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An Archaeological Desk-Based Assessment of land at Lullingstone Roman Villa, Eynsford, Kent

a) Site centred NGR 553035, 165053
and
b) Site centred NGR 553003, 165082

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Summary

An Archaeological desk-Based Assessment has been undertaken for two areas of land adjacent to the exposed remains of Lullingstone Roman Villa and located within a Scheduled Ancient Monument. The areas assessed are subject to proposed development to revitalise the villa site's modern facilities. This assessment contains a review of the available evidence and seeks to assess the known or potential archaeological resource within the appraisal areas, and the likely impact of the proposed development on that resource.

The assessment found that appraisal area A, centred on NGR 553033, 165051 and located between the exposed remains of the villa and the River Darent, contains high potential for the recovery of archaeological remains. Any disturbance of previously undisturbed areas of land within the appraisal area should be subject to preceding archaeological evaluation. Utilisation of previously disturbed areas to enable the provision of services should be subject to precautionary archaeological attendance under a Watching Brief.

Appraisal area B, centred on NGR 553002, 165084 and located within the modern cover building protecting the exposed remains of the villa, is considered to be of low archaeological potential due to previous excavation and ground disturbance. However, the proximity of the site to the villa remains makes a cautious approach desirable and it is recommended that works to alter existing levels is subject to precautionary archaeological attendance under a Watching Brief.

Contents

1.0 Introduction

2.0 Planning Background

3.0 Site Topography and Geology

4.0 SMR Data and Designated Sites

5.0 Archaeological and Historical Background

6.0 Archaeological work at the villa

7.0 Cartographic Evidence

8.0 Existing impacts on Archaeological Potential

9.0 Archaeological Potential of the Appraisal Areas

10.0 Impact of Proposed Development

11.0 Possible Mitigation

12.0 Summary of Conclusions

13.0 Sources Consulted

1.0 Introduction

1.1 This archaeological desk-based assessment has been undertaken to

a) inform the design of proposed WC facilities and associated foul drainage at Lullingstone Roman Villa, Eynsford, Kent with a view to minimising intervention to and impacts on the archaeological resource; and

b) assess the potential impact of a proposed revetment wall to be constructed within the area enclosed by the modern cover building.

1.2 The location of the appraisal sites are shown in Figure 11. Site A is centred on NGR 553033, 165051, is quadrilateral in plan, measuring approximately 2100m^2 and contains the land between the exposed remains of the villa (including buried deposits beneath the existing concrete viewing platform) and the River Darent.

1.3 Site B is centred on NGR 553002, 165084 and is quadrilateral in plan and measures c. 4m^2.

1.4 Lullingstone Roman Villa is a Scheduled Ancient Monument (national monument number 23025). The scheduled area encompasses the entire villa site, including the site of ancillary buildings west of the exposed remains of the villa as well as the unexcavated area between the villa and the River Darent.

1.5 Appraisal site A has been identified for provision of WC facilities and associated foul drainage as part of the proposed revitalisation of the villa site.

1.6 Appraisal site B has been identified for changes to the current access from the entrance area of the modern building to the viewing area on the west side of the villa. It is proposed to remove the existing steps and replace them with a new staircase and elevator. This will require the construction of a brick revetment wall.

1.7 Scheduled Monument Consent (Class 6 consent) is being sought for the works.

1.8 This assessment follows the standard and guidance established by the Institute of Field Archaeologists (*Standard and guidance for Archaeological Desk-Based Assessments*). Drawing on existing information, it seeks to assess the known or potential archaeological resource within the appraisal site, and the likely impact of the proposed development on that resource.

1.9 As a non-intrusive appraisal, this document does not claim to offer a definitive statement but rather an indication of the presence or non-presence of archaeological remains.

2.0 Planning Background

2.1 Town and Country Planning Legislation and Procedures

2.1.1 The principal legislation covering the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act* 1979. Government guidance to Local Planning Authorities (LPAs) is given in Planning Policy Guidance Notes (PPGs). PPG16 covers Archaeology and Planning.

2.1.2 General guidance on archaeological matters is summarised in the following extracts:

"Archaeological remains should be seen as a finite, and non-renewable, resource ... care must be taken to ensure that [they] are not needlessly or thoughtlessly destroyed." (PPG16: para. 6)

"Where nationally important remains, whether scheduled or not, and their settings are affected by the proposed development there should be a presumption in favour of their physical preservation. [With regard to] remains of lesser importance ... planning authorities will need to weigh the relative importance of the archaeology against other factors including the need for the proposed development." (PPG16: para. 8)

"If physical preservation *in situ* is not feasible, an archaeological excavation ... may be an acceptable alternative." (PPG16: para.13)

"In their own interests ... prospective developers should in all cases include as part of the research into the development of a site ... an initial assessment of whether the site is known or likely to contain archaeological remains." (PPG16: para.19)

2.1.3 Advice on archaeological matters is provided for LPAs in Kent by the Heritage Conservation Group at Kent County Council.

2.2 Kent & Medway Structure Plan

2.2.1 The Kent & Medway Structure Plan, jointly produced by Kent County Council and Medway Council sets out the strategic planning framework for the protection of our environment, major transport priorities, and the scale, pattern and broad location of new development in the county.

2.2.2 Policy QL7 of the Kent & Medway Structure plan states that 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 them will not be permitted. Where important or potentially important archaeological remains may exist, developers will be required to arrange for archaeological assessment and/or field evaluations to be carried out in advance of the determination of planning applications. Where the case for development affecting an archaeological site is accepted, the archaeological remains should be preserved in situ. Where preservation in situ is not possible or justified, appropriate provision for preservation by record will be required."

2.3 Sevenoaks District Local Plan

2.3.1 The Sevenoaks District Local Plan is a statutory plan, which sets out the LPA's policies and proposals for the development and use of land. The Local Plan has been prepared under the Town and Country Planning Act 1990 (as amended) and the Town and Country Development Plan Regulations 1991.

2.3.2 Policy EN24 states that the LPA will not permit development on or near the site of a Scheduled Ancient Monument or other nationally important remains which would have an adverse impact on the archaeological interest and will refuse planning permission for development which would damage any part of the site or materially harm its setting.

2.3.3 Policy EN25A states that the where the physical preservation of remains in situ is warranted but development can proceed, developers will be required to mitigate adverse impacts by designing the development to secure that such preservation is achieved. In all cases where important archaeological remains, including those of regional or local significance, are known to or are likely to exist, applications will be refused unless arrangements have been made by the developer to allow satisfactory investigation and recording by an approved archaeological body to take place in advance of or during development.

2.3.4 Policy EN25B states that in order to determine a planning application the Local Planning Authority will require, where appropriate, the developer to provide the additional information in the form of an assessment of the archaeological importance of the site in question and the likely impact of development. In certain cases such an assessment may involve fieldwork including a trial excavation or other form of evaluation. Planning permission will be refused in the absence of a thorough assessment of the archaeological implications of the proposal.

3.0 Site Topography and Geology

3.1 The appraisal area lies on the west bank of the River Darent, c. 1km southwest of the centre of the village of Eynsford. The river flows from north to south and cuts through the chalk material of the North Downs.

The chalk of the Downs contains a deposit of clay-with-flint which has washed down the slopes on either side of the valley. The river meanders through the clay-with-flint and has left a deposit of alluvium over the valley bottom (Meates 1979, 15). Information collected by the British Geological Survey indicates that the villa lies on a narrow band of undivided gravel situated between the Upper Chalk of the North Downs and the alluvial material of the River Darent.

3.2 The hillside on which the villa sits was terraced in the Roman period. The modern terracing of the site is the result of landscaping undertaken subsequent to the excavation of the site.

3.3 Excavation in 1986 prior to the laying of pipes in the car park revealed that the width/route of the river has changed since the Roman and medieval periods. The pipe was laid c.10 m west of the present west bank of the river but contained evidence showing that the area was within the bed of the river throughout Roman and medieval times (SMR TQ 56 NW 7).

4.0 SMR Data and Designated Sites

4.1 Sites and Monuments Record

4.1.1 The Sites and Monuments Record (SMR) held by Kent County Council at Maidstone was consulted and details were taken of all archaeological entries within 500m radius of the Roman villa (Figure 2).

4.1.2 **Palaeolithic to Late Bronze Age**
There are two entries relating to material pre-dating the villa. Worked flints were found c. 190m south of the villa and match numerous other examples found in the Darent valley. Their possible date range extends from the Palaeolithic to the Late Iron Age (SMR TQ 57 NW 45). Late Iron Age/Early Roman pottery was discovered c. 332 m southeast of the villa (SMR TQ 56 NW 24).

4.1.3 **Roman**
As well as the villa and its ancillary buildings (SMR TQ 56 NW 7), a piece of Roman brick and pottery were found c.350 metres northeast of the villa site. The archaeological material may have migrated from the villa by river – the findspot lay in riverside pastures downriver of the villa (SMR TQ 56 NW 28). A piece of Roman roofing tile was found on the surface c. 290m south of the villa (SMR TQ 56 SW 25).

4.1.4 **Medieval**
There are two entries relating to the medieval period. Immediately west of the villa are the buried remains of an early-medieval single celled church incorporating the remains of a Roman mausoleum associated with the villa (SMR TQ 56 NW 8). The existence of the church raises the possibility of a medieval settlement, possibly

straddling the site of the villa (SMR TQ 56 NW 57).

4.1.5 **Post-Medieval**
A late 19th-century estate cottage is the single post-medieval entry; it lies c. 60m south of the villa (SMR 56 SW 126).

4.2 Designated Sites

4.2.1 The villa site is a **Scheduled Ancient Monument** (national monument number 23025). The scheduled area encompasses the entire villa site, including the site of ancillary buildings west of the exposed remains of the villa as well as the unexcavated area between the villa and the River Darent.

5.0 Archaeological and Historical Background

5.1 Occupation of the area is believed to pre-date the Roman invasion of AD 43, with an abundance of early pottery (bread-rim native fabric, pseudo-Belgic ware, and Gallo-Belgic material) together with two *speculum* coins discovered on the villa site. The increasing density of pottery fragments towards the north of the villa site may suggest that the earlier establishment was located close to that vicinity (Meates 1979, 18; 19; SMR TQ 57 NW 45; SMR TQ 56 NW 24).

5.2 In c. AD 100 the oldest surviving elements of the villa were constructed. A large winged house, the villa consisted of a west corridor, a central block of rooms and an eastern veranda between two projecting rooms. The northern projecting room was provided with a deep cellar. The villa's mortared flint and tile foundation walls probably supported a timber-framed superstructure. A circular building (interpreted by its excavator as a shrine) was constructed northwest of the villa (Fulford, 24).

5.3 In the second half of the 2nd century the villa was remodelled, with ranges being added to the north and south of the existing block. In c. AD 180 the south range was altered when a new bath-suite was constructed. A kitchen was built to the west of the villa and a well was sunk to the south (Fulford, 25).

5.4 In c. AD 275 the north range of the villa was demolished and a new range built in its place. This new range housed a suite of heated rooms. The bath-suite at the south end of the villa was altered and extended (Fulford, 26-27).

5.5 In c. AD 300 a large granary was constructed to the northeast of the villa and a mausoleum to the west of the house (Meates 1979, 23; Fulford, 27).

5.6 The central rooms of the villa were remodelled in c. AD 350 when a large apsed room was constructed and mosaics laid. In c. AD 360 some of the heated rooms in the north range and the room above the deep room received decoration indicative of use as a Christian house church (Meates 1979, 23; Fulford, 29).

5.7 The villa was apparently abandoned after a fire in the early years of the 5th century (Meates 1979, 23; 42).

5.8 Elements of the mausoleum were incorporated into the later parish church of St. John the Baptist, Lullingstane (Meates 1979, 123). Although first recorded in AD 1115, the church was probably a Saxon foundation. Remains of the church were still visible in the late 18th century when they were described by John Thorpe in his *Custumale Roffense* of 1788. He thought the ruins "to be of Saxon architecture, and built with flints and Roman bricks" (Duncombe, 11). It is possible that the local parish boundaries, running east – west across the Darent valley follow the Roman estate boundaries (Meates 1984, 63).

5.9 Lullingstone and Lullingstane are both Old English names, the fomer deriving from Lulling's *tun* or farm and the latter coming from Lulling's *stan* or stone. Lulling was either an Old English personal name or an alternative name of the River Darent, perhaps referring to the noise of its waters (*Lullen* – 'sooth with sound'; *Lollen* – 'mutter') (Reaney, 63; Watts, 386)

5.10 The two manors recorded at Lullingstone in the Domesday survey are regarded by historians as reflecting the distinction between Lullingstone and Lullingstane and the two parishes remained separate until 1412 when the bishop of Rochester united them. At that point there were just two families living in Lullingstane and the parish could no longer provide for its priest, but it was hoped that the parishes might at some future point be separated on account of Lullingstane being repopulated. This never happened: in 1712 the bishop of Rochester confirmed the permanency of the union, having been informed that Lullingstane contained neither church nor inhabitants (Halsted, 551).

5.11 The exact location and size of the medieval settlement of Lullingstane has not been established (Meates 1979, 123; 133; SMR TQ 56 NW 8). Other than the remains of the church only one medieval building has been discovered, to the south of the Roman villa (Meates 1979, 132).

6.0 Archaeological Work at the Villa

6.1 The earliest reference to Roman remains in the vicinity of the villa dates form the 18th century. In 1788 John Thorpe MA, FSA recorded in his *Custumale Roffense* that Roman coins and objects had been found close to the north gate of Lullingstone Park, and that a Roman

tessellated pavement had been disturbed when the park fence was renewed (Duncombe, 11; Meates 1979, 15).

6.2 During the late 1930s an archaeological study of the Darent valley was undertaken by the Darenth Valley Archaeological Group. The survey was interrupted by the Second World War but evidence of Roman occupation was observed in the neighbourhood of the north gate of Lullingstone Park (Meates 1979, 15).

6.3 Between 1947 and 1961 the site was subject to archaeological excavation under the direction of G. W. Meates. The villa, ancillary buildings to the west and the granary to the northeast were uncovered. With the exception of the circular building north west of the villa, the remains of the ancillary buildings were re-buried. A cover building was erected over the villa remains and the villa opened to the public in 1963 (Meates 1979, 15; Fulford, 20).

6.4 In 1986 the Central Excavation Unit of English Heritage undertook a small scale excavation in the car park in advance of pipe laying. It was demonstrated that the area had been within the bed of the river throughout Roman and medieval times. Some naturally deposited river gravels contained Roman tiles. In addition a layer of heavy flint cobbling had been produced along the river bed, perhaps in order to create a firm bottom to the river for the watering of cattle (SMR TQ 56 NW 7).

7.0 Cartographic Evidence

7.1 No maps depicting the villa site from before 1575 have been located as part of this assessment. The oldest map, a county map by Christopher Saxton in 1575, uses a standard depiction of a church to locate Lullingstone (*Lollingston*) as a single settlement on the west bank of the River Darent. Philip Symonson's map of 1596 and Samuel Parker's map of 1719 which follows it again use a depiction of a single church to locate Lullingstone (*Lollyngston* on Symonson's map).

7.2 Hasted's map of 1778 is the first to depict Lullingstone with greater topographical detail. Lullingstone parish church and Lullingstone Castle are shown within the deer park. Immediately beyond the park's pale, just outside its northeast corner, the ruins of Lullingstane church can be seen. This is the earliest cartographic reference to the formerly separate parish.. The road from Eynsford to Lullingstone can be seen running parallel to the river, as it does today, with Lullingstane church on its west side. The ground between the ruins of the church and the river is depicted in exactly the same way as the rest of Lullingstone Park, as open ground with some trees. No buildings are depicted.

7.3 Christopher Greenwood's map of 1821 does not show the remains of Lullingstane church. The road to Eynsford is shown at the foot of the

hill passing through the land northeast of Lullingstone Park, with open land on either side of it. There is nothing to suggest buildings or a settlement on the site of the Scheduled Ancient Monument.

7.4 A tithe map of 1843 shows no buildings on the site of the villa. Although it is difficult to plot accurately, an area of glebe land depicted on the map probably covers part of the scheduled site.

7.5 Ordnance Survey maps of 1870 and 1897 mark the location of the site of Lullingstane church but erroneously place it on the east side of the Lullingstone – Eynsford road. (There is a building marked 'Lullingstone Villa' on the 1897 map, but this is located some distance south of the villa site and does not refer to the Roman remains.)

8.0 Existing impacts on Archaeological Potential

8.1 The former valley sewer ran north - south across the site, passing through the northeast room and the room immediately south of it. On his plan, Meates shows the walls of both rooms having sustained damage by the laying of the sewer (Meates 1979, 138 fig. 6).

8.2 The construction of the modern building over the exposed remains of the villa can be expected to have had localised impact on the archaeological potential of the appraisal areas, with ground disturbance related to machine excavation in the vicinity of the building's walls and concrete viewing platforms.

8.3 Lullingstone Lane, which had previously run across the villa site, was re-routed to its present location, east of the villa remains, during the excavation of the villa in 1956 (Meates 1979, 59). Concurrent with this work was the re-routing of the valley sewer, to run parallel with the road on its east side (this sewer is shown on a Ministry of Works drawing dated 1961; see Figure 15). A new route for sewage was laid north - south through the car park in 1986 (SMR TQ 56 NW 7).

8.4 A storm drain runs across the appraisal area, northeast from the villa to the river side. The storm drain was laid to carry rainwater from the modern building covering the exposed remains of the villa.

9 Archaeological Potential of the Appraisal Areas

9.1 Not all the excavated remains of the villa are contained within the viewing area defined by the existing modern building. During the excavation of the site overseen by G. W. Meates in 1959-61, evidence of structures was found in the area now covered by the entrance area and shop, and also to the east of the east wall of the modern cover building.

9.2 Appraisal Area A

9.2.1 The location of the proposed WC facilities, in the northeast corner of the modern cover building, lies on the site of buried remains. During the excavation of the site, a small rectangular room (number 3 in Meates' report) was uncovered at the northeast corner of the villa (Meates 1979, 59). This room lies directly under the site proposed for the new WC facilities. The room had walls of flint and mortar, an *opus signinum* quarter-round moulding and a course brick tessellated floor. On the basis of the use of yellow brick tesserae cut from roof tiles, the excavator dated the room to the second half of the second century and it was associated with the range of rooms which lay under the modern entrance area (Meates 1979, 64). The room was bisected by a later valley sewer-trench running north – south, with the effect that the east and west walls of the room had been lost (Meates 1979, 150, fig.14). The room was demolished when the north range of the villa was refashioned at the end of the third century. Meates did not publish sectional drawings of the room nor the height and depth of surviving features but noted that, in common with coeval features to the west, it had been destroyed almost to floor level when the north wing of the villa was remodelled towards the end of the third century (Meates 1979, 69).

9.2.2 Immediately south of the northeast room lies another room, not numbered by Meates, but projecting eastwards beyond the area of the exposed remains. This room formed the eastern extent of the northern range of c. AD 275. As with the northeast room, this room had been affected by the later valley sewer and had lost part of its north wall and east walls, and its entire west wall. The remains of the room are partially covered by the concrete walkway and base of the modern cover building, but its eastern wall lies outside the boundary of the modern building. The remains can be seen continuing under the concrete walkway, approximately 35cm below the surface of the walkway (see figure 14). Comparison of the plan drawn by Meates with the existing arrangement suggests that the remains of the room project c. 1m beyond the east wall of the cover building.

9.2.3 The area between the villa and the River Darent remains unexcavated but is thought to have high potential for Roman deposits. The amount of backfill in the area immediately east of the villa is unknown. In the plan of the site published in his report, Meates labels the area as a garden, with rick and cart standings shown south-east of the villa. Unfortunately, the report does not provide a record of the evidence on which Meates based this aspect of his plan.

9.2.4 Apart from the granary, the use of the area between the villa and the river is imperfectly understood. Roman approaches to the villa are not known, and it is possible that the appraisal site contains evidence relating to a formal entrance approach associated with the eastern

veranda. There is potential for paleobotanical evidence related to the cultivation of the site.

9.2.5 Appraisal area A may also contain below-ground remains of ancillary estate buildings. This possibility is supported by the fact that on the north side of the presumed yard lay a granary, which was excavated by Meates. His sectional drawings of the granary show that Roman material lay less than 300mm below surface level at the time of the excavation, with alluvial clay at c. 1m below the top soil (Meates 1979, 172, fig. 28 a & b).

9.2.6 There is some potential for post-Roman deposits. The remains of a medieval building overlying a Roman structure were discovered south of the villa when mechanical excavation was being undertaken for the reception of the modern cover building over the villa remains. The precise location of the settlement at Lullingstane has yet to be determined, although Meates surmised that it lay southwest of the villa on the slope of hill (Meates 1979, 132).

9.3 Appraisal Area B

9.3.1 Appraisal area B lies immediately northeast of the exposed villa remains at the junction between the level established for the modern entrance lobby/shop and the raised level of the viewing platform on the north side of the villa. The change in levels is due to the hillside location of the villa.

9.3.2 Although appraisal area B is located outside the exposed remains of the villa, it is close to buried remains extending under the entrance lobby/shop area. This sub-surface evidence was excavated by Meates, who identified it as forming part of the primary phase of the villa built in c. AD 100 and integral to an external entrance to the deep room or cellar. The same material has been interpreted more recently as belonging to the north range of rooms constructed in the second half of the 2nd century and subsequently demolished in c. AD 275 (Neal, 25 – plan; Fulford, 25 – plan; see figure 15).

9.3.3 It is not entirely clear whether appraisal area B was located within the villa or was located outside its external walls. Meates suggested that the western corridor of the primary phase villa probably continued northwards to the extent of the north wall of the northern range. On his plan, Meates used short broken lines to depict the possible continuation of walls but he stated in the text of his report that "positive evidence of this is no longer apparent" (Meates 1979, 138, fig. 6; 56). If Meates was correct, part of appraisal area B is located on the site of the north end of the western corridor. However, current interpretation of the site argues that the west corridor did not run any further than the line later marked by the north wall of the northern range of c. AD. 275 (Neal, 25 – plan; Fulford, 25 - plan). This would place the appraisal area immediately outside the villa.

9.3.4 Appraisal area B can be assumed to have been subject to considerable ground disturbance as a consequence of the construction of the walling and concrete slab which overlies it. Earlier controlled disturbance would have occurred during the excavation of the site. As a result, it is likely to be of low potential.

10.0 Impact of Proposed Development

10.1 Appraisal Area A

10.1.1 The buried remains of room 3 lie underneath the modern concrete slab forming the walkway and supporting platform on the east side of the villa site. This is the area at which the proposed WC facilities will be located. Given the level of destruction recorded by Meates (walls reduced almost to floor level) the cutting of channels for foul drainage within the concrete structure is unlikely to affect the buried remains of room 3. The height of the buried walls of the adjacent room to the south is unknown, but exposed walls to the immediate west are c. 350mm below the surface of the concrete walkway. Locating channels for drainage within the route of the former valley sewer (running north-south) will reduce the chances of impact on the archaeological resource.

10.1.2 Greater potential for archaeological impact lies with the introduction of foul drainage through the area east of the villa. Foul drainage needs to run from the villa to the existing sewer on the east side of the car park. Current understanding of the area through which the foul drainage will pass is limited to the villa's immediate context, i.e. the area immediately adjacent to its east wall. The area further east can be expected to contain evidence of Roman usage, including possible ancillary buildings. If features survive at similar levels to the granary (c. 300mm beneath ground surface) then even shallow drainage channels could have a damaging impact on the archaeological resource.

10.2 Appraisal Area B

10.2.1 As part of the proposed works, the existing steps will be removed, a new staircase constructed and an elevator installed. The elevator pit will be housed within the existing concrete slab and will have no archaeological implications. To provide sufficient space for the new stairs and elevator, a section of the concrete slab on the north side of the villa will be cut out and a brick revetment wall constructed to stabilise the north side of the cut. Although only a small area within the appraisal area will be physically affected, breaking through the concrete and establishing footings for the revetment wall will entail ground disturbance.

11.0 Possible mitigation

11.1 Appraisal Area A

11.1.1 Where possible, foul drainage should be laid in previously disturbed ground, taking advantage of the existing storm drain and the site of the former sewer running north-south on the east side of Lullingstone Lane. This would limit potential impact to unexcavated areas. It is dependent, however, on the successful location and utilisation of existing drainage systems and associated areas of ground disturbance. Drainage runs would have to be identified on site; while non-invasive methods of investigation would be preferable, digging test pits may be justifiable on the basis that, although damaging, the increased understanding obtained would limit subsequent impacts on buried remains. Should the previously disturbed ground be identified, precautionary archaeological attendance under a Watching Brief would be required throughout the laying of the drainage.

11.1.2 Current understanding of the area east of the villa is insufficient to properly assess the potential impacts of development in unexcavated areas. Should it prove impossible to utilise existing drainage/sewers and areas of ground disturbance, any intervention into unexcavated areas should be preceded by archaeological evaluation. A decision as to the level of the archaeological response/attendance required during the course of the works, should they be approved, can be made in the light of the evaluation.

11.2 Appraisal Area B

11.2.1 Although appraisal area B is understood to have been excavated and suffered considerable ground disturbance in the past, the proximity of the area to the villa and the likelihood of further disturbance means that precautionary archaeological attendance under a Watching Brief will be required.

12 Summary of Conclusions

12.1 Appraisal Area A

12.1.1 After assessment of the available evidence it is considered that appraisal area A has high potential for the recovery of archaeological remains.

12.1.2 Situated between the villa remains and the River Darent, current understanding of the use of the site during the Roman period is limited. There is potential for evidence associated with the entrance to the villa, ancillary buildings and the cultivation of the environment around the villa.

12.1.3 There is also some potential for evidence associated with the post-Roman history of the site. Evidence of medieval buildings was discovered during the 1949-61 excavation of the villa and the precise location of the medieval settlement (presumed to be associated with the former church of St. John the Baptist lying on the north side of the villa remains) has yet to be located.

12.1.4 Given the high potential of the appraisal area, any ground disturbance of unexcavated areas or locations not previously disturbed by the laying of services should be preceded by archaeological evaluation.

12.1.5 Even if previously disturbed areas can be re-used for the laying of services the works should be subject to precautionary archaeological attendance under a Watching Brief.

12.2 Appraisal Area B

12.2.1 After assessment of the available evidence it is considered that appraisal area B has low potential for the recovery of archaeological remains.

12.2.2 The site was subject to archaeological excavation and subsequent back-filling. The level of ground disturbance is likely to have been considerable, particularly when the construction of the modern concrete walkway is taken into account.

12.2.3 The proposed works will entail ground disturbance. Given the proximity of the site to the villa remains there is some (albeit low) potential for surviving archaeological deposits. The works should be subject to precautionary archaeological attendance under a Watching Brief.

13.0 Sources Consulted

Maps

Christopher Saxton's county map, 1575
Philip Symonson's county map, 1596
Samuel Parker's county map, 1719
Hasted map for Lullingstone, 1778
Christopher Greenwood map for Lullingstone, 1821
Tithe map, 1843
Ordnance Survey, Kent (1:10,560), 1870
Ordnance Survey, Kent (1:10,560), 1897
British Geological Survey, Dartford 1:63360 (1" to 1 mile)

Historic Plans

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Summary of SMR entries within a 500m radius of the villa site

Site	SMR no.	NGR	Description	Monument type	Period
1	TQ 56 NW 7 - MKE530	TQ 5299 6505	Roman villa	Monument	Roman
2	TQ 56 NW 8 - MKE531	TQ 5305 6511	Church	Monument	Early-medieval to post-medieval
3	TQ 56 NW 24 - MKE547	TQ 52666500	Iron Age/ early Roman pottery	Find spot	Late Iron Age to Roman - 1 AD to 100 AD
4	TQ 56 NW 28 - MKE551	TQ 53266529	Roman brick and pottery	Find spot	Roman
5	TQ 56 NW 57 - MKE580	TQ 530 650	Possible deserted medieval village	Monument	Medieval
6	TQ 56 SW 25 - MKE691	TQ 5290 6479	Roman roof tile	Find spot	Roman
7	TQ 56 SW 45 - MKE711	TQ 52896491	Worked flints	Find spot	Lower Palaeolithic to Late Iron Age - 500000 BC? to 42 AD?
8	TQ 56 SW 126	TQ 52969 64984	Estate cottage	Building	Post medieval to unknown - AD 1800?

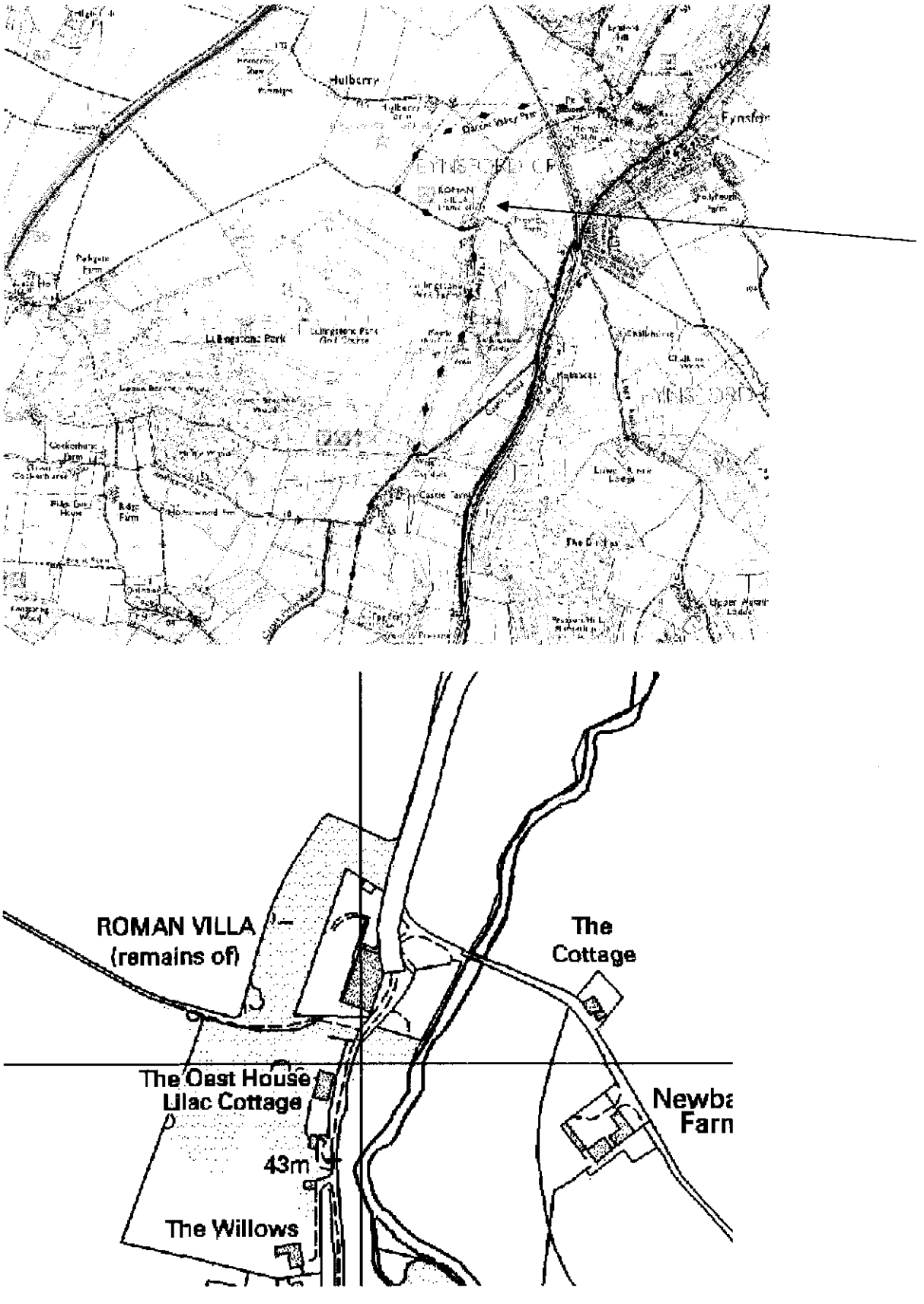

ROMAN VILLA
(remains of)
The
Cottage
The Oast House
Lilac Cottage
43m
The Willows
Newba
Farn

Figure 1

Figure 3
Detail from Christopher Saxton's county map, 1575
(Centre for Kentish Studies)

Figure 4
Detail from Philip Symonson's county map, 1596
(Centre for Kentish Studies)

Figure 5
Detail from Samuel Parker's county map, 1719
(Centre for Kentish Studies)

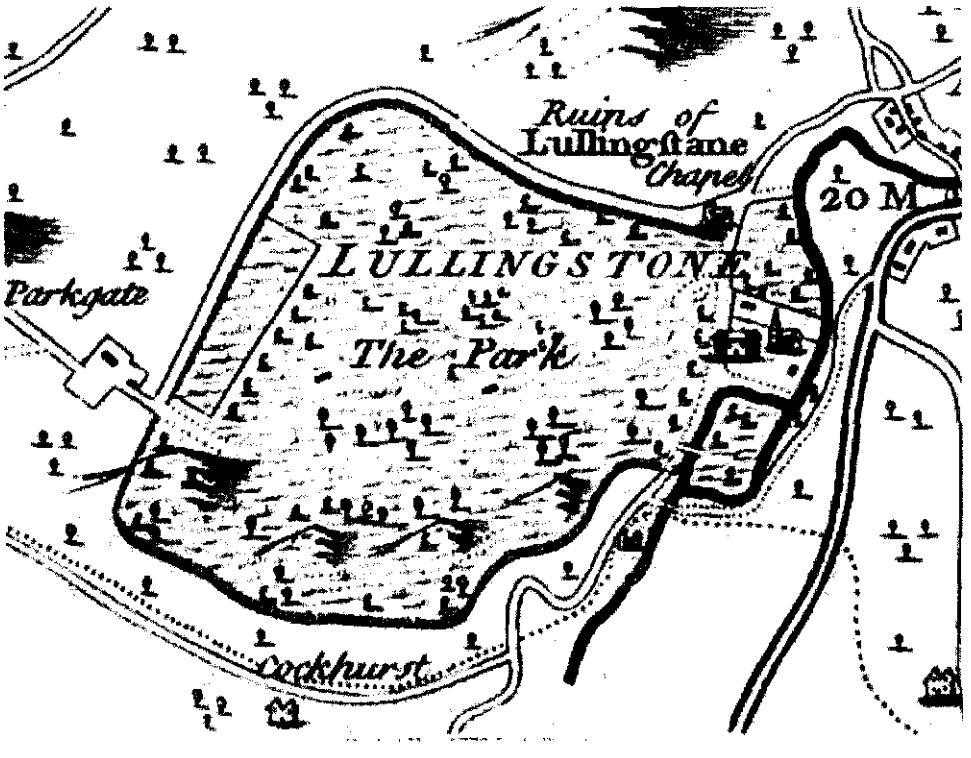


Figure 6
Hasted map for Lullingstone, 1778
(Centre for Kentish Studies)

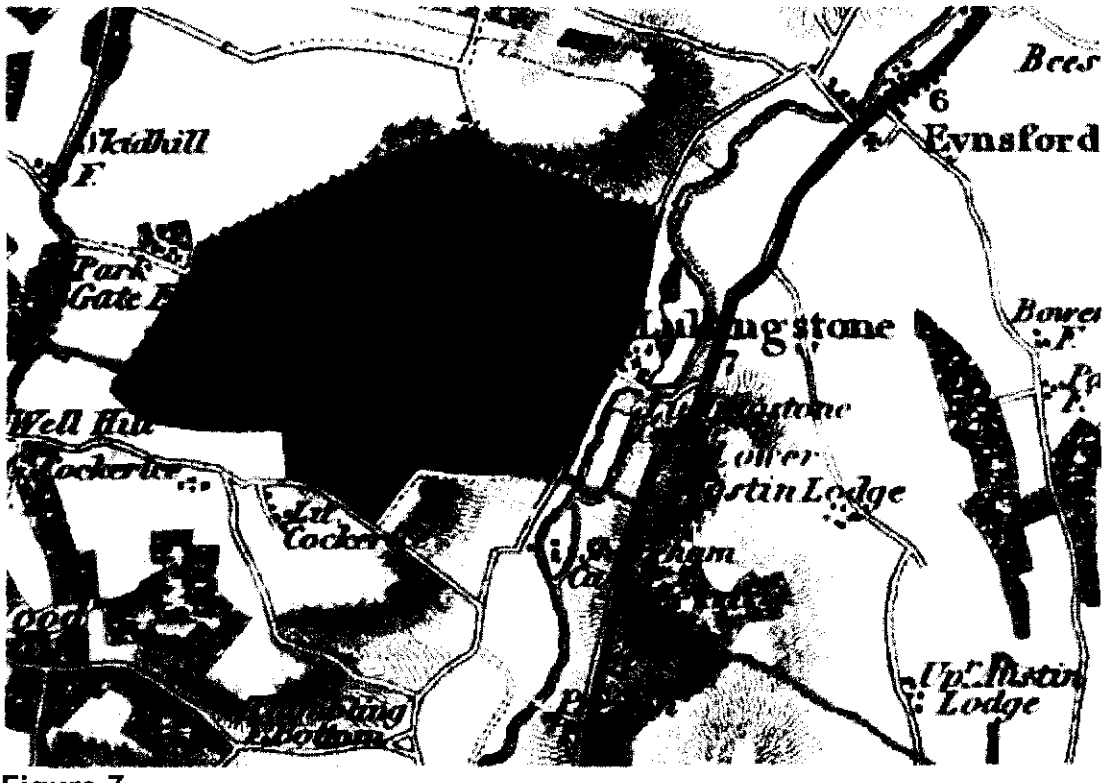


Figure 7
Christopher Greenwood map for Lullingstone, 1821
(Centre for Kentish Studies)

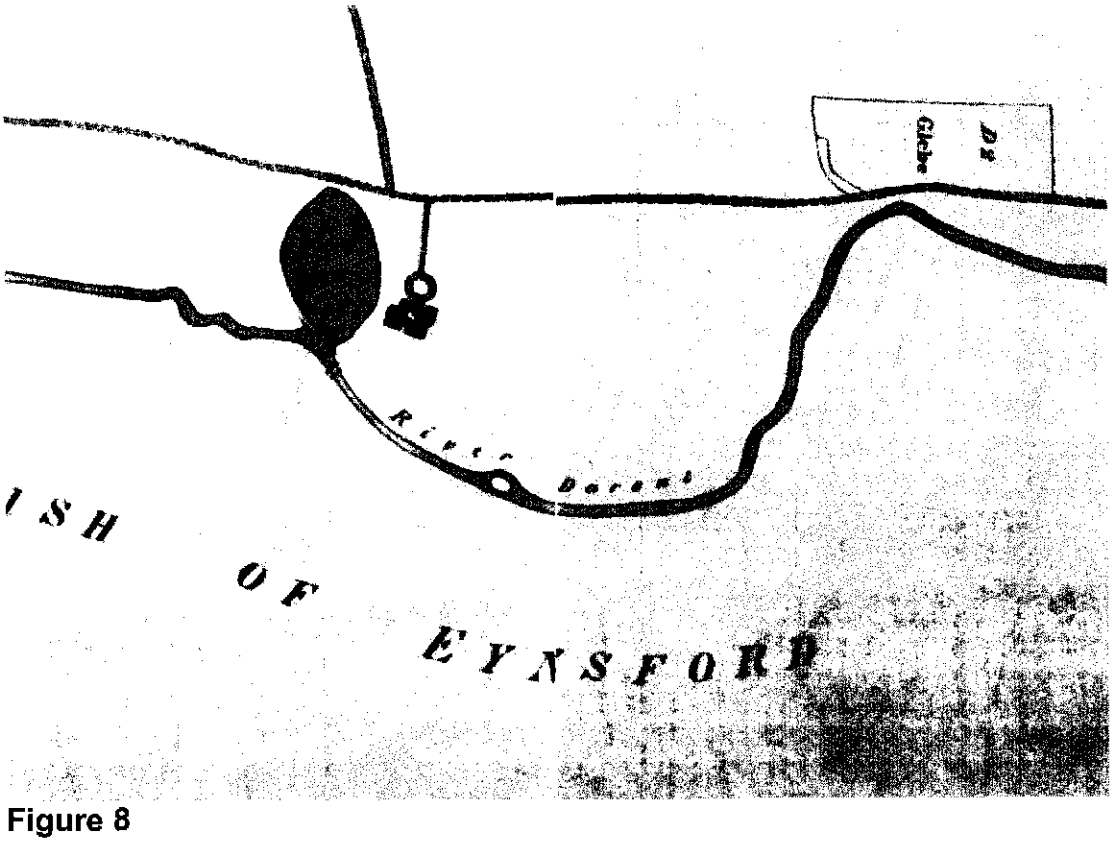


Figure 8
Tithe map, 1843
(Centre for Kentish Studies)

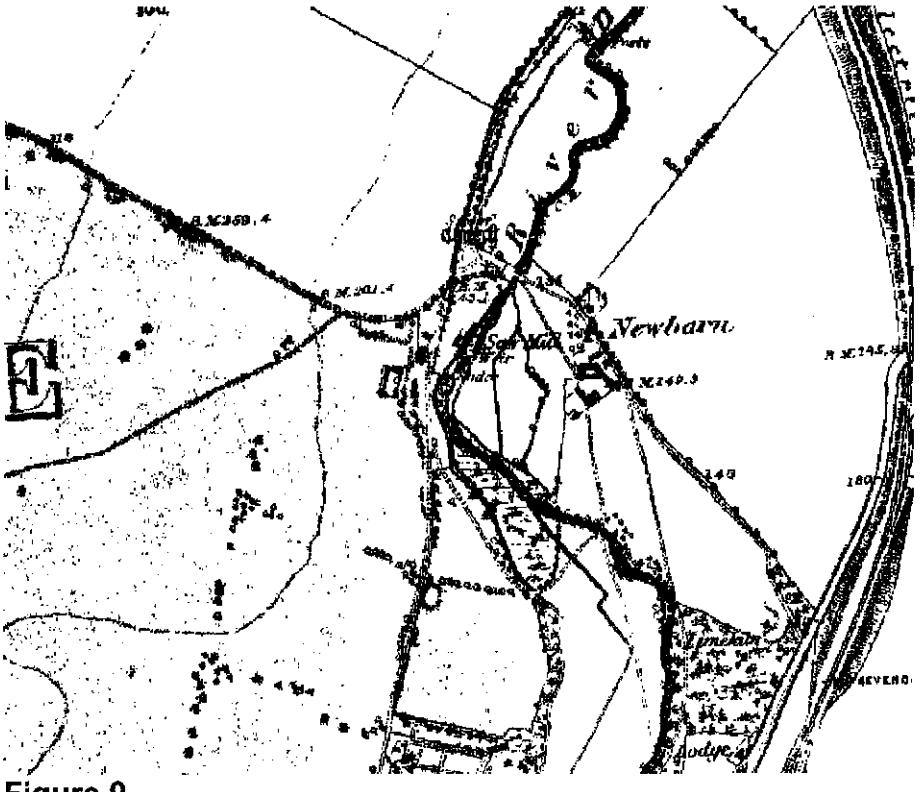


Figure 9
Ordnance Survey, Kent (1:10,560), 1870

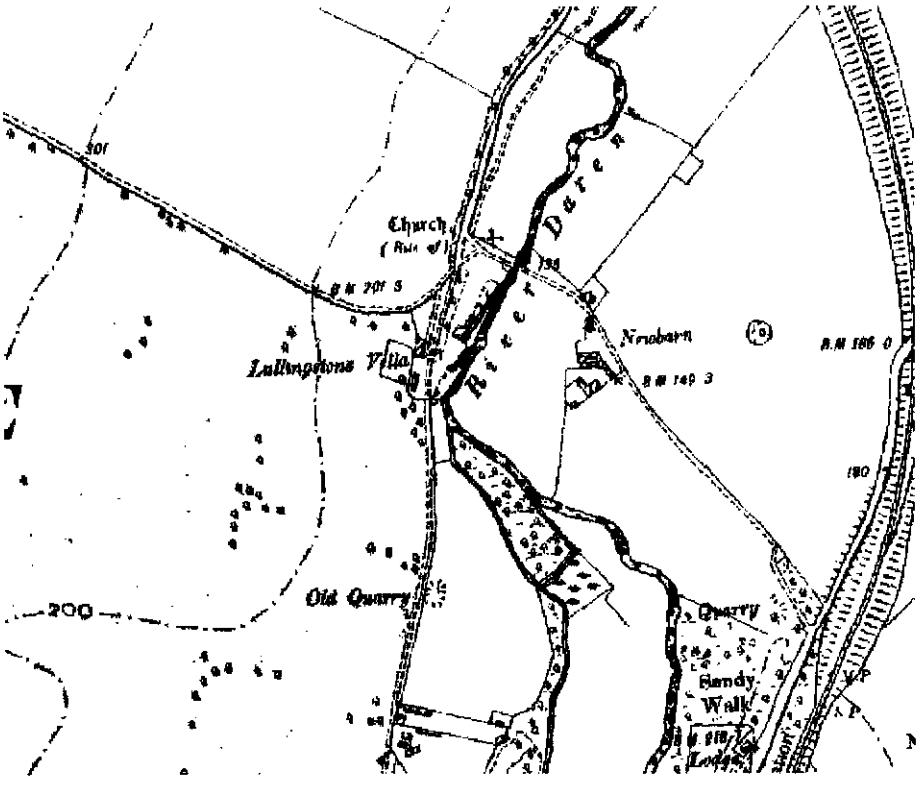


Figure 10
Ordnance Survey, Kent (1:10,560), 1897

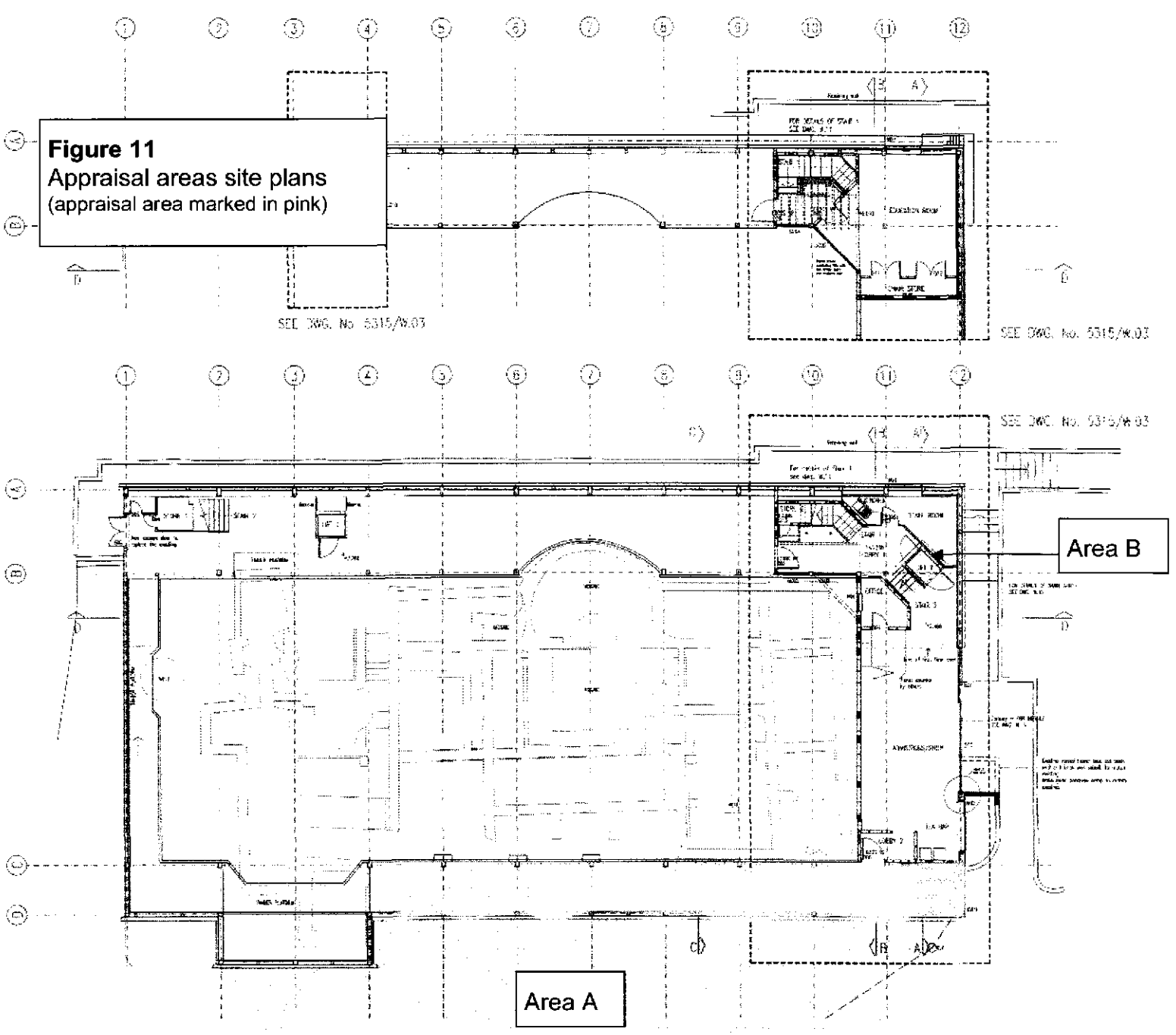


Figure 11
Appraisal areas site plans
(appraisal area marked in pink)

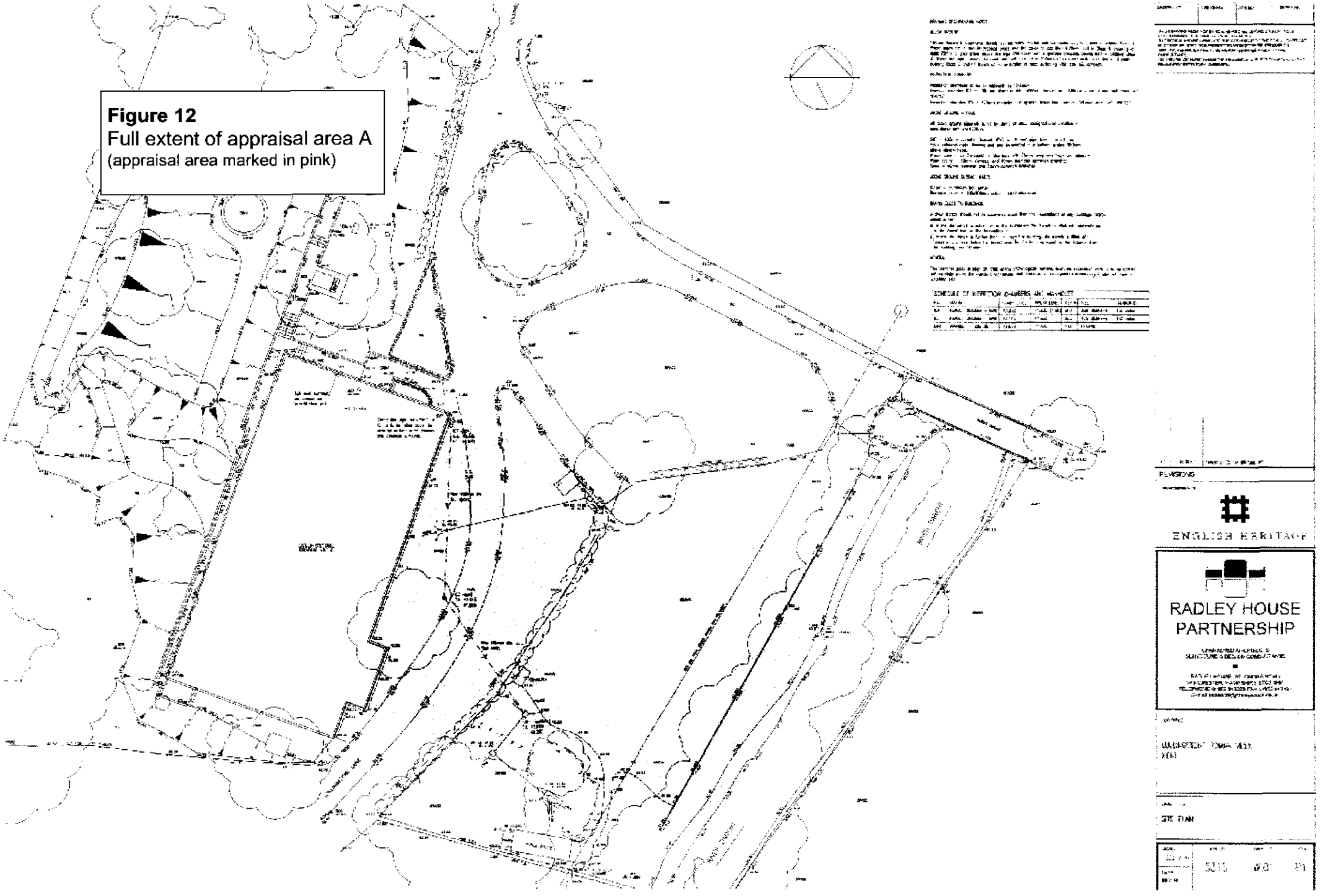


Figure 12
Full extent of appraisal area A
(appraisal area marked in pink)

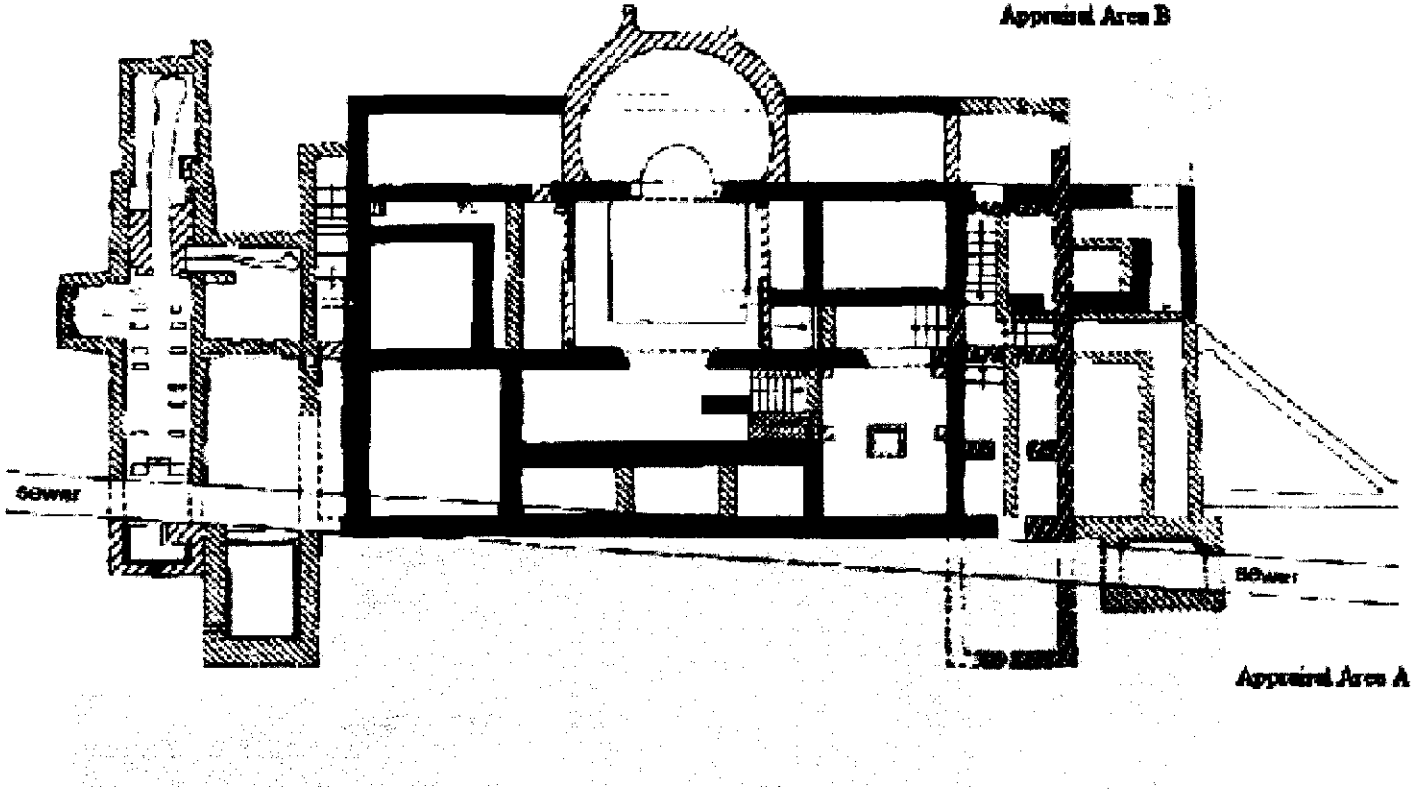
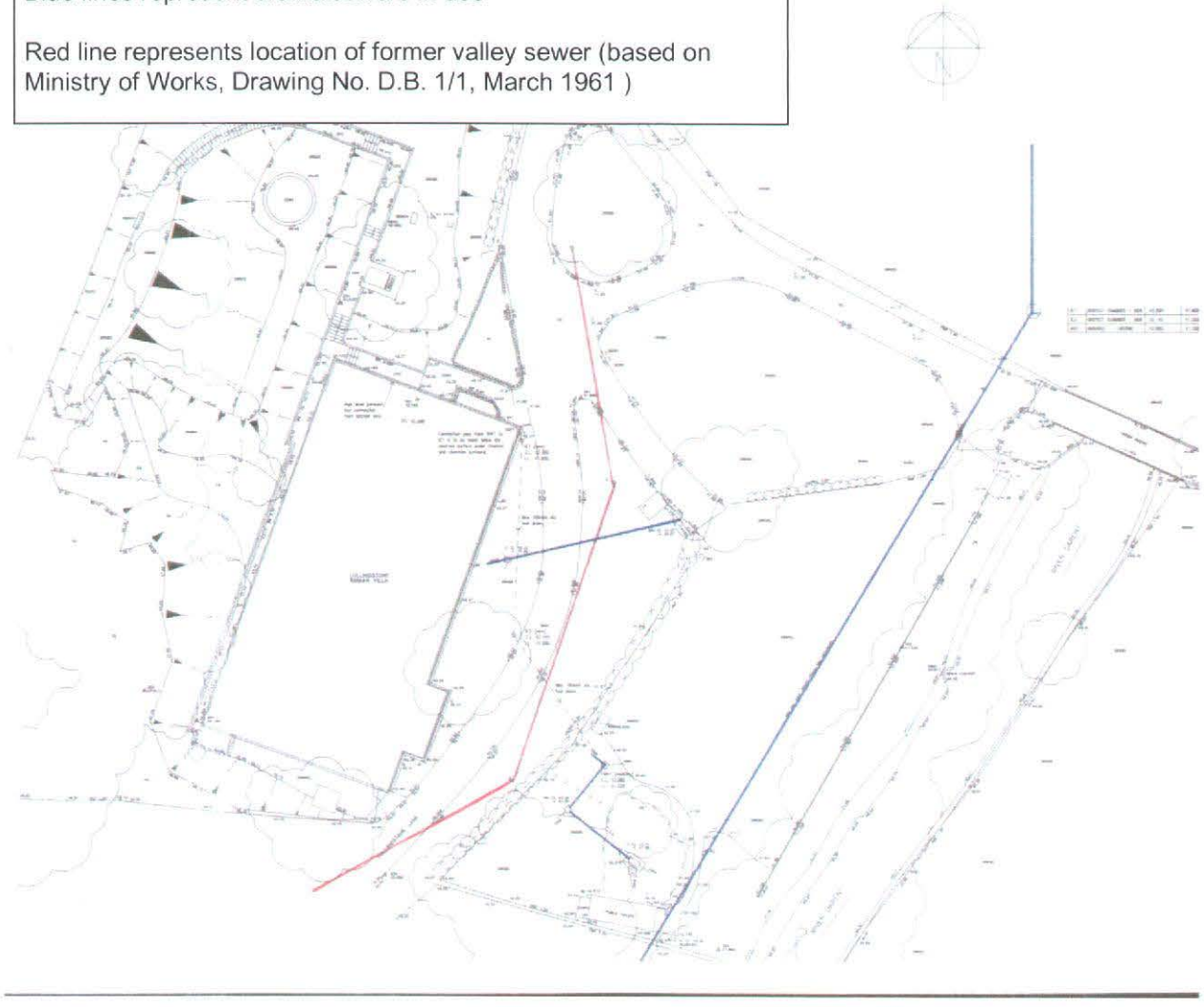


Figure 13
Villa plan (after Meates 1979), with appraisal areas overlaid

Figure 16
Disturbed ground:

Blue lines represent drains/sewers in use

Red line represents location of former valley sewer (based on Ministry of Works, Drawing No. D.B. 1/1, March 1961)



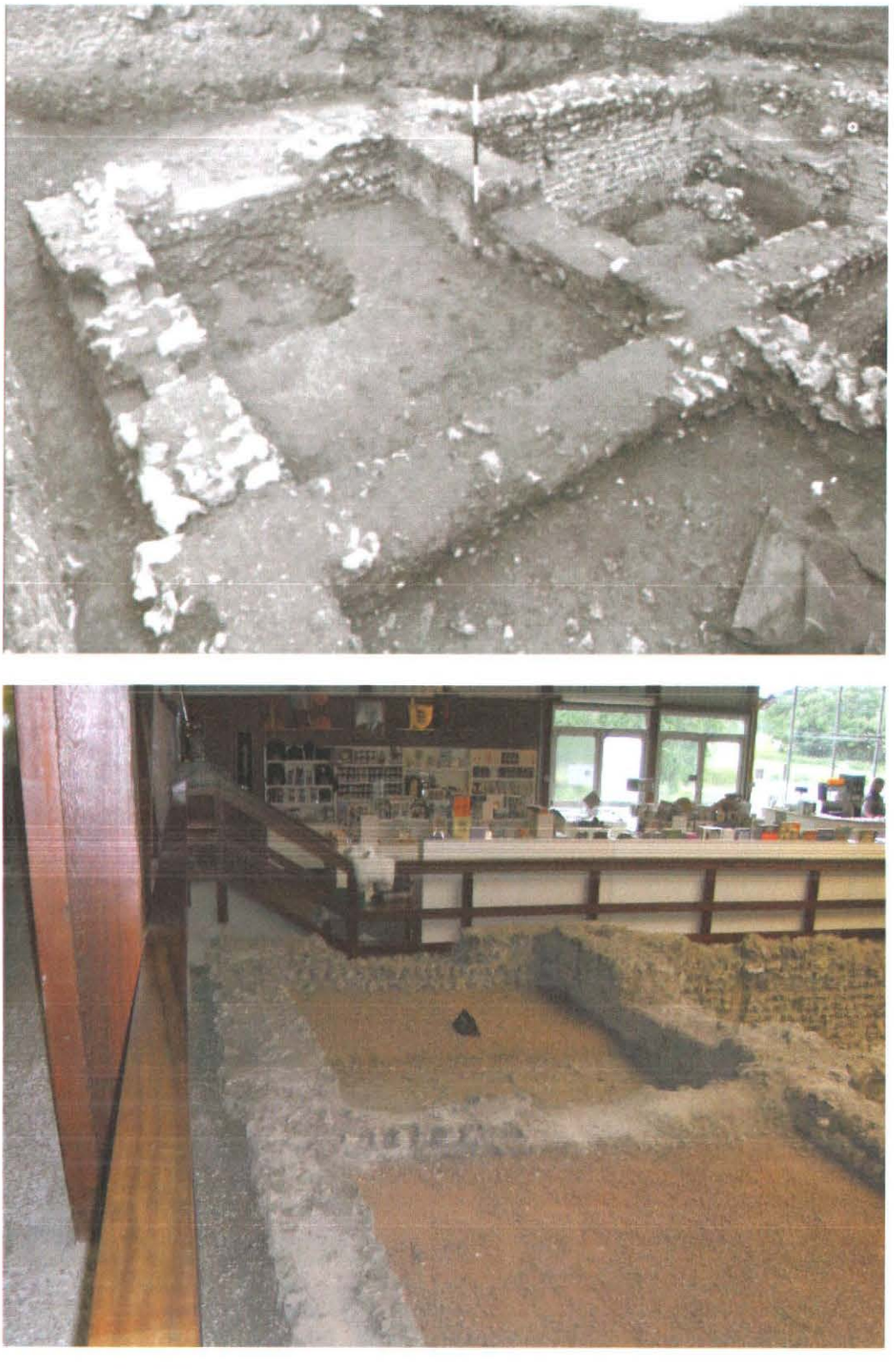


Figure 15
Views of room 11 looking north towards appraisal area B

Top: photograph from Meates, G. W., *The Lullingstone Roman Villa, Volume I – the Site*, Kent Archaeological Society 1979 (p.192 plate xi, a.)
Bottom: photograph showing present arrangements

Figure 14
Interface between exposed remains of villa and concrete walkway (adjacent to appraisal area A)

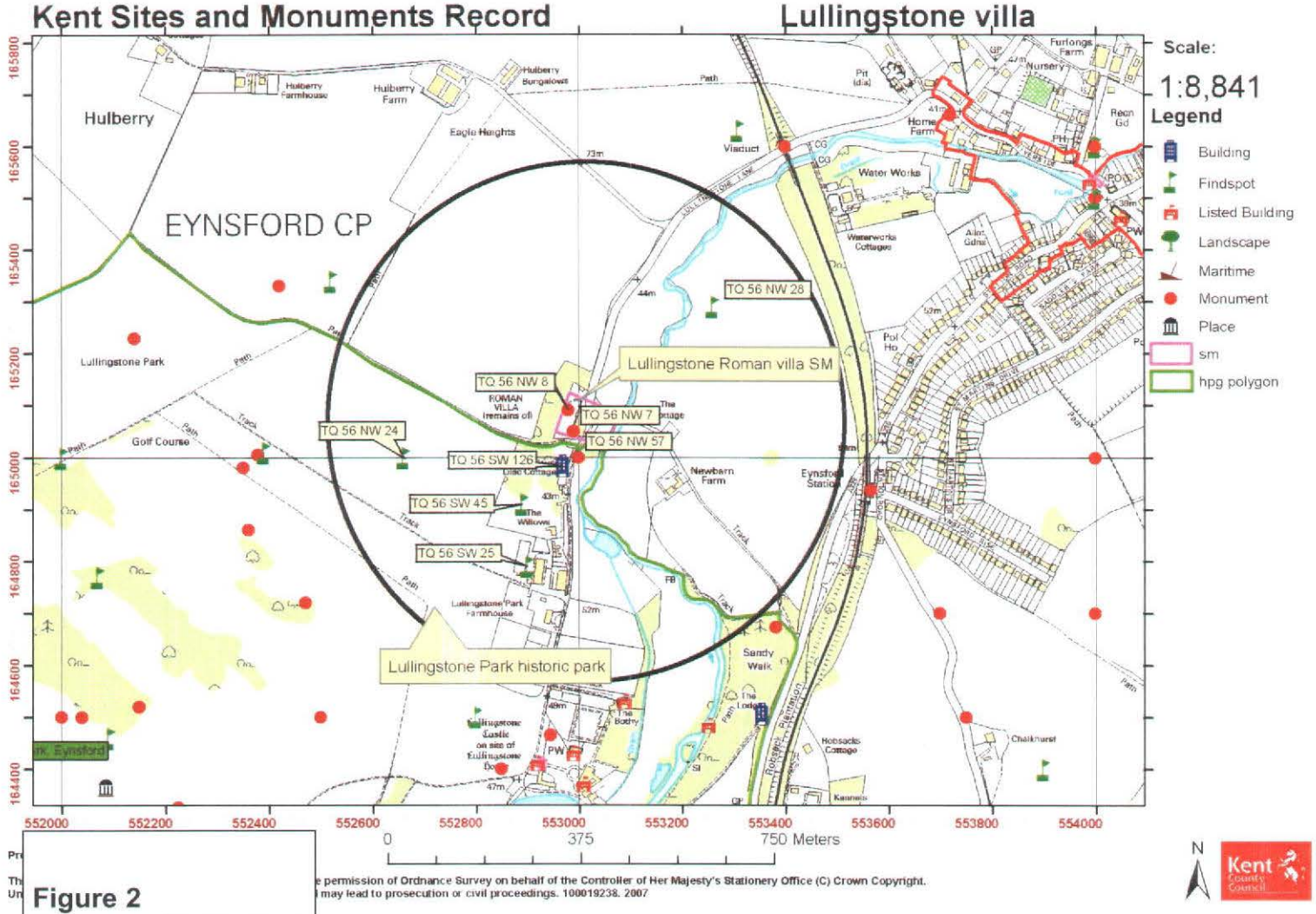


Figure 2
(Image provided by Kent County Council)