

125-127 Northgate, Canterbury, Kent, CT1 1BH

Archaeological Desk-Based Assessment Report

Project Code: 125NC-DA-16
Planning Ref: Pre-application
NGR: 615384 158376
Report No: 2016/100
Archive No: 3769

August 2016

Document Record

This report has been issued and amended as follows:

Version	Prepared by	Position	Date	Approved by
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SUMMARY

This report presents a provisional desk-based assessment constituting rapid archaeological appraisal of land at 125–127 Northgate, Canterbury, Kent CT1 1BH (TR 15384 58376, centred; Figs 1–2). The report was commissioned by Fuller Long in July 2016 in view of proposed development of the site.

The proposed development entails the demolition of existing office premises on the site, and the construction of a new, purpose built facility in place of the present parking garage.

The PDA lies within an area where archaeological remains are considered likely to be present. It is therefore recommended that a programme of archaeological evaluation should be carried out in advance of building work, in liaison with the Local Authority Archaeologist, so as to establish the presence or absence of buried archaeological remains within the area of the proposed new building. This will inform a suitable scheme of mitigation, if required.

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1. INTRODUCTION

- 1.1 This report presents a provisional desk-based assessment constituting rapid archaeological appraisal of land at 125–127 Northgate, Canterbury, Kent CT1 1BH (TR 15384 58376, centred; Fig 1). The report was commissioned by Fuller Long in July 2016 in view of proposed development of the site.
- 1.2 The proposed development entails demolition of the existing office and garage buildings, and the construction of a new office building where the present garage is sited. New railings are also to be installed at the front of the property, matching the existing ones.
- 1.3 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.
- 1.4 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 situated on the south-eastern side of Northgate, close to the Tourtel Road roundabout. The ground is currently occupied by Enterprise Rent-a-Car offices and parking garage, with the proposed new building to occupy the land currently occupied by the garage structure. It is bounded to north-west by Northgate, by park space to the north-east, by existing properties to the south-east and by land also used by Enterprise Rent-a-Car for parking to the south-west (Figs 1–2). The area lies at a height of approximately 11m OD.
- 3.2 Bedrock geology within the PDA is shown as Thanet Formation- Sand, Silt And Clay, overlain by superficial deposits of Head- Clay And Silt (Brickearth).²

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

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

4. DESIGNATIONS

- 4.1 The PDA lies within the Canterbury Area of Archaeological Importance (AAI), 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 Canterbury Archaeological Trust (CAT) is the designated investigating authority within the Canterbury AAI.
- 4.2 The PDA lies outside of the designated Conservation area for Canterbury, and does not impact upon any World Heritage Sites, Scheduled Ancient Monuments, Registered Battlefields, Listed Buildings or Registered Parks and Gardens.

5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

- 5.1 A search of the Canterbury Urban Archaeological Database (UAD; Fig 1) as well as the up to date Canterbury Archaeological Trust on-line Gazetteer,³ 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 150m around the PDA (centred on NGR 615 384 158376). 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/significant in terms of results, 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.
- 5.3 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.
- 5.4 All results of analyses are presented below in synthesis and in order of chronology.

Prehistoric (c 500,000BP – AD 43)

- 5.5 Two scatters of worked flint were recorded during excavation of the medieval St Gregory's Priory which took place between 1988 and 1991 c 130m south-west of the PDA. These finds were recovered from soil immediately above the natural Head

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

deposit, and a small amount of residual pottery of Late Bronze Age and Early Iron Age date were also recovered during the excavation (Hicks and Hicks 2001, 381). No features of prehistoric date were observed, although this may be due to the intensity of later activity on the site, which had truncated much of the earlier underlying deposits. A sherd of prehistoric pottery was also recovered from a similar soil layer overlying the Head deposit at Northgate Garage during evaluation in 2003, in an area c 90m south-west of the PDA, adding to the evidence for activity of this date in the area (Helm 2003, 8).

Romano-British (c AD 43 – 450)

- 5.6 Northgate represents the route of a Roman road which led out of the town, following the line of the modern Sturry Road and from there branching off towards the Roman fort at Reculver and to Isle of Thanet (Margary 1953; Route 11). This would have been a major thoroughfare during the Roman period. The later Roman gate was located in the area between the former Church of St Mary at Northgate (now part of the King's School) and The Jolly Sailor public house. Roman period street metallings have been identified at St John's Hospital c 150m south-west of the PDA (ECA 8165), and at number 68 Northgate (Cross 2016, 7).
- 5.7 In the Romano-British period it was common practice to bury the dead outside of the town, but in a prominent position situated close to the line of major road routes. The position of a Romano-British cremation cemetery has been suggested flanking either side of what is now the Sturry Road c. 460m north-east of the PDA (TR 15 NE 15; TR 15 NE 1668). This burial ground was first identified during the late nineteenth century, however unlike those in other parts of the town, for example along the Dover and London road routes, areas of which have been excavated recently; very little information about the cemetery areas on the northgate side of the town is recorded, and their boundaries are unknown.
- 5.8 The earlier cemeteries tend in general to be located a greater distance outside of the town than those from the later Romano-British period; for example on the south side of Canterbury, where later inhumation cemeteries are recorded just outside of the city wall. A single cremation burial is so far recorded from an area described as being located just south-west of St John's Hospital c. 280m west of the PDA (MKE 4772), which may indicate that cemetery plots also extend closer to the city walls on the Northgate side of town. Like the cremation burials mentioned previously, this interment was also excavated in the late nineteenth century, and so little information is known other than that it comprised of a main vessel which contained the cremated bone, buried together with two ancillary vessels, a description certainly consistent with a Roman date. This same cremation burial has been recorded by the HER a second time in error, likely due to uncertainty over its exact whereabouts as the two locations vary but the description is the same (TR 15 NE 285; TR 15 NE 1524).
- 5.9 Archaeological evaluation in the Northgate Car Park in 1993 identified a stretch of a substantial Romano-British ditch c. 40m west of the PDA. This feature contained a quantity of pottery dated from the second to third century AD, and was interpreted as a roadside ditch (Bennett and Herdman 1993, 9–10). No evidence for Romano-British burials was identified during the 1993 evaluation, nor any evidence for any buildings of this date that would suggest that ribbon development had extended this far. A series of

rubbish pits and clay quarries identified during excavation on the site of St Gregory's Priory c. 130m south-west of the PDA suggested a peak of activity in that area in the second to third century AD (Hicks and Hicks 2001, 381). The digging of rubbish pits and quarrying of the Head (Brickearth) are consistent with extra-mural activities that are to be expected in an area not used for burial, and may add weight to the argument that cemetery plots are not extensive in this area during the Romano-British period. Any evidence for later Romano-British activity in this area had been completely destroyed by the high density of burials excavated during the medieval period, however (Anderson et al 1989, 15). A scatter of Romano-British material and a pit were also identified during the Northgate Garage evaluation in 2003 (Helm 2003, 8).

Anglo-Saxon (c 450 –1066)

- 5.10 The dating for the earliest burials at St Gregory's Priory is uncertain. Pottery of seventh century date recovered from some of the graves could indicate that burials took place from the Anglo-Saxon period onwards, although it is thought likely that this material was residual and indicative of activity of this date in the area of which little trace remained due to truncation during use of the land for later burials (Anderson *et al* 1989, 15). Some evidence for occupation of Anglo-Saxon date was however recorded, in the form of domestic rubbish pits, three timber lined wells and linear features, likely representative of boundary ditches. The pottery collected suggests a date of between 450 and 1050 for occupation either in this area or close by, indicating ribbon development was taking place at this time along Northgate (Hicks and Hicks 2001, 381). A residual sherd of Anglo-Saxon pottery was also recovered in 2003 from the Northgate Garage evaluation (Helm 2003, 8).

Medieval (c 1066 – 1540)

- 5.11 The site of St Gregory's Priory lies just c. 130m south-west of the PDA and was the subject of open area excavation during 1988 to 1991. The Church of St Gregory's was founded c. 1084 by Archbishop Lanfranc, and built as a sister establishment to the hospital of St John, which lies on the opposite side of Northgate road. St Gregory's became an Augustinian priory in 1133, when Archbishop William of Corbeil replaced Lanfranc's clergy (Hicks and Hicks 2001, 1). Excavation at the priory site revealed details of the medieval buildings, and uncovered 1251 burials spanning the period from the eleventh to sixteenth century, with another 80 graves identified within the priory church. The location of St Gregory's and of St John's Hospital illustrates the importance of the Northgate area during the medieval period.
- 5.12 The PDA lies outside the priory grounds, and little is known about the land beyond the ecclesiastical establishments at this time. It is possible that area now occupied by the PDA may have fallen within a suggested eight acres of vineyards located in this area during the medieval period (TR 15 NE 236). However, the archaeological evaluation carried out in the Northgate carpark directly opposite the PDA revealed evidence for buildings of probable thirteenth century date fronting the north-western side of Northgate road, with likely associated rubbish pits located to the rear of these properties (Bennett and Herdman 1993, 13). This seems representative of ribbon development in this period, centred along the Northgate street frontage, and potentially similar occupation lay opposite, within the PDA. The north-eastern side may indeed have been more favourable for development, as it lay further away from the river Stour and would

have been less at risk of flooding than properties lying on the opposite side of the street. Dumping of priory and/or domestic waste in the vicinity of the PDA is perhaps the most likely finding if such layers were to be disturbed.

Post-medieval (c 1540 – 1900)

- 5.13 Post-medieval archaeological remains are reported within a 150m radius of the PDA.
- 5.14 Evidence from the Northgate Carpark evaluation in 1993 suggests that the thirteenth century buildings had been demolished by the late fourteenth or fifteenth century, perhaps as a consequence of abandonment in the aftermath of the Black Death. Overlying the remains of these were agricultural soil layers, with evidence that some areas were used for rubbish disposal until redevelopment took place in the eighteenth century (Bennett and Herdman 1993, 14).
- 5.15 Most of the early cartographic sources focus on the walled central town area, and not much detail of suburban areas such as Northgate is shown. The map by Braun and Hogenberg dated 1588 (Fig 3) shows only open land beyond the boundary of St Gregory's and St John's Hospital. The 'Ground Plot of Canterbury' map dated 1663, also indicates open ground to the north-east of St Gregory's at that time (Fig 4). A map of 1752 by the Doidges (Fig 5) does show some detail of planned garden layouts behind properties fronting the south-eastern side of Northgate, including the area of the PDA at this date. The gardens on the St Gregory's site were established in the seventeenth century and remained until development of the area in the Victorian period (Anderson et al 1989, 15). A map by Andrews and Wren dated 1768 (Fig 6) again shows properties fronting Northgate in between the St Gregory's site and Jesus hospital, including the PDA, behind which (to the south-east) lay hop gardens. A similar view is also shown in a map dated 1825 (Fig 7) indicating that little change had occurred in the intervening years.
- 5.16 The Ordnance Survey map dated 1877 (Fig 8) shows a continuation of buildings fronting Northgate with open land/gardens to the rear; however, by 1899 (Fig 9) the Ordnance Survey map for that year shows that an additional structure or structures spanning the footprint of more than one property had been constructed to the rear/central garden area of some of these houses. Although hard to pinpoint, it appears that this development may have extended within the area now occupied by the PDA, although the south-eastern limit or end of each garden plot still remained undeveloped.

Modern (c 1900 – 2000)

- 5.17 Modern archaeological remains are reported within the PDA or within a 150m radius of the PDA.
- 5.18 The Ordnance Survey map for 1908 (Fig 10) indicates that the additional building to the rear of properties fronting Northgate had gone by this date and the area returned to garden. This view is unchanged in the 1945 Ordnance Survey map (Fig 11) indicating that the rear of the PDA remained undeveloped until the existing garage building was constructed.

- 5.19 The site of a Second World War public Nissen hut, air-raid shelter and former Municipal Restaurant is recorded c 35m north-east of the PDA (TR 15 NE 882; TR 15 NE 861), with another surface shelter recorded c. 25m away, also to the north-east (TR 15 NE 884). A communal basement air-raid shelter is recorded in Alma Street c. 80m east of the PDA, and another at the junction between Union Street and New Ruttington Lane c. 60m to the south-west (TR 15 NE 865). Although there are a number of modern features recorded in the vicinity, most commonly those relating to the Second World War as mentioned above, the positions of these is well documented, and seems likely that such remains would be marked if they extended into the area of the present development. The 1944 map of Canterbury (not reproduced here) detailing the location of bomb impacts in the area does not appear to show any damage recorded within the PDA.

6. INTERIM IMPACT ASSESSMENT

Existing impacts

- 6.1 Previous impacts within the PDA are most likely to be focused along the Northgate street frontage and relate to phases of building shown to have occupied this part of the site, with potential also for late nineteenth-century development to have taken place further south-east towards the central area of the PDA. This is likely to have impacted upon any earlier structures or remains which may have fronted Northgate.
- 6.2 The south-eastern limit of the property seems to have remained largely undeveloped until construction of the existing garage building, which is to be demolished within the planned new development. The garage building foundation will potentially have had an impact upon any underlying archaeological deposits, however, there is potential for archaeological remains to have remained intact within its footprint.

Archaeological assessment

- 6.3 The potential for prehistoric archaeological remains to survive within the PDA is considered to be low, with residual scatterings of artefactual remains similar to those found in the vicinity considered most likely to be present. Should prehistoric archaeological remains exist within the PDA, they are likely to be considered of regional research significance, the most significant being any surviving features of this date.
- 6.4 The PDA lies along the route of an important Romano-British thoroughfare. So far evidence observed in the vicinity indicates that cemetery plots identified further outside of the town to the north-east, may not have extended into this area, however the potential for burials of this date to lie within the PDA cannot be ruled out without further investigation. More likely to be present is a continuation of the evidence for extra-mural activities such as clay quarrying and rubbish deposition similar to that observed at the St Gregory's Priory site to the south-west. The potential for archaeological remains from the Romano-British period to lie within the PDA is considered to be moderate to high, and if present are likely to be considered of regional research significance.

- 6.5 The presence of Anglo-Saxon archaeological remains was identified during the St Gregory's Priory excavation, suggesting occupation of this date in the vicinity. However, no remains of this date were identified during evaluation of the Northgate Carpark, opposite the PDA in 1993. The potential for archaeological remains of this date to be extant within the PDA is therefore considered to be low to moderate, with such remains likely to be considered of regional research significance should they be encountered.
- 6.6 The PDA lay in an important area during the medieval period, positioned close to the line of Northgate road and nearby St Gregory's Priory and the Hospital of St John's. It is possible that the site lay within extensive vineyards, known to have been located somewhere in the area. The exact positioning of these is unknown, and it seems more likely given the location fronting the road, that the PDA could have contained buildings along the street frontage similar to those recorded opposite within the present Northgate Carpark. The potential for archaeological remains of medieval date to survive within the PDA is considered moderate to high. Should archaeological remains of this date be encountered they are likely to be wider research significance.
- 6.7 The potential for archaeological remains of post-medieval date to be extant within the PDA is therefore considered to be high; such remains could be of local or wider research significance should they be encountered.
- 6.8 The PDA lies in an area known to have contained a number of Second World War structures and sites. Sources detailing the location of structures of this date however are good, and so the potential for encountering further features is considered low, although such remains should they be encountered could well be of wider research interest.

Potential impacts

- 6.9 The proposed demolition of the existing office building fronting Northgate would impact upon the underlying archaeological deposits if significant disturbance or modification of ground level is to be a factor. The installation of new railings could also impact on a surviving archaeological resource. Demolition of the existing parking garage structure and more significantly construction of the new office building in this area perhaps more likely have the potential to negatively impact upon any surviving archaeological deposits, particularly as this lies in the area of the PDA that appears to have remained largely undeveloped until recently. The level of impact is dependent upon building/foundation design, and further detail of this may be required to allow for a suitable scheme of mitigation to be devised.

Mitigation recommended

- 6.10 An archaeological evaluation should be carried out in advance of building work, in liaison with the Local Authority Archaeologist, so as to establish the presence or absence of buried archaeological remains within the area of the proposed new building.
- 6.11 Depending on the results of the evaluation and any watching briefs, mitigation by modification of foundation design and the layout and depth of new services may be appropriate to ensure preservation in situ of significant buried archaeological remains.

Alternatively, further archaeological excavation may be required to ensure preservation by record.

- 6.12 Any archaeological work should be carried out in accordance with written schemes of investigation and in consultation with the Canterbury City Council Archaeological Officer. Archaeological assessment and mitigation may be expected as part of the process of a planning application to redevelop the PDA with the details comprising reports through to final publication as appropriate, subject to submission and approval to satisfy the discharge of conditions attached to planning consents.

7. CONCLUSION

- 7.1 The PDA lies within an area where archaeological remains are considered likely to be present. It is therefore recommended that a programme of archaeological evaluation take place in advance of building work, in liaison with the Local Authority Archaeologist, so as to establish the presence or absence of buried archaeological remains within the area of the proposed new building.
- 7.2 Evaluation will allow the depth and nature of any surviving archaeological remains to be assessed, and for a suitable scheme of mitigation to be put in place should it be necessary, and after consultation with the Canterbury City Council Archaeological Officer.

SOURCES

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Kent County Council Historic Environment Record:

<http://www.kent.gov.uk/ExploringKentsPast/advancedsearch.aspx>

MAPS AND VIEWS CONSULTED:

Braun and Hogenberg 1588

The Ground Plot of Canterbury 1663

Doidge *Plan of City of Canterbury* 1752

Andrews and Wren *Plan of Canterbury* 1768

A Plan of the City of Canterbury 1825

Ordnance Survey 1877

Ordnance Survey 1899

Ordnance Survey 1908

Ordnance Survey 1945



Fig. 1. Urban Archaeological Database (UAD) records in the vicinity of the Proposed Development Area (PDA)

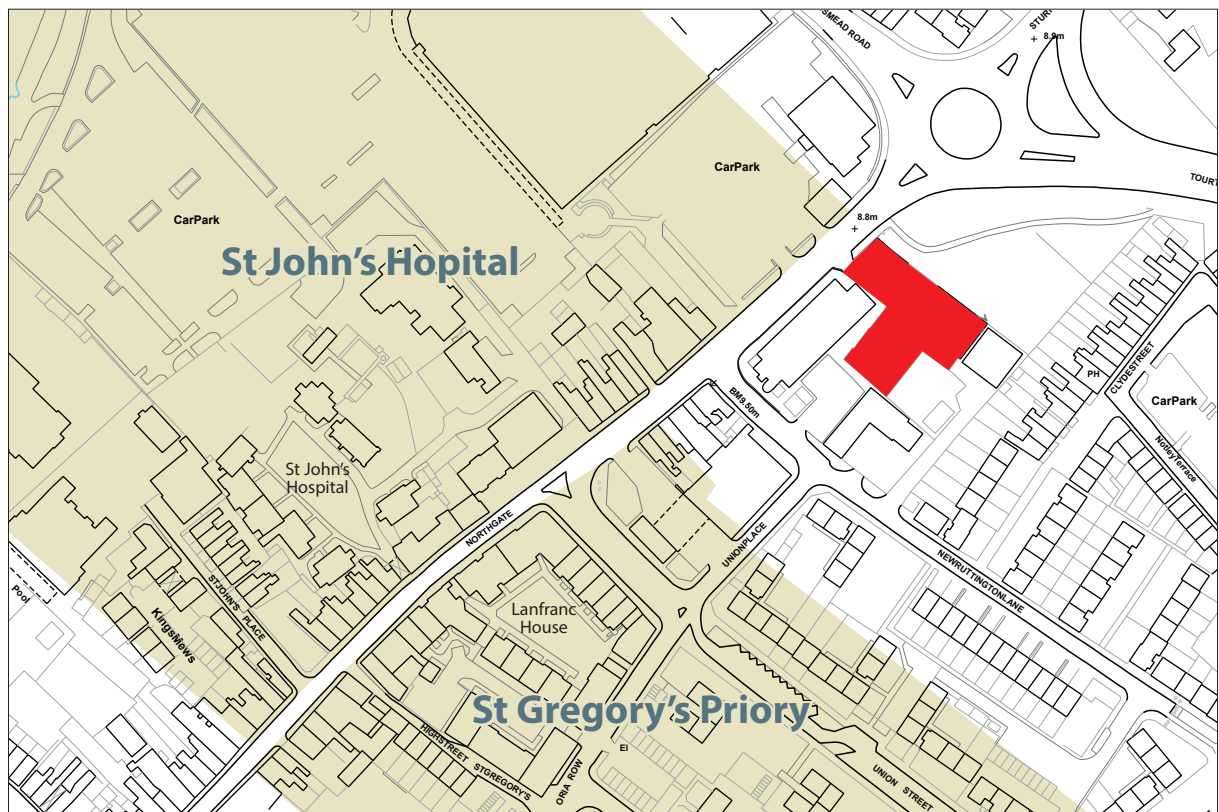


Fig 2. Site location.



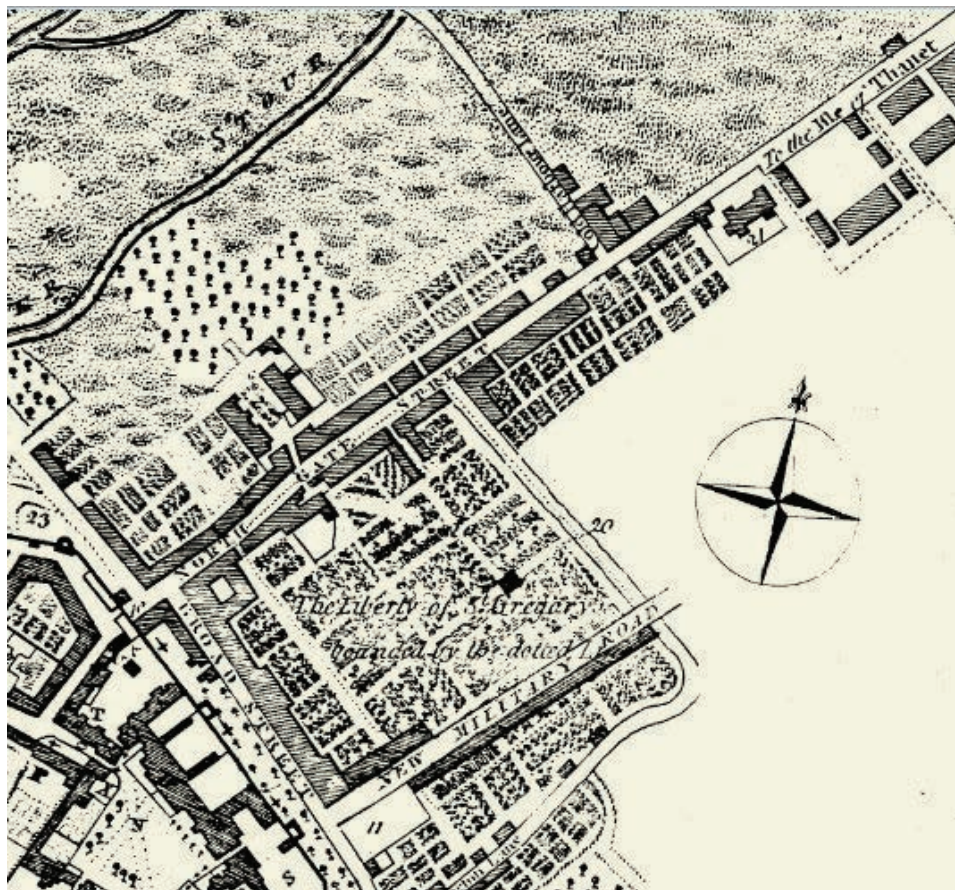
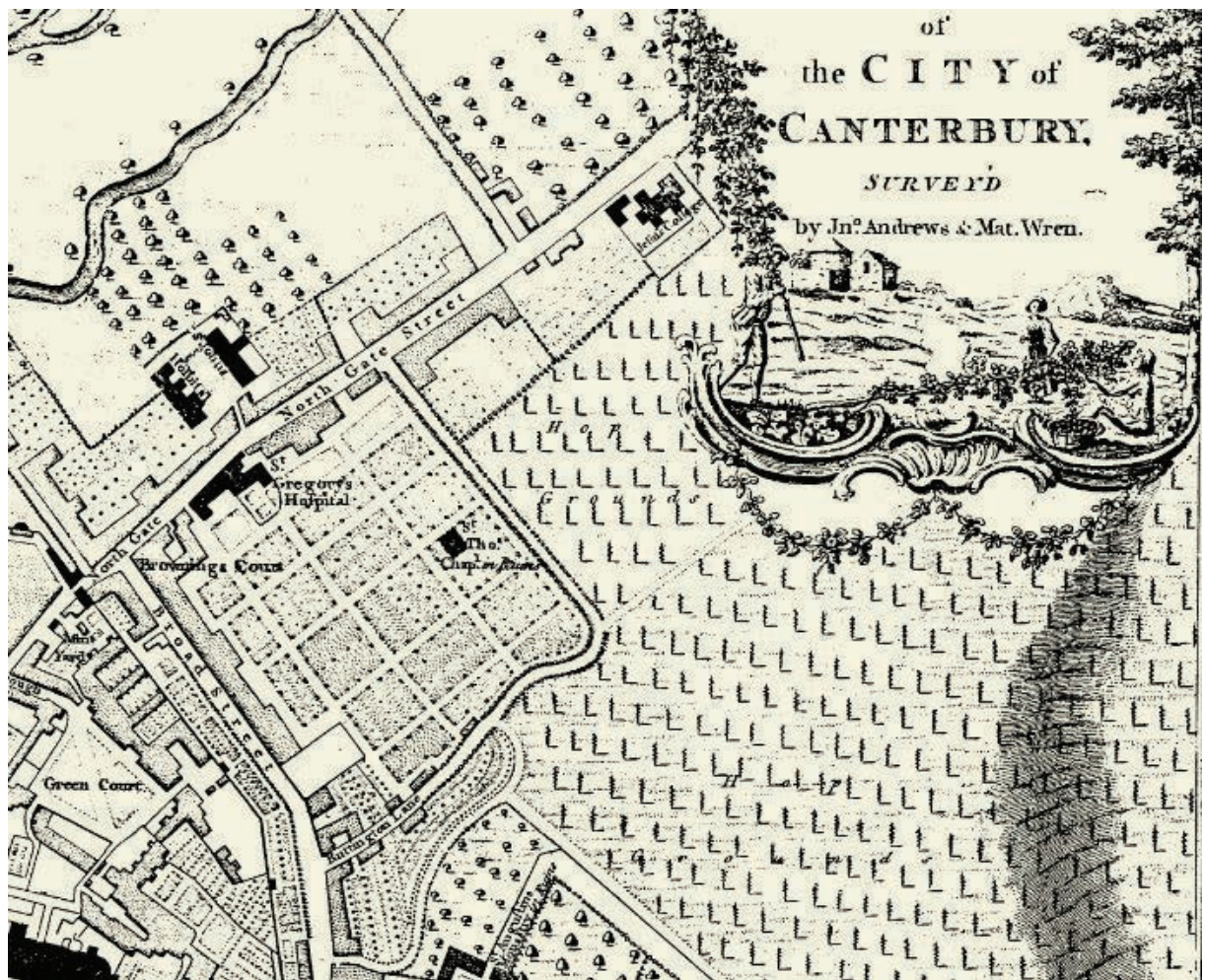
Fig 3. Braun and Hogenberg, 1588.



Fig 4. Detail from 'The Ground Plott of Canterbury', 1663.



Fig 5. Detail from 1752 map of Canterbury (Doidges').



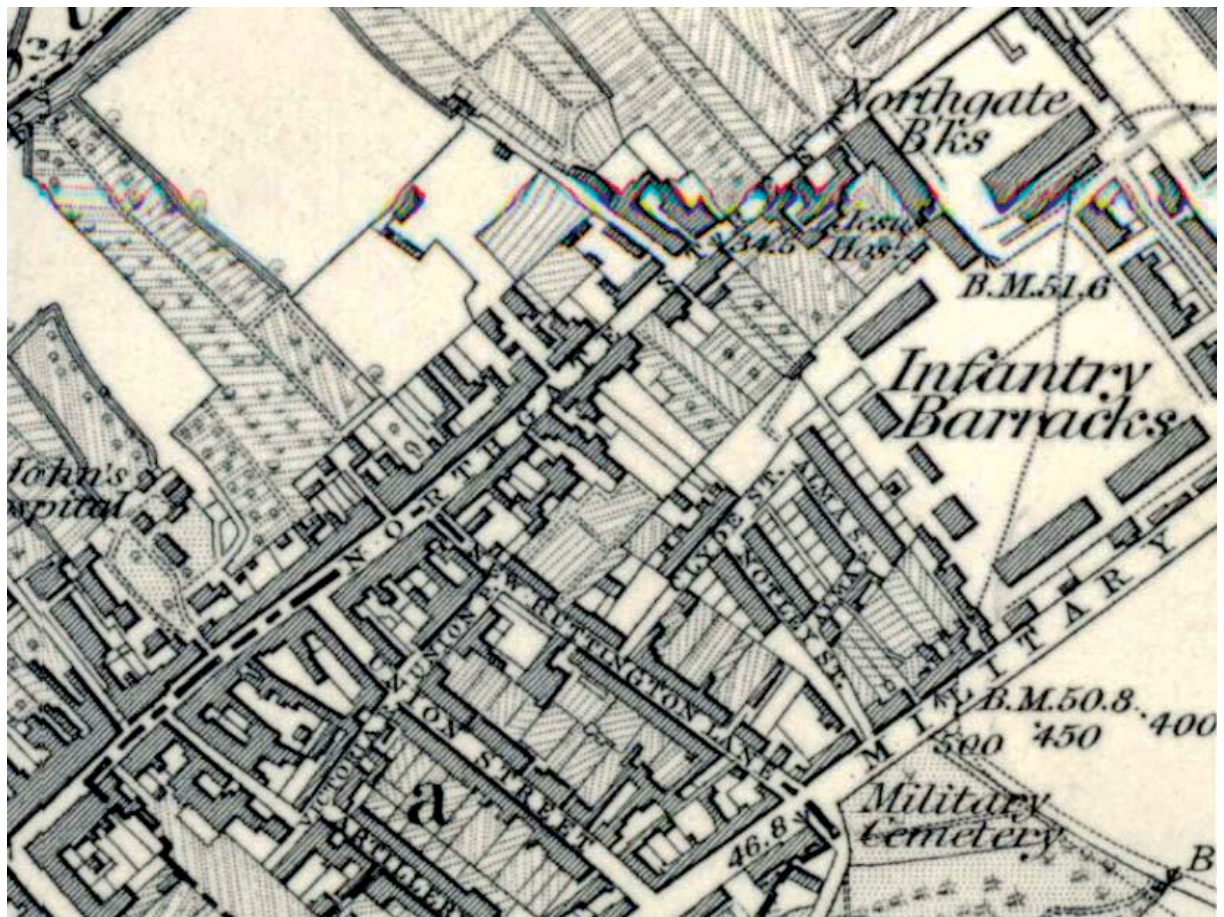


Fig 8. Detail from OS map of Canterbury, 1877.

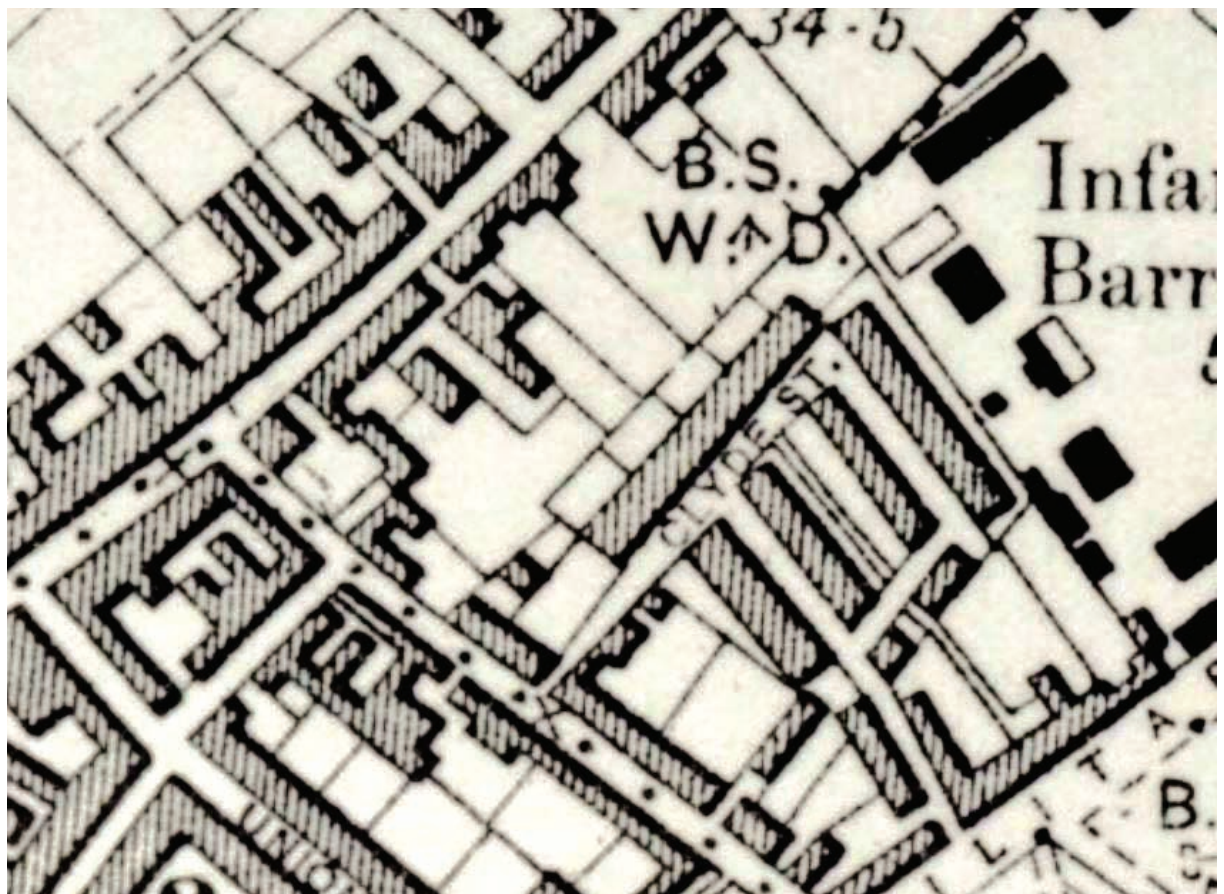


Fig 9. Detail from OS map of Canterbury, 1899.

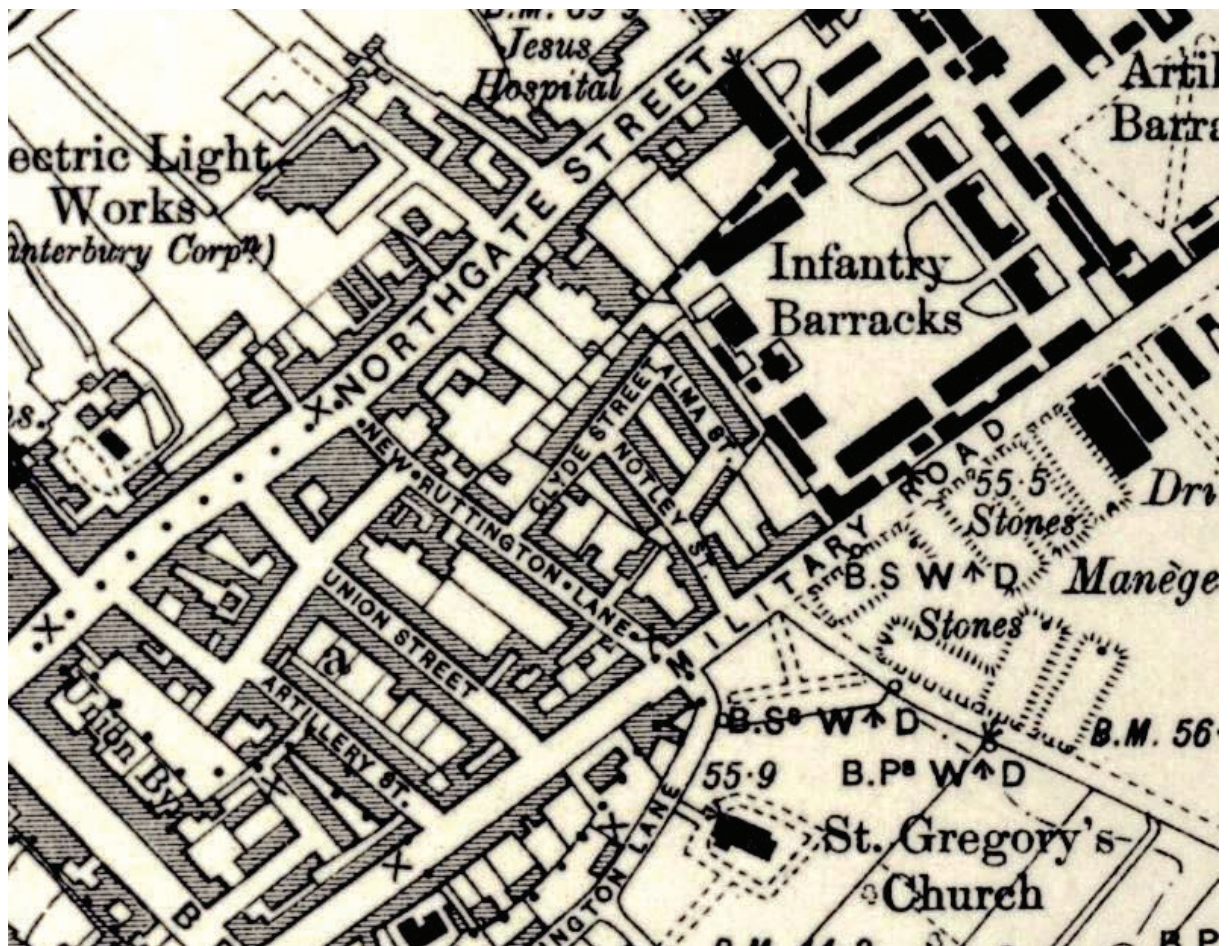


Fig 10. Detail from OS map of Canterbury, 1908.

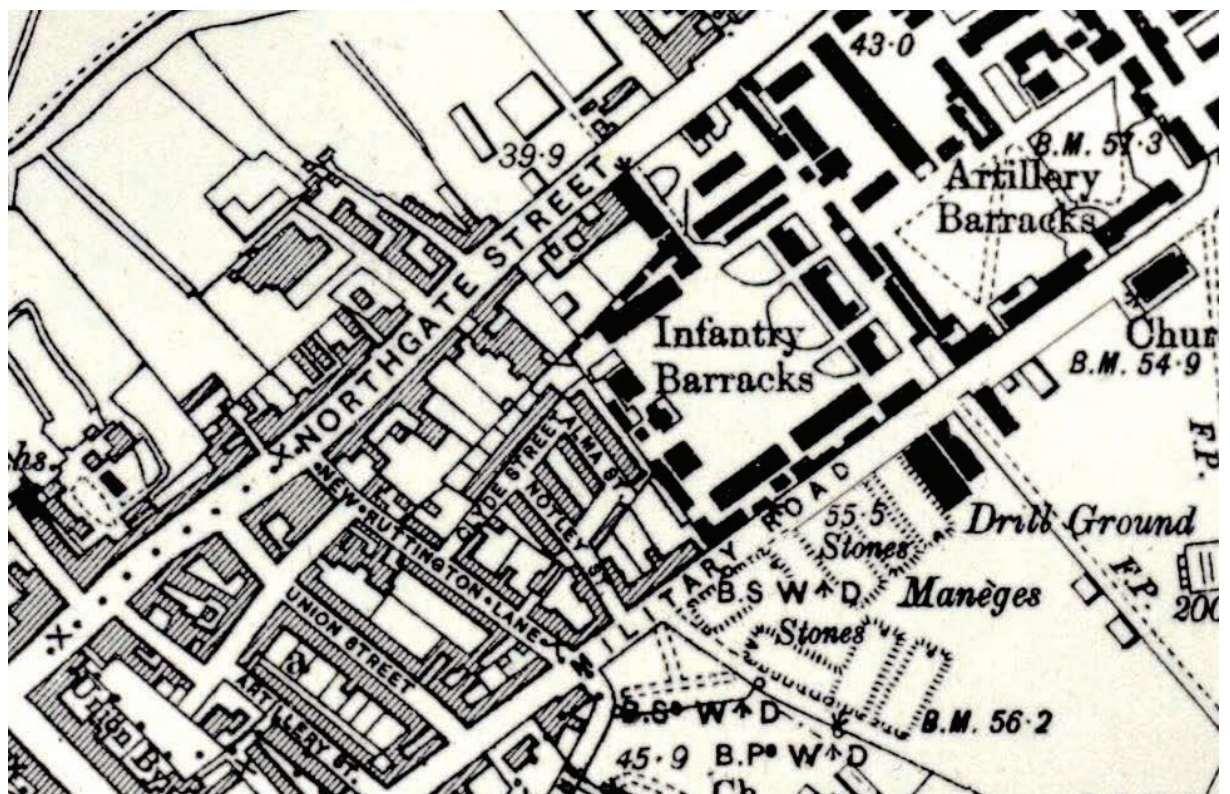


Fig 11. Detail from OS map of Canterbury, 1945.