

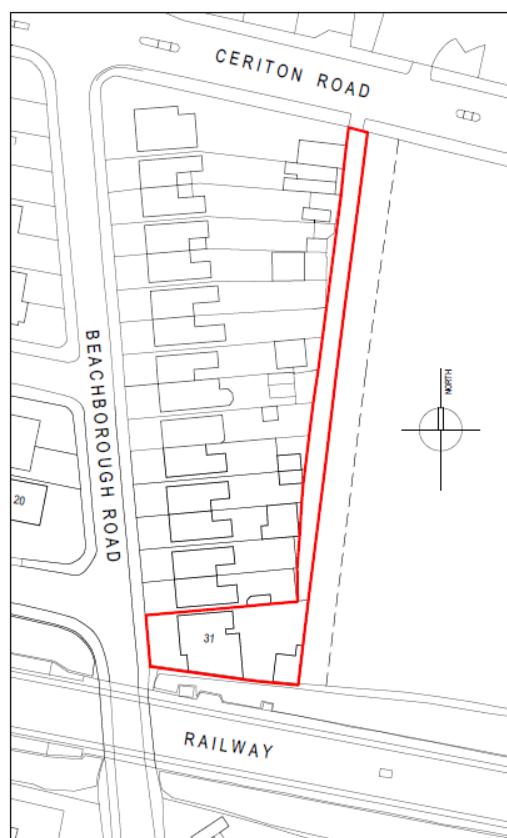
Archaeological Desk Based Assessment

Redevelopment Proposals

31 Beachborough Road Folkestone CT19 4AA

Introduction

- 1.1 This DBA accompanies the planning application for the conversion of the detached building at 31 Beachborough Road, comprising two flats, to eight one-bedroom flats with associated alterations, including a two-storey extension to the rear. It aims to set using existing information the potential and significance of the impact of the proposed development on the archaeology of the area.



Site Location Plan

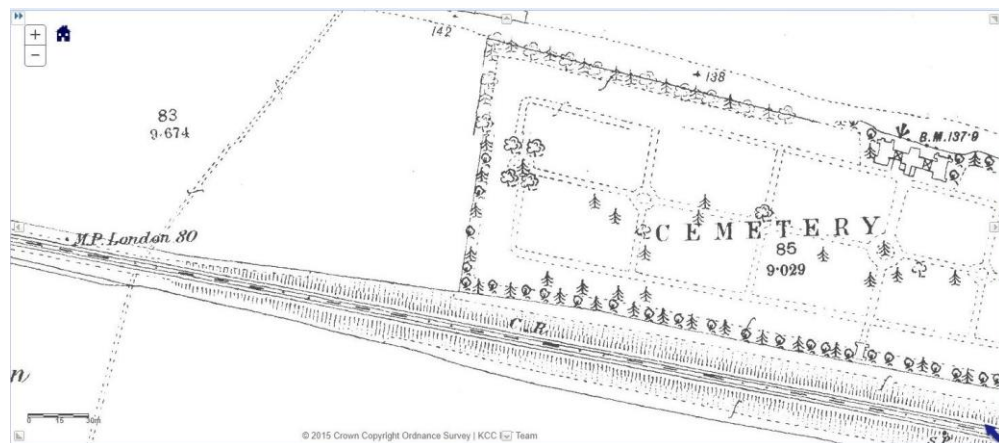
- 1.2 No.31 Beachborough is located at the southern end of Beachborough Road on its eastern side. To the south the property adjoins the embanked railway, the track bed of which sits slightly above the first-floor floor-level of the house. The property is a detached double fronted property of two storey height. It has been extended to the rear with a wraparound single storey extension and has a detached brick-built garage and a garden outbuilding to the rear. The siting of the property follows the building line found along the street, but the property is slightly lower in height than its neighbours.
- 1.3 The proposed extension sits adjacent to the railway embankment and to the immediate

rear of the existing house and would replace some existing buildings, including a detached garage constructed in this location.

- 1.4 Historic Ordnance Survey mapping suggests 31 Beachborough Road was built early in the twentieth century. There is no record of any recent planning applications submitted for no.31, which appears to have remained in residential use since its original construction. The brick work to the rear stair access to the upstairs flat suggests that the building was originally built as a single dwelling and subsequently converted at an unknown time into two flats.

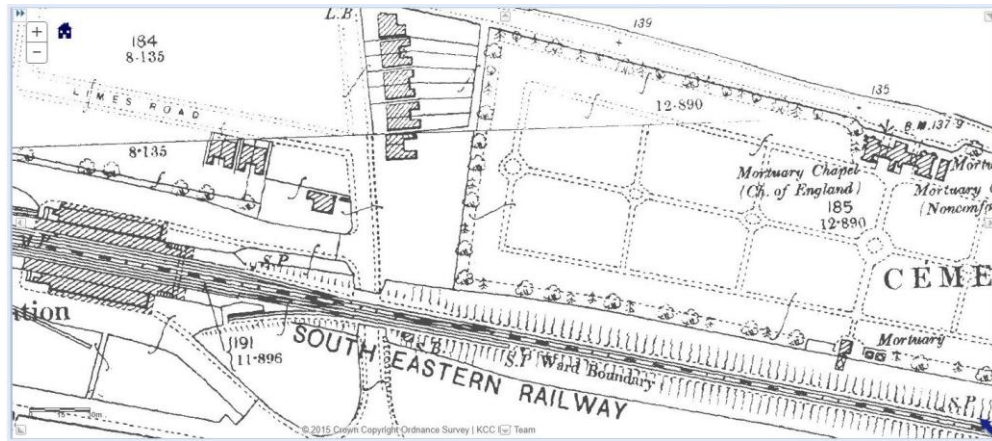
Historic Site Context

- 2.1 The council's online mapping identifies an extensive area of Folkestone, including the area around the application site as this area as being an Archaeological Notification Area. It is understood that the archaeological interest is likely to be medieval or earlier and consist of the potential for below ground artifacts to be present across the entire archaeological notification area.
- 2.2 The mapping below identifies the historic development of the site from the 1870's through to the mid 1950's. This shows that prior to 1870 the railway had already been constructed immediately adjacent to the open land where application sites is. The Cheriton Road cemetery had already been laid out at this stage.



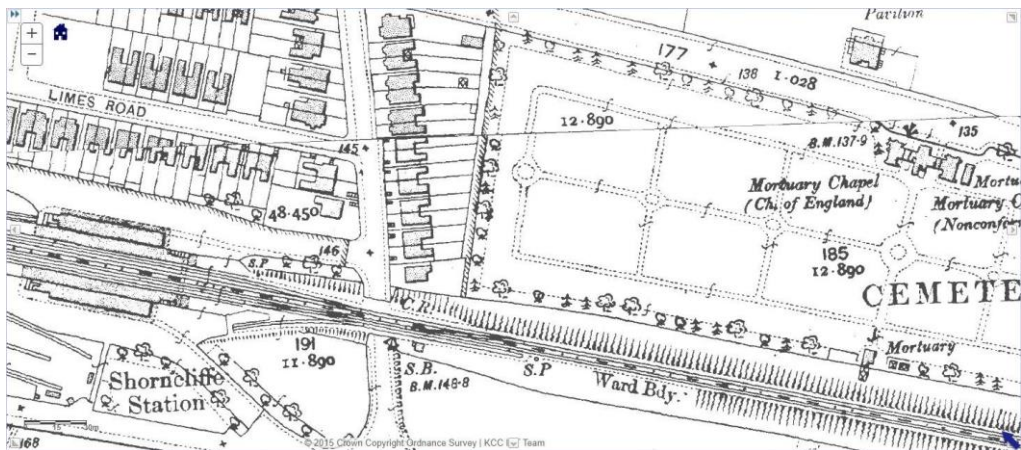
OS Extract 1871-1890

- 2.2 The 1897-1900 OS Extract shows the development of the residential properties in Beachborough Road well underway, as well as the construction of the nearby station.



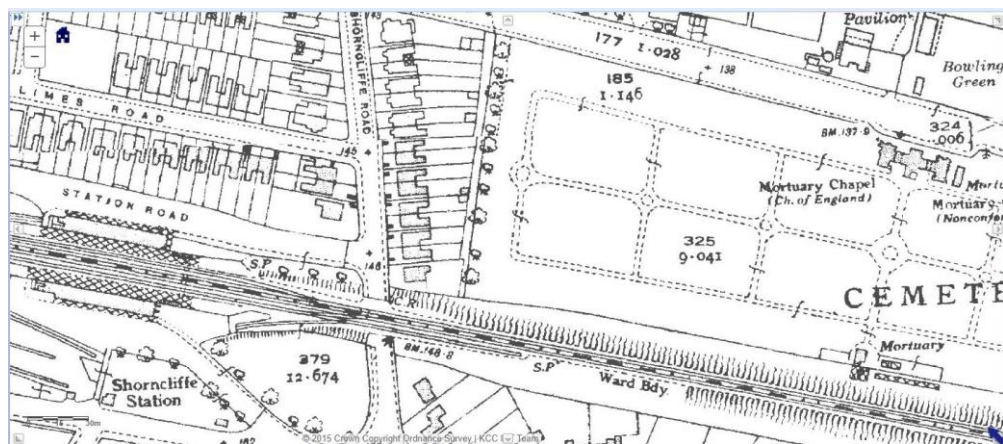
OS Extract 1897-1900

- 2.3 The 1907-1923 extract shows that further development has taken place in the area including the construction of no.31.



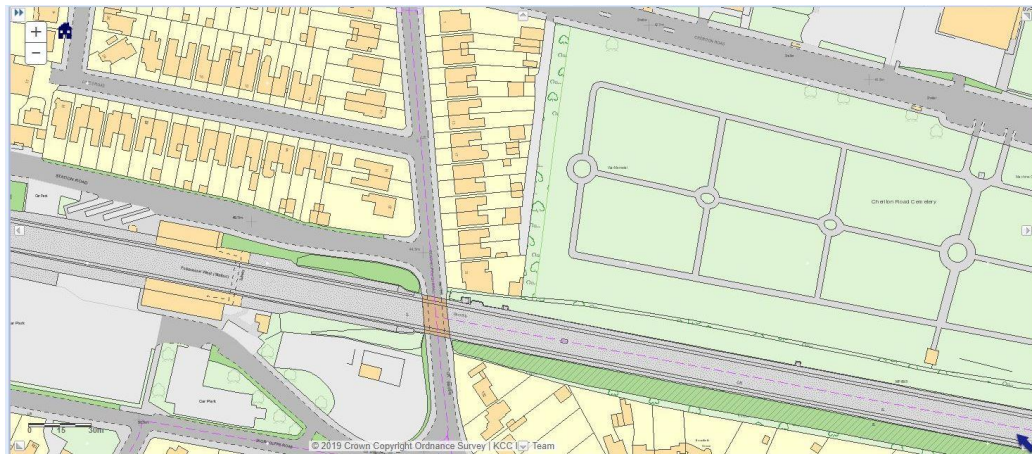
OS Extract 1907-1923

- 2.4 The final OS extract 1929-1952, shows little change in the surrounding area, other than that development is now occurring to the south of the railway as well. to the



OS Extract 1929-1952

- 2.5 The up to date OS mapping below shows that a garage has been constructed in the south eastern corner of the application site.



OS Present Day

- 2.6 The site has therefore been greatly impacted by development since the mid nineteenth century, any archaeological remains will have been significantly impacted by the construction of the railway embankment and the subsequent construction of the house itself and later still the garage and associated works within its rear garden.



The footprint of existing and proposed ground works on the site.

- 2.7 The potential for archaeological remains to be in situ is therefore considered to be limited. The plan above indicates the extent of the new extension relative to the existing building structures within the application site, this demonstrates both the extent of impact of development previously on the site but also the limited extent of additional impact caused by the works now proposed. The need for further archaeological assessment should be addressed in a similar manner to previous archaeological advice provided by KCC Archaeology, for example in respect of application reference 20/1831/FH, which identifies that; *whilst the site lies in an area of multi-period archaeological potential it*

is unlikely that the proposal would have significant archaeological impact due to the relatively limited area of proposed development and historic aerial photographic evidence that the site has previously been developed. It is likely that past development will have had an impact on below ground archaeological remains in this case. It is considered that these conclusions are equally applicable to this site due to the impact of the development identified above that has occurred both immediately adjacent and within the application site.

Conclusion

- 3.1 The potential for archaeological finds to be found in situ is low, further detailed archaeological evaluation is not regarded as justified, however an archaeological watching brief could be added to any planning permission to allow any archaeology discovered on site to be recorded.