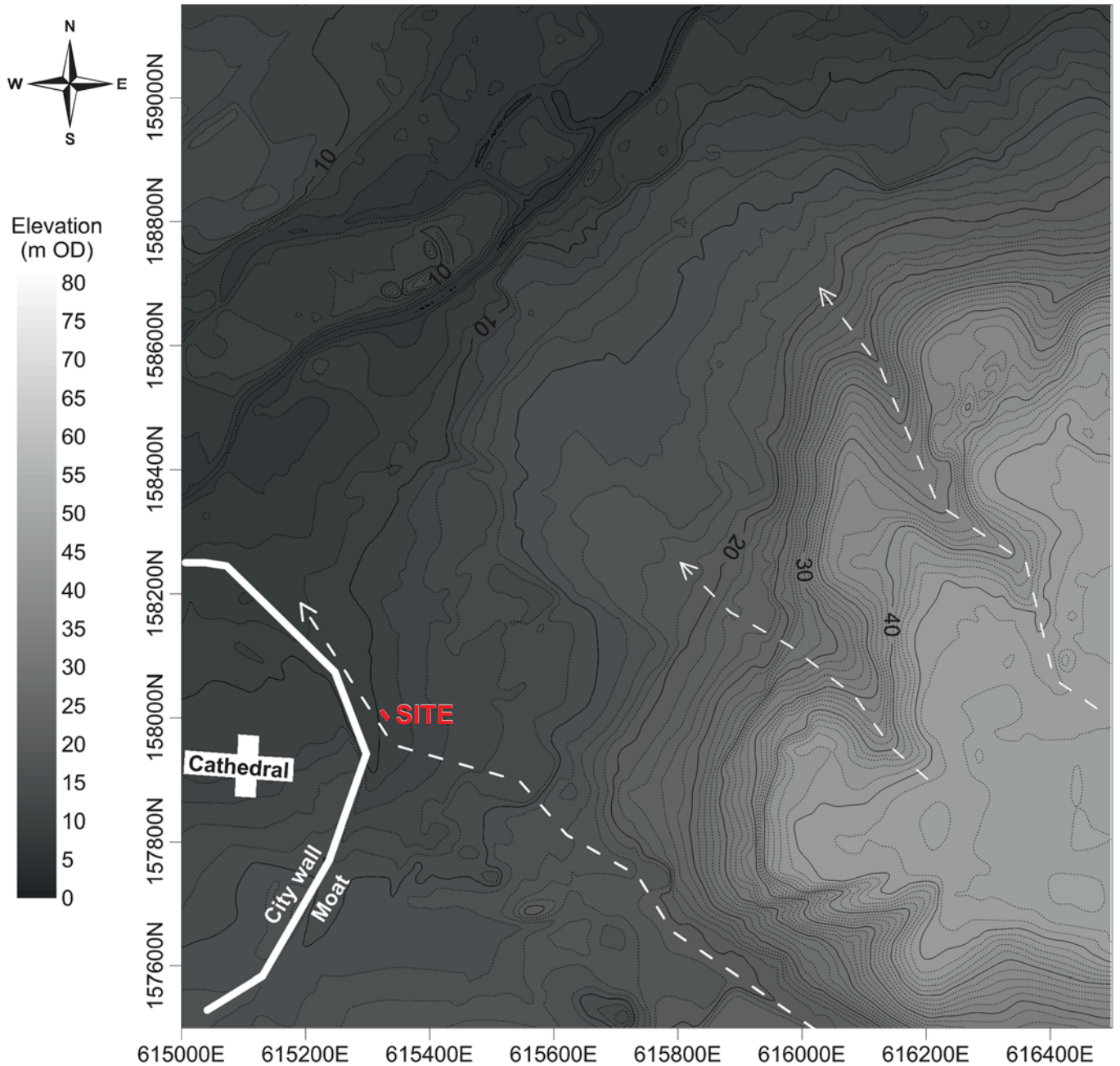


Fig 2. Anticipated superficial geology (1:10,000)



← — Presumed spring line (based upon DTM)

Digital terrain model: based upon 5m grid calculated from digital surface model based upon 2007 airborne radar data collected on a 2.5m grid.

Elevation data: © Airbus Defence and Space Ltd, Infoterra Ltd and Bluesky International Ltd 2007-2015.

Topographic data: based upon the Ordnance Survey of 2009 with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright, Licence No. AL 100021009.



Fig 3. Digital terrain model of environs (1:10,000)

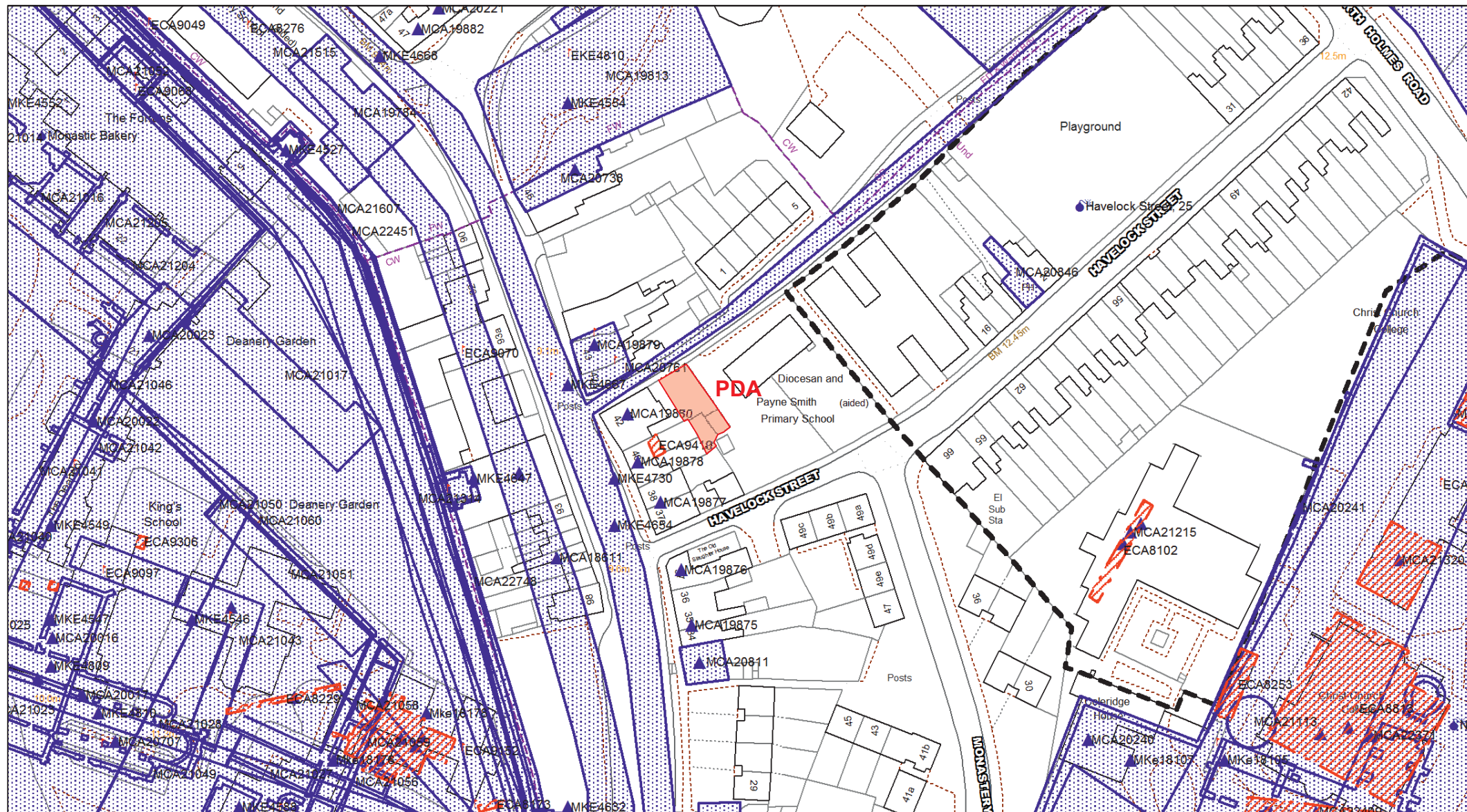


Fig 4. Urban Archaeological Database showing location of PDA

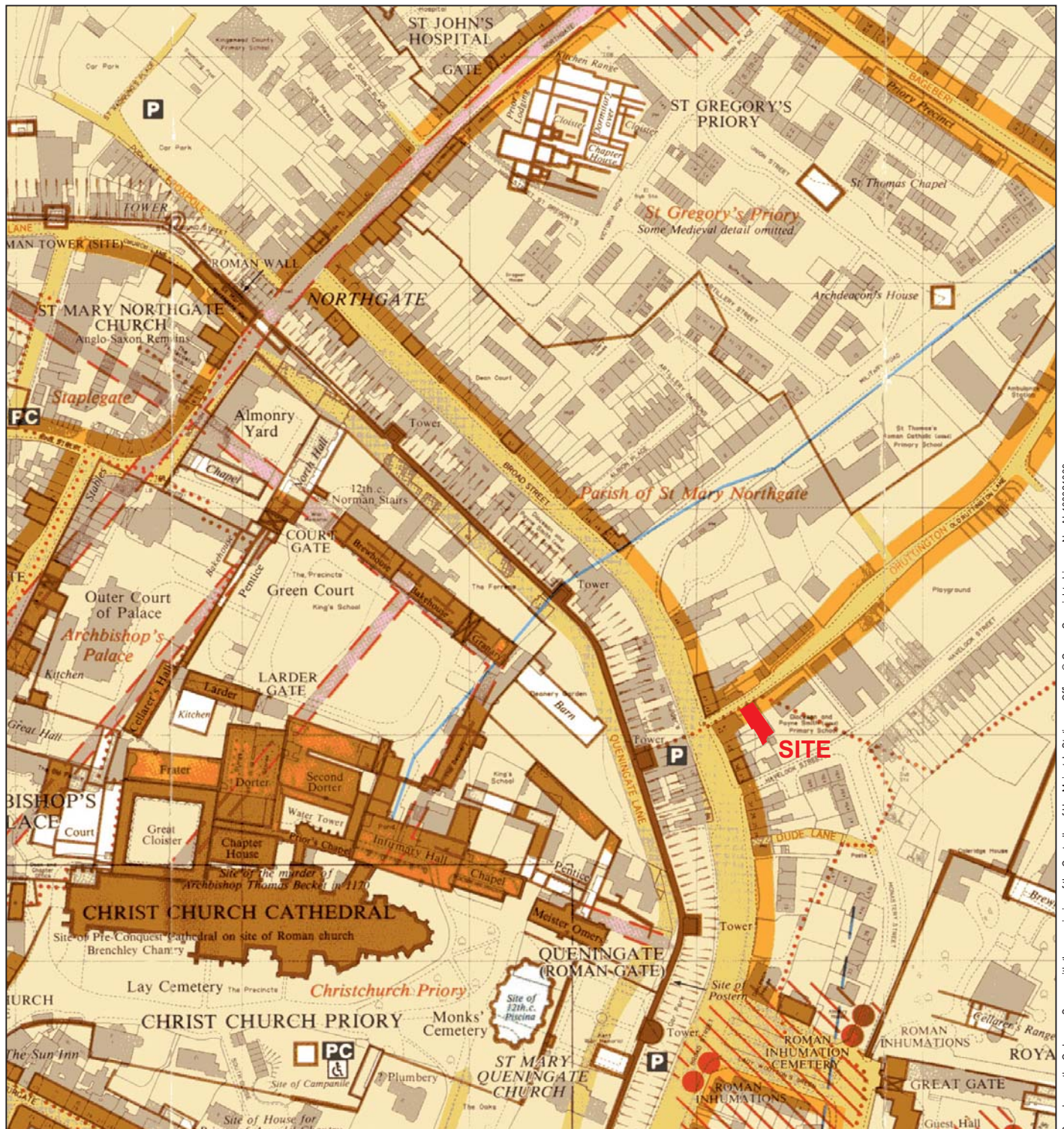


Fig 5. Roman and Medieval Canterbury (1:2500), in relation to the PDA



Fig 10. The location of the PDA in relation to an anonymous map of Canterbury, dated to 1640 (Cathedral Archives Map 123)

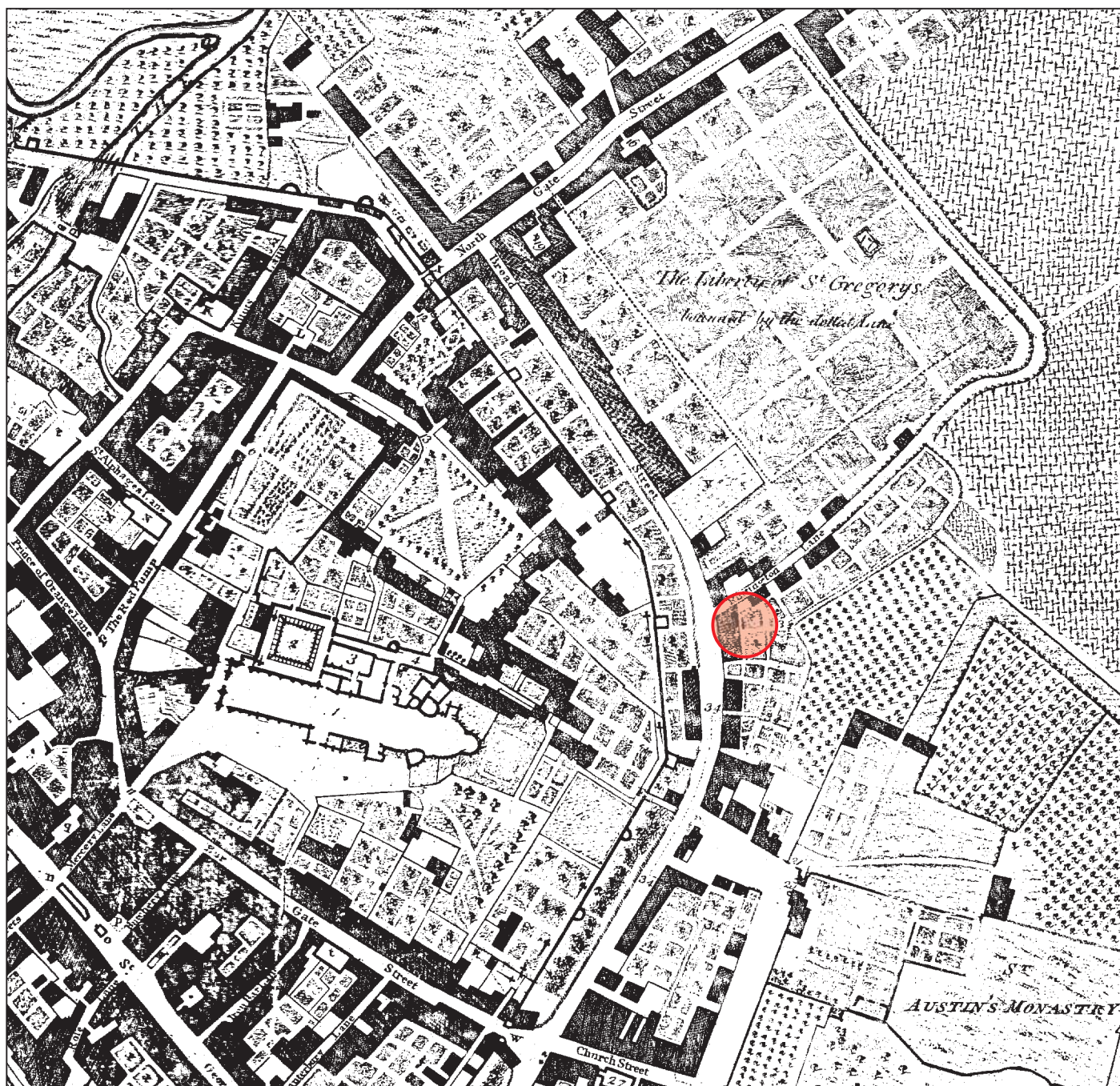


Fig 11. The location of the PDA in relation to W. & H. Doidge's triangulated Plan of Canterbury, 1752

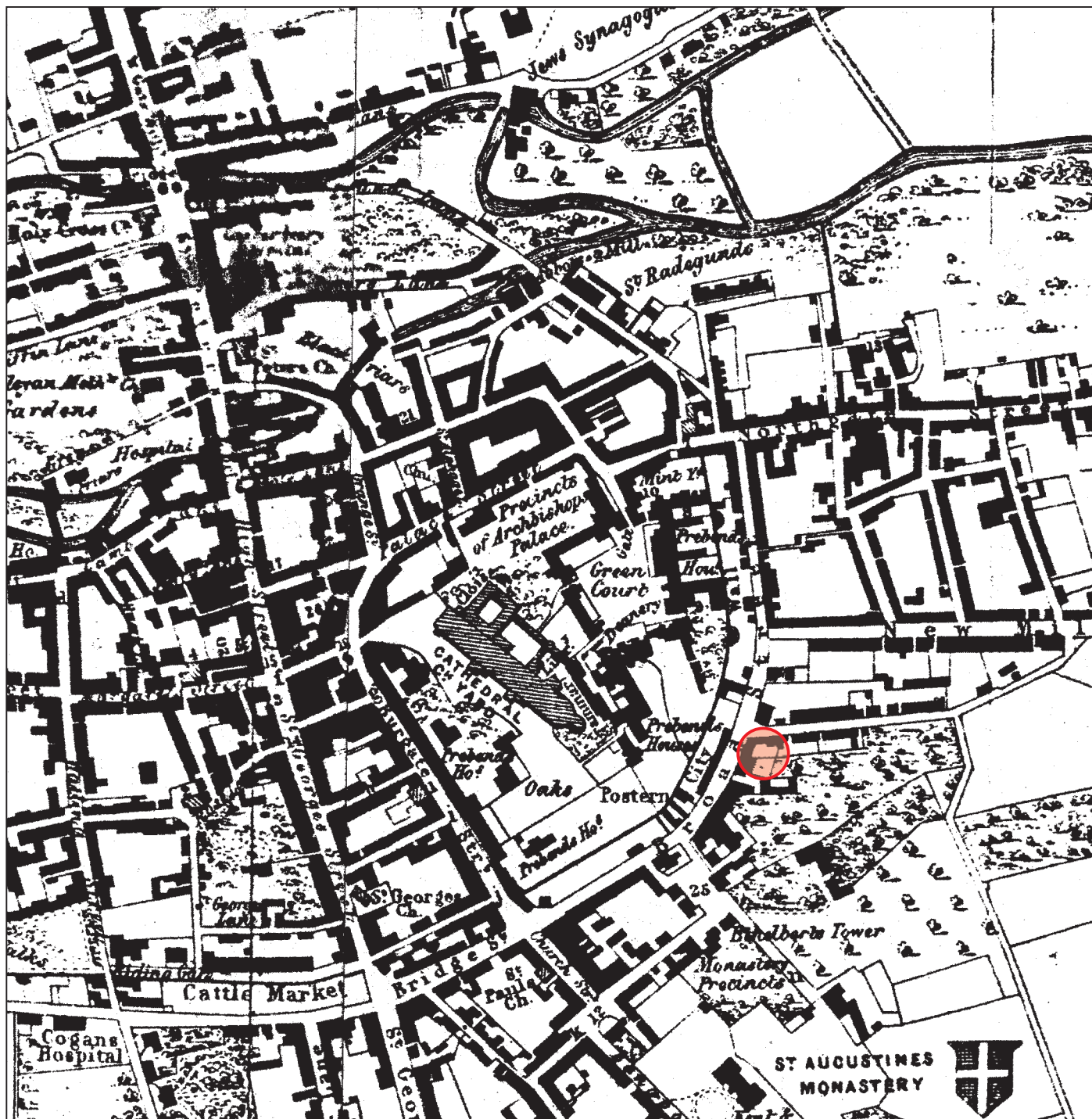


Fig 12. The location of the PDA in relation to Collard's Map of Canterbury, 1843



Fig 13. 1st Edition Ordnance Survey Map of 1873



Fig 14. Google Map image, 2014