

# Cathedral House Yard, 11 The Precincts, Canterbury

## Archaeological Desk-Based Assessment Report

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## SUMMARY

*This report presents a provisional desk-based assessment constituting rapid archaeological appraisal of land at the Cathedral House Yard, 11 The Precincts, Canterbury, Kent (TR14987 57856, centred; Fig 1). The report was commissioned by the Dean and Chapter in September 2016 in view of proposed development of the site.*

*The proposed development area (PDA) lies within an area that is hugely important archaeologically and has been shown to have high potential for significant archaeological remains.*

*A scheme of archaeological evaluation is recommended in all areas that will form part of the new development in order to mitigate any potential impact to such remains.*

*An archaeological watching brief is recommended for any dismantling or demolition work carried out within the PDA that has the potential to expose any further archaeological or historic architectural elements.*

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## 1. INTRODUCTION

- 1.1 This report presents an provisional desk-based assessment constituting rapid archaeological appraisal of land at the Cathedral House Yard, 11 The Precincts, Canterbury, Kent (NGR 615028 157868, centred; Fig 1). The report was commissioned by The Dean and Chapter in September 2016 in view of proposed development of 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) and/or as part of a heritage application. 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 or other 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.

### 2.3.1 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.*

### 2.4 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.*

- 2.5 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*

- 2.6 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*

- 2.7 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.

### 3. LOCATION, GEOLOGY AND TOPOGRAPHY

- 3.1 The PDA is situated on the south side of the cathedral precincts that bound the site to the north. It is bounded to the south and west, with Cathedral House lying immediately adjacent to the site to the east (Fig 1). A small building occupies the north-western portion of the PDA, fronting onto the south precincts. The area lies at a height of approximately 12.5m OD.
- 3.2 Bedrock geology within the PDA is shown as Seaford Chalk Formation - Chalk, overlain by superficial deposits of Head-Clay and Silt.<sup>2</sup>

### 4. DESIGNATIONS

- 4.1 The PDA falls within the boundary of the designated UNESCO World Heritage Site which encompasses Canterbury Cathedral, St Augustine's Abbey and St Martin's Church (List Entry No. 1000093), although it lies just outside of the Canterbury Cathedral Scheduled Ancient Monument (SAM) limit which is bounded by the northern side of the property.

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<sup>1</sup> <http://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

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

- 4.2 The PDA forms a yard associated with 11 The Precincts, a Grade II listed property now divided into five flats (List Entry No. 1085073). No.11A is a separate house that lies to the rear of the PDA and dates from the early eighteenth century. Both buildings form part of the World Heritage Site but lie outside of the SAM designation. Many of the surrounding properties are also listed.
- 4.3 The PDA lies within 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. 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.

## 5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

- 5.1 A search of the Canterbury Urban Archaeological Database (UAD) 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 as part of the desk-based assessment of the adjacent Welcome Centre site (Twyman 2016). In addition, the CAT Annual Reports, on-line and grey literature report lists and reports have been checked. The HER and reports search covered a radius of 50m around the PDA (centred on NGR 615028 157868), encompassing the present site.
- 5.2 These records have been assessed in terms of their particular relevance to the PDA, with additional information added where considered necessary. Only significant evidence is cited within this report with more detailed information accessible in the previous desk-based study (Twyman 2016). Further (on-line) historic environment records (KCC Historic Environment Records; National Monuments Records) were also consulted in comparison via the Heritage Gateway.
- 5.3 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.
- 5.4 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.

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

- 5.5 All results of analyses are presented below in synthesis and in order of chronology.

*Prehistoric (c 500,000BP – AD 43)*

- 5.6 Late Iron Age remains and pottery have been recorded from within the cathedral precincts during Canterbury Archaeological Trust investigations in the area of the South-west Transept and the Great Drain in 2009. Late Iron Age deposits were identified in 1959 surviving beneath the basement areas of no 45–46 Burgate, c 50m south-east of the PDA (ECA 7779).

*Romano-British (c AD 43 – 450)*

- 5.7 The PDA lies close to the centre of Roman Canterbury. The presence of Romano-British remains has been confirmed within the south precincts, and in the immediate vicinity of the PDA, the evidence suggesting that the area was relatively densely settled at that time (Hicks 2012, 2). Recent investigation within the cellar of the adjacent Welcome Centre site encountered a sequence of stratified Roman period remains, including fragments of *in situ* tessellated floor (Hicks forthcoming). The uppermost deposits within this sequence survived to a height of 9.02m OD, but the upper levels of the stratigraphic sequence had been removed by the formation of the cellar.
- 5.8 Such levels tie in with previously identified remains recorded within the south precinct that were encountered at approximately 8 to 9.5m OD, c. 1.5–2m below the existing ground level (Seary 2015, 3). Remains within the vicinity include a major north-west to south-east aligned street with associated timber buildings at 44 Burgate, and an inhumation burial at the north end of Mercery Lane (Twyman 2016, 7-8).<sup>4</sup>
- 5.9 The deposits at no. 44 Burgate were sealed beneath a layer of black loamy soil, indicating a period of abandonment after AD 410. This is consistent with similar deposits recorded elsewhere within the city (ECA 8245).

*Anglo-Saxon (c 450 –1066)*

- 5.10 Documentary sources indicate that Burgate was likely to have been a densely occupied location in the Anglo-Saxon period, with this street being an important thoroughfare leading to the Inner Burgh of the town (Hicks 2012, 2; Twyman 2016, 8).
- 5.11 During the Anglo-Saxon period the monastic precinct was smaller than it is today, with the boundary originally located further to the north (Twyman 2016, 8). Somewhere in the area of Christ Church Gate, the early precinct boundary seems to have been stepped northwards, before turning north-east to pass the southern side of the Campanile mound. The exact route that the early boundary followed is unknown, but elements of it are thought to survive in the south side of 11 The Precincts (Sparks 2007, 74). No 11 may also be the location of a potential old gate to the lay cemetery, but this is not clear. The path may have run slightly to the south of the PDA but the possibility that it extended into it cannot be ruled out. This is indicated on the Waterworks Drawing dated c. 1165 (Fig 2).

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<sup>4</sup> The odd location of this burial from the point of view of Romano-British practice suggests it could either be late Iron Age or very early in the Roman occupation, or much later.



- 5.12 It is not possible, therefore, to say whether the PDA lay within or without the old precinct boundary.
- 5.13 Should it have lain to the north, which seems most likely, it would almost certainly have formed part of the early burial ground; it is therefore possible that human remains relating to this lie within the PDA. Documentary evidence indeed indicates that human remains were encountered during building in the vicinity of 11 The Precincts and beneath the row of shops to the north of the Christ Church Gate (Searly 2015, 3).
- 5.14 On the southern side of the early boundary was a lost lane that led to the old gate; a row of properties is also thought to have been situated between this early lane and Burgate (Urry 1967; Figs 3 and 4). Should the PDA in fact lie on this side of the boundary, it seems likely that structural remains and/or yard areas might be encountered in the area.

*Medieval (c 1066 – 1540)*

- 5.15 In the early part of this period, the position of the PDA within or outside the old precinct boundary largely dictates the archaeological potential of the PDA, as outlined above. However, the area was largely redeveloped in the later twelfth century following a fire in 1174. It was during this redevelopment that a new gate was constructed, on the site of the present Christ Church Gate (Sparks 2007, 82), with the PDA now lying inside the newly defined precinct.
- 5.16 The Welcome Centre building, formerly ‘The Sun Inn’, was constructed immediately adjacent to the new gate in 1437–8 as a place of hospitality, helping to fulfil the need for food and lodging for pilgrims visiting the town (Twyman 2016, 9). Structural remains, including floor levels, have been identified at a shallow depth beneath the existing ground surface within this area.
- 5.17 Following its inclusion within the precincts, it is unclear what purpose the land forming the PDA fulfilled. To the west and east, investigations undertaken as part of the Welcome Centre development and in association with the International Studies Centre identified a series of metalled courtyard surfaces and building remains that formed part of a largely post-medieval sequence (Hicks forthcoming; Hicks 2016, 12). However, it is possible that these remains were sealing features and deposits of an earlier medieval date with this certainly suggested by early post-medieval maps.

*Post-medieval (c 1540 – 1900)*

- 5.18 Early maps, including that of Speed (1611; not illustrated), indicate the potential for early post-medieval buildings to survive within the PDA. These are more clearly visible on an anonymous map of c1640 that shows buildings fronting the precincts, with yards separating them from those fronting Burgate (Fig 5). Part of 11 The Precincts, constructed by Canon Richard Wood in c 1600, may form one of these (Sparks 2007, 208). This building was extended by William Kingsley prior to 1634, with it was used as his winter residence (*ibid*, 211). In 1650, the Parliamentary Survey listed the building as containing a hall, two parlours, a kitchen, two large ground chambers and four upstairs chambers. Gardens lay to the south and east, but Hill’s plan (c 1680; not illustrated) is too stylised to clearly make out what lay within the PDA during this period.

- 5.19 The Doidges' map (1752), and that by Andrews and Wren (1768), suggest that by the mid-eighteenth century the PDA may have been occupied by buildings (Figs 6 and 7). The present yard is apparent on Bingley's map (1822; Fig 8), with a building occupying the western portion of the PDA. More generally, the PDA was by then bounded (much as today) by the precincts to the north, and standing buildings to the south, east and west. It would seem at this time to have been accessible from both the north, as today, and from the west. Subsequently, the western building would seem to have been removed as it is not visible on the First Edition Ordnance Survey (1874; Fig 9). Instead, the entire area is open and bounded by a small number of trees along its northern limits.

*Modern (c 1900 – 2000)*

- 5.20 Modern archaeological remains are not reported within the PDA or within a 50m radius of the PDA.

## 6. INTERIM IMPACT ASSESSMENT

*Existing impacts*

- 6.1 At present, a single-storey structure stands in the northern portion of the PDA, with an open yard area to the south. Of relatively modern date, it is unclear what impact the construction will have had on *in situ* remains but at least some truncation is likely. The construction of a fire escape stairway to the rear of 11A Cathedral House may also have had some impact on the archaeological resource. This structure is to be removed and its position moved slightly to the east. It is also unclear what previous developments within the PDA, if present, will have had on earlier features and deposits.

*Archaeological assessment*

- 6.2 Evidence for the survival of prehistoric material within the area of Canterbury occupied by the PDA is scant due to the small number and other limitations of archaeological investigations which have taken place close by. Archaeological remains of late prehistoric/Iron Age date are the most likely to be present and have already been recorded in the vicinity, although subsequent dense occupation during later periods is likely to have impacted on any early deposits quite severely. Should prehistoric features be encountered within the PDA they are likely to be considered to be of at least regional research significance.
- 6.3 There is high potential for archaeological remains of Romano-British date to be present within the area of the PDA. Roman period building remains have been found to the west and north-west, with the route of a Roman road also identified in close vicinity. The potential for Roman burials is considered to be low, the burial identified in 1868 likely to be isolated if of Roman date. If, however, the dating of this grave is incorrect, then its presence may indicate that a burial ground of very early date or later/sub-Roman burial so far unidentified in the vicinity. Any remains of Romano-British date surviving within the PDA are likely to be considered to be of at least regional research significance.
- 6.4 There is also the high potential for Anglo-Saxon period archaeological remains to survive within the PDA. The route of the early monastic boundary is not well

understood, and whether the PDA lies to the north or south of this will affect the character of surviving archaeology relating to this period. Should the PDA fall within the precinct, it seems likely that archaeological remains may relate to the lay cemetery. If it lies to the south, archaeological remains are more likely to relate to buildings or associated yard areas.

- 6.5 This remains the case into the early part of the medieval period, until the subsuming of the site into the cathedral precincts in the late twelfth century. Subsequently, it is considered that the archaeological sequence is likely to be dominated by buildings or associated yard areas. Such remains have been encountered at a shallow depth beneath the existing ground surface immediately to the west of the PDA within the former Sun Inn.
- 6.6 Post-medieval alterations have clearly left their mark on the buildings and landscape within the PDA. Further post-medieval remains are likely to exist within the PDA, particularly in the form of structural alterations and building remains relating to changes of use within the PDA during this period, with the potential for these to be considered of at least local research significance.

#### *Potential impacts*

- 6.7 The PDA sits within an area that is hugely important archaeologically, as is reflected in its inclusion within the UNESCO World Heritage Site boundary and other designations. Although not in itself part of the Canterbury Cathedral Scheduled Ancient Monument, the site has been shown to have high potential for archaeological remains directly linked to the scheduling to be present within its footprint, along with the high potential for significant Romano-British and further medieval remains to be present.
- 6.8 The proposed development has been indicated during discussions with the client to form a single storey structure. This is to be constructed on a slab foundation of no more than 650mm depth beneath present ground level. However, given the shallow depth of surviving archaeology below present ground level in the vicinity of the PDA it is quite possible that the current scheme will impact on any extant remains.
- 6.9 The demolition of the small building (particularly the potential removal of any footings) that currently occupies the north-western part of the PDA may also have some archaeological impact.

#### *Mitigation recommended*

- 6.10 As part of the proposal the developer has put forward a plan for the excavation of two 1.2m square test pits to ascertain the presence or absence of archaeology and to assess previous impacts within the development area.
- 6.11 If archaeological remains are discovered and are assessed to be at risk from the proposed development, further mitigation may be required, in the form of an archaeological excavation or preservation *in situ*.

- 6.12 All archaeological work should be carried out in accordance with written schemes of investigation and in consultation with the Canterbury City Council Archaeological Officer and Historic England.

## 7. CONCLUSION

- 7.1 The PDA sits within an area that is hugely important archaeologically, as is reflected in its inclusion within the UNESCO World Heritage Site boundary and other designations. Although not in itself part of the Canterbury Cathedral Scheduled Ancient Monument, the site has been shown to have high potential for archaeological remains directly linked to the scheduling to be present within its footprint, along with the high potential for significant Romano-British and further medieval remains to be present.
- 7.2 It is recommended that an archaeological evaluation of the area of the proposed development takes place prior to the commencement of work, in order to properly assess the level of archaeological survival in the PDA. Such works will inform on the nature of any further archaeological mitigation that may be required.
- 7.3 An archaeological watching brief is recommended for any dismantling or demolition work carried out within the PDA that has the potential to expose any further archaeological or historic architectural elements within the site

## SOURCES

### BIBLIOGRAPHY (INCLUDING WEB RESOURCES):

British Geological Survey on-line: <http://maps.bgs.ac.uk/geologyviewer/>

Canterbury City Council 2014 Canterbury District Local Plan: [http://canterbury-consult.limehouse.co.uk/portal/cdlp\\_2014/cdlp\\_publication\\_2014?pointId=2861720](http://canterbury-consult.limehouse.co.uk/portal/cdlp_2014/cdlp_publication_2014?pointId=2861720)

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Seary, P. 2015 *Numbers 35 to 37 Burgate Canterbury: Historic building and archaeological assessment*. Unpublished client report

Sparks, M. 2007 *Canterbury Cathedral Precincts. A Historical Survey*, Dean and Chapter of Canterbury

Twyman, J. 2016 *Canterbury Cathedral Welcome Centre 35-37 Burgate, Canterbury* Unpublished desk-based assessment

Urry, W. 1967 *Canterbury Under the Angevin Kings*, Bristol

### MAPS AND VIEWS CONSULTED:

Waterworks Drawing (1869 tracing by Willis) c. 1165

William Urry 1967 south-east area of the cathedral precincts c. 1166

William Urry 1967 south-east area of the cathedral precincts c. 1200

John Speed 1611

Anon c.1640 (CCA Map 123)

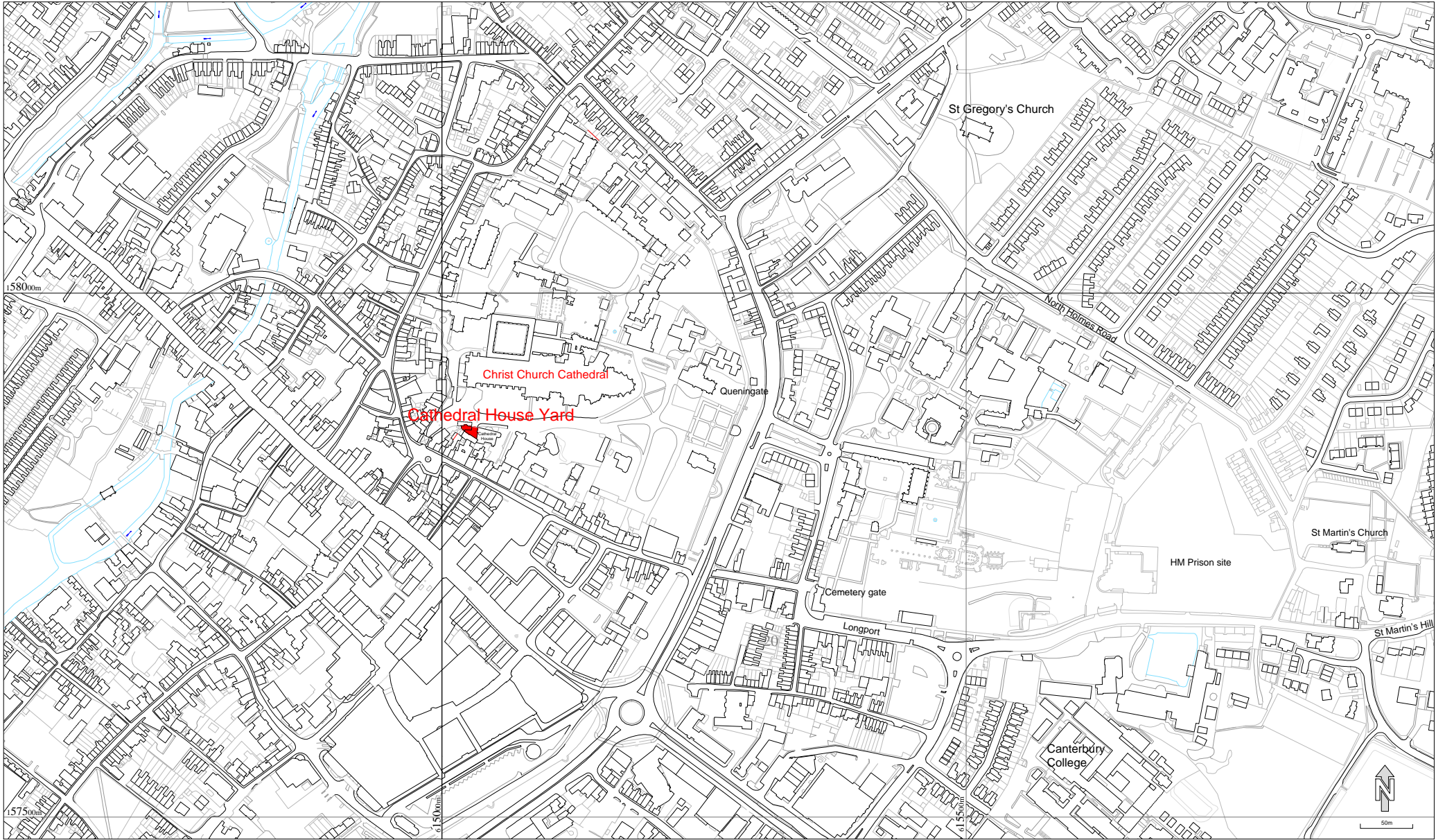
Detail of an engraving of Thomas Hill's precincts plan c. 1680

W. and H. Doidge 1752

J. Andrews and M. Wren 1768

J. Bingley 1822

First Edition Ordnance Survey 1874



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PROJECT NAME  
Canterbury Cathedral  
Cathedral House Yard

PROJECT CODE  
CC-CHY EV16

DATE  
21.09.16

DRAWN BY  
AH

REF/DRG NO.

LAST REVISION

SCALE(S)  
1:5000 @ A4

Based on the Ordnance Survey 1:1250 Map of 2003 with the permission of the Controller of Her Majesty's Stationery Office.  
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Figure 1. Location of Canterbury Cathedral within the city and the site of Cathedral House Yard.

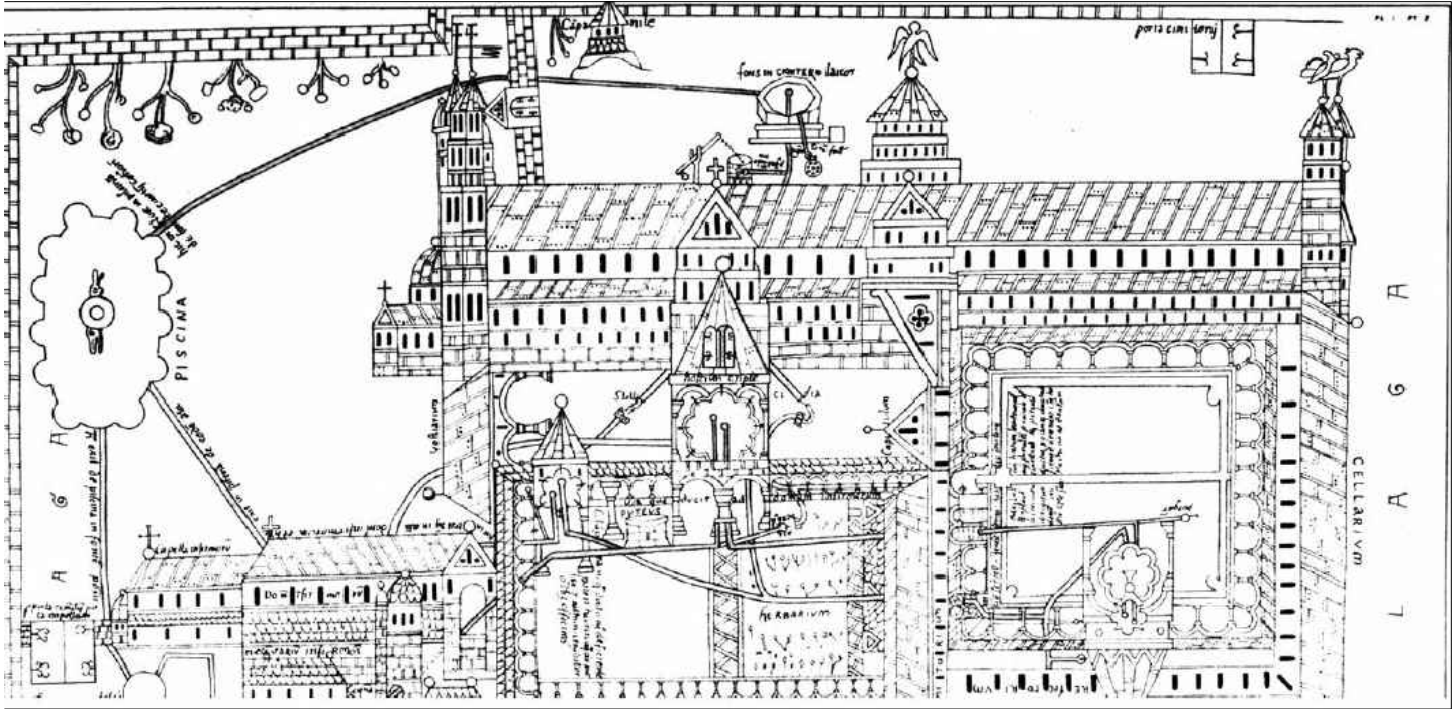


Figure 2: Willis's 1869 tracing of the waterworks drawing c. 1165

CANTERBURY ARCHAEOLOGICAL TRUST LTD.  92a Road Street Canterbury	PROJECT NAME Canterbury Cathedral Yard	DRAWN BY JEH ---	SCALE(S) ---
	PROJECT CODE DA-CCY-16	DATE 05/10/16	LAST REVISION ---
	SITE ADDRESS 11 The Precincts Canterbury	CHECKED ---	



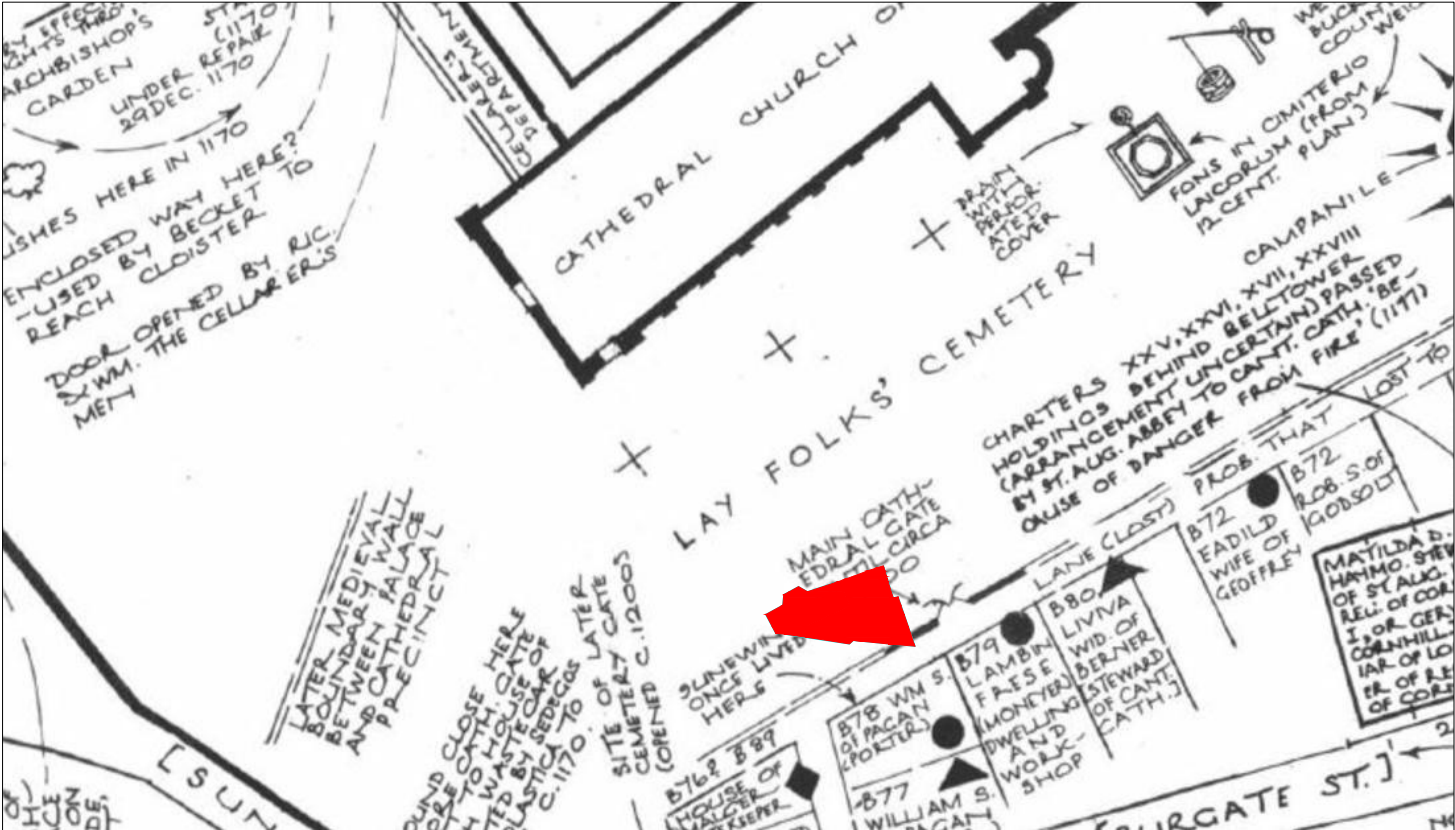


Figure 3: William Urry 1967 south-east area of the Cathedral precincts c. 1166 (not to scale)



Figure 4: William Urry 1967 south-east area of the Cathedral precincts c. 1200 (not to scale)

CANTERBURY ARCHAEOLOGICAL TRUST LTD.	PROJECT NAME Canterbury Cathedral Yard	DRAWN BY JEH ---	SCALE(S) ---
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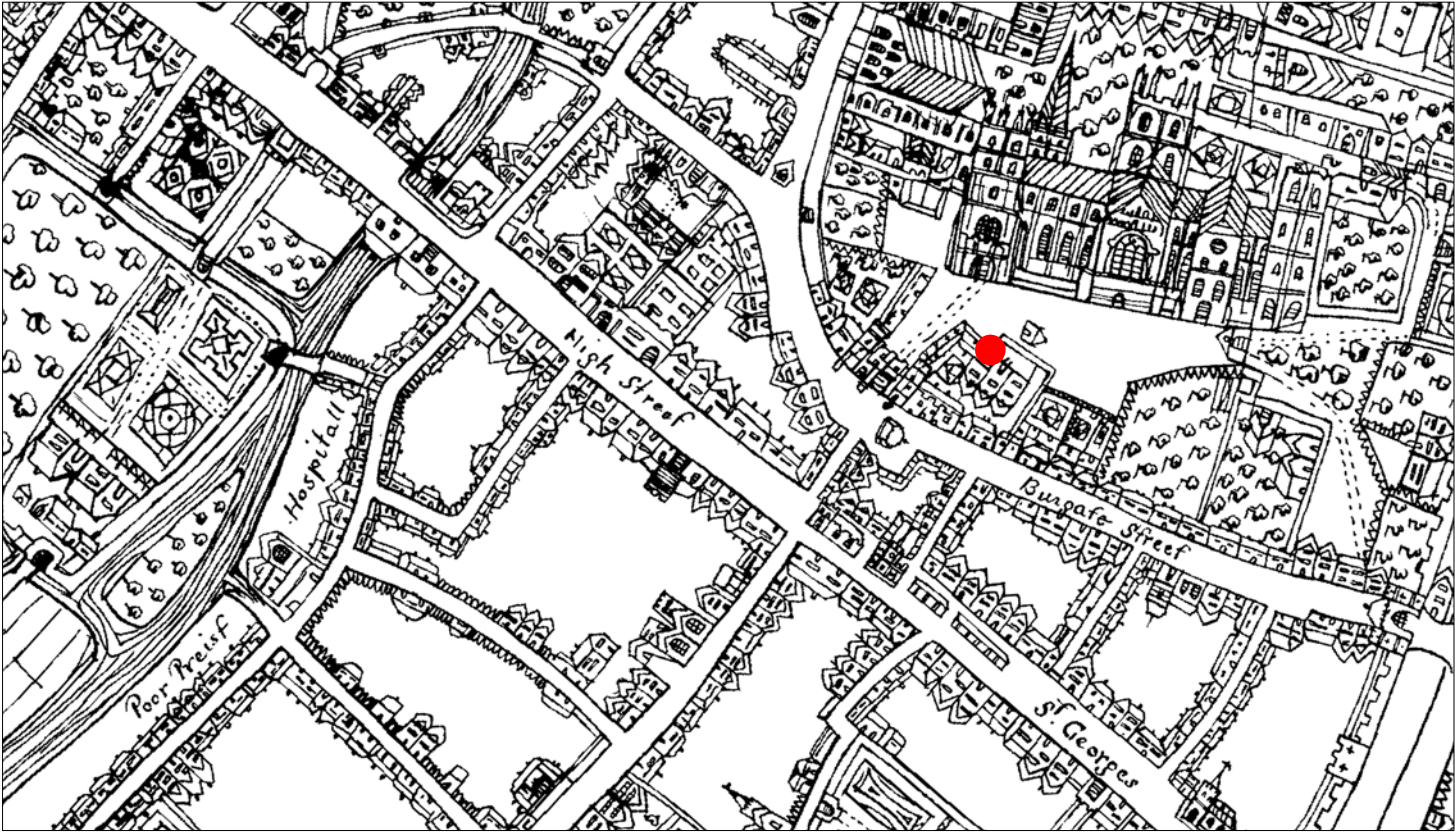


Figure 5: Excerpt from map of anon. c. 1640 (not to scale)

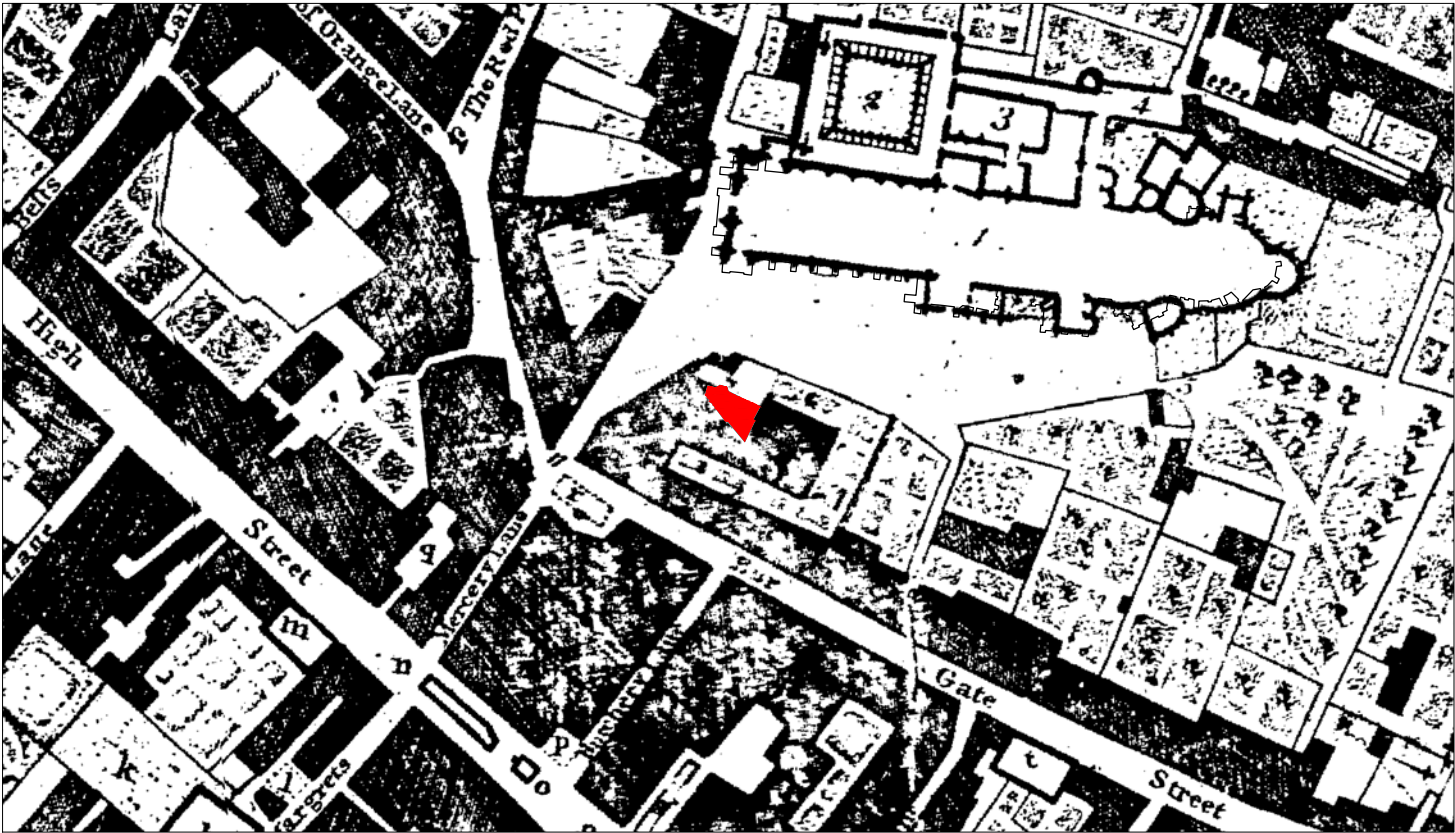


Figure 6: Excerpt from the Doidges' map of 1752 (not to scale)

CANTERBURY ARCHAEOLOGICAL TRUST LTD.  92a Road Street Canterbury	PROJECT NAME Canterbury Cathedral Yard	DRAWN BY JEH ---	SCALE(S) ---
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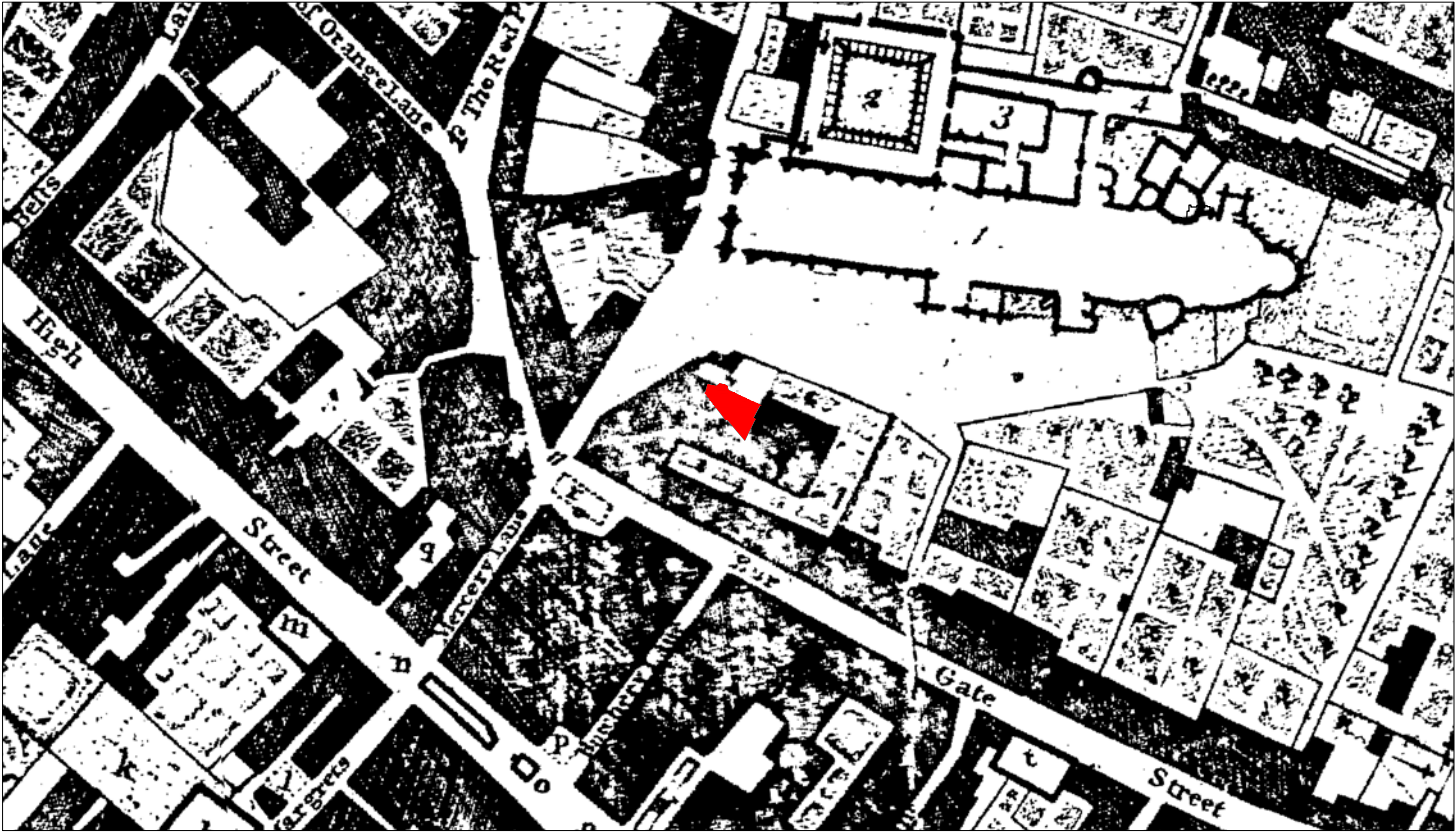


Figure 7: Excerpt from Andrews 1768 (not to scale)



Figure 8: Excerpt from Bingley 1822 (not to scale)

CANTERBURY ARCHAEOLOGICAL TRUST LTD.  92a Road Street Canterbury	PROJECT NAME Canterbury Cathedral Yard	DRAWN BY JEH ---	SCALE(S) ---
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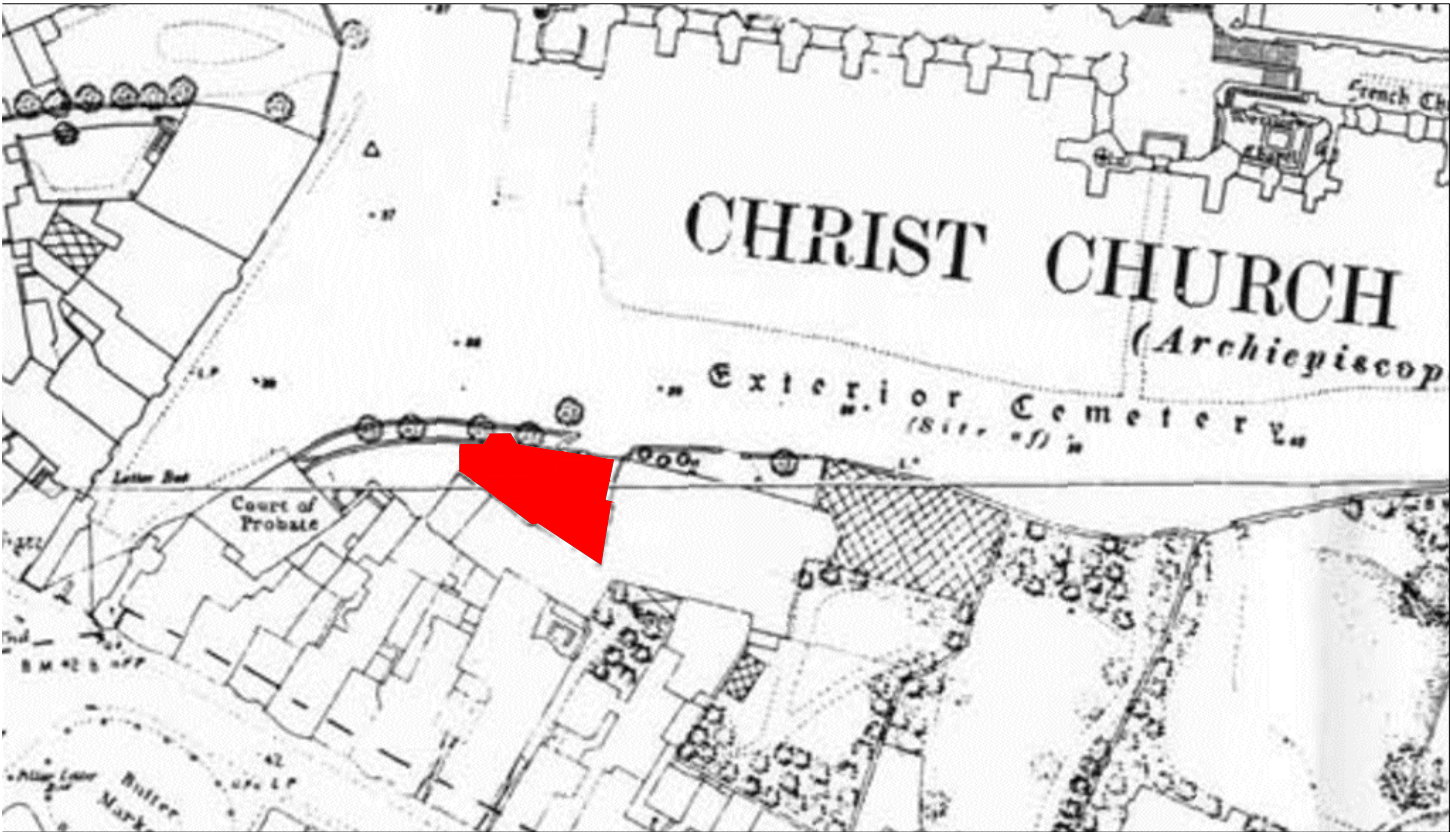


Figure 9: Excerpt from 1874 Ordnance Survey map (not to scale)

CANTERBURY ARCHAEOLOGICAL TRUST LTD.  92a Road Street Canterbury	PROJECT NAME Canterbury Cathedral Yard	DRAWN BY JEH ---	SCALE(S) ---
	PROJECT CODE DA-CCY-16	DATE 05/10/16	LAST REVISION ---
	SITE ADDRESS 11 The Precincts Canterbury	CHECKED ---	