

**Archaeological Watching Brief and
Historic Building Recording Report
Old House, Chailey Heritage School
Haywards Heath Road
North Chailey, East Sussex**

NGR 538480 121070

**Lewes District Council Planning Reference LW/11/0598
Listed Building Consent: LW/11/0599**

**ASE Project No: 5136
Site Code: OLD11**

**ASE Report No: 2012172
OASIS ID: archaeol6-132078**

**By Simon Stevens BA MIFA and Amy Williamson
With contributions from Luke Barber**

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August 2012

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Abstract

Archaeology South-East was commissioned by Deacon and Richardson Architects on behalf of Chailey Heritage to undertake an archaeological watching brief and historic buildings recording at Old House, Chailey Heritage School, Haywards Heath Road, North Chailey, East Sussex.

No significant archaeological features, deposits or finds were revealed during the limited archaeological monitoring of the groundworks at the site. The building recording resulted in small-scale additions to the existing drawn record made by Martin and Whittick in 2002 (Figs. 4 to 6). No conclusions can be drawn from the limited observations during the underpinning to the existing building.

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1.0 INTRODUCTION

1.1 Site Background

1.1.1 Archaeology South-East (ASE), a division of the Centre for Applied Archaeology (CAA), Institute of Archaeology (IoA), University College London (UCL) was commissioned by Deacon and Richardson Architects on behalf of Chailey Heritage to undertake an archaeological watching brief and historic building recording at Old House, Chailey Heritage School, Haywards Heath Road, North Chailey, East Sussex (NGR 538480 121070; Figure 1).

1.2 Topography and Geology

1.2.1 The site lies in a rural location in the Weald of Sussex, to the south of the A272, Haywards Heath Road, and to the north of the B2183, Beggars Wood Road, amid the complex of buildings forming Chailey Heritage School.

1.2.2 According to current data from the British Geological Survey the underlying bedrock consists of the Upper Tunbridge Wells Sand Formation. There is no recorded superficial geology (BGS 2012).

1.3 Planning Background

1.3.1 Planning Consent (ref. LW/11/0598) and Listed Building Consent (ref. LW/11/0599) has been granted by Lewes District Council for the refurbishment and extension of the 'Old House' and 'Waterloo Cottage' to create a Day Centre for young adults with profound physical disabilities and provision of new vehicular access and drop-off point (Fig. 3). Condition 1 of the Planning Consent and Condition 2 of the Listed Building Consent state that:

'No demolition or development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has/have secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that approval.'

Reason: The development is likely to disturb remains of archaeological interest, having regard to National Policy Statement 5: Planning for the Historic Environment.'

1.3.2 After consultation with Greg Chuter, Assistant County Archaeologist, East Sussex County Council (ESCC), it was recommended that an archaeological watching brief be undertaken on the groundworks associated with the refurbishment of the Old House and Waterloo Cottage and a targeted historic building survey to be undertaken on the impacts to the existing buildings.

1.3.3 A *Written Scheme of Investigation* (WSI) was duly produced by ASE outlining the techniques to be used in the field, and in the production of a report and an archive (ASE 2011).

1.4 Aims and Objectives

- 1.4.1 The stated aims of the archaeological work at the site as given in the WSI (*ibid.*) were:

Archaeological Watching Brief:

In general, the aim of the watching brief is to record, interpret and report on any archaeological and palaeoenvironmental remains exposed during the groundworks (including artefacts or ecofacts of archaeological interest) to appropriate archaeological standards.

The watching brief will also assess the past impacts on the site and pay particular attention to the character, height/depth below ground level, condition, date and significance of the deposits.

Historic Building Recording:

The general aim of the archaeological work is to ensure that any historic fabric revealed during the course of alterations to the building are recorded and interpreted to appropriate standards.

Specific aims include:

- Determine the presence, and if so, the nature of evidence for post-medieval activity, particularly related to the development of the buildings on the site*
- To determine any evidence for, and the nature of, any earlier activity on the site.'*

1.5 Scope of Report

- 1.5.1 The current report provides results of the archaeological monitoring of the groundworks at the site between February and July 2012. The on-site work was undertaken by a team comprising Andrew Margetts and Simon Stevens (Senior Archaeologists), Gary Webster (Archaeologist), John Cook (Archaeological Surveyor) and Amy Williamson (Historic Buildings Archaeologist). The project was managed by Neil Griffin (Project Manager) and by Dan Swift (Post-Excavation Manager).

2.0 BACKGROUND

2.1 The following information is drawn from a search of the Historic Environment Record maintained by ESCC. Locations are plotted on Figure 2.

ESCC HER No.	OS Co-ordinates (TQ)	Description
EES14883	3841 2108	ASE Report No. 1631 (Martin & Whittick 2002) identified that a former cottage had been incorporated into a Poor House in the mid 18 th century
EES14416	38051 20716	Archaeological survey during Phase 1 bracken removal on Chailey Common identified a variety of earthworks, predominantly post-medieval in date
EES14415	38946 21715	Archaeological survey during Phase 2 bracken removal on Chailey Common identified a variety of earthworks, predominantly post-medieval in date
DES1669	38350 21358	Bush Farmhouse. Grade II listed Building. 17 th century or earlier
DES1441	38737 21379	Chailey Windmill. Grade II Listed Building. Built 1830, re-erected on present sit in 1864 and much restored in 1933
DES1442	38984 21056	Roman Catholic Church. Grade II Listed Building. Built 1876 - currently under conversion into residence
DES1440	38416 21087	Former Workhouse building at Chailey Heritage. Grade II Listed Building. 18 th century or earlier
DES1439	38149 21387	Leylands Farmhouse. Grade II listed Building. 18 th century
DES1439	38404 21058	St Martin's Chapel. Grade II listed Building. Gothic building built 1913
MES1261	387 214	St George's Conservation Area
MES1275	383 210	Group of buildings, including one built c. 1754, now incorporated into Chailey Heritage which is no greatly expanded to form existing school and hospital site.
MES1276	384 210	Gothic building erected in 1913 (See DES1439)
MES1277	386 214	Early 20 th century hospital founded in 1903 and incorporating old workhouse
MES8472	38049 20681	Archaeological walkover survey located predominantly post-medieval earthworks including droveways
MES8476	3905 2087	Location of extant WW2 foxholes, gun emplacements and searchlight base on north-eastern perimeter of Memorial Common
MES11195	383 214	Metal detector find comprising copper alloy vessel dated to between 14 th to 19 th centuries
MES11196	384 214	Metal detector find comprising 17 th century coin
MES11198	383 214	Metal detector find comprising late medieval to post-medieval lead musket ball
MES11220	383 214	Metal detector find comprising later post-medieval copper alloy mount
MES11221	383 214	Metal detector find comprising Civil War or later copper alloy clasp
MES11222	383 214	Metal detector find comprising Late Iron Age to early Roman lead weight
MES11223	383 214	Metal detector find comprising Late Iron Age to early Roman lead weight
MES11224	383 213	Metal detector find comprising 18 th -19 th century copper alloy weight and textile
MES11391	380 214	Metal detector find comprising copper alloy Civil War buckle

ESCC HER No.	OS Co-ordinates (TQ)	Description
MES11447	383 214	Metal detector find comprising 14 th -19 th century copper alloy vessel
MES13004	381 212	Metal detector find comprising 16 th -18 th century copper alloy buckle and leather
MES16626	3866 2123	Broken Mesolithic flint blade and waste flake found by ESCC Ranger if 2010
MES17264	3840 2108	REMAINS OF FORMER COTTAGE AND MID 18 TH -CENTURY POOR HOUSE (OLD HOUSE, CHAILEY HERITAGE)

Table 1: Summary of ESCC HER records

- 2.2 ASE undertook an historical and architectural appraisal of The Old House in 2002 (Martin and Whittick 2002). The report identified several phases of development, starting with a small cottage, which had been present on the site since at least the early 18th century. A two-and-a-half storeyed range was added to the south side of the cottage c.1754 at which time the building became a workhouse or poorhouse. By the early 19th century, and prior to 1835, the original cottage was replaced by a two-and-a-half storeyed range.
- 2.3 Following the transfer of the parish workhouse to Chailey Union in 1835 the building was extended by the addition of a long western range, together with a rear range and stair-turret, a further short rear range, and a lean-to at the end of the western range. The lean-to was subsequently extended between 1840 and 1873. Extensive building works were carried out in 1875, and further alterations and additions made to the building in the late-19th and earlier 20th century (*ibid.* 2002).
- 2.4 The St George's Conservation Area lies approximately 250m to the northeast which also includes the Archaeological Notification Area encompassing the disused Chailey Windmill and associated Mill House buildings.
- 2.5 No reported below ground archaeological remains are known in the immediate area of the current site, although this is probably due to a lack of fieldwork rather than a true reflection of the level of past human activity in this part of the Weald.

3.0 METHODOLOGY

- 3.1 Monitored groundworks consisting of mechanical ground reduction and underpinning of existing walls, as well as mechanical and manual excavation of a service trench. Historic building recording took place during demolition of later structures and stripping-out works to the building.
- 3.2 All sections were examined for the presence of archaeological features, and all spoil was scanned for the presence of archaeological artefacts.
- 3.3 A general photographic record was made of the building during the work. The record was made using 35mm black and white photography, duplicated with digital photography. Within the report selected digital images have been reproduced as plates. A full catalogue of all photographs is included in the archive.
- 3.4 All encountered archaeological deposits, features and finds were recorded to accepted professional standards using standard Archaeology South-East context record forms. Deposit colours were recorded by visual inspection and not by reference to a Munsell Colour chart.
- 3.5 A full photographic record of the monitored groundworks was kept and will form part of the site archive. A general photographic record was made of the building during the work. A full catalogue of all photographs is included in the archive.
- 3.6 The site archive is currently held by Archaeology South-East at the offices in Portslade. The archive has been accepted for deposition at Lewes Museum. It consists of the following material:

Number of Contexts	6
No. of files/paper record	1
Photograph	86 digital images

Table 2: Quantification of site archive

4.0 Archaeological Watching Brief Results

(Figure 3)

4.1 Introduction

4.1.1 Owing to breakdown in communication, a limited amount of groundworks were monitored.

4.2 The Monitored Areas

Context Number	Type	Description	Max. Deposit Thickness
001	Deposit	Topsoil	150mm
002	Deposit	Subsoil	-
003	Masonry	Sandstone Footing	220mm
004	Deposit	'Natural'	-
005	Deposit	Tarmac	100mm
006	Deposit	Made Ground	500mm

4.2.1 The initial monitored groundworks were for a haul road to the north and east of the existing buildings, The mechanic strip of the area was a maximum of 150mm in depth, involving the removal of context [001] a dark brown humic topsoil, to reveal the surface of a greyish brown subsoil layer, context [002]. A small assemblage of late post-medieval material was recovered from context [001].

4.2.2 Elsewhere mechanical and manual excavation for the laying of services revealed a stratigraphic sequence consisting of a layer of tarmac, context [005], which overlay a layer of made ground, context [006], which directly overly the brownish orange silty clay 'natural' Upper Tunbridge Wells Sand, context [004].

4.2.3 Limited observations were made during underpinning work, but owing to the confined spaces involved and the stage of the works, it was only possible to note that some of the existing brick walls were laid onto local sandstone foundations [003], which had been cut 220mm into the underlying 'natural' context [004].

5.0 Historic Building Recording Results

5.1 Introduction

5.1.1 The building was visited by Amy Williamson (Historic Buildings Archaeologist) in March 2012 prior to the commencement of building works, with further visits later that month and in July 2012 during the demolition of the later structures and during ground reduction and stripping-out works to the building.

5.2 Results (Fig. 4)

5.2.1 The archaeological watching-brief carried out during works to the historic building revealed no significant historic features or fabric, and as such only minor additions were made to the archaeological record. The headings used correspond with those used within the original report (Martin and Whittick 2002).

Period A (Early 18th century or before)

No additions to the archaeological record.

Period B (c. 1754)

Wall Design, Windows and Doorways: Two blocked window apertures visible at first floor level on the west wall of the Period-B range appear original (Fig. 6; Plate 1). These would have become redundant with the addition of the adjacent Period-D range c. 1836.

Period C (Early 19th century, but pre-1835)

No additions to the archaeological record.

Period-D western ranges (c. 1836)

Wall Design, Windows and Doorways: Internal partition wall within eastern end of western range is of primary-braced studwork in softwood; with lath and plaster finish (Fig. 6; Plate 2).

Floors and Ceilings: Ground floor ceilings - deep-section softwood joists with cross-strutting (Fig. 5; Plate 3).

Post- Period E

Late-19th/20th century wallpaper with nursery rhyme design revealed behind match-boarding on north face of first floor E-W partition wall of Period C range (Fig. 6; Plate 4).



Plate 1: Two blocked window apertures at first floor level in Period B range, looking north-west



Plate 2: Internal studwork partition wall in Period D western range, looking south



Plate 3: Cross-strutted ceiling over ground floor of Period D western range, looking north



Plate 4: Nursery rhyme wallpaper on first floor of Period C range, looking south

6.0 THE FINDS

6.1 Introduction

6.1.1 A small collection of finds was recovered during the watching brief at Chailey Old House (Table 3)

Context	Pottery	Wt (g)	Glass	Wt (g)	Clinker	Wt (g)
001	14	280	2	82	1	<2

Table 3: Quantification of the finds assemblage

6.2 The Pottery by Luke Barber

6.2.1 A small assemblage of pottery was recovered from context [001], all of which can be placed between c. 1850 and 1925. The material is in a slightly abraded condition suggesting it has been subjected to some reworking. A typical range of domestic wares is represented. There are three sherds (42g) from unglazed earthenware flower pots, a 16g sherd from a probable jar in glazed red earthenware and a plate and serving bowl (willow pattern) in blue transfer-printed earthenware (78g).

6.2.2 The assemblage also includes a 28g fragment from a late-style bowl/wash basin with brown foliage transfer-printed design and four (112g) sherds from plain white refined earthenware vessels. The latter include part of a Maling preserve jar and a heavily burnt/slagged sherd.

6.3 The Glass by Luke Barber

6.3.1 Context [001] produced two pieces of glass both of which suggest a date between c.1875 and 1925. The first consists of part of a cylindrical mineral water bottle in aqua coloured glass. Too little of the embossed manufacturer's name is present to identify it. The other piece consists of a near complete bell-shaped ink bottle with shear-top rim, also in aqua coloured glass. The latter piece has a 49mm diameter base, 19mm diameter rim and is 60mm tall.

6.4 The Slag by Luke Barber

6.4.1 One tiny scrap of coke/clinker was recovered from [001]. This material is typical of the waste from burning coal and is likely to be from a domestic hearth of similar date range to the other finds from [001].

6.5 Conclusions by Luke Barber

6.5.1 The assemblage has no potential for further analysis and is recommended for discard.

7.0 DISCUSSION AND CONCLUSIONS

- 7.1 No significant archaeological features, deposits or finds were revealed during the limited archaeological monitoring of the groundworks at the site.
- 7.2 The building recording resulted in small-scale additions to the existing drawn record made by Martin and Whittick in 2002 (Figs. 4 to 6). No conclusions can be drawn from the limited observations during the underpinning to the existing building.

BIBLIOGRAPHY

ASE 2011. *Old House, Chailey Heritage School, Haywards Heath Road, North Chailey, East Sussex Written Scheme of Investigation for an Archaeological Watching Brief*. Unpub. ASE document

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Martin, D. and Whittick, C. 2002. *Chailey - Old House, Chailey Heritage*. Unpub. ASE Report No. 1631

ACKNOWLEDGEMENTS

ASE would like to thank by Deacon and Richardson Architects for commissioning the archaeological work. Thanks are also due to Greg Chuter, Assistant County Archaeologist, East Sussex County Council for his input at all stages of the project.

HER Summary Form

Site Code	OLD11					
Identification Name and Address	Old House, Chailey Heritage School, North Chailey					
County, District &/or Borough	Lewes District, East Sussex					
OS Grid Refs.	538480 121070					
Geology	Upper Tunbridge Wells Sand					
ASE Project Number	5136					
Type of Fieldwork	Eval.	Excav.	Watching Brief ✓	Standing Structure	Survey	Other
Type of Site	Green Field ✓	Shallow Urban	Deep Urban	Other		
Dates of Fieldwork	Eval.	Excav.	WB. 20.02.2012 – 26.07.2012	Other		
Sponsor/Client	Deacon and Richardson Architects on behalf of Chailey Heritage					
Project Manager	Neil Griffin/Dan Swift					
Project Supervisor	Simon Stevens					
Period Summary	Palaeo.	Meso.	Neo.	BA	IA	RB
	AS	MED	PM ✓	Other		
<p>Archaeology South-East was commissioned by Deacon and Richardson Architects on behalf of Chailey Heritage to undertake an archaeological watching brief and historic buildings recording at Old House, Chailey Heritage School, Haywards Heath Road, North Chailey, East Sussex.</p> <p>No significant archaeological features, deposits or finds were revealed during the limited archaeological monitoring of the groundworks at the site. The building recording resulted in small-scale additions to the existing drawn record made by Martin and Whittick in 2002 (Figs. 4 to 6). No conclusions can be drawn from the limited observations during the underpinning to the existing building.</p>						

OASIS Form

OASIS ID: archaeol6-132078

Project details

Project name	An Archaeological Watching Brief and Historic Building Recording at Old House, Chailey Heritage School, North Chailey
Short description of the project	Archaeology South-East was commissioned by Deacon and Richardson Architects on behalf of Chailey Heritage to undertake an archaeological watching brief and historic buildings recording at Old House, Chailey Heritage School, Haywards Heath Road, North Chailey, East Sussex. No significant archaeological features, deposits or finds were revealed during the limited archaeological monitoring of the groundworks at the site. The building recording resulted in small-scale additions to the existing drawn record made by Martin and Whittick in 2002 (Figs. 4 to 6). No conclusions can be drawn from the limited observations during the underpinning to the existing building.
Project dates	Start: 20-02-2012 End: 26-07-2012
Previous/future work	Yes / Not known
Any associated project reference codes	5136 - Contracting Unit No.
Any associated project reference codes	OLD11 - Sitecode
Any associated project reference codes	LW/11/0598 - Planning Application No.
Type of project	Recording project
Site status	Listed Building
Current Land use	Other 13 - Waste ground
Monument type	NONE None
Significant Finds	NONE None
Investigation type	""Watching Brief""
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	EAST SUSSEX LEWES CHAILEY Old House, Chailey Heritage School

Postcode	BN8 4EF
Study area	100.00 Square metres
Site coordinates	TQ 2848 2107 50 0 50 58 26 N 000 10 11 W Point
Height OD / Depth	Min: 57.00m Max: 60.00m

Project creators

Name of Organisation	Archaeology South-East
Project brief originator	East Sussex County Council
Project design originator	Archaeology South-East
Project director/manager	Neil Griffin/Dan Swift
Project supervisor	Amy Williamson
Project supervisor	Simon Stevens
Type of sponsor/funding body	Client
Name of sponsor/funding body	Deacon and Richardson Architects on behalf of Chailey Heritage

Project archives

Physical Archive Exists?	No
Physical Contents	"other"
Digital Archive recipient	Lewes Museum
Digital Contents	"other"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Lewes Museum
Paper Contents	"other"
Paper Media available	"Context sheet", "Miscellaneous Material", "Notebook - Excavation", " Research", " General Notes", "Report", "Unpublished Text"

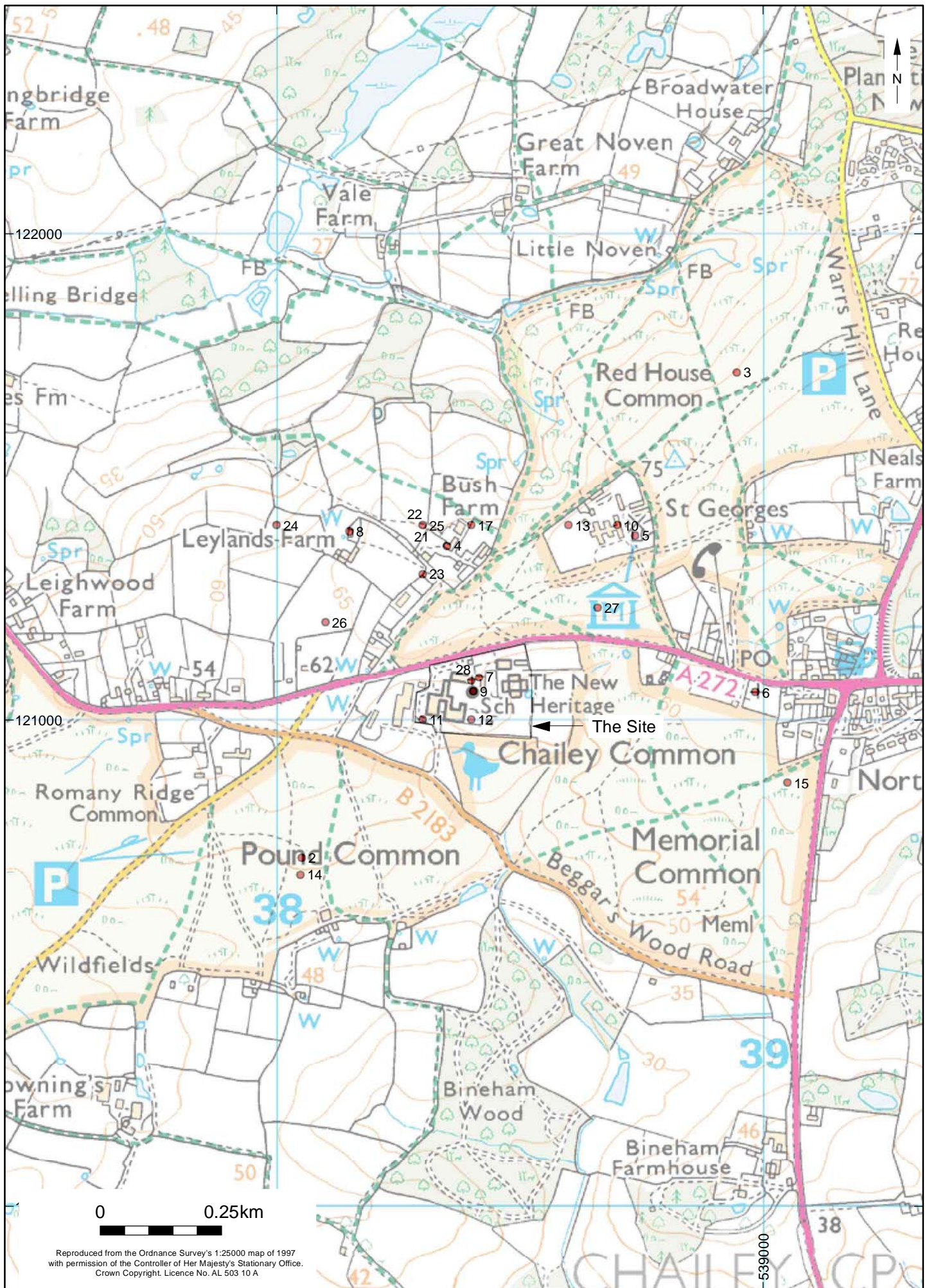
**Project
bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Watching Brief and Historic Buildings Recording Old House, Chailey Heritage School, North Chailey, East Sussex
Author(s)/Editor(s)	Stevens, S.
Other bibliographic details	ASE Report No. 2012172
Date	2012
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Description	ASE client report. A4-sized with cover logos.
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Entered by	D Swift (d.swift@ucl.ac.uk)
Entered on	15 August 2012

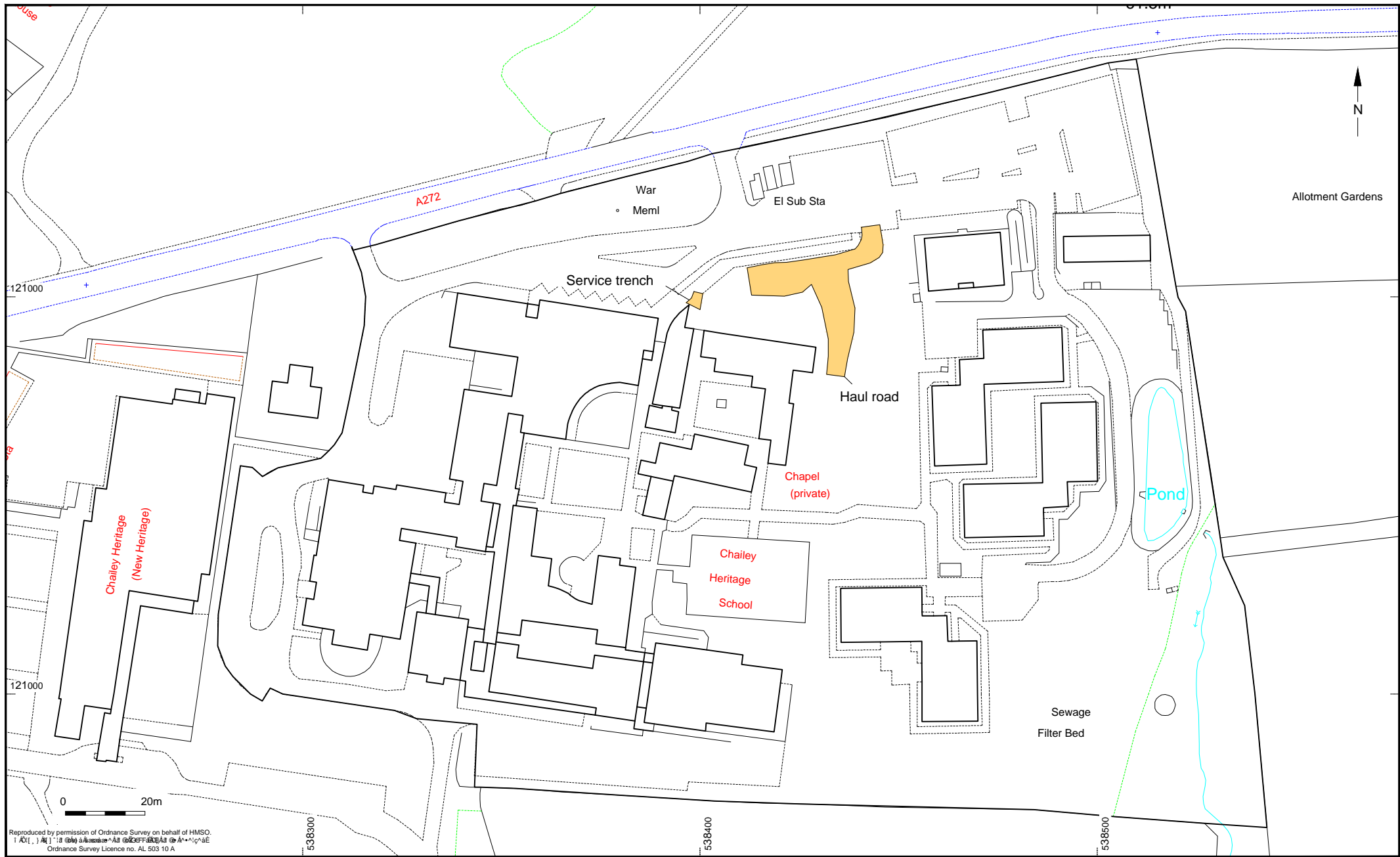


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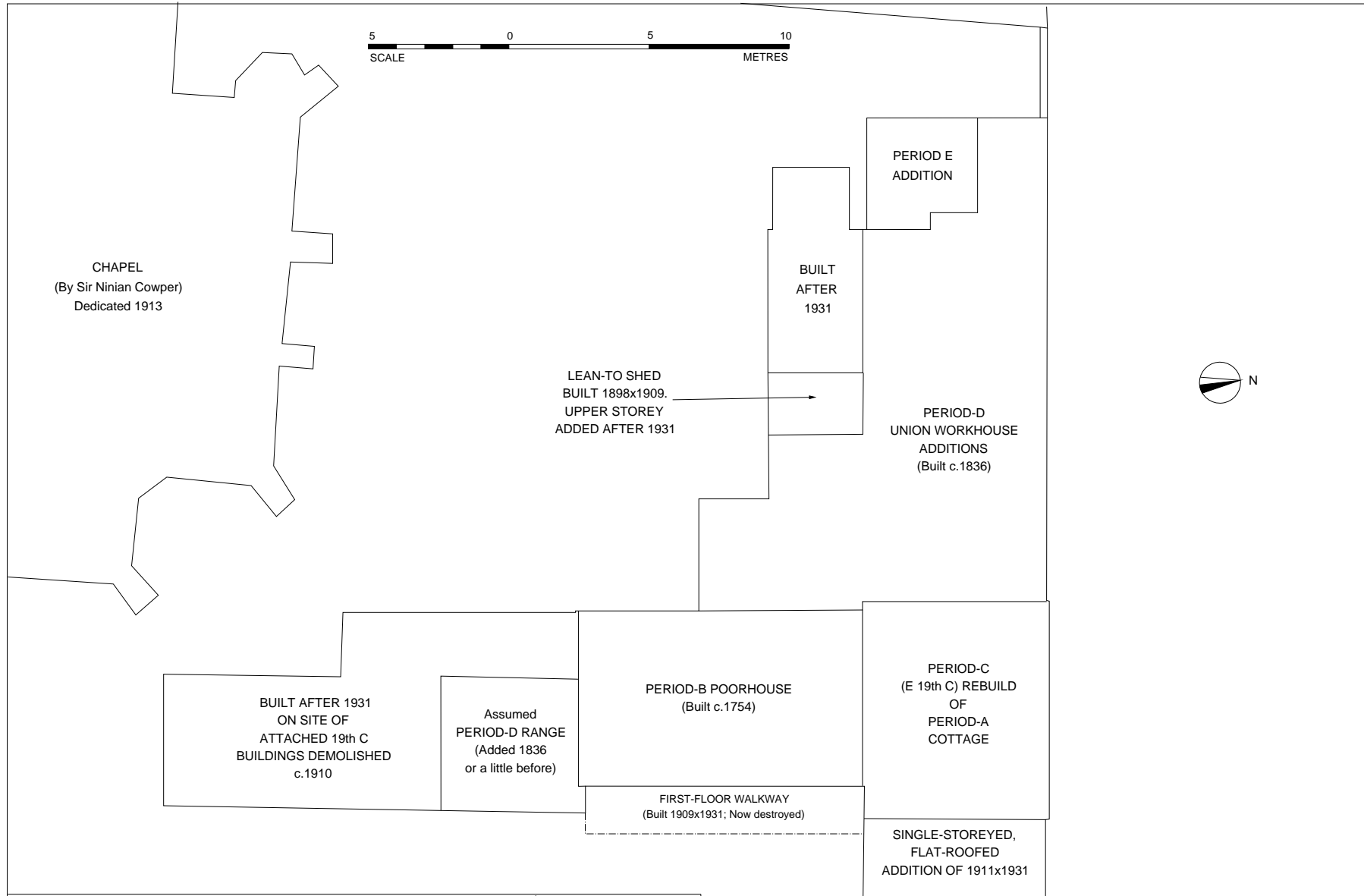
© Archaeology South-East		Old House, Chailey Heritage		Fig. 1
Project Ref: 5136	Aug 2012	Site location		
Report Ref: 2012172	Drawn by: JLR			



© Archaeology South-East		Old House, Chailey Heritage	Fig. 2
Project Ref: 5136	Aug 2012	HER data	
Report Ref: 2012172	Drawn by: JLR		



Archaeology South-East		Old House, Chailey Heritage		Fig. 3
Project Ref: 5136	Aug 2012	Site plan showing monitored areas		
Report Ref: 2012172	Drawn by: JLR			



**THE OLD HOUSE, CHAILEY HERITAGE, CHAILEY, EAST SUSSEX
OUTLINE PLAN SHOWING SEQUENCE OF DEVELOPMENT**

Drawn By	S Knight	Revision No	-	Date of original survey	2002	Date of this revision	2002
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Site Ref	P117/01
Drawing No.	1484/6

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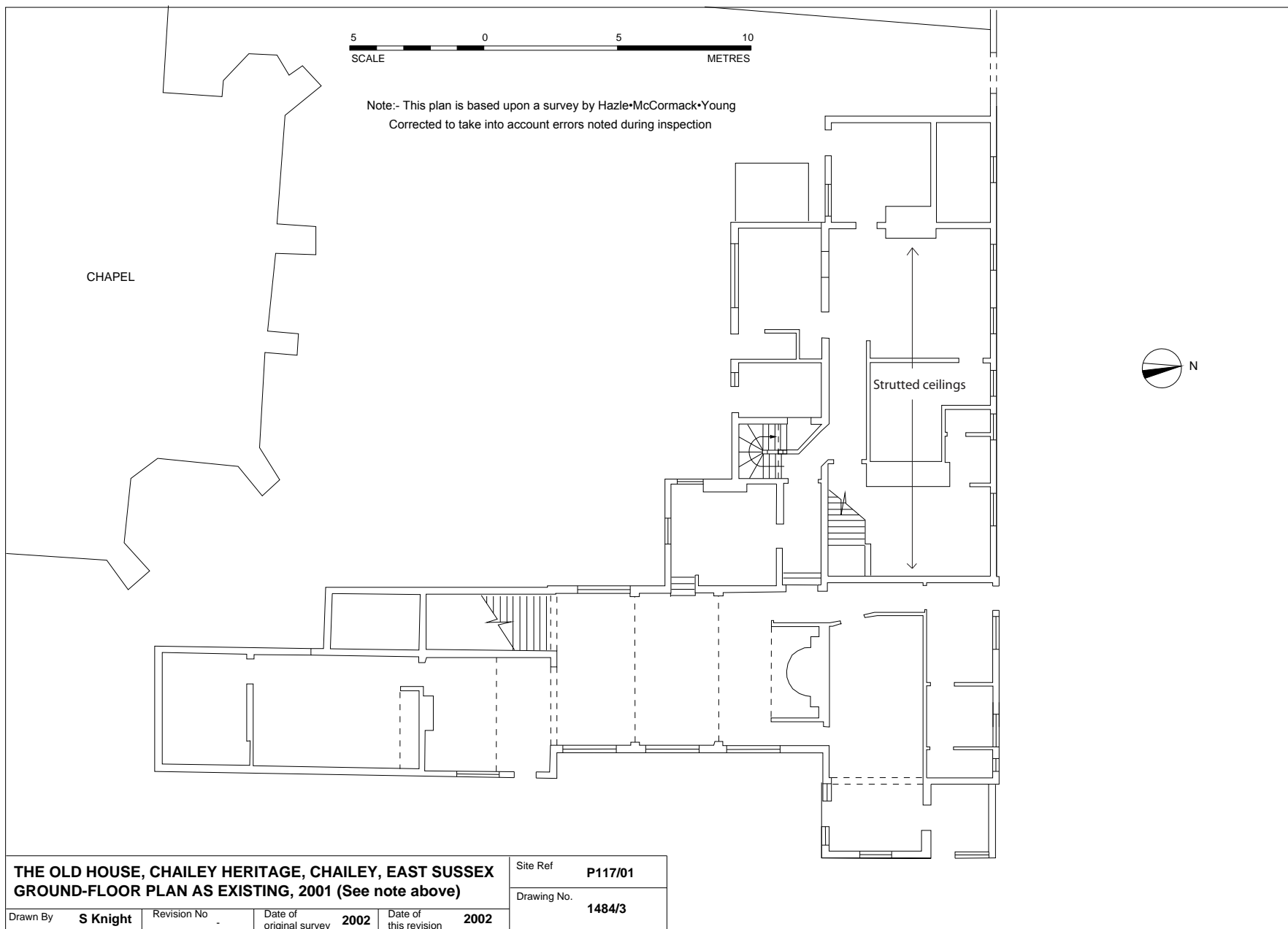
Old House, Chailey Heritage School

Project Ref: 5136
Report Ref:

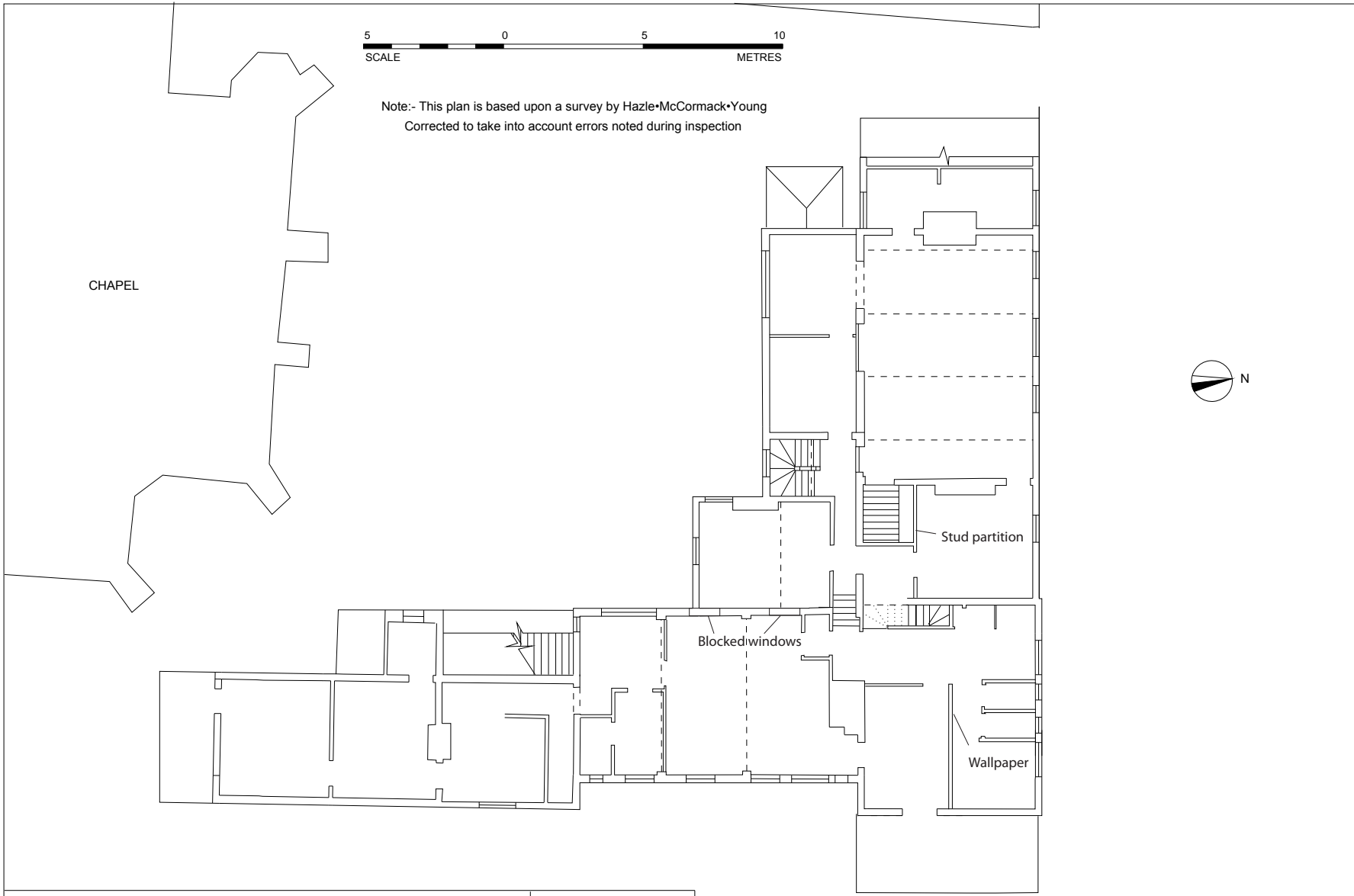
August 2012
Drawn by: AW

Outline plan showing sequence of development

Fig. 4



© Archaeology South-East		Old House, Chailey Heritage School	Fig. 5
Project Ref: 5136	August 2012	Ground floor plan	
Report Ref:	Drawn by: AW		



**THE OLD HOUSE, CHAILEY HERITAGE, CHAILEY, EAST SUSSEX
FIRST-FLOOR PLAN AS EXISTING, 2001 (See note above)**

Drawn By	S Knight	Revision No	.	Date of original survey	2002	Date of this revision	2002
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Site Ref	P117/01
Drawing No.	1484/4

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Old House, Chailey Heritage School

Project Ref: 5136
Report Ref:

August 2012
Drawn by: AW

First floor plan

Fig. 6