

# 52 King Street, Canterbury, Kent

Heritage Statement including results of a preliminary desk-based  
assessment

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01	Isobel Curwen and Jake Weekes	Archaeologist and Research Officer	20/04/2016	Jake Weekes

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92a Broad Street · Canterbury · Kent · CT1 2LU

Tel +44 (0)1227 462062 · Fax +44 (0)1227 784724 · email: [admin@canterburytruStco.uk](mailto:admin@canterburytruStco.uk)

[www.canterburytruStco.uk](http://www.canterburytruStco.uk)



## SUMMARY

*This report presents a heritage statement based on rapid archaeological appraisal of land at 52 King Street, Canterbury, Kent (NGR 614916, 158035, centred; Fig 1). The report was commissioned by Paul Roberts and Associates in March 2016 in view of proposed development of the site.*

*There is much evidence of occupation of the area, which lies within the Canterbury Area of Archaeological Importance, from the prehistoric, Roman, Anglo-Saxon, medieval and early post-medieval periods, and evidence within the PDA itself of Romano-British occupation in the form of a building, as well as medieval activity.*

*Archaeological evaluation of the PDA is proposed, in response to the significance of the archaeology likely to be encountered in the area and impacted upon by groundworks.*

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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 52 King Street, Canterbury, Kent (NGR 614916 158035, centred; Fig 1), in the form of a heritage statement. The report was commissioned by Paul Roberts and Associates in March 2016 in view of proposed development 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 The relevant Canterbury District Local Plan (2001-2011: First Review; Canterbury City Council 2006a) policies are BE3 (World Heritage Sites), BE5–6 (Listed Buildings), BE7–8 (Conservation Areas), BE9 (buildings of local architectural or historic interest), BE10 (Historic Landscapes), BE14 (Scheduled Ancient Monuments) and BE15 and BE16 (Archaeology). Of key relevance are the following statements (Canterbury City Council 2006b):

- *The archaeological and historic integrity of Scheduled Ancient Monuments and other important archaeological sites and historic landscapes, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will normally be refused.*
- *Prospective developers will be requested to arrange for an archaeological field evaluation to be carried out in advance of determination of planning applications where it is indicated that important or potentially important archaeological remains may exist.*
- *Development may be permitted where this would provide the best reasonable means of conserving the character, appearance, fabric, integrity and setting of the ancient monument, archaeological site or historic landscape.*

2.8 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*

2.9 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)<sup>1</sup> 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.

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<sup>1</sup> [http://www.kent.gov.uk/leisure\\_and\\_culture/heritage/south\\_east\\_research\\_framework.aspx](http://www.kent.gov.uk/leisure_and_culture/heritage/south_east_research_framework.aspx)

### 3. LOCATION, GEOLOGY AND TOPOGRAPHY

- 3.1 King Street lies in the north-west area of central Canterbury, within the city walls, bounded immediately to the north by neighbouring dwellings and the crossroads between St Alphege Lane and King Street, to the east by The Cloisters, to the west by adjacent buildings on the opposite side of King Street and to the south by neighbouring buildings along King Street, towards the junction with Orange Street (Fig 1). The area lies at between 13m and 14m OD.
- 3.2 The underlying geology in the area is marked as Head (clay and silt) deposits, overlying Seaford Chalk Formation (Geological Survey of Great Britain (England and Wales) 1:50,000 digital map, accessed 15/04/16),<sup>2</sup> although it lies near the edge of the alluvial channel of the intra-mural Stour.

### 4. DESIGNATIONS

- 4.1 The PDA is situated within the Canterbury World Heritage Site (WHS) buffer zone and also within the Canterbury Conservation Area (as defined in the Listed Buildings and Conservation Areas Act 1990).
- 4.2 The PDA furthermore lies within 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. 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 The PDA lies immediately to the south-west of Grade II listed buildings, 52 King Street (List Entry No: 1240917), and 7 St Alphege Lane (List Entry No: 1241756).

### 5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

- 5.1 A search of the Canterbury Urban Archaeological Database (UAD: see Fig. 3) as well as the up to date Canterbury Archaeological Trust on-line Gazetteer,<sup>3</sup> 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

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

<sup>3</sup> <http://www.iadb.co.uk/i3/item.php?ID=CAT:GAZ>

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 Prehistoric archaeological remains are not reported within the PDA but are present within a 75m radius of the PDA.

5.5 Excavations within the cellar of 3 Palace Street in 1952, approximately 78m south-east of the PDA, uncovered the remains of three successive Iron Age houses (HER No: TR 15 NW 442; Frere et al. 1987, 81).

#### *Romano-British (c AD 43 – 450)*

5.6 Romano-British archaeological remains are reported within the PDA and within a 75m radius of the PDA. This area of Canterbury has had almost continuous occupation from the mid second century until the present day.

5.7 Roman period occupation is known at 53 King Street (within the PDA) where an archaeological excavation in 1952 identified a Roman period building. This building had evidence of at least two phases of occupation and possible iron production, with occupation of the site shown to be continuous from the mid second century to some point in the fourth century, with occupation resuming from late Saxon to modern times (UAD No: CCUAD 1973; Frere et al. 1987).

5.8 By the early second century AD, the Romano-British town had been fully established (See Fig 4). Archaeological evidence of Roman road building has been identified frequently in interventions around King Street. At its south-western end, a Roman period wall foundation was uncovered during work to the main drainage system of Canterbury in 1868, along with a roman ‘urn’ and fragments of another Roman vessel (UAD No: CCUAD 444; HER No: 15 NW 2128; Pilbrow 1871). Evidence of an early Roman street with metalling aligned north-east to south-west was uncovered when two trenches were excavated in the cellar of No 3 Palace Street in 1952. A number of pits cut into this metalled surface providing evidence for a change of occupation. Further evidence for Romano-British settlement and road building has also been identified at No 7 Palace Street, 75m south-east of the PDA. During a salvage excavation, Roman period metalling was observed, interpreted as the verge of a major north-east to south-west aligned Roman street (UAD No: CCUAD 132; Bennett, 1983). Additionally at 7 Palace Street, the remains of a late second-century timber building were uncovered, as well as evidence for possible metalworking activity. Further north on Palace Street, opposite to St Alphege’s Church, a tessellated pavement has been observed at a depth of 2m (UAD No: MKE92917; Pilbrow 1871).

#### *Anglo-Saxon (c 450 –1066)*

5.9 No Anglo-Saxon archaeological remains are reported within the PDA or within a 75m radius of the PDA.

5.10 Nearby excavations have uncovered evidence of Anglo-Saxon occupation, however: a series of pits uncovered in excavations at 4–5 Best Lane, c. 113m south-west of the PDA (HER No: TR 15 NW 1959; Austin, 1993; Bennett, 1992).



- 5.11 King Street is marked on the reconstructed topographical map of Anglo-Saxon Canterbury at about c. 1050 (See Fig. 5).

*Medieval (c 1066 – 1540)*

- 5.12 Archaeological excavations at 53 King Street uncovered evidence of the medieval occupation of the site. This took the form of a large pit containing pottery dated to the second half of the thirteenth century (UAD No: CCUAD 2119). Additionally, a building survey of 5–8 Turnagain Lane (60m south-east of the PDA), discovered a row of two storey medieval tenements which may have previously extended further to the west (UAD No: CCUAD 907). It should be noted that this part of Canterbury was substantially reorganised in the eleventh century when Archbishop Lanfranc realigned the old street running up to Northgate to enlarge his Palace, creating what is now Palace Street (Rady et al. 1991).
- 5.13 The church of St Alphege appears to have medieval origins, founded by c.1200 as it appears on W. Urry's map of this date (See Fig. 6), appearing to have been re-built or enlarged during the 13th to 14th century (UAD NO: CCUAD 1203). It is possible that a church or other building has existed on this site prior to c.1200 as the south wall of the church has possible Roman formations (Tatton-Brown, 1980).
- 5.14 The Dominican Friary (Blackfriars) is also situated approximately 40m north-west of the PDA, founded between 1237 and 1259. The priory was enclosed by a boundary wall with an eastern boundary along King Street (Dodd et al, 2011). A friary churchyard also existed to the south west of the monastery complex (UAD No: CCUAD 2308), with associated cemetery (UAD No: CCUAD 1431). Today, on the site of the Blackfriars Priory, a Baptist meeting house now exists, known as De La Pierre House, established in 1639 (UAD No: CCUAD 1187).

*Post-medieval (c 1540 – 1900)*

- 5.15 Blackfriars Priory was dissolved in 1538 although the church and other main buildings seemed to have survived past this date. However, a map of 1640 shows open land in the area of the priory. King Street is clearly located 1640 map (See Fig. 7).
- 5.16 The Friends Meeting House, approximately 45m south-west of the PDA, was erected in 1763 (UAD No: CCUAD 1188). During an archaeological excavation at this site in 2010, dark soil deposits were uncovered, thought to represent cultivation of this area in the early post-medieval period, succeeded by some slight occupation in the late seventeenth or eighteenth centuries (Sparey-Green 2010).
- 5.17 Plans of the city show the increasing continued development in this area (Fig 8, 9, 10 and 11), and indeed a large majority of the buildings on King Street and its environs are listed to either Grade I or Grade II status (No 2 King Street (UAD No: CCUAD 374), No 8 King Street (UAD No: CCUAD 376), No 51 King Street (The Prince of Wales Inn), No 2, 3, 4, 5 and 7 St Alphege Lane (UAD No: CCUAD 632), 9 Orange Street, 13-14 Orange Street (UAD No: CCUAD 573), 5–8 Turnagain Lane (UAD No: CCUAD 907).
- 5.18 It is probable that post-medieval buildings started to replace some earlier medieval buildings along King Street and its environs, and indeed an archaeological watching brief undertaken at 11 Orange Street (65m south east of the PDA) uncovered a post-medieval soil horizon containing small brick and tile fragments with carbon flecking, evidence of occupation (UAD No: CCUAD 1202). An archaeological evaluation at 8 Palace Street also uncovered late post-medieval features at a depth of 1.15m below the existing ground surface (UAD No: CCUAD 1287).

### *Modern (c 1900 – 2000)*

- 5.19 Excavations at Friend's Meeting House in 2010, uncovered a tarmacadam surface, probably of the early twentieth century (Sparey-Green, 2010). Additionally, there is evidence of a Methodist graveyard immediately south of the PDA (UAD No: CCUAD 2312).

## 6. ARCHAEOLOGICAL ASSESSMENT

- 6.1 On the basis of available evidence the area of the PDA and its immediate environs are clearly of considerable archaeological potential. Excavation within the locality has produced evidence of early activity dating to the Iron Age and the area has seen continuous settlement and activity since. Significant archaeological remains in the form of Iron Age settlement, Roman roads and the developing area of Blackfriars Priory encompass the area. Above all, important Roman period remains as well as medieval activity is attested within the PDA itself.
- 6.2 If further such remains were to be found intact within the PDA, as is likely, their contribution to local, regional and national understanding of the period would mean that they should be considered of (at least) high significance.

### *Existing impacts*

- 6.3 Previous impacts to the archaeology within the PDA might have resulted from road building and previous developments, and certainly archaeological interventions.
- 6.4 The proposed development of a three storey building, as depicted in details supplied by the client, runs through an area of important archaeological significance, therefore.

## 7. PROPOSED MITIGATION

- 7.1 The destruction of preserved archaeology without proper record risks a major negative impact on the historic environment.
- 7.2 In order mitigate this potential impact, and because of the significance of the archaeology likely to be encountered, it is envisaged that archaeological evaluation will be undertaken in areas earmarked for groundworks, in liaison with the Local Authority Archaeologist.
- 7.3 If important remains are discovered and are assessed to be at risk from the 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.
- 7.4 All archaeological work will 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 New development incorporating a three storey dwelling is proposed by Paul Roberts and Associates, to be situated at 52 King Street.

- 8.2 There is much evidence of occupation of the area from the prehistoric, Roman, Anglo-Saxon, medieval and early post-medieval periods, and evidence within the PDA itself of Romano-British occupation in the form of a building and medieval activity.
- 8.3 Archaeological evaluation of the PDA is proposed, in response to the significance of the archaeology likely to be encountered in the area.

## SOURCES

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MAPS AND VIEWS CONSULTED:

Ordnance Survey map of medieval and Roman Canterbury (1:2500)

Map of Anglo-Saxon Canterbury c.1050

William Urry map of Canterbury c. 1200

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

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

Doidge *Plan of City of Canterbury* 1752

Collard *Plan of City of Canterbury* 1843

OS 1<sup>st</sup> Edition





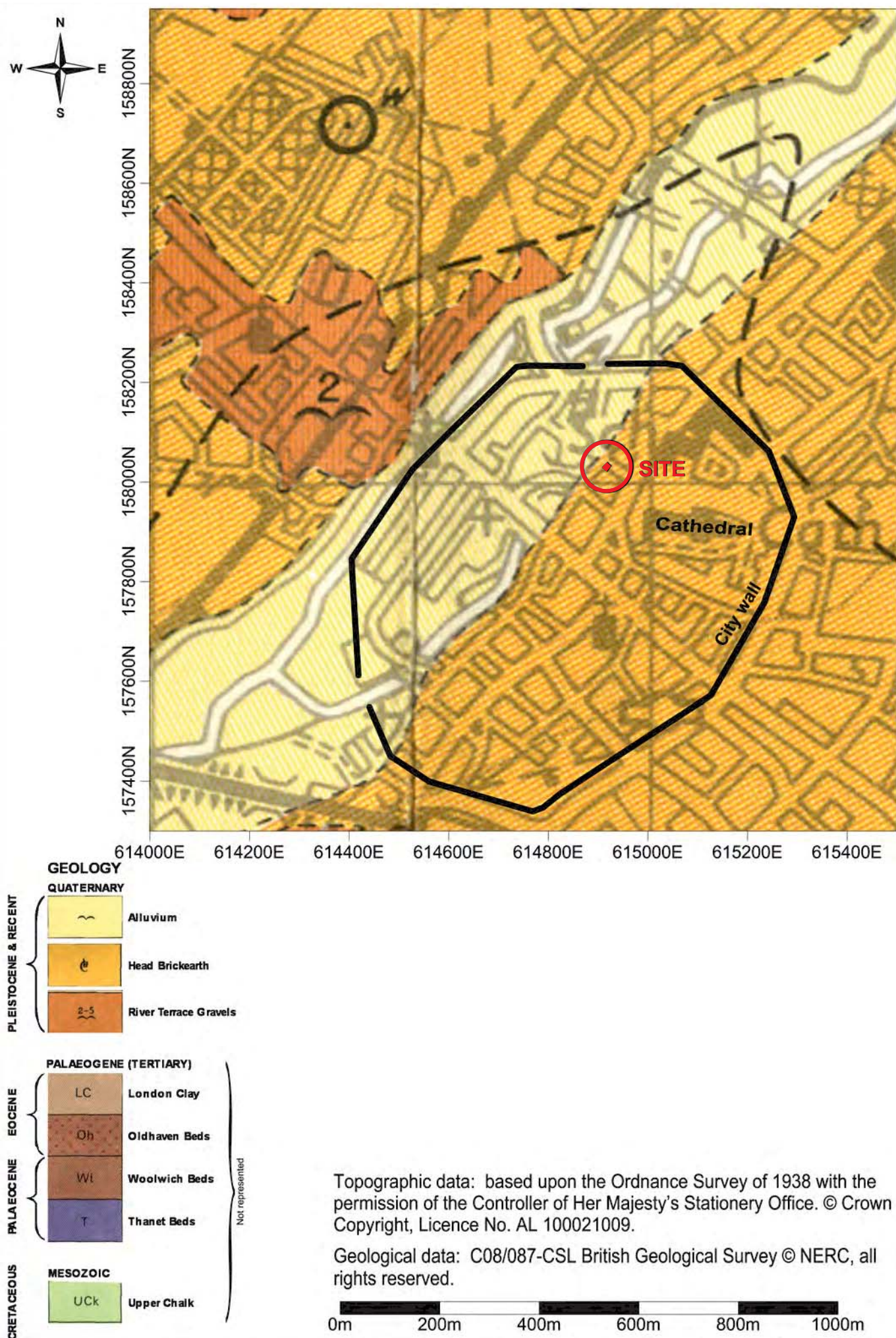


Fig 2. Anticipated superficial geology (1:10,000)



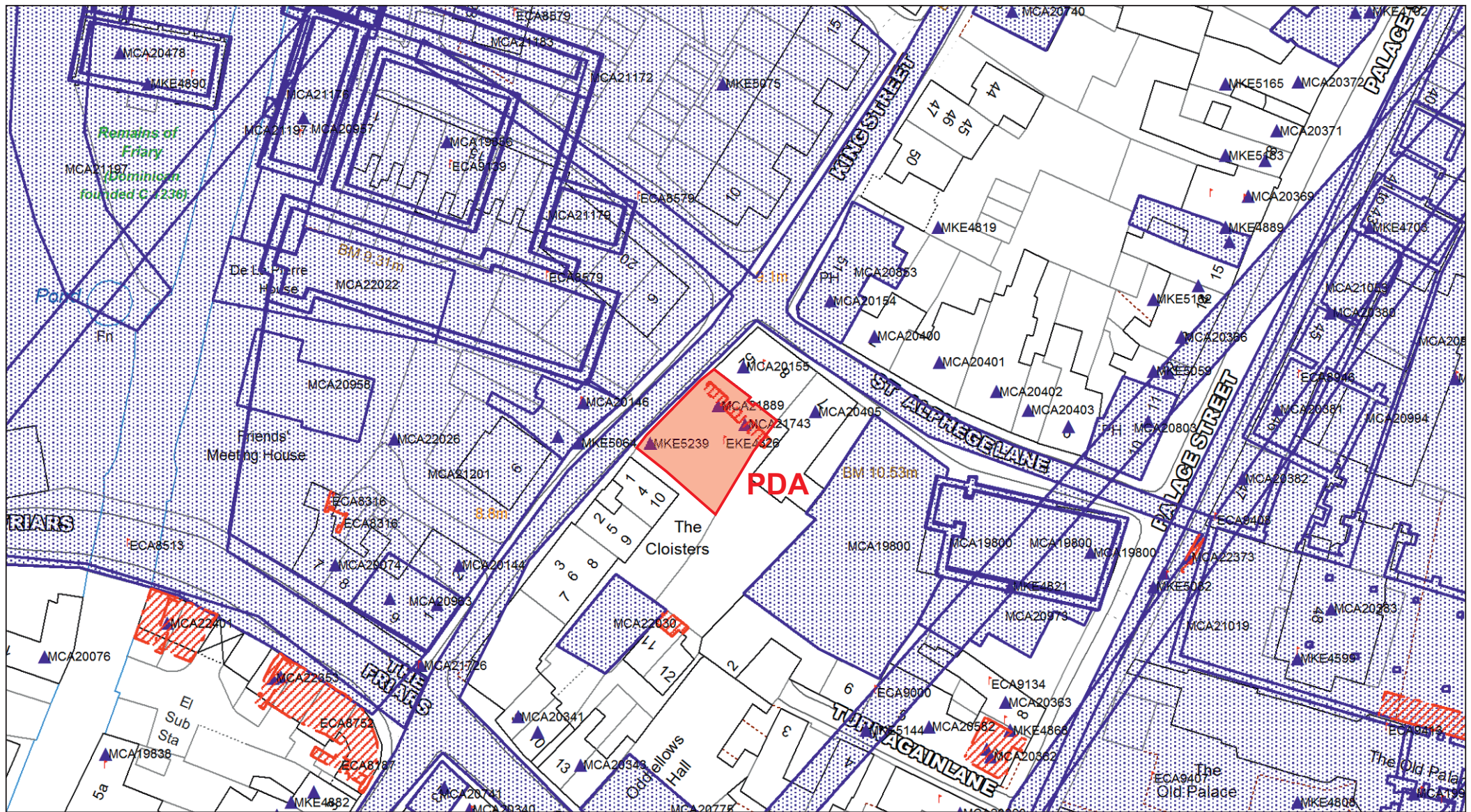


Fig 3. Historical Environment Record showing proposed location of PDA



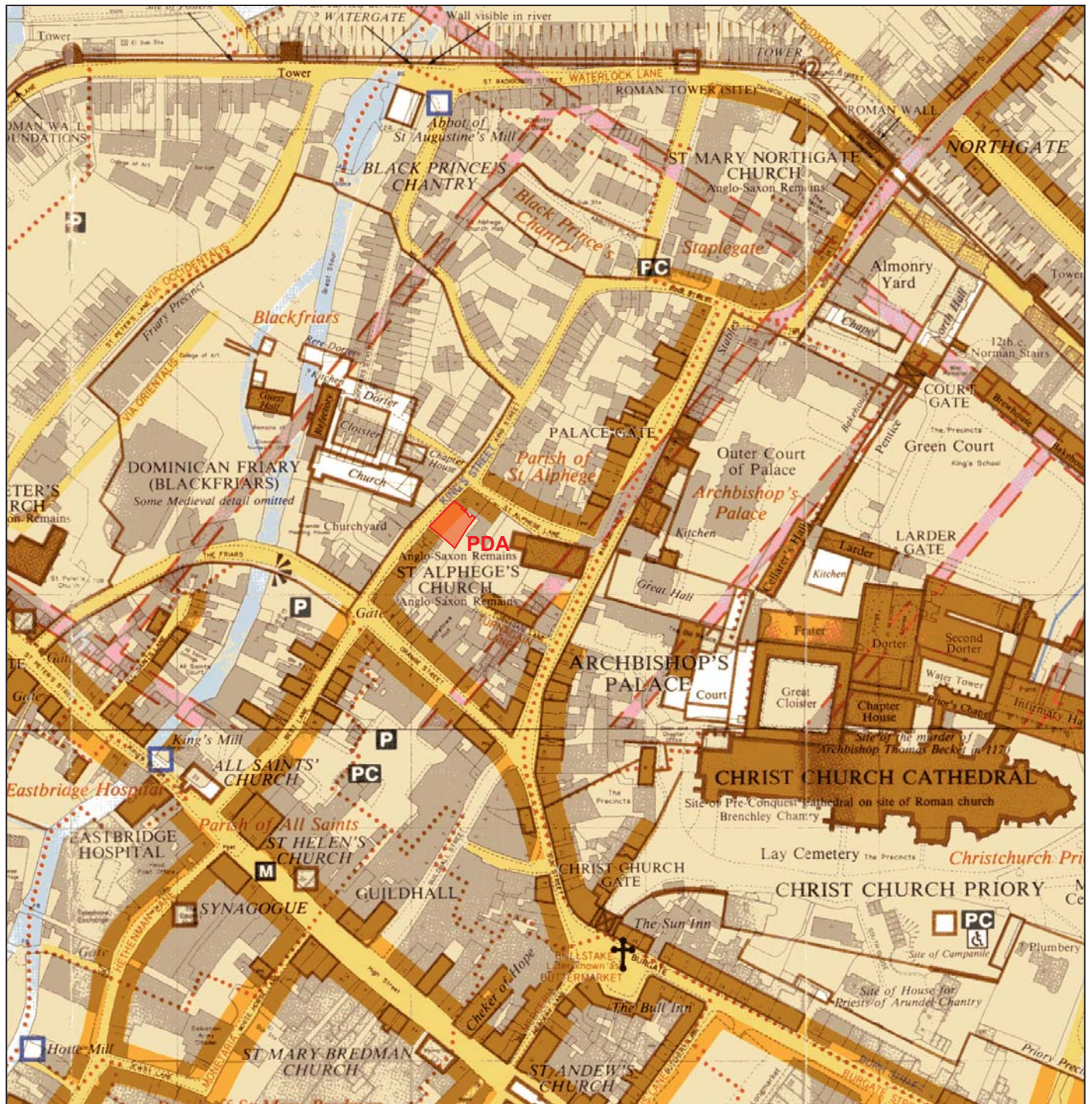


Fig 4. Extract from an Ordnance Survey map of Roman & Medieval Canterbury (1:2500)





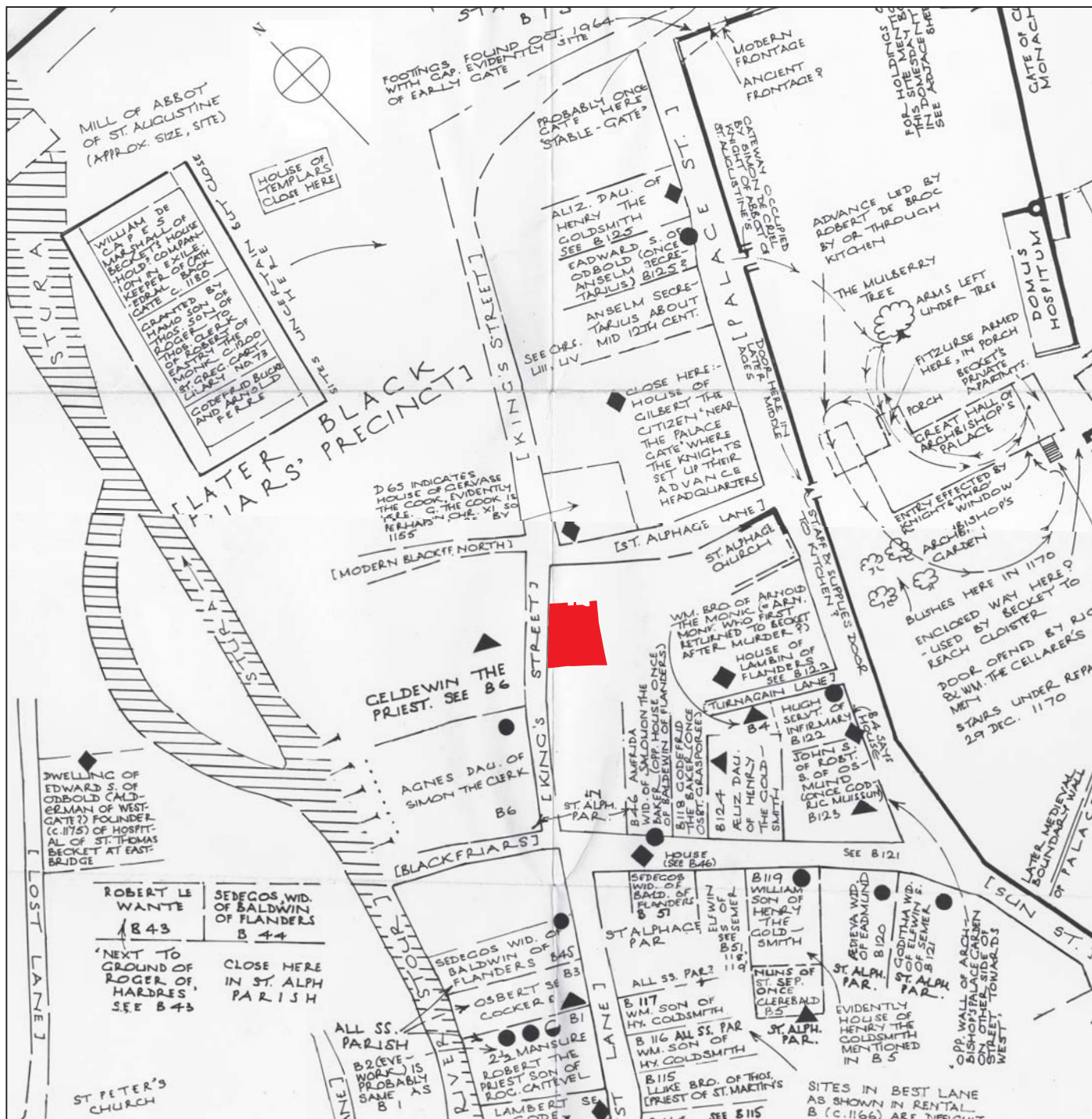


Fig 6. Extract from W Urry's reconstructed map of Canterbury at around 1200











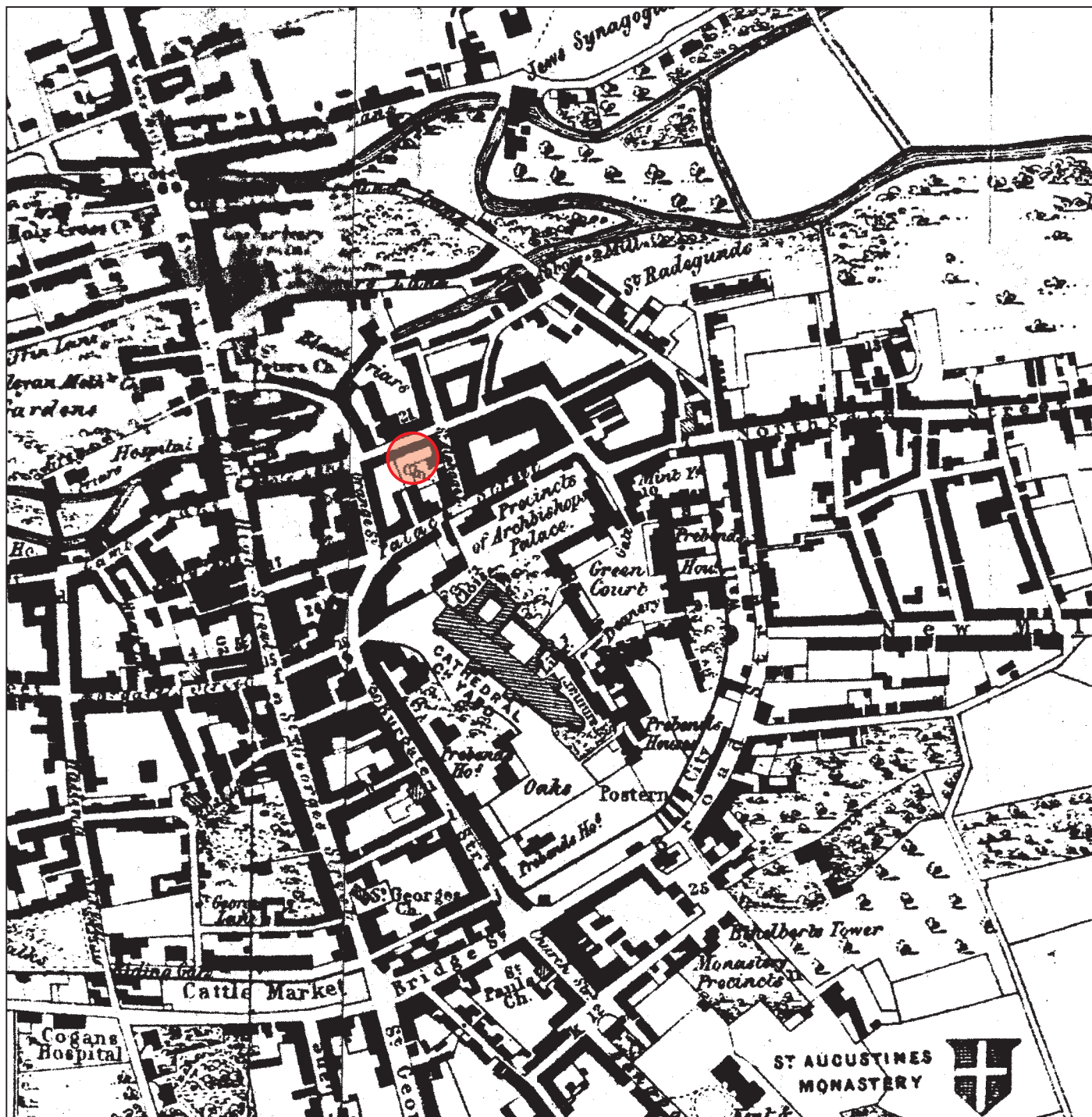


Fig 10. Extract from T W Collard's Plan of Canterbury, 1843





Fig 11. Extract from the 1st Edition Ordnance Survey map of Canterbury, 1873 (1:1000)





Fig 12. Google Map image, 2014