



Chris Butler MIFA Archaeological Services



An Archaeological Watching Brief at Great Haywards Farm Haywards Heath West Sussex

TQ 3266 2359

by
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Summary

An archaeological watching brief was carried out during the construction of two houses at Great Haywards Farm, Haywards Heath.

Unfortunately the ground level had been reduced across much of the site and the wall footings had been excavated and in-filled with concrete prior to the services of an archaeological contractor being engaged. A number of site visits were made during the remaining stages of the project, but apart from some evidence for a metalled surface, there were no archaeological features, and no artefacts pre-dating the Post Medieval period were recovered.

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(Cover picture: Some of the Second World War anti-tank cylinders at Great Haywards Farm)

1. Introduction

- 1.1** Chris Butler Archaeological Services was commissioned by Shire Barns Ltd to carry out an archaeological watching brief during the construction of two houses at Great Haywards Farm, Haywards Heath (TQ 3266 2359).
- 1.2** Great Haywards Farm is situated on the south-west side of Haywards Heath, and to the south of Muster Green. The site is on a gentle south facing slope between 98m and 100m OD, and is surrounded by recent housing developments on the south and west sides, and the London-Brighton railway line on the east side (Fig. 1).
- 1.3** Situated on the north side of the site is Great Haywards, a late 15th century manor house, which has survived as Great Haywards farmhouse, and is a Grade II listed building. A weather-boarded barn to its west is also listed Grade II, and was converted into a residence in 1998.
- 1.4** The geology, according to the British Geological Survey is Tunbridge Wells Sand, with the Weald Clay situated a short way to the south of the site¹.
- 1.5** An application had been submitted for planning permission for the construction of two houses on an area of undeveloped and overgrown grassland, together with the demolition of some redundant farm buildings. The planning consent had been granted by Mid Sussex District Council (being the local planning authority). However, given the archaeological sensitivity of the development site, an archaeological planning condition requiring an archaeological watching brief was attached to the consent.
- 1.6** Unfortunately the ground level had been reduced across much of the site and the wall footings had been excavated and in-filled with concrete prior to the services of Chris Butler Archaeological Services being engaged to undertake the watching brief.
- 1.7** The fieldwork was undertaken between 23rd September 2007 and 14th February 2008 by the author.

¹ Gallois, R.W. (1965) *The Wealden District*, British Geological Survey, London, HMSO.

2. Archaeological & Historical Background

- 2.1 A manor of Haywards can be traced back to the 14th century, with a Philip de Heyworth being mentioned in 1308. It first appears as a manor in 1542, when as 'Hayworth' it was sold. After this it was connected with the manor of Trubweek in the 17th century, the lords of which had rights of common on Haywards Heath². A manorial map of 1638 shows the extent of the land around Great Haywards³.
- 2.2 In 1642 local Royalist forces under Edward Ford, the Sheriff of Sussex, who were advancing on Lewes, were met by a smaller Parliamentary force at Haywards Heath. After a short engagement, probably on the higher ground where the church now stands, the Royalist forces were routed and fled from the battlefield.
- 2.3 The construction of the London to Brighton railway line in 1841 brought about the growth of Haywards Heath, which officially became a town in 1862⁴, and was part of Cuckfield Parish until 1894. Previously the area was heathland, until it was enclosed in 1861.
- 2.4 Haywards Heath was a Category 'B' Nodal Point in 1940, and there were roadblocks around the centre of the town, with anti-tank pimples at the junction of the Broadway and South Road, and in Haywards Road. A Corps Stop Line followed the line of the River Ouse west from Uckfield through into West Sussex and then on to Guildford in Surrey, and passed to the north of Haywards Heath⁵.
- 2.5 The following maps were consulted:

1813-19	Ordnance Survey Old Series (Timeline Historical Map)
1837	London to Brighton Railway deposited plans (ESRO QDP/164/1)
1875	1 st edition OS map
1896	2 nd Edition OS map
1910	3 rd Edition OS map
1949	Conveyance map

- 2.6 The earliest map (Fig. 2) shows the farm (and manorial?) complex of some five buildings to the south-west of Haywards Heath. The area appears to be largely unenclosed, with the extensive Petlands Wood to the east, and a number of other isolated farms scattered around the area.

The site is shown on the extract from the 1837 London to Brighton Railway deposited plans, and shows the complex to have four major buildings and two small buildings, with another two buildings situated a short distance to the west. The area of the current development

² Salzman, L.F. (1973) *The Victoria County History of Sussex, Volume VII*, Folkestone, Dawsons.

³ Ford, W. & Rogers, L. (1998) *The Story of Haywards Heath*, Seaford, S.B. Publications.

⁴ www.localwebsuk.com/haywardsheath/briefhistory

⁵ Butler, C. (2008) *West Sussex under Attack*, Stroud, Tempus Publishing Ltd.

appears to be a field with the garden of Great Haywards, that extends south into the eastern part of the site.

- 2.7** The 1875 map shows the farm complex in more detail (Fig. 3). The garden still extends to the south into the area of the current development, with the western part of the site still being a field, and with a track heading south through the west side of the site. A single large pond is shown to the east of Great Haywards.
- 2.8** By 1896 there have been a number of significant changes. The complex is now called Great Haywards Farm (Fig. 4), and three of the large buildings have gone, leaving just the house and a single barn, whilst the garden is no longer shown extending south, this area now being shown as part of a large field. There is a small group of farm buildings to the west of the house. To the east a linear cut is shown to the south of the large pond, although it is not clear whether this is another pond. A new Great Haywards house with its own lodge is shown a little way to the north, and another large house ('Oakwood') has been built to the west of Great Haywards Farm. The area to the north and west of Great Haywards, is becoming more developed with a number of houses fronting the two roads.
- 2.9** The 1910 map gives a little more detail than the previous map, although little appears to have changed (Fig. 5). A single small building is shown in the middle of the field to the south of the house, and may be just on the southern edge of the development.
- 2.10** The 1949 conveyance map appears to show three small paddocks on the eastern part of the site, together with the small building shown on the 1910 map, now located within the corner of one of the paddocks. The linear cut is now also designated as a pond.
- 2.11** A 1946 aerial photograph⁶ shows the three paddocks to be gardens, which are laid out in a number of regular plots, with the rest of the site being a grassed field. There is no indication of the two extant farm buildings that are located on the western part of the site, which must therefore have been constructed after this date, although the group of farm buildings shown on the 1896 and 1910 maps are still extant at this date.
- 2.12** The Historic Environment Record for the area shows that there are eight sites within 500m of Great Haywards, these are:

MWS7480	TQ3281124053	17 th Century	Mr. Viccars House
MWS7475	TQ3256623975	17 th Century	Hen. Davis House and Lande
MWS7474	TQ3261023954	17 th Century	Smiths shop
MWS7473	TQ3265623627	17 th Century	Great Haywards
MWS7472	TQ3306123816	17 th Century	Edward Davis House and Land
MWS6826	TQ32352388	18/19 th Cent.	Ditch & pond (Beech Hurst Gardens)
MWS133	TQ32402390	19 th Century	Beech Hurst parkscap
MWS7172	TQ325237	WW2	Anti aircraft site (Op. Diver)

⁶ <http://www.geog.sussex.ac.uk/grc/info/sussexairphotos/1940/8-5010.jpg>

2.13 There are a total of 10 Listed Buildings within a 500m radius of the site:

DWS7697	TQ3282523305	1934-6	68 & 70 Sunnywood Drive
DWS7493	TQ3286123283	1934-6	63 Sunnywood Drive
DWS7135	TQ3283223312	1934-6	66 Sunnywood Drive
DWS7134	TQ3286623307	1934-6	59 Sunnywood Drive
DWS6713	TQ3285423274	1934-6	65 Sunnywood Drive
DWS6712	TQ3286523295	1934-6	61 Sunnywood Drive
DWS7503	TQ3265623646	18 th Century	Barn at Great Haywards
DWS7670	TQ3268823622	15/16 th Cent.	Great Haywards Farmhouse
DWS6739	TQ3281124054	16 th Century	The Old House, Boltro Road
DWS6709	TQ3256523976	16 th Century	Sergison Arms PH

3. Archaeological Methodology

- 3.1** On arrival at the site, the site had already been levelled, which had resulted in the removal of the topsoil from over the footprint of the new houses, and the removal of up to 1m depth of subsoil at the north end of the site to create a terrace. At the southern end of the site only the topsoil and a small amount of subsoil had been removed. The footings for one of the houses had already been excavated and in-filled with concrete.
- 3.2** The soil had been placed into a large pile on the eastern part of the site, prior to its removal from the site. This part of the site had also been cleared of trees and undergrowth, but it was not intended to build here.
- 3.3** On the western part of the site there were two disused farm buildings together with some hard standing and a manhole cover to a drain. The buildings were constructed from concrete breeze blocks and had corrugated iron roofs; the larger of the two buildings also being clad with corrugated iron on its east side. Both buildings sat on concrete rafts. These buildings were to be demolished.
- 3.4** The revealed section at the north-west end of the site was the only remaining clue to the stratigraphy and was therefore inspected, and a brief record of the different contexts was made (see below). The pile of spoil and the exposed surface across the site was also inspected for archaeological artefacts.
- 3.5** Given the existing situation at that time, a strategy for an archaeological watching brief during the remaining part of the development was agreed with the client and the local planning authority. This was to comprise:

- a) An archaeological presence when the footings for the second house are excavated.
- b) An archaeological presence when the service trenches are excavated.
- c) When the agricultural buildings are removed an inspection of the exposed footprint should be made.
- d) An archaeological presence during any landscaping work.

3.6 In the event, it was not possible to be present during the excavation of the footings for the second house, although an inspection of the site shortly afterwards failed to locate any archaeological features or artefacts. Given that the topsoil had previously been removed down to the natural across this part of the site it is unlikely that there were any features remaining in this area.

3.7 After the removal of the agricultural buildings, two small trial trenches were excavated with the co-operation of the developers, the first was to investigate an area that was due to be landscaped, and the second was on the line of the service trench.

3.8 There were no archaeological deposits or features to be excavated, although the revealed northern section was recorded according to accepted professional standards using context record sheets. Deposit colours were recorded by visual inspection and not by reference to a Munsell Colour chart.

3.9 A photographic record of the work was kept as appropriate and will form part of the site archive. The archive is presently held by Chris Butler Archaeological Services and, after any further analysis, will be offered to the appropriate Museum. A site reference of GHW07 has been allocated.

4. Results

4.1 The only archaeological deposits that could be recorded were those revealed in the section along the north-western edge of the site between the entrance and the north-west corner of the site (see Fig 7). No artefacts were recovered from these contexts to assist with their dating, although the small fragments of building material recovered suggest that they are all Post Medieval in date.

4.2 Context 1 was a mid grey sandy loam topsoil, which contained small sandstone pieces to 25mm (2%), roots (3%) and charcoal flecks (1%). This topsoil varied in depth from 350mm to 450mm in the northern section, and was visible as a surface deposit in parts of the site where it had not been removed.

- 4.3** Below Context **1** was a compact yellow-brown sandy clay (Context **2**) with pieces of sandstone to 100mm (3%). This was the natural, and could be traced to a depth of 1m where it had been terraced into at the north end of the site.
- 4.4** In the section there was a dark grey compact sandy loam soil (Context **3**) with frequent gravel pieces (15%), brick and tile fragments (10%), charcoal and other burnt material (10%) and sandstone pieces (5%). This appears to have formed a compact surface up to 130mm thick and 4.3m long at the interface between Contexts **1** and **2**, and is of unknown date
- 4.5** A burnt layer (Context **4**) 80mm to 100mm thick and extending for 3.5m was seen within Context **1**, and above Context **5**. Context **4** comprised a firm black sandy loam soil with numerous charcoal fragments and flecks (70%), and gravel pieces (10%).
- 4.6** Context **5** was below Context **4** and within Context **1**, and comprised a light grey compact layer of sandy loam soil and rubble 120mm thick with frequent pieces of mortar/cement (75%), brick fragments (10%) and gravel pieces (5%). This layer occurs at a depth of 150mm and extends from demolished farm building eastwards for some 6m gradually petering out to stop just above Context **3**. This may be associated with the 19th century farm buildings that were located immediately to the north of this section.
- 4.7** There were a number of ceramic land drains running north-west to south-east, that were seen in the sections along the north and west sides of the site.
- 4.8** In the south-west corner of the site (TQ 3264 2358) a total of 27 anti-tank cylinders dating from the Second World War were recorded. These formed a boundary wall (Context **6**) that ran for a short distance along the west boundary and then for some 15m along the southern boundary. Some earth had been embanked against these, and it was intended that they would be retained in-situ.
- 4.9** After the removal of the agricultural buildings on the west side of the site, there were no archaeological deposits or artefacts seen within their footprints. The whole area around these buildings appeared to have been disturbed in the past. As this area was to be levelled and then grassed over, it was agreed that two trenches would be excavated by the developer and under archaeological supervision, to establish whether there was any archaeology present.
- 4.10** The first of the trial trenches was excavated in an area at the west end of the site where a small patio was to be landscaped (Fig. 7). The trench measured 2m x 0.5m and was excavated by a small tracked digger. This revealed some 250mm of made-up ground comprising a dark brown sandy loam with frequent pieces of Post Medieval building material and clinker. Below this was 100mm of dark brown sandy clay, and then the natural. No archaeological features or artefacts were seen.

- 4.11** The second trial trench was excavated on the line of a new electricity service trench that was to run along the western edge of the houses (Fig. 7). The trench measured 1m x 0.5m and revealed some 200mm of made-up ground comprising a dark brown sandy loam with frequent pieces of Post Medieval building material and clinker. Below this was the natural. No archaeological features or artefacts were seen.
- 4.12** There were no other features noted during the watching brief, although given the circumstances it cannot be confirmed that there were no archaeological deposits or features present in the parts of the site that it was not possible to observe.
- 4.13** The developer confirmed that there would be no further ground works undertaken on the site.

5. Finds

- 5.1** The excavation produced a small assemblage of 19/20th century finds, which are summarised in Table 1 below:

Table 1

Context Number	Pottery No./gms.	Animal bone No./gms.	Glass No./gms.	Other No./gms.
Surface	8 Post Medieval (117g)		2 Post Medieval (122g)	
Spoilheap	3 Post Medieval (80g)			
5	1 Post Medieval (1g)			1 CBM (3g)

- 5.2** The pottery comprised mostly sherds of plain china and blue & white transfer printed china, and a single sherd of brown glazed hard-fired earthenware, all of which are likely to date to the latter part of the 19th or early 20th century.
- 5.3** There were two fragments of glass; the base of a dark green mineral water bottle, and a light green neck of a bottle. Both of these date to the latter part of the 19th or early 20th century.
- 5.4** Fragments of Post Medieval brick and tile were also noted across the site, all of which were shades of orange-brown in colour and in a hard well-fired fabric. A single small fragment of soft-fired ceramic building material (CBM) was recovered from Context 5, and is likely to be earlier than the mid 19th century in date.

6. Discussion

- 6.1** The fact that the topsoil and much of the subsoil across the site had been removed before there was any archaeological presence at the site to undertake a watching brief has meant that an opportunity to investigate the archaeology in this part of Haywards Heath has been lost.
- 6.2** The map evidence investigated as part of this project suggests that the area of the current development has been a field or garden since at least the beginning of the 19th century, and it is also likely that it has been an open area for some time before that. However, given the adjacent 15th century manor house and farm, it is likely that this area may have been much more intensively used for agricultural purposes. Unfortunately the removal of the topsoil will have removed any evidence, such as the pottery and other material spread in the ploughsoil by manuring activity, for this.
- 6.3** There was no evidence for any Medieval or earlier activity at the site. Given the presence of the Roman road a short distance to the west of the site and prehistoric activity in the area⁷, it might have been expected that there would be evidence for at least the latter. Again the removal of the topsoil, and a substantial amount of subsoil, has removed any evidence for this earlier activity.
- 6.4** The presence of the 27 anti-tank cylinders of Second World War date is of interest as these are unlikely to have moved very far from their original location. These cylinders would have formed part of a roadblock⁸, in conjunction with other defences; being positioned at the side of the road until needed, and then rolled into position to block the road. Although the Nodal Point defences in 1940 were located around the centre of the town, at the junction of the Broadway and South Road, and in Haywards Road, it is possible that there were also roadblocks further out, perhaps at Muster Green and on the Burgess Hill road close to the site.

7. Acknowledgements

I would like to thank Ian Aldred and Simon Hersey of Shire Barns Limited for their co-operation during the watching brief. John Mills, Assistant County Archaeologist for West Sussex and Rachel Salter, the West Sussex HER Officer, arranged for the HER and Listed Building data to be made available.

⁷ Griffin, N., James, R. & Butler, C. (2004) The London-Portslade Roman road and prehistoric activity at Haywards Heath, *Sussex Archaeological Collections* **142**, 139-143.

⁸ Lowry, B. (1996) *20th Century Defences in Britain*, York, Council for British Archaeology.

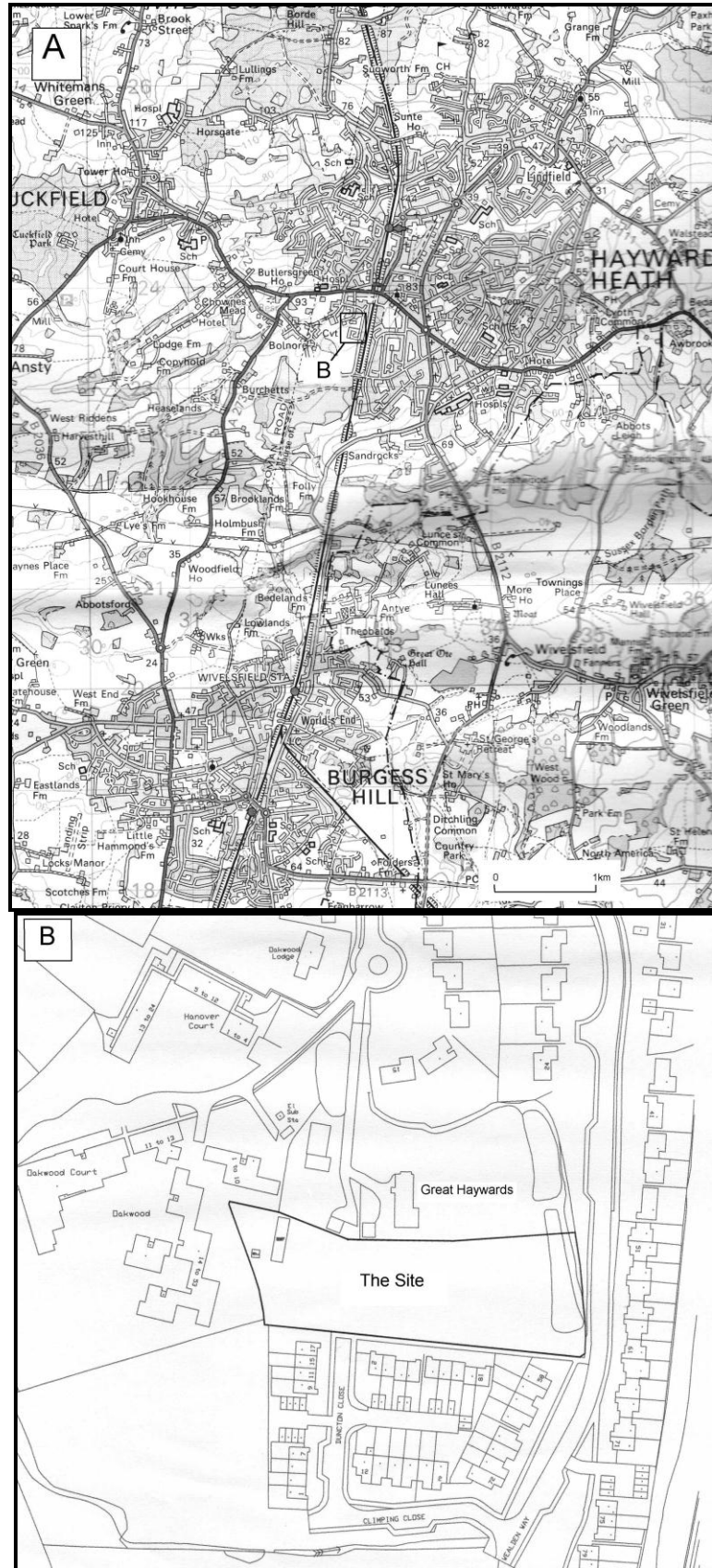


Fig. 1: Great Haywards: Site location map
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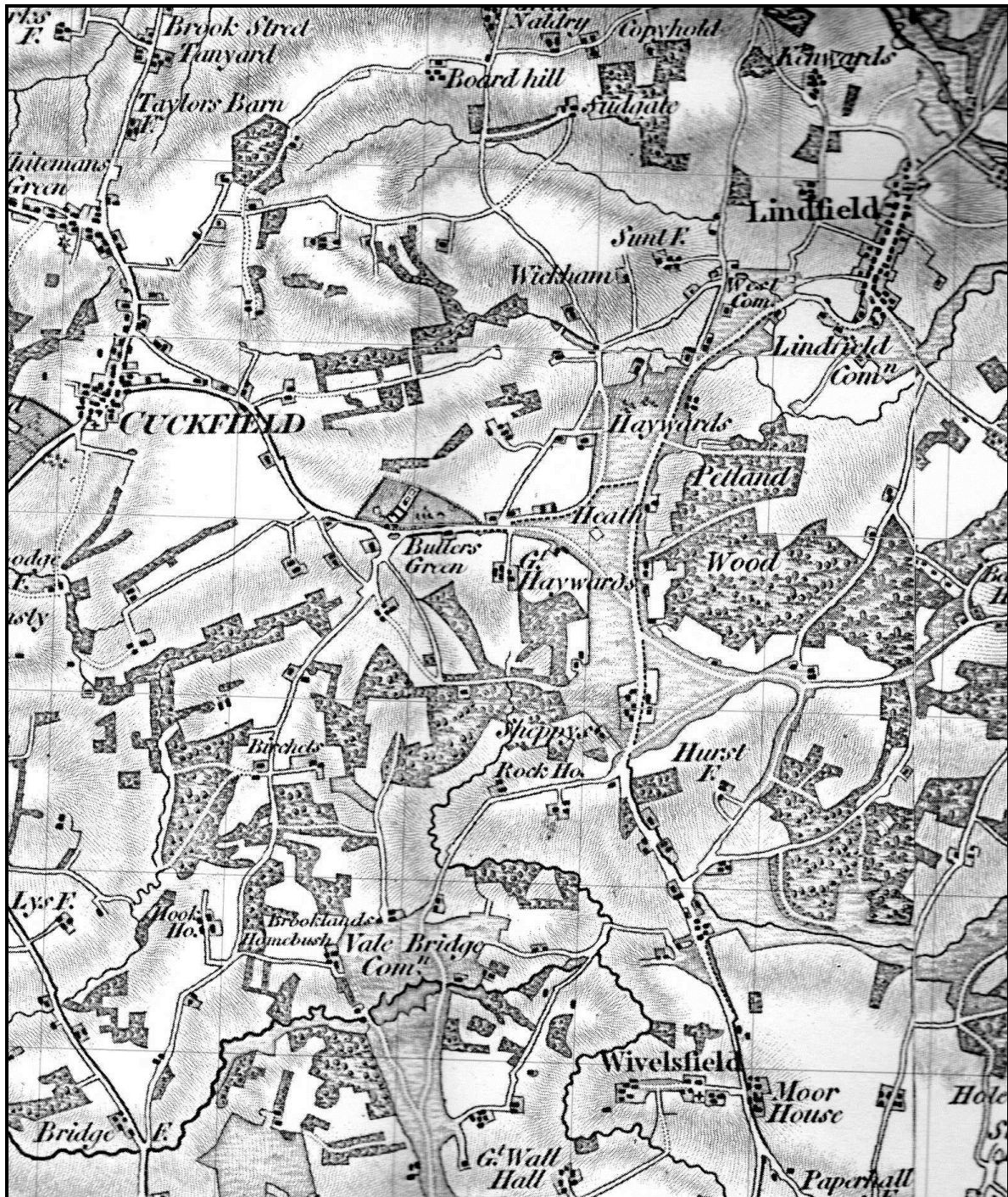


Fig. 2: 1813-1819 Old Series Ordnance Survey Map showing Great Haywards
Ordnance Survey © Crown copyright. All rights reserved. Licence number 100037471

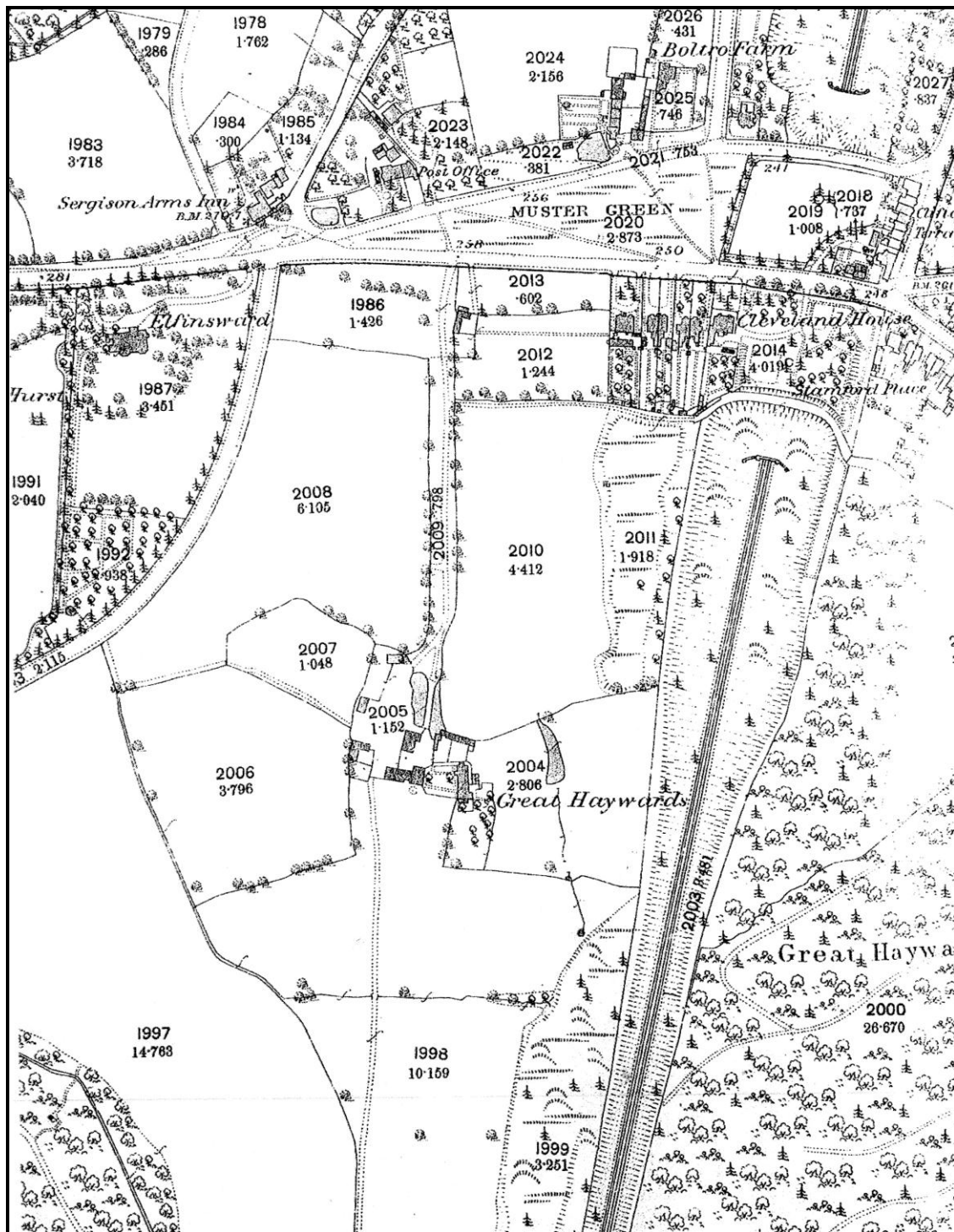


Fig. 3: 1875 Ordnance Survey Map

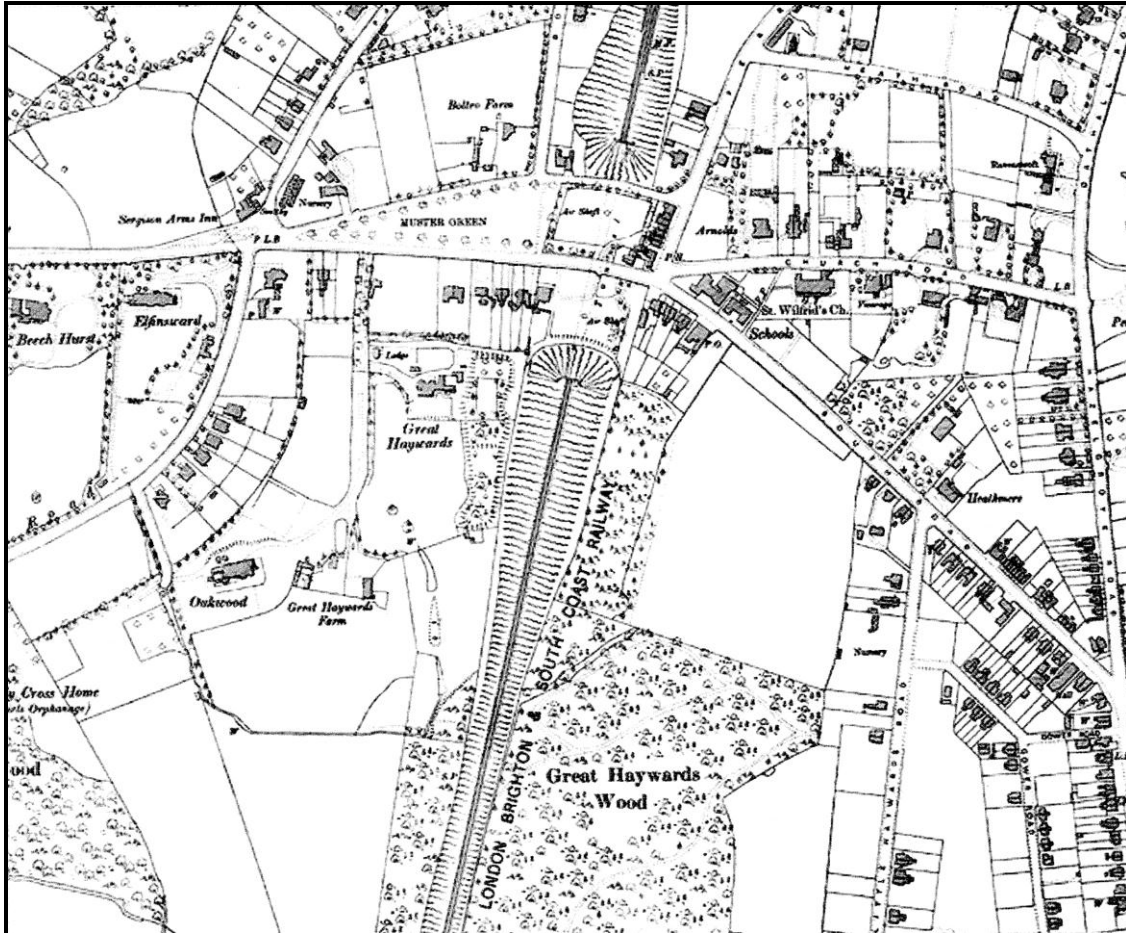


Fig. 4: 1896 Ordnance Survey Map



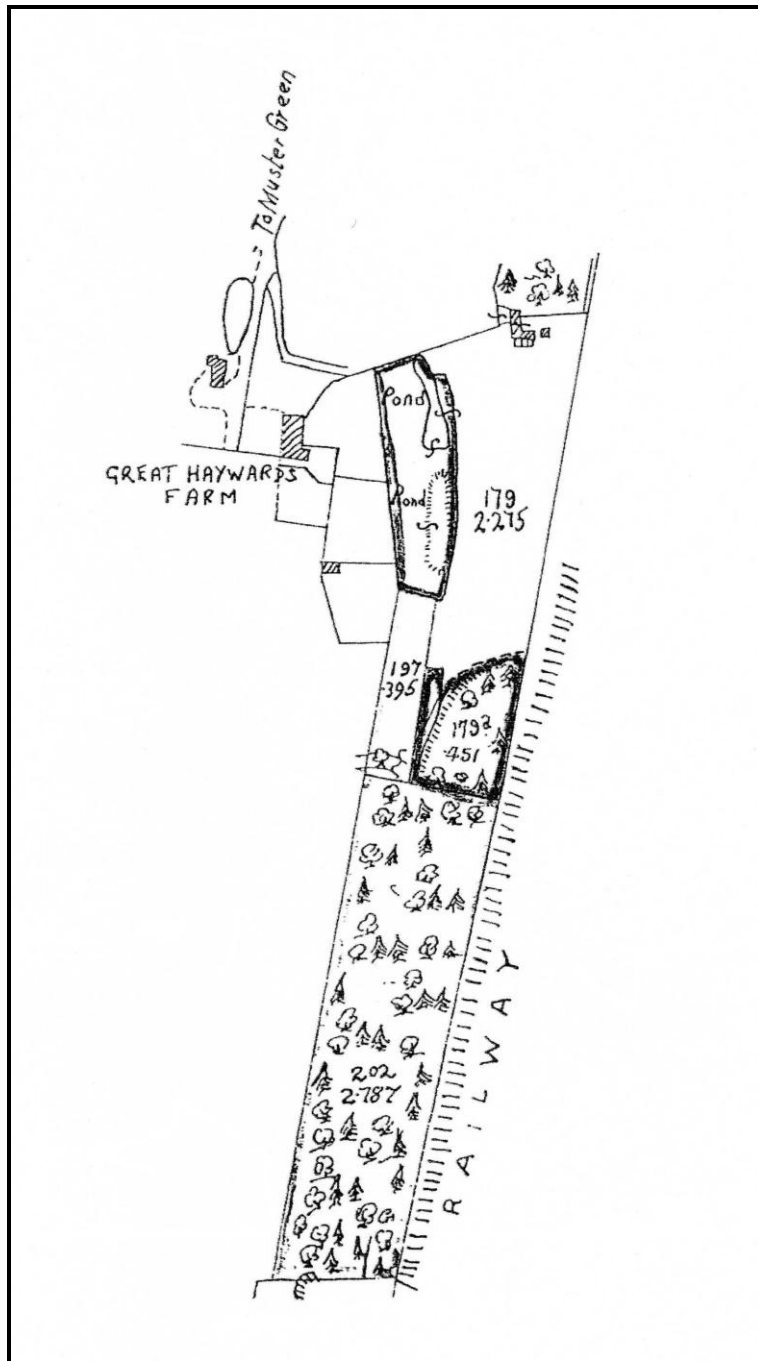


Fig. 6: Great Haywards conveyance, dated 17th
November 1949

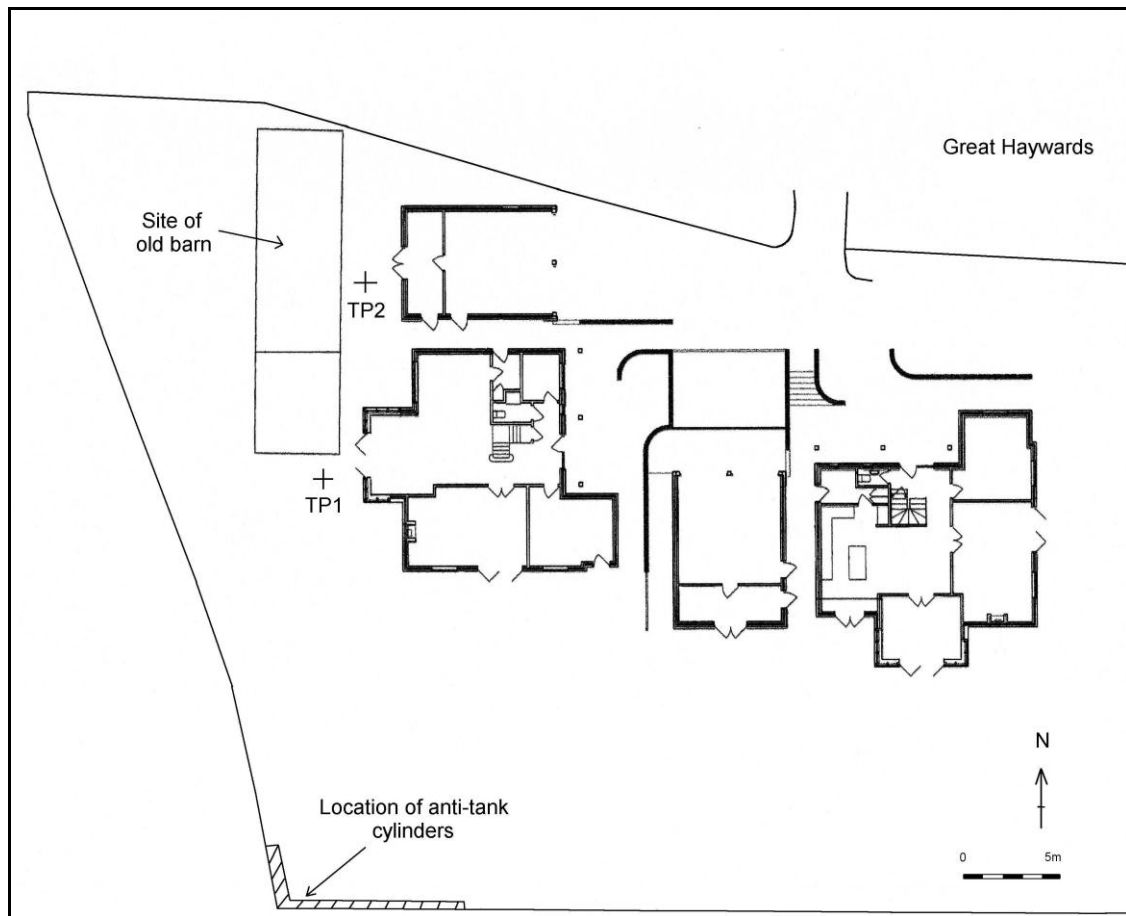


Fig. 7: Great Haywards Farm: The site, showing the location of the new houses, the test pits and the anti-tank cylinders. (adapted from plan provided by Shire Barns Ltd)

Chris Butler Archaeological Services

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Institute of Field Archaeologists, a committee member of the Lithic Studies Society, and is an Associate Tutor in Archaeology at the University of Sussex. He continues to run the Mid Sussex Field Archaeological Team in his spare time.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys and watching briefs, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

Chris Butler Archaeological Services is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Field Surveys & Fieldwalking, Post Excavation Services and Report Writing.

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