

Leas Pavilion The Leas, Folkestone, Kent, CT20 2AY

Desk Based Assessment

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Prepared by: Dr J Grigsby

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Canterbury Archaeological Trust Limited
92a Broad Street · Canterbury · Kent · CT1 2LU
Tel +44 (0)1227 462062 · Fax +44 (0)1227 784724
email: admin@canterburytrust.co.uk
www.canterburytrust.co.uk



SUMMARY

This desk-based assessment of land at The Leas Pavilion, The Leas, Folkestone, Kent, CT20 2AY (centred at TR 22662 35718; (Fig 1) was commissioned by Gustavia Ltd in March 2020 in view of proposed development of the site.

The report constitutes a rapid appraisal focussed on Historic Environment Record, map regression, aerial photograph and existing site records analyses, with provisional historical contextualisation.

On the basis of previous work within the proposed development areas and nearby, archaeological remains of significance might be extant within the proposed development areas.

In order to mitigate potential impacts on the archaeological record, an archaeological field evaluation, in liaison with the Local Authority Archaeologist, is recommended.

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1. INTRODUCTION

- 1.1 This report presents a provisional desk-based assessment constituting rapid archaeological appraisal of land at The Leas Pavilion, The Leas, Folkestone, Kent, CT20 2AY (centred at TR 22662 35718; Fig 1); it was commissioned by Gustavia Ltd in March 2020 in view of proposed development of the site.
- 1.2 The objective of the current research, verbally agreed with the client and in accordance with the National Planning Policy Framework (NPPF), has been to view readily available evidence in order to assess the extent and nature of any heritage assets with archaeological interest within the Proposed Development Area (PDA), and thereby gauge the likelihood of heritage assets of archaeological interest being affected by groundworks within the PDA.
- 1.3 The report includes analysis and interpretation of the Historic Environment Record, map regression, aerial photographs and any existing site records analyses, with provisional historical contextualisation. Additional desk-based research and/or fieldwork may be requested by planning authorities, required for more in-depth baseline study (for environmental impact assessment for example), or specified as conditions on any planning consent, although any request for further desk-based work should clearly demonstrate the benefits of such an approach as opposed to field evaluation, for example.

2. POLICY AND RESEARCH FRAMEWORKS

- 2.1 This report has been prepared in accordance with national and local policy regarding heritage assets and with reference to research frameworks.

National policy

- 2.2 The National Planning Policy Framework (NPPF2; DCLG February 2019) sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system Paragraph 184 states that Heritage Assets are:

“an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”¹

- 2.3 By definition the historic environment includes all surviving physical remains of past human activity. Heritage assets include extant structures and features, sites, places and landscapes. The European Landscape Convention definition of a historic landscape describes: ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’ (Council of Europe 2000: which came into force in the UK in March 2007; see research frameworks, below). Furthermore, the historic landscape encompasses visible, buried or submerged remains, which includes the buried archaeological resource.

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf, page 54

2.4 When determining planning applications, the following paragraphs are pertinent:

“189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those

elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”

Local policy

2.5 Applying the same general principles on a local scale, the relevant Folkestone and Hythe Local Plan states the following regarding Archaeology:

8.19 In accordance with Central Government advice as contained in PPG16 “Archaeology and Planning”, when dealing with proposals for development which would affect nationally important archaeological remains (whether scheduled as Ancient Monuments or not) and their settings, the District Council will presume in favour of their physical preservation in situ. Where remains are not considered to be of national importance or in situ preservation is not considered to be justified, a programme of excavation, recording and publishing of information gathered may be an alternative. This process of excavation and recording will be achieved either by obligations entered into under Section 106 of the Town and Country Planning Act 1990, or through the use of conditions attached to planning permission in respect of the development proposed.

8.20 In all cases where development proposals are likely to affect archaeological remains, developers are urged to consult with the District Council as early as possible, and preferably before applications are submitted, to avoid possible costly delays at later stages in the planning process. Developers may be required to submit assessments of the archaeological importance of sites and the impact of their development proposals on that archaeology as information in support of planning applications.

POLICY BE7

Planning permission and Listed Building Consent will be refused for schemes which would damage or destroy Scheduled Ancient Monuments or other nationally important archaeological sites or their settings.

In respect of proposed developments which are near or on sites thought to contain archaeological remains, applicants for planning permission or Listed Building consent should submit assessments of the archaeological importance of the site and of the impact of development on archaeological interests.

If a proposal would affect an archaeological site or its setting, in situ preservation will be the preferred solution.

Where development proposals are permitted and in situ preservation of remains would be inappropriate, provision should be made for the excavation and recording of remains. This will be achieved by agreements and/or conditions.²

Research frameworks

2.6 The national and local policy outlined above should be considered in light of the non-statutory heritage frameworks that inform them. While the regional South East Research Framework for the historic environment (SERF)³ is still in preparation, initial outputs are available on-line and have been considered in preparing this report, in order to take current research agendas into account.

3. LOCATION, GEOLOGY AND TOPOGRAPHY

3.1 The PDA is situated in Folkestone, on The Leas, a popular clifftop promenade overlooking the seafront. The ground is currently made up of the Leas Pavilion and two car-parking areas to its north-east and south-west (Fig 1). It is bounded to the north-west by Longford Way, to the north-east by Longford Terrace, and to the south-west by Cheriton Place, all with residences and public buildings beyond; and to the south-east by The Leas, with promenade and parkland beyond, sloping down to the seafront. The area lies at a height of approximately 40m OD, though beyond the PDA slopes down sharply to the south-east.

3.2 Bedrock geology within the PDA is shown as Folkestone Formation (sandstone) with no overlying superficial deposits recorded.⁴

4. DESIGNATIONS

4.1 The PDA does not affect or impact on any World Heritage Sites, Scheduled Ancient Monuments, or Registered Battlefields. Historic Landscape Characterisation has been checked on-line.

4.2 The PDA lies within Folkestone Leas & Bayle Conservation Area (Designation Date: 28/01/1972; see Fig 2).

4.3 The Leas, a Designated Park and Garden, lies to the immediate south of the PDA. It consists of a mile-long clifftop promenade featuring views across the channel. The promenade is set against a backdrop of Edwardian buildings. Features of note include an ornate Victorian bandstand and flowerbeds, a Victorian water-driven cliffside lift and several paths, including a famous zig-zag path connecting The Leas with the beach (HER Number TR 23 NW 575; Historic Park or Garden - 169) (see Fig 3).

4.4 Listed Buildings within the vicinity of the PDA (see Fig 5) include:

² <https://www.folkestone-hythe.gov.uk/webapp/local-plan/written/cpt8.php#be7>

³ <http://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

⁴ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Grade (II*) Listed

- Leas Lift, a water-driven cliff funicular railway, 100m south-east of the PDA. It was built to carry passengers between The Leas situated on the cliff top and the lower promenade and was opened to the public on the 21st September 1885 by the Folkestone Lift Company. The lift equipment was supplied by Waygood and Co of Southwark (HER Number TR 23 NW 367; Listed Building (II*) - 1061185);
- Folkestone War Memorial, 145m east of the PDA. A First World War memorial by F V Blundstone, unveiled on 2nd December 1922. It was later enclosed with low railings and wall and plaques were added in commemoration of those who fell in the Second World War (HER Number TR 23 NW 565; Listed Building (II*) - 1393854).

Grade (II) Listed:

- The Leas Club (later, Pavilion), within the PDA. This purpose-built terracotta-fronted tea rooms, later theatre, cafe and pub was designed by architect Reginald Pope for Mr Frederick Ralph, and opened in 1902. It was modified in 1928 and has had minor alterations since. It is considered an important Edwardian seaside building, a rare example of a purpose-built Edwardian high-class tearoom. Its entrance front is of special architectural merit for its high-quality moulded terracotta work, ironwork grilles and attached veranda and for its Art Nouveau style stained glass. The interior with its imperial staircase, galleried interior and ceiling survives substantially intact apart from a few alterations to convert it into a theatre in 1928 (HER Number TR 23 NW 571; Listed Building (II) - 1392353).

Grade (II) Listed hotels, residences and showrooms, including:

- No 88 Sandgate Road, built c 1880, 80m north of the PDA (HER Number TR 23 NW 443; Listed Building (II) - 1344159);
- 70 and 72 Sandgate Road, former gas showroom and offices, built in 1938, 100m north-north-east of the PDA (HER Number TR 23 NW 569; Listed Building (II) - 1391879);
- No 12 Cheriton Place, built c 1854, 125m north-west of the PDA (HER Number TR 23 NW 427; Listed Building (II) - 1251148);
- No 18 and 19 The Leas, built in the mid-nineteenth century, 180m south-west of the PDA; Nos 16 to 19 (consec) form a group with Nos 22 to 26 (consec), (16 and 17 being buildings of local interest) (HER Number TR 23 NW 352; Listed Building (II) - 1061199);
- Nos 1 and 2 Albion Villas, built 1843–4, 195m east-north-east of the PDA (HER Number TR 23 NW 447; Listed Building (II) - 1084382);
- Williams and Glyns Bank, No 132 Sandgate Road, in the style of the Grand and New Metropole Hotels, built c 1890, 205m west of the PDA; (HER Number TR 23 NW 366; Listed Building (II) - 1061179);

- Lloyds Bank, Sandgate Road, built in the mid-nineteenth century, 215m north-east of the PDA, (HER Number TR 23 NW 365; Listed Building (II) - 1061180);
- Nos 3 and 4 Albion Villas, built 1843–4, 220m east-north-east of the PDA (HER Number TR 23 NW 397; Listed Building (II) - 1344125);
- No 149 Sandgate Road, built in the mid-nineteenth century 235m west of the PDA (HER Number TR 23 NW 364; Listed Building (II) - 1061181);
- No 151 Sandgate Road, built in the mid-nineteenth century, 235m west of the PDA (HER Number TR 23 NW 434; Listed Building (II) - 1204285);
- Nos 5 and 6 Albion Villas, built 1843–4, 250m east-north-east of the PDA (HER Number TR 23 NW 324; Listed Building (II) - 1338844);
- Nos 22 to 24 The Leas (Hotel Ambassador), a mid-nineteenth century terrace, 250m west-south-west of the PDA (Nos 16 to 19 (consec) form a group with Nos 22 to 26 (consec)) (HER Number TR 23 NW 402; Listed Building (II) - 1344168);
- Nos 1 to 14 Marine Crescent, built c 1870, 280m east of the PDA (HER Number TR 23 NW 349; Listed Building (II) - 1061202).

Grade (II) Listed Other:

- Folkestone Memorial Cairn, a First World War stone memorial of c 1920, 170m east of the PDA. The monument stands at the top (west) end of the Road of Remembrance, approximately 30m from the main Folkestone war memorial. It is approximately 1.5m tall with a square cross-section. It takes the form of a cairn, tapering upwards, and is built in stone road setts. It has a shallow pyramidal stone cap (HER Number TR 23 NW 688; Listed Building (II) - 1416272);
- The ruins of Christchurch, built 1850–1 by Sydney Smith, 270m west of the PDA; only the tower remains, the rest of the church having been hit by a bomb during the Second World War (HER Number TR 23 NW 433; Listed Building (II) - 1204257);
- A nineteenth-century ornamental cast iron lamp bracket and bollard to the north west of the Parish Church, Church Street, 275m north-east of the PDA (HER Number TR 23 NW 303; Listed Building (II) - 1068893) and 3 Bollards to the south of the Parish Church, 280m east-north-east of the PDA (HER Number TR 23 NW 273; Listed Building (II) - 1068894).

5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1 A search of the Historic Environment Records (HER: see Figs 2–5) as well as a list of reports of archaeological investigations not yet included in the HER was commissioned from Kent County Council Heritage Conservation Group. In addition, the CAT Annual Reports on-line and grey literature report lists and reports have been checked. The HER and reports search covers a radius of 300m around the PDA (centred on NGR TR 22662 35718); These records have been assessed in terms of their particular relevance to the

PDA and only significant evidence is cited in this report. Further (on-line) historic environment records (National Monuments Records) were also consulted in comparison.

5.2 It has been considered beyond the means of this project to pursue detailed questions requiring an in-depth study of primary documentary and cartographic sources. General historical context for archaeological findings is provided where applicable/significant in terms of results, and a survey of published and unpublished maps (including geology and contour survey) has been undertaken. Only maps showing significant topographical developments are reproduced here.

5.3 No pertinent geophysical surveys were available. Only photographs, images or results showing significant features or topographical developments are reproduced, the findings incorporated with map regression, documentary evidence and archaeological sections of the report as appropriate and fully referenced.

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

Archaeological negative evidence

5.5 The following archaeological interventions within a 300m radius of the PDA did not recover evidence of past occupation or activity (See Fig 4):

- a watching brief at Bouverie Place, 250m north of the PDA (Event ID: EKE11164);
- an evaluation at Bouverie Place, 260m north of the PDA (Event ID: EKE9439);
- a watching brief during the construction of five rock structures (Rock Structures A–E) forming part of the Hythe to Folkestone Coastal Protection Scheme, centred 3km west of the PDA (Event ID: EKE10613).

Prehistoric (c 500,000 BP – AD 43)

5.6 No remains from this period have so far been found within 300m of the PDA

Romano-British (c AD 43 – 450)

5.7 The PDA lies c 350m south of the Roman Road that ran from Dover to Lyminge.

5.8 "Ancient British Pottery" consisting of broken vases found in the Sandgate Road area at the south-east corner of Christ Church graveyard, 220m west of the PDA, in 1878, were gifted to Folkestone Museum. Only one of these 'vases' can be traced, a tiny buff-coloured beaker, of uncertain but probably Roman date. Nothing further is known about it at Folkestone Museum where it is described as Neolithic (HER Number TR 23 NW 16).

Anglo-Saxon (c 450 –1066)

5.9 No remains from this period have so far been reported within 300m of the PDA for this period, but recent absolute dating of the likely remains of the seventh-century St Eanswythe herself, found within the church fabric of St Mary and St Eanswythe

(Eanswith), 300m east-north-east of the PDA, should be noted (Andrew Richardson, pers. comm.).

Medieval (c 1066 – 1540)

- 5.10 Domesday Book records Folkestone as a sizeable settlement of 395 households in 1086, consisting of 11.5 mills, 1 salhouse and 8 churches.⁵ This settlement was centred around the river valley at the foot of the Downs about 1km north-east of the PDA.
- 5.11 The closest extant archaeological evidence from this period to the PDA is the site of a Benedictine Priory and church established in 1139, 285m east-north-east of the PDA; The priory survived until 1535. The extent of the site and any remains are not known (HER Number TR 23 NW 260), however, a medieval masonry wall found at 8 The Bayle, c 450m east-north-east of the PDA, probably formed part of one of the monastic buildings (HER Number TR 23 NW 168).
- 5.12 The graveyard of St Mary and St Eanswythe (Eanswith) Parish Church, 300m east-north-east of the PDA, formed part of the graveyard site of Medieval Benedictine Monastery (HER Number TR 23 NW 769). The date of its first use as a graveyard is assumed to be the same as the nearby parish church of St Mary and St Eanswythe, which dates from at least the thirteenth century, and which lies 325m east-north-east of the PDA (HER Number TR 23 NW 279).

Post-medieval (c 1540 – 1900)

- 5.13 Hasted, writing in 1799, describes the area of the PDA, that is the land south of the old Roman Road as:
- ‘...within the liberty of the town or corporation of Folkestone, where the quarry or sand hills, on the broken side of one of which, the town is situated, are its southern maritime boundaries. These hills begin close under the chalk or down hills, in the eastern part of this parish, close to the sea at Eastware bay, and extend westward along the sea shore almost as far as Sandgate castle, where they stretch inland towards the north, leaving a small space between them and the shore..’⁶*
- 5.14 The Andrews, Dury and Herbert map of 1769 (Fig 6) depicts a situation similar to that described by Hasted – the main settlement lies to the east of the PDA, in the river valley below the Downs, and where the cliffs are absent (i.e. where a natural harbour exists); the land to its west, in which the PDA is located, is higher, and is shown as open fields with dispersed farmsteads. The PDA, specifically, apparently lay in open land between the road from Folkestone to Plain Farm and on to Sandgate (which followed the course of the Roman Road from Lyminge), and the cliff edge, the closest building being the church (the Parish Church of St Mary and St Eanswythe) shown at the western edge of the town. A 1797 map (Fig 7) shows the land south of the road subdivided into mainly rectangular fields and buildings, perhaps a farmstead, to the north-east of the PDA on the north side

⁵ <https://opendomesday.org/place/TR2236/folkestone/>

⁶ <https://www.british-history.ac.uk/survey-kent/vol8/pages/152-188>

of the road. These same buildings appear on Mudge's 1801 map (Fig 8) and suggest the beginnings of the expansion of the town.

5.15 The growth of Folkestone during the nineteenth-century was, in part, due to the defence of the south-east coast in the Napoleonic era (which included the building of the nearby Royal Military Canal), but was largely due to the growth in tourism as Folkestone became a popular Victorian spa resort and point of embarkation to the Continent. During this period the area of The Leas became home to several large properties and hotels, as well as public buildings serving them, overlooking the promenade and seafront to the south-east. This expansion is shown on the 1877 Ordnance Survey (OS) map (Fig 9), which shows that the area surrounding the PDA had become massively developed, with gardens, a promenade, hotels, churches and public baths. The PDA now fronted The Leas, a popular promenading spot, and was bordered on both sides by large detached or semi-detached residences. Within the PDA, the eastern side was taken up by the southern portion of Longford Terrace, while the western side housed two separate residences; the bulk of the PDA, however, was at this time an open rectangular plot, which formed the rear gardens of Longford Terrace. By 1899 (Fig 10) further gardens (Augusta Gardens) had been created to the west of the PDA, and a pier, with pavilion, built to the south-east, as well as the lift leading from the Leas, just to the south-east of the PDA, down to the seafront. The central part of the PDA remained the rear gardens of Longford Terrace, while the houses in the western part had become united into a single structure.

5.16 Specific archaeological features from this period include:

- evidence of the earlier street frontage off Sandgate Road, 275m north-east of the PDA, which consists of a length of stone walling totalling 14.50m, aligned parallel to the modern street frontage of Sandgate Road. Evidence for cellar structures, in the form of a stone and brick vaulted cellar which continues under the present frontage, suggests that this wall was the wall of the structures fronting the streets rather than just being a boundary wall (HER Number TR 23 NW 256);
- a Victorian pillar box on Shakespeare Terrace / The Leas, 210m west-south-west of the PDA, that dates from 1887 to 1892 (HER Number TR 23 NW 602).

Modern (c 1900 – 2000)

5.17 By the time the 1908 OS map (Fig 11) was produced, the PDA had been developed, with The Leas Club/Pavilion built at the centre of the plot, fronting The Leas, in the area formerly occupied by gardens. The 1939 OS map (Fig 12) shows no change within the PDA, but a continuation of general building in the surrounding town is in evidence, for example new buildings at the shore-side of the pier, as well as the Leas Cliff Hall, a large dancing hall and entertainment venue, to the south-west of the PDA. Aerial photographs from the 1940s (Fig 13) and 1960s (Fig 14) show the continuing development of the area, with larger buildings being built during this period along The Leas itself and at the foot of the slope to its south-east, though by this time the Victoria Pier had been removed. By 1990 (Fig 15) many of the hitherto-detached residences in the locale had been consolidated into flats, while many former garden areas and some residential areas had become developed as car parks. Also, several shore-front public buildings (including the public baths) had been removed to the south-east of the PDA in the region of Marine Parade. The 2003 image (Fig 18) shows that the buildings hitherto occupying the east and

western sides of the PDA had been demolished, and car parks created in their stead; the Leas Pavilion, however, remained. Subsequent photographs show little change within the PDA from that time to the present (Figs 16–18).

5.18 Archaeological/historical features of note from this period include Wartime features, such as:

- a Second World War beach defence, that passes 150m south of the PDA (HER Number MWX51310);
- Second World War anti-tank blocks, 185m south-south-east of the PDA (HER Number MWX51465);
- Pillboxes, 160m east-north-east of the PDA (HER Number TR 23 NW 505), 290m west-south-west of the PDA (HER Number TR 23 NW 508, and 300m north-east of the PDA (HER Number TR 23 NW 504);
- Defended houses, 135m south-west of the PDA (HER Number TR 23 NW 502), 240m east of the PDA (HER Number TR 23 NW 501), and 250m east-north-east of the PDA (HER Number TR 23 NW 485);

Other features from this period include:

- a George VI pillar box on Sandgate Road / Cheriton Place, 110m north-west of the PDA, dating from 1937 to 1952 (HER Number TR 23 NW 635);
- a Lifeboat house, west of Folkestone Harbour, 175m south-east of the PDA, and visible on the 1899 and 1908 OS maps (HER Number MWX44005);
- Victoria Pier, west of Folkestone Harbour 235m south-south-east of the PDA, a pleasure pier located west of Folkestone Harbour, visible on the 1899, 1908 and 1938 OS maps (HER Number MWX44007);
- The Gospel Hall (Assembly Movement), 280m north-north-west of the PDA. It first appeared in the OS 3rd Edition Map (1907–1923) and has now been demolished and is now replaced by Middleburg Square (HER Number TR 23 NW 744).

6. INTERIM IMPACT ASSESSMENT

Archaeological assessment

6.1 Existing evidence is insufficient to judge the likelihood of pre-nineteenth-century archaeology being found within the PDA. There is no current evidence of occupation or other use of the site prior to the development of the area the nineteenth century, at least nothing recorded on maps from the eighteenth century onwards; however, the proximity of the PDA to the Roman Road and Medieval monastery and church raises the possibility of some form of archaeology surviving in the vicinity from earlier periods. Finally, it must be noted that the relative lack of archaeological interventions in the vicinity may

itself suggest a lack of archaeological potential that may belie the actual situation, a situation only remedied by future archaeological work.

Existing impacts

6.2 Previous impacts to the PDA would be associated with groundworks from the building of the nineteenth-century residences and any associated services, their subsequent demolition and the construction of the car parks, and also the building of the Leas Pavilion at the centre of the site, but these are unlikely to have completely removed all earlier archaeological remains if present.

Potential impacts

6.3 There is a chance that archaeological features, artefacts or ecofacts may be disturbed or destroyed by groundworks within the PDA. The destruction of preserved archaeology without proper record is a major negative impact on the historic environment.

Mitigation recommended

6.4 In order to mitigate potential impacts on the archaeological record, an archaeological field evaluation, in liaison with the Local Authority Archaeologist, is recommended.

SOURCES

BIBLIOGRAPHY (INCLUDING WEB RESOURCES):

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

Domesday Book. Domesday Map on-line: <http://www.domesdaymap.co.uk/>

English Heritage National Heritage List on-line: <http://list.english-heritage.org.uk/advancedsearch.aspx>

Hasted, E. 1799. *The History and Topographical Survey of the County of Kent: Volume 8*:
<http://www.british-history.ac.uk/>

Kent County Council Historic Environment Record:
<http://www.kent.gov.uk/ExploringKentsPast/advancedsearch.aspx>

National Monument Records: <http://www.pastscape.org.uk/>



Fig 1. Location of the PDA

Kent County Council - Leas Pavilion, Folkestone - Conservation Area

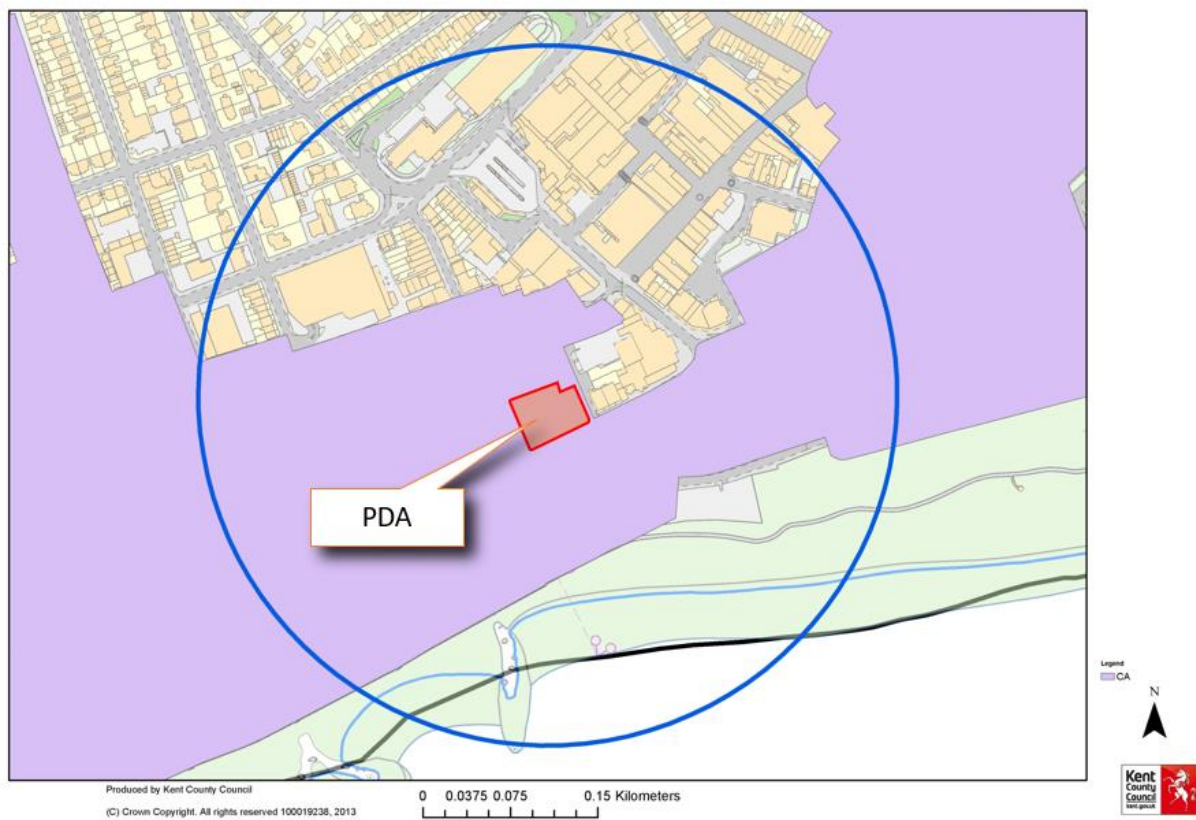


Fig 2. HER search of 300m radius of the PDA (centred) showing results for Conservation Areas

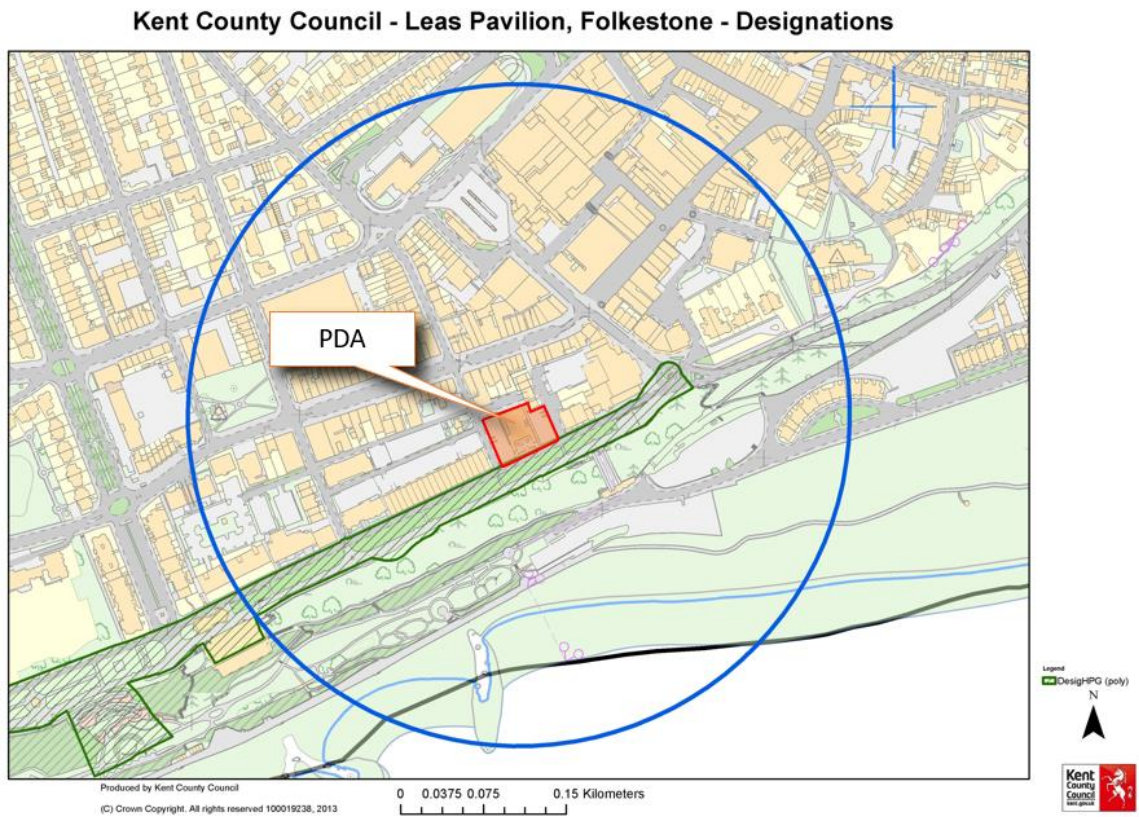


Fig 3. HER search of 300m radius of the PDA (centred) showing results for Designations

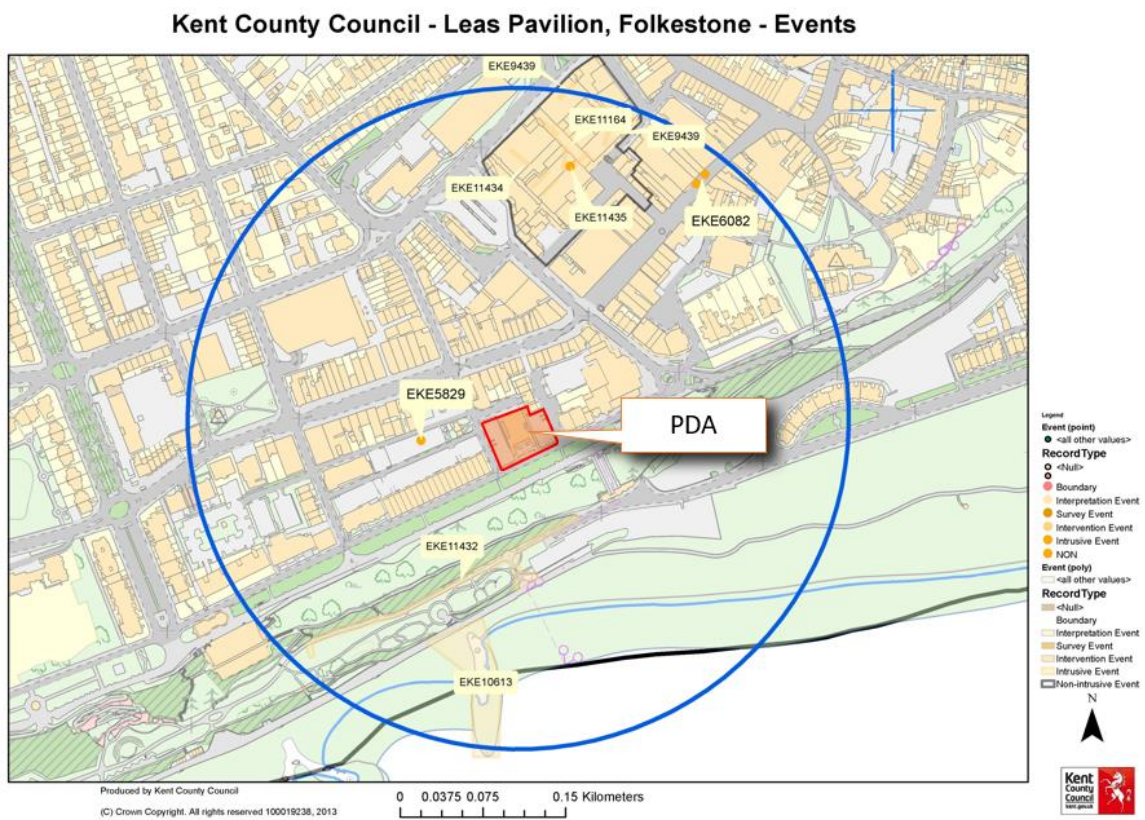


Fig 4. HER search of 300m radius of the PDA (centred) showing results for Events

Kent County Council - Leas Pavilion, Folkestone - Monuments

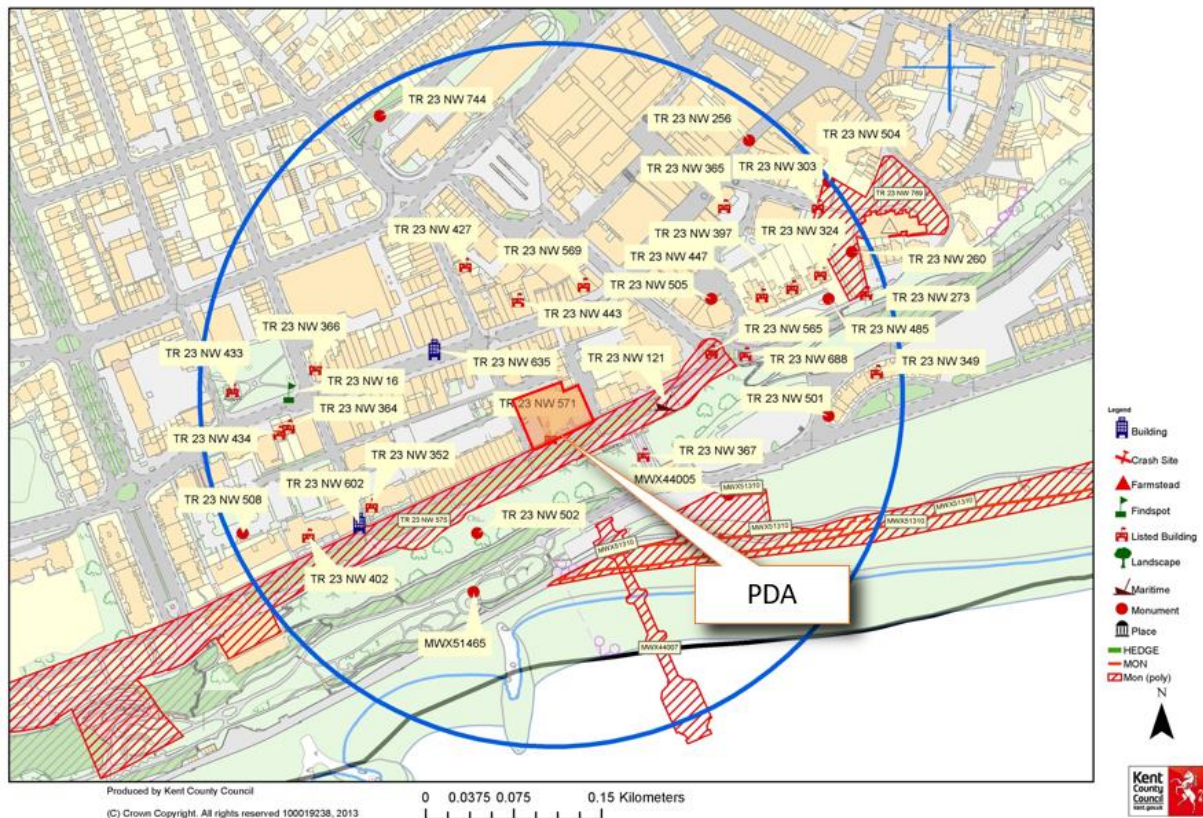


Fig 5. HER search of 300m radius of the PDA (centred) showing results for Monuments

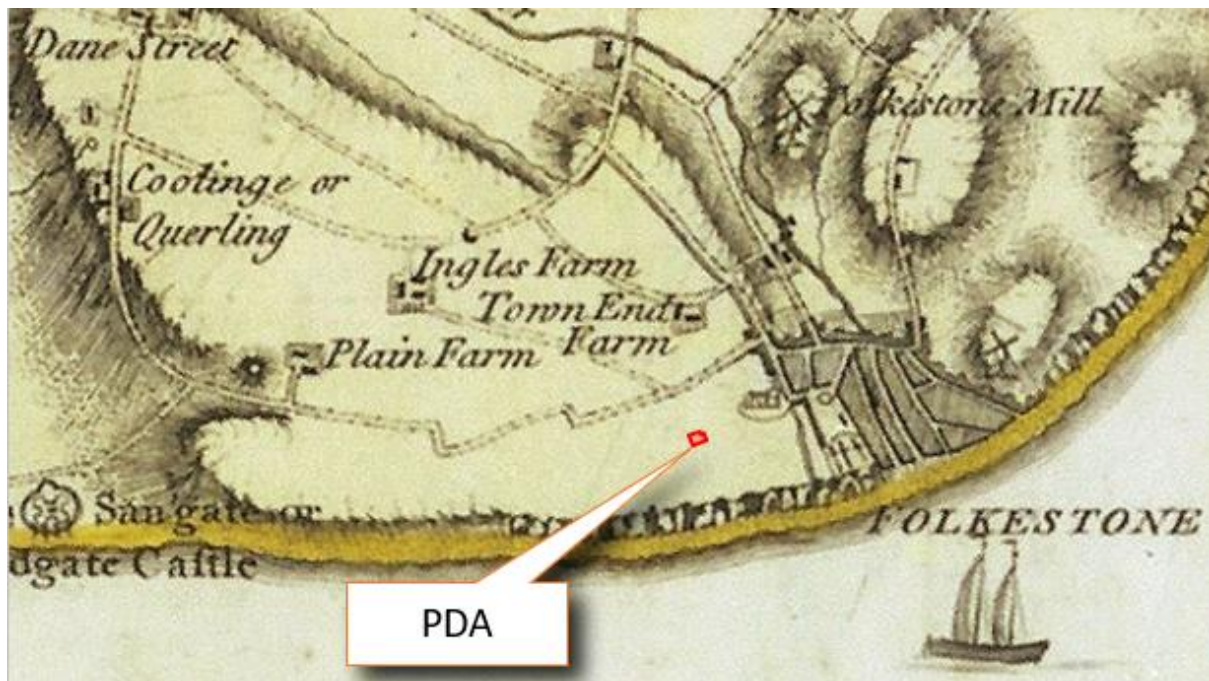


Fig 6. Extract from the Andrews, Dury and Herbert map of 1769 showing the location of the PDA



Fig 7. Extract from a map of 1797 showing the location of the PDA (British Library Shelfmark: OSD 106; Item number: 17)



Fig 8. Extract from the Mudge map of 1801 showing the location of the PDA

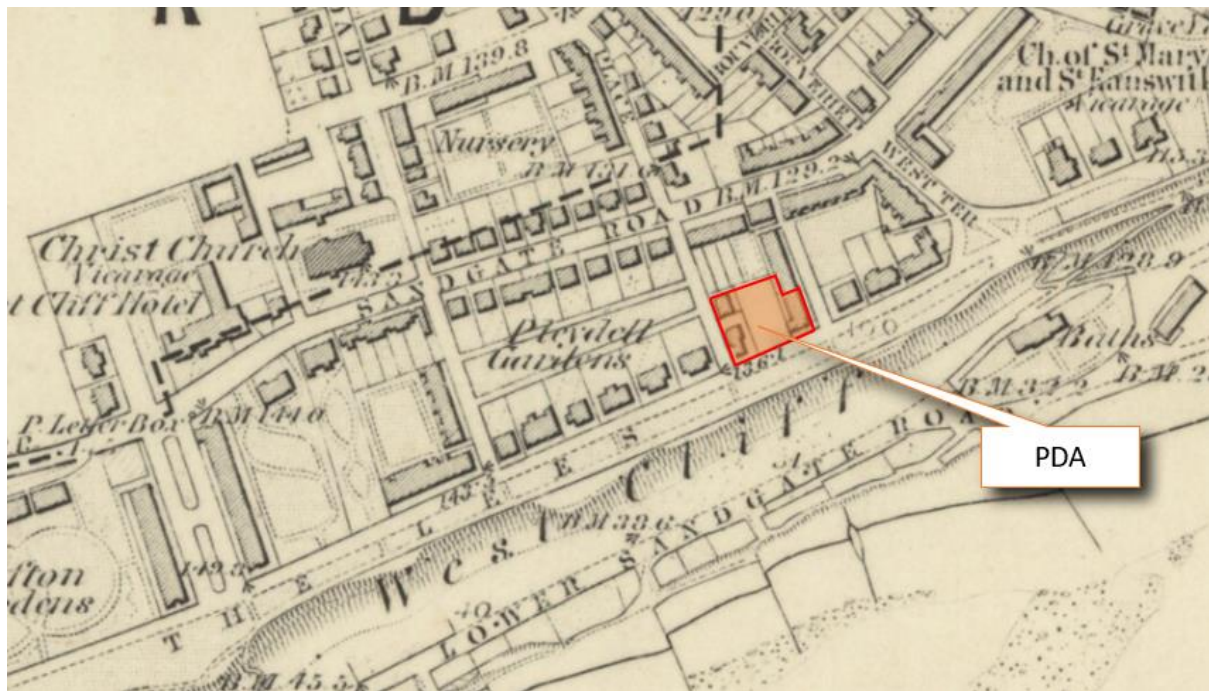


Fig 9. Extract from the OS Map of Kent LXXV (inset LXXVI) (includes: Capel Le Ferne; Folkestone; Hawkinge.) Surveyed: 1872 Published: 1877, showing the location of the PDA



Fig 10. Extract from the OS Map of Kent LXXV.SW (includes: Folkestone.) Revised: 1897 Published: 1899, showing the location of the PDA (detail)



Fig 11. Extract from the OS Map of Kent LXXV.SW (includes: Folkestone.) Revised: 1906; Published: 1908 showing the location of the PDA



Fig 12. Extract from the OS Map of Kent LXXV.SW (includes: Folkestone.) Revised: 1931 Published: c 1939 showing the location of the PDA



Fig 13. Aerial photograph from the 1940s showing the location of the PDA (source: Google Earth)



Fig 14. Aerial photograph from the 1960s showing the location of the PDA (source: Google Earth)



Fig 15. Aerial photograph from 1990 showing the location of the PDA (source: Google Earth)



Fig 16. Satellite image from 2003 showing the location of the PDA (source: Google Earth)



Fig 17. Satellite image from 2013 showing the location of the PDA (source: Google Earth)

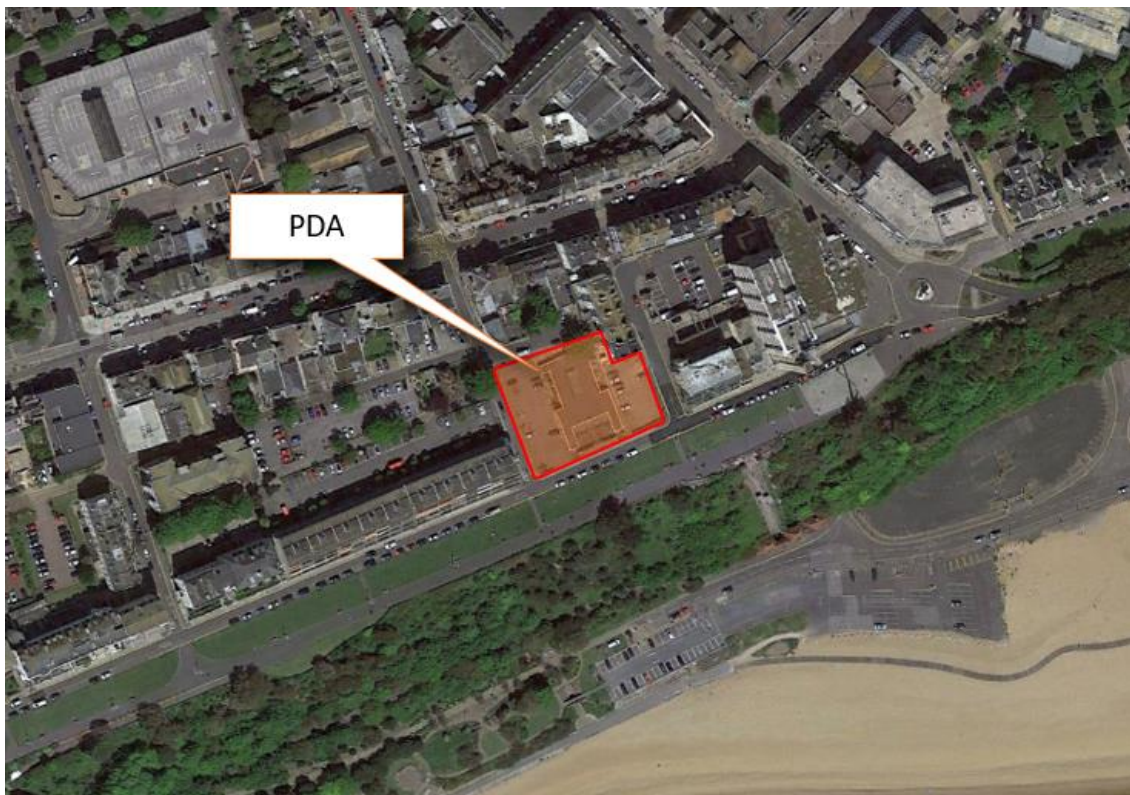


Fig 18. Satellite image from 2019 showing the location of the PDA (source: Google Earth)