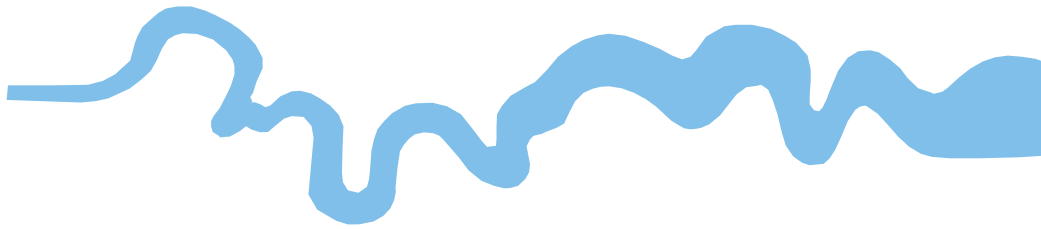


**T V A S**



**SOUTH**

**The Bungalow, Bayhall Road, Royal  
Tunbridge Wells, Kent**

**Archaeological Watching Brief**

**by Sean Wallis**

**Site Code: BRTW20/80**

**(TQ 5952 3910)**

# **The Bungalow, Bayhall Road, Royal Tunbridge Wells, Kent**

**An Archaeological Watching Brief  
For Comber and Son Building Contractors**

**Planning Reference: 18/03020/FULL**

by Sean Wallis  
TVAS South

Site Code BRTW 20/80

**September 2020**

## Summary

**Site name:** The Bungalow, Bayhall Road, Royal Tunbridge Wells, Kent

**Grid reference:** TQ 5952 3910

**Planning reference:** 18/03020/FULL

**Site activity:** Watching Brief

**Date and duration of project:** 28th June 2020

**Project manager:** Sean Wallis

**Site supervisor:** Odile Rouard

**Site code:** BRTW 20/80

**Summary of results:** The watching brief at Bayhall Road successfully investigated those parts of the site which were to be most affected by the development. The results suggest that the area had been heavily disturbed in the past, which is unsurprising given the site's history. The 'Lodge' for the Camden Park Estate was built in the mid 19th century, but it seems likely that the original building was demolished or significantly altered between the 1930s and 1950s, and replaced by 'The Bungalow'. As a result, the area below The Bungalow had probably been truncated by previous activity, and further disturbance took place during its recent demolition. Unsurprisingly, no archaeological finds or features were recorded during the project.

**Location and reference of archive:** The archive is presently held at TVAS South, Brighton, and will be deposited with a suitable repository in due course.

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Report edited/checked by:	Steve Ford ✓ 14.09.20
	Steve Preston ✓ 14.09.20

# **The Bungalow, Bayhall Road, Royal Tunbridge Wells, Kent An Archaeological Watching Brief**

by Sean Wallis

**Report 20/80b**

## **Introduction**

This report documents the results of an archaeological watching brief carried out at Bayhall Road, Royal Tunbridge Wells, Kent (TQ 5952 3910) (Figs. 1 and 2). The work was commissioned by Mr Simon Medhurst of Comber and Sons Building Contractors, Top Road, Sharpthorne, East Grinstead, West Sussex, RH19 4NS.

Planning permission (18/03020/FULL) has been granted by Tunbridge Wells Borough Council for the construction of two new dwellings on the site, following the demolition of the existing house (The Bungalow). The consent was subject to two standard planning conditions (7 and 8) relating to archaeology and the historic environment. This report is in respect of condition 8, which required an archaeological watching brief, to be carried out during the groundworks for the new dwellings. Condition 7 required that a building recording be carried out in respect of The Bungalow, prior to its demolition, and is covered by a separate report (Wallis 2020).

This is in accordance with the *National Planning Policy Framework* (NPPF 2019), and the Borough Council's policies on the historic environment. The watching brief was carried out in accordance with a written scheme of investigation approved by the local planning authority, as advised by the Kent County Council Archaeological Officer.

The fieldwork was undertaken by Odile Rouard on 28th July 2020, and the site code is BRTW 20/80. The archive is currently held at TVAS South, Brighton, and will be deposited with a suitable repository in due course.

## **Location, topography and geology**

The site is located on the south side of Bayhall Road, south-east of the historic core of the Tunbridge Wells (Figs 1 and 2). The site itself is relatively flat and lies at a height of approximately 128m above Ordnance Datum. According to the British Geological Survey the underlying geology consists of Tunbridge Wells Sand (BGS 1971). The site had previously been occupied by a building known as The Bungalow, and its associated garden areas. The Bungalow had been demolished shortly before the watching brief took place.

## **Archaeological background**

The archaeological potential of the site had been highlighted in a briefing document provided by Ms Fransesca Clark of Kent County Council Heritage. In summary this potential stems from its location within Camden Park. The current structure was thought to be one of the lodge buildings and is shown on the First Edition Ordnance Survey from 1870. Camden Park is associated with and developed from Calverley Park, which was a pioneering garden development in the 19th century. Work on Camden Park commenced in the mid 19th century.

The site was recently the subject of a building recording, which sought to record the building before its demolition (Wallis 2020). Comparison of the available historic maps, along with on-site interpretation of the structure, has led to the conclusion that the original mid 19th century building on the site was demolished or significantly altered at some time between the 1930s and 1950s. The 1960 Ordnance Survey shows the present building, now called The Bungalow, and it is therefore this structure which was recently demolished.

## **Objectives and methodology**

The primary aim of the watching brief was to excavate and record any archaeological deposits affected by the proposed groundworks. This involved monitoring any areas of significant ground reduction in respect of the new development. Where archaeological deposits which may warrant preservation *in-situ* were encountered, their treatment was to be discussed in consultation with the client and the Kent County Council Archaeological Officer. Where it was not possible or practicable to preserve archaeological remains *in-situ* the features were to be excavated by hand and fully recorded, to ensure their preservation by record.

All significant ground reduction was to be carried out using a machine fitted with a toothless ditching bucket, under constant archaeological supervision.

The watching brief was to be carried out in accordance with the relevant guidelines issued by the Chartered Institution for Archaeologist (CIfA 2014).

## **Results**

The site was visited at the end of July 2020, shortly after The Bungalow had been demolished (Pl. 1). It was clear that the entire area had been significantly disturbed by the demolition and subsequent removal of rubble. The footprint of the new dwellings had been marked out (Fig. 3; Pl. 2) and, although there was still some demolition rubble present, patches of the underlying natural sandy clay geology were visible. A small area of footing excavations was monitored, to a depth of 1.5m (Fig. 4), and this confirmed that previous activity on the

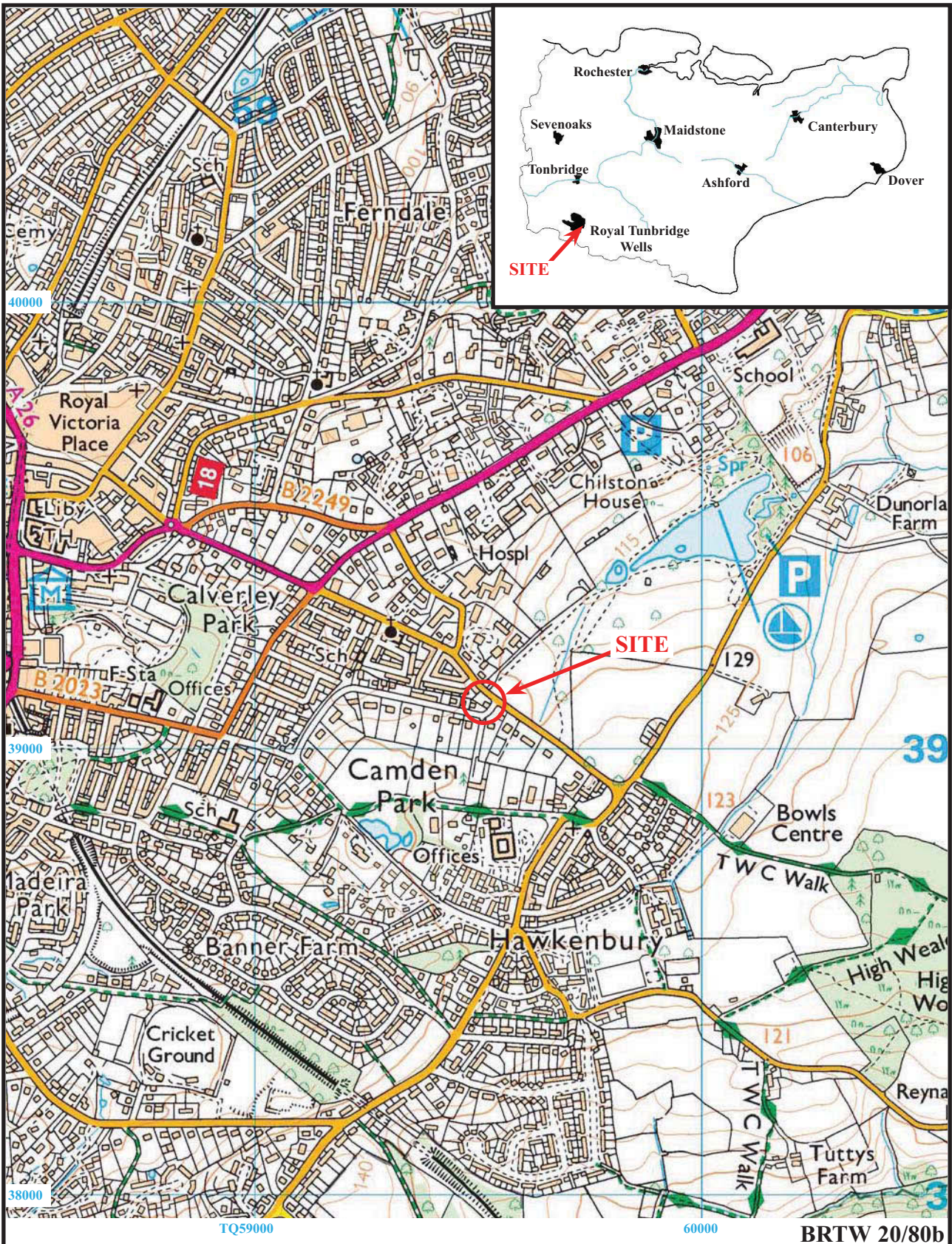
site had removed any original soil horizons. Ignoring those areas where made ground (demolition debris) was still present, the upper 0.40m of the natural geology consisted of a mid yellow brown sandy clay. Below this depth the natural geology became more clayey and redder in colour (Pl. 3).

## **Conclusion**

The watching brief at Bayhall Road successfully investigated those parts of the site which were to be most affected by the development. The results suggest that the area had been heavily disturbed in the past, which is unsurprising given the site's history. The 'Lodge' for the Camden Park Estate was built in the mid 19th century, but it seems likely that the original building was demolished or significantly altered between the 1930s and 1950s, and replaced by The Bungalow. As a result, the area below The Bungalow had probably been truncated by previous activity, and further disturbance took place during its recent demolition. Unsurprisingly, no archaeological finds or features were recorded during the project.

## **References**

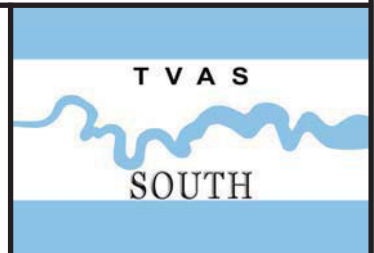
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- CIFA, 2014, *Standard and guidance for archaeological watching briefs*, Chartered Institute for Archaeologists, Reading
- NPPF, 2019, *National Planning Policy Framework* (revised), Ministry of Housing, Communities and Local Government, London
- Wallis, S, 2020, 'The Bungalow, Bayhall Road, Royal Tunbridge Wells, Kent: building recording', TVAS South unpubl rep **20/80**, Brighton

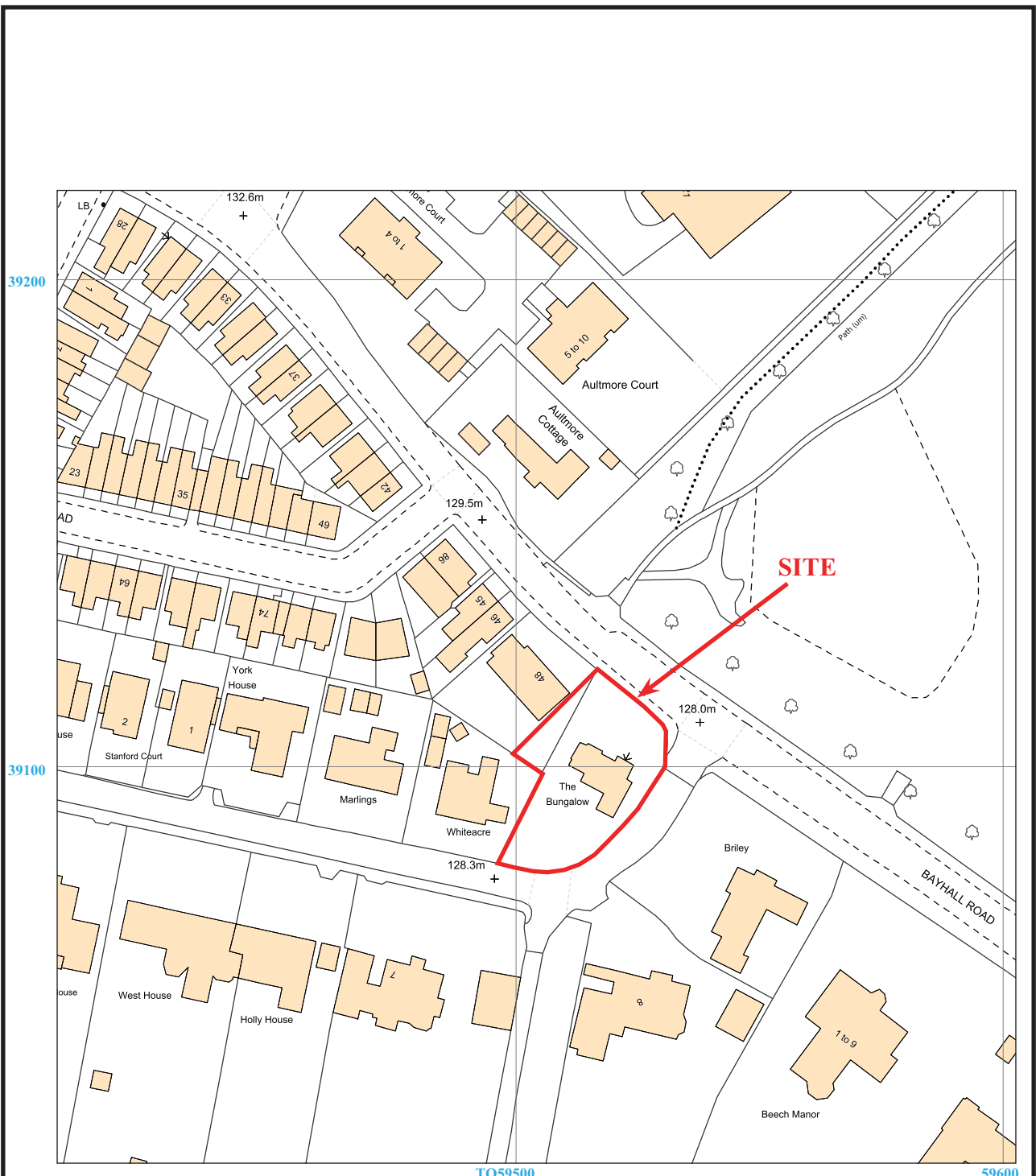


**The Bungalow, Bayhall Road,  
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Archaeological Watching Brief**

Figure 1. Location of site within Royal Tunbridge Wells and Kent.

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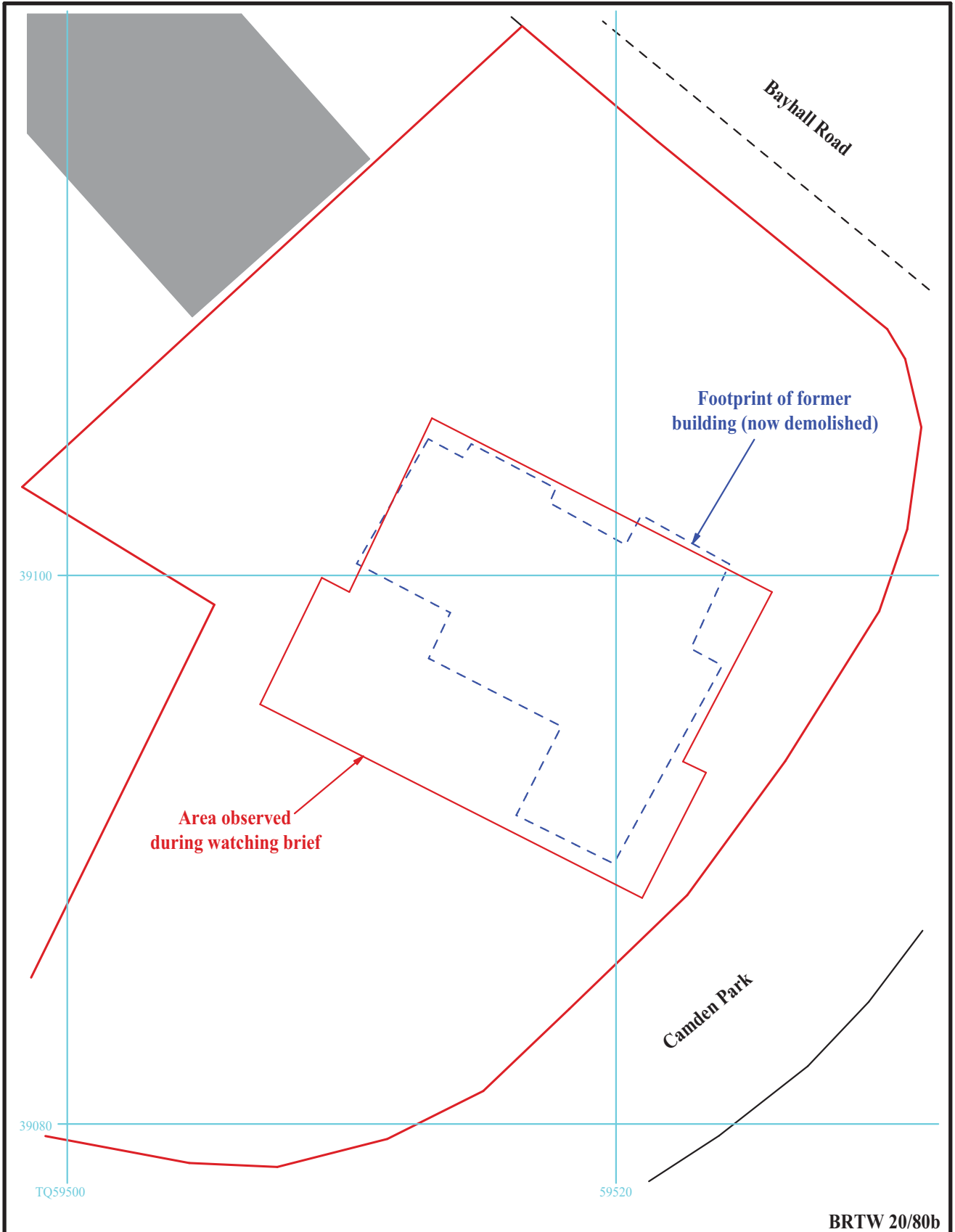
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Figure 2. Detailed site location.

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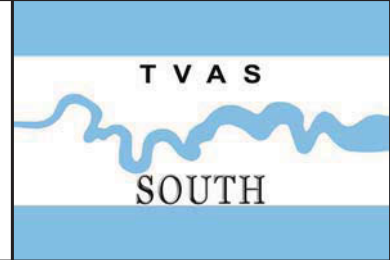




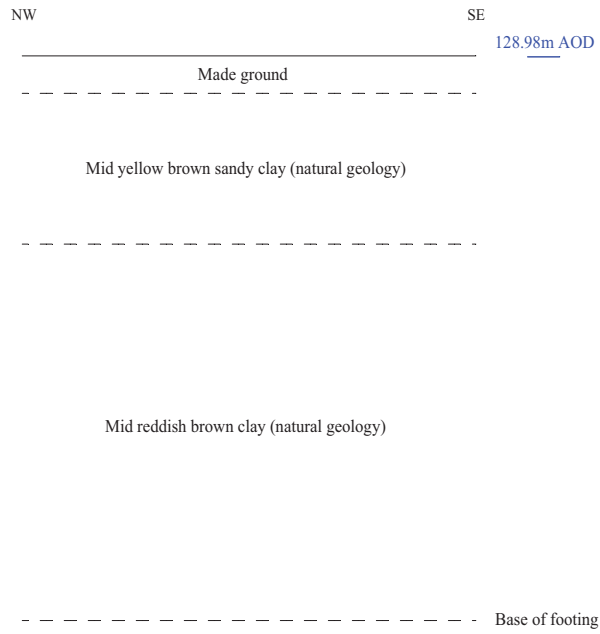


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Figure 3. Plan showing the area monitored during the watching brief.



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Figure 4. Representative section.

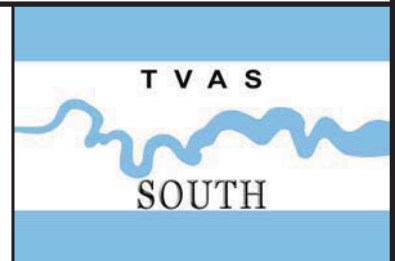




Plate 1. General view of site, looking North.



Plate 2. General view of site, looking North-east.



Plate 3. Footing trench showing stratigraphy,  
looking North-east.  
Scale: 2m.

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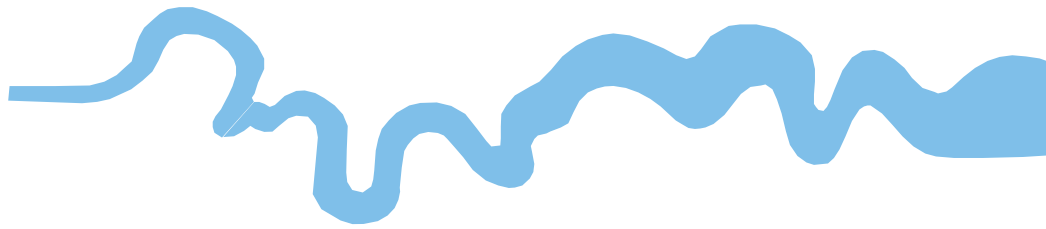
**The Bungalow, Bayhall Road,  
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Plates 1 to 3.**



## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





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