

The Lamb Inn, Bilsham Road, Yapton, West Sussex: A Watching Brief Report

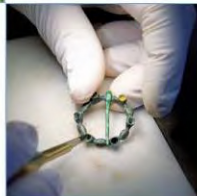
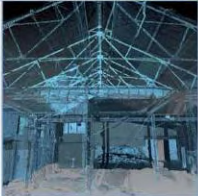
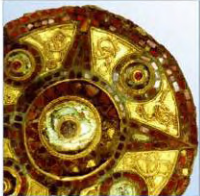
Planning Application: C3810/ A/ 12/ 2182107

National Grid Reference: SU 97776 02448

AOC Project No: 32436

Site Code: LMB 13

Date: August 2013



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Date:	October 2013

This document has been prepared in accordance with AOC standard operating procedures.

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Non-Technical Summary

An archaeological Watching Brief was undertaken by AOC Archaeology Group, on behalf of Matthew Homes, between the 14th and 18th of October 2013 at land formerly used as The Lamb Inn, to the east of Bilsham Road, Yapton, East Sussex. The Watching Brief monitored the post demolition ground-works on the site, specifically the grubbing-out of the footings and foundations of the Lamb Inn and the reduction of the area formerly utilised as a beer garden.

No archaeology was observed within the limits of the site. The ground below the former Lamb Inn had been disturbed extensively by previous work particularly the pouring of substantial concrete footings and the laying of a brick foundation. These had been cut into mid brown red medium alluvial sand. At the southeast of the study area mid black brown clay silt topsoil, 0.25m – 0.35m thick, overlay alluvial fine sand gravel natural deposit.

Due to the lack of archaeological deposits it is recommended that no further archaeological work be undertaken. The results of the Watching Brief will be summarised for inclusion in the Local Archaeology Round-up and published via the Archaeological Data Service (ADS) website.

1 Introduction

- 1.1 This document is a Watching Brief Report setting out the results of a Watching Brief on the groundworks at The Lamb Inn on Bilsham Road, Yapton, West Sussex. The site is centred on National Grid Reference (NGR) SU 97776 02448 (Figure 1).
- 1.2 The site is rectangular in plan, totalling approximately 3,800sq m; the Lamb Inn was located towards the northern end of the site. The plot of land also includes the former beer garden and car park areas. It lies on the eastern side of Bilsham Road with Taylors Close to the south, and the gardens of properties to the east as it curves north eastwards. To the north are further properties on Bilsham Road. On the western side of Bilsham Road are fields (Figure 1).
- 1.3 The proposed development involves the demolition of existing buildings and erection of 14 dwellings (including two affordable dwellings) with associated works. The Watching Brief monitored the grubbing out of the footings of the former Lamb Inn (Plate 1) and the reduction of the area to the south of the site (Plate 2).



Plate 1: Removal of the footings



Plate 2: Reducing the ground

- 1.4 This report details the methodology of the Watching Brief and its results. The Watching Brief monitored the area of new foundations and ground reduction (Fig. 2).

2 Planning Background

- 2.1 The local planning authority is Arun Borough Council. Archaeological advice to the borough is provided by Mark Taylor, Principal Archaeologist at West Sussex County Council (WSCC).
- 2.2 The Lamb Inn appears to have its origins in the early 19th century, but is not a listed building, neither locally or nationally. Its historic value has been reduced by the addition of modern extensions, but it had sufficient value as a remnant of a past landscape feature as well as representing the declining 'pub culture' of the late 20th and early 21st century.
- 2.3 Planning permission (Planning Application Ref: C3810/A/12/2182107), was granted for the demolition of all buildings, to be replaced by 14 new residential properties including two affordable dwellings. Two relevant conditions were placed on the granted application; one (Condition 14) stipulated the need for the implementation of a programme of archaeological work: a Watching Brief.

Condition 14 states:

No ground excavations, landscaping works or infrastructure works shall be carried out until the implementation of a programme of archaeological work on land underlying the existing building in accordance with a written scheme of archaeological investigation (observation of ground excavations) which has been submitted to and approved in writing by the local planning authority.

- 2.4 This Watching Brief Report details the methods and standards to which the Watching Brief conformed. They were in accordance with current best archaeological practice and local and national standards and guidelines:
- The Department for Communities and Local Government – National Planning Policy Framework (NPPF) (DCLG 2012).
 - English Heritage: Management of Archaeological Projects (EH 1991).
 - English Heritage: Understanding Historic Buildings: A Guide to Good Recording Practice (EH 2006).
 - Institute for Archaeologists: Code of Conduct (IFA 2010).
 - Institute for Archaeologists: Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings and Structures (IfA 2008a).

3 Geology and Topography

- 3.1 The British Geological Survey mapping (BGS 2013) indicates that the solid geology underlying the site is sedimentary chalk comprising the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, and Culver Chalk Formation, dating to the Cretaceous Period. Overlying these chalks is a superficial geology of alluvial sand, silt and clay. Sloping gently north to south the site lies at around 10.00mOD.
- 3.2 The nearest watercourse is the Ryebank Rife, which is an artificial ditch draining the parish of Climping, lying 1km to the south. The nearest natural watercourse is the River Arun, 2.5km to the east, which runs through Littlehampton. The site is only 3km from the English Channel.

4 Archaeological and Historical Background

Prehistoric (c. 500,000 BC – AD 43)

- 4.1. Yapton lies on low ground on the Sussex coastal plain, in an area with widespread settlement activity in the prehistoric period, particularly during the Bronze Age and Iron Age. It is likely that the

site was under water in the Upper Palaeolithic, and witnessed inundations during the Mesolithic and Neolithic periods as well (Woodcock 2003). Coastal plains tend to be attractive to nomadic populations during these periods, but there are few known sites in the area compared to the South Downs and the Weald (Drewitt 2003).

- 4.2. Yapton contains an important Bronze Age site (Aldsworth 1983), with settlement activity and a hoard, which includes socketed bronze axes and rings. A Bronze Age enclosure at Climping (Priestly-Bell and Rayner 2009), has been excavated, which showed that as well as settlement, the area was a focus for cremation burials. Other stray finds include pottery from Yapton village. In the wider area, further settlement activity has been found at Selsey and Selsey Bill.
- 4.3. By the Iron Age, settlement had become more permanent on the coastal plain, principally at Chichester, where the material culture from the *oppidum* shows continental influences. There are smaller settlements recorded by excavations at Ford Airfield, 1.5km to the northeast (Place 2004) and at Bilsham Corner, 1km to the south (Chilcott 1999)

Roman (c. AD43 – 450)

- 4.4. The principal Roman settlement on the coastal plain is Chichester, with outlying settlements and villas of some prestige, including Fishbourne. This represents a wealthy area, the *civitas* of the *Regni* (Rudling 2003). The National Monument Record notes that there are cropmarks and finds from the field 200m north of the site that suggest the remains of a villa (NMR_NATINV-762733). In the wider area, the Iron Age settlements continued in use in the Roman period, with the inhabitants of these small settlements or farmsteads more properly defined as Romano-British. Isolated finds are also recorded on the NMR, including a coin from Yapton (NMR_NATINV-249138).

Medieval (451 – 1485).

- 4.5. There is archaeological evidence for Saxon occupation in the area from Westhamphnett, 6km to the northwest, and at Climping, 2km to the east, but nothing, yet, found from Yapton itself. Yapton is a Saxon place name, and is recorded in the Domesday survey of 1086 as a manor with woodland yielding six swine. This suggests a wooded landscape, with the woodland still present in the 16th century (Hudson 1997). The best agricultural land in the parish, however, lies around the village and the crops grown in this period included wheat, barley, flax, hemp and apples, with livestock of cattle, sheep, pigs, and geese (Hudson 1997).
- 4.6. The centre of the settlement is likely to have been centred on the church, south of which earthworks define roughly rectangular areas perhaps representing house plots (SMR1458). In later centuries dwellings were loosely scattered along Main and North End roads and along the two streets linking them to the church; Church Road and Church Lane
- 4.7. Bilsham, a smaller village south of Yapton, has finds of Saxon date near the medieval chapel and therefore indicates another settlement focussed around the church (Drewitt et al 1988). The 'ham' of the place name may refer to low lying land rather than being indicative of settlement: the low-lying land would be the marsh drained by the Ryebank Rife (Brandon 1978). The earliest buildings in Bilsham include Bilsham Croft and Old Bilsham Farmhouse, of 15th-16th century date, and show the rural focus of the village.

Post-medieval (1485 – modern)

- 4.8. The earliest known secular building in Yapton is Coachman's cottage in Church Lane, likely to be of 16th century date. Two slightly later buildings are the Old Malthouse and Laburnum cottages at the

west end of the village, and date to the 17th century. Other buildings in the village of pre-18th century date are typically small dwellings of flint and brick with thatch, tile or slate roofs.

- 4.9. Later post-medieval buildings in the village show a continued occupation and development, keeping the village thriving, although still with a clear agricultural bias. These buildings include Stakers Farmhouse in North End Road (18th century), Yew Tree House with a stuccoed exterior, Park Lodge with neoclassical elements (19th century), and Church House. In 1840, Yapton comprised 45 dwellings
- 4.10. One principal building in the village, Yapton Place, was demolished in the 1830s. This had extensive Parkland, which in 1831 extended between North End Road and the line of the Portsmouth-Arundel canal (Margary 1970). Yapton Place had its origins in the medieval manor of Yapton House, and was the home of George Thomas in the mid-18th century. He was former governor of Pennsylvania and the Leeward Islands.
- 4.11. The cartographic evidence provides good information regarding the development of the site, on the main road between Yapton and Bilsham. The Yeakell and Gardner Map of Sussex is the earliest map to depict the area in detail. It shows a property on the site, on the eastern side of Bilsham Road. The 1839 Tithe Map also depicts a building, and this is a cottage at the northern end of the site with an associated orchard. This cottage became the Lamb Inn. It may also be the building shown on the 1778 map (in the centre of Plate 3).



Plate 3: Extract of Yeakell and Gardner Map of 1778

- 4.12. The first edition Ordnance Survey Map dates to 1876, and shows the same building. The previously depicted rectangular structure has an extension on the northeast end and on the southeast side. The orchard is still present and at the southern end of the plot was a building named 'Morners Barn'. This lies within the development site. The same layout is depicted on the 1895 Ordnance Survey Map, although now the building is named The Lamb (PH). Morners Barn is still present. By the time of the 1912 Ordnance Survey Map, the Inn had been enlarged again, but now no orchard is depicted at all.

The early maps also show the location of the Inn to be generally rural, with little local housing or ribbon development along the road from Yapton to Bilsham. By 1937, additional plots begin to be laid out, which are built on by the 1960s. The 1960s also saw the loss of Morners Barn. By 1975, all the current extensions appear to have been built.

- 4.13. Directories and censuses give information about the occupants of the Lamb Inn. The 1890 Post Office Directory gives the name of William Hotston, Beer Retailer as the licensee, and his family is resident in the 1901 census. The census gives Frederick Hotston as the head of the household, with his wife and four children. This is presumably the son of William, inheriting the business, although not necessarily the ownership.

5 Aims of the Investigation

- 5.1 The aim of the Watching Brief was to excavate and record any archaeological features revealed as the footings were grubbed out and the ground level reduced.
- 5.2 The ultimate aim is to make public the results of the investigation, subject to any confidentiality restrictions.

6 Scope of Works

- 6.1 The Watching Brief produced written and photographic records. A digital SLR camera was used to keep a photographic record of the ground-works and pro-forma daily attendance forms detailing the daily works completed.
- 6.2 The recording and this report conform to current best archaeological practice and local and national standards and guidelines:
- English Heritage: Management of Archaeological Projects (EH 1991).
 - English Heritage: Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork (EH 1998).
 - Institute of Field Archaeologists: Code of Conduct (IfA 2010).
 - Museum of London: Archaeological Site Manual (Third Edition) (MoL 1994).
 - United Kingdom Institute for Conservation: Conservation Guidelines No.2 (UKIC 1983).
 - United Kingdom Institute for Conservation: Guidance for Archaeological Conservation Practice (UKIC 1990).

7 Methodology

- 7.1 Site procedures were defined in the Written Scheme of Investigation (AOC 2013a). All work was carried out in accordance with local and national guidelines (IfA 2006, IfA 2008a-d, IfA 2000).
- 7.2 Prior to commencing work, a unique site code (**LMB 13**) for the project was obtained from Littlehampton Museum and an OASIS online form initiated (Appendix A). Mark Taylor of West Sussex County Council was informed of the commencement date of the fieldwork and opportunities for monitoring.
- 7.3 The archaeological work was carried out from 14th-18th October 2013.
- 7.4 The site work was monitored by David Fallon under the overall management of Tony Walsh, Project Manager. Mark Taylor of West Sussex County Council, monitored the site, providing archaeological advice to Arun Borough Council.

- 7.5 The ground works were monitored constantly and the excavated material examined to ascertain the presence/absence of archaeological remains.
- 7.6 AOC *pro-forma* Watching Brief record sheets were used to produce a written record of the works.

8 Results

- 8.1 The Watching Brief successfully characterised both the stratigraphic sequence and the archaeological potential of the site.
- 8.2 Naturally-lain mid brownish yellow sand with high gravel content was recorded at 10.03mOD in the north east of the site, lying virtually level towards Bilsham Road, and dropping southwards to 9.28mOD at the southwest end of the side. This varied in colour with occasional strips of mid reddish brown sand and gravel, and represents superficial geology.
- 8.3 The natural gravels beneath the Lamb Inn were truncated to varying depths. The older parts of the Inn, principally bar areas, were seen to have just four courses of brick laid onto the gravel (Plate 4). The more modern footings of extensions to the south and east of the building had poured concrete strip foundation in trenches 1.5m deep and up to 0.6m wide.



Plate 4: Rubble from the Lamb Inn's Foundations

- 8.4 The land around the Inn was part car park, part overgrown garden areas. The car park surface was tarmac, lying at 10.34mOD in the northeast, sloping gradually to the road side to 10.24mOD, and dropping gently southwards to 9.50m OD. The tarmac was 0.1m deep over a layer of mid greyish brown sand and gravel with frequent brick inclusions likely to have been imported to the site as hardcore. There was no subsoil interface, suggesting that the site had been previously levelled to provide solid ground for the carpark layers. One cut feature other than the foundations was observed, being a service trench. This cut through the made ground, and 0.05m into the natural geology.
- 8.5 The overgrown garden soil lay at 10.34m in the northeast of the site, sloping down to 10.06mOD in the southeast, and dropping more sharply to the tarmac surface. The garden soil was very dark greyish brown clayey silt with occasional brick and stone inclusions. This too had direct contact with the underlying gravel, with no subsoil horizon. This also suggests a degree of past landscaping.

9 Conclusions

- 9.1 No features of an archaeological nature were present beneath the footprint of the Lamb Inn, nor across the southern parts of the site where removal of carpark surfaces and garden soil was

monitored. There were no modern intrusions in the southeast, but the lack of subsoil suggests past levelling of the site, which indicates horizontal truncation or unproven depth. survived below the former Lamb Inn.

- 9.2 Due to the absence of archaeological deposits, revealed during five days attendance, it is unlikely that any features of an archaeological interest are present within the limits of the site. Therefore, it is recommended that no further archaeological fieldwork be undertaken. The final decision in regards to the requirement for further archaeological fieldwork lies with Mark Taylor, Principal Archaeologist at West Sussex County Council (WSSCC).

Archive

- 9.3 The archaeological works are now complete. Therefore, the landowner and the relevant museum have been contacted regarding the preparation, ownership and deposition of the archive.
- 9.4 The site archive will comprise all written and drawn records and photographs. It is to be consolidated after completion of the whole project, with records and finds collated and ordered as a permanent record.
- 9.5 The archive will be prepared in accordance with guidelines for the preparation of excavation archives for long-term storage (UKIC 1990) and (Brown & AAF 2007). The archive will be security copied and a copy deposited with the National Archaeological Record (NAR).
- 9.6 A digital copy of the report in .pdf format will be submitted to the Archaeological Advisor for approval before formal submission to the National Monument Record.
- 9.7 Copies of the Watching Brief report will be issued to the LPA case officer, the LPA archaeological advisor and the Client with the understanding that it will become a public document after an appropriate period.

Publication

- 9.8 The OASIS form (Appendix A) will be uploaded, and an electronic copy of the report deposited with the Archaeological Data Service (ADS).

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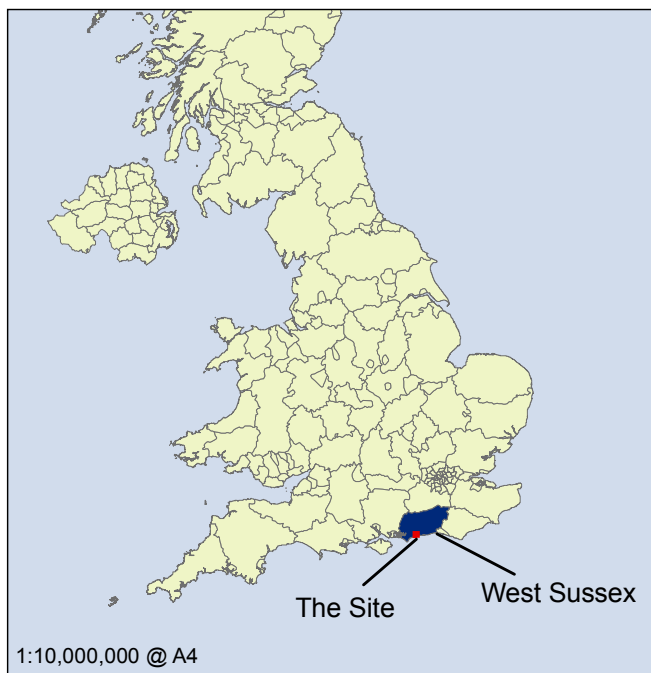
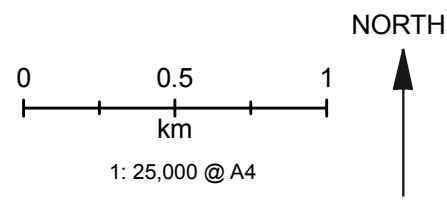
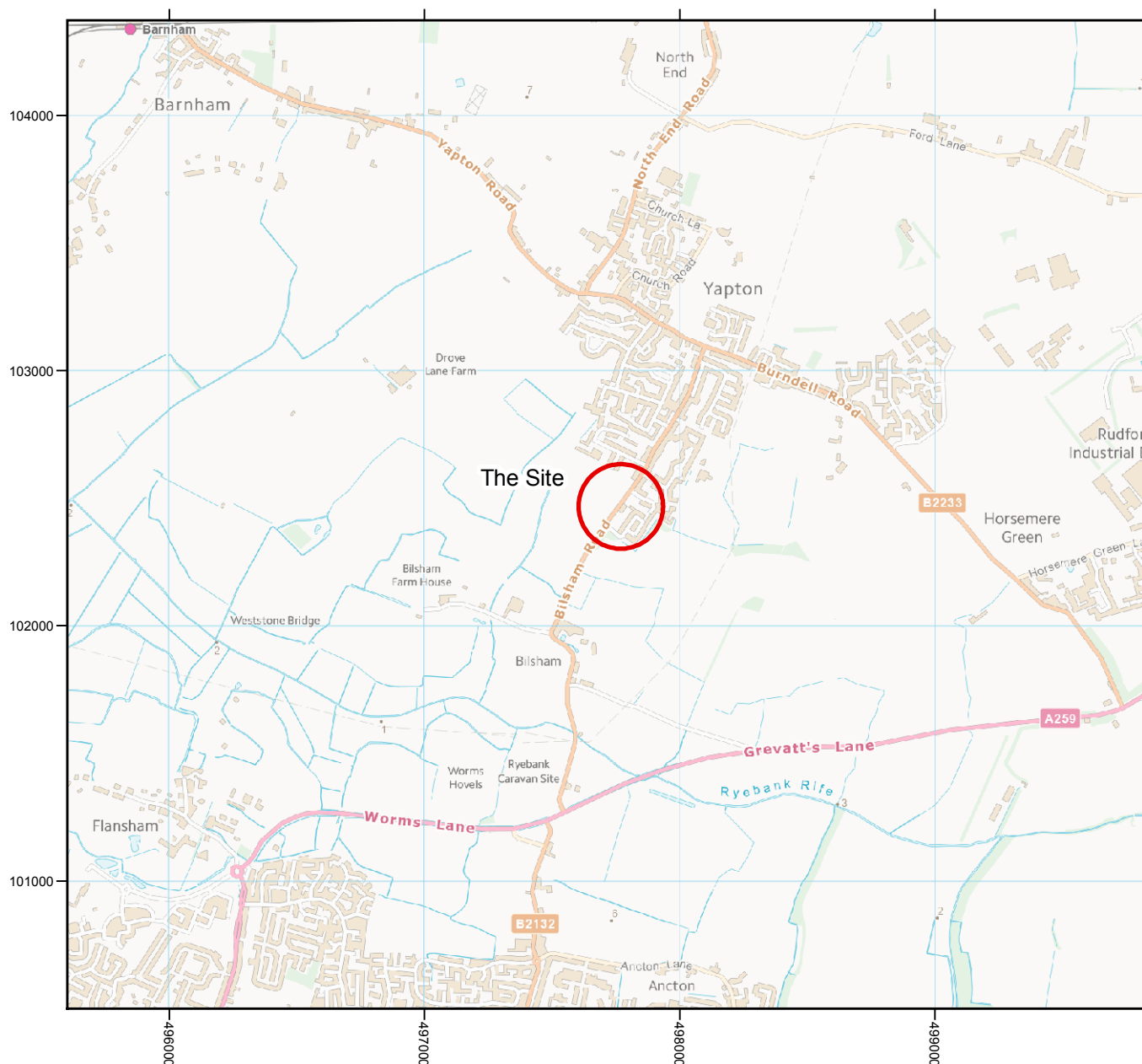
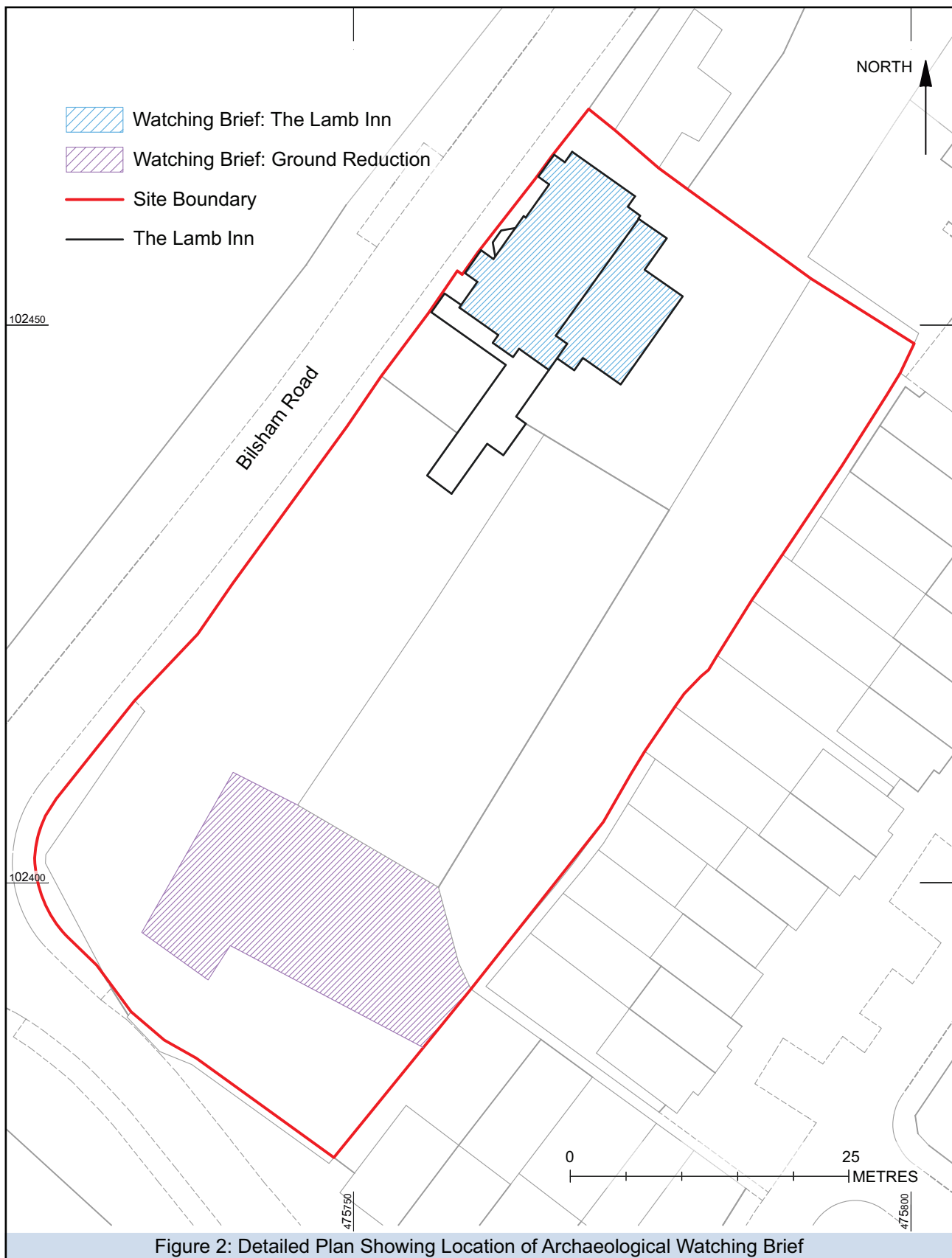


Figure 1:
Site Location



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Appendices

Appendix A –OASIS Form

OASIS ID: aocarcha1-157239

Project details

Project name	Lamb Inn, Yapton
Short description of the project	HBR of 18th century Cider House, later Inn, with 19th century extensions and modern additions. 60% of original fabric lost. watching Brief on removal of footing below former lamb inn and partial monitoring of ground reduction to south east of site.
Project dates	Start: 27-08-2013 End: 18-10-2013
Previous/future work	No / No
Any project codes	associated reference 32436 - Contracting Unit No.
Any project codes	associated reference LMB 13 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Community Service 2 - Leisure and recreational buildings
Monument type	PUBLIC HOUSE Post Medieval
Significant Finds	NONE None
Methods techniques	& ""Photographic Survey"", ""Survey/Recording Of Fabric/Structure""

Prompt Direction from Local Planning Authority - PPS

Project location

Country England
Site location WEST SUSSEX ARUN YAPTON The Lamb Inn

Postcode BN18 0FN

Study area 3800.00 Square metres

Site coordinates SU 97776 02448 50 0 50 48 45 N 000 36 43 W Point

Project creators

Name of AOC Archaeology
Organisation

Project brief West Sussex County council
originator

Project design AOC Archaeology
originator

Project director/manager Tony Walsh

Project supervisor David Fallon

Project supervisor les capon

Type of developer
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital recipient Archive Littlehampton

Digital Archive ID LMB 13

Digital Contents "none"

Digital available Media "Images raster / digital photography", "Images vector", "Text"

Digital notes Archive held at AOC until transfer

Paper recipient Archive Littlehampton Museum

Paper Archive ID LMB 13

Paper Contents "none"

Paper available Media "Drawing", "Photograph", "Plan", "Report", "Section", "Unpublished Text"

Paper Archive notes held at AOC until transfer

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title The Lamb Inn, Bilsham Road, Yapton, West Sussex: Historic Building Record

Author(s)/Editor(s) Capon, L. Fallon, D.

Date 2013

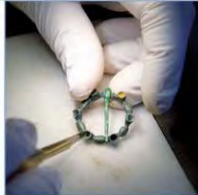
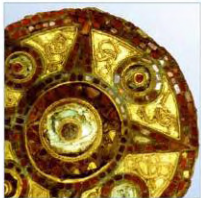
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