



Dover District Council

Archaeology of Dover

Supplementary Planning Document (SPD)

January 2026



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Purpose and Status of this Supplementary Planning Document

This guidance is intended to be for everyone involved in development proposals within Dover Town, including residents looking to extend their homes, developers and their professional advisors seeking to bring a site forward, and to those undertaking archaeological work as part of a development scheme.

The SPD focusses on the defined area of the Dover Urban Archaeological Database Project and the complex nature of the archaeology in Dover as a historic town.

This SPD seeks to help applicants meet the policy requirements in the Local Plan and offer a level of confidence to those looking to invest in Dover by helping to highlight the potential for archaeology and providing an understanding of its relative significance.

The SPD has been the subject of [public consultation](#) and will be a material consideration in the determination of planning applications. The SPD provides the following:

- Information on the archaeology of Dover Town and links to the most up to date information.

- Best practice advice to owners, developers and their agents regarding the different stages in the pre-application, application, development and post-development process.
- Guidance on the need and benefits of early assessment and the appropriate treatment of archaeological remains to minimise risks and encourage dialogue between stakeholders, including the applicant, Dover District Council, Kent County Council Heritage Conservation Team (KCC) and, where relevant, Historic England.
- A starting point for understanding the Dover Town Archaeological Character Zones, which provide detailed information about the archaeological resource across the town ([Chapter 3](#) and [Appendix B](#)).
- Guidance on the potential to promote the enjoyment and understanding of Dover's heritage and highlights the value and benefits.

The guidance in this document is designed to inform and complement the case-by-case assessment of development proposals as currently practised. Each development proposal is unique and has the potential to impact differently on archaeological remains depending on the geology and landform of the site, the engineering and architectural design and layout of the proposal, and the nature of the archaeological remains at the site. Any assessment of archaeological potential can only be as good as the information available and as new discoveries are made the assessments will need to be refined.

The SPD acknowledges that Dover will always be changing and developing to meet the needs of its residents, businesses and visitors, but also that its archaeological heritage is vulnerable to development and change. The SPD is intended to provide those preparing development proposals with an early indication about what archaeology they may encounter on a site, its significance and characteristics. It aims to inform strategies for avoiding damage to archaeological remains, or, where unavoidable, by mitigating that damage.

While the SPD focusses on the archaeology of Dover Town, the guidance set out in the following chapters of the SPD can be applied generally to the whole district area for the wider benefit of the District's important archaeological resource:

- Chapter 2 – Archaeology and the Planning Application Process
- Chapter 4 – Information Requirements for Applications with Archaeological Implications
- Chapter 5 – Archaeology and the Development Stage
- Chapter 6 – Post Excavation Works

Applicants will need to consider that there may be differences in the approach and techniques appropriate for sites in other contexts, for example in rural areas.

Chapter 1

Introduction

In this Section:

- Introduction to the Archaeology of Dover Town
- A Brief History of Archaeological Investigation in Dover Town

Introduction to the Archaeology of Dover Town

- 1.1 The archaeological remains of Dover town are of great importance and the town has a correspondingly long history of archaeological investigation.
- 1.2 As the closest point to the continent, Dover has been central to the transmission of ideas, goods and people between continental Europe and England since at least the Bronze Age. From Bronze Age Dover comes the world's oldest surviving seagoing boat and evidence of maritime bronze trading.
- 1.3 Many of the extensive contacts between England and the continent in the Iron Age and at the beginning of the Roman period must have passed through the sheltered harbour in the town. Following the Roman invasion, Dover's importance increased further, eventually becoming a base for the defence of the Channel, which ultimately required the construction of three successive forts.
- 1.4 In the Medieval period, Dover was the port through which passed much of the trade and soldiers needed to support England's extensive territories in France. However, it was also always a potential weak point.

To defend the town the massive defences of Dover Castle were erected and in time the town was walled. Defence remained the watchword at Dover and the intense rivalry, and often war, with France saw ever more impressive defences constructed, most notably at the Western Heights, one of the largest fortresses in the country.

- 1.5 Today, the military role of Dover has ceased but it remains Europe's busiest passenger port, a function the town has had since the first boats crossed the Channel.

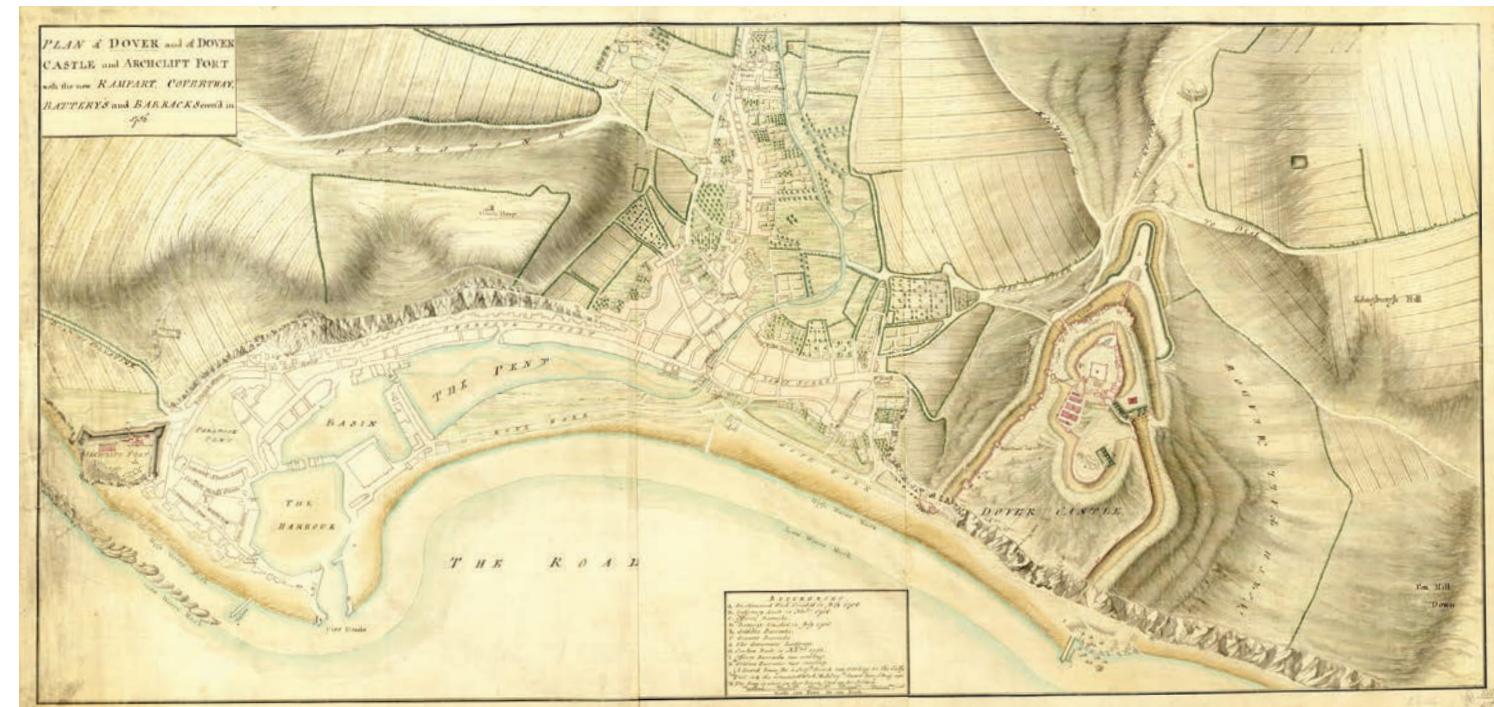
- 1.6 This extensive history has left a wealth of archaeological remains, some of which are of national and international importance, much of which has been preserved. In addition, numerous sites have statutory protection as Scheduled Monuments and Listed Buildings. However, despite centuries of archaeological investigation in the town our understanding of the development of Dover is far from complete.



1.7 Much of Dover's archaeological resource cannot be seen, being buried beneath the ground or sometimes hidden within the structures of buildings. In places it can be at considerable depth, in others only a few centimetres below the surface. It is only encountered when the ground is disturbed, or buildings modified, usually by new development or during utilities works. At such times it is essential that developers, planners and archaeological curators have access to high quality data about the location, and if possible, the nature and likely depth of known archaeological deposits. This is so that an assessment can be made of the likelihood of encountering further remains, a strategy developed to avoid archaeological remains if possible, or if not, to minimize the impact of the development.

1.8 The archaeology of the town continues to play a central role by contributing to the character and distinctiveness of Dover and influencing and complementing the social and economic development of the town.

1.9 The archaeology of Dover can be experienced and enjoyed by residents and visitors, from a visit to the extraordinary Roman Painted House to a walk up the Western Heights where access to the countryside sits closely to the urban environment of the town, or simply sitting



in the Market Square and noting the line of the Roman fort indicated in the different coloured paving. Dover Castle looms above the town and attracts almost 400,000 people each year.

1.10 There are also numerous Medieval buildings and remains within the town such as the newly restored Maison Dieu. The Post-Medieval remains are similarly highly visible and have given the town much of its modern character and for the many visitors to the UK arriving by sea, the late 19th and early 20th century harbour arms are the first structures they pass.

Plan of Dover and of Dover Castle and Archcliffe Fort (1756)
British Library Maps k.top.16.47

A Brief History of Archaeological Investigation in Dover Town



1.11 Over 200 years of archaeological investigation in Dover highlight the town's continuous historical significance and ongoing interest in uncovering its past.

1.12 Many early excavations were small-scale. One of the first was recorded by a Mr. Lyon in the late 18th century where, beneath St. Mary's Church, he discovered what was initially thought to be a Roman bathhouse, but which was later reinterpreted as a high-status building. Throughout the 19th century, numerous artifacts and remains

from the Roman period through to the Medieval were found during construction works across the town, while Medieval buildings like the Maison Dieu and St. Edmund's Chapel attracted historians and antiquarians.

1.13 In 1929, archaeologists Amos and Wheeler conducted a formal assessment of Dover, mapping the Roman town wall and urban remains. Although their projections were slightly inaccurate, their work facilitated post-World War II archaeological

investigations. Dover suffered greatly during the War, and post-war clearance and redevelopment led to many discoveries. For instance, trenches dug in 1945 and 1947 on Castle Street uncovered a Roman flint wall and 2nd-century artifacts, including tiles, pottery, and miscellaneous refuse. These and many other discoveries during the early part of the 20th Century highlighted the rich archaeological heritage of Dover and the importance of continued investigation.

1.14 The first large-scale excavation occurred during the redevelopment of York Street between 1970 and 1985 by the Kent Archaeological Rescue Unit (KARU). This work uncovered significant features from the Neolithic to the Post-Medieval period, including a Neolithic/Early Bronze Age ring ditch, Iron Age round house, and numerous Roman structures. Notably, parts of the Classis Britannica fort and the Roman Saxon Shore Fort were found, along with the Roman Painted House, now a museum attraction.

1.15 With the introduction of Planning Policy Guidance Note 16 in 1990 (subsequently developed into the Historic Environment chapter of the NPPF) there was a wave of developer funded archaeological investigation in Dover. Between 1991 and 1993, the Canterbury Archaeological Trust



Excavation of the Bronze Age Boat 1992.
Copyright Dover Museum

conducted a major excavation along the A20, revealing remains from the Prehistoric period to World War II, with key discoveries including parts of the Medieval town wall and gates along Townwall Street, Medieval buildings and a crypt on Bench Street, a possible Roman quay, and the post-Medieval Three Gun Battery. Most notably, they found a Bronze Age boat, the oldest sea-going craft ever discovered, which is now exhibited in Dover Museum.

1.16 More recent investigations in Dover include work by the Canterbury Archaeological Trust in 2015 and 2016 in the St. James area which uncovered late-Medieval and post-Medieval structures, and a rare Anglo-Saxon coin of Coenwulf, King of Mercia (AD 796-821), suggesting earlier-than-expected marine deposits. In 2017, a watching brief on the deep navigation cut



Excavation on what is now York Street, c. 1970.
Copyright Dover Museum

built to link Wellington Dock to the outer marina revealed a series of oak piles, the function of which appears to have been as a revetment structure, presumably forming a foundation layer for a now disappeared structure. It has been suggested that these may have formed part of the original Elizabethan harbour.

1.17 These finds illustrate that there are still important and informative archaeological remains in Dover relating to all aspects of its history. New archaeological investigations will continue to inform this understanding and will bring the remarkable history of the port and town of Dover to life.

1.18 Much of this information can be accessed on the online [Historic Environment Record](#) (HER). However, it is important to note that access to the full Historic Environment Record will be necessary for those preparing planning applications. Due to the complexities of the archaeology within the urban area, Dover town has benefitted from an Urban Archaeological Database Project (UAD) which provided comprehensive and detailed archaeological information beyond that usually offered by Historic Environment Records. The more detailed information is now entirely integrated into the HER.

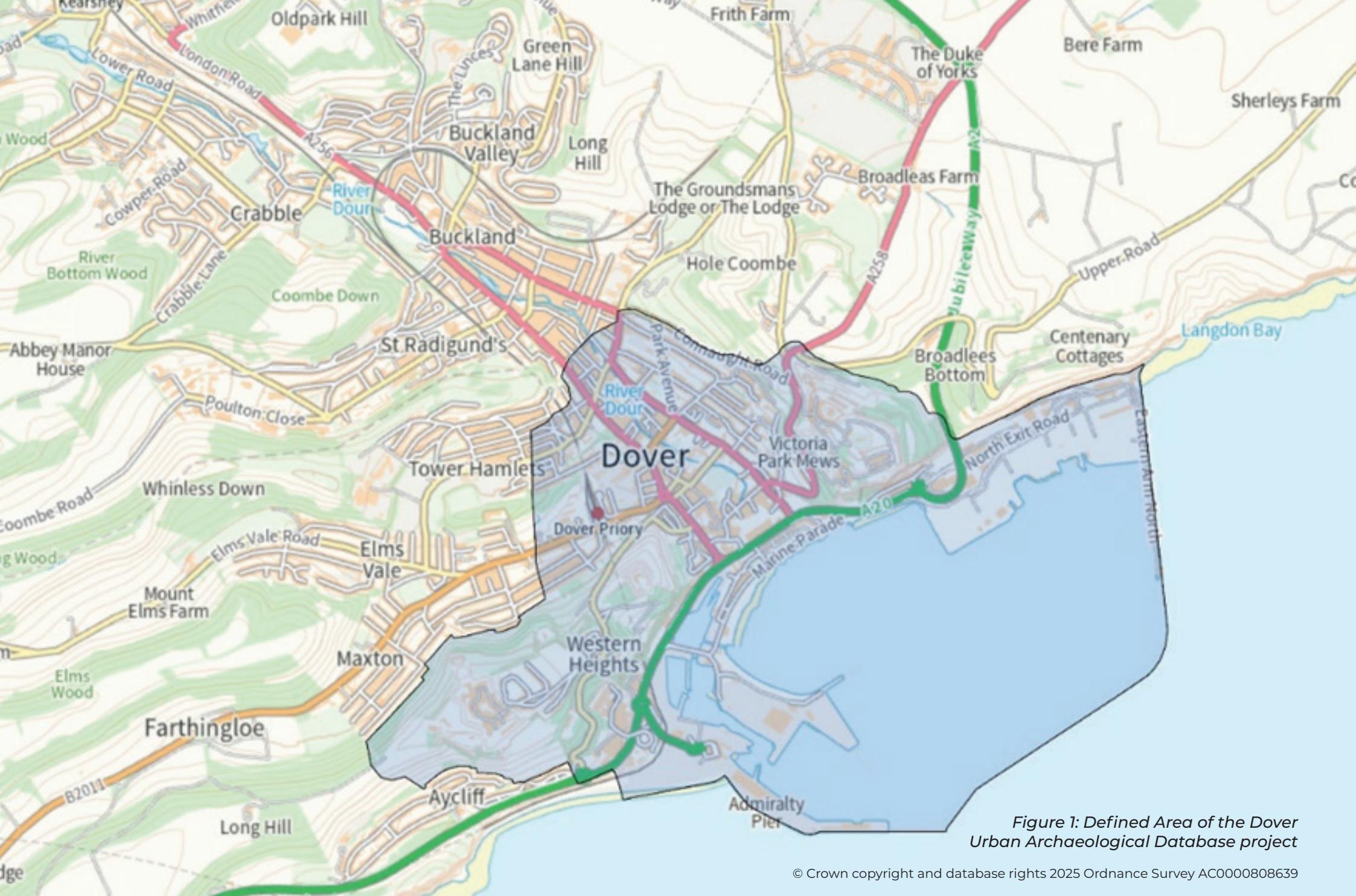


Figure 1: Defined Area of the Dover Urban Archaeological Database project

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Chapter 2

Archaeology and the Planning Application Process



In this Section:

- Legislative and Planning Policy Background
 - Statutes
 - National Planning Policies and Guidance
 - Local Strategy and Planning Policy
 - Archaeological Notification Areas
- The Planning Application Process
 - Seeking pre-application advice
 - Fulfilling Planning Conditions
 - Breach of Planning Conditions
- Delivering public benefit
- Reducing carbon emissions
- Archaeology and works not requiring planning permission

Legislative and Planning Policy Background

2.1 In respect of the international context the UK is a signatory of the 1992 Valletta Treaty (European Convention on the Protection of the Archaeological Heritage (Revised)), which aims to protect European archaeological heritage, recognising it as “a source of European collective memory and as an instrument for historical and scientific study.”

2.2 There are several Acts of Parliament, National and local policies, Strategies and guidance that underpin the conservation and management of designated heritage assets of which those carrying out archaeological work should be aware. These are as follows:

Statutes

2.3 **The Town and Country Planning Act (1990)** is the primary legislation that sets out the requirement for planning permission as the mechanism for controlling development and obtaining planning permission. It requires local authorities to develop local plans and provides them with relevant duties and enforcement powers but also provides for the right of appeal. The Act also provides for the protection of designated heritage assets.

2.4 **The Planning (Listed Building and Conservation Areas) Act (1990)** underpins the identification, formal designation and management of buildings ('Listed Buildings') and areas ('Conservation Areas') of special architectural or historic interest. It protects Listed Buildings from demolition or alteration without consent and Conservation Areas from alterations that would diminish their special character or appearance. The Act requires local authorities to maintain and publish lists of Listed Buildings and Conservation Areas and provides them with enforcement powers to ensure their protection.

2.5 **The Ancient Monuments and Archaeological Areas Act (1979)** protects areas of national archaeological importance. It provides for the designation of such areas and protects them from unauthorised change without permission from the Secretary of State in the form of Scheduled Monument Consent.

2.6 **The Protection of Wrecks Act (1973)** allows for the designation by the Secretary of State of shipwrecks of historical, archaeological or artistic importance, or because they are dangerous. Once

designated it is a criminal offence to interfere with a wreck without a licence from Historic England.



The wreck of The Falcon, at Langdon Bay - Copyright Dover Museum

2.7 **The Protection of Military Remains Act (1986)** protects military aircraft and vessels that have crashed or sunk. This includes both the physical remains of the vessel and any associated human remains. Vessels are protected even if no human remains are present. Unlike heritage protected by other legislation, heritage sites described by the legislation are protected by the Act automatically and there is no formal

list or schedule. Interference with sites covered by the Act is only permitted under licence from the Joint Casualty and Compassionate Centre (JCCC), within the Ministry of Defence (MOD).

2.8 **The National Heritage Act (1983)** established what is now Historic England and, amongst other powers, empowered it to create a Register of Parks and Gardens. Designated sites are designed landscapes of note and are of particular historic significance. There is no special consent mechanism but inclusion in the Register is a material consideration in the planning process.

2.9 **The Treasure Act (1996)** defines certain types of artefact as 'Treasure' and requires those who discover it to report it to the local Coroner within 14 days. Treasure includes items that meet certain stipulations about age, precious metal content (although some base metal objects count as Treasure), the context of deposition and discovery and archaeological significance. The Act applies to archaeologists and researchers as well as to the general public. Once confirmed as Treasure it is assessed for its cultural and financial value and UK museums have an opportunity to purchase it for their collections.

2.10 **The Burial Act (1857)** governs how human remains are to be treated.

National Planning Policies and Guidance

2.11 **National Planning Policy Framework** - In England, national planning policy for protecting heritage assets is set out in [Chapter 16 of the National Planning Policy Framework](#) (NPPF, December 2024 as amended). The Framework aims to achieve sustainable development by balancing economic, social, and environmental objectives. It recognises the important social and economic role that the historic environment can contribute to sustainability and describes how heritage assets should be treated during plan making and development management. Some key provisions are presented below but those preparing development proposals should familiarise themselves with all provisions of the Framework and any updates.

2.12 **Plan-making** - Paragraphs 202-206 emphasize the significance of the historic environment, that heritage assets are an irreplaceable resource and need to be conserved for future generations. Procedures for their conservation and management should be incorporated into local plans and information about them made public.

2.13 **Proposals affecting heritage assets** - Paragraphs 207 – 211 require applicants to demonstrate a good understanding of the impact of their proposals on the significance of any heritage assets affected, including their setting. Proposals affecting archaeological sites will require a desk-based assessment and, where necessary, field evaluation to reach this understanding, and the local authority must include this understanding in its decision-making. The local authority is also required to consider the potential re-use of heritage assets and the contribution that heritage assets make to character and sustainable communities.

2.14 **Considering Potential Impacts** - Paragraphs 212 – 221 of the NPPF explain how impacts on the significance of heritage assets should be managed and how the different issues should be balanced. Paragraph 212 emphasises that great weight should be given to the asset's conservation. Paragraphs 213 to 215 of the NPPF state that any proposed harm requires convincing justification, and where harm or total loss of significance to a designated asset is substantial there is a presumption of refusal unless the proposal provides substantial public benefits or a certain set of criteria are met. Less than substantial harm should be weighed against the public benefits of the proposal; including any heritage benefits that the development might provide. Where the heritage asset is non-designated a balanced decision should be taken but, where proposals are accepted that lead to harm, the developer should be required to record and advance understanding of the significance lost. It is noted that where the significance of non-designated heritage assets of archaeological interest is equivalent to scheduled monuments, policies relevant to designated heritage assets should be applied.

2.15 **Planning Practice Guidance** - Planning Practice Guidance (PPG) is an online resource of detailed guidance provided by the Government to support the policies in the NPPF and includes advice on conserving and/or enhancing the historic environment ([Historic environment - GOV.UK](#)).

2.16 **The South East Marine Plan** provides a policy framework which will be used to help inform decision-making on what activities take place in the marine environment and how the marine environment is developed, protected and improved in the next 20 years. The plan includes policies for heritage assets and managing change in the marine environment. [The South East Marine Plan](#)

Local Strategy and Planning Policy

Dover District Heritage Strategy

2.17 The [Dover District Heritage Strategy](#) (updated 2020) sets out the Council's positive strategy for the historic environment and promotes a greater understanding of the heritage assets of the District in respect of their significance, vulnerabilities and opportunities. The Strategy and its theme papers serve as an important evidence base for policies within the Local Plan relating to the historic environment. In addition, the Heritage Strategy sets out a number of objectives and recommendations that seek to protect the district's heritage assets while enabling them to play an active role in the growth and regeneration agenda for the district. The thematic papers provide an illustration of some of the key elements

of the heritage of the District and are a useful starting point in understanding the significance of the historic environment.

Dover District Local Plan

2.18 The [Dover District Local Plan to 2040](#) (the Local Plan) was adopted in October 2024. The Local Plan sets out the intention for the Urban Archaeological Database (UAD, now part of the Kent Historic Environment Record (HER)) and Archaeological Characterisation to be used to create a Supplementary Planning Document (SPD). This SPD focuses on the management of the archaeological resource in Dover Town and the provision of guidance to assist with the implementation of the following Local Plan policies but will also be generally applicable to relevant planning applications across Dover District.

2.19 **Policy SP15 - Protecting the District's Historic Environment** sets out the overarching strategy towards the District's historic environment. The policy is worded in the Local Plan as follows:

SP15 – Protecting the District's Historic Environment

The heritage assets of the District are an irreplaceable resource and all applications that will affect a heritage asset should therefore ensure that the asset, including its setting, are conserved and enhanced in a manner appropriate to their significance. The Council will work with applicants and

partners to ensure that the heritage of the District can positively contribute to the character, environment and economy of the District and the quality of life of existing and future generations of residents and visitors.

2.20 **Policy HE1 - Designated and Non-Designated Heritage Assets** sets out the approach for the protection of designated and non-designated heritage assets in the District. The Policy includes the requirement for all applications with potential to affect a heritage asset or its setting to be supported by a Heritage Statement. The Heritage Statement should include a description of the historic, architectural or archaeological significance of the asset and the likely impact of the development proposal on its significance, proportionate to the importance of the asset. The policy is worded in the Local Plan as follows:

HE1 – Designated and Non-Designated Heritage Assets

Proposals which conserve or enhance the heritage assets of the District, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, at risk through neglect, decay or other threats into appropriate

and viable use consistent with their conservation, will be encouraged. This includes those on the Heritage at Risk Register held by Historic England, buildings and sites identified during the planning application process and any local list of heritage assets at risk.

Development will not be permitted where it will cause total loss of significance or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or

- a. Where the nature of the heritage asset prevents all reasonable or viable uses of the site, and no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and
- b. Conservation through grant funding is not possible, and the harm to or loss of the asset is outweighed by the benefits of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.

For development that involves the installation of energy-efficiency improvements to heritage assets, applications should also demonstrate a whole building approach, including an assessment of the suitability of the proposed measures for the particular property, its construction and materials, in addition to the impact on its heritage significance.

All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement, which should draw on the evidence contained in the Dover District Heritage Strategy, including referencing the heritage themes of the Strategy that apply. Such a Statement should include a description of the asset's historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.

2.21 **Policy HE3 - Archaeology** sets out the approach for the protection of archaeology in the District. The policy is worded in the Local Plan as follows:

HE3 – Archaeology

The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible

enhanced. Development which would adversely affect such heritage assets will be assessed in line with Policy HE1.

Planning applications, on sites where there is, or is the potential for, an archaeological heritage asset, must include an appropriate desk-based assessment of the asset.

In addition, where the assessment reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to, where necessary, arrange for field evaluations to be carried out by an appropriately qualified contractor in advance of the determination of the planning application. Such an evaluation should define:

- a. The character, significance and condition of any archaeological deposits or structures within the application site; and
- b. The likely impact of the proposed development on the archaeology, its significance and setting (including the limits to the depth to which groundworks can go on the site); and
- c. The means of mitigating the effect of the proposed development including a statement setting out the impact of the development.

Where development proposals affect non-designated heritage assets with an archaeological interest, the District Council would expect the archaeological deposits to be preserved

in-situ. Where this is not possible clear justification will be required. Where the justification is accepted a programme of archaeological excavation and recording is likely to be required to be carried out. The fieldwork will be appropriate to the significance of the archaeological deposits and must be carried out by an appropriately qualified contractor following a written specification agreed by the District Council. The programme will include all phases of desk-based and fieldwork, post-excavation analysis, publication of the results and deposition of the site archive in an appropriate repository.

For applications in the Dover UAD area (as shown on the Policies Map) the Archaeology of Dover Town SPD should be consulted and applicable requirements in such detailed advice should be followed.

Archaeological Notification Areas

2.22 Archaeological Notification Areas (ANAs), previously known as Areas of Archaeological Potential (AAPs), have been created by KCC and comprise archaeological information that has been mapped to advise applicants and the Council's planning teams on the type of applications that require archaeological input and when to consult KCC. The ANAs

can be found on the [Policies Map](#). The grades of consultation are as follows:

1. Do not consult KCC
2. Consult KCC on Major planning applications or equivalent only (including reserved matters)
3. Consult KCC on planning applications involving 1 - 9 new dwellings or equivalent, or is Major application (including reserved matters)
4. Consult KCC on all planning applications involving groundworks (including reserved matters)
5. Consult KCC on all planning applications

These grades help streamline the planning process by focusing consultation efforts where archaeological interest is most likely.

The Planning Application Process

2.23 The Council offers general guidance on making a planning application on its website, covering topics including whether planning permission is required and the process to follow to submit your application.

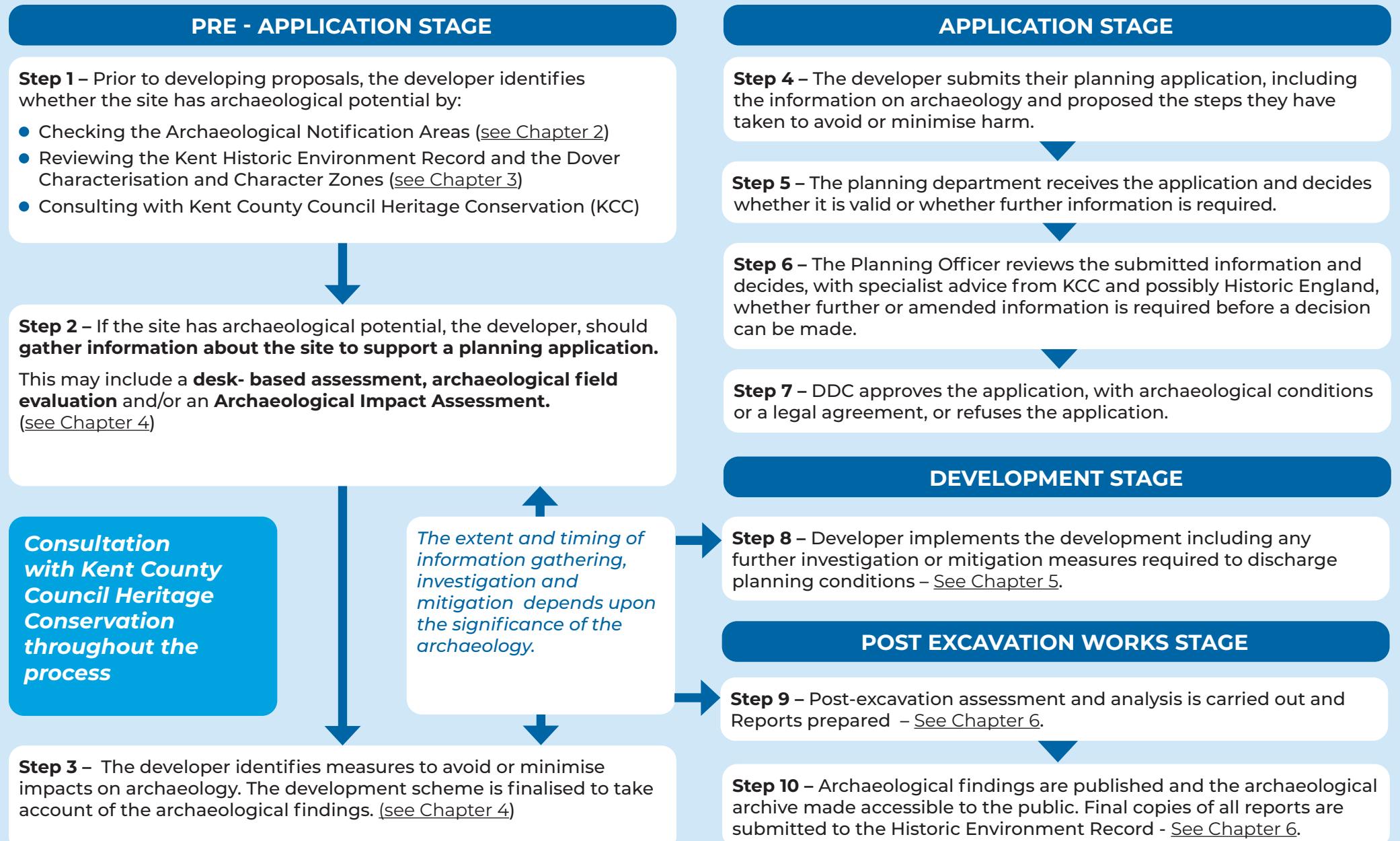
2.24 The NPPF states that where “*a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local*

planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation” (NPPF paragraph 207). It is therefore important to consider and understand the archaeology early in the process as this can help in the development of proposals which would avoid impacting it, or if avoidance is not possible, to design an appropriate mitigation approach. Early engagement

with the Council and KCC is highly recommended and will also help avoid unnecessary costs and delay. In addition, where the development site includes or has the potential to impact a scheduled monument, including its setting, Historic England should be consulted.

The following flowchart sets out a broad outline of the process.

Figure 2 – Archaeology and the Planning Process



Seeking Pre-Application Advice

2.25 Whether you are a developer of a large scheme or a householder wishing to improve your home, due to the complexities of the archaeological resource particularly in Dover town and vicinities, it is highly advisable (particularly so in the case of larger developments) to seek advice before submitting your planning application. The Council offers a pre-application service for a fee. In addition, KCC, who maintain the Kent Historic Environment Record (HER) and act as the archaeological advisors to the Council, offer pre-application advice to developers and members of the public. Alternatively, an archaeological consultant or a specialist contractor would be able to undertake this consultation on your behalf.

Fulfilling Planning Conditions

2.26 In granting planning permission, it may be determined that further archaeological measures are required to enable a development to proceed. If this is the case, these are usually secured by means of planning conditions.

2.27 Planning conditions for archaeology usually take the form of pre-commencement conditions. Pre-commencement conditions are requirements that need to have been met before a development or project can begin. It is important therefore to plan for archaeological work and allow appropriate

time for archaeological conditions to be addressed or resolved prior to starting any work on site. Relevant planning conditions may include the following:

- The submission of an agreed Written Scheme of Investigation (WSI).
- A requirement for post-determination investigations, including specialist geo-archaeological and paleoenvironmental assessment.
- The submission of foundation construction details to ensure archaeological remains are appropriately preserved in situ.
- Agreement of the methodology for excavation and recording of the archaeology.
- Monitoring by way of a watching brief.

2.28 It is also important to consider the sequence in which works might need to take place. This is especially the case on previously developed urban sites. For example, it is usually necessary to undertake archaeological investigation ahead of any site remediation or preparation works. Where there are existing standing buildings, it may be necessary to demolish these to ground level only in the first instance, with below ground elements (foundations, basements, services etc) left in place until archaeological investigations can be completed. Similarly, it may be necessary to carry out geotechnical (site investigation) works in tandem with archaeological investigation to avoid damaging archaeological remains.

2.29 Managing archaeology and construction works is best achieved through an integrated project team approach, with design, engineering, construction and archaeology professionals working collaboratively.

2.30 Some of or all the elements detailed in Chapters 4 to 6 of this SPD may be required to address archaeological planning conditions. In all cases archaeological fieldwork should be carried out in accordance with an agreed Written Scheme of Investigation.

Breach of Planning Conditions

2.31 The Council are committed to working with developers and their advisors, residents, local businesses and landowners to conserve, enhance, record, and promote the historic environment of Dover town and District. Archaeological work undertaken as part of any development enables archaeological sites to be protected, provides invaluable insights into the district's history, and contributes to research at a regional, national, and international level.

2.32 This SPD sets out the approach towards the archaeological resource of Dover town. The Council wishes to ensure that all archaeological work is completed to the agreed standards and timescales, set out in relevant planning conditions, project brief and the approved project design.

2.33 Compliance with planning conditions is the responsibility of the developer, however enforcement issues can arise which can generally be divided into two categories: those arising from the actions (or omissions) of a developer and those arising from the actions (or omissions) of their archaeological contractor. For example, in the first category the commencement of development on a site of archaeological interest without complying with pre-commencement conditions. Issues that might arise in the second category include sub-standard fieldwork.

2.34 If planning conditions are breached or where non-compliance issues arise the case may be deferred to the Council's Planning Enforcement team. The Council will seek to resolve issues by negotiation through working with developers and archaeological contractors. However, in serious cases or those where a resolution is not achieved, the Council may consider whether further action is required, for example, through issuing enforcement proceedings. This may involve the development being stopped until the archaeological work has been completed.

This and other informal and formal enforcement action may be considered in accordance with the Council's Planning Enforcement Plan.

2.35 Please note that in the special case of scheduled monuments, it is a criminal offence to undertake unauthorised works.

Delivering Public Benefit

2.36 Public benefit in archaeology is rooted in the idea that the historic environment is a shared resource that contributes to the cultural, educational, social, and economic wellbeing of society. This contribution can take various forms:

- **Cultural Enrichment** - Archaeology helps people connect with their heritage, fostering a sense of identity, continuity, and belonging. It reveals stories of past communities, landscapes, and traditions, enriching our understanding of who we are and where we come from.

- **Educational Value** - Archaeological discoveries provide unique learning opportunities across all age groups. They support formal education through curriculum-linked resources and informal learning through public events, exhibitions, and digital media.
- **Social Inclusion and Wellbeing** - Engaging with archaeology can promote mental health, social cohesion, and inclusion. Community digs, volunteering, and storytelling initiatives allow diverse groups to participate, learn new skills, and feel valued.

- **Economic and Tourism Impact** - Heritage assets uncovered through archaeology can boost local economies by attracting tourism, creating jobs, and enhancing the appeal of places. They can also influence sustainable development and place-making.
- **Stewardship and Sustainability** - Public benefit ensures that archaeological work contributes to the long-term care and understanding of the historic environment. It encourages responsible development that respects and integrates heritage values.

- **Democratic Access to Knowledge** - By making archaeological findings publicly accessible—through publications, digital archives, and outreach—archaeologists uphold the principle that knowledge gained from the past should benefit everyone, not just specialists.

2.37 Public benefit should be a core part of any archaeological project. To be effective, it must be planned from the very beginning so that meaningful benefits can be delivered throughout the project's duration. These benefits can be achieved at different stages, including planning, active fieldwork, and post-excavation. Some examples of this include:

- **Planning Stage**
Integrate historic environment elements into design and master-planning. Advise on investigation, interpretation, or retention of historic features.
- **Community Participation**
Involve local groups, schools, and volunteers in fieldwork and research. Offer training and “dig for a day” events.
- **Communication During the Project**
Host site tours, open days, and community talks. Share updates via blogs, podcasts, articles, and noticeboards.
- **Post-Project Engagement**
Produce accessible publications, exhibitions, and heritage trails. Provide open access to archives and digital resources.

2.38 One of the core principles in archaeology is the advancement of knowledge and understanding of the past. This includes both contributing to the current knowledge within the academic sphere and the greater enjoyment of the historic environment for the general public; for example, a piece of pottery can tell us about trade and Dover's place within society and the country as a whole. A series of research questions have been developed which aim to enhance the understanding of Dover and these underpin the approach to archaeological investigations within the town.

Reducing carbon emissions

2.39 The Council declared a climate emergency in November 2019 with the intention of delivering a carbon neutral district by 2050 and the District to become a net zero carbon emitter by 2030. The Local Plan recognises that while the planning system can contribute towards this aim by the introduction of relevant policies, working with partners and others is necessary to help reach this goal.

The Chartered Institute for Archaeologists Environmental Protection Policy encourages archaeological organisations and individual members to seek to minimise impacts on the environment by “reducing waste, pollution and emissions, by promoting recycling and by taking into account environmental and ethical considerations when sourcing products, supplies and equipment wherever possible”. This aim is supported by the Council, and

applicants and their professionals are asked to consider including details of the measures and actions they intend to undertake or put into place to help contribute towards the reduction of carbon emissions. This could, for example, be as simple as using shared transport or public transport for getting staff to a site.

Archaeology and works not requiring planning permission

2.40 It is important to remember that there are some types of development that can be undertaken without the need for a planning application to be made. These include works categorised as 'Permitted Development', works carried out by some utility providers (statutory undertakers) and some works to churches. Provision for archaeology may still be required because of other permissions or may be carried

out under industry codes of practice. The information contained within this SPD will still be useful to anyone carrying out development works outside of the planning system within Dover. In all instances the statutory requirements of other acts such as the Ancient Monuments and Archaeological Areas Act, the Burial Act and the Treasure Act (set out in paragraphs 2.3 to 2.10) will remain applicable.

2.41 Anyone carrying out development not requiring the submission of a planning application can contact KCC for advice on archaeological implications when planning and executing such works. Please contact: heritageconsultations@kent.gov.uk

Chapter 3

The Archaeological Resource



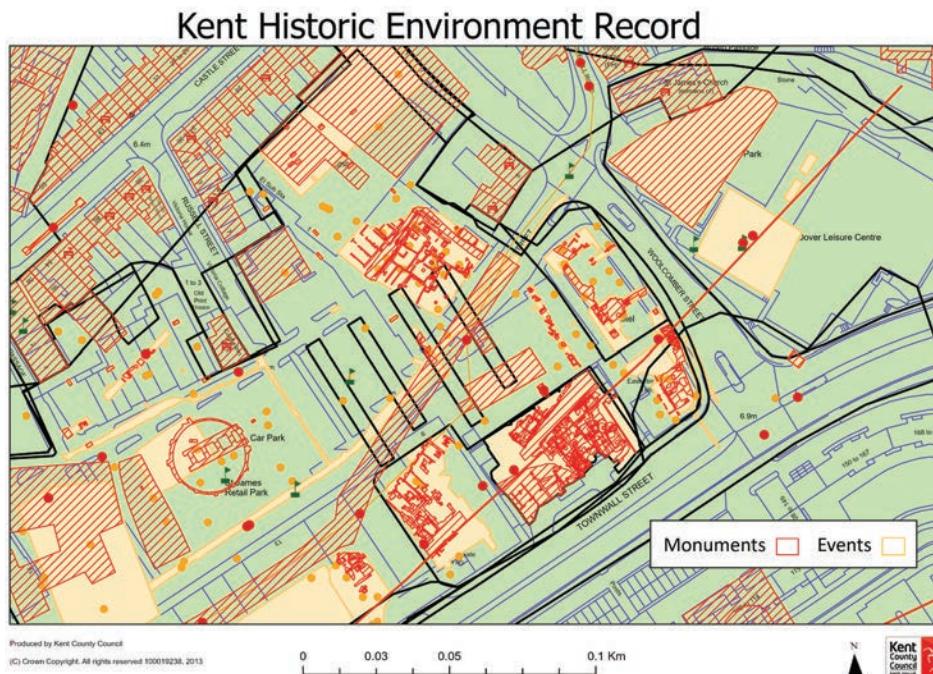
The Dover Urban Archaeological Database Project

3.1 With the introduction of PPG16 in 1990 (subsequently developed into the Historic Environment chapter of the NPPF) there was a wave of developer funded archaeology in Dover. This was accompanied by the development of the Sites and Monuments Record held at KCC, which ultimately developed into the Kent Historic Environment Record (HER). This is a database of archaeological discoveries and historic buildings linked to a mapping system and forms the main repository of heritage information for Kent.

3.2 Dover town has also benefited from an Urban Archaeological Database (UAD) project. A UAD is an enhanced baseline dataset of archaeological information of a comprehensiveness and detail that is beyond that which Historic Environment Records usually provide. This is needed because urban deposits are often highly complex, representing many phases and periods of activity in a single location. They can also be disturbed by previous activity, making interpretation difficult. Urban deposits can be very deep, either due to topographical reasons (many towns being in riverside locations) or the accumulation of debris from having been occupied over a long period of time.

3.3 The urban areas also require greater accuracy in how archaeological information is presented in the HER compared to rural data. The smaller and more congested ownership plots found in historic towns mean that a minor error in how archaeological information is presented can lead to landowners being required to carry out unnecessary or

inappropriate archaeological investigations during construction works. Historic towns are also among the most important archaeological sites in the country. Being located beneath modern towns implies a constant threat that only accurate information and improved understanding can help to reduce.



*Extract from the
Historic Environment
Record showing
complexity of the
data following the
Urban Archaeological
Database project.*

*Copyright Kent
County Council*

- 3.4 The difference between how archaeological information is represented in a HER and a UAD is essentially one of detail. For example, prior to the Dover UAD project the fort in Dover used by the Roman Classis Britannica fleet was represented by a single HER record, linked to a single HER GIS (Geographic Information System) point on the map. The work of transforming this into the UAD format involved breaking the fort record into multiple new records each of which depicts a feature within the fort such as the walls, a gate, a barrack, a granary etc. Each component has its own record and its own mapping point.
- 3.5 Similarly, the Event records (an Event is an archaeological activity such as an excavation or watching brief) in a HER are usually represented by a single record per Event linked to a single mapping point. Under the UAD standard each trench, test-pit or borehole, for example (known as an 'intervention unit' within an Event), is represented by a separate HER Event record. These can be grouped to indicate the relationship between them, but they are recorded separately. This allows additional information to be recorded, such as the character, and age of the archaeological layers (deposit sequences) and depths of layers. These in turn can be used to develop a deposit model that can further aid understanding and prediction.
- 3.6 In 2016 KCC, with funding provided by Historic England, carried out the initial phase of work gathering the data and mapping the known archaeology within Dover town to convert it into UAD format. This work took place within the Kent Historic Environment Record within which the data is held and maintained.

The Archaeological Characterisation for Dover

- 3.7 The work carried out as part of the UAD project produced a wealth of information about archaeological sites and discoveries, and historic buildings. 'Characterisation' is the process by which we make sense of this detail and try to understand a place as a whole rather than as a collection of individual sites or buildings.
- 3.8 The Archaeological Characterisation for Dover provides a series of summary maps and texts that explain the layout of Dover at different times in history; the Character Zones. These will help readers understand the different roles that a specific area of Dover played at different times in the past. It will also help them visualise and value any archaeological remains that may be discovered during development or by research and thereby understand how they relate to the wider heritage of the town. It should be noted, however, that characterisation risks over-simplification, and is therefore best understood as a model, not a map, of past activity.
- 3.9 The development of the characterisation allows us to consider the archaeological information that we have and identify the research questions that remain to be answered. This is important because the research potential of a site is key to its archaeological interest and significance: *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."* - Statements of Heritage Significance: Analysing Significance in Heritage Assets- Historic England Advice Note 12 (2019).

The Character Zones

3.10 The Character Zones review the archaeological knowledge and provide an interpretive map of Dover for each of the archaeological periods (Palaeolithic, Anglo-Saxon, Roman, etc.). They are accompanied by a statement that explains the zones archaeological potential, the potential impact of development and possible related mitigation. To develop a fuller understanding of the overall archaeological resource and potential implications of development in an area it is important to undertake a comparison of several different period maps and to not confine assessment to one time period.

3.11 It is important to note that the Character Zones provide an outline of the archaeology as known at the time of writing and are not intended to serve as a comprehensive map of the archaeological heritage of Dover, nor does the Characterisation form a statement of where development may or may not impact on archaeological remains. This can only be determined from review and assessment of the full UAD data by qualified specialists. The Character Zones text may be updated from time to time as we gain further knowledge.

3.12 For ease, the Character Zones have been tabulated with a brief outline of the key considerations for each (see table 1.1 below); the full statement can be accessed via the hyperlink attached to each Character Zone.

Figure 3: Map of the Archaeological Character Zones of Dover

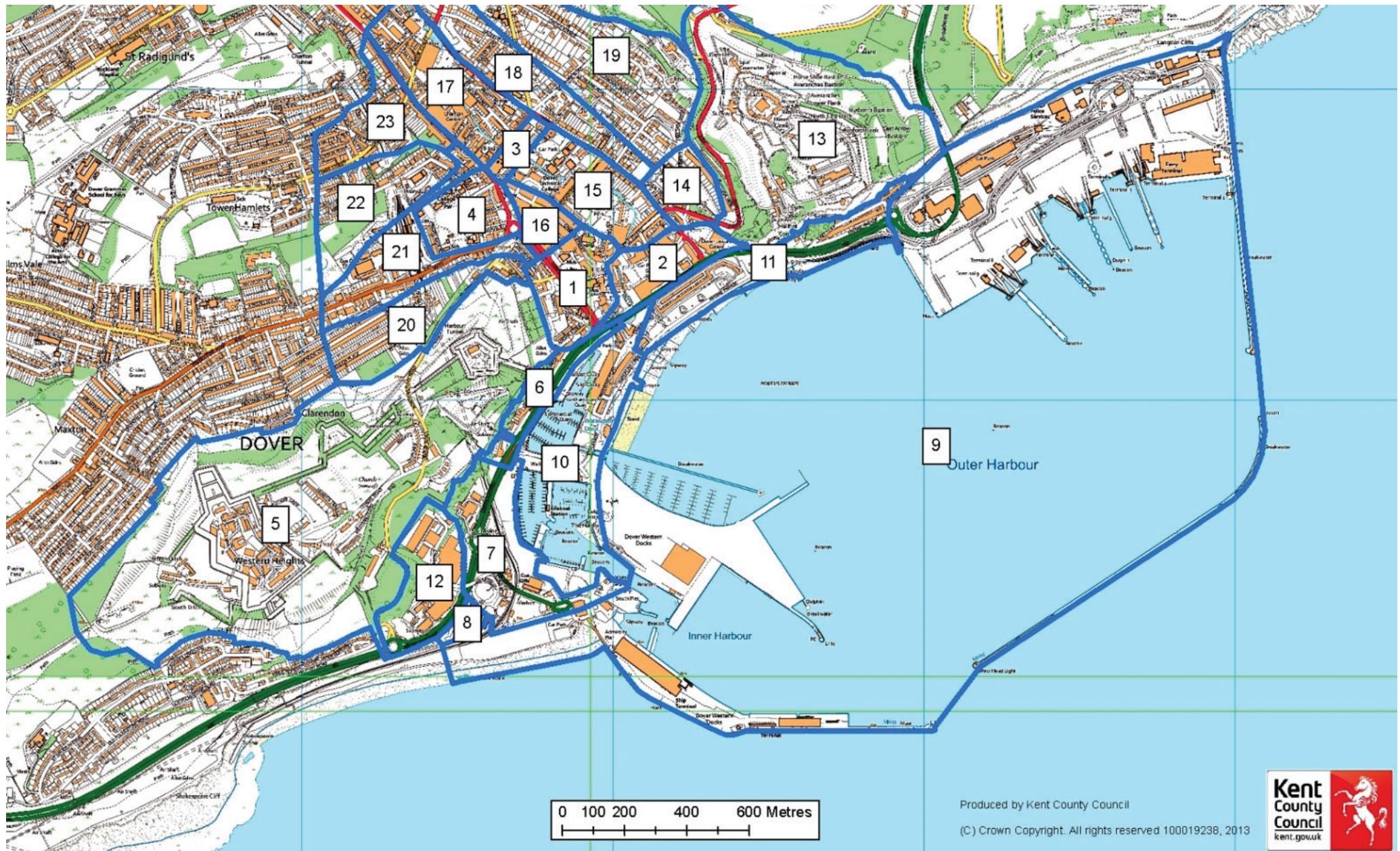


Table 1.1 - Key Archaeological Considerations for the Character Zones

Please note: In this table 'listed building' means entries on the 'List of Buildings of Special Architectural or Historic Interest' as issued by the Secretary of State for Culture, Media and Sport. It should be noted that one listing can be for a building comprising several dwellings.

Character Zone	Key considerations	
	Archaeology	Built heritage
1 <u>South-western town centre</u>	<ul style="list-style-type: none"> 5 scheduled monuments. High potential for geoarchaeological and waterlogged remains related to the harbour from Prehistoric, Roman and early Medieval, and remains of buildings and structures from the Medieval periods. Good potential for further remains dating to Roman, early Medieval and Medieval periods. Potential for stratified deposits of high archaeological interest, including at depth. Potential for discoveries relating to the Anglo-Saxon settlement. 	<ul style="list-style-type: none"> 5 listed buildings including Grade II* listed Church of St Mary. 2 conservation areas. Medieval street pattern present despite post Medieval development. High quality 19th and early 20th Century architecture. Potential for extant buildings to contain earlier structures, particularly where cellar present.
2 <u>South-eastern town centre and St James' area</u>	<ul style="list-style-type: none"> 1 scheduled monument. High potential for stratified remains of national significance, including at depth. High potential for geoarchaeological and waterlogged remains related to the harbour from Prehistoric, Roman and early Medieval periods. High potential for deposits relating to the Medieval period including remains of town wall and gateways. Potential for remains relating to waterside and maritime activities from Prehistoric, Roman and early Medieval periods. Potential for remains relating to movement and routeways. 	<ul style="list-style-type: none"> 5 listed buildings. Part within 1 conservation area.
3 <u>The Maison Dieu and Ladywell</u>	<ul style="list-style-type: none"> 1 scheduled monument. Potential for waterlogged remains close to surface, particularly from Medieval and post-Medieval periods. Potential for important geoarchaeological remains at depth from Prehistoric and earlier Roman periods. Potential for Anglo-Saxon remains along route of River Dour. Potential for remains of early and post-Medieval occupation including industrial activity. 	<ul style="list-style-type: none"> 4 listed buildings. Part within 2 conservation areas. Maison Dieu (grade I), Maison Dieu House (grade II*) and the People of Dover war memorial (grade II*) form an important group.

Character Zone	Key considerations	
	Archaeology	Built heritage
4 <u>Dover Priory</u>	<ul style="list-style-type: none"> 1 scheduled monument. Potential for remains relating to the Medieval and post-Medieval period. Potential for remains relating to movement and routeways. Some potential for isolated discoveries relating to Prehistoric, Roman and early Medieval periods. 	<ul style="list-style-type: none"> 14 listed buildings. Part within 1 conservation area. High quality 18th and 19th Century architecture.
5 <u>Western Heights</u>	<ul style="list-style-type: none"> 1 scheduled monument. Zone subject to small number of archaeological investigations. Potential for discoveries from later Prehistoric period onwards. Potential for further evidence of undisturbed deposits pre-dating the construction of the fort. 	<ul style="list-style-type: none"> 2 listed buildings. Conservation area. 18th, 19th and 20th Century fortifications of national and international significance.
6 <u>Snargate Street</u>	<ul style="list-style-type: none"> High potential for later Prehistoric remains at northern end of zone, including waterlogged remains. Potential for remains relating to layout and defence of the docks. Potential for later Medieval and/or early and post-Medieval remains beneath later development along Snargate Street. Known deposits of archaeological and geoarchaeological interest at depth. 	<ul style="list-style-type: none"> 2 listed buildings. Part within 1 Conservation Area Buildings from 19th and early 20th use as principal thoroughfare between town and Western Docks
7 <u>Limekiln Street</u>	<ul style="list-style-type: none"> Small potential for discoveries relating to the Prehistoric period. Potential for late and post-Medieval remains relating to harbour works. 	<ul style="list-style-type: none"> 4 listed buildings.
8 <u>Archcliffe Fort</u>	<ul style="list-style-type: none"> Whole of zone lies within the scheduled monument. Potential for later Prehistoric remains close to the ground surface Potential for Medieval and post-Medieval remains despite heavy disturbance in C16. 	<ul style="list-style-type: none"> 17th, 18th and 19th Century fortification of national significance
9 <u>Modern Harbour</u>	<ul style="list-style-type: none"> 1 scheduled monument. Archaeology within harbour limited due to dredging, most archaeological potential therefore land based. Potential for discoveries from Prehistoric period onwards. Potential for remains relating to the important phase of development during the Elizabethan and later Medieval periods. Potential for discoveries associated with former wreck sites and geoarchaeological deposits, including at depth. 	<ul style="list-style-type: none"> 1 listed building.

Character Zone	Key considerations	
	Archaeology	Built heritage
10 <u>The Western Docks: Wellington Dock, Granville Dock and Tidal Basin</u>	<ul style="list-style-type: none"> 1 scheduled monument. Potential for geoarchaeological deposits and possible Prehistoric features at depth. Potential for remains relating to development of the harbour from 16th Century and later post-Medieval periods. 	<ul style="list-style-type: none"> 7 listed buildings. 1 conservation area.
11 <u>Eastern Shorefront</u>	<ul style="list-style-type: none"> Potential for geoarchaeological deposits or remains associated with the use of the River Dour from Prehistoric and Roman periods. Potential for remains relating to riverside use from early Medieval onwards. Potential for remains relating to the 19th Century use as a military canal. 	<ul style="list-style-type: none"> 16 listed buildings 2 conservation areas
12 <u>Southwestern slopes of the Western Heights</u>	<ul style="list-style-type: none"> Archaeological potential limited as remains have been disturbed by large scale modern development. Features associated with former military use of the site may be present where undisturbed or below level of disturbance. 	
13 <u>Dover Castle</u>	<ul style="list-style-type: none"> 1 scheduled monument. High potential for Anglo-Saxon remains relating to defence and/or occupation. Potential for remains relating from the Prehistoric, Roman and Anglo-Saxon in areas undisturbed by Medieval development. Potential for remains relating to the Medieval and post-Medieval periods just below modern ground level. 	<ul style="list-style-type: none"> 10 listed buildings 1 conservation area
14 <u>Western slopes of Castle Hill</u>	<ul style="list-style-type: none"> Potential for Palaeolithic and later Prehistoric deposits. High potential for remains relating to the Medieval use of the zone as market. Potential for remains relating to waterside activities dating to Prehistoric and Anglo-Saxon periods. 	<ul style="list-style-type: none"> 15 listed buildings 1 conservation area

Character Zone	Key considerations	
	Archaeology	Built heritage
<u>15 River Dour estuary and water meadows</u>	<ul style="list-style-type: none"> High potential for geoarchaeological remains relating to the former harbour basin. Potential for remains relating to the industrial use of the river during the Medieval and post-Medieval periods. Potential for remains relating to the Medieval and post-Medieval occupation of the area. Potential for remains relating to the ancient routeway located to western boundary of zone. Potential for waterlogged remains at depth. 	<ul style="list-style-type: none"> 11 listed buildings 3 conservation areas
<u>16 Northern town centre, Biggin Street</u>	<ul style="list-style-type: none"> Good potential for remains relating to all periods across whole of zone. High potential for discoveries relating to Roman activity and settlement. High potential for remains relating to the Medieval settlement. 	<ul style="list-style-type: none"> Parts within 2 conservation areas. Large sections of unaltered street layout. Very high-quality 19th and early 20th Century architecture.
<u>17 Upstream valley floor and river floodplain</u>	<ul style="list-style-type: none"> High potential for remains relating to the 19th Century industrial uses in the area. High potential for remains relating to activity during the Medieval period following route of highway and River Dour. Potential for geoarchaeological deposits and waterlogged remains relating to harbour use from Prehistoric period onwards. Potential for remains relating to waterside activities from all periods. Potential for remains relating to movement and routeways from Roman period onwards. Potential for remains relating to settlement dating from the Anglo-Saxon period onwards. 	<ul style="list-style-type: none"> 1 listed building. Part within 4 conservation areas. Good quality 19th Century architecture.
<u>18 Eastern lower slopes of the Dour valley</u>	<ul style="list-style-type: none"> High/good potential for discoveries relating to activity on banks of the river from Prehistoric period onwards. Potential for geoarchaeological and waterlogged remains. 	<ul style="list-style-type: none"> 2 listed buildings. Part within 2 conservation areas. Character of streetscape defined by later post-Medieval expansion of settlement.
<u>19 Steep upper valley sides</u>	<ul style="list-style-type: none"> Significant disturbance during the 19th Century although some potential for discoveries relating to the Prehistoric period. 	<ul style="list-style-type: none"> 1 listed building. Post-Medieval suburban character of large, detached dwellings in generous grounds.

Character Zone	Key considerations	
	Archaeology	Built heritage
<u>20</u> <u>Dry valley</u> <u>sides north of</u> <u>the Western</u> <u>Heights</u>	<ul style="list-style-type: none"> Some potential for finds relating to the Prehistoric period where undisturbed by 19th Century development. Some potential for burials and inhumations from Anglo-Saxon and Roman periods. 	<ul style="list-style-type: none"> Character defined by 19th Century architecture.
<u>21</u> <u>Base of dry</u> <u>valley and</u> <u>western side of</u> <u>River Dour</u> <u>(South)</u>	<ul style="list-style-type: none"> Limited potential for discoveries relating to the Prehistoric period. Some potential for remains relating to movement, routeways and burials from the Roman period. Some potential for remains relating to Anglo-Saxon and Medieval activity. 	<ul style="list-style-type: none"> 3 listed buildings. Part within 1 conservation area.
<u>22</u> <u>Priory Hill</u>	<ul style="list-style-type: none"> High potential for remains related to the Anglo-Saxon and Roman period, particularly burials. Some potential for discoveries relating to Prehistoric activity. Limited potential for finds and features relating to Medieval and early post-Medieval activity. 	<ul style="list-style-type: none"> Some retention of the late 19th and early 20th Century architectural character.
<u>23</u> <u>Base of dry</u> <u>valley and</u> <u>western side of</u> <u>River Dour</u> <u>(North)</u>	<ul style="list-style-type: none"> High potential for discoveries related to the Roman period, particularly burials. Some potential for finds relating to Prehistoric activity. Some potential for finds relating to the Anglo-Saxon and Medieval activity around the routeway. 	<ul style="list-style-type: none"> 6 listed buildings. Part within 1 conservation area.

Chapter 4

Information Requirements for Applications with Archaeological Implications

In this Section:

- Archaeological Desk-Based Assessments
 - What is an archaeological desk-based assessment (DBA)?
 - When is a DBA required?
 - How to prepare a DBA
 - Outline of Contents for a DBA
 - Will any further evaluation work be required?
- Field Evaluation Techniques
 - What is archaeological field evaluation?
 - What does pre-determination field evaluation involve?
 - What are Field Evaluation Techniques?
- Written Scheme of Investigation (WSI)
 - What is a Written Scheme of Investigation?
- Archaeological Impact Assessments
- Avoiding and Minimising Harm
 - Preservation in situ
 - Avoiding or minimising harm through engineering solutions
 - Preservation in situ – submission of foundation designs
 - Preservation in situ – exclusion areas
 - Waterlogged remains
 - Dealing with waterlogged remains

Archaeological Desk-Based Assessments

4.1 Where a proposed development site includes, or has the potential to include, heritage assets with archaeological interest, an appropriate Desk-based Assessment (DBA) should be submitted (NPPF para. 207). The submission of a DBA is a requirement under Policy HE3 of the Dover Local Plan.

What is an archaeological desk-based assessment (DBA)?

An archaeological DBA is a key planning tool which:

- Helps developers understand and plan for archaeology when formulating proposals for a site (manage risk)
- Identifies the character and significance of any archaeology that may be present at a development site
- Allows developers to establish a strategy to avoid or minimise harm to archaeological significance
- Identifies opportunities for enhancement and public benefit, for example by celebrating or interpreting archaeology

- Will be used by decision-takers to make informed judgements on the need for any further work

4.2 A DBA is a report which uses existing information to describe, as far as reasonably possible, the nature, extent and significance of archaeology within a defined area. A DBA should draw on a range of sources (including archaeological, environmental, topographical and historical information) to identify the archaeology known to exist at or near a development site and use this to model and predict the site's archaeological potential. The DBA should provide sufficient information to understand how development proposals would impact on the significance of the archaeology or identify the need for further evaluation.

4.3 A site visit (sometimes called a field visit, site inspection or walkover survey) may be required as part of a DBA. A key focus of any site visit will be to understand the condition and context of a site and to establish whether there are any aspects/impacts that might have affected archaeological survival.

4.4 Other studies may be required to consider the impact of the scheme on built heritage (and its setting) or on historic landscape or townscape character (for example through other technical studies or within a Heritage Statement). A combined report may sometimes be appropriate, depending on nature of the site and what is being proposed.

When is a DBA required?

4.5 Table 1.1 Key Archaeological Considerations for the Character Zones should be used to help understand whether a development proposal will, or has the potential to, affect archaeology and therefore whether a desk-based assessment is required. KCC can provide further advice and assistance to establish if a desk-based assessment may be needed and if so, whether there are any specific requirements.

4.6 Whilst a full DBA may not be required for small-scale projects that do not involve significant ground disturbance, the impact of proposals on archaeological remains should still be considered and sufficient information provided with an application to demonstrate the potential impact of the proposal. All planning applications that would affect archaeology, either directly or indirectly, are required to provide an assessment of the impact of the proposed development on the archaeology in accordance with paragraph 207 of the NPPF but this may not necessarily result in the need for field evaluation.

How to prepare a DBA

4.7 A DBA should be prepared by a professional archaeologist who has experience of producing such reports and who ideally is familiar with the archaeology of Dover.

4.8 The scope and level of detail required within a DBA will vary depending on the nature of a site's archaeology and the nature of the development proposed. For example, some parts of the town are underlain by deep sedimentary sequences which may contain important information about Dover's Prehistoric and Roman past. In these areas additional geoarchaeological input or a preliminary deposit model might be required. If waterlogged archaeology might be present, then hydrogeological assessment or input may be needed. The scope of a DBA should be agreed with KCC. The scope will establish:

- whether a DBA is needed and its form
- the extent and nature of the study area
- any site-specific requirements
- whether thematic or period specific expert input is needed
- if there are any other site-specific requirements or information sources that should be consulted.

4.9 The DBA should be prepared in accordance with the Chartered Institute for Archaeologists (ClfA) [standard and guidance \(for historic environment desk-based assessment\)](#) (as amended), which seeks to define good practice, and with KCC's specification requirements (contact KCC for the specification). The ClfA guidance highlights that a DBA report submitted in support of a planning application will be a public document which needs to be easily understandable by a non-specialist audience and written in a clear, concise and logical style with any technical terms explained.

Outline of Contents for a DBA

4.10 Please refer to Annex 2 of the ClfA standard and guidance noted above.

Will any further evaluation work be required?

4.11 Following initial drafting of the DBA, further investigation including a field evaluation may be required where development is proposed on a site which contains or may contain archaeology (in

accordance with paragraph 207 of the NPPF and Policy HE3 of the Local Plan which explains that pre-determination field evaluation may be required on sites where important or potentially significant archaeology may exist).

4.12 Further work will be required in the following situations:

1. Where it is not possible to establish whether archaeology is present from DBA sources alone
2. There is a need to better understand the character, extent, condition and significance of archaeology thought to be present
3. Where more exact or more detailed information is needed to understand the potential impact of the scheme on archaeological importance

In these circumstances a pre-determination field evaluation will be requested by your archaeology advisor and/or by the Council following advice from KCC.

Field Evaluation and Techniques

What is archaeological field evaluation?

- 4.13 A field evaluation is a programme of archaeological fieldwork which aims to establish whether archaeology is present within a defined area and if so, to define its character, extent, state of preservation (condition) and significance.
- 4.14 A pre-determination field evaluation (see below) is carried out before a planning application is determined to provide information so that an informed planning decision can be made.
- 4.15 A field evaluation may use intrusive and/or non-intrusive techniques and usually follows on from a DBA. The techniques employed in a field evaluation will be tailored to the specific requirements of the site and may require a staged approach. A pre-determination field evaluation helps the Council and developers to manage risk, to put in place appropriate measures to avoid or minimise harm and where appropriate to plan for mitigation.
- 4.16 In all instances, archaeological field evaluation should be appropriate and proportionate. It should take account of the significance of expected archaeology, the nature of the proposed development and have due regard to the site conditions.

Field evaluation must be carried out in accordance with an agreed Written Scheme of Investigation (WSI) and be undertaken by professional archaeologists (for advice on commissioning a WSI see [appendix C](#)).

What does pre-determination field evaluation involve?

- 4.17 Pre-determination field evaluation may involve a range of different intrusive or non-intrusive techniques and will be tailored to the specific circumstances of the site and the nature of the questions that need to be addressed. Sometimes a staged approach will be needed, whereby the results of one technique are used to inform and target further phases of field evaluation.

What are Field Evaluation Techniques?

- 4.18 Pre-determination field evaluation may involve one or more of the following techniques:
 - **Geophysical survey:** a broad term used to describe a range of non-intrusive (non-destructive) methods which use specialist instruments to map differences in buried archaeological remains and soil and sedimentary sequences. The choice of geophysical

technique will depend on various factors, including the existing site conditions, type and nature of predicted archaeology, the expected burial depth of any targets, and the size of the area that needs to be surveyed. Sometimes a combination of complementary geophysical survey methods may be required to map different aspects of a site's archaeology.

- **Remote sensing:** a broad-brush term used to cover various non-invasive imaging techniques such as aerial photography, LiDAR (Light Detection and Ranging) survey and laser scanning.
- **Walkover survey:** involves the systematic visual survey or inspection of a site to record evidence for archaeology, built heritage assets or landscape features as well as identifying areas of modern intrusion, truncation or other disturbance that might inform understanding of where archaeology may or may not be intact. Walkover surveys are commonly carried out as part of a desk-based assessment but may also be carried out as part of a programme or pre-determination field evaluation.

- **Earthwork or topographic survey:** a type of non-invasive survey which records and interprets subtle surface undulations to identify features like banks, ditches, ponds, walls, etc that may have become partially infilled or obscured by vegetation. Earthwork survey is not commonly used in urban areas, but may be used in parks, areas of woodland, open space and on military sites.
- **Standing building survey:** may be required where a proposal involves alterations to a building or structure and where further information on the asset is required to understand its development and/or significance. [Understanding Historic Buildings | Historic England](#)
- **Fieldwalking and metal-detecting:** low impact survey techniques where a defined area is systematically walked (in grids or along transects) to detect or retrieve surface finds which may provide an insight into underlying archaeological sites. Such techniques are not commonly used in urban areas, although metal-detecting may be incorporated into other intrusive field evaluation work.
- **Test-pits:** an intrusive evaluation method which involves the excavation (often by hand) of small, systematically placed test-pits to provide a 'window' into subsurface archaeology. Test-pits can vary in size and depth, depending on the evaluation objectives. Test-pits are often used in urban sites where access is limited or otherwise constrained. They are sometimes used to carry out intrusive evaluation within existing standing buildings.

- **Trial trenching:** involves the controlled archaeological excavation (usually by combination of machine and hand excavation) of a trench or series of trenches to record and assess buried archaeological deposits and sequences. It is one of the most common methods of field evaluation. Trial trenching is designed to sample the site, and trenches may be located randomly or to target specific known features. Trenches may vary in size dependent on the site-specific requirements but commonly measure some 1.8 to 2m in width and between 10 and 30m in length. The depth of trenches similarly varies but are normally excavated to the top of 'significant' archaeology or until undisturbed 'natural' deposits are reached. Sometimes this may require trenches to be stepped or shored, and arrangements may need to be put in place for the management of water ingress. In urban environments, the excavation of areas of more recent modern disturbances may allow earlier archaeological sequences to be investigated without damaging more sensitive archaeology.
- **Borehole and auger surveys** involve the use of a tool (an auger) or geotechnical drilling/borehole rig to extract samples of soil or cores of soil to understand the development of sedimentary sequences, to recover samples to investigate past landscapes and environments, and to identify evidence for human activity. Borehole and auger surveys are used where there is a

need to understand the structure and development of sub-surface sequences using geoarchaeological techniques, to investigate deep sequences of deposits, and where more invasive techniques may not be appropriate. The results of a borehole or auger survey are often used to create or update a deposit model to provide a 3-dimensional picture of the subsurface topography of a site.

Sometimes it may be necessary to excavate test-pits or to drill boreholes for non-archaeological purposes as part of a geotechnical site investigation to provide information for engineers and contamination specialists. The archaeological monitoring of geotechnical site investigation works can provide useful archaeological information, but great care is needed to ensure damage isn't inadvertently caused to sensitive archaeology.

Where archaeology is known or thought to be present the scope (nature and location) of any geotechnical site investigation works should be discussed in advance with KCC.

Wherever possible any geotechnical site investigation works should be integrated into and coordinated with the wider archaeological field evaluation programme, ensuring minimal impacts and maximum information retrieval.

What will the outcome be?

4.19 The results of a field evaluation will need to be presented in a written and illustrated report which describes the character, extent, condition and significance of archaeological remains that may be affected by development. The results of the evaluation will be used to understand the impacts of a scheme, sometimes through the preparation of a stand-alone Archaeological Impact Assessment.

4.20 In planning terms, the results of an evaluation could identify archaeology whose significance is such that it requires preserving in situ. This might result in the need to revise the design of a proposed scheme or in extreme cases the refusal of a planning application. Alternatively, the evaluation may provide information to inform mitigation measures that need to be secured by means of planning condition.

4.21 The results of the field evaluation will also provide the developer with useful information to understand the risks and implications associated with a proposed development scheme. This will enable the cost of archaeology to be allowed for and proper provision to be made in any programme or timetable for appropriate archaeological investigation. The field evaluation can therefore minimise the risk of unexpected costs or delays and importantly also reduce the risk of unexpected discoveries.

Written Scheme of Investigation (WSI)

What is a Written Scheme of Investigation?

4.22 A Written Scheme of Investigation (WSI) is a document setting out how the archaeological investigations will be undertaken and what the aims are. The WSI should also give a timetable for carrying out the works. It provides the benchmark against which the archaeological works will be managed and monitored.

4.23 Where a development requires several stages or components of archaeological work each stage or component should be subject to its own WSI. For large or complex projects an overarching archaeological framework strategy or management plan may be helpful.

A WSI should:

- set out the circumstances of the work and context of the project (with reference to any planning requirements and/or development proposal)
- accurately describe and locate the site
- provide an account of the site's geological and topographical context
- detail the archaeological and/or historical background to a site, with reference to entries in the Kent HER (based on an up to date HER search) and any previous phases of archaeological investigation
- have clear site-specific aims and objectives which are appropriately related to any relevant local, regional or national research priorities

- specify the investigation and recording methodology that will be used. Any potential constraints should be identified and reference made to any professional or technical standards or guidance documents that will be followed
- set out a strategy for the sampling of environmental deposits and ecofacts, proposals for scientific dating and any methodologies for the collection and discard of artefacts
- detail any requirements for specialist expertise or resources necessary to deliver the project
- include appropriate arrangements for the conservation of artefacts, handling of human remains, and treatment of Treasure
- identify any necessary contingencies and include allowance for the discovery of unexpected remains
- include a data management plan
- detail the post-fieldwork methodology that will be used, including requirements and timescales for reporting, and outline the approach to archive deposition and dissemination and publication
- make appropriate provision for public outreach and the delivery of public benefit
- detail arrangements for monitoring progress and compliance
- include any health and safety requirements
- look for opportunities to embed measures to reduce environmental impacts.

4.24 Standard archaeological planning conditions require applicants to submit a WSI for approval. The need for a WSI also applies to archaeological works carried out to inform the submission or determination of a planning application.

4.25 Archaeological works carried out without an agreed WSI may be found to be inadequate, which could lead to delays or additional costs, particularly where further work is needed or in a worst-case scenario may result in works having to be

carried out again. It is therefore essential that the scope of a WSI is discussed in advance with KCC to agree the broad objectives, nature and scale for proposed archaeological works. Where appropriate an archaeological "project brief" may be provided by KCC which the WSI should respond to. All WSIs must accord with KCC's specification requirements where applicable; contact KCC direct for the Specification Manual. Works should also be carried out in compliance with the relevant [Standards and guidance](#) of the Chartered Institute for Archaeologists.

4.26 All WSIs should be prepared by a suitably experienced archaeologist who is familiar with the archaeology of Dover. They should have the necessary expertise to understand the impacts of the development and for the selection of appropriate techniques and strategies to address that impact. Specialist advice should be sought where necessary.

Archaeological Impact Assessments

4.27 An Archaeological Impact Assessment is used to understand how a proposed development might affect archaeological remains. For larger sites it may be take the form of a stand-alone document or alternatively an impact assessment may be included within a desk-based assessment, field evaluation report, or heritage statement. An Archaeological Impact Assessment may be required following the evaluation of field investigations.

4.28 Impact assessments should take account of existing and proposed impacts to understand how a development will affect the archaeological resource. Impacts can include both direct impacts (physical impacts from development)

and indirect impacts (changes that occur as a result of a project, for example changes to hydrogeological systems that affect the preservation of waterlogged deposits). Impacts can occur at the construction stage, during the life of the development and (where applicable) at the decommissioning stage.

4.29 The impact of the development should be considered in the whole, noting that construction related works such as site remediation or other preparatory works like pile probing, grubbing out of previous foundations or test-pitting can have an equal, if not greater, impact than construction itself.

4.30 Sometimes the preparation of an impact assessment might be supported by a deposit model or a hydrogeological assessment.

4.31 An iterative approach to impact assessment should be followed, with the assessment being updated as opportunities to avoid or minimise harm are realised and as understanding of the site's archaeological interest grows.

Avoiding and Minimising Harm

4.32 The results of the impact assessment will be used to develop and refine mitigation and management measures for the site with the aim to avoid, or if unavoidable, to mitigate harm.

Preservation in situ

What is preservation in situ?

4.33 Preservation in situ is the term used by archaeologists when archaeology is left undisturbed in its original location so that it is unaffected by development.

4.34 Paragraph 208 of the NPPF states that Local Planning Authorities should look to avoid or minimise harm to heritage assets. Preservation in situ is a means of avoiding (or minimising) harm to buried archaeological remains.

Why preserve archaeology in situ?

4.35 Archaeological remains are an irreplaceable resource and for this reason national planning policy states that heritage assets "should be conserved in a manner appropriate to their significance" (NPPF 202). This means that there is a presumption that important archaeological remains are preserved in situ. In simple terms, the more important the archaeology, the greater the presumption that it should be preserved.

4.36 However, as NPPF 218 explains, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. In other words, the ability to carry out archaeological excavation cannot be used to avoid preservation in situ.

4.37 In extreme circumstances, archaeology might be of such importance that development of all, or part of a site may not be possible, and preservation in situ is achieved through refusal of a planning application. In most cases however, the appropriate preservation in situ of archaeological remains can be achieved through a combination of design and engineering measures secured by condition or planning obligation.

4.38 Preservation in situ is also preferable because excavating complex, deeply stratified urban archaeological sequences can be costly and time consuming. Preservation in situ is a means of enabling development by avoiding or minimising prohibitively expensive commitments to full excavation and recording. Such an approach also recognises the continued advancement and development of archaeological techniques, meaning that more may be learnt from a site's archaeology in the future than is possible today.

4.39 Where preservation in situ is deemed necessary the principle of how it will be achieved is best established before an application is made or determined. For this reason, on large scale development proposals or for development within archaeologically sensitive locations, early consultation with the Council and their archaeological advisors is strongly recommended.

4.40 Conditions or obligations relating to preservation in situ requirements may be included as part of a planning consent. This may be secured either by (a) ensuring development is carried out in compliance with measures set out within the application or alternatively (b) through the submission of further information prior to development commencing (such as by submitting details of foundation designs or through a stand-alone Mitigation Strategy document).

4.41 Further information and good practice advice can be found in the Historic England guidance notes on [preserving archaeological remains](#), on [piling and archaeology](#) and on [land contamination and archaeology](#).

How is preservation in situ achieved?

4.42 The way in which archaeology is preserved in situ will need to be tailored to each individual site. The approach should be informed by an understanding of the site's archaeological interest (established through appropriate assessment and evaluation) and the nature of the proposals (the impact of the development).

4.43 The simplest and most effective means of preserving archaeological remains in situ is through the avoidance of groundworks. This might be achieved through open space and landscaping or by reuse of existing buildings. In high density, urban locations such an approach may not be feasible. Instead, preservation in situ is brought about by engineering solutions, with foundation designs and formation levels that are tailored to the archaeological and structural requirements of the site so that impacts are avoided or minimised. Where impacts cannot be avoided these should be placed in areas of previous ground disturbance and/or lower archaeological sensitivity.

Avoiding or minimising harm through engineering solutions

Engineering solutions, particularly in terms of foundation design are often the primary means of preserving sites in situ. One technique involves the use of raft foundations that effectively 'float above' archaeological remains. For larger developments piled foundations are often employed. Where piles are being used careful thought will need to be given to the type of pile and their layout. The principles in [Historic England's guidance on piling and archaeology](#) should be followed. These include:

- Minimising the number of piles
- Looking to re-use any pre-existing piles from demolished buildings
- Avoiding dense groups of piles and/or pile clusters
- Keeping the pile caps and ground beams as shallow as possible
- Ensuring that any new piles are properly documented to allow their future re-use

Foundation design solutions may be combined with the use of imported material to provide a buffer over archaeologically sensitive deposits. As well as the foundations themselves other groundworks can also impact buried archaeology. The design and position of any lifts should be considered. For services these should be grouped together wherever possible, potentially within built conduits.

Some services might be accommodated above ground to avoid impact. Deep (foul) drainage can be particularly problematic and may need careful thought. So too surface water attenuation where capacity (volume) may require the use of wider but shallower solutions.

Effective preservation in situ is best achieved through collaborative working between archaeologists, engineers and geotechnical specialists following a site-wide design approach. This will likely require engaged working with other regulatory / licencing bodies to agree mutually acceptable solutions.

Preservation in situ – submission of foundation designs

4.44 If preservation in situ of important archaeological remains is a desired outcome this is best established and secured before planning permission is granted. In other words, the principle of preservation in situ and how it will be achieved (whether by avoidance or engineering) should have been agreed as part of the determination of the planning application.

4.45 Sometimes there will be technical considerations which mean that the broad principles of preservation in situ can be agreed and secured when an application is determined, but the precise detail of how this will be achieved will be subject to the submission of further information. This might be because more technical information is required (either relating to the archaeology or ground conditions) which could not be obtained prior to determination. Where the original application is outline in nature this detailed design information and the approach to preservation in situ should be submitted as part of the reserved matters application.

4.46 The requirement for further information usually takes the form of a pre-commencement planning condition requiring the submission of a package of drawings (sometimes with an accompanying commentary) showing the intended foundation designs and details of other below ground excavation. For larger and more complex schemes the approach

to preservation in situ may require the submission of a stand-alone Mitigation Strategy document.

Preservation in situ mitigation strategy

A preservation in situ Mitigation Strategy may be required to be submitted as a stand-alone document that describes precisely how measures to avoid or minimise harm will be implemented on-site. It will usually include detailed drawings (including engineering and foundation details where appropriate) along with relevant prescriptions and actions that will be implemented to ensure the preservation in situ of archaeological remains, including any measures to avoid accidental damage to archaeology. A preservation in situ mitigation strategy should cover pre-site preparation, construction and post-construction activities.

A preservation in situ mitigation strategy will clearly state exactly what construction processes will take place where on a development site and describe what measures will be put in place to mitigate and restrict impacts. A preservation in situ mitigation strategy will include contingency measures for unexpected discoveries and, depending on the nature of the site, may include provision for archaeological monitoring to ensure that the proposed measures are adequate and are being implemented fully on-site.

4.47 The foundation design details will need to be developed by archaeological and engineering specialists working in collaboration with each other. Together, they will need to develop practical solutions that avoid or minimise harm to significant archaeology to ensure its ongoing preservation in situ. Such solutions could include avoidance and engineering options in combination, including through the raising of formation levels, the use of shallow foundations and through the careful siting of piles, incoming services, lift-shafts, drainage systems, etc. The objective should be to avoid the most sensitive archaeology and to minimise impacts. Where impacts are necessary these should be focussed on areas of previous disturbance or low archaeological sensitivity.

4.48 In any preservation in situ solution, the applicant needs to take account of both direct (physical impacts) and indirect impacts, such as changes in hydrology or water environment; changes to soil chemistry; or compaction, vibration or ground movement.

Preservation in situ – exclusion areas

4.49 In a small number of cases there may be fragile or vulnerable archaeology or standing building remains within a development site which are being preserved in situ but are at risk of accidental damage during construction. Where this is the case pre-commencement planning conditions might be included requiring an applicant to submit details of how heritage assets will be safeguarded during development, for example through an area being fenced off and protected during construction.

Waterlogged remains

4.50 When preserving archaeological remains it is important that the burial environment is understood. This is because changes to the conditions in which archaeology is buried can be as damaging to its preservation as direct physical impacts. Such changes might be brought about through changes to the site's hydrology, changes to soil chemistry or through loading and compression. Monitoring measures may need to be put in place in advance, during and following construction to ensure the effectiveness of any preservation in situ measures.

4.51 The need to understand the burial environment applies to all sites where archaeology is being preserved, but it is particularly important for waterlogged sites (such as might be found within Character Zones 1, 2 and 9 for example) where the survival of timbers and other organic remains is dependent on the conditions which contributed to their survival (waterlogged; anoxic) remaining the same during and after any development.

Dealing with waterlogged remains

Waterlogged sites have unique challenges because they are very susceptible to damage if there are changes to the delicate balance of conditions that have resulted in the preservation of organic material. Where preserved waterlogged remains are expected additional assessment of the hydrogeological impact of development may be required. This will involve a tiered approach to assess a site's water environment that provides a conceptual model for the site which is sufficiently reliable to inform decisions and measures to secure sustainable long-term preservation.

Applicants should allow sufficient time to carry out necessary hydrogeological assessment. For example, a tier 1 (desk-based, basic conceptual model) can be developed quickly if there

is sufficient existing information, but should more quantitative data be required, for example gathered through on-site hydrological monitoring this will require additional time.

Further information on the tiered approach to hydrogeological assessment can be found in the Historic England publication on [Water Environment Assessment Techniques](#).

4.52 The Dover Bronze Age Boat is a spectacular example of how waterlogged conditions can lead to exceptional preservation of organic remains.

Chapter 5

Archaeology and the Development Stage



In this Section:

- Post-consent archaeological field evaluation
 - Mitigation measures
- Archaeological excavation
- Archaeological monitoring
- Watching brief
- Construction integrated investigation and recording
- Unexpected discoveries
 - What to do in the event of an unexpected discovery
- Special circumstances

Post-consent archaeological field evaluation

5.1 It is best practice is to carry out thorough archaeological field evaluation works prior to determining a planning application. In this way the significance of any archaeology can be properly understood, and appropriate measures taken to avoid or minimise harm. Without early evaluation the risk of unexpected discoveries during development increases significantly, as does the risk of unexpected costs and delay.

5.2 In certain cases, it may not be feasible or proportionate to carry out full evaluation prior to the determination of a planning application. This might be because of the nature or scale of the scheme or because there are physical constraints (such as existing buildings on a site) that prevent thorough pre-determination evaluation. In these circumstances post-consent archaeological evaluation may be required as part of a staged programme of archaeological work. Post-consent archaeological evaluation may make use of one or more of the suite of techniques set out in [chapter 4](#), and may include specialist geoarchaeological and paleoenvironmental assessment. As with all archaeological fieldwork the

post-consent evaluation works should be carried out in accordance with an agreed WSI.

5.3 Occasionally, the evaluation of a site might conclude that no further work is required, in which case the results of the evaluation can be detailed in a report to be submitted and agreed, and the planning condition requirements discharged on this basis.

Mitigation measures

5.4 More often, post-consent archaeological evaluation will be insufficient on its own to address an archaeological planning condition. Instead, the results of the evaluation will be used to inform further mitigation measures. Such mitigation measures might include:

- agreement of measures (foundation designs and methods) to preserve archaeological remains in situ.
- archaeological excavation (the controlled and methodical investigation and recording of archaeology ahead of development).

- monitoring of development ground works (where archaeological investigation and recording is integrated into and carried out alongside construction – sometimes called a ‘watching brief’).
- geoarchaeological and palaeoenvironmental investigation or other specialist methods (for example using purposive archaeological boreholes and geoarchaeological techniques to examine deeply buried sequences).
- building recording (where investigation and recording is necessary to understand archaeological evidence contained within the fabric of a building or structure).

Archaeological excavation

5.5 Development should wherever possible look to avoid or minimise harm to buried archaeology. It is recognised that it is not always feasible or possible to avoid all impacts on archaeological remains. Where harm to buried archaeology is clearly and convincingly justified (because the harm to significance is outweighed by the public benefits of a development) then it is appropriate for this harm to be offset through archaeological investigation and recording.

5.6 This often involves archaeological excavation whereby the archaeology (the sequence of deposits, structures and features, along with any associated artefacts and ecofacts [naturally occurring objects vs artefacts which are human made/alterred objects]) is carefully and systematically removed and recorded by professional archaeologists in accordance with an agreed WSI and defined research objectives. In simple terms the physical remains are removed and replaced by a detailed record. For this reason, archaeological excavation is sometimes referred to as “preservation by record”.

Archaeological excavation takes two primary forms:

- detailed (full) excavation: this is where the whole archaeological sequence is excavated within a defined area, either to an agreed formation level or to when undisturbed geologically derived ‘natural’ deposits are reached.
- strip, map and sample excavation: this is where the archaeology is exposed across an area in plan, and then parts of the archaeology present is sample excavated in accordance with an agreed strategy. Strip, map and sample excavation is most commonly used on larger ‘open area’ sites and where a comparatively shallow archaeological sequence is present.

5.7 In urban areas, such as Dover town centre, where complex and deeply buried archaeological sequences will be present, detailed excavation is more likely to be required. Archaeological excavation is usually undertaken by hand, with machine excavation being limited to the removal of ‘modern’ overburden deposits and occasionally for the removal of bulk deposits of little or no archaeological or environmental interest.

5.8 On constrained urban sites careful thought will need to be given to the management and phasing of archaeological excavation, including considering what space, services, security measures and accommodation is needed to facilitate archaeological investigation. Developers, their engineering contractors and archaeologists should work in cooperation to ensure a safe and efficient working environment.

5.9 Provision should be made, where appropriate, for public engagement and outreach during the excavation process for example through viewing platforms, openings in site hoarding, planned site ‘open days’ or the display of information.

5.10 It should always be remembered that excavation is destructive; once removed the archaeology (which might have formed over hundreds or thousands of years) can never be replaced. For this reason, it is essential that archaeological excavation is properly planned, is carried out by suitably qualified and experienced professional archaeologists and that sufficient resources and time is available to carry out the necessary works. This includes adequate resources for any specialist scientific enquiry that may be required. The logistics and complexity of excavating urban archaeology can be significant and time consuming (larger excavations on deep or complex sites can take several months).

5.11 In all cases excavation must be followed by post-excavation work.

Archaeological monitoring

5.12 Sometimes, rather than carrying out archaeological works ahead of development mitigation may be undertaken during construction works. For smaller sites (where impacts are limited) or in areas of lower archaeological potential mitigation might take the form of a watching brief. In other instances, there may be technical or practical reasons why archaeological investigation ahead

of development is not possible or feasible, in which case construction integrated investigation and recording might be necessary. Sometimes archaeological monitoring will be undertaken as an adjunct to a wider programme of archaeological excavation or to ensure compliance with preservation in situ requirements.

Watching brief

5.13 A watching brief involves an archaeologist being on-site whilst development is taking place, for example during the cutting of foundation or service trenches. Attendance might be full (the archaeologist is present during all ground works), part/targeted (the archaeologist being fully present for specific works) or intermittent (the archaeologist makes a series of visits throughout the duration of works). The scope of the watching brief will be clearly defined in advance in a WSI.

5.14 The monitoring archaeologist will observe the specified groundworks, and if archaeology is present efficiently investigate and record this as they deem appropriate. The monitoring archaeologist will carry out the watching brief so as to avoid or minimise, wherever practicable, adverse impacts on the construction programme. It may be necessary however, for development work to be paused briefly, to allow archaeological remains to be investigated and recorded. It is therefore important that developers work in close cooperation with the monitoring archaeologist. Developers should allow

reasonable time and resources for the monitoring archaeologist to undertake any necessary investigation and recording.

5.15 Contingency arrangements should be included within any WSI to take account of the possibility of “unexpected discoveries”.

5.16 For many watching briefs, especially on small-scale projects, it may be sufficient to produce a single, stand-alone watching brief report. Where significant archaeological remains are encountered, then more detailed post-excavation works will be required.

Construction integrated investigation and recording

5.17 Construction integrated investigation and recording involves the delivery of archaeological investigations within a construction programme and is usually carried out when the potential for archaeology is recognised and its likely extent and character understood, but due to technical or logistical reasons it is not possible to carry out investigations or access archaeology in advance of development.

5.18 In construction integrated investigation and recording the developer's preferred method of working is controlled by the archaeologist to actively facilitate archaeological recovery (as opposed to a watching brief where an archaeologist observes groundworks being undertaken for non-archaeological purposes but does not actively control the developer's method of working). The scope of the construction integrated investigation and recording works will be clearly defined in advance in a WSI. Contingency arrangements should be included within any WSI to take account of the possibility of "unexpected discoveries".

5.19 In all cases construction integrated investigation and recording works should be followed by a programme of post-excavation work.

Unexpected discoveries

5.20 The approach to assessing and evaluating archaeology set out within this SPD is designed to provide sufficient information to understand and manage archaeology through the development process and crucially to minimise the risk of unexpected discoveries. On rare occasions, archaeology may be found through archaeological investigation that is of greater significance than originally predicted. Very rarely, important archaeology might come to light where no provision for archaeological investigation or recording has been made.

5.21 In the event of an unexpected discovery a new or revised approach to archaeological mitigation may be required, which if not properly managed could result in timetable and/or resource issues. The risk of unexpected discoveries impacting on the development timetable can be reduced by developers factoring this into their planning and budgeting processes.

What to do in the event of an unexpected discovery

5.22 Where unexpected archaeology is encountered, work on site should stop and specialist advice sought as soon as possible. This will usually require an on-site meeting between the client (developer), their archaeologists (where in place), and the Council's archaeological advisors (Kent County Council Heritage Conservation). The aim will be to agree an appropriate programme to either protect or investigate and record the archaeology in a way that seeks to minimise impacts (as far as is possible or reasonable) on the development programme. Sometimes additional input from the Council's Heritage Team (for aspects relating to built heritage), the planning case officer, or from the [Historic England Regional Science Advisor](#) may be required.

5.23 In the wholly exceptional event that remains of national importance are discovered unexpectedly then input from the Historic England Inspector of Ancient Monuments will be required.

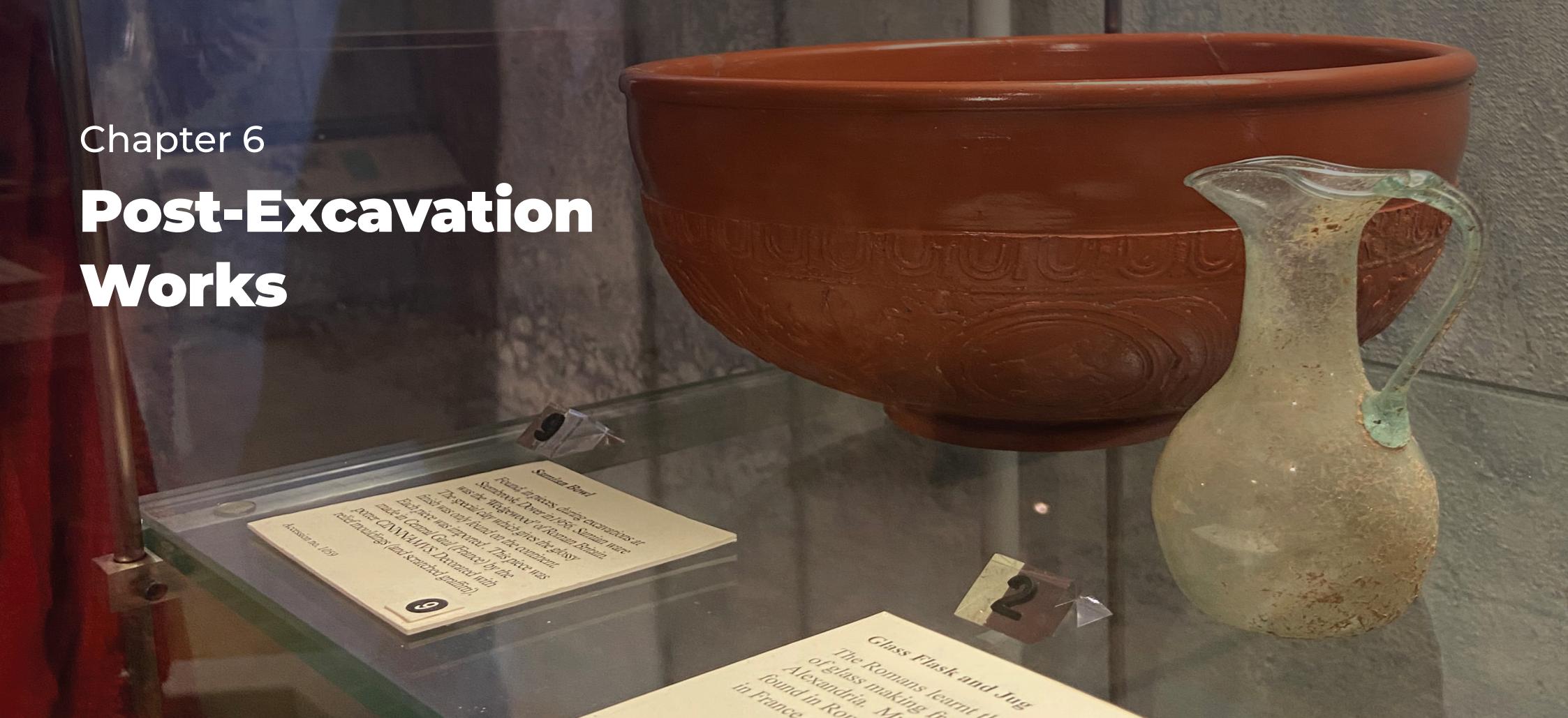
5.24 In all instances, where archaeology is unexpectedly discovered the approach should be first to establish its significance and then to put in place measures to mitigate the impact on significance, either through design and engineering measures or if appropriate through archaeological investigation and recording.

Special circumstances

5.25 In some instances, unexpected discoveries will have specific legal implications. If human remains are found outside of an archaeological investigation, then work should stop immediately, the area left undisturbed, and the local police contacted. They will establish if the remains are modern or ancient and deal with them accordingly. If human remains are established as ancient, then a coroner's licence must be obtained from the Ministry of Justice before they are disturbed. If items of Treasure are unexpectedly found, then these will need to be reported ([Report of Treasure](#)).

Chapter 6

Post-Excavation Works



In this Section:

- Reporting requirements
- Post-excavation assessment and analysis
- Post-excavation programmes and the discharge of planning conditions
- Publication
- Preparation and deposition of the archaeological archive
- Care of the Archive
- Treasure Reporting

- 6.1 Post-excavation (sometimes shortened to 'post-ex') is an overarching phrase used by archaeologists that covers all the work that happens to the material recovered (artefacts, samples, etc) and the records made (written descriptions, registers, plans, photographs, digital data, etc) during on-site investigations.
- 6.2 Post-excavation work includes the ordering and compilation of site data, the processing of finds and environmental samples, the production of illustrations, reports and publications and ultimately the deposition of the completed archaeological archive in an appropriate repository.
- 6.3 Post-excavation assessment, analysis and publication can be a complex process, involving the application of multiple scientific techniques and requiring varying levels of specialist input.

Reporting requirements

- 6.4 For smaller pieces of work which encountered no archaeology, or archaeology of limited significance the outputs of the post-excavation process might be presented in a single archive report (sometimes called a 'grey-literature' or client report), that can be submitted pursuant to discharge of a planning condition.
- 6.5 For larger, more complex, or archaeologically interesting sites the post-excavation programme may have several stages, including interim report, post-excavation assessment and analysis, resulting in the publication and dissemination of the results. In all instances the post-excavation process is completed with the deposition of the archaeological archive.
- 6.6 The level of required reporting for an archaeological project should be agreed with KCC.

Post-excavation assessment and analysis

6.7 All archaeological excavations should be subject to post-excavation assessment (PXA) which is a crucial formal review stage following completion of fieldwork.

Post Excavation Assessment and Analysis

The aim of post excavation assessment (PXA) is to:

- provide an appraisal of the nature and significance of archaeological information and material recovered during fieldwork.
- quantify what data has been collected and, for each of the various aspects of recovered evidence, provide a statement of potential for each aspect to produce further information to advance understanding.
- identify what analytical techniques are required to realise that potential
- provide a statement setting out the combined potential of the archaeological evidence to address the project research objectives and identifies any revised research aims for the analysis to address

- set out an informed and justified strategy for the retention or discard of archaeological material and provide a quantified description of the likely future archive
- describe how the results will be disseminated (published)

The results of the PXA must be presented in a fully illustrated post-excavation report that summarises and describes the recovered evidence and includes contributions from specialist contributors. The report should incorporate the results of any earlier phases of archaeological work, such as from desk-based or evaluation phases.

6.8 All PXA reports should be accompanied by or incorporate an Updated Project Design (UPD). The UPD will present a clear list of the identified tasks required to complete the archaeological project. It will provide a timetable and sequence for completing these tasks and will include a proposal for the publication of the results, including identifying the type of publication(s) proposed and a summary of what aspects will be published.

6.9 Unless otherwise agreed a PXA report and accompanying UPD will be prepared within 6 months of the completion of the archaeological field work. A copy of the draft report should be submitted to KCC for review. The archaeological contractor will ensure that final copies of all reports are formally submitted to the Kent HER.

Further detailed guidance can be found in the Association of Local Government Archaeological Officers' Advice Note for [Post-Excavation Assessment](#)

Post-excavation programmes and the discharge of planning conditions

6.10 PXA assessment reports and accompanying UPDs are a key tool in managing the final stages of an archaeological project.

6.11 The UPD will have set out what tasks are required to complete the project and have provided realistic timescales for their delivery. This will allow KCC and the Council to ensure a reasonable and proportionate programme of analysis will be delivered and published. The UPD

also allows the developer/applicant to understand what further work is required and crucially for them to ensure that the necessary finances and resources are in place to complete the archaeological programme.

6.12 Where a post-excavation assessment report has been produced this should be submitted along with the accompanying Updated Project Design to the Council. When submitting the PXA and UPD

the applicant shall also provide written confirmation that resources and contractual arrangements are in place to complete the archaeological works along with a written guarantee that they will be delivered. Once the Council is satisfied that resources for full analysis and publication are secured then the relevant archaeological condition can be fully discharged.

Publication

6.13 A written archive report must be prepared detailing the results of all archaeological projects. Depending on the nature and significance of the results it may be identified during post-excavation assessment that an appropriate level of formal publication is required.

6.14 In all instances a summary paragraph should be submitted to the Kent Archaeological Society for inclusion in the "Archaeological Notes and Summaries" section of *Archaeologia Cantiana*. Where significant discoveries are made summary notes should also be submitted to relevant national journals so that the findings are brought to the attention of researchers in a timely manner.

6.15 Where the need for formal publication has been identified through the post-excavation assessment process, this should be to full academic standard, for example as a peer reviewed article or articles in an appropriate regional, national or international journal or in the form of a monograph or occasional paper. The scale of publication will be determined by the significance and interest of the findings.

6.16 As well as formal publication developers and archaeologists should identify other opportunities to disseminate archaeological findings to wider audiences, for example through the production of popular publications, leaflets, talks and lectures, digital resources, displays and interpretations.

Preparation and deposition of the archaeological archive

6.17 The final stage of an archaeological project is the preparation of the archaeological archive. An archaeological archive is a sample of both the most significant and the most representative artefacts, ecofacts and environmental samples recovered during any fieldwork, and all the documents that describe in detail the work carried out and the discoveries. It helps secure the legacy of the project and is intended to allow the work to be reviewed and analysed by future generations.

6.18 Only a sample of the material discovered during archaeological fieldwork is included in the archive. The decision about what to include and what to leave out should be based on the retention and disposal strategy for the site which is in turn based on the research questions that underpinned the archaeological work. This strategy should be agreed with KCC when the fieldwork is complete and before the archive is prepared.

6.19 The NPPF (para 218) requires that the archive must be publicly accessible and be deposited in a local museum or other public depository. The depository must be capable of storing it safely and securely and in the appropriate storage conditions (some archaeological materials such as metalwork or organic material need specialist storage conditions). Not all museums can provide secure storage.

6.20 In Dover the most likely suitable repository is Dover Museum and those carrying out archaeological projects in the District should discuss the archiving requirements with the Museum at the commencement of their projects. The digital archive will contain the reports, photographs, spreadsheets and databases arising from the project, and these should be deposited with the [Archaeology Data Service](#) (ADS). Both the Museum and the ADS will charge for their services and developers must ensure that these charges are provided for. It is recommended that early discussions are entered into with Dover Museum regarding the deposition of finds and any potential costs.

6.21 The work will not be considered complete until the archive is properly deposited and this should include the transfer of ownership of the archive to the depository.

Care of the Archive

The archaeological contractor will be responsible for the storage of the archive which will remain in their care until arrangement has been made for transfer to the recipient museum.

In addition, the contractor must have the resources required to securely store the archive in conditions appropriate for the material in their care.

Treasure reporting

6.22 Any artefacts which are classified as Treasure under the [Treasure Act \(1996\)](#), whether they are discovered during archaeological projects or by any other means, must be reported to the coroner within 14 days of discovery. This is so they can be assessed for their significance, and if appropriate, valued for purchase by a UK museum.

Archaeology of Dover Supplementary Planning Document (SPD)

Appendices

January 2026

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Appendix A

The History of Archaeological Investigation in Dover

- 1.1 It has long been recognised that the archaeological remains beneath the streets of Dover town centre are of great importance and the town has had a correspondingly long history of archaeological investigation.
- 1.2 The Roman occupation of the area was known of even before the first discovery of below-ground Roman remains. 'Dubris' or 'Portus Dubris' is mentioned in the 'Antonine Itinerary' (an ancient list of road stations in the Roman empire) and shown on the 13th century 'Peutinger Map', itself possibly a copy of a Roman original. Alongside these documentary sources were, of course, the still standing (at that time) Roman lighthouses or 'Pharoi'. There are also numerous surviving Medieval buildings in the town, including parts of at least three churches. Historians and archaeologists, both local and national specialists were, therefore, drawn to the town from an early period.
- 1.3 One of the first recorded archaeological investigations in the town was carried out by Mr. Lyon in the late 18th century (c. 1778) beneath the Norman Church of St. Mary on Cannon Street. His works are described in *Archaeologia Vol 5* (1779) where it is noted that he discovered a Roman bath house with hypocausts. In Mr. Lyon's description of the features uncovered, he notes the presence of five walls and a total of four rooms with a 5-foot-wide passage between two of them. The walls of the passage appear to have been plastered with 'a white cement which was laid on very thick' with traces of decorative paintwork. The hypocaust is described as 'small, dotted quarries or lozenges, representing pilasters erected about 20 inches high with tiles 9 inches square [...] placed in rows about 15 inches apart'. The interpretation of these features as part of a Roman bath house was based on the presence of this hypocaust but this theory was later dismissed following later excavations undertaken at the site in the 19th century, 1974 and then again in 1994. The remains more likely represent part of a high status extra-mural private or public building.
- 1.4 Further Roman features were discovered across Dover throughout the 19th century, mostly by accident during construction or demolition works in the town. One of the most important of these accidental finds occurred in 1855 during the excavation of a gasometer pit, approximately 120m east of Market Square. At the base of the pit, c.6m below ground level, a framework of large oak timbers was uncovered. These crossed the whole area encompassed by the gasometer pit which was c.30m in diameter. It consisted of two walls, each of four very large oak beams placed one above the other and braced at 3m intervals by transverse beams running east-west across the pit. It was embedded in alluvium on its north side, which contained numerous finds of Roman date. Located near the structure were groins, warping gear, hawser rings, and other maritime remains. This feature has been interpreted as a possible quay or breakwater

within the harbour, though no further investigation has been undertaken at the site since the structure's discovery. Though this is arguably one of the more interesting chance Roman discoveries within the town during the 19th century, it was by no means the only one. Numerous other discoveries were made, for example the Roman finds uncovered between 1840 and 1854 during the Victorian redevelopment of Biggin Street. These included two urns, a jar, a flagon, a pot containing a human cremation, an amphorae, a drinking cup, a pedestalled cup and a bowl.

1.5 Roman features and finds were not the only remains to be discovered during the 19th century development of the town and numerous chance finds of Saxon and Medieval date were also made. The excavation of foundations for the houses on Priory Hill in the 1880s revealed the presence of an Anglo-Saxon inhumation cemetery in this area. With the human skeletons were swords and spears in fragmentary condition. At the head of one of the burials were limpet shells and in another many jasper stones and a jewelled disk brooch with a star centre which has been dated to the early 7th century. Several items in Dover Museum are also noted as having been uncovered from the grounds of Dover Priory/Priory Hill in 1883. These include two copper alloy Anglo-Saxon armlets and a fibula brooch. The presence of this cemetery was again confirmed in 1956 when a further grave with bracelet, ring and pottery bead was discovered less than 200m from the 1880s finds.

1.6 The surviving Medieval buildings in Dover town centre - the Maison Dieu, remains of the Priory and St. Edmunds Chapel to name but a few, also attracted the interest of 19th century historians and antiquarians. Rev. F. C. Plumptre recognised the fact that the visible remains at the Priory could indicate the presence of further Medieval remains nearby. He therefore took the opportunity to investigate this area when Norman Street and Saxon Street were laid out in the 1860s. He notes that 'the foundations of a church of very considerable dimensions were traced, with its nave and side aisles, the piers for supporting a central tower, the transepts, with double apsidal chapels, and what may be presumed to have been a chapter house, adjoining the north transept' exist beneath the area to the east and south-east of the Priory. What he uncovered were the remains of the 12th century church of the Benedictine priory, an important discovery.

1.7 Dover fell victim to heavy bombing during the Second World War. The clearance and redevelopment of the bomb sites towards the end of the war and in the decades following led to a wave of new and important archaeological discoveries excavated by the newly established Dover Excavation Committee. Twenty years earlier, in 1929, a comprehensive assessment of the known archaeological features and finds within the town had already been carried out by eminent archaeologists R. E. M. Wheeler and E. G. J. Amos, published within

The Archaeological Journal (Vol 86). In this, they estimated the area of Roman occupation within the town, as well as suggesting a plan of Dover showing the projected line of the Roman Fort. Though this estimation turned out to be slightly inaccurate, it did allow the clearance work carried out following the Second World War to be archaeologically investigated for the first time with the aim of uncovering the sites of these suspected Roman features. For example, two trenches were cut in 1945 and 1947 at a war damaged site on Castle Street with the aim of uncovering the western wall of the late Roman Saxon Shore fort. A Roman flint wall 0.8m thick was uncovered alongside material of 2nd century date including several pieces of Roman tile (one stamped CLBR), Samian-ware pottery, and the rim of a 2nd century coarse mortarium, together with a good deal of miscellaneous refuse, including bones, tiles and mussel-shells. Another trench was excavated on a war-damaged site at Yewdens Court in 1952, with the intention of locating the northern wall of the Saxon Shore Fort. During this excavation a Roman wall foundation of chalk blocks, an associated floor level and occupational debris were uncovered alongside a Medieval ditch.

1.8 Another already-known site that was investigated during this clearance work was the former site of the church of St. Martin Le Grand located just to the west of the Market Square. This church was first established in the Early Medieval period, rebuilt after the Norman conquest

(in c.1070) in the Norman style but, after various alterations throughout the Medieval period, ultimately fell into ruin. It was eventually demolished in the later 19th century. Multiple excavations were undertaken in this area in the years following the Second World War revealing not only the remains of the church, but also features of prehistoric, Roman and Medieval date. These included prehistoric land surfaces, extensive Roman levels of 1st and 2nd date, large Roman chalk block foundations and the larger part of two Roman rooms with painted wall plaster. The foundations of the Medieval church were revealed alongside a 12th century chest tomb with a well-preserved skeleton.

1.9 Although much of this archaeological work was structured, being targeted at locations believed to contain archaeological remains, many of the archaeological discoveries made during the clearance and redevelopment work in the first half of the 20th century were unexpected. During clearance for a new road and the construction of an associated surface drain at the western end of Adrian Street in 1938, a number of Roman features were noted and recorded. These included a rectangular structure built of chalk and 'opus signum', human remains and an area of made ground containing Roman rubbish. Further Roman levels were recorded to the east within three trenches that were dug at the junction of Last Lane and Adrian Street in the war-damaged area below the Unitarian Church. Another war damaged site was investigated in 1945 and then again in 1955 to the southwest of these sites, on Snargate Street. A Medieval garderobe shaft, which appeared to have been inserted into an earlier (possibly Roman) structure, was revealed. The objects found within this were of great interest and included pottery, bone, shell, fabric, slate, metal, glass and decorated stonework. Within the assemblage was a 'ceramique onctuese' vessel of Breton origins that was the first vessel of this type to have been recognised outside Brittany. The pottery suggests that there was considerable trade in wine between Dover and Gascony between the 13th and 14th centuries.

1.10 Though these archaeological investigations were beginning to reveal the extent of the Roman and Medieval town, and its prehistoric antecedents, many of the excavations were small-scale and exposed only small portions of large archaeological features. The first large-scale archaeological excavation in the town centre was a result of the redevelopment and re-alignment of York Street. Many areas were investigated by the Kent Archaeological Rescue Unit (KARU), in an area to the west of Market Square. The work was undertaken in numerous stages between 1970 and 1985 and revealed a series of important archaeological features dating from the Neolithic period right up to the Post-Medieval period, confirming many of the suppositions about the history and development of the town.

1.11 To summarise some of the more important discoveries, 12 sites produced evidence of prehistoric occupation in the town, including a Neolithic/Early Bronze Age ring ditch, several flint implement and debitage spreads, an Iron Age round house as well as numerous ditches, gullies and pits. By far the most extensive of the remains uncovered dated to the Roman period. All but five of the sites produced Roman features and finds, some of which are of national significance. It had long been accepted that Dover was the location of a probable base of the *Classis Britannica* (the Roman channel fleet) and a later Roman Saxon Shore Fort but before these rescue excavations were undertaken, there had been no positive proof. Parts of all four of the walls of the *Classis Britannica* fort (c. A.D. 125-210) were uncovered along with at least five barrack blocks and other ancillary buildings. Parts of three sides of the later Roman Saxon Shore Fort (c. A.D. 270-330) were also revealed including fragments of six of its bastions. Extra-mural structures were discovered in association with both of these forts, including a bath house that appears to have been used throughout the lifespan of both forts, and three further buildings. One of these was the Roman Painted House with its painted wall plaster. Many of these Roman remains have been preserved in-situ beneath the road and a museum has been erected over the Painted House which has become a popular tourist attraction. The excavations revealed that the walls of the Saxon Shore Fort survived for a time after its abandonment

to become a centre for the Anglo-Saxon occupation in the town. A total of 14 Saxon buildings dating to between the 5th and 7th centuries were located within the walls, including a possible Saxon predecessor to the Medieval Church of St. Martin Le Grand. On top of both the Saxon and Roman levels were a series of Medieval and Post-Medieval deposits including, amongst other things, masonry walling, garderobe shafts, cellars, floors, pits and rubble layers. This extensive programme of archaeological investigation, the largest to have been undertaken in Dover up to this point, revealed a wealth of much new information about the town and it has allowed a far greater understanding of how the town has developed since the prehistoric period.

1.12 The town centre was not the only area in Dover which came under more detailed examination in the second half of the 20th century. With the military relinquishment of Dover Castle in the early 1960s, this area was also made available for archaeological investigation. As was the case in the town centre, there had been several unproven theories about the early development of the castle. One of the more popular theories was that the earthworks were originally laid out around an Iron Age hillfort and were later used in the Anglo-Saxon period as the defences of a possible burh or fortified town. This theory was tested in 1961 during works undertaken because of a landslide on part of the earthworks surrounding the church of St. Mary in Castro. The opportunity to cut a

large section to inspect the stratification in this area was taken by Martin Biddle. This excavation revealed evidence of Iron Age occupation in this area together with fragments of Roman tiles which, it was assumed, were connected with the building of the Pharos that still stands immediately next to the church. Alongside this, 13 coffined burials, all aligned east-west were uncovered immediately south of the church. These were dated by the associated pottery to the end of the Anglo-Saxon period. Though these discoveries do not definitively prove this theory, they do add weight to the argument. Further work was undertaken at the castle in the later 1960s on behalf of the Ministry of Public Works and Buildings. These were undertaken at several locations including within the inner bailey, in the area just to the south of the Palace Gate and within Constables Gate Barbican. These investigations revealed the remains of buildings dating from the 11th century onwards and helped to clarify the earlier development of the castle.

1.13 In November 1990 archaeology and the historic environment were formally adopted into the planning process with the introduction of PPG16 – planning policy guidance that advised planning authorities in England and Wales on how to consider archaeological remains in the planning process. The introduction of PPG16 (subsequently developed into the Historic Environment chapter of the National Planning Policy Framework of 2012) led to a wave of developer

funded archaeology in Dover and accompanied the development of the Historic Environment Record (formerly the Sites and Monuments Record) at Kent County Council as the main repository of information about the historic environment of Kent.

1.14 One of the first and largest archaeological investigations to have been undertaken at this time was associated with a large road and sewer scheme along the A20. This project consisted of a major archaeological watching brief and excavation programme, carried out by the Canterbury Archaeological Trust between the summer of 1991 and the spring of 1993. The project cut across an extensive part of the ancient waterfront of the town. The investigations revealed archaeological remains ranging in date from the prehistoric period to the Second World War. Some of the most important discoveries included: parts of the Medieval town wall and its gates along Townwall Street; a series of Medieval buildings and features along Bench Street including a Medieval crypt; parts of a possible Roman quay; extensive remains of the post-medieval Three Gun Battery and, most spectacularly of all, the waterlogged remains of a Bronze Age boat. The unexpected discovery of this boat was of international importance as the boat is to this day the oldest sea-going craft ever discovered anywhere in the world. It has now been conserved and can be seen in a special exhibition in Dover Museum. Another large-scale archaeological investigation carried out in the years

immediately following the introduction of PPG16 was at Townwall Street. Between February and July 1996, the Canterbury Archaeological Trust excavated the site of the old petrol filling station in advance of its replacement. During these excavations a complex, well-preserved sequence of 12th to 13th century chalk-floored timber houses and out-buildings was uncovered, alongside a few later Medieval stone buildings. Over 2000 small finds were recorded including numerous fish bones and fishhooks possibly suggesting that these structures belonged to fishermen.

1.15 Both the Townwall Street site and the A20 works were on a large-scale but in addition to these many small-scale development projects have been carried out across Dover and have revealed important archaeological features. Some examples of these include an archaeological evaluation that was undertaken by the Kent Archaeological Rescue Unit in an area of land framed by Cowgate Hill, Albany Place and Chapel Place. A number of features dating to the Roman period were uncovered which are probably associated with the *Classis Britannica* fort. Small-scale excavations were also carried out towards the northern end of the town centre during the redevelopment of the Royal Victoria Hospital on the High Street. Despite the small scale of the evaluation some important geological and archaeological deposits were present which included prehistoric struck flints, early Roman domestic rubbish and Medieval deposits. Another good example of what has been learned from smaller projects is the work that was carried out at Archcliffe Fort in 1997 in connection with conversion of buildings for use by St. Martin's Emmaus Community. Two pipe trenches were cut across the interior of the fort within which a number of significant archaeological finds were recorded including some Post-Medieval basemented buildings and prehistoric lithic material.

1.16 Important archaeological discoveries are still being made in the town. Some examples of recent work include a large excavation undertaken by the Canterbury Archaeological Trust ahead of the development of the St. James area of the town, between Townwall Street, Woolcomber Street and Castle Street. These 2015–16 works revealed the outlines of late-Medieval and Post-Medieval roads, cellared houses, yards, timber buildings and rubbish pits that formerly occupied this region. In several locations stratified archaeological deposits about 4m in depth were uncovered beneath 1m of modern levelling. A continuation of the archaeological deposits that had been uncovered during the 1996 excavations at the Townwall Street filling station (see above) were revealed at the site and included a series of Medieval deposits and buildings fronting onto the former site of Clarence Street. In addition to the Medieval and Post-Medieval discoveries, a rare Anglo-Saxon coin was uncovered within a marine sand mixed with some beach shingle associated with a quantity of un-worn Roman pottery. The coin is of Coenwulf, King of Mercia dating to AD 796-821 and could imply that some of the marine deposits here were laid down well before the Norman Conquest, much earlier than previously envisaged.

1.17 Other recent archaeological investigations in the town include the [excavations by Archaeology South-East for a new navigation cut at Dover's Western Docks](#). Finds spanning from the Pleistocene to twentieth century illustrate the long and complex development of the shoreline and harbour at Dover. The most significant discoveries include evidence for major Elizabethan engineering works attributed to Thomas Digges and subsequent improvements by the renowned military engineer Bernard de Gomme that transformed and shaped the nationally important historic port of Dover. These finds exemplify the fact that there are still important and informative archaeological remains beneath the streets of Dover relating to all aspects of its history. Despite the long and extensive history of archaeological investigation in the town, our understanding of the development of Dover is far from complete. New archaeological investigations will continue to inform this understanding and will bring the remarkable history of the port and town of Dover to life.

Appendix B

Dover Character Zones

June 2025

1. Introduction

1.1 The Royal Commission on the Historical Monuments of England (now Historic England) developed its 'Urban Archaeological Database' programme in the 1990s. 35 of England's historic towns, including Dover, were identified as needing enhanced baseline datasets of archaeological information, of a comprehensiveness and detail that was beyond that which Historic Environment Records (HERs) can usually provide. These enhanced datasets were termed 'Urban Archaeological Databases' (UADs).

1.2 Urban deposits are often highly complex, representing many phases and periods of activity in a single location. They can also be much disturbed making interpretation difficult. Urban deposits can also be very deep, either due to topographical reasons (many towns being in riverside locations) or to the accumulation of occupation debris over a long period of time. In addition, the urban context requires greater accuracy of representation and depiction in the HER than rural data.

Smaller and more congested ownership plots mean that a slight error in depiction can lead to landowners being required to carry out unnecessary or inappropriate archaeological investigation during construction works. Historic towns are also among the most important archaeological sites in the country. Being located beneath modern towns implies a constant threat that only accurate information and improved understanding can help to reduce.

1.3 The difference between how archaeological information is represented in a HER and a UAD is essentially one of detail. For example, prior to this project the *Classis Britannica* fort in Dover was represented by a single HER record, linked to a single HER GIS point. The work of transforming this into UAD format involved breaking the fort record into multiple new records each of which depicts a feature within the fort such as the walls, a gate, a barrack, a granary etc. Each component has its own record and its own GIS depiction. Similarly, the Event

records (an Event is an archaeological activity such as an excavation or watching brief) in a HER are usually represented by a single record per Event linked to a single GIS entity. Under the UAD standard each intervention unit within an Event eg. each individual trench, test-pit or borehole, is represented by a separate HER Event record. These can be grouped to indicate the relationship between them, but they are recorded separately, thus allowing additional information to be recorded such as the deposit sequences and depths of layers. These in turn can be used to develop a deposit model that can further aid understanding and prediction.

1.4 In 2016 Kent County Council Heritage Team, with funding provided by Historic England, carried out the initial phase of work gathering the data and mapping the known archaeology within Dover town. The enhanced data has now been fully incorporated into the Kent HER where it is available for archaeologists, developers and their consultants, planners, those preparing educational or tourism materials

and the public. It can be accessed by contacting heritage@kent.gov.uk and an accessible version of the data can be seen on the Kent HER website at www.kent.gov.uk/HER.

2. An archaeological characterisation for Dover

2.1 The initial work carried out as part of the UAD project produced a wealth of raw data about Dover's archaeological sites and discoveries. Such detail can be hard to understand, however. Characterisation is the process by which we make sense of the detail and try to understand a place in its totality rather than as a collection of individual sites or buildings.

2.2 Historic England has described character as 'attempt to bring together as many aspects of a place as possible, in order to appreciate and understand it better'. The range of information about a place is enormously diverse and complex. For example, Post Medieval Dover includes sites and buildings of a wide range of types – factories, shops, residential houses, streets and lanes, harbour installations, defences and fortifications, churches, leisure areas, parks, hotels and pubs etc. These sites and buildings also sit in a natural environment that itself includes many variables such as the landform and geology of the town – its valleys, hillslopes, river and waterfront. What we want to do is make sense of all this detail. What is all this data telling us about Dover's past,

how the town 'worked' as a town and how it grew, changed and developed over the centuries?

2.3 In the Dover Characterisation the approach taken was to consider the archaeological heritage of Dover on a period-by-period basis, and for each period to write a text that described what is currently known and the detailed archaeological discoveries that underpin that knowledge. The text also identified the outstanding research questions that remain to be answered and suggested several sources for further reading. Each text was also accompanied by a map or maps that try to show how Dover worked in the past so that readers can understand the context of the information contained in the document. The Characterisation is available to read via the [Archaeology Data Service](#).

3. The Dover Archaeological Character Zones

3.1 The Characterisations thus provides the user with a series of summary maps and texts that explain the how Dover functioned at different times in history. It helps readers to understand the different roles that any particular area of Dover played at different times in the past and the history of discovery in the area.

3.2 Archaeological remains are fragile and highly vulnerable to disturbance or changes in the ground conditions. Urban archaeological deposits in particular are often threatened by proposed development as they are often located in the same places as people want to live and work in today.

3.3 At the same time archaeological remains have a great role to play in 'place making' and shaping the communities in which they lie, contributing to a sense of character in the town and to local pride.

3.4 Dover's archaeological heritage therefore needs careful management. This can be helped by providing developers, planners and the public with accurate and accessible information about the location and nature of the known archaeological resource and guidance as to the possibility of discovering as yet unknown remains. The Characterisation acts as the start point for this. However, it is unrealistic to expect those with an interest in managing Dover's archaeological resource to have to compare several different period maps to assess the overall potential of a development site. They need to be able to examine one single map that summarizes archaeological potential across all periods, describes the major issues and archaeological conditions that are likely to be encountered, and guides them as to the potential for future discoveries.

3.5 This is the purpose of the Archaeological Character Zones defined in this document. Dover has been divided in 23 different Zones (Figure 1), each of which has a coherent character arising from its

location within the town, its landform, the archaeological evidence that currently exists and the potential for future discoveries. For each Zone a text has been prepared that summarises the character of the Zone and its archaeological heritage. Key sites are identified and the potential for future discoveries highlighted. The intention is that the texts will help those considering development in Dover to reach a rapid and concise view of the archaeological character of the area in which their proposals are located and to form a clear appreciation of what archaeological issues they may face when working there.

3.6 It is important to note that the texts are not intended as definitive guides to what archaeology may be found within each Zone, nor do they indicate how Dover District Council will respond to development proposals. The complexity of Dover's archaeological resource is too great to permit such a simplistic approach. Rather they are intended to provide an accessible summary of what is currently known. Those preparing development proposals will need to use the texts in conjunction with the Characterisation, the raw HER data and appropriate assessment in order to identify the true potential of their proposals.



Figure 1 - Map of the Archaeological Character Zones of Dover

Zone 1

South Western Town Centre

DEEPLY STRATIFIED ARCHAEOLOGICAL DEPOSITS FROM ALL PERIODS

This Character Zone encompasses a large section of Dover's town centre and likely represents one of the earliest areas of occupation within the town. Extensive archaeological investigations—particularly the KARU excavations of the 1970s and 1980s—have revealed archaeological deposits dating from the later Prehistoric period onwards.

The eastern portion of the Zone once formed part of the tidal estuary during the Roman period and is likely to contain remains associated with its historic use as a harbour. The valley-bottom location fronting the harbour is thought to have been part of the town's earliest occupied area.

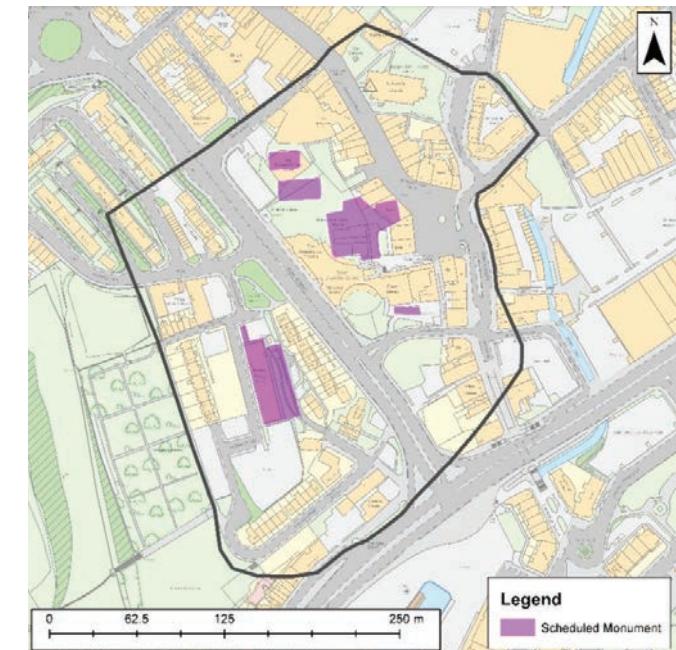
Evidence for Prehistoric activity includes several flint scatters and spreads, mostly undated but likely of Neolithic to Bronze Age origin. A possible Bronze Age ring ditch has also been identified, along with Iron Age features such as huts, pits, and ditches.

Dover's two Roman forts—the Classis Britannica and the Saxon Shore fort—are located within

this Zone. Many of their best-preserved features are designated as scheduled monuments. The internal buildings of the Classis Britannica fort (including barracks and granaries) are largely preserved beneath modern York Street, while the south-west section survives in situ beneath Albany House. The eastern gatehouse remains visible above ground in front of the Discovery Centre. Parts of the later Saxon Shore fort are also preserved, including a scheduled southern bastion north of Queen Street and another within the museum that houses the Painted House.

Much of the known extent of the Roman extra-mural settlement and waterfront also lies within this Zone. This includes the Painted House and the Roman bath house (both scheduled monuments), the hypocausted east building, and a structure beneath St Mary's Church. A Roman cemetery is located around Adrian Street.

The core of the Early Medieval settlement is also situated here, primarily within the Saxon Shore fort walls. This area contains several significant deposits and numerous buildings, including a large Saxon church. Peripheral and intermittent occupation extended south of the fort, and a possible cemetery lies beneath the slopes of the Western Heights.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	5
LISTED BUILDINGS:	5
CONSERVATION AREAS:	2

The western portion of the Medieval town, including the southern and western routes of the town wall and its associated gates, also falls within this Zone. At least three Medieval churches are known in the area: the upstanding remains of St Mary's Church, the ruins of St Martin-Le-Grand (a scheduled monument), and the lost church of St Peter. Foundations and basements of Medieval buildings have been uncovered in several locations, with particularly good survival along Bench Street.

Much of the Post-Medieval street layout has been lost, especially on the western side of the Zone, where the modern route of York Street is now lined with later 20th century buildings. However, towards the western end, elements of the early street layout remain recognisable. Numerous 19th and early 20th century buildings survive, many of which follow earlier building lines and plot widths. Notably, the historic route from the commercial town centre to the sea—via Cannon Street, Market Square, King Street, and Bench Street—retains much of its character. Many buildings along this route are Victorian or Edwardian and reflect the town's prosperity during that period through their high-quality architecture and rich detailing, still visible in the upper storeys.

Archaeological potential

Despite 19th century cellaring and significant 20th century development, there remains strong potential to uncover archaeological remains from all periods across this Zone. Part of the Zone lies within the former harbour basin, offering high potential for geoarchaeological deposits and waterlogged features related to the harbour's use during

the Prehistoric, Roman, and Early Medieval periods—particularly at depth.

In addition to the known (and often scheduled) archaeological sites, there is good potential to uncover the remains or footings of Roman, Early Medieval, and Medieval features and structures. Many Roman remains are likely associated with the two forts and their related settlements, some of which may be regionally or nationally significant and could survive close to the present ground level.

There is also potential to enhance our understanding of the early Anglo-Saxon settlement, which likely extended beyond the limits of previous excavations. The later Anglo-Saxon period—still poorly understood in Dover—may also be better understood through discoveries in this Zone, particularly to the south and east of the Saxon Shore fort walls.

Key Considerations - Archaeological

This Zone has preserved archaeological remains of national importance, including five scheduled monuments that should be protected from harmful alteration. These include the Roman Painted House, part of the interior of the Classis Britannica fort, the Roman bath house, one of the bastions of the later Roman Saxon Shore fort and the ruins of the medieval church of St Martin Le Grand.

Archaeological features are widespread in this area, whether ruinous or buried beneath the streets of Dover, and the potential to discover further remains of national importance is high. These discoveries could add to our current understanding of the extent of the later Prehistoric occupation within the town centre, the precise layout and use of the Roman forts and associated extra-mural settlement, as well as the extent and form of the early and later Medieval occupation of the town.

Key Considerations - Built Heritage

There are four listed buildings within this Zone, including the medieval St Mary's Church and The Crypt restaurant undercroft on Bench Street. The others are the 19th century façade of Dover Museum and the Unitarian Church.

Some of the street layout in this Zone is of early origin, and several later Post-Medieval buildings may retain earlier Post-Medieval or even Medieval architectural features. Streets such as Cannon Street, King Street, and Bench Street are essentially Victorian or Edwardian in character, and care should be taken to preserve this historic visual identity.

Zone 2

South Eastern Town Centre, St. James Area

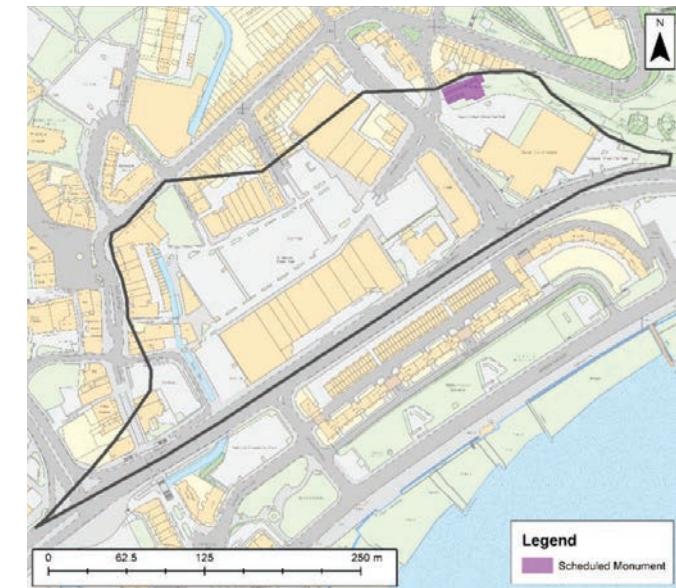
DEEPLY STRATIFIED ARCHAEOLOGICAL DEPOSITS, MAINLY MEDIEVAL IN DATE

This Character Zone encompasses the south-eastern town centre, between the buildings fronting the shoreline to the south, Castle Street to the north, the foot of Castle Hill to the east, and Bench Street to the west.

Up until the later Roman/early Saxon period, much of this Zone formed part of the Dour tidal estuary, which during the Roman and Saxon occupation of the town was used as a harbour. There is therefore potential for development to reveal evidence, including geoarchaeological remains relating to the infilling of this harbour. There is also potential to reveal archaeological evidence of waterside occupation and maritime activities, as well as features associated with water travel from the Prehistoric, Roman, and Saxon periods. For example, the Bronze Age Boat was discovered in this Zone at the southern end of Bench Street at a depth of 6m below ground level.

From the end of the Roman period onwards, a series of natural processes—possibly intensified by a Roman breakwater—led to the formation of a sand and shingle spit across the mouth of the estuary. This spit, which lies beneath much of the Zone, accounts for the sharp westward turn of the River Dour. While large-scale occupation in this area is unlikely before the end of the Saxon period, there may be archaeological potential related to movement across this newly formed dry land. It is possible that the earliest routeway between the town and Castle Hill followed this spit. For example, a rare penny was recovered from the sands during a recent archaeological investigation in this Zone.

The formation of the spit and the eventual silting of the estuary behind it enabled the expansion of Dover eastward onto newly consolidated ground. By the Medieval period, this area had developed into a new suburb known as the St James district. Excavations since the 1990s have shown that occupation began in the mid-12th century, and by around 1175, the area was intensively settled. This development continued through the Medieval



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	1
LISTED BUILDINGS:	5
CONSERVATION AREAS:	1

and Post-Medieval periods, as evidenced by deeply stratified archaeological deposits—up to 4 metres deep in places—encountered throughout the Zone and likely to be found during future works.

There is also potential to uncover remains of the Medieval town wall and its associated gates and towers, which are known to have crossed the Zone's southern side, roughly along the present course of Townwall Street. The area continued to be developed and occupied, and this is reflected in the archaeological record. The River Dour runs along the western edge of the Zone, and during the Post-Medieval period, a corridor along its banks was used for various industrial activities, particularly brewing. As such, there is potential to reveal features associated with these industries.

Many Medieval and Post-Medieval buildings in this area were lost during post-war redevelopment. However, a few survive—for example, at the far eastern end of the former route of St James' Street, where three Post-Medieval buildings (two of which are listed) still stand. The remains of the Medieval church of St James also survive and are protected as a scheduled monument.

Archaeological potential

Most of this Zone lies within the former harbour basin and holds high potential for informative geoarchaeological deposits and waterlogged features related to the harbour's use during the Prehistoric, Roman, and Early Medieval periods—particularly at depth. There is also

potential to uncover archaeological remains related to waterside activity from these periods, as both the eastern and western banks of the Dour fall within the Zone.

There is potential for Early Medieval finds and features associated with movement across the sand and shingle spit between the town and the Castle.

The archaeological potential for the Medieval period is high across the entire Zone, as demonstrated by numerous excavations. In some areas, remains lie close to the present ground level, but they are often deeply stratified and complex, reflecting multiple phases of construction throughout the Medieval period. There is also potential to uncover remains of the Medieval town wall and its associated gates, which are known to have crossed this Zone. The remains of the Medieval church of St James are located at the far eastern end of the Zone, and there is potential to uncover associated features such as graves.

Development continued through the Post-Medieval period, and despite recent redevelopment, there remains potential to reveal archaeological remains from this era. These are likely to be domestic in nature, but may also include features related to industrial activity along the River Dour—such as the Phoenix Brewery, which is known to have been located within this Zone.

Key Considerations - Archaeological

This Zone contains preserved and deeply stratified archaeological remains of national significance. One of the most notable discoveries is the Bronze Age boat, uncovered in the early 1990s, which is the earliest of its type known in the country. Remains associated with the former use of the tidal estuary are likely to be deeply buried beneath the sand and shingle ridge that accumulated during the later Roman and Early Medieval periods. In addition, deeply stratified archaeological deposits from the Medieval and Post-Medieval periods are known to exist throughout the Zone.

Key Considerations - Built Heritage

Nearly all Medieval and Post-Medieval buildings in this area were lost during the post-war redevelopment of the town. However, three Post-Medieval buildings still survive—two of which are listed—and the ruinous remains of St James' Church, a scheduled monument, contain substantial Medieval fabric. These surviving structures are the last remnants of what was once a large and vibrant Medieval and Post-Medieval suburb, and efforts should be made to preserve them.

Zone 3

The Maison Dieu and Ladywell

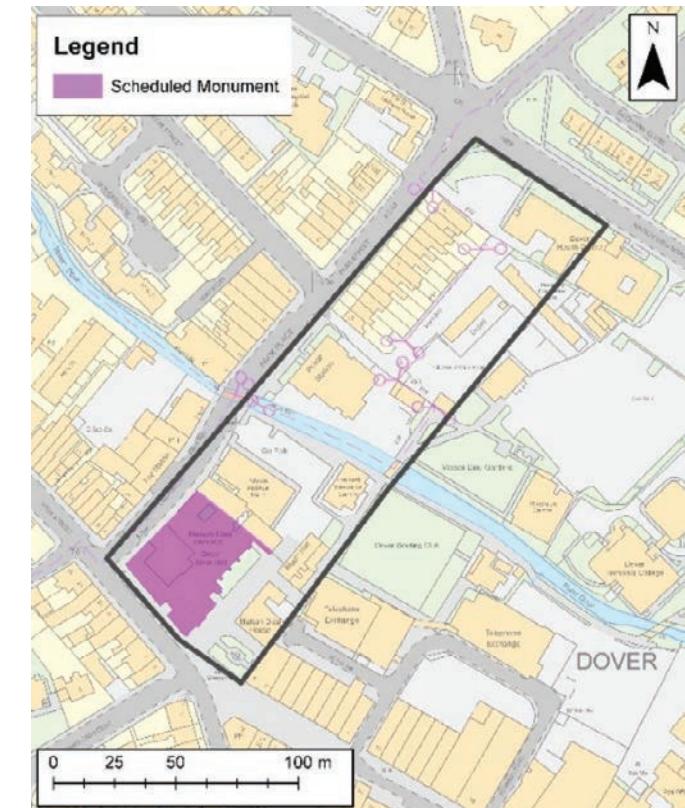
MEDIEVAL AND POST MEDIEVAL BUILDING OF THE MAISON DIEU

This Zone is located towards the northern end of the town centre, at the valley bottom with the river Dour running roughly through its centre. Throughout the Prehistoric and earlier Roman periods, this area would have formed part of the tidal estuary of the Dour and therefore has the potential to reveal important geoarchaeological remains dating to these periods at depth.

As the estuary gradually silted and narrowed during the later Roman period, it is likely that by the Early Medieval period, the banks of the Dour extended into the north-eastern and south-western parts of this Zone. Evidence of Anglo-Saxon activity has been identified nearby, including a large pottery assemblage discovered less than 30 metres from the Zone's north-eastern boundary. Additionally, the known site of an Early Medieval cemetery on Priory Hill lies less than 100 metres to the north-west. Several Early Medieval finds have also been recovered during construction projects

in the area, suggesting that Anglo-Saxon occupation may have extended into this Zone. As such, there is potential to uncover features representing Early Medieval occupation and activity along the Dour, including buildings.

The earliest confirmed occupation within the Zone dates to the Medieval period and is still visible today in the form of the town hall. The Maison Dieu, or 'House of God', was established as a hospital in the Christian tradition of caring for the poor and sick—in Dover's case, pilgrims en-route to Canterbury. It is believed to have originated as a single principal building known as the Pilgrims' Hall, which no longer survives. However, a chapel added to the north-east end of the hall in 1227 does survive, despite being surrounded by later additions. To the south-east of the presumed hall site are the surviving Stone Hall and Tower, both dating from between 1250 and 1350. The quantity of surviving Medieval fabric is exceptional and rare for a building of this type—many similar institutions were lost during the Dissolution, with Faversham offering the only other comparable example in Kent.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	1
LISTED BUILDINGS:	4
CONSERVATION AREAS:	2

It is likely that other Medieval buildings once stood in the vicinity of the Maison Dieu and may survive as below-ground remains. For example, Medieval walling was uncovered during a watching brief on a cable trench excavation outside the building. Historic maps also suggest the potential for uncovering Medieval or early Post-Medieval structures associated with the hospital. One such feature is a possible mill shown spanning the River Dour near the Maison Dieu on several 16th and 17th century maps.

The Maison Dieu underwent significant restoration in the mid-19th century and was extended later in the century by William Burges, a nationally significant Gothic Revival architect. Burges's involvement further enhances the building's importance and contributes to its Grade I listed status. Other Post-Medieval buildings in the Zone include the Ladywell Annex, a Grade II listed building constructed in 1894 in a matching style and materials, and Maison Dieu House, a Grade II* listed building dated to 1665, located immediately to the south-east. The latter retains numerous original features.

Throughout the Post-Medieval period, a corridor along the banks of the River Dour was used for industrial activity. By the mid-19th century, historic maps show that the area immediately north-east of the Maison Dieu was occupied by a sawmill. Archaeological evidence of this sawmill was uncovered during a watching brief in the area, which is now a car park.

Archaeological potential

Part of the Zone is situated within the former harbour basin and there is the potential to reveal informative geoarchaeological deposits and waterlogged features relating to the use of the harbour from the Prehistoric, Roman and Early Medieval periods, particularly at depth.

By the Early Medieval period, the estuary had likely silted and narrowed enough for the south-western and north-eastern parts of the Zone to be dry land along the Dour's banks. Given the proximity of known Early Medieval activity, it is possible that remains of occupation and activity from this period may be present within the Zone.

The site is home to the Medieval Maison Dieu, a Grade I listed building and scheduled monument. It is likely that additional associated buildings were constructed nearby and that their remains survive below ground—for example, the possible mill shown on historic maps.

The Zone also falls within the corridor of Post-Medieval industrial activity along the River Dour. Historic mapping confirms the presence of a sawmill in the mid-19th century, and further archaeological investigation may reveal additional evidence of Post-Medieval industry.

Key Considerations - Archaeological

This area has undergone limited archaeological investigation and has seen only a small amount of modern development. As a result, there is potential for archaeological remains to be discovered—possibly close to the surface—particularly from the Medieval and Post-Medieval periods, and potentially associated with the nationally significant remains of the Maison Dieu. Prior to the Early Medieval period, this area formed part of the tidal estuary. It is therefore likely that important geoarchaeological remains are present at depth across the Zone.

Key Considerations - Built Heritage

There are four listed buildings within this Zone: two are Grade II, one is Grade II*, and the fourth—the Maison Dieu—is both Grade I listed and a scheduled monument. Together, these buildings form a distinct and cohesive group. Both their historic fabric and their settings should be protected from harmful alteration.

Zone 4

Dover Priory

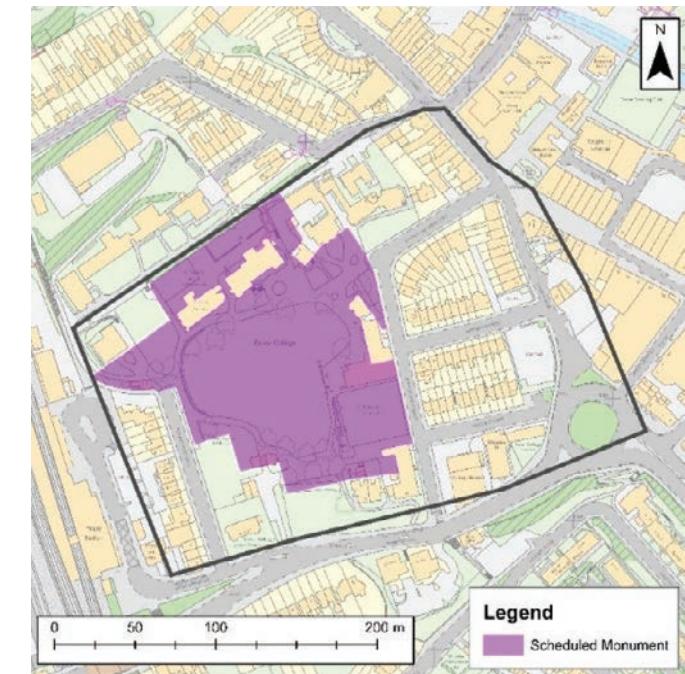
SITE OF MEDIEVAL PRIORY AND ASSOCIATED GROUNDS

This Zone is located on the western side of the valley beneath Priory Hill and close to the main western route leading out of the town. It is principally occupied by the Medieval Dover Priory which is now in use as a private school. The Zone has been subject to only limited archaeological investigation on a small number of sites. The evidence is therefore similarly limited, particularly for the Prehistoric, Roman and Early Medieval periods.

The Zone sits on the periphery of the Roman settlement. Although there is no evidence for substantial Roman activity within the Zone, the quantity of finds recovered suggests some level of superficial activity and perhaps movement through the area. It is feasible that the routeway running north from the core of the Roman settlement passed through, or close to, this Zone. It is possible that further finds—similar to the Roman cremation burials found along Biggin Street—may be present. The same is true for the Anglo-Saxon period. Two suggested areas of Anglo-Saxon activity are located very close to this Zone: the cemetery on Priory Hill and a possible occupation area near

the banks of the River Dour. It is again possible that finds relating to movement through this area in the Early Medieval period may exist.

The earliest firm evidence we have for activity in the Zone comes from the Medieval period and there are several Medieval buildings that survive today. The Priory of St. Mary the Virgin and St. Martin of the New Work is a scheduled monument and was founded in Dover for Augustinian Canons in 1131 although they were replaced by Benedictines in 1136. It was dissolved in 1535 and the buildings used as farm buildings. The remaining original Priory buildings include the refectory, the strangers hall and the gatehouse, alongside a length of Medieval walling, all of which are listed buildings. They have been restored and are now in use by Dover College. Originally the Priory was larger than the area today occupied by the College, and parts of the large church of St Martin have been found during the 19th century construction of the dwellings along Saxon and Norman Street. It is possible that further Medieval features associated with the Priory are situated beneath the surrounding streets.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	1
LISTED BUILDINGS:	14
CONSERVATION AREAS:	1

The structures within the footprint of the Priory are not the only Medieval buildings within this Zone. There is also the Chapel of St. Edmund, which is located on the north-east side of Priory Street and is Grade II* listed. The Chapel, which was consecrated in 1253, was originally the Chapel of the Cemetery of the Poor attached to the Maison Dieu. These 13th century remains replaced an earlier structure (dating to c.1150) in the same location.

The Zone formed part of the large-scale suburban development which grew up throughout the later Post Medieval period. The vast majority of the buildings in the Zone date to the early-mid 19th century and consist of relatively large town houses. Most of this Zone has been afforded the protection of a conservation area due to the level of survival of these attractive 19th century buildings and the character that they create for the area.

Archaeological potential

There is some potential for discoveries from the later Prehistoric period within this Zone, though these are likely to be limited and mainly from colluvial deposits originating upslope. There has so far been no evidence for features associated with Prehistoric occupation within this Zone.

The Zone lies on the outskirts of the core of the Roman and Early Medieval settlement in Dover although sites are known from both these periods within its immediate vicinity. It is possible that features associated with peripheral or superficial occupation, or with

movement through the landscape, may be discovered from both periods within this Zone. Despite the fact that the area was heavily developed in the later Post Medieval period, it is possible that buried remains relating to the important Medieval buildings within this Zone may still survive. The archaeological features and finds so far discovered indicate that the footprint of the Medieval priory originally extended further to the east beneath the sites of Effingham, Saxon and Norman Streets. It is possible that its boundaries also extended further on the northern, western and southern sides as well, something which is suggested in the early Post Medieval mapping of the area. Remains of the cemetery within which St Edmunds Chapel once stood may also still be present within this Zone, though none have been revealed so far.

The Post Medieval archaeological potential within this area is low. The historic mapping indicated that aside from the aforementioned Medieval buildings, this area remained undeveloped until the later Post Medieval period, and this development still occupies most of the Zone today.

Key Considerations - Archaeological

This Zone includes the scheduled monument of Dover Priory that should be protected from harmful alteration. Despite the large-scale development of this area in the Post Medieval period, archaeological features and finds associated with this

important Medieval complex may be revealed in the surrounding area, including on land which is not covered by the scheduling.

Chance archaeological finds from the Prehistoric, Roman and Early Medieval periods have been recovered from across the Zone suggesting an intermittent or superficial use of the area. No firm evidence of occupation from these periods has been recorded from within this Zone.

Key Considerations - Built Heritage

There are many listed buildings within this Zone (14 in total) of both Medieval and Post Medieval date. All are within the Dover Priory conservation area and some are within the footprint of the scheduled monument. Some of these buildings are of national significance, such as those located within the Priory, and St Edmunds Chapel which is unique in that it is the first and only chapel ever dedicated by an English saint to an English saint.

The majority of buildings in this Zone are historic, and many of the streets retain their Georgian or early Victorian character. Care should be taken to preserve this historic visual character, particularly the architectural integrity and setting of the 19th century buildings that contribute to the area's distinctive appearance.

Zone 5

Western Heights

POST MEDIEVAL AND LATER FORTIFICATIONS ON THE WESTERN HEIGHTS

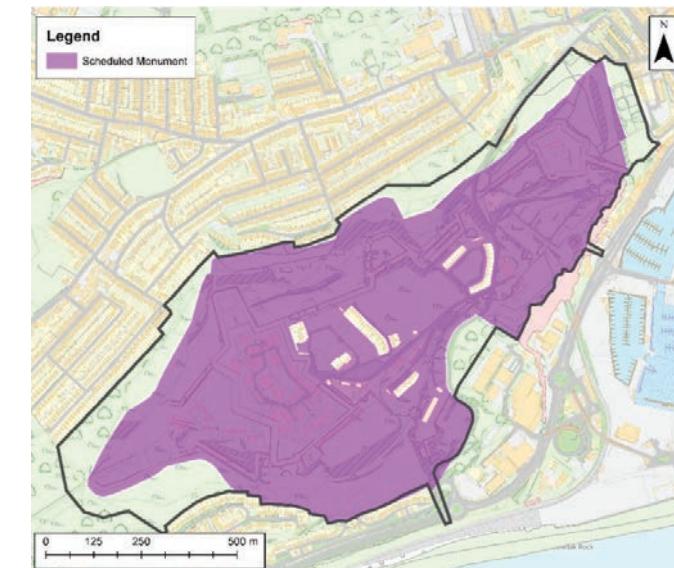
This Zone is situated on top of the headland overlooking the western side of the town and stretches across the high ground for nearly 2km. Most of this area is part of a scheduled monument with the scheduling relating to the extensive and well-preserved remains of the Post Medieval and later fortifications known as the Western Heights.

The first phase of construction for this fort is dated to the late 18th century (c.1779) with various further phases of development continuing into the 20th century, including during the First and Second World Wars. From each of these phases features and buildings of many types survive. Some of the main parts of the complex include the Citadel, which is the main defensive fort, a smaller secondary fort located at the opposite end of the fortress called the Drop Redoubt, and various connecting lines and bastions. Surrounding these fortified features were various batteries and gun emplacements, barracks, stores and ancillary buildings. The site also includes two listed buildings - the Officers Mess within the Citadel and the Grand Shaft. The latter

comprises two vertical brick shafts and a triple staircase, linking the defences on the hill with the base of the cliffs and the shore. Where buildings within the complex have been removed or demolished, archaeological investigation has revealed that in some cases their footprints are clearly visible in the form of foundations and wall footings, some close to the modern ground level. For example, parts of the buildings that formed the Grand Shaft Barracks were seen when the site was investigated by Canterbury Archaeological Trust in 2017. Overall however, there have been only a limited number of large-scale investigations carried out within the footprint of the fortifications, and it is possible that further features may be revealed in future.

Though the Post Medieval fortifications are the most obvious and striking remains in this Zone, there is also evidence of activity in this area from the Prehistoric period onwards. Undated struck flints have been uncovered as well as both Iron Age and Bronze Age pottery sherds, all of which were found in an area close to the site of the Grand Shaft Barracks.

At the eastern end of the complex, within what became the Drop Redoubt, a lighthouse was constructed in the 1st or 2nd century AD. This is one of two known Roman lighthouses in Dover,



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 1

LISTED BUILDINGS: 2

CONSERVATION AREAS: 1

with the other located on the eastern side of the valley within the walls of what later became Dover Castle. The structure had become ruinous by the Post Medieval period and was removed entirely during the construction of the Drop Redoubt. Today the site of the lighthouse is marked by two fragments of flint walling, the flints bonded with pink Roman cement. They are not in-situ and rest upon a concrete slab.

There is no archaeological evidence for Anglo-Saxon activity within the Zone. The only feature of note dating to the Medieval period is the 'Knights Templars Church', a 12th century chapel which was built on the southern edge of the Heights. Its unusual form - with a circular nave similar to that of the church of the Holy Sepulchre in Jerusalem, has led to suggestions that it may have been constructed by the Knights Templars, a group of whom are believed to have left Dover before 1185.

Archaeological potential

This Zone is very poorly understood archaeologically, with only a few small investigations having been undertaken. It is also likely that much of the area has been heavily disturbed by the construction of the extensive Post Medieval and modern fortifications.

Despite this, a small amount of evidence is suggestive of Prehistoric activity in the Zone, represented by findspots rather than features. It is therefore possible that further excavations could reveal artefacts from the later Prehistoric and possibly the Roman periods.

There is a lack of evidence for any Anglo-Saxon activity within this Zone, though this may be reflect limited investigation rather than an actual absence. It seems unlikely that there was any large-scale activity here in the Medieval period either, with the only evidence being the Knights Templars Chapel, a single pottery findspot and a chalk shaft. There are rumours of a lost Medieval village being situated on this hill top but this has never been confirmed archaeologically and there is no evidence of it in the early Post Medieval mapping of the area.

The large and imposing remains of the Western Heights fortress survive largely intact but in those cases where buildings or features have been demolished, it seems their remains survive well archaeologically and can be found close to the modern ground level.

Key Considerations - Archaeological

Most of this Zone is a scheduled monument and should be protected from harmful alteration. This scheduling relates to the 18th, 19th and 20th century fortifications and includes both the upstanding and below ground remains. The Zone has been subject to only a small number of limited archaeological investigations and so is poorly understood. Further excavations within it have the potential to reveal remains dating from the Prehistoric period onwards.

Key Considerations - Built Heritage

The Western Heights fortress survives largely intact and is internationally important. It should therefore be protected from harmful alteration and from negative impacts on its setting. Some of the features of the complex are unique and innovative for example the listed Grand Shaft which dates to 1802. The site has been subject to a series of detailed surveys and its development is well understood. A masterplan has been developed for the site and parts of the complex are open to visitors.

Zone 6

Snargate Street

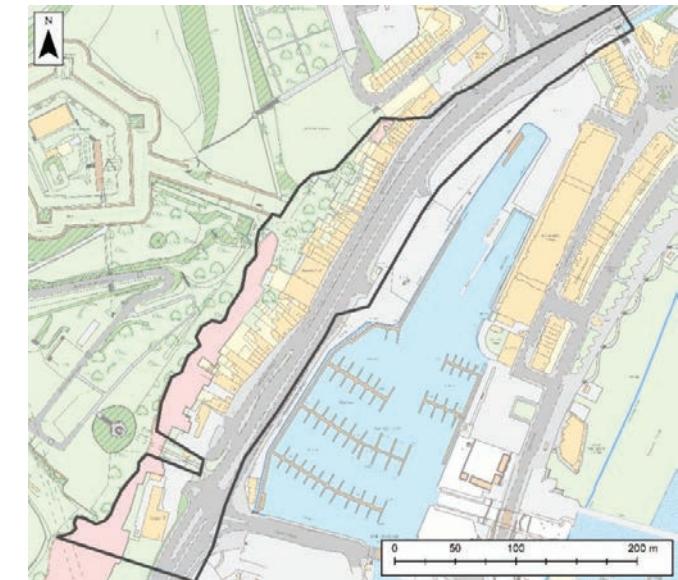
LATER MEDIEVAL AND POST MEDIEVAL RIBBON DEVELOPMENT ALONG SHORELINE

This Zone is located between the base of the cliffs at the western side of the town and Wellington Dock. It includes the north-eastern end of Snargate Street and part of the quay on the north-western side of the Dock.

The earliest development surrounding the western docks has been well documented in a wide variety of historic cartographic sources. These largely date to between the 16th and 20th centuries. In the 16th century, this end of Snargate Street was partially occupied with a few buildings which appear to have backed onto the beach, but by the mid-17th century the occupation appears to have intensified. This is likely due to the development of a new 'Pier District' surrounding the harbour to south-west and slightly isolated from the rest of the town, with Snargate Street as the only link. By the 19th and early 20th centuries Snargate Street had become a commercial hub with a map dating to 1908 showing that at least half the premises along the street contained a shop or public house. Many of these Post Medieval buildings were swept away in the post-war redevelopment and large-scale road

or harbour schemes. Two listed buildings are located along Snargate Street (nos 143 and 144) and there are several historic buildings with surviving features visible on the street. Where recent development has taken place within this area, archaeological investigations have revealed that the remains associated with these Post Medieval structures are still present. For example, the well-preserved remains of the Three Gun Battery, which stood at the northern end of the Zone were revealed during excavations carried out in the 1990's.

Little is known about this Zone before this Post Medieval development though it is possible that the area was occupied throughout the Medieval period. There is some evidence of a building in the later 14th and 15th centuries, in an area today occupied by Archcliffe Fort. The line of Snargate Street would have provided the only access between the Fort and the town. For the first half of the Medieval period, after the silting of the tidal harbour but before the construction of the western harbour, it is likely that this area was a beach onto which smaller boats may have been brought. It is therefore possible that structures associated with this maritime activity were present here. Historic mapping indicated that a gate in the Medieval town wall may have been situated at the northern end of this Zone, though so



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	2
CONSERVATION AREAS:	1

far no Medieval features have been recorded here. Medieval features are known in an area immediately to the north-east (Zone 1), for example, a garderobe shaft was revealed alongside an important pottery assemblage including 13th and 14th century wares.

Earlier features are also known in the vicinity of the Zone. Roman cremations and inhumations have been revealed in an area just 20m to the north-east of this Zone. On its eastern side, early riverine deposits comparable with those identified in the Bronze Age Boat excavations were found at depth along Northampton Quay and the Bronze Age Boat itself was also located less than 10m from the northern boundary of this Zone.

Archaeological potential

Much of the archaeological potential in this Zone relates to the Post Medieval activity which intensified along Snargate Street from the 17th century onwards. Many excavations have revealed the remains of buildings and structures which would have fronted both sides of the Street.

Roman and Medieval features are known within the immediate vicinity of the Zone and although none have so far been recorded within this Zone itself there is both Roman and Medieval potential, particularly at its northern end.

The later Prehistoric potential is considered high in the northern part of the Zone. The remains of the Bronze Age Boat were found less than five metres from its northern boundary. At greater depth, there is potential

to uncover riverine sediments similar to those encountered around the Bronze Age Boat, as demonstrated by borehole investigations carried out along Northampton Quay.

Key Considerations - Archaeological

Much of the archaeological potential in this Zone relates to the Post Medieval activity which intensified along Snargate Street from the 17th century onwards. Many excavations have revealed the remains of buildings and structures that would have fronted both sides of the street.

Roman and Medieval features are known within the immediate vicinity of the Zone and although none have so far been recorded within this Zone itself there is both Roman and Medieval potential, particularly at its northern end.

The later Prehistoric potential is high at the northern end of this Zone with the remains of the Bronze Age Boat found less than five metres from its northern boundary. At greater depth, there is potential to uncover riverine sediments similar to those encountered around the Bronze Age Boat, as demonstrated by borehole investigations carried out along Northampton Quay.

Key Considerations - Built Heritage

Two listed buildings are located along Snargate Street (nos 143 and 144) and there are several historic buildings with surviving features visible along the street. Where recent development has taken place within this area, archaeological investigations have revealed that the remains associated with these Post Medieval structures are still present.

Zone 7

Limekiln Street

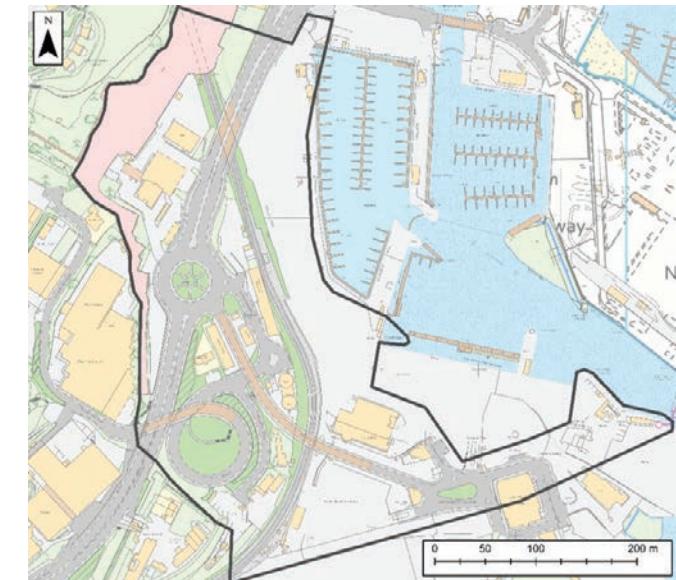
POST MEDIEVAL PIER DISTRICT AND LATER MEDIEVAL HARBOUR

This Zone is situated to the south-west of the town centre beneath the cliffs and surrounding the southern end of the western docks. Today it is largely occupied by infrastructure associated with the harbour and related transportation. Much of this development is modern and there is a significant difference in the layout, appearance and character of this Zone as compared to the Post Medieval period.

Little is known about this area until the later Medieval period (although Prehistoric finds have been made on the high ground immediately to the south-west at Archcliffe Point). The first reference to any activity here dates to the 14th and 15th centuries when the presence of a stone structure, possibly Archcliffe Chapel (also known as Our Lady of Pity), is suggested. This structure has never been recorded archaeologically but it is clearly visible on numerous historic cartographic sources in the south-west corner of this Zone. Another possible candidate for the structures noted in these later Medieval records is the earliest fortifications at Archcliffe Fort. This fort was originally larger and may have extended into the south-western corner of this Zone. It

appears to have originated towards the end of the reign of Edward III in 1370 when a watch tower surrounded by a chalk bank and ditch was constructed. Any remains relating to the fort within this Zone have, however, been removed. Most of the seaward side of the fort was removed by the construction of the railway in 1928.

From the later 15th and early 16th centuries, the area was developed as a harbour to replace the tidal estuary that had silted up by the Anglo-Saxon period. The initial construction comprised a small haven located behind a pier, known as Paradise Pent, situated in the area now occupied by Bulwarke Street, Hawkesbury Street, and Elizabeth Street. Although initially successful, the harbour soon became choked with silt and shingle. Throughout the first half of the 16th century, various attempts were made to address this, including the construction of numerous groynes and long piers extending from the base of Archcliffe out to the open sea. While these efforts ultimately failed—leading to later 16th century harbour works shifting focus to the north—they laid the groundwork for the southern end of the western docks as they exist today.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 4

LISTED BUILDINGS: 0

CONSERVATION AREAS: 0

The Paradise Pent, though increasingly silted, remained open until the 17th century and historic cartographic sources show that it became a hub for new domestic and commercial development. The occupation of the area, which became known as the Pier District, intensified throughout the 18th and 19th centuries and included the consolidation and development of the small, silted harbour. It also became a focus for industrial activity in Dover. Limekilns are clearly visible on maps dating to between the 16th and 18th centuries, and by the 19th century other industries such as brewing and milling were also developed. Evidence of this development and of the industrial activity has been recorded during archaeological investigations in the Zone, as were sediments relating to the infilling of the harbour. Today, the Cinque Port Arms, a listed building with a possible 17th century date, provides the only upstanding evidence of this Post Medieval development.

In the later Post Medieval period, the arrival of the railway in Dover transformed this area with two rail operators having lines running through or into it by 1861. At the southern edge of this Zone was the large Town Station. This was constructed in 1844 and eventually demolished in 1965. A second station (Harbour Station) was constructed in 1861. It still survives and is a listed building. Other buildings associated with the railway include the Lord Warden Hotel which provided passengers with overnight accommodation and a direct link to the train ferry dock on Admiralty Pier. Today, trains do not stop within this Zone but they do still run through the area towards Dover Priory Station, which is the southern terminus for the Southeastern mainline.

Archaeological potential

No features or finds earlier than the Post Medieval period have been recorded during archaeological investigations within this Zone. However, this may be due to the limited number of investigations carried out to date. There is some slight Prehistoric potential, as evidenced by the discovery of struck flints during excavations in the immediately adjacent Zone at Archcliffe Fort.

The first documented activity within this Zone dates to the late Medieval period. Although several targeted excavations have sought the remains of a chapel or tower—known to have existed in the south-western corner of the Zone—none have yet revealed any trace of it.

While it is likely that large-scale Post Medieval development has impacted underlying Medieval features, there remains potential to uncover remains of the late Medieval and early Post Medieval harbour works, as well as features associated with maritime activity. For example, sediments relating to the infilling of the Paradise Pent have been recorded during investigations on Elizabeth Street.

In the late Post Medieval period, the area underwent further development to accommodate the arrival of the railway, which resulted in the destruction of many buildings. Despite this, archaeological investigations have repeatedly recorded evidence of the large-scale Post Medieval development, demonstrating that traces of the former character of this Zone still survive.

Key Considerations - Archaeological

Much of the recorded archaeology within this Zone relates to the Post Medieval development. Features relating to domestic, maritime and industrial activity have been observed.

The earliest work in this area dates to the later Medieval and early Post Medieval period with the footprint of the southern end of the western docks being established by the mid-16th century. Features relating to this major phase of construction may still be present within the Zone.

Key Considerations - Built Heritage

There are four listed buildings located within this Zone. Two of these—the Harbour Station and the Lord Warden House/Hotel—are significant examples of the impact the arrival of the railway had on the town. The Cinque Port Arms, which may date to the 17th century, is the only surviving structure from the period of intense domestic and commercial development in the area. The fourth listed building is the Custom Watch House, constructed at the mouth of the tidal harbour during the first decade of the 20th century.

Collectively, these buildings reflect key phases in the historical development of the Western Docks and are of considerable heritage value.

Zone 8

Archcliffe Fort

EARLY POST MEDIEVAL BULWARK

This Zone includes the surviving remains of Archcliffe Fort and the whole of the Zone is occupied by the scheduled monument. Lying at the foot of Dover's Western Heights and close to the western docks, the Fort formed part of the earliest coastal defences of Dover, dating to at least the 16th century onwards.

It is likely that the earliest activity within this Zone is Prehistoric, possibly dating to the Neolithic or Bronze Age. No features or structures dating to this period have been revealed but four separate excavations have revealed worked flints or flint flakes.

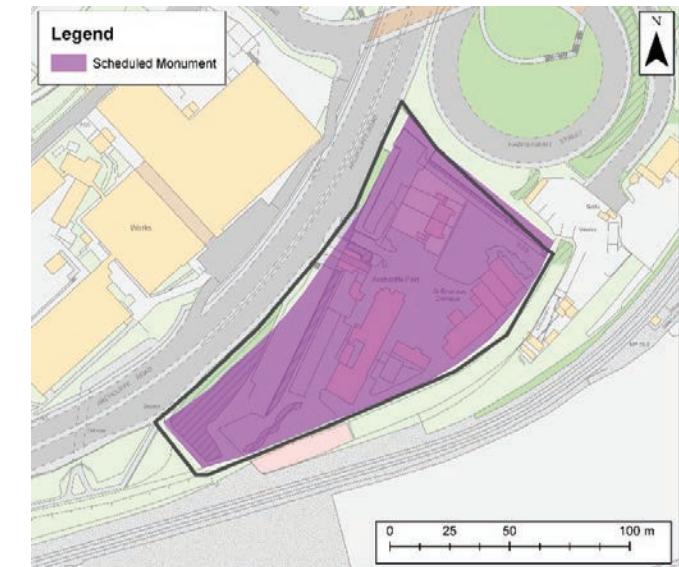
The earliest documentary reference to construction at this site dates to the late Medieval period, when Edward III ordered the creation of a ditch and rampart on the headland to protect a pre-existing watchtower—possibly built during the Hundred Years War. However, the main phase of early development at Archcliffe occurred later and is well documented, coinciding with the earliest works at the western docks.

A gun battery was constructed here in 1539/40 during the reign of Henry VIII, reflecting the strategic need to defend the newly established harbour. Although no visible remains from this

period survive today, early plans suggest that the Henrician defences included a pentagonal structure located approximately where the present western bastion now stands.

Throughout the 17th, 18th, and 19th centuries, the defences were extensively remodelled and the artillery upgraded. By the later 18th and 19th centuries, however, the site had become a low-level annexe to the more extensive Western Heights fortifications situated on the cliffs above (Zone 5).

The parts of the fort which still survive today are all scheduled and represent a substantial part of the bastioned fortification. The landward side of the fort remains intact and largely unaltered. The remains include the solid stone curtain wall on the north-east and north-west sides with projecting, pointed bastions at the north and west corners. These date to the early 17th century though were altered in the 19th century. The seaward defences, which again date to the 17th century with 19th century additions, extended beyond the limits of this Zone (into Zones 7 and 9) but were removed by the construction of the railway in 1928. During World War II a second vehicle access was cut through the rampart, immediately east of the gatehouse. The free-standing buildings located within the interior of the fort today are all modern.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 1

LISTED BUILDINGS: 0

CONSERVATION AREAS: 0

Archaeological potential

The whole of the interior of Archcliffe Fort has the potential to reveal later Prehistoric features and finds. Four separate excavations have revealed flints of a late Neolithic or Bronze Age date including works associated with the A20 road and sewer scheme. These revealed an assemblage of flints that has been interpreted as reflecting occupation here during this period.

The interior of the fort and its associated external moat have been heavily disturbed by the series of alterations after the 16th century. They still have the potential to reveal older Medieval and Post Medieval remains that could contribute to a better understanding of the early development of the site. The suggested site of the Medieval watchtower may still be within the footprint of the fort and the remains of various gun emplacements and buildings dating to the Post Medieval period may yet be found either beneath the present buildings or the open ground between them. For example, a watching brief carried out in 2012 revealed wall footings dating to the 17th and 19th centuries.

Key Considerations - Archaeological

Prehistoric activity is known in the Zone and may be close to the current ground level. The footings/basements of Medieval and Post Medieval buildings may also be revealed, again close to the modern ground level.

Key Considerations - Built Heritage

The site as a whole is a scheduled monument and should be protected from harmful alteration. The landward curtain wall of the fort, which is largely 17th century in date, survives for over 150m, terminating in two bastions with a central entrance (1807-9 and again in 1814-15) and includes a ditch and stone-faced earth ramparts on which a new parapet was raised in 1755.

Zone 9

Modern Harbour

EXTENT OF THE LATER POST MEDIEVAL AND MODERN HARBOUR

This Zone comprises the modern outer harbour at Dover, including the eastern dock complex. Developed during the late Post Medieval and early modern periods, it formed part of an ambitious and impressive engineering project designed to provide a safe refuge for the British Fleet. The harbour consists of three principal elements: Admiralty Pier, the Eastern Arm, and the Southern Breakwater.

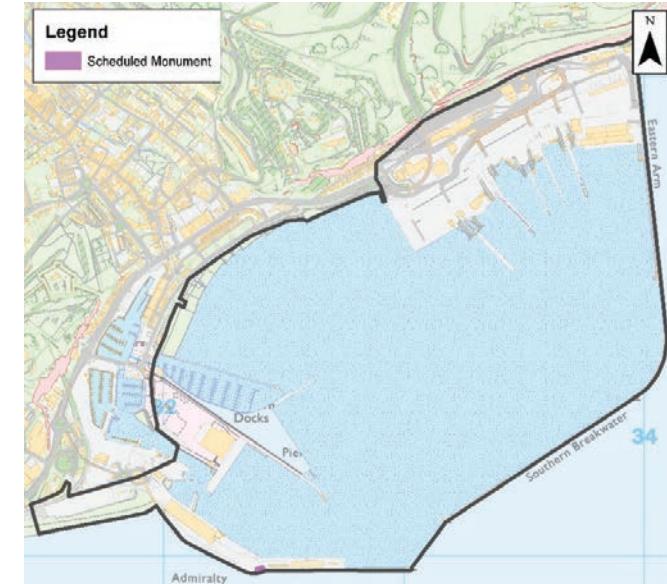
Admiralty Pier was the first to be constructed, with its initial section completed by 1847. It is located at the entrance to the earlier Medieval and Elizabethan harbour (Zones 7 and 10), along the south-western edge of this Zone. Between 1854 and 1864, the pier was extended by over 600 metres. Construction of a second pier—the Prince of Wales Pier—on its north-eastern side began between 1890 and 1892.

The Eastern Arm was completed by 1908, and the Southern Breakwater—positioned between the two piers to protect the harbour from the open sea—was built between 1898 and 1909. Although these structures have since been incorporated into the modern docks, they largely retain their original character.

Before the construction of the large outer harbour, a smaller refuge dating to the Medieval and earlier Post Medieval periods existed, primarily situated to the west. However, some elements of this earlier harbour were located within this Zone and now form the foundations of several existing installations. For example, the positions of the north and south piers at the entrance to the tidal harbour were established during the late 16th century. Additionally, the area now occupied by Shakespeare Beach and the Beach Street compound was the site of an earlier 16th century pier—King's Pier—which formed part of the earliest works on the western harbour.

Several small piers and groynes were also constructed during these early phases along the shoreline adjacent to Wellington Dock.

The arrival of the railway in the 19th century had a significant impact on this Zone, with two lines running through its south-western corner. By the 20th century, two large terminus buildings had been established within the Zone: Dover Town Station (now demolished) and Dover Marine Station, which still stands today. The latter, along with its associated covered walkway, is a listed building located at the western end of Admiralty Pier. Although trains no longer terminate within this Zone and the train ferry service from Admiralty Pier



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 1

LISTED BUILDINGS: 6

CONSERVATION AREAS: 0

has ceased, rail lines still pass through the area en-route to Dover Priory Station to the north. Features associated with the former site of the demolished railway structures have been recorded during archaeological investigations in the Zone.

As might be expected in a Zone that is largely maritime, there has been limited development and relatively little archaeological work. However, other forms of investigation have yielded valuable insights. For instance, a

geophysical survey identified the presence of two Palaeochannels—remnants of inactive river or stream channels that have been filled or buried by later sediments. These features offer a glimpse into the landscape's evolution following the early Prehistoric period.

Early Prehistoric finds have also been made within this Zone. Notably, mammoth teeth were discovered on two separate occasions: the first during the construction of the Admiralty Pier extension in the late 19th century, and the second during recent excavations linked to the Western Docks Revival Scheme.

The Historic Environment Record notes the presence of hundreds of wreck sites within or close to the harbour, most of which date to the modern or Post Medieval periods. The only known exception is a possible Prehistoric wreck site discovered in 1974 near the eastern arm of the harbour. This consisted of a hoard of more than 350 bronze objects—including weapons, ornaments, and scrap—dating to around 1100 BC.

Harbour dredging is a routine practice, typically undertaken as part of ongoing maintenance. As a result, it is likely that many of these wreck sites have been disturbed, removed, or destroyed over time.

Various forms of fortification were established both on the land surrounding the harbour and integrated into the harbour structures themselves, many of which still survive today. Perhaps the most impressive of these is Admiralty Pier Fort, which remains largely intact and is designated as a scheduled monument. Constructed in 1871, it featured a circular armoured turret housing a pair of 80-ton, 16-inch

R.M.L. Armstrong guns. Originally steam-driven, these were the only steam-powered guns ever used by Britain's coastal artillery.

Two coastal batteries were also constructed at either end of the Southern Breakwater during the First World War. Although the guns have since been removed, the batteries themselves survive substantially intact.

Archaeological potential

The archaeological potential within the harbour itself is limited due to the dredging routinely undertaken as part of harbour maintenance. As a result, it is unlikely that any wrecks survive intact, although features or finds associated with these wrecks may still exist within the harbour. Geophysical surveys have also identified the presence of palaeochannels, offering insights into the ancient landscape. In contrast, the archaeological potential along the shoreline is considerably higher. Features dating from the Prehistoric period onwards have been uncovered during various development schemes on the northern and western sides of this Zone—for example, the discovery of mammoth teeth. There is also potential for important geoarchaeological deposits to be recorded at depth. Features associated with the earliest phases of harbour development during the later Medieval and Elizabethan periods are known to have existed on the western and south-western edges of this Zone. These may be revealed through future archaeological investigations. Additionally, remains linked to Post Medieval activity may also be encountered—for instance, elements of the former Dover Town Station were uncovered during excavations at Town Yard in the south-western corner of the Zone.

Key Considerations - Archaeological

The archaeological potential within the harbour itself is limited, primarily due to the effects of routine dredging. However, there remains the possibility of uncovering features or finds associated with former wreck sites, as well as for the discovery of geoarchaeological deposits at depth.

In contrast, the shoreline holds significantly higher potential. There is a strong likelihood of revealing features linked to the important phase of Elizabethan and later Medieval harbour development.

Key Considerations - Built Heritage

The elements that make up this Harbour—namely the piers and breakwaters—are all listed buildings of historical interest. Together, they represent the first harbour of their kind to be completed in the 20th century. The presence of gun emplacements and other military features, either located on or incorporated within these structures, further enhances their significance. Admiralty Pier Fort, a scheduled monument, is of particular importance and should be protected from any harmful alteration.

In addition, buildings within this Zone reflect the former uses of the piers during the Post Medieval period, contributing to the area's rich historic character.

Zone 10

The Western Docks: Wellington Dock, Granville Dock and Tidal Basin

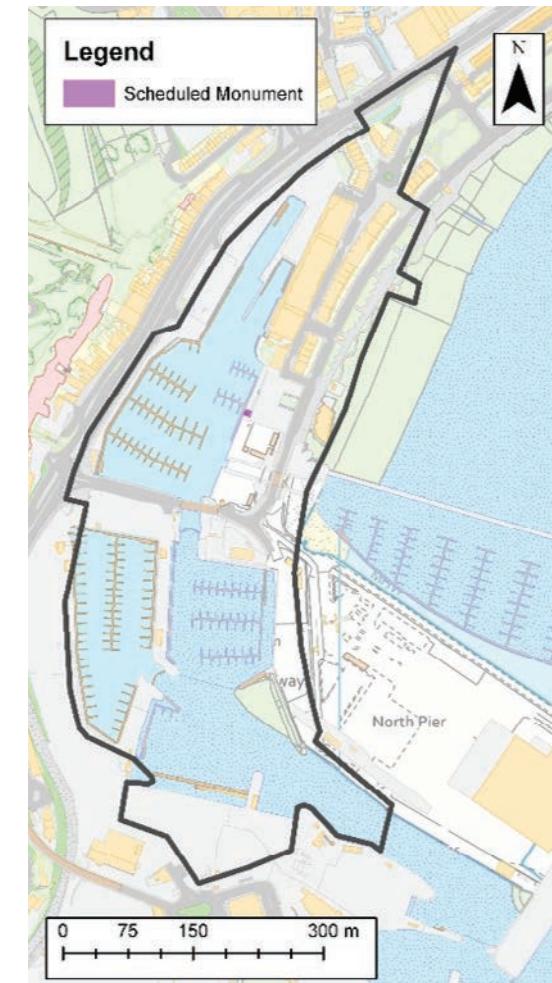
EXTENT OF THE ELIZABETHAN HARBOUR AND 19th CENTURY SHORE-FRONT DEVELOPMENT

This Character Zone covers part of Dover's modern shoreline, including areas that were open sea until the late 16th century but now comprise Wellington Dock, Granville Dock, and the tidal harbour. Archaeological and geoarchaeological investigations have revealed a long and complex history beneath these docks. Recent scholarship (Margetts, The Honour and Safety of the Realm, 2024) has significantly advanced our understanding of Dover's Western Docks, particularly the Wellington Dock. This research situates the dock within the wider framework of national defence and maritime infrastructure, underscoring its importance not only locally but nationally.

From earlier periods, two woolly mammoth teeth were discovered in the Navigation Cut, evidence of late glacial activity, while borehole surveys have identified early riverine and estuarine sediments. In addition, rare, well-preserved medieval to early post-medieval mudflats have been identified, formed behind a now-lost shingle barrier.

Initially, boats were moored in the haven within the river Dour estuary. As silting increased during the Medieval period, vessels were likely hauled onto the beach below the Western Heights. By the late Medieval and early post-Medieval period, the main harbour shifted southwards, with its earliest pier dating to around 1500. However, by 1551, shingle had blocked the harbour mouth. In response, a series of ambitious engineering projects began in the 1580s. By 1583, the Pent (now Wellington Dock) was constructed, enclosed by earthen embankments and timber revetments (notably Digges' Wall), and equipped with a sluice on its cross wall (now Union Street). This system was designed to retain water and scour the harbour mouth of shingle and sand.

Subsequent centuries saw continual adaptation and expansion. The 17th century brought major works by Bernard de Gomme, including substantial timber sea defences. By the mid-18th century, Granville Dock had been separated from the tidal harbour, and the 19th century saw further widening and the addition of features such as the Patent Slipway, warehouses, the Fairburn-type crane, and the lifeboat house and clocktower. The seaward side of the Pent was consolidated



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 1

LISTED BUILDINGS: 7

CONSERVATION AREAS: 1

and repurposed, serving as a bowling green, ropewalk, and later as Dover's 'visitors' quarter' with grand terraces and hotels.

The northern end of Snargate Street, on the western side of the Pent, became a commercial hub in the 19th century, with shops and industrial premises backing onto the docks. Archaeological potential in this Zone is high, with evidence for prehistoric, medieval, and post-medieval activity. Deep deposits may preserve further remains of ancient landscapes, Bronze Age features, and the full sequence of harbour engineering, as well as cellars and wall footings from later buildings. The area's rich stratigraphy reflects Dover's enduring role as a gateway and stronghold from prehistory to the present.

Archaeological potential

This Zone has both early and later Prehistoric potential as well as the potential to reveal important geoarchaeological deposits. For example, a borehole survey that was undertaken on Northampton Quay revealed early riverine sediments that may represent the course of a relict channel that has since been covered and sealed as the sea level rose. The northern end of this Zone is also close to the site of the Bronze Age boat and there is potential to reveal similar features across this Zone at a depth of around 6 m below ground level.

It is also possible that nationally important archaeological remains relating to the 16th century and later post-Medieval harbour works could be revealed within this Zone, particularly at depth, alongside later post-Medieval industrial features surrounding the docks. It is also likely that cellars and wall footings relating to the post-Medieval buildings along Snargate Street are also present just below the modern ground level.

Key Considerations - Archaeological

This Zone offers strong potential for prehistoric and later remains, highlighted by the discovery of woolly mammoth teeth and well-preserved riverine and estuarine sediments, including medieval to early post-medieval mudflats. The area is also close to the Bronze Age boat find, with the possibility of similar features at depth.

There is significant potential for uncovering remains of the 16th-century Elizabethan harbour works, later engineering phases, and post-medieval industrial features around the docks. These include nationally significant harbour structures attributed to Thomas Digges, directly linking Dover's waterfront to Elizabethan defence policy and maritime engineering. Additionally, cellars and wall footings from post-medieval buildings along Snargate Street are likely to survive just below the modern surface, reflecting the area's rich and layered history.

Key Considerations - Built Heritage

The historic character of the buildings along the Inner Harbour, particularly the 19th-century terraces such as Waterloo Crescent, has been largely retained since their construction. Waterloo Crescent is now within its own conservation area and is Grade II listed. Several upstanding features and buildings from the 19th century survive around the harbour, including the Fairburn-type crane (a scheduled monument), the clock tower (a listed building), the lifeboat house, and historic warehouses. These structures illustrate the area's varied use and architectural significance, and scheduled or listed features should be protected from harmful alteration. Some losses and changes have occurred, particularly due to wartime damage and redevelopment, but the area remains a key part of Dover's built heritage.

Zone 11

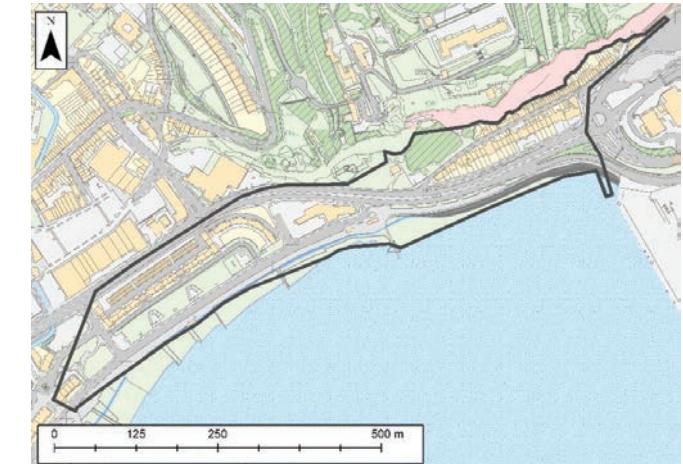
Eastern Shorefront

POST MEDIEVAL DEVELOPMENT ALONG SEAFRONT

This Zone is located along the shoreline immediately to the west of the modern eastern docks and below the cliffs at Castle Hill. The area has seen large-scale modern development and infrastructure projects (such as the A20 road) and has largely lost its original character, but some elements do survive. The history of this area is relatively short as it only became dry land in the later Post Medieval period. Prior to this, from the later Medieval period into the 18th century, a large lagoon occupied the area. The lagoon developed in the early 16th century, when works on the harbour altered the natural balance of tides and currents and an extensive shingle spit was created by longshore drift from the west. By the mid-16th century an offshore shingle bar had been formed and this extended as far as the foot of the Castle Cliffs, enclosing a strip of tidal water. After the consolidation of the harbour to the west by the later 16th century, the eastern end of this lagoon was being partially fed by the river Dour and had become known as the 'East Brook Water'. It seems, however, to have progressively silted up and the historic maps indicate that it was adapted and used as a military canal in the early 19th century. This was short lived and by the mid-19th century the area had been

consolidated for development. The lagoon is visible on numerous historic maps of the area and positive evidence for its presence was encountered during the Townwall Street excavations undertaken in the 1990s, just to the north of this Zone.

The introduction of rail travel to many coastal towns in the mid-19th century allowed the development of a new leisure and tourism industry. In Dover the streets which were laid out across this Zone accommodated this industry and the area became known as the 'visitors quarter'. The historic maps show that it had gardens, swimming baths, a promenade pier and many hotels. One of these hotels included the large Burlington Hotel, the foundations of which were recorded during excavations on Townwall Street. Much of the Post Medieval development fronting onto the beach was replaced in the post war redevelopment of the town but some hint of the areas former character may be seen at its south-western end. Here, Granville Garden, which is clearly visible on early 19th century mapping, and the eastern end of the Grade II listed Waterloo Crescent are both still present. This Post Medieval development also continued below the Castle Cliffs to the east. Despite the main routeway between the town and the eastern docks running through this part of the



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	16
CONSERVATION AREAS:	2

Zone, some of its historic character has been retained and there are numerous historic and listed buildings.

Evidence for the large network of coastal defences constructed throughout the Post Medieval period in and around Dover may be found in the historic mapping of this Zone. Guildford Battery which was constructed in the 1780s and in use until the late 1870s was located at the base of the Castle Cliffs. It was built as part of the modernisation of Moats Bulwark which originally dates to the 16th century with various later phases of construction and which is situated immediately to the north. Today, though the earlier fort still partially survives, Guildford Battery has been mostly demolished or is lying beneath the dual carriageway (A20).

Archaeological potential

From prehistory and into the Roman period, much of this Zone would have formed part of the mouth of the tidal estuary and later harbour. There may therefore be the potential to reveal geoarchaeological deposits dating from this period at depth. It is possible, though, that the eastern end of the Zone, in the area beneath the cliffs, the land was dry throughout this period and features or finds associated with waterside activity may therefore be present.

The accumulation of the sand and shingle choking the estuary in the later Roman and Early Medieval periods moved the shoreline to the northern edge of this Zone. By the Medieval period there was large-scale occupation of the area immediately to the north of the Zone,

with evidence of maritime activity. The route of the Medieval town wall also ran west-east just beyond the northern boundary of the Zone. It is possible that features related to waterside activity dating to the Anglo-Saxon and Medieval periods may be present within this Zone too, though so far none has been revealed.

The presence of a tidal lagoon is known in this area from the 16th century onwards but this quickly silted and by the early 19th century it had been adapted for use as a military canal and completely reclaimed by the mid-19th century. It is likely that sediments relating to this silting and infilling exist at depth in this Zone and it is possible that features associated with the canal are also present. Large-scale development occurred in this area in the mid- to late 19th century and is it likely that archaeological remains of this development exist in many places within this Zone.

Key Considerations - Archaeological

Much of this Zone remained undeveloped until the later Post Medieval period. There is potential to encounter significant geoarchaeological deposits or remains associated with the use of the Dour estuary during the Prehistoric and Roman periods at depth. There is also the potential to reveal features associated with waterside activity from these periods at the base of the eastern cliffs and, from the Early Medieval period onwards, along the northern edge of this Zone. It is likely that the upper levels of stratified deposits in this Zone will be of a later Post Medieval date, when the occupation of this Zone intensified.

Key Considerations - Built Heritage

This Character Zone contains parts of two conservation areas: the eastern end of Waterloo Crescent conservation area and the southern end of Dover Castle conservation area. Both contain numerous listed buildings and should be protected from harmful alteration. Much of the historic character of the Zone has been lost with modern development and infrastructure schemes and these two conservation areas are the only parts of the attractive beach frontage that once existed in this Zone that still remain.

Zone 12

South Western Slopes of the Western Heights

POST MEDIEVAL MILITARY BUILDINGS

Zone 12 occupies a steep area of ground at the far south-western side of the town, overlooking the western docks and beneath the fortifications at the Western Heights. One of the main routeways to Dover from the west passes through this area. There has been limited archaeological investigation and little is known about any activity here before the Post Medieval period when it is depicted in cartographic sources.

The proximity of two Post Medieval forts (and possibly Medieval in the case of Archcliffe) provide the main points of interest for this Zone. Archcliffe Fort, located immediately to the south-east, may have originated in the 12th century and visible Post Medieval remains include parts of its 16th century curtain wall. By the 19th century, Archcliffe had become part of the wider complex of fortifications on the Western Heights, located on the northern and eastern sides of this area. The main southern routeway, known as the South Lines, which linked the Western Heights with Archcliffe

and the shoreline, is located just outside this Zone on its south-western side. This originally consisted of a deep rock-cut ditch stretching from the Citadel to the north-west. It survives in parts still today but most of its associated features including the South Lines casemates have been demolished.

Features demonstrating the military use of this part of Dover are still present in the surrounding Zones but within Zone 12 the evidence is less abundant. Aside from the visible remains of a heavy machine gun emplacement associated with the South Lines Battery, located just within the southern boundary, any further evidence is likely to be below ground. Historic mapping and aerial photographs indicate that structures were built in this area, and it is possible that archaeological remains representing features such as the early 19th century military hospital, or 20th century road blocks, may survive. Much of this Zone has been subject to modern development, however, and the extent to which any features associated with fortifications still survive below the ground is not known.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	0
CONSERVATION AREAS:	0

Evidence of activity pre-dating the military use of the area is limited. There is some slight Prehistoric potential based on the later Prehistoric lithic scatters uncovered at Archcliffe Fort. Otherwise, the evidence is restricted to the Post Medieval period and largely based on historic mapping. These indicate that development was beginning to spread towards this area by the 16th and 17th centuries and would have followed the western routeway out of the town. The roads within this Zone would have also provided access to the Pier District, a busy and important western suburb of Dover until the later 19th century. Archaeological evidence for this Post Medieval activity has been found on only one occasion, during excavations associated with the A20 road and sewer scheme. These revealed evidence for a graveyard in the form of two brick lined graves, a fragmentary headstone and two cuts representing the possible location of further graves. It is not known whether these features relate to the military hospital or were connected with the earlier development to the east.

Archaeological potential

Overall, the archaeological potential within this Zone is limited and may have been disturbed by large-scale modern development. Some features associated with the former military activity including the Military Hospital to the north and the South Lines Battery to the south, may still be present though this is not certain and so far only one excavation has revealed features showing Post Medieval activity.

Evidence for earlier activity is also slight and is largely based on discoveries from adjacent Zones, for example the later Prehistoric lithic scatters uncovered within Archcliffe Fort.

Key Considerations - Archaeological

The potential for this Zone to reveal archaeological features is low but the proximity of the Medieval and Post Medieval fortifications at Archcliffe and the Western Heights is of interest. There may be below ground remains relating to the former site of structures associated with these fortifications within this Zone. There may also be some prehistoric potential, possibly derived from activity upslope or at Archcliffe point.

Zone 13

Dover Castle

MULTI PERIOD POTENTIAL FROM PREHISTORIC TO MODERN

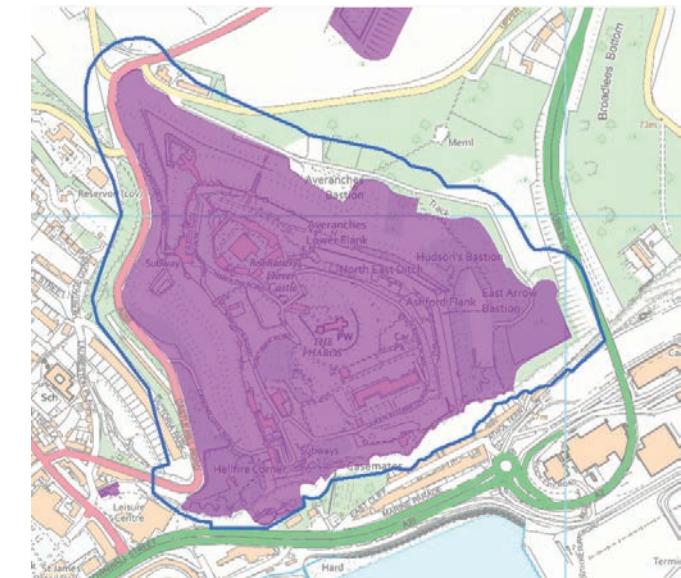
Zone 13 stretches across the high ground at the top of the headland overlooking the eastern side of the town. Most of it is part of a conservation area and scheduled monument with the scheduling relating to the extensive and well-preserved remains of the Medieval and Post Medieval fortifications of Dover Castle, a site of national and international importance. Numerous documentary sources trace the development of this defensive complex. The earliest Medieval part of the Castle is the great tower/keep. This large and imposing building was constructed under King Henry II between 1180 and 1189 to provide a secure fortress and royal accommodation. Much of the Medieval fabric, including the palatial apartments within the keep, remains recognisable despite significant alterations in the 1620s and later conversion into ordnance stores during the Post-Medieval period.

Construction at the Castle continued into the 13th century, culminating in the completion of the inner and outer curtain walls along with their associated gates and towers. The site's defensive capabilities were notably enhanced following a prolonged siege by Prince Louis of France in 1216. By 1250, the Medieval defences—

including various banks and ditches—had assumed the extent and configuration that largely survive today.

These fortifications not only demonstrate a high level of archaeological preservation but also represent a remarkable example of technical innovation and engineering skill for the period. They include the earliest known instance of a concentric castle in western Europe and feature the first known residential gatehouse—a prototype for those later seen in Edward I's Welsh Castles.

The defences were continually enhanced during the Post Medieval period, particularly after the late 1730s when political and military events led to the rapid re-appraisal of the defences. This led to the substantial modernisation of the Castle and its fortifications. The Medieval banks and ditches were reshaped, and many of the walls and towers lowered as the Castle was adapted for artillery warfare. Later in the 18th and 19th centuries, further alterations were made to the Castle in response to the invasion threat from Napoleonic France. This included new gun positions, barrack blocks and ancillary buildings. Like the Medieval structures, many of these features survive at least partially, and in some cases substantially intact, and



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 1

LISTED BUILDINGS: 10

CONSERVATION AREAS: : PART OF DOVER CASTLE CONSERVATION AREA

are protected as listed buildings within the scheduled monument. In addition to these above-ground features, development took place underground at Dover Castle. The Casemate Level tunnels were mostly constructed during the Napoleonic Wars, instigated by the requirement for barracks, and further tunnel networks were constructed and enhanced in the 20th century.

Though the Medieval and Post-Medieval fortifications are the most prominent and visually striking features within this Zone, there is evidence of earlier activity dating back to the later Prehistoric period. It has been suggested that an Iron Age hillfort or settlement may have existed at Castle Hill. This theory is based largely on the site's commanding position and the unusual morphology of the Medieval earthworks, which some argue bear a closer resemblance to those of an Iron Age hillfort.

There is certainly evidence of Iron Age activity on the hill. Excavations near the church revealed several pits, a gully, and floor surfaces associated with pottery dating to the 1st century BC.

Roman activity in this Zone is more clearly defined. In addition to various Roman findspots and a possible ritual shaft, the most striking feature is a substantially intact Roman Pharos, or lighthouse, located within the Castle walls. This tower, approximately 12 metres high, is constructed of flint rubble with tile bonding courses and a tufa ashlar facing. While its exact date remains uncertain, it is generally thought to date from the late 1st to mid-2nd century AD. Originally, it would have been one of a pair,

the second located on the high ground to the west of the town—now known as the Western Heights.

Anglo-Saxon activity is also well evidenced within this Zone. The large cruciform church of St Mary in Castro was constructed sometime between AD 950 and 1000 and excavations undertaken in the 1960s immediately south of the church revealed shallow graves with traces of coffins orientated east-west in association with sherds of Saxon pottery. A ditch that appears to pre-date many of the other Medieval earthworks was also uncovered during these excavations, and although it has not been securely dated, it may relate to works immediately prior to, or just after, the Norman Conquest. The nature of the settlement here is, however, not fully understood. It is possible that a fortified town surrounded the church and graveyard though so far no further archaeological evidence has been revealed to support this.

Archaeological potential

Although a substantial portion of the Medieval and Post-Medieval Castle survives, historical documentation—including both texts and maps—indicates the existence of several now-lost structures. Archaeological excavations have also revealed the remains of numerous demolished Medieval features.

Among these are parts of the former middle bailey barbican, uncovered during excavations in the 1960s, as well as the footings of multiple Medieval buildings located within the inner bailey walls, also discovered during that period.

In some cases, these remains were found just below the modern ground surface.

Given this evidence, it is possible that further Medieval and Post-Medieval features may be uncovered during future groundworks within this Zone.

Though large parts of this Zone were significantly disturbed during the Medieval and Post-Medieval construction of the Castle, there remains potential to uncover earlier features in areas that were left undisturbed. It is also possible that earlier remains survive beneath or within later disturbances. This was demonstrated during excavations in the 1960s, which revealed Anglo-Saxon burials and a pre-Norman ditch.

There is, therefore, potential to identify later Prehistoric features and finds that may relate to the site's possible use as an Iron Age hillfort. These could include evidence of occupation—such as buildings, enclosures, and dump deposits—as well as defensive features like ditches. The site's position at the closest point to France also raises the possibility of uncovering trade-related artefacts within assemblages from this period.

Further evidence of Roman activity may also be present. In addition to findspots and features such as the ritual shaft, these may indicate activity associated with, or supplementary to, the Roman lighthouse.

The Anglo-Saxon potential within this Zone is high. It is possible that additional burials, as well as further evidence of defensive features

or occupation, may be discovered in the area surrounding the church of St Mary in Castro. There may also be features both within and around the Castle that could shed light on the nature and extent of occupation during this period. These may survive in undisturbed areas or be preserved within the layers affected by later activity.

Deposits

Most archaeological investigations within this Zone have been relatively small in scale, yet they have provided valuable insights into the nature of the deposits and the depth of archaeological horizons at various locations. Excavations near the inner bailey, around the area of the former barbican, revealed Medieval features situated directly beneath the remains of demolished Post-Medieval buildings and associated disturbance.

Within the inner bailey itself, stratified Medieval deposits—including wall footings—were encountered at a relatively shallow depth, close to the modern ground surface. This pattern appears consistent across much of the area. Excavations associated with the construction of a new visitor centre, located further from the keep in the outer bailey, also revealed Medieval features less than one metre below the current ground level.

On the sloping ground within the moats and along the hillside, deposits are likely to be thicker. Although these areas have seen limited investigation, pit digging in the northern section of the outer Castle ditch, near the north entrance, revealed loam deposits at least 0.4 metres thick.

Key Considerations - Archaeological

Important features, deposits and finds relating to the former site/layout of the Castle and its component buildings may be located close to the modern ground level or just below the level of later disturbance. Archaeology dating from the Prehistoric, Roman, and Anglo-Saxon periods may also be located close to the ground level in the areas unaffected by the Medieval construction or may still survive within disturbed areas.

Key Considerations - Built Heritage

All of the buildings within this Zone form part of the nationally and internationally important scheduled monument of Dover Castle. Several of the buildings have also been protected as listed buildings.

Zone 14

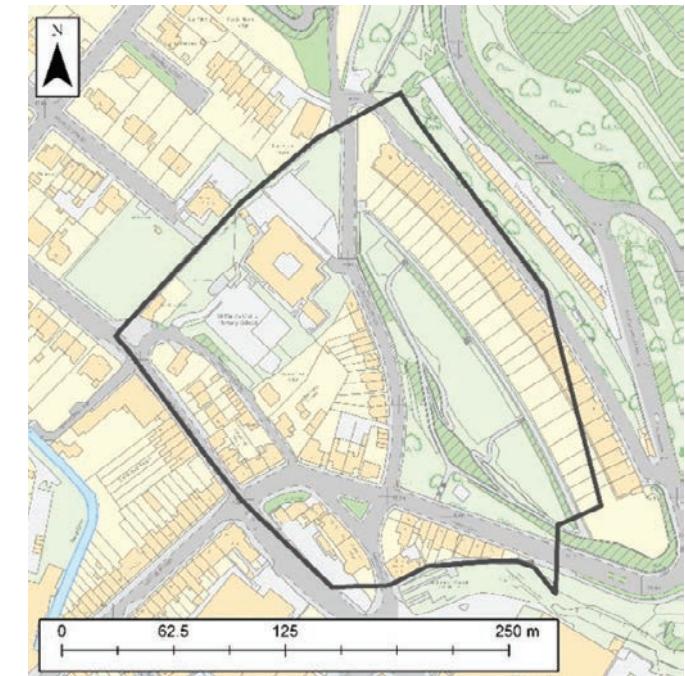
Western slopes of Castle Hill

MEDIEVAL UPMARKET AND POST-MEDIEVAL SUBURBAN DEVELOPMENT

This Zone encompasses part of the lower slopes of Castle Hill on its south-western side and contains the routeway which runs between the town and the Castle. It includes parts of both the steep valley sides and gentle lower valley slopes, both of which have the potential to reveal finds of Prehistoric date. The geology of this area is a mix of thin soils above chalk, colluvium and localised Head deposits consisting of gravels and clay/silts. There is potential to reveal both Palaeolithic and later Prehistoric finds from these deposits, particularly from the colluvium on the lower slopes and which may contain lithic scatters and residual pottery sherds derived from upslope. There is also potential for in-situ deposits or finds. Up until the later Roman and early Anglo-Saxon periods this area would have been situated close to the eastern bank of the tidal estuary. There is corresponding potential for discoveries dating to the Prehistoric and Roman periods associated with possible waterside activity. Despite this potential, no features or finds dating to the Prehistoric, Roman or Anglo-Saxon period have so far been recorded in this Zone, though this is in part due

to the very limited number of archaeological investigations which have been undertaken.

By the Medieval period the eastern side of the river Dour was well developed and occupied. Though this Zone has not produced the same level of occupation evidence as its south-western neighbour (Zone 2) some evidence for activity has been revealed. Excavations carried out at St Mary's Primary School in 2001 uncovered features and finds including pits that seem to have been used for dumping domestic rubbish in the form of pottery, animal bone, fish bone and marine shell, together with some blacksmithing waste and discarded ironwork, all of a 12th to 14th century date. It has been suggested that the features relate to an area of possible settlement surrounding a Medieval market (known as Upmarket) which may have been located within this Zone, close to the busy Medieval route between the town and the Castle. The 12th to 14th century date of the finds uncovered may also link this market and area of possible suburban development with the construction work at the Castle. The traffic passing through this area would have increased substantially when the large numbers of masons, carpenters and others from the building trades were drawn to the town to complete work on the Castle.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	15
CONSERVATION AREAS:	1

By the later Medieval to early Post-Medieval period, this area appears to have been largely abandoned. Plans from the 16th and 17th centuries show routeways passing through the area—broadly aligning with the modern alignments of Laureston Place, Ashen Tree Lane, and the southern end of Maison Dieu Road—but indicate only limited development at that time.

This changed in the 18th and 19th centuries, when both mapping and archaeological evidence clearly reflect the town's expansion along the lower valley slopes. Archaeological discoveries include building remains and graves, possibly linked to an otherwise undocumented burial site opposite the church of St. James.

This phase of expansion is also evident in the Post-Medieval buildings that survive within this Zone, many of which are listed. Notable examples include the Grade II* listed Castle Hill House, built in 1760 by the Stringer family in classical style, and the White Horse Inn, constructed in the late 18th to early 19th centuries.

Archaeological potential

There is Palaeolithic and later Prehistoric potential within the Head and colluvial deposits that are situated within this Zone. There is also the potential to reveal evidence relating to waterside activity dating to the Prehistoric to Anglo-Saxon periods though archaeological investigation has yet to reveal remains dating to these periods.

Although this area is situated outside of the main core of Medieval Dover, there is some evidence of Medieval activity suggestive of suburban development and a possible market dating to the 12th to 14th centuries. The potential for the discovery of further Medieval features associated with suburban activity within this Zone is high. There is also the potential to reveal features associated with the later Post Medieval development of the area.

Key Considerations - Archaeological

Little is known about activity on the eastern side of the river Dour before the Medieval period, and this Zone may have the potential to reveal features associated with the use of this watercourse from the Prehistoric period onwards, including at depth. This Zone is of interest for its potential to reveal Medieval features or finds, possibly associated with a market or area of suburban development. Further archaeological investigation within this Zone could provide more information about the Medieval activity here which is not well understood.

Key Considerations - Built Heritage

This Zone falls entirely within the Dover Castle conservation area and includes many listed buildings. Both the character of the area and the buildings themselves should be protected from harmful alteration.

Zone 15

River Dour estuary and water meadows

PREHISTORIC AND ROMAN DOUR ESTUARY, MEDIEVAL WATER-MEADOWS, POST MEDIEVAL INDUSTRIAL ACTIVITY.

This Character Zone occupies the valley bottom and lies within an area that, until the Medieval period, largely comprised the tidal estuary of the River Dour. Following the silting of the estuary during the Medieval period, the area remained largely unoccupied and was used as water meadows.

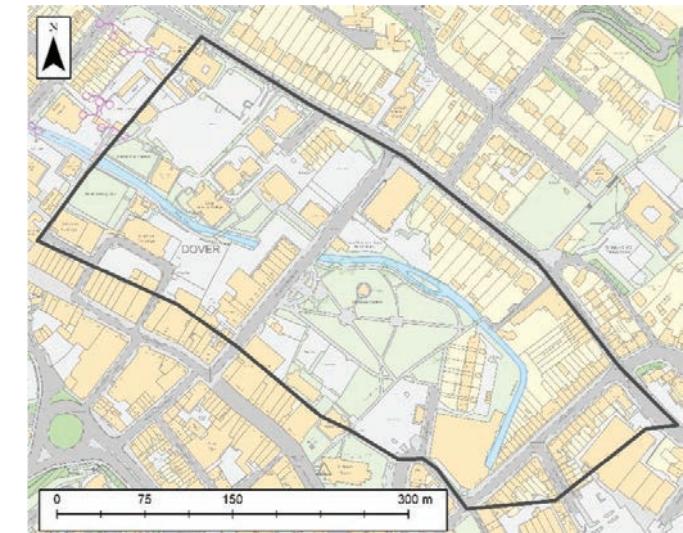
It was not until the later Post-Medieval period that development began in earnest. With the exception of a few streets, this development was predominantly industrial in nature, focused on activities that required access to water from the River Dour.

Although the river has since been culverted, it continues to flow through the town along approximately the same route it followed in the Medieval period—running from north-west to south-east through the centre of the Zone. Today, it is surrounded by a mix of domestic, commercial, and industrial buildings, most of which date to the 20th century

A large portion of the Zone is today occupied by Pencester Gardens which were landscaped and laid out in the 1920s, prior to then being home to a large timber yard. Immediately south of this, separated from the timber yard by Dieu Stone Lane, was a tannery which may have originated in the later Medieval period and was certainly in existence by the 18th century.

One of Dover's best-preserved Post Medieval routeways, Castle Street, is located towards the southern end of this Zone. This was laid out in the 1830s and has several listed buildings with an early – mid 19th century date. Other streets which have a similar or slightly later character exist within the Zone and include the southern end of Mason Dieu Road and the northern end of Russell Street.

The area on the southern side of Castle Street, immediately abutting the backs of the houses, is known as the St James area of the town. Although the area has been subject to recent large-scale development, occupation here predates all other parts of this Zone. Several archaeological investigations throughout the St James area have revealed deeply stratified archaeological deposits, mainly Medieval in date.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	11
CONSERVATION AREAS:	3

Archaeological potential

Much of the archaeological potential within this Zone is linked to the former tidal estuary and harbour that occupied most of the area until the Medieval period, giving the Zone a high geoarchaeological value. There is strong potential for uncovering waterfront and possibly waterlogged remains associated with the area's use as a harbour during the Prehistoric, Roman, and Early Medieval periods.

For example, excavations at the former Salem Chapel site on Biggin Street revealed a layer of alluvial mud containing both Prehistoric and Roman finds. Similarly, investigations at Stembrook uncovered timber structures alongside Roman artefacts, interpreted as the remains of a jetty and quay.

There is also potential to encounter remains related to the industrial use of both banks of the River Dour in more recent centuries, including the Medieval period. Historic maps consistently show industrial activity, and industry clearly characterises this Zone throughout the Post-Medieval period.

Although the southern tip of the Zone—within the St James area—has been recently developed, it still holds potential for revealing archaeological features and finds linked to the area's intense occupation during the Medieval and Post-Medieval periods.

The western boundary of the Zone encompasses the backs of the buildings fronting Biggin Street. This is an ancient routeway and there is the potential for features relating to historic occupation (possibly as early as the Roman period in date) along this route.

Key Considerations - Archaeological

Important geoarchaeological remains and features relating to the former harbour basin may be located at depth throughout much of this Zone. Features relating to the industrial use of the river Dour in the Medieval and Post Medieval periods are also likely present within this Zone.

Key Considerations - Built Heritage

The character of several of the streets within this Zone has remained largely unchanged since the mid-19th century. This is particularly true along Castle Street which also retains several early shopfronts. The view from Market Square along Castle Street towards the castle is also a key consideration.

Zone 16

Northern town centre, Biggin Street

ROMAN, MEDIEVAL AND POST-MEDIEVAL RIBBON DEVELOPMENT.

This Zone is located within Dover's town centre at the valley bottom and includes sections of both York Street and Biggin Street, two of the town's principal thoroughfares. Although it has not been subject to the same level of detailed archaeological investigation as Zone 1, which lies immediately to the south, several small-scale excavations have been undertaken. These have yielded archaeological features and finds, offering valuable insights into the area's past.

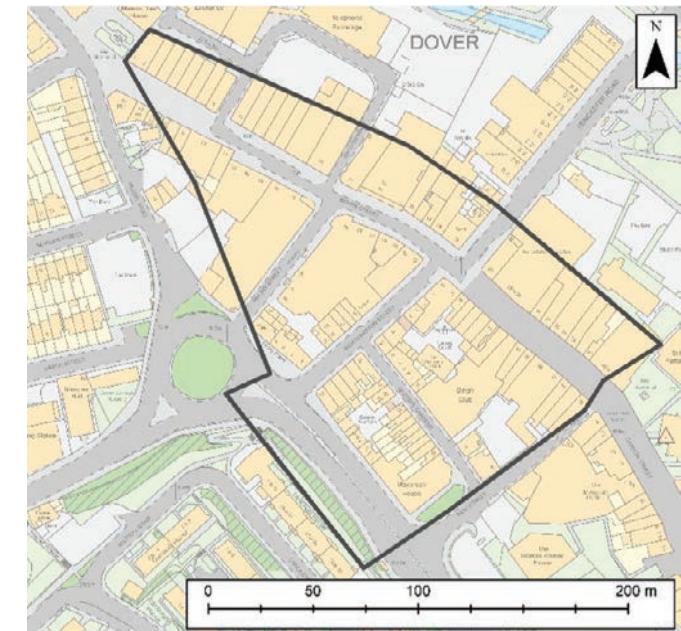
Large-scale archaeological excavations within Zone 1 have revealed evidence of Prehistoric activity at the valley bottom, including lithic scatters and spreads, pottery, a possible barrow, pits, and potential building remains. It is therefore reasonable to suggest that similar levels of activity may be present within parts of this Zone.

Several Prehistoric finds support this possibility. At a site off Queens Gardens, multiple pottery sherds dating from the mid-Bronze Age to the late Iron Age were uncovered. Although no associated features were identified, the finds

likely indicate nearby occupation. Additional finds, including further pottery sherds and a possible flint core, have also been recorded on Biggin Street.

Though Dover's Roman forts and many of its Roman buildings have been uncovered to the south of this Zone, there is strong evidence to suggest Roman activity occurred here as well, and the potential to reveal Roman features and finds is high. The most northerly known Roman building in Dover lies approximately 30 metres from the southern edge of this Zone, but Roman walling, ditches, and pottery have been found as far north as Priory Road.

The exact route of the Roman road that extended north from the fort's entrance—connecting Dover to the wider road network in Kent—is unknown, but it is entirely plausible that it passed through this Zone. Supporting this, a small area of Roman metallurgy, interpreted as a possible road surface and associated with a sherd of Samian ware pottery, was discovered on Biggin Street. This suggests the Roman road may have followed a course parallel to the River Dour, roughly aligning with the modern routes of Biggin Street and London Road.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	0
CONSERVATION AREAS:	2

Additional, more sporadic finds provide further secondary evidence for a Roman road running through this area. Taken together, this evidence indicates that even if this part of Dover was not within the Roman core, it likely supported small-scale activity and land use during the Roman period.

We know that the Anglo-Saxon inhabitants of Dover made use of existing Roman buildings,

many of which would still have been partially standing. The main core of Anglo-Saxon activity—particularly during the early Anglo-Saxon period—was located within the walls of the late Roman Saxon Shore fort, situated less than 20 metres to the south-east of this Zone.

It is likely that this Zone formed part of a peripheral area of Anglo-Saxon activity, possibly associated with a route running northwards from the core occupation area. This route may have connected with other known Anglo-Saxon sites along the Dour valley. Supporting this interpretation, Anglo-Saxon features and finds have been uncovered at the northern end of Biggin Street.

By the Medieval period, the layout of Dover's road network is much more clearly understood, thanks to a combination of archaeological discoveries, historic documentary sources, and surviving Medieval structures. While there are no Medieval buildings within this Zone itself, several are located nearby. Notably, St Mary's Church and the Maison Dieu are both situated along Biggin Street, suggesting that this routeway has early origins.

Although the main concentration of Medieval occupation appears to have been to the south and south-east, archaeological evidence indicates that ribbon development extended along this routeway, reaching at least as far north as the Maison Dieu. Excavations on both sides of the road have uncovered features such as pits, wells, and walls, many of which were associated with Medieval finds, including pottery sherds.

Given this evidence, the potential for further Medieval discoveries within this Zone is high.

This ribbon development along Biggin Street is depicted on early Post-Medieval maps. By the later Post-Medieval period, development had intensified, with additional streets lined with buildings added to the area. Elements of this Post-Medieval expansion remain visible within this Zone today.

Numerous historic buildings survive, particularly towards the southern end of Biggin Street and along the smaller streets branching from it—such as Queens Gardens and Worthington Street—which contribute significantly to the area's historic character. This character is formally recognised and protected by the Dover Town Centre Conservation Area, which includes parts of Biggin Street and its surrounding areas.

Archaeological potential

Despite 19th century cellaring and significant 20th century development, there is a good potential to reveal archaeological remains from all periods across this Zone.

This potential is largely based on the proximity to known areas of Prehistoric, Roman, Anglo-Saxon and Medieval activity, as well as the river Dour and possible historic routeways out of the town. The full extent of the settlement surrounding the Roman fort is unknown but it is possible that it may have spread into this Zone, particularly in the area surrounding the projected line of the Roman road. The surviving Medieval buildings which surround this Zone on all sides also highlight the strong potential to reveal evidence of Medieval activity within the Zone itself.

The small number of archaeological investigations that have been undertaken in this Zone support this theory and although the number of features uncovered is relatively few, numerous finds have been recorded which may suggest that activity spread into this Zone along the valley bottom.

Key Considerations - Archaeological

It is likely that archaeological features and finds dating to the Prehistoric period onwards are present within this Zone, many of which will be associated with the known areas of activity discovered during the large town centre excavations to the south. The potential for Roman discoveries is particularly high as it seems likely that activity and settlement may have extended along the possible northern routeway from the fort, which may have run along the same approximate line as Biggin Street. This routeway may have also been a focus for ribbon development in later periods.

Key Considerations - Built Heritage

This Zone encompasses a large part of the commercial town centre and includes part of the Dover town centre conservation area. Large parts of several streets have remained unchanged since their construction in the 19th and early 20th centuries and include a number of very high-quality buildings and facades with interesting historic detail. Efforts should be made to retain this historic character and interesting detail, and the historic buildings should be protected from harmful alteration.

Zone 17

Upstream valley floor and river floodplain

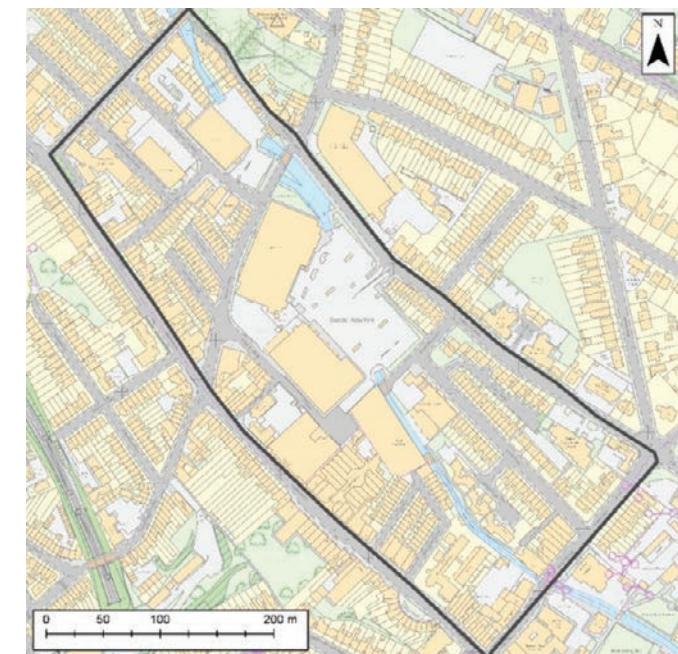
WATERSIDE OCCUPATION, GEOARCHAEOLOGICAL POTENTIAL AND POST MEDIEVAL EXPANSION

Zone 17 is located at the base of the Dour valley with the river Dour running through it, and borders the north-eastern side of the main northern route from central Dover - High Street and London Road. Archaeological activity associated with the course of the river and this major routeway is likely to be revealed across the Zone and has been observed on several occasions. The lower slopes and valley bottom of the Dour have been identified as focal points for Prehistoric activity within the town, and it is likely that this activity extended along the riverbanks into this Zone. Supporting evidence includes several Prehistoric findspots and a number of features with possible Prehistoric dates. For example, two ditches and a gully discovered on Bridge Street have been tentatively dated to the Iron Age, based on their association with Iron Age pottery sherds. Additionally, a Prehistoric hillwash deposit containing flints and pottery was identified during excavations at the site of the Royal Victoria Hospital.

Although no features have yet been uncovered in this Zone that can be definitively interpreted as Prehistoric occupation, the existing evidence strongly suggests activity in the area. Further excavation—particularly at greater depths—may help clarify the scale and nature of this activity, as well as its relationship to the course of the River Dour.

The known core of Roman settlement in Dover lies to the south of this area, but a projected Roman routeway may have passed through this Zone, connecting it with Watling Street at Lydden Hill. Limited archaeological evidence suggests that this route may align approximately with the modern routes of Biggin Street, and possibly High Street and London Road. If so, it is likely that the road crossed the River Dour somewhere between Bridge Street and Buckland.

Another projected Roman routeway runs along Bridge Street, located in the north-western part of this Zone. This road extended eastward out of the town towards Richborough and is visible as a cropmark in several locations beyond Dover. This would make the junction of Bridge Street and London Road a significant link in the Roman road network.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 0

LISTED BUILDINGS: 1

CONSERVATION AREAS: 4

Throughout Roman Britain, small-scale activity, occupation, and burials are commonly associated with routeways. Archaeological discoveries across this Zone support this pattern. Pits and dump deposits have been recorded on High Street, while cremation burials have been found on Biggin Street and at the junction of High Street, London Road, and Bridge Street—just to the south-west of this Zone.

Two areas of Anglo-Saxon occupation have been proposed within Dover. The first, located within the walls of the late Roman Saxon Shore fort, has been extensively excavated. The second may lie within this Zone, although the evidence here is less conclusive.

A significant group of Anglo-Saxon pottery sherds, found alongside fragments of burnt clay or daub and animal bone at the Royal Victoria Hospital site, suggests nearby contemporary occupation. This interpretation is further supported by the discovery of burials dating to the 6th and 8th centuries on Priory Hill, located less than 200 metres to the south-west.

Although no Anglo-Saxon features or buildings have yet been recorded within this Zone, the existing evidence indicates a strong potential for uncovering occupation remains from this period.

Archaeological evidence uncovered from this area may also suggest Medieval occupation, again associated with both the course of the Dour and historic routeways out of the town. It is likely that the Medieval settlement at Buckland, which is recorded in the Domesday book, connected with Dover via a road arrangement broadly similar to that still

present today, via Biggin Street, High Street and London Road. Various Medieval features and finds have been recorded in the vicinity of both this road and the river. These include timber riverside revetments, pits, ditches, areas of stratified deposits and numerous finds of pottery. Again, this highlights the continued importance of both the river Dour and this routeway in the development of the town.

By the Post Medieval period this ribbon development running north-west from the town centre is represented by the buildings which still front the streets, many of which are listed buildings. The area to the east, on both banks of the river Dour, was also used throughout the Post Medieval period, largely for industrial purposes. For example, a corn mill, paper mill, timber yard and iron foundry are all visible on the 19th century mapping for this Zone. Though much of this area has been recently developed, numerous archaeological investigations have revealed that below ground features dating to this period do still remain and are likely to be encountered during excavations in this area.

Archaeological potential

Archaeological activity dating from the Prehistoric period onwards, associated with the course of the River Dour, is likely to be revealed across this Zone. This may include significant geoarchaeological deposits and waterlogged remains. The valley floor over which this Zone lies was a notable focal point for Prehistoric activity within the town, and it is likely that such activity extended along the riverbanks into this area.

The routeways that pass through this Zone further enhance its archaeological potential, as many may have early origins. This Zone has the capacity to reveal Roman remains linked to the projected alignments of roads connecting the forts to the wider Roman road network. The junction between Bridge Street and London Road is of particular importance in this context.

Medieval features and finds have also been recorded in the vicinity of these roads—Biggin Street, High Street, and London Road—as well as along the river. Additionally, a proposed area of Anglo-Saxon occupation may have been located on the western banks of the Dour within this Zone. This theory is supported by the discovery of a significant assemblage of Anglo-Saxon pottery at the site of the Royal Victoria Hospital, indicating nearby occupation.

The use of the river Dour for industrial purposes is visible on historic mapping of the Post Medieval period and there is the potential to reveal traces of this as well as earlier industrial activity associated with this important watercourse within this Zone.

Key Considerations - Archaeological

The base of the Dour valley has been a focal point for activity in Dover from the Prehistoric period onwards. Features and finds associated with the use of this watercourse are likely to be encountered on both sides of the river. There is also strong potential for uncovering important geoarchaeological deposits and waterlogged remains.

This Zone also contains significant historic routeways. The alignment of Biggin Street, High Street, and London Road may have early origins—possibly dating back to the Roman period—and the junction with Bridge Street (another projected Roman routeway) is of particular archaeological interest.

Key Considerations - Built Heritage

While much of the development within this Zone is modern, several areas retain historic character, particularly along parts of High Street and London Road. These areas are protected within the London Road Conservation Area. Many of the buildings along this route date to the mid-to-late 19th century and are listed. It is important that the historic character of these streets is preserved, and that listed buildings and their settings are safeguarded from inappropriate or harmful alterations.

Zone 18

Eastern lower slopes of the Dour valley

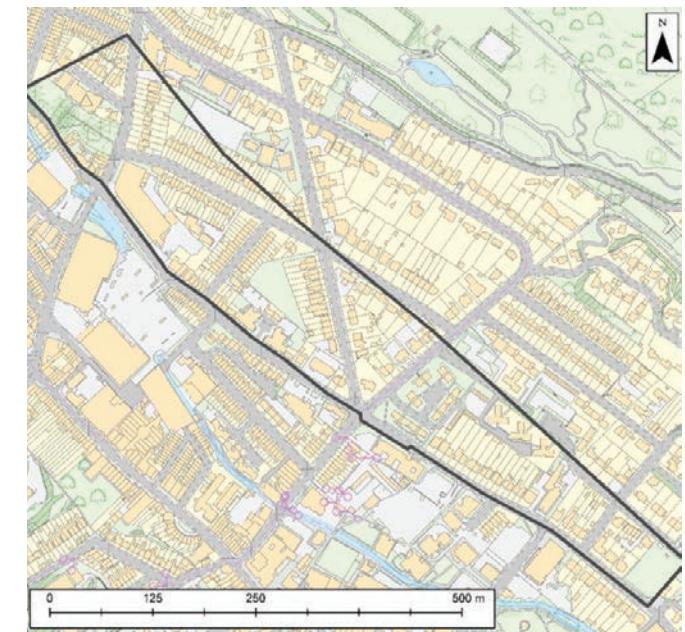
MULTI-PERIOD POTENTIAL FOR RIVERSIDE OCCUPATION

This Zone occupies a long stretch of the eastern bank of the river Dour and is therefore likely to contain archaeological remains associated with the use of the watercourse from the Prehistoric period onwards. Only a few archaeological investigations have been carried out within this Zone and little is known about what may be awaiting discovery beneath its streets. Prehistoric activity at the base of the Dour valley more widely has been noted on several occasions and despite the relative lack of investigation within this Zone, several Prehistoric discoveries have been made. These include flint scatters, cattle remains and pottery sherds as well as linear features from the former Royal Mail Sorting Office site. The cattle remains were associated with several flint scatters and have been provisionally dated to the Bronze Age period as they were within soils of a similar nature to those which surrounded and infilled the Dover Bronze Age Boat. In addition to these finds, a Bronze Age Beaker burial has been uncovered approximately 40m to the north-east of this Zone, on the lower slopes of the valley,

a possible indication of occupation or activity nearby. From this evidence, combined with the location of the Zone, it seems reasonable to suggest that there is the potential to reveal further evidence of Prehistoric activity, including possible riverside timber revetments and watercraft as well as remains associated with the exploitation of the river.

Evidence for later activity within this Zone is limited and consists of a few sherds of possible Anglo-Saxon and Medieval pottery. Again, though, this may be due to the lack of investigation in the area and there may still be the potential to reveal features and finds associated with the historic use of the river in this Zone, similar to the discoveries which have been made on its western banks (such as those discovered at the Royal Victoria Hospital site within Zone 17).

The spread of suburban development which is seen across Dover throughout the later Post Medieval period is clearly visible in this Zone. By the middle of the 19th century development took place along both sides of Maison Dieu Road and by the end of the 19th and beginning of the 20th centuries further roads were added



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 0

LISTED BUILDINGS: 1

CONSERVATION AREAS: 4

including Salisbury Road and Park Avenue. Much of this later Post Medieval development still survives.

Archaeological potential

Archaeological activity associated with the course of the river Dour is likely to be revealed across this Zone and may include important geoarchaeological deposits and waterlogged remains. The base and the lower slopes of the Dour valley have been a focus for activity from the Prehistoric period onwards and, despite the fact that this Zone has been subject to only a limited number of archaeological investigations, several features and finds have been uncovered. The Prehistoric period is particularly well represented by these finds and it seems likely that further features and finds from the Prehistoric period remain to be discovered within this Zone, possibly including burials.

Much of this Zone was developed during the later 19th and 20th centuries as part of the suburban expansion of the town. It is to be expected that this will have disturbed the underlying deposits to varying degrees. There are, however, still areas of open space which have never been developed, and many of the domestic dwellings have large gardens. There is potential within these open areas to reveal undisturbed archaeological remains, possibly close to the present ground level.

Key Considerations - Archaeological

This Zone has the potential to reveal evidence of activity associated with the course of the River Dour from the Prehistoric period onwards. Such evidence may include significant geoarchaeological deposits and/or waterlogged remains.

Several areas within this Zone remain undeveloped, making them of particular archaeological interest, as deposits in these locations may be undisturbed and therefore offer well-preserved insights into past activity.

Key Considerations - Built Heritage

This area was developed as part of the late 19th and 20th century expansion of the town and its character is suburban. There are no listed buildings or historic buildings of interest within this Zone.

Zone 19

Steep upper valley sides

SOME PREHISTORIC POTENTIAL

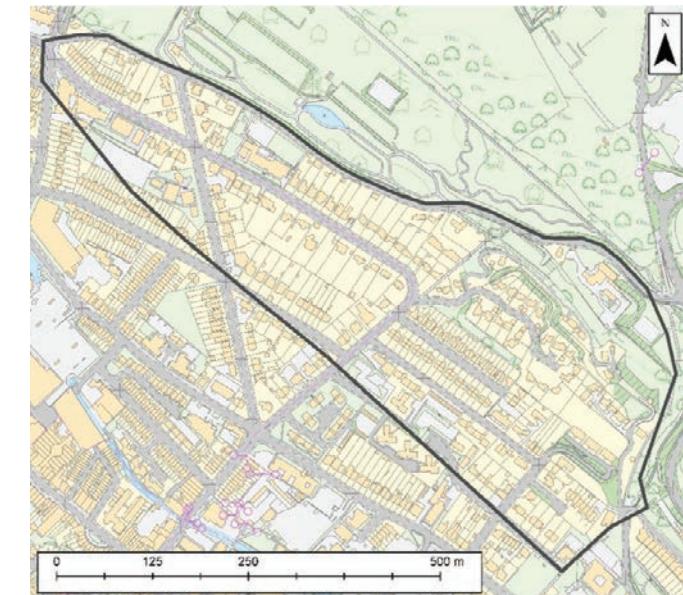
Zone 19 occupies a large area on the steep valley side on the eastern side of the town. Today the area is characterised by late Post Medieval and modern suburban development. It has been subject to only a very few small-scale archaeological investigations and very little is known about the former use of this area. Its position at the edge of the town and along the valley side means that if there was activity within this Zone, it is likely to be superficial in nature and possibly associated with occupation towards the south-west, at the valley bottom.

For the Palaeolithic and later Prehistoric periods there is the potential to reveal surface lithic scatters and residual pottery sherds, possibly derived from further upslope. There is also the chance that cultivation terraces and lynchets, possibly including hut platforms dating to the later Prehistoric period, may be present in this area, though so far none have been revealed. Prehistoric finds, including flint findspots and three important Bronze Age discoveries, have been uncovered within this Zone. These include two Bronze Age Beaker burials, one on Castle Mount Road and the other on Park Avenue, and a gold flange twisted spiral torc or armlet, that is now in the British Museum.

These finds add weight to the suggestion that archaeological deposits (in this case in the form of burials) associated with occupation elsewhere exists within this Zone. Possible evidence for peripheral Roman activity has also been identified in the form of pottery and coins that were located on Castle Hill in the late 19th century, though there is little further information about these finds.

One of the major and possibly historic routes between Dover town and the Castle is located close to this Zone, near its south-eastern edge, and it is possible that evidence dating to the Medieval period could be located in association with this routeway.

The only visible historic feature of note in this Zone is the Grade II listed Connaught Pumping Station. This consists of fine brick engine houses in Romanesque style with later additions and in-situ vertical triple expansion engines alongside a covered reservoir. Other Post Medieval buildings of note were located within this Zone but have since been demolished. An example includes Castlemount which was originally built in 1876 as a school but had many uses throughout its life including as barrack blocks, a First World War Voluntary Aid Detachment, a monastery and as the



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	1
CONSERVATION AREAS:	0

headquarters for a barrage balloon squadron. The site was devastated by a fire in 1973 and was eventually demolished in 1991 though it is possible that below ground features associated with it are still present.

Archaeological potential

The main potential within this Zone relates to later prehistory. This is largely based on its position, overlooking and slightly detached from the core of known Prehistoric activity, as well as the discovery of multiple Prehistoric burials at different locations within the Zone. A particularly important find is the Bronze Age gold torc which is now in the British museum and which may indicate the significance of any further burials. This all suggests that further evidence for later Prehistoric activity, including burials, are likely to be discovered within this Zone. There is also the potential to reveal evidence of later, peripheral activity associated with the more extensive occupation at the valley bottom.

Much of this Zone was developed during the later 19th and 20th centuries as part of the suburban expansion of the town. It is expected that this will have disturbed the underlying deposits to varying degrees. There are, however, still areas of open space which have never been developed, and many of the domestic dwellings have large gardens. There is potential within these open areas to reveal undisturbed archaeological remains, possibly close to the present ground level.

Key Considerations - Archaeological

Several noteworthy later Prehistoric discoveries have been made in this Zone, including burials, suggesting that this area may contain traces of later Prehistoric activity associated with occupation elsewhere. There are several areas within this Zone which have remained undeveloped. These are of particular interest as deposits here may be undisturbed.

Key Considerations - Built Heritage

This area was developed as part of the late 19th and 20th century expansion of the town and its character is suburban. The Grade II listed Connaught Pumping Station is located at the eastern end of this Zone. This is a good and well-preserved example of an early 20th century utilities building and harmful alteration should be avoided.

Zone 20

Dry valley sides north of Western Heights

COOMBE COLLUVIAL DEPOSITS

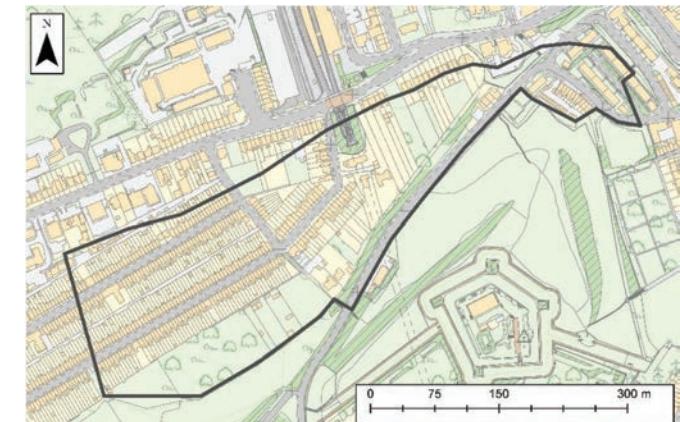
Zone 20 is situated on the western side of Dover, encompassing the slopes to the north of the high ground upon which the Western Heights is situated. Today the area is characterised by late Post Medieval and modern suburban development, which is well documented in the historic mapping. This development overlies Coombe colluvial deposits. The area has not been subject to any detailed archaeological investigations and very little is known about any former use of this area, but valley side locations such as this do have the potential to reveal Prehistoric finds, often derived from areas of activity upslope. Features such as cultivation terraces and lynchets, possibly including hut platforms, are found in similar locations though no such evidence has so far been uncovered within this Zone.

This Zone is located just beyond the main area of known Roman, Anglo-Saxon, and Medieval occupation, which was concentrated to the south-east. Its proximity to these settlement cores suggests that small-scale activity may have taken place within the Zone.

Burials are commonly found on the outskirts of settlements during the Prehistoric, Roman, and Anglo-Saxon periods. The discovery of Anglo-Saxon brooches and buckles on Durham Hill, along with the presence of possible inhumation burials less than 100 metres to the south-east, may indicate the presence of Anglo-Saxon burials within this Zone. Roman burials have also been recorded at the same site, and a further Roman cremation burial was discovered at Dover Priory Station to the north.

The potential for Roman activity is further supported by the projected line of a Roman routeway running west from Dover to Maidstone via Lympne, which passes through Zone 21 immediately to the north. However, no direct evidence for Roman activity has yet been uncovered during archaeological investigations within this Zone.

Overall, the current lack of evidence suggests that the archaeological potential of this Zone is limited—particularly in areas furthest from the known historic occupation cores.



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	0
CONSERVATION AREAS:	0

Archaeological potential

The geology and topography of this Zone suggest some Prehistoric potential, particularly for finds that may have been washed downslope from areas of earlier activity. The archaeological potential for later periods varies across the Zone depending on location.

The eastern half of the Zone is likely to hold greater archaeological potential than the western half, due to its proximity to known areas of historic activity and occupation. The far eastern end is particularly sensitive, lying close to areas where both Anglo-Saxon and Roman burials have been recorded. Additionally, the projected line of a Roman road running immediately to the north enhances the potential for uncovering associated features, such as roadside burials.

Much of this Zone was developed during the later 19th and 20th centuries as part of the suburban expansion of the town, it is expected that this will have disturbed the underlying deposits to varying degrees. There are, however, still areas of open space which have never been developed, and many of the domestic dwellings have large gardens. There is potential within these open areas to reveal undisturbed archaeological remains, possibly close to the present ground level.

Key Considerations - Archaeological

The eastern end of this Zone has potential associated with the known areas of activity and occupation located immediately to the south and east. There is some potential to reveal Prehistoric findspots within this Zone which could have derived from areas of activity upslope. Despite 19th and 20th century development in this Zone, some areas remain undeveloped, and these are of particular interest as deposits here may be undisturbed.

Key Considerations - Built Heritage

This area was developed as part of the late 19th and 20th century expansion of the town and its character is suburban. There are no listed buildings or historic buildings of interest within this Zone.

Zone 21

Base of dry valley and western side of River Dour (South)

ROMAN AND PREHISTORIC POTENTIAL

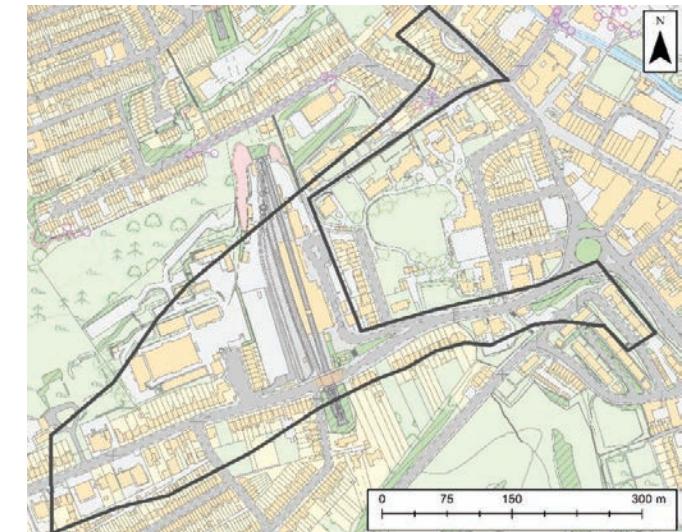
This Zone is situated to the west of the town centre, immediately west of Dover Priory (now Dover College), occupying an area at the base of the dry valley. One of the main routeways leading west out of the town—Folkestone Road—runs through it. It is possible that this routeway has early origins, and as such, the Zone has the potential to reveal archaeological evidence of activity associated with it, such as burials or small-scale settlement.

Zone 21 also lies on the periphery of the main areas of Roman, Anglo-Saxon, and Medieval occupation within Dover, further highlighting its potential to yield evidence of past activity. Like many of Dover's suburban areas, this Zone was developed during the later Post-Medieval period.

Despite its location over a potentially significant routeway and its archaeological potential, relatively little is known about activity within this Zone. Archaeological discoveries have been few, likely due in part to the limited number of investigations carried out to date.

Geologically, this Zone is characterised by spreads of Head deposits (including colluvium) from which there is potential for reworked Prehistoric artefacts, mainly derived from upslope. On the lower slopes of the valley there is potential for the discovery of prehistoric burials which typically lie close to areas of occupation. This means that the eastern end of this Zone in particular, closest to the known area of Prehistoric occupation, has elevated potential. Indeed, such evidence has been recorded within this Zone in the form of an Iron Age cremation burial which was discovered during the construction of Dover Priory Station.

This Zone has the potential to reveal further burial evidence dating to the Roman period, as Roman burials were typically placed along routeways leading to settlements. One such example is a Roman cremation burial discovered during investigations at Dover Priory Station. Folkestone Road, which runs along the projected line of a Roman route westward out of Dover—connecting north Kent and Dover via Lympne—likely holds further evidence of Roman activity. Discoveries in this Zone may include roadside settlements or small-scale



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	3
CONSERVATION AREAS:	1

activity, and finds have already been made on several occasions. Notably, two glass bottles and pottery were recorded during excavations on Priory Hill.

So far no archaeological evidence of Anglo-Saxon or Medieval evidence activity has been recorded within this Zone. Despite this, the proximity to known areas of Anglo-Saxon and Medieval activity may suggest that evidence is still awaiting discovery here, particularly towards its eastern end. A quantity of Anglo-Saxon burials and findspots which point to the possible location of a cemetery have been recorded in Zone 22 immediately to the north. The Medieval remains of St Martins Priory (now Dover College) border the eastern end of this Zone and it may be reasonable to suggest that evidence of Medieval activity associated with the Priory could be discovered in this area.

There is limited evidence for development in the earlier Post Medieval period but by the 19th century both the historic mapping and surviving buildings show that development was beginning to spread westwards into this Zone. This development is largely domestic in character but one of the more notable Post Medieval buildings to have been constructed here is Dover Priory Station. The station is a later 1930s replacement of a 19th century original in the same location. The earlier station appears in the historic mapping to occupy a larger area than it does today and by the late 19th century it shows a number of large buildings located in an area immediately to the west of the modern station. These are possibly industrial buildings associated with the railway or perhaps train sheds and maintenance

buildings. The 20th century renovations included the demolition of many of these buildings, and the archaeological remains of these buildings and associated features may be present within this Zone. Another demolished Post Medieval building of note is Christ Church. Its former location, at eastern end of Folkestone Road, was subject to an archaeological investigation which revealed its foundations and a burial vault.

Archaeological potential

There is limited archaeological evidence for Prehistoric activity within this Zone, but there are two factors suggest some potential. Its geology and position at the valley bottom may result in the presence of Prehistoric flints or other artefacts that have been washed downslope from areas of earlier activity. Additionally, its proximity to known areas of Prehistoric occupation—though not directly within them—means it may also contain Prehistoric burials.

The projected line of a Roman routeway running through this Zone along the approximate course of Folkestone Road is also significant. Features associated with roadside activity, such as Roman burials, could be uncovered. The discovery of a Roman burial at Dover Priory Station further highlights the potential for Roman-period remains in this area.

No Anglo-Saxon or Medieval features have yet been identified within this Zone. However, its proximity to known areas of activity from both periods suggests that there may be some archaeological potential, particularly towards

the eastern and north-eastern parts of the Zone.

Much of the Post Medieval development in this Zone still remains, but it is possible that some of those buildings which have been demolished will be visible archaeologically. The former site of buildings associated with Dover Priory Station may be of interest.

Key Considerations - Archaeological

This Zone has the potential to reveal archaeological remains from the Prehistoric period onwards but it is likely that much of the archaeology in this area represents small-scale peripheral activity associated with people passing through this Zone or related to occupation and settlement elsewhere in Dover. The potential for the Roman period may be higher than other periods due to the projected line of the Roman road along the same approximate line as Folkestone Road. The area surrounding this road has the potential to produce evidence of past activity including possible burials.

Key Considerations - Built Heritage

This area was developed as part of the late 19th and 20th century expansion of the town and its character is suburban. There are no listed buildings or historic buildings of interest within this Zone.

Zone 22

Priory Hill

ROMAN AND EARLY MEDIEVAL CEMETERIES

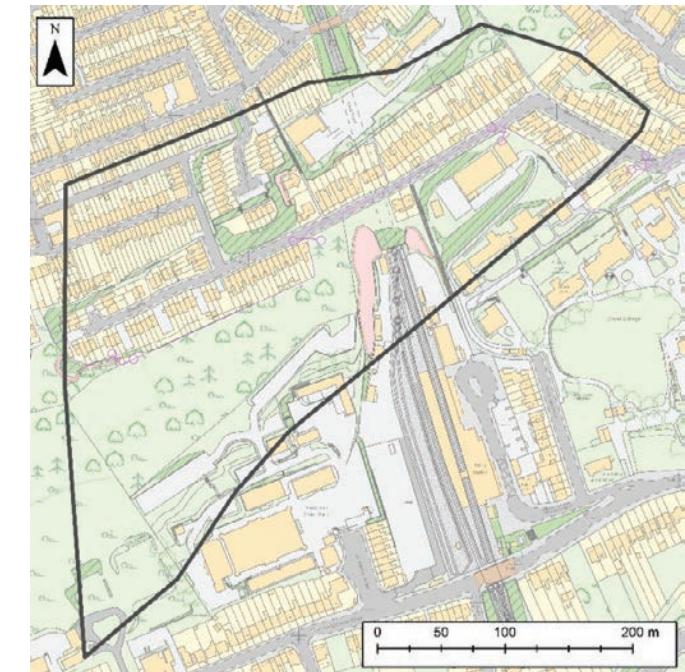
Zone 22 is located over sloping ground above a dry valley to the north-west of the town centre. Today the area is characterised by later Post Medieval and earlier 20th century suburban domestic and industrial development which, at the northern end of this Zone, is known as Tower Hamlets. This suburb of Dover expanded throughout the 19th and 20th centuries and now spreads far beyond the limits of this Zone to the west. Little is known about the archaeological potential of this Zone and so far, it has been subject to only a limited number of small archaeological investigations. There are, however, factors which may suggest some archaeological potential. The gentleness of the slope in parts of this Zone would have made it attractive to settlement from the late Prehistoric period onwards and there is also potential associated with this Zone's proximity to known areas of past activity. There is a substantial area of undeveloped land towards the south-western end of this Zone that is of particular archaeological interest. Any features or finds located here are likely to be undisturbed by later development—an increasingly rare circumstance in urban environments.

A few Prehistoric finds have been recovered from this Zone, including several Iron Age coins, although the exact locations of their discovery are unknown and the records are incomplete. As such, suggestions regarding the Prehistoric potential of this Zone are largely based on its topography and its proximity to known areas of Prehistoric activity uncovered during excavations in the town centre.

Due to the sloping terrain, there is potential for artefactual material—such as flints or pottery—to have moved downslope into this Zone. On the steeper slopes, features such as cultivation terraces, lynchets, or even hut platforms may once have existed. Prehistoric burials or cemeteries are often located on the outskirts of settlement areas, and this Zone—approximately 500 metres north-west of known Prehistoric findspots in the town centre—may hold similar potential.

This is supported by the discovery of an Iron Age cremation burial in Zone 21, immediately to the south, which may indicate a broader pattern of burial activity in the surrounding landscape.

The Roman potential for this Zone is similar to the Prehistoric potential and is related to the Roman forts and settlement to the south-east. Roman burials were generally located on the



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS:	0
LISTED BUILDINGS:	0
CONSERVATION AREAS:	0

outskirts of settlements near routeways. The lines of two projected routeways are located close to this Zone. One is to the east and runs north from the Roman forts to join with Watling Street, and the other is located to the south of this Zone and runs westwards from the Roman occupation area, along the same approximate line of the modern Folkestone Road. In addition, finds which appear to represent the site of a Roman cemetery were uncovered during clay extraction to the north of Dover College and during construction of the dwellings on Priory Hill. These finds include a wide variety of Roman pottery vessels some of which contained cremation burials. There is also a relatively high quantity of Roman coin finds from within this Zone, but records of these, like the Iron Age coins noted above, are partial.

The evidence indicating the presence of an Anglo-Saxon cemetery within this Zone is equally—if not more—compelling. As is typical, Anglo-Saxon cemeteries are generally situated outside settlement areas. Two such settlement areas lie within 500m of the south-eastern corner of this Zone: one within the later Roman Saxon Shore fort, and another possible occupation site near the banks of the river Dour to the east.

Burials and Anglo-Saxon findspots—potentially linked to this occupation—have been recorded in Zone 22 on multiple occasions. The first discoveries were made on Priory Hill in the 19th century, when swords, spears, limpet shells, and beads were found alongside burials during house construction. Although documentation of these early finds is limited, further graves were uncovered during excavations in the 1980s.

Five graves were identified within the houses and gardens of 48, 64, and 68 Priory Hill. These contained three iron knives, an iron spearhead, an iron belt plate fitting, and a bronze buckle loop. It is likely that these graves and associated finds represent part of a larger cemetery, or perhaps a series of cemetery plots that may still survive beneath the houses on Priory Hill.

Taken together, this body of evidence strongly suggests that this Zone holds considerable potential for revealing further Anglo-Saxon activity—particularly burials.

Evidence of Medieval activity is rare in this Zone and the archaeological discoveries include just two small finds. Little is known about any activity for the earlier Post Medieval period but by the 19th century the historic mapping indicates that development had spread north and west from the town centre and into this Zone. Much of this development was domestic and still survives. There also appears to be some industrial activity shown on the 19th century maps, features associated with which may be visible archaeologically. This industrial activity is largely concentrated between Tower Street/Tower Hamlets Road to the north and Priory Hill to the south and appears to consist of quarrying, which will have affected the underlying archaeology.

Archaeological potential

There may be some evidence for Prehistoric activity within this Zone though so far none has been positively identified, and many of the Prehistoric findspots are based on partial records. There is nonetheless potential for the

discovery of burials or artefacts. This potential is based upon the Zone's topography and its proximity to the known area of Prehistoric activity uncovered to the south-east.

The potential to reveal evidence of Roman and Anglo-Saxon activity, particularly burials, is high. Roman finds and burials have been located on Priory Hill and somewhere to the north of Dover College. The location of these discoveries may be linked to the presence of possible routeways within neighbouring Zones, running from the core of Roman activity to the south-east to the wider Roman road network. It is also highly likely that Priory Hill is the location of an Anglo-Saxon cemetery as many burials have been discovered with a wide variety of finds.

There is limited evidence for activity for the Medieval or early Post Medieval periods in this Zone, though the presence of the Medieval Priory immediately to the south-east may suggest Medieval remains could be present in this Zone. By the later Post Medieval period the area was being developed for housing and there is some evidence of industrial activity, largely quarrying. Both the development and quarrying will have had an effect on the underlying archaeological features, finds and deposits. Not all of this Zone has been developed, however, and the open ground in the south-western corner of this Zone has potential to reveal undisturbed archaeological features.

Key Considerations - Archaeological

This Zone has the potential to reveal evidence of Roman and Anglo-Saxon activity, particularly burials. A number of Anglo-Saxon burials have been uncovered during small excavations on Priory Hill and it is likely that many more remain to be discovered. Otherwise, the potential is relatively low and is largely associated with movement through this Zone or with occupation and settlement elsewhere in Dover.

Much of this Zone was developed in the late 19th or 20th century and there is also evidence of industrial activity including quarrying throughout the later Post Medieval period. This will have impacted on any archaeological remains but there are a few areas that have remained undeveloped. These are of particular interest and the potential to reveal undisturbed archaeological features within these areas is relatively high.

Key Considerations - Built Heritage

This area was developed as part of the late 19th and 20th century expansion of the town and its character is suburban. There are no listed buildings or historic buildings of interest within this Zone. It is, however, located immediately abutting the Medieval remains at Dover Priory (now Dover College) which is a scheduled monument.

Zone 23

Base of dry valley and western side of River Dour (North)

ROMAN AND PREHISTORIC POTENTIAL

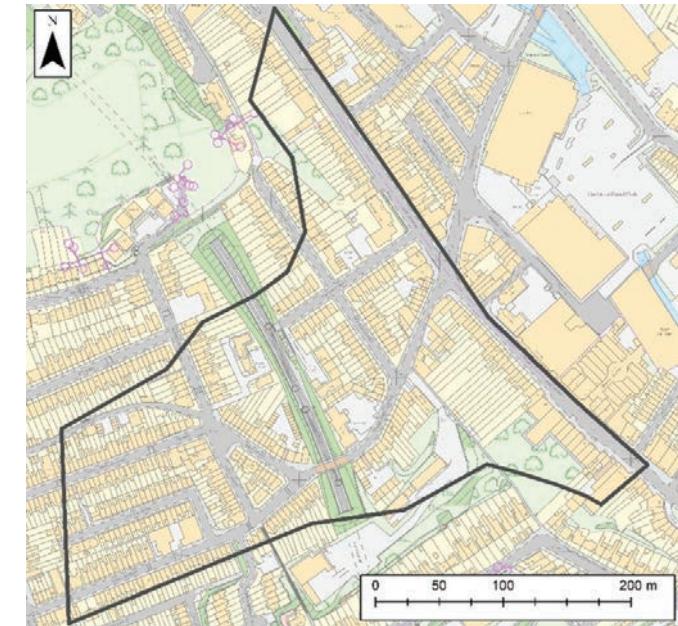
Zone 23 is located to the north-west of the town centre, occupying an area at the base of both the Dour valley and a dry valley that runs westwards from it. This area has been subject to only a very few, small archaeological investigations and little is known about its historic use. Today, it is characterised by later Post Medieval and modern suburban development.

It has been noted that the lower slopes and the Dour valley bottom is a relative focal point for Prehistoric activity within the town. It is possible that this activity spread along the banks of the river into this Zone, though evidence is so far lacking. For the Roman period, evidence of activity is more secure. One of the main northern routes out of the town is located along the eastern side of this Zone (London Road). This follows the same approximate line of a projected Roman routeway between the forts and the wider Roman road network. Another projected routeway is along Bridge Street. This ran eastward out of the town towards Richborough and is visible as a cropmark in

several locations beyond the town. This would make the junction between Bridge Street and London Road, located almost centrally within this Zone, an important link in the Roman road network. Archaeological discoveries, including burials or small rural settlements, are typically grouped around Roman roads. Although no settlement evidence has so far been discovered within this Zone, several findspots have been recorded, and burials have been identified, including both cremations and inhumations.

There is no secure evidence for Anglo-Saxon activity in this area but the discovery of an important assemblage pottery at the Royal Victoria Hospital site, may point to the presence of Anglo-Saxon occupation nearby. An Anglo-Saxon cemetery is also known on Priory Hill, located within Zone 22 to the south-west. The cemetery has been identified through the discovery of numerous finds and several individual burials, but the full extent of this cemetery is unknown. It is possible that burials forming part of this cemetery may be located within the south-western portion of this Zone.

This area would have been situated well outside of the main Medieval core of Dover. By the



EXISTING DESIGNATIONS

SCHEDULED MONUMENTS: 0

LISTED BUILDINGS: 6

CONSERVATION AREAS: 1

Medieval period there were, however, numerous small rural settlements in the landscape surrounding Dover, including for example, at Buckland which is located approximately 1km to the north of this Zone. It is possible that small-scale ribbon development may have lined the major routeways between these Medieval settlements, including along London Road, which probably had an early origin.

By the Post Medieval period, ribbon development along these routeways is certain, and some of the areas, which in the Medieval period were separate settlements, had become suburbs of Dover. There are numerous 19th century buildings, many of which are listed and the London Road conservation area covers a portion of this Zone. Suburban expansion was also occurring in other directions throughout the later Post Medieval period. Construction of the housing at Tower Hamlets which occupies much of this Zone was well underway by the second half of the 19th century and by 1900 the area would have looked largely the same as it does today. Where later development has swept away the Post Medieval construction, it is possible that features may still survive below ground. This suggestion is supported by various features including cellaring and building foundations which have been uncovered during archaeological investigations.

Archaeological potential

There have only been a few archaeological discoveries within this Zone, but this is possibly due to a lack of past investigation. Much of the archaeological potential for this Zone is based upon the proximity to known areas of activity and associated with movement through the

landscape. There is some slight Prehistoric potential associated with the position of this Zone at the valley bottom where occupation and activity has been uncovered to the south, though so far no Prehistoric discoveries have been made in Zone 23 itself.

The Roman period has the highest potential within this Zone where several discoveries have been made including burials. It is likely that these are associated with the projected lines of two Roman roads running through the Zone - one running north-south along the approximate line of London Road and another running towards the east along the line of Bridge Street. Further finds and possible areas of activity are likely to be revealed within the vicinity of these routeways.

For the Anglo-Saxon and Medieval periods the evidence is less secure. The discovery of an assemblage of Anglo-Saxon pottery to the south-east may hint at the presence of occupation within this Zone, possibly close to the western banks of the Dour, though this has not been confirmed and it is likely that the Zones located closer to the river banks have a higher potential than this one. There is also the possibility that the Anglo-Saxon cemetery discovered on Priory Hill may have spread into the south-western end of this Zone. The Medieval potential is based on the likelihood that connecting routeways between Dover and other Medieval settlements may have passed through this Zone, but again there have been no discoveries to support this.

This area was developed as part of the Post Medieval expansion of the town and much of this development, particularly any cellaring, will

have disturbed older archaeological deposits. Where modern development has swept away the Post Medieval buildings, it is likely that features including cellars and foundations may still be present below the current ground level.

Key Considerations - Archaeological

There is some slight Prehistoric potential associated with the location of this Zone at the valley bottom, where evidence of occupation and activity has been uncovered to the south. However, no Prehistoric discoveries have yet been made within the Zone itself.

The Roman period presents the highest potential in this Zone, with several discoveries already recorded, including burials. These finds are likely linked to the projected alignments of two Roman roads that traverse the Zone.

There is also a possibility that the Anglo-Saxon cemetery identified on Priory Hill may extend into the south-western end of this Zone..

Key Considerations - Built Heritage

By the Post Medieval period, ribbon development along these routeways is certain and some of the areas which were in the Medieval period, separate settlements had become suburbs of Dover. There are numerous 19th century buildings, many of which are listed and the London Road conservation area covers a portion of this Zone.

Appendix C

Research Questions

- 1.1 At the heart of the NPPF's approach to the historic environment is the concept of 'significance'. Developers preparing planning applications need to show a good understanding of the significance of any heritage assets affected by their proposals and the impact of their proposals on this significance (para 207). Planning authorities, for their part, must consider the impact of development proposals on the significance of heritage assets in their decision-making. This consideration can lead to planning permission being refused, or if granted, to mitigation measures being required (paras 212 – 217). Following any such measures, the information about the heritage significance must be made publicly available (para 218).
- 1.2 Significance is defined in the NPPF as "*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance*".
- 1.3 Historic England's Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' describes how to assess heritage significance. In particular it describes the archaeological component of heritage significance:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 1.4 To assess the potential contribution that a site can make to archaeological knowledge, and thereby its archaeological significance, what is known about the site should be compared with established archaeological research frameworks. These frameworks review the state of knowledge for a particular geographical area or theme, and identify outstanding research questions that need to be addressed.
- 1.5 The South-East Research Framework [South East Research Framework - Kent County Council](#) is the main framework for south-east England.
- 1.6 In addition to the geographically-based research frameworks there are several thematic research frameworks [CITiZAN - Research frameworks] for different archaeological periods and themes. These should also be considered to help establish the archaeological significance of a heritage asset. Examples of these can be seen on the [CITiZAN](#) and [Research Frameworks Network](#) websites.
- 1.7 The [Dover Heritage Strategy \(2013, updated 2020\)](#) reviews the major themes underpinning Dover district's heritage and highlights research needs. [The Archaeological Characterisation for Dover \(2021\)](#) presents a series of localised research questions for each archaeological period that should be considered alongside the regional research framework. The identified research questions are:

General

Can the dates of all the geological deposits in Dover be better defined?

Palaeolithic

Can the Pleistocene deposits in the Dover area, as depicted on British Geological Survey mapping, be mapped and characterised more accurately?

Can locations be identified where archaeological or palaeoenvironmental evidence may have accumulated, especially where archaeological evidence is interleaved with good palaeoenvironmental sequences?

What is the date, location and extent of the palaeochannels that extend seaward at Dover?

Can the investigation of Palaeolithic deposits in the Dover area contribute to an understanding of the formation of the English Channel and past landscapes?

Late prehistoric

The marine environment

Do Mesolithic sites lie deeply buried beneath colluvium/alluvium in the valley of the River Dour?

Can Mesolithic discoveries in the Dover areas tell us anything about the history of sea-level change in the English Channel and the formation of the Channel itself?

To what extent is the English Channel region an area of active human activity in the Last Glacial and Early Holocene? Are there any submerged land-surfaces surviving, as in the North Sea?

What was the nature of the off-shore landscape in the Mesolithic and Neolithic periods? How much has the coastline changed? Can coastlines from earlier dates be plotted?

Can we better understand the onset of flooding in the lower reaches of the Dour valley and the nature of the landscape transformation resulting from this transgression?

Was there a cliff at the Dour mouth that caused the river to take a dog-leg turn to the south?

Environmental evidence

Does the Dour Valley contain good environmental evidence for later prehistory? If so, where?

Can evidence from the Dour Valley help us understand regional environmental patterns, including evidence for woodland clearance, and the exploitation of the surrounding chalk downland by Prehistoric communities? Where are the tufa and peat deposits that approximate to the late prehistoric land surface?

Late prehistoric occupation in Dover

What is the date, extent and location of the late prehistoric activity in Dover town centre?

Can we better understand the burial conditions of the Bronze Age boat? Does other evidence for Bronze Age maritime activity survive close to the location the boat's discovery? Was there a contemporary settlement? If so, where? Is there further evidence (on- or off-shore) that could further our understanding of cross-Channel connections, particularly in the Bronze Age and Iron Age?

What was the nature and extent of Iron Age activity on Castle Hill? Does this activity relate to a hillfort or other enclosure? Was there any earlier occupation? Is there evidence for continuity of occupation at Castle Hill from the Iron Age into the Roman period?

What was the extent of Iron Age settlement in Dover (on the west side of town)?

Is there evidence of the mechanics of late prehistoric import/export at Dover?

Roman

Urban development

What evidence is there for Roman activity at Dover prior to the construction of the first Classis Britannica fort?

What is the nature of any occupation at Castle Hill during the Roman period? Is there evidence for activity continuing here in the Late Iron Age to Early Roman transition?

What was the role, extent and layout and character of the extra-mural settlement? Where was the lower status occupation? How did this change over time?

What evidence is there for later Roman extra-mural settlement associated with the Saxon Shore fort and where was this extra-mural settlement located?

What was the relationship between Roman Dover and its hinterland? What influence does the military presence at Dover have on this relationship?

Where was the tufa quarried that the Romans used to build in Dover?

What was the nature of occupation in Dover after the Saxon Shore Fort was abandoned?

Can the relationship between cemeteries and settled areas be clarified? How did Dover's Roman features influence the Anglo-Saxon and Medieval townscape?

Classis Britannica & Saxon Shore Fort

Why was the first Classis Britannica fort abandoned before completion?

What were the exact dates for the construction of the Classis Britannica and Saxon Shore forts?

Why was the second Classis Britannica fort abandoned and when?

Can the relationship between the Classis Britannica fort and inland sites be better understood?

How did the Classis Britannica use Dover and what was the relationship between their operations at Dover and Boulogne? How did this change over time, especially after the mid-third century?

Can the archaeological record further our understanding of the nature of the garrison's composition and for Roman military organisation at Dover?

Harbour infrastructure and port function

What was the full extent and depth of the tidal estuary during the Roman period?

How far up the Dour valley does waterlogging at high tide reach?

What was the nature of the harbour infrastructure at Dover (quays, marine structures and land-based buildings) and how do the archaeological discoveries of possible harbour installations fit in?

How did the harbour evolve during the Romano-British period? Did the construction of harbour infrastructure affect the silting of the estuary?

Is there evidence of maritime craft at Dover?

What exactly was the function of the two lighthouses at Dover? Were they contemporary and did they work together?

Can archaeological finds from Dover help us better understand contemporary trading and communication routes? How did local industries integrate into Roman-period supply chains?

How did Dover function in the wider network of Roman ports? Did this function change over time?

The road network

What was the Roman road network in Dover? How did it link to the forts?

Where was the lowest crossing of the Dour in the Roman period?

Can roadside cemeteries be identified and defined and if so, where are they and what are their extents?

Early Medieval

The Roman to Early Medieval transition

When did the sand overtop the Saxon Shore fort walls?

What was the history of Roman/Anglo-Saxon transition in Dover? Can this be seen archaeologically?

Is there evidence for continuous occupation or reoccupation from the Roman period into the Early Medieval?

Settlement and urban development

Can we define the extent of early Saxon settlement? Was this solely located within the walls of the former Saxon Shore fort and, if so, when did occupation extend beyond the fort's walls?

Were there other Anglo-Saxon settlement cores/areas within the Dour Valley and how did these relate to each other and nearby cemeteries?

Where was the Town Mill?

What was the layout and extent of Anglo-Saxon settlement in Dover? Was there an occupation area between the River Dour and Priory Hill?

What was the nature of Early Medieval occupation on Castle Hill? Was this a defended burg and if so how did this relate to activity within the town? Was Castle Hill occupied immediately before the Norman Conquest? Did later Saxon settlement spread across to the eastern side of the Dour?

Was there ever an upper town on Castle Hill and a lower town in the valley below?

Religion and burial

What was the history of the Saxon churches of Dover?

Where was the original St Martin's Priory and what was its form?

Was the 7th century timber building in the Saxon Shore fort a church or did it serve another function?

Can burial data be used to characterise ethnicity in early Anglo-Saxon Dover?

What can the cemeteries and individual burials reveal about Dover's population and connections and does this change over time?

Trade and port function

What is the evidence of import/export through Dover in the Anglo-Saxon period?

Where was Dover's Anglo-Saxon harbour? How did this change throughout the period?

What was the extent and use of the shingle spit in front of the St James area in this period?

What evidence is there for cross-Channel trade in the Early Medieval period, including the local manufacture of goods for trade, and does this change through time?

What can the archaeological evidence tell us about the Cinque Ports precursor network and how did this effect the economy of Dover?

Medieval

The urban settlement

How far up the Dour valley did the Medieval town reach?

Where was the town wall, especially to the north and north-east of the town? Where were the gates?

What was the street layout on the eastern side of the Dour?

Was there a Medieval suburb at 'Upmarket' and if so what was its character and extent?

What can the archaeological record tell us about the economy of Dover in the Medieval period, including evidence for cross-Channel trade, fishing and shipbuilding?

What evidence is there for specialised industry on the Dour (for example milling, brewing and tanning)?

What is the building shown on the Western Heights on Thompson's 1538 drawing (and others)? Does it relate to the landholdings there of the Templars, and later the Hospitallers?

The Castle and defence

What exactly did William I burn in 1066? Was it the town or castle/burh?

How did the Castle affect the development of Dover, especially east of the Dour?

What effect did major rebuilding works at the castle have on the economy and development of the town?

How was the town of Dover impacted by military activity, for example from French raids on the port and town? Can this be evidenced archaeologically?

What evidence remains of 13th century siege works at Dover Castle and its surroundings?

Where was the watch tower at Archcliffe Point?

What was the nature of the pre-Norman defensive works on Castle Hill, and how did the Norman and later castle reshape and adapt these?

How was Dover Castle adapted to the use of gunpowder in the 14th and 15th centuries?

Religion

How did Dover Priory and other religious foundations affect the development of Medieval Dover?

Is there any evidence for pilgrimage activity and how did this impact Dover's development?

Where was the chapel of Our Lady of Pity?

What does the 'Knights Templar chapel' on the Western Heights actually represent?

The development of the harbour

In the early part of the period where was the harbour?

What evidence is there for later Medieval harbour engineering works, what impact did these have on the town's economy?

What impact did harbour engineering works have on the marine environment, including silting and shingle drift?

How many towers were there around the Paradise Pent? What was their chronology and purpose?

What was the location and size of East Brook Water? When did it form?

What was the layout of the early harbour at the base of Archcliffe Point?

Post Medieval

Urban development

What can be learned about the lives of the poorer inhabitants of Dover?

Defence

Where was the Black Bulwark in the Cliff?

What evidence is there for the construction of Tudor and Elizabethan harbour works and for the erection of coastal defences around the harbour?

Can we better clarify the full extent of the 1770s defences on the Western Heights?

How did the major programme of fortification building at the Western Heights affect the town? How did garrison life impact the development and economy of Dover?

Transportation

The history of cross-channel transportation and related industries eg rail, tourism, hospitality, needs further study and documenting archaeologically.

The development to the harbour

What was the character of Dover's maritime neighbourhoods?

What effect did two World Wars and slum clearance programmes have on Dover's stock of historic buildings?

Appendix D

Commissioning Archaeological Work

- 1.1 For each stage of archaeological investigation, an appropriately qualified consultant or contractor, who would work to standards approved by the sector, should be commissioned. The Chartered Institute for Archaeologists promotes professional standards and guidance, including [Looking for an archaeologist? | CIIfA](#), and maintains a list of Registered Organisations expected to abide by a code of conduct [Professional registers | CIIfA](#). Archaeological contractors working in Dover Town should have expertise in urban work and, ideally, familiarity with the archaeology and artefacts of the town. In all submitted documents, contractors should be named so that their competence can be assessed.
- 1.2 Kent County Council's Heritage Conservation team can provide a Brief for the work on request. A contractor can then prepare a Written Scheme of Investigation (WSI) based on the brief. KCC will review project designs and WSIs to ensure that they will be fit for purpose. Please email heritageconsultations@kent.gov.uk providing full details of your project including scheduling and details of foundations design if appropriate. Please allow at least two weeks for a response.
- 1.3 The WSI is also an opportunity for contractors to contribute their own individuality and expertise to project designs, for example to try out new techniques. Once work starts with an approved WSI, it will be monitored by KCC who will also review draft reports. Contractors usually arrange these consultations on their client's behalf. At some point in the process, an archaeological contractor will most likely be asked to commission a search of the Historic Environment Record (HER) to obtain the most up-to-date and detailed information available.
- 1.4 Archaeological investigation is often a staged, sequential process, and further stages of work required would be subject to further briefs and WSIs. An accepted report either informs the next stage of works, or is submitted to discharge a condition, depending on which stage in the process it is. At the end of the process, KCC will ask for copies of reports for the UAD and for the online resource. Contractors usually submit these reports on their client's behalf. A developer usually needs to submit reports to the Council to fulfil planning requirements. Archives should then be deposited into a suitable public repository.
- 1.5 Applicants should be aware that there are separate consent processes for Scheduled Monument Consent and should discuss these with Historic England. KCC and Historic England will liaise to ensure that programmes of work are satisfactory for all requirements. Archaeological consultants and contractors can assist with guiding applicants through the process.
- 1.6 Consultants and contractors will engage on logistical issues as they prepare a WSI, particularly where archaeological work needs to dovetail into other programmes. The stages of work associated with archaeology will need to be incorporated into (and may add to) stages of construction site programmes (e.g. phased demolition, demolition to ground level only in the first instance to allow evaluation and excavation prior to disturbance and damage, alterations to remediation plans).
- 1.7 The costs and time implications should be factored in early. For complex schemes, close engagement with archaeological consultants or contractors and site engineers/architects is beneficial. It is expected that outreach will form part of a project design. Contractors will often include contingencies in their quotes.

Appendix E

Other Sources of Information

- a) The Chartered Institute for Archaeologists (CIIfA) www.archaeologists.net
- b) the Association for Local Government Archaeology Officers: www.algao.org.uk
- c) Chartered Institute for Archaeologists (2024), [Professional archaeology: a guide for clients | CIIfA](#).
- d) General guidance regarding the historic environment from Historic England:
 - [Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2](#)
 - [The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 \(second edition\)](#)
- e) Specialist guidance from Historic England including:
 - [Surveying and Recording Heritage](#)
 - [Archaeological Science](#)
 - [Project Management for Heritage](#)
 - [Human Remains Advice](#)
 - [Understanding Historic Buildings | Historic England](#)
- f) Dover District Heritage Strategy 2013 (updated 2020) and related theme papers: [Heritage Strategy](#)
- g) The “Valletta Convention” - [Convention for the Protection of the Archaeological Heritage of Europe \(revised\) \(Valletta, 1992\) - Culture and Cultural Heritage](#)
- h) Marine Management Organisation. For heritage policies see pages 130-137 of the [South East Marine Plan Technical Annex](#)
- i) Kent County Council general advice: [Historic Environment guidance for Sustainable Drainage Scheme developers](#)

Appendix F

Useful Contacts

Dover District Council

- a) Development Management Team for enquiries about planning applications: developmentmanagement@dover.gov.uk
- b) Planning Policy Team for enquiries about the Dover District Local Plan or other Supplementary Planning Documents: planning.policy@dover.gov.uk
- c) Heritage Team for enquiries about listed buildings, conservation areas, buildings at risk, conservation@dover.gov.uk

Kent County Council

Heritage Conservation Service for enquiries regarding archaeology. Kent County Council, Invicta House, County Hall, Maidstone ME14 1XX

Email: heritageconsultations@kent.gov.uk

Historic England

London & South East Regional Office 4th Floor Cannon Bridge House 25 Dowgate Hill London EC4R 2YA Inspector of Ancient Monuments, address as above

Tel: 0207 973 3700

Email: londonseast@HistoricEngland.org.uk

Dover Museums

Dover Museum, Market Square, Dover CT16 1PH
Tel: 01304 201066.
Email: museumenquiries@dover.gov.uk
www.dovermuseum.co.uk

Chartered Institute for Archaeologists

Power Steele Building, Wessex Hall, Whiteknights Road, Earley, Reading, RG6 6DE
Tel: 0118 966 2841
Email: admin@archaeologists.net
www.archaeologists.net/

Council for British Archaeology (CBA)

De Grey House, St Leonard's Place, York, YO1 7HE
Tel: 01904 671 417
www.archaeologyuk.org

Diocese of Canterbury

Diocesan Advisory Committee Secretary
Email: ktucker@diocant.org

Appendix G

Glossary and Index of Acronyms

Archaeological interest - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. Heritage assets of archaeological interest include below and/or above ground remains (for example, ruins and buildings).

ANA – Archaeology Notification Area

Archive – An archaeological archive is the collection of artefacts, ecofacts (naturally occurring objects vs artefacts which are human made/ altered objects) and materials recovered during an archaeological project and the documentation (written, drawn and photographic records, either physical or digital) created through archaeological investigation. The archive provides a comprehensive record of the archaeology of a site and is a valuable resource for future research, education and public engagement.

CBA – Council for British Archaeology

ClfA – Chartered Institute for Archaeologists

Conservation – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Deposit model – Uses archaeological and non-archaeological evidence to map the distribution of buried deposits (soils and sediments) across a site or landscape. It can be used to identify areas of archaeological potential and is particularly useful where archaeological remains might be buried under or within deep sediment sequences.

Designated heritage assets – A World Heritage Site, Listed Building, Scheduled Monument, Protected Wreck Site, Registered Park and Garden, Registered Battlefield and Conservation Area.

Desk-based assessment (DBA) – An assessment of both the known and potential archaeological resource within a specified area. A study is carried out on available sources such as HERs, Map Evidence, Documentary Sources Aerial Photographs. The study will provide a background for a decision to be reached on the potential archaeological resource in a local, regional, national context within the review area.

Ecofacts – Naturally occurring objects whereas artifacts are human made/ altered objects.

Excavation – Intrusive fieldwork with a clear purpose, which examines and records archaeological deposits, features and structures and recovers artefacts, ecofacts and other remains within a specified area or site. This will lead to both a further programme of Post Excavation and Publication and perhaps further excavation.

Field evaluation – A limited programme of non-intrusive and/ or intrusive fieldwork, which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area. This may take the form of an intrusive investigation of a percentage of the site, geophysical or topographical survey. The results of this investigation will establish the requirements for any further work.

Fieldwalking – A form of non-intrusive evaluation that provides details of surface features visible during a physical search of the site area and is a systematic observation of the ground surface during. The recovery of artefacts that may indicate periods of occupation is also an important part of this evaluation.

Geoarchaeology – is a branch of archaeology which combines techniques from geology, soil science and sedimentology, along with archaeological principles, to understand the relationship between human activity and the natural environment. It is used to understand how natural processes have affected the formation and preservation of archaeological sites.

Geophysical survey – A method of seeing beneath the ground surface using a number of methodologies, including Ground Penetrating Radar (GPR), Resistivity and Magnetometry.

Geotechnical site investigation – Non-archaeological investigations conducted by geotechnical engineers to test the physical and mechanical properties of the soils and geology at a proposed development site, along with information on groundwater conditions and ground contamination. The information gathered is used to identify risks and hazards and to inform design and construction methods.

GIS – Geographic Information System is software that brings together maps and data allowing people to create, manage, and analyse information about a location.

HER – Historic Environment Record.

Heritage asset – A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment – All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record (HER) – Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Hydrogeological assessment – a specialised evaluation that examines how groundwater and related hydrological conditions affect the preservation, stability, and investigation of archaeological sites.

LIDAR – Light detection and ranging, a remote sensing technique used to map ground surfaces by targeting a laser and measuring the time for the reflected light to return to the receiver.

Mitigation – refers to the strategies and actions taken to reduce or offset the impact of development or land use changes on archaeological sites and heritage assets. Responses can include desk-based assessments and field evaluations, preservation in situ, excavation and recording, watching briefs, archiving, public engagement and dissemination.

National Planning Policy Framework (NPPF)

– Government planning policies for England and how they should be applied, covering a range of topics including policies relating to the Historic Environment and emphasising the need for sustainable development.

National Planning Practice Guidance (NPPG/PPG)

– is an extensive online resource of detailed policy guidance provided by the Ministry of Housing, Communities and Local Government, including guidance on enhancing and conserving the historic environment. See: Historic environment - GOV.UK

National Heritage List for England (NHLE)

– The official register of all listed buildings, scheduled monuments, protected wrecks, registered parks and gardens and battlefields maintained by Historic England.

Non-designated heritage assets of archaeological interest – Heritage assets which are demonstrably of equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.

Paleoenvironmental archaeology – The reconstruction of ancient environments using pollen, plant remains, or animal remains recovered from archaeological sites.

Planning condition – A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

PXA – Post-Excavation Assessment

Setting of a heritage asset – The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset, and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance – The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance

Supplementary Planning Document (SPD) – usually focus on a particular issue or geographical area and include guidance to help with the interpretation and implementation of planning policies in adopted Local Plans.

Treasure – The meaning of 'treasure' is defined by Treasure Act 1996 which sets out the type of objects that are classified as treasure. Please contact the Finds Liaison Officer at Kent County Council for further guidance.

UPD – Updated Project Design

Urban Archaeological Database (UAD) – in the 1990s English Heritage (now Historic England) identified the Urban Archaeological Database (UAD) as a primary source of information on the historic environment of a historic town, usually held in a database with a digital mapping

system. An Urban Archaeological Database is an enhanced Historic Environment Record and draws on more detailed research into relevant sources. In Kent the enhanced data was entered directly into the Kent Historic Environment Record (HER).

Walkover survey – A site visit/inspection may be required as part of a desk-based assessment to understand the condition and context of a site and to establish whether there are any aspects/impacts that might have affected archaeological survival.

Watching brief – a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, in an inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.

Waterlogged archaeology – In archaeology, waterlogging refers to the presence of conditions whereby deposits below the water table are preserved because of the lack of oxygen (they are in an anoxic environment). Waterlogged sites are important because they preserve organic remains (like timber, textiles and leather) and environmental evidence that would not ordinarily survive. Waterlogged archaeological sites can provide exceptional insights into the past but can be complex and require specialized investigation.

WSI – Written Scheme of Investigation: a document setting out how the archaeological investigations will be undertaken and what the aims are. The WSI should also give a timetable for carrying out the works. It provides the benchmark against which the archaeological works will be managed and monitored.

