

**ARCHAEOLOGICAL AND HISTORIC BUILDING
RECORDING WATCHING BRIEF REPORT
STREAM COTTAGE, MOOR LANE, GLYNDE
EAST SUSSEX BN8 5UR**

(NGR: 545951 110351)

**Commissioned by
Glynde Estates**

**Site Code: MLR 13
ASE Project No: 6120**

**ASE Report No: 2014218
OASIS ID: archaeol6-190460**



By Katya Harrow & Simon Stevens

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**With contributions by
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September 2014

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SUMMARY

In March and June 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out an historic building and archaeological watching-brief during works to Stream Cottage, Moor Lane, Glynde, East Sussex, BN8 5UR. The work was commissioned by Glynde Estates to satisfy a condition placed on planning permission for the erection of a two storey rear extension and replacement thatched roof covering (ref SDNP/13/00862/FUL). A written scheme of investigation (ASE 2013) and a heritage statement (Henderson 2012) have previously been produced for the site.

The recent works, which included the stripping of interior finishes, internal alterations and the creation of new door and window openings revealed the construction of the first floor exterior walls, which were previously largely obscured by interior plaster finishes and exterior tile-hanging. The construction comprises small-panel timber-framing, with some foot-braces, which were seemingly confined to the service end of the building. The location of two original mullioned windows was identified, to the front and rear elevations.

The original infill to the first floor timber frame, which is likely to have been lath and daub, was replaced with brickwork, probably during the 19th century when the ground floor was rebuilt in brick; it seems probable this was carried out with the intention of it being obscured by tile-hanging.

The watching brief on the groundworks at the site resulted in the recovery of material dating between the Mesolithic/Neolithic periods and the twentieth century. The presence of prehistoric flintwork is indicative of casual loss during transient activity, either at, or in the vicinity of the site, while recovered sherds of medieval pottery are presumed to be the result of manuring of the local fields. A large collection of 19th and 20th century material is clearly more directly 'domestic' in origin, from the dumping of detritus close to the cottage. Finds from a midden deposit included pottery, tile, glass, clay tobacco pipe and metalwork.

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1.0 INTRODUCTION

- 1.1 In March and June 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out an historic building and archaeological watching-brief during works to Stream Cottage, Moor Lane, Glynde, East Sussex, BN8 5UR. The work was commissioned by Glynde Estates to satisfy a condition placed on planning permission for the Erection of a two storey rear extension and replacement thatched roof covering (ref. SDNP/13/00862/FUL). A written scheme of investigation (ASE 2013) and a comprehensive heritage statement including reconstruction drawings (Henderson 2012) have previously been produced for the site.
- 1.2 The building was listed Grade II on the 3rd July 2013 (Source: English Heritage, National Heritage List, ref. 1415457; Appendix 2). The list description itself is not a comprehensive schedule of those elements which are legally protected, as the legislative cover not only relates to both the interior and exterior of the stated structure, it also extends to any building within the curtilage which predates the 1st July 1948 as stated in Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As a result of the building being listed, listed building consent was also required for the works for which planning permission had been granted and was subsequently approved (ref. SDNP/13/03195/LIS).
- 1.3 In accordance with the requirements of the Government's National Planning Policy Framework which took effect on 27th March 2012, the South Downs National Park Authority specified the requirement for an historic building and archaeological watching-brief to be carried out during alteration works.
- 1.4 The following conditions have been attached to the planning permission:

Condition 2 of the approval states:

No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded, to comply with the National Planning Policy Framework.

Condition 3 of the approval states:

The extension hereby approved shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed (in accordance with the programme set out in the Written Scheme of Investigation approved under condition [2] above) to

the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

- 1.5 The work was carried out in accordance to a brief issued by ESCC archaeology and to the WSI (ASE 2013) that had been approved by ESCC and submitted to the LPA to discharge condition 2.

2.0 SCOPE & METHODOLOGY

- 2.1 The main objectives of the historic building watching brief were to record all features of architectural interest that will be affected by the alterations; and to monitor all interventions into the standing building fabric to ensure that any features of architectural interest exposed and affected by the alterations are recorded and interpreted to appropriate standards. The aim of the archaeological watching brief is to record, interpret and report on any archaeological remains exposed during groundworks (including artefacts or ecofacts of archaeological interest) to appropriate archaeological standards.
- 2.2 The approved works involve structural alterations to areas of fabric considered to be of significance to warrant inspection and recording prior to their loss. In summary, the alterations to be undertaken in the presence of a historic buildings archaeologist comprised:
- a) Formation of two doorways between the existing cottage and the new extension, one on the ground floor and one on the first floor.
 - b) Underpinning the old cottage
 - c) Removal of the late chimney stack.
 - d) Installation of additional windows within later brick infill.
- 2.3 A written scheme of investigation (WSI) detailing the precise scope of work was produced by Archaeology South-East, dated June 2013, and approved by the ESCC Assistant County Archaeologist, as archaeological advisor to the South Downs National Park Authority. The work was carried out in accordance with the WSI, English Heritage's *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006), and the relevant Standards and Guidance of the Institute for Archaeologists (IfA).
- 2.4 The site was visited by Katya Harrow on 20th March 2014 in order to carry out the historic building recording work. The photographic record was made using 35mm black and white photography, duplicated with digital photography. Within the report selected digital images have been reproduced as plates, together with an index of the digital photography and location plots (Appendix 2). A full catalogue of all photographs is included in the archive.
- 2.5 The drawn record consists of floor plans and elevations based upon existing survey drawings by John D Clarke Architects and Maggie Henderson, with additions and annotations made where necessary. Additions to the drawn record are highlighted in blue. They are included within the report as Figs. 3-5.

3.0 SITE LOCATION

- 3.1 The site is located on the south-east side of Moor Lane, which branches east from the main north-south route through the village of Glynde (NGR 545951 110351). The building is aligned north-east to south-west, with its principal façade facing north-west.

4.0 HISTORIC BACKGROUND

- 4.1 A detailed account of the development of the building is contained within the Heritage Statement previously produced for the site (Henderson 2012).
- 4.2 In summary, the building was originally constructed as a two-storey, three bay, lobby-entry dwelling in the late 16th or early 17th century, and retains much of its original form. Alterations of probable 19th century date included rebuilding of the timber-framed exterior walls in brick at ground floor level, and cladding with tile hanging at first floor level, replacement windows, the addition of a bread oven, replacement of the staircase and insertion of lath and plaster ceilings in the first floor rooms. Further alterations of the early 20th century included the addition of an end stack, installation of a bathroom at first floor level, and the replacement of some windows (Henderson 2012).

5.0 DESCRIPTION OF THE BUILDING (FIGS. 3-5)

- 5.1 The internal and external wall finishes, ceilings and floors had been stripped out in their entirety, and various internal alterations carried out prior to the commencement of the historic building recording work. This allowed for the underlying construction, previously masked by interior finishes and external cladding at first floor level, to be examined in detail. Construction of the rear two-storey extension had commenced which partially obscured the south-east elevation. The south-west wall was clad externally at first floor level with a vapour barrier membrane and battens in advance of tile hanging.

Exterior

- 5.2 The removal of tile-hanging revealed the timber-framed construction of the first floor exterior walls, which comprise small panel framing, with the mid-rail generally interrupting the studs, and the panels being in-filled with later brickwork. To the north-east elevation, a substantial stud interrupts the mid-rail towards the eastern end of the elevation (Plates 1 & 2). The south-east elevation is constructed somewhat differently, with studs interrupting the mid-rail. Two foot braces are visible on the south-east elevation extending down from the southern corner post and the post south of the central chimney bay (Plate 3). The timber frame has been strengthened with the addition of iron straps between the corner posts and side and end girts, and between the posts to either side of the chimney bay and the side girt on the front (north-west) elevation. Neat carpentry marks are visible to the frame of the front and rear elevations (Plate 4).

- 5.3 The infill predominantly comprises dark orange-red brickwork, with some over-burnt kiss marks, and includes occasional vitrified headers. The stretchers measure approximately 200-225 x 60mm. Many of the bricks retain remnants of a painted finish suggesting they have been reused. The brickwork is coursed but not arranged in a distinct bond. To the front elevation the infill includes a course of intermittent, header-sized timber bearers, above the level of the first floor (Plate 5). These were presumably included to facilitate the addition of laths for tile-hanging of the upper floor. To the rear elevation, intermediate studs have been nailed in place to carry the laths; at the eastern end of the elevation long riven laths survive *in situ* (Plate 6).
- 5.4 Within the southern half of the rear elevation, the panels have been infilled with what appears to be orange-red, smoothly textured brick paviments, measuring 220 x 35-45mm.

Ground Floor

- 5.5 Removal of the internal finishes confirmed the interior face of the exterior walls to comprise brick underbuilding, as described in the previous heritage statement (Henderson 2012).
- 5.6 The construction of the chimney stack had been exposed. The back of the chimney, facing south-west into the service end of the building (1), is constructed in a combination of chalk blocks and brickwork (Plate 7). A substantial area of chalk blocks is located at the base of the stack at its southern end. These blocks are dressed and are irregular in size, with smaller blocks added in to allow for rudimentary coursing. The largest visible block measures 730 x 240mm. A further area of chalk blocks is located towards the northern end of the stack, forming its upper half at ground floor level. The chalk blocks here are smaller measuring approximately 300 x 150-200mm and again are roughly coursed. The areas of chalk construction are interspersed with a variety of brickwork; this appears to be predominantly of 19th century date, with the exception of a small area of possible earlier brickwork at the southern end of the stack, at its junction with the outer wall and ceiling. This area of brickwork is approximately 400mm high x 740mm wide, and comprises orange bricks with darker, over-burnt patches, measuring 155-160 x 55mm, set in a fairly hard grey lime mortar. The stack also bears evidence of some modern repairs.
- 5.7 Within the hall/kitchen (2), the southern jamb of the fireplace has been rebuilt in later brickwork with kiss marks, arranged in English bond, probably associated with the insertion of a bread oven in the latter half of the 19th century. Earlier brickwork survives above the height of the timber lintel over the fireplace. This comprises small, slender bricks, some of which are heavily vitrified and measure 160-170 x 50mm.

- 5.8 The bread oven itself, which had been blocked, was partially opened up, revealing it to have a segmental brick apex and a slender iron lintel above the oven opening.
- 5.9 The side girt to the south-east wall contains three diamond-shaped mortices for a four-light window (Plate 8).

First Floor – Hall Chamber (3)

- 5.10 The wall plates and the head of the doorway within the hall chamber are simply detailed with a chamfer which subtly runs out at the ends without a decorative stop. The mid-rails are double-pegged to the jowled corner posts. Below the mid-rail of the south-east wall, the location of the later intermediate studs added to carry tile-hanging are marked by vertical courses of brick and tile, presumably to create a flush finish with the brick infill panels (Plate 9). A single, original stud on the north-west wall is similarly clad internally. The hall chamber floor comprises wide, uneven oak or elm boards measuring some 260-280mm in width.

First Floor - Landing

- 5.11 The wall-plate to the landing on the south-east side of the chimney stack is similarly chamfered and run out. The soffit of the wall-plate had been exposed to provide access to the first floor of the rear extension and contains a central stud mortice with a single stave mortice to either side (Plate 10). The posts flanking the chimney bay bear no evidence of mortices for a mid-rail.

First Floor – Service Chamber (4)

- 5.12 The wall-plates within the service chamber match those elsewhere on the first floor. The chalk block construction of the chimney stack is exposed on the north-east wall, and has been painted. North of the stack are two panels of lath and daub, subdivided by a slender mid-rail which is noted in the original survey to be a later addition due to the absence of pegs at its junction with the principal post (Henderson 2012).
- 5.13 As noted in Section 5.2, the south-east wall contains two foot braces; these are double-pegged to the posts. Double peg holes to the western corner post, below the level of the mid-rail, possibly indicate the location of an earlier footbrace to the north-west elevation.
- 5.14 The framing of the south-west wall is largely clad with tile and brick internally to create a flush finish. As the exterior of the wall had been clad with a membrane and battens in advance of replacement tile hanging, it was not possible to draw further conclusions regarding the original configuration of this wall.

- 5.15 The floor is covered with wide oak or elm boards measuring 210-220mm in width and 25mm thickness.
- 5.16 The soffit of the wall-plate to the north-west wall contains three diamond-shaped mortices for a four-light window. This occupied the location of the present window, although the position of the studs indicates that the original window was narrower.

6.0 ARCHAEOLOGICAL WATCHING-BRIEF

6.1 Methodology

- 6.1.1 A watching brief was maintained during groundworks associated with the redevelopment work, specifically the mechanical and manual excavations for the laying of various services across the site, including excavations for the base of a new oil tank and a new septic tank.
- 6.1.2 All excavations were examined for the presence of archaeological features or deposits and all spoil was scanned for the presence of artefacts, both visually and by use of a metal detector.
- 6.1.3 All deposits encountered were recorded according to accepted professional standards using ASE standard record sheets. A full digital photographic record of the area was kept and forms part of the site archive. The contents of the below-ground element of the project archive are tabulated below (Table 1).

Number of Contexts	18
No. of files/paper record	1
Photographs	93 digital images
Bulk Finds	1 box

Table 1: Quantification of site archive

- 6.1.4 Archaeological monitoring of the groundworks was undertaken at the site by Simon Stevens (Senior Archaeologist) and by Liz Chambers (Archaeologist) during June and July 2014. This element of the project was managed by Neil Griffin (Project Manager) and by Jim Stevenson and Dan Swift (Post-Excavation Managers).

6.1 Results

- 6.1.1 Mechanical excavations for the base of a new oil tank in a copse of trees to the east of the house, measured 3.1m by 2.1m by 300mm in depth. The only encountered deposit was a heavily rooted disturbed humic, mid-brown silty clay topsoil, context [001].
- 6.1.2 A 300mm wide, 600mm deep trench was mechanically excavated between the new tank and the existing house. The topsoil adjacent to the new tank was similar to context [001] and was recorded as context [012]. As the trench proceeded across the previous site access, the stratigraphy consisted of a layer of 'Type 1' crushed stone, context [008], laid on a terram sheet, context [009]. This overlay a layer of crushed chalk, context [010], which in turn overlay a mixed deposit of made ground, context [011], which extended to the base of the trench.

- 6.1.3 A cable trench was mechanically excavated between the rear of the house and the street frontage. The trench was 500mm wide and a maximum of 600mm in depth. The results were similar to those seen during monitoring of the oil pipe trench, as the trench crossed the site access. Close to the road there was a layer of the mid-brown silty clay topsoil also previously seen at the site (context [001]), which overlay a layer of redeposited 'natural' yellowish grey silty clay, context [004], which overlay crushed chalk, context [005].
- 6.1.4 Closer to the house the trench ran through an area of brick rubble, context [006], laid on a terram sheet, context [007], which overlay a mid-brown humic topsoil, context [002] or occasionally lay directly on the 'natural' greyish yellow clay, context [003].
- 6.1.5 The mechanical removal of two large tree stumps was also monitored in this area of the site. Only contexts [002] and [003] were encountered. The other monitored groundworks were for the installation of a septic tank chamber and associated pipe trenches to the south-east of the existing building.
- 6.1.6 The pipe trench between the house and the old garden wall was 450mm wide and a maximum of 1m deep. The stratigraphy consisted of a mixed layer of topsoil and brick rubble, context [013], which overlay an intermittent deposit of mixed made ground, context [014]. No other deposits were encountered in this part of the trench.
- 6.1.7 To the south-east of the garden wall in the adjacent pasture field, the encountered stratigraphy was equally straightforward and consisted of a mid-brown silty clay topsoil, context [015] adjacent to the wall (incorporating the tank excavation, which measured 2m x 2m by 2.4m deep) and context [017]. further away from the wall towards the stream. The topsoil directly overlay the 'natural' greyish yellow clay, context [016], which gradually became more grey in colour nearer the stream, recorded as context [018]. Assemblages of various finds were recovered from contexts [015] and [017].

Context	Type	Description	Location	Max. Deposit Thickness m
001	Layer	Topsoil	Oil Tank	>0.30
002	Layer	Topsoil	Tree Stumps	0.46
003	Layer	'Natural'	Cable Trench	>0.50
004	Layer	Subsoil	Cable Trench	0.45
005	Layer	Crushed Chalk	Cable Trench	>0.10
006	Layer	Brick Rubble	Cable Trench	>0.10
007	Layer	Terram	Cable Trench	<0.10
008	Layer	Type 1	Oil Pipe Trench	0.12
009	Layer	Terram	Oil Pipe Trench	<0.10
010	Layer	Crushed Chalk	Oil Pipe Trench	0.19
011	Layer	Made Ground	Oil Pipe Trench	>0.26
012	Layer	Topsoil	Oil Pipe Trench	>0.60
013	Layer	Topsoil	Septic Tank Trench	>1.00
014	Layer	Made Ground	Septic Tank Trench	>0.27
015	Layer	Topsoil	Septic Tank Trench	0.82
016	Layer	'Natural'	Septic Tank Trench	-
017	Layer	Topsoil	Septic Tank Trench	0.76
018	Layer	'Natural'	Septic Tank Trench	-

Table 2: Deposits recorded during watching brief

6.2 The Finds

6.2.1 A small assemblage of finds was recovered during the watching brief (Table 3). Finds were all washed and dried or air dried as appropriate. They were subsequently quantified by count and weight, and bagged by material and context. In addition, three objects were assigned unique registered finds numbers (RF <1> - <3>; Table 4). These finds were recorded on individual *pro forma* sheets for archive and have been bagged separately. Finds are packaged and stored according to IFA guidelines (2008). No further conservation is required.

Context	Pot	Wt (g)	CBM	Wt (g)	Flint	Wt (g)	Glass	Wt (g)	CTP	Wt (g)	Graphite	Wt (g)	Bakelite	Wt (g)
015	84	3228	3	486	3	18	40	4368	1	4	1	<2		
017	25	450	15	2240			2	40	2	8			1	8
Total	109	3678	18	2726	3	18	42	4408	3	12	1	0	1	8

Table 3: Quantification of the finds

The Flintwork by Karine Le Hégarat

6.2.2 Three pieces of struck flint weighing 20g were recovered from context [015] during the course of the watching brief. The flintwork is in a very poor condition displaying heavy edge damage. The small assemblage comprises two blade-like flakes and a fragmentary flake. The latter exhibits minimal edge modification. While this piece is free from surface cortication, both blade-like flakes are entirely recorticated bluish white and white. Based on technological grounds the flintwork suggests a small, probably residual Mesolithic or Early Neolithic component.

The Pottery by Luke Barber

6.2.3 The archaeological work recovered a small but unabraded assemblage of pottery from two different contexts. Context [015] produced a group essentially dating to between c.1875 and 1925 with a single residual piece. The latter consists of a fresh 6g sherd from a Late Ringmer ware oxidised vessel of probable 14th- century date. The bulk of the pottery from [015] represents a fairly typical domestic assemblage of the period. The kitchen wares include sherds from a glazed red earthenware bowl (142g), English stoneware bottles with grey Bristol glaze (3/274g: including a necked preserve jar) and a 9g Yellow ware sherd. Table and tea wares are well represented and include four sherds (42g) from blue transfer-printed plates and cups with floral designs, a sherd from a brown transfer-printed patterned plate (8g), a jug with green transfer-printed border (5g), a sherd of refined redware (3g) and four sherds from plain refined whiteware cups and saucers (38g). The deposit also contained four pieces (52g) of English porcelain, including a near complete 44mm tall toy jug with moulded decoration.

6.2.4 The assemblage from context [017] is very similar to that from [015] in being primarily of late post-medieval date (c.1850-1925) but containing a single residual medieval piece. The latter consists of an abraded 59g fragment from a 20mm+ thick stabbed hearth tile almost certainly a mid-13th- to 14th- century Ringmer product. The remaining sherds are of late post-medieval domestic wares. These consist of parts of an unglazed earthenware bowl (14g), a Sunderland slipware bowl (1/5g), blue transfer-printed ware plate with floral decoration (1/17g), refined whiteware plate (1/9g) and an English porcelain plate (1/3g).

6.2.5 The assemblage is not considered to hold any potential for further analysis beyond that undertaken for this report and has been discarded.

The Ceramic Building Material by Elke Raemen

6.2.6 A small assemblage comprising 18 roof tile fragments (wt 2687g) was recovered from two different contexts. Tile can all be dated to the 18th to 19th century. With the aid of x10 binocular microscope, four different fabrics were established. Fabric T1 is orange with cream streaks and moderate coarse to very coarse red iron oxides as well as rare, very coarse black iron oxides. Fabric T2 is similar; however, it is noticeably poorly mixed and contains cream, calcareous swirls as well as calcareous pellets to 3mm. Some tiles in this fabric have a reduced core. Very different is fabric T3, which contains moderate white inclusions, probably shell, as well as common fine to medium quartz. Fabric T4 comprises a fairly clean orange clay with moderate medium to coarse red and black iron-oxides. Context [017] contained three peg tiles with diamond-shaped peg holes. Two conjoining ridge tile fragments were recovered from the same context.

The Glass by Elke Raemen

6.2.7 A total of 42 glass vessels and vessel fragments (wt 4405g) was recovered from [015] and [017]. The majority derives from [15]. The group from the latter context appears to date between c.1889 and c.1900. Included is a wide variety of bottles such as wine, beer and mineral water bottles. Makers identified from complete embossings include "LAWMAN & WYBORG BRIGHTON" and "BISHOP LEWES", the latter found on a Codd bottle. Another beverage comprises "EIFFEL TOWER FRUIT JUICES" by "FOSTERCLARK & Co MAIDSTONE", in a small bottle with sheared rim.

6.2.8 Only one drinking vessel, i.e. a faceted, clear glass tumbler with heavy base, was recovered. Other bottles comprise household products such as a cobalt blue poison bottle, jar fragments and medicine bottles with spoon measurements. A near complete bell-shaped ink bottle embossed "ARNOLDS" and "LONDON", the former in a banner, was also found. A complete overview of [015] has been tabulated for archive. Context [017] contained only two glass fragments, both of 19th-century date. Included is a pale blue, thick-walled phial with sheared rim (length 81.5mm, diameter 18.7mm) and a pale blue fragment from a cylindrical bottle.

The Clay Tobacco Pipe by Elke Raemen

6.2.9 A small assemblage comprising three clay tobacco pipe stem fragments was recovered from contexts [015] and [017]. All three are plain and undecorated. Two of the stem fragments date to c.1750-1910. A third piece, from [017], dates to c. 1680-1750 and is likely to be residual.

The Registered Finds by Elke Raemen

6.2.10 Three objects were assigned registered finds numbers. Included is a cylindrical, lidded copper-alloy box (RF <2>, [015]), which may have contained a household product. Context [015] also contained a copper-alloy ring with crenelated edge. Its function is unclear. Both objects from [015] date to the mid-19th to early 20th century. An iron folding knife of 19th century date was recovered from [017].

RF no	Cxt	OBJECT	MATERIAL	PERIOD	WT (g)	Comments
1	017	KNIF	IRON	PMED	39	Folding knife
2	0015	VESS	COPP	PMED	26	Diam 50mm, H36mm; lidded
3	015	?STFT/RING	COPP	PMED	10	Diam 33mm

Table 4: Summary of the registered finds

Other Finds by Elke Raemen

6.2.11 A graphite core from a battery was recovered from [015]. Context [017] contained a brown Bakelite cylindrical fitting with internal screw thread. Bakelite came into use in the early 20th century.

Finds Summary by Elke Raemen

6.2.12 Finds from Stream Cottage include pottery, ceramic building material (CBM), glass, clay tobacco pipe (CTP), metalwork, animal bone and flintwork. The latter, although residual, comprises the earliest material on the site. The entire assemblage derives from contexts [015] and [017], both of which can be dated fairly tightly within the 19th and early 20th century, particularly by the pottery and the glass. As such, the assemblage contributes important dating evidence. The group forms a domestic refuse assemblage and such groups are of interest when they can be closely dated and moreover are linked to a historical property, particularly in conjunction with any future historical research providing data concerning occupants contemporary to the assemblage.

7.0 DISCUSSION

Historic Building Watching Brief

- 7.1 The current programme of works revealed some features of historic interest which provide further information about the original construction and development of the building.
- 7.2 The original timber-framed construction of the building survives remarkably intact at first floor level and comprises small-panel framing with studs pegged into the mid-rail. The construction of the southern end of the south-east elevation is somewhat anomalous, with the mid-rail seemingly jointed into the studs; however, this elevation has seen some modification with the insertion of a later window opening at its southern end, which has removed some of the original timber frame, and it is possible that the configuration of parts of the remaining framing may be the result of rebuilding or repair, perhaps in association with the replacement infill panels (see 7.3 below) The only visible evidence for bracing occurs within the exterior walls of the service chamber at the south-western end of the building, where two foot-braces survive *in situ* on the south eastern wall, and peg holes in the western post suggest the possible location of a further footbrace on the north-west elevation.
- 7.3 Stave mortices in the soffit of the south-east wall-plate, visible on the first floor landing, confirm that the original infill to the timber frame would have been lath and daub. This has been replaced with brick infill; the rough appearance of the infill compared to the facing brickwork at ground floor level suggests that it was always intended to be hidden by external tile-hanging and an internal plaster finish. There is some similarity to the internal brickwork at ground floor level, suggesting that the infilling and tile-hanging of the first floor probably occurred at a similar time to the rebuilding of the ground floor, to give the house an updated appearance. The use of what appears to be brick paviours to infill the framing of the south-east wall possibly relates to a separate, perhaps slightly later phase of updating.
- 7.4 The location of two original windows was confirmed, both of which were four-light diamond-mullioned windows and in locations occupied by later windows.

Archaeological Watching Brief

- 7.5 Material ranging in date from the Mesolithic/Neolithic to the twentieth century was identified during the watching brief on the groundworks. As well as a background scatter of prehistoric and medieval material, the concentration of material dating from the late post-medieval period is a clear indication that a midden deposit was disturbed during the excavation of the septic tank chamber and associated pipe trenches.
- 7.6 The presence of prehistoric flintwork is indicative of casual loss during transient activity, either at, or in the vicinity of the site, while the medieval

pottery is presumed to be the result of manuring of the local fields. The post-medieval material is clearly more directly 'domestic' in origin, from the dumping of detritus close to the cottage.

- 7.7 Late post-medieval assemblages from rural sites are underrepresented in the archaeological record, and there have been recent calls to redress the balance (Barber 2011, 193). The retrieval of material from middens such as the one encountered at Stream Cottage offer scope for fuller examination and ultimately timely publication of such data sets.

8.0 SOURCES CONSULTED

Archaeology South-East. 2013. *Stream Cottage, Moor Lane, Glynde, BN8 5UR: Written Scheme of Investigation for an Archaeological Watching Brief.*

Barber, L. 2011. The Pottery in, D. Butcher, Excavation of a post-medieval cottage at Eartham, West Sussex, *Sussex Archaeological Collections* 149, 191-4

Henderson, M. 2012. *Stream Cottage, Glynde, East Sussex: Heritage Statement* (Project No. 20121121).

Internet Sources

English Heritage, The National Heritage List for England
<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Date accessed: 24th June 2014

Institute of Archaeologists, 2008 IFA Standard and Guidance for the collection, documentation, conservation and research of archaeological materials,
http://www.archaeologists.net/sites/default/files/nodefiles/ifa_standards_materials.pdf

Date accessed: 14th August 2014

9.0 DEPOSITION OF THE ARCHIVE

A full archive intended for deposition with Barbican House Museum has been prepared in accordance with the guidelines set out in English Heritage's Management of Archaeological Projects 2 as well those published in Guidelines for the Preparation of Excavation Archives for Long-term Storage (United Kingdom Institute for Conservation, 1990) and Standards in the Museum Care of Archaeological Collections (Museums and Galleries Commission, 1994). The archive has been assigned Archaeology South-East site code MLR 13. The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and sketches.

10.0 ACKNOWLEDGEMENTS

Archaeology South-East would like to thank Glynde Estates for commissioning this historic building and archaeological watching-brief.

HER Summary

Site Code	MLR 13				
Identification Name and Address	Stream Cottage, Moor Lane, Glynde				
County, District &/or Borough	Lewes District, South Downs National Park, East Sussex				
OS Grid Refs.	545951 001351				
Geology	Gault Formation				
Arch. South-East Project Number	6120				
Type of Fieldwork			Watching Brief	Standing Structure	
Type of Site	Green Field				
Dates of Fieldwork			WB. 13.06.2014 – 02.07.2014	Other Building Recording - 20.03.2014	
Sponsor/Client	Glynde Estates				
Project Manager	Neil Griffin				
Project Supervisor	Simon Stevens				
Period Summary		Meso. ✓	Neo. ✓		
		MED ✓	PM ✓		
<p>Summary</p> <p><i>The recent works, which included the stripping of interior finishes, internal alterations and the creation of new door and window openings revealed the construction of the first floor exterior walls, which were previously largely obscured by interior plaster finishes and exterior tile-hanging. The construction comprises small-panel timber-framing, with some foot-braces, which were seemingly confined to the service end of the building. The location of two original mullioned windows was identified, to the front and rear elevations.</i></p> <p><i>The original infill to the first floor timber frame, which is likely to have been lath and daub, was replaced with brickwork, probably during the 19th century when the ground floor was rebuilt in brick; it seems probable this was carried out with the intention of it being obscured by tile-hanging.</i></p> <p><i>The watching brief on the groundworks at the site resulted in the recovery of material dating between the Mesolithic/Neolithic periods and the twentieth century. The presence of prehistoric flintwork is indicative of casual loss during transient activity, either at, or in the vicinity of the site, while recovered sherds of medieval pottery are presumed to be the result of manuring of the local fields. A large collection of 19th and 20th century material is clearly more directly 'domestic' in origin, from the dumping of detritus close to the cottage. Finds from a midden deposit included pottery, tile, glass, clay tobacco pipe and metalwork.</i></p>					

OASIS Form

OASIS ID: archaeol6-190460

Project details

Project name	Stream Cottage, Moor Lane, Glynde
Short description of the project	<p>The recent works, which included the stripping of interior finishes, internal alterations and the creation of new door and window openings revealed the construction of the first floor exterior walls, which were previously largely obscured by interior plaster finishes and exterior tile-hanging. The construction comprises small-panel timber-framing, with some foot-braces, which were seemingly confined to the service end of the building. The location of two original mullioned windows was identified, to the front and rear elevations. The original infill to the first floor timber frame, which is likely to have been lath and daub, was replaced with brickwork, probably during the 19th century when the ground floor was rebuilt in brick; it seems probable this was carried out with the intention of it being obscured by tile-hanging. The watching brief on the groundworks at the site resulted in the recovery of material dating between the Mesolithic/Neolithic periods and the twentieth century. The presence of prehistoric flintwork is indicative of casual loss during transient activity, either at, or in the vicinity of the site, while recovered sherds of medieval pottery are presumed to be the result of manuring of the local fields. A large collection of 19th and 20th century material is clearly more directly 'domestic' in origin, from the dumping of detritus close to the cottage. Finds from a midden deposit included pottery, tile, glass, clay tobacco pipe and metalwork.</p>
Project dates	Start: 20-03-2014 End: 02-07-2014
Previous/future work	No / Not known
Any associated project reference codes	6120 - Contracting Unit No.
Any associated project reference codes	MLR 13 - Sitecode
Any associated project reference codes	SDNP/13/00862/FUL - Planning Application No.
Type of project	Recording project
Site status	National Park
Monument type	COTTAGE Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	FLINTWORK Late Prehistoric
Investigation type	"Watching Brief"
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	EAST SUSSEX LEWES GLYNDE Stream Cottage, Moor Lane
Postcode	BN8 5UR
Study area	1.00 Hectares
Site coordinates	TQ 45951 10351 50.873627597 0.0746375528351 50 52 25 N 000 04 28 E Point

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/Jim Stevenson
Project supervisor	Simon Stevens
Type of sponsor/funding body	Client
Name of sponsor/funding body	Glynde Estates

Project archives

Physical Archive recipient	Lewes Museum
Physical Contents	"Ceramics","Glass","Worked stone/lithics"
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	"Context sheet","Miscellaneous Material","Notebook - Excavation','

available Research', 'General Notes', 'Report', 'Unpublished Text'

**Project
bibliography 1**

Publication type Grey literature (unpublished document/manuscript)

Title Stream Cottage, Moor Lane, Glynde BN8 5UR Archaeological Watching
Brief

Author(s)/Editor(s) Stevens, S.

Other bibliographic
details ASE Report No. 2014218

Date 2014

Issuer or publisher Archaeology South-East

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Description Standard ASE client report. A4-sized with cover logos

Entered by Simon Stevens (simon.stevens@ucl.ac.uk)

Entered on 18 September 2014

PLATES



Plate 1: Small panel framing to the north-east elevation, showing substantial stud (44)



Plate 2: Interior view of first floor of the north-east wall (25)



Plate 3: Interior view of first floor of south-east wall (34)



Plate 4: Carpentry mark on south-east elevation (49)



Plate 5: Brick infill to front elevation, showing small timber bearers (51)



Plate 6: Intermediate stud and laths for tile-hanging (43)



Plate 7: The exposed construction of the back of the chimney stack at ground floor level (1)



Plate 8: Redundant mortices for window jambs and mullions in south-east side girt (56)



Plate 9: Hall chamber, looking east, showing interior brick/tile cladding to studs of south-east wall (22)



Plate 10: Redundant mortices in soffit of wall-plate on first floor landing (28)



Plate 11: Oil trench looking SW in centre of site



Plate 12: Midden visible on surface to the east of the main house looking W



Plate 13: Excavations for the septic tank



Plate 14: Outflow trench looking west

Appendix 1: Building List Description

Name: Stream Cottage

List entry Number: 1415457

Location

Stream Cottage, Moor Lane, Ringmer, Lewes, Lewes, BN8 5UR

The postal address is Ringmer, Lewes, but the house is actually in Glynde parish

County	District	District Type	Parish
East Sussex	Lewes	District Authority	Glynde

National Park: SOUTH DOWNS

Grade: II

Date first listed: 03-Jul-2013

List entry Description

Summary of Building

Cottage, late C16 or early C17, re-fronted circa 1800. Refenestrated in late C19 and early C20 within some earlier surrounds. Early C20 south-west chimney stack.

Reasons for Designation

Stream Cottage is listed at Grade II for the following principal reasons: * Date: late C16 or early C17 * Documentary: the property and its owners are documented from the mid C16; * Plan: the original plan form is readable externally and internally; * Degree of survival: the timber frame survives substantially intact including the roof structure, which unusually has one queen post and one angled queen strut truss; * Interior features: retains open fireplace, chamfered ceiling beams, old floorboards and a ledged braced cupboard door; * Rarity of survival: it has been estimated that only 7% of modest farmhouses or cottages of this type recorded locally in the 1662 Hearth Tax have survived.

History

The earliest record of a property on this site is a deed of 1556 when John Copernet, son and heir of Thomas Copernet of Glynde, sold a messuage and adjoining garden in Glynde to William Hencocke of Glynde. The property passed to William Hencocke's son Robert in 1605, by which time all the land surrounding the house and its garden was owned by Harbert Morley, owner of the Glynde estate. The house and garden were bought by Robert Morley, who was Harbert's half-brother and subsequent owner of the Glynde estate, from Robert Hencot of Pevensey, shoemaker, and Francis Hencot of Brighton, butcher, in 1612. It has remained in the ownership of the Glynde Estate since that date.

The property is shown on the Yeakell and Gardner map of 1778-1783 with an adjoining structure set within a small rectangular field and a pond on the western field boundary. The Ordnance Survey surveyor's draft of 1800 shows two buildings on the site. The Glynde Tithe map of 1838 shows the house surrounded by gardens and a boundary wall which still survives. At this time the house and garden were occupied by Thomas Saunders the head keeper of the Glynde estate. The house and garden occupied 1 rod 28 perches and the field to the north comprised 3 acres 6 perches, a size very similar to the description of the Hencocke's land. The house abuts Moor Lane, the road leading from Glynde to Ashton, and

the field to the south and east of the house was known as Stone Croft in 1838, a possible corruption of the meadow called Stonewell on the deed of 1556.

The house ceased to be the head keeper's cottage when a new gamekeeper's house was built in Glynde Park in the 1850s. Subsequently the property was usually occupied by agricultural labourers from Glyndebourne Farm. Stream Cottage appears with its current footprint on the 1875 25 inch Ordnance Survey map with two ancillary buildings. The revisions of 1899 and 1910 show the smaller of the two subsidiary buildings removed but no alteration to the footprint of the house.

Details

MATERIALS: timber-framed, ground-floor brick in Flemish bond except for the south-east end which is in English garden wall bond. Hipped tiled roof (originally thatched) with small end gables and brick chimneystacks.

PLAN: two-storey lobby entry house of three bays with narrower central chimney bay with axial chimneystack. The ground floor comprised a heated hall-kitchen on the north-west side and service room (possibly originally divided) to the south-west side, including stair access up to two unheated chambers on the first floor.

EXTERIOR: the north-west or entrance front retains two later C19 tripartite windows to the first floor and two mid-C20 metal casement windows to the ground floor. Central door case with mid- C20 door. The south-west end has a C19 horizontal sliding window on the first floor and a mid- C20 metal-framed casement window on the ground floor, adjoining a C19 external brick chimneystack in stretcher bond. The south-east side has three casement windows to the first floor. The ground floor has cement rendering but a principal post is visible and the central door case has a concrete porch. The north-west end has no windows.

INTERIOR: the north-east ground-floor room has an open fireplace with a wooden bressumer which contains a blocked bread oven, a spine beam with two-inch chamfers and lamb tongue stops and similar floor joists with one-inch chamfers. The south-west ground-floor room has a similar spine beam but un-chamfered floor joists. Some wide floor boards are visible above these. There is a wooden early C19 fire surround with a narrow shelf on brackets. A C19 straight flight staircase in this room, approached through a ledged plank door, leads to the upper floor. On the first floor the wall frame retains its jowled bay posts and a mid-rail is visible on the north-east side. The north-east room has tie beams and queenposts and a cupboard with a ledged plank door of late C17 or early C18 date over the lobby. There are wide original floor boards. The south-west room has angled queen struts. The roof structure has pegged rafters and clasped side purlins with windbraces. Lash marks on some of the rafters suggest an original thatched roof covering.

Selected Sources

Website Reference - Author: Glynde.info Andrew Lusted East Sussex Record Office - Title: Stream Cottage 1556 to 2013 - Date: 24/01/2013 - URL:

<http://glynde.info/history/property.php?page=31>

Unpublished Title Reference - Author: Henderson, Maggie - Title: Stream Cottage , Glynde. Heritage Statement - Date: November 2012 - Source: Website of South Downs National Park

National Grid Reference: TQ4595110353

Appendix 2 Index of Digital Photographs

Appendix 2 Index of Digital Photographs



6120 (1)



6120 (2)



6120 (3)



6120 (4)



6120 (5)



6120 (6)



6120 (7)



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6120 (10)



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Appendix 2 Index of Digital Photographs



6120 (19)



6120 (20)



6120 (21)



6120 (22)



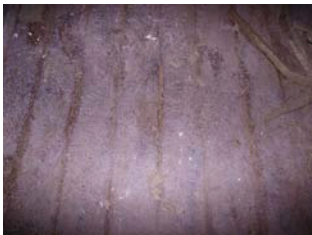
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Appendix 2 Index of Digital Photographs



6120 (37)



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6120 (47)



6120 (48)



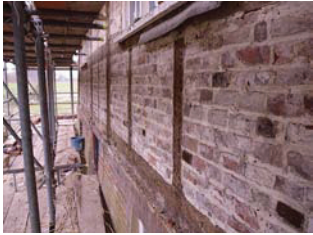
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Appendix 2 Index of Digital Photographs



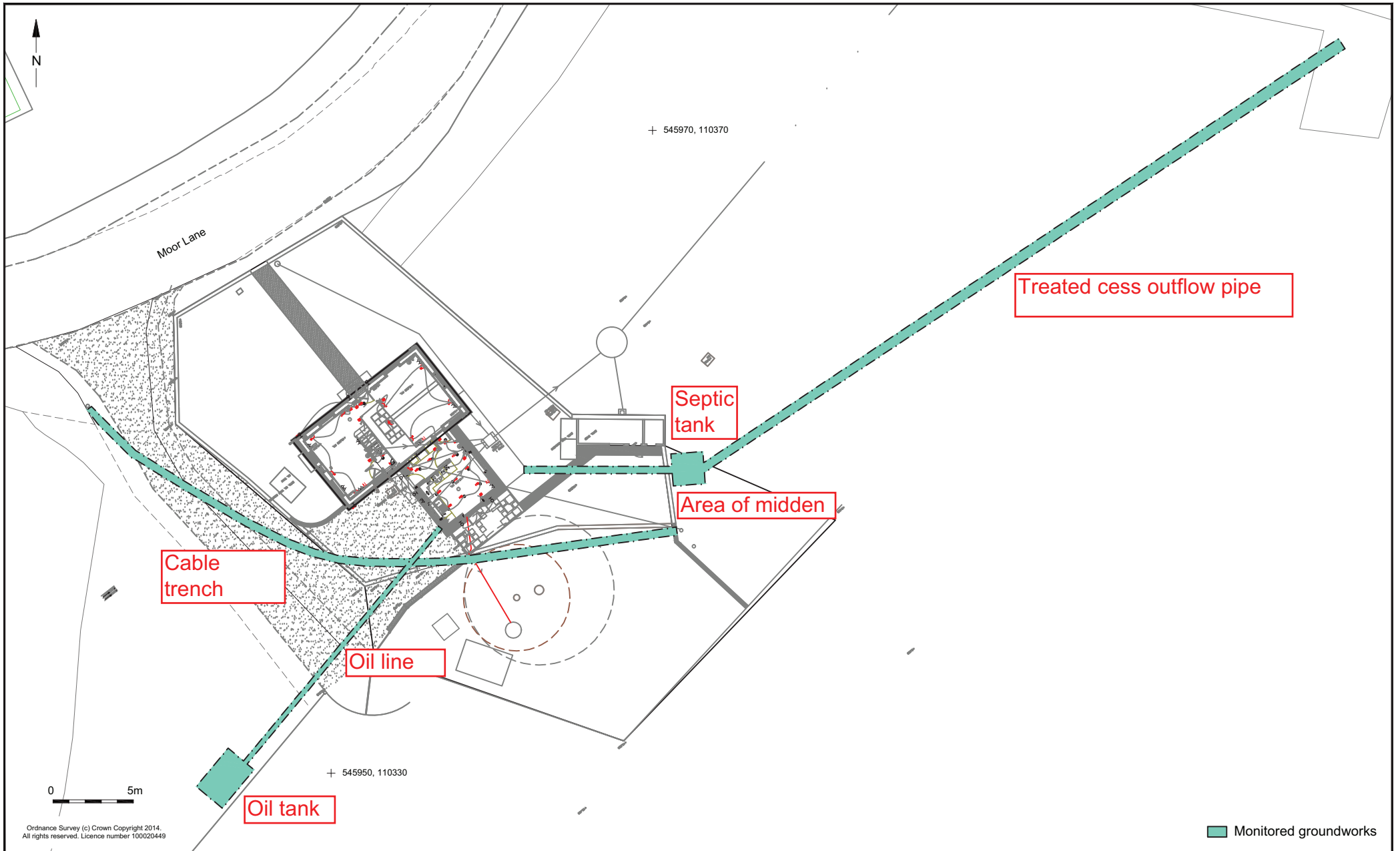
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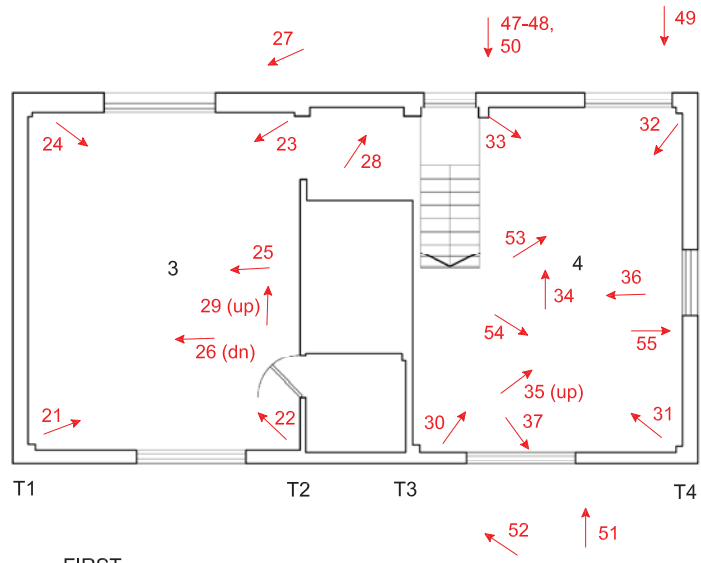
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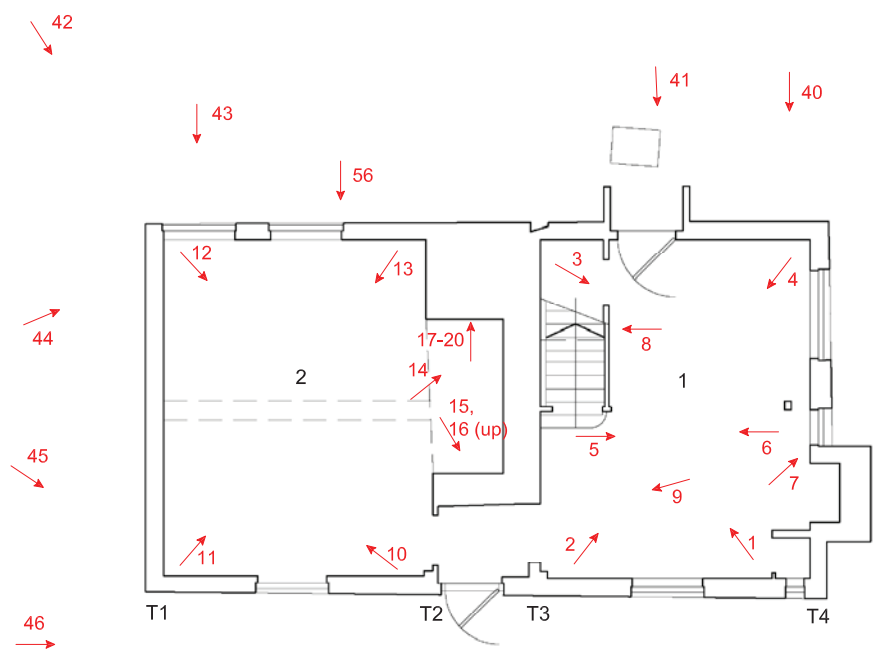
© Archaeology South-East		Stream Cottage, Moor Lane, Ringmer	Fig. 1
Project Ref: 6120	September 2014	Site location	
Report Ref: 2014218	Drawn by: RHC		



© Archaeology South-East		Stream Cottage, Moor Lane, Glyde	Fig. 2
Project Ref: 6120	September 2014	Location of monitored groundworks	
Report Ref: 2014218	Drawn by: RHC		



FIRST FLOOR

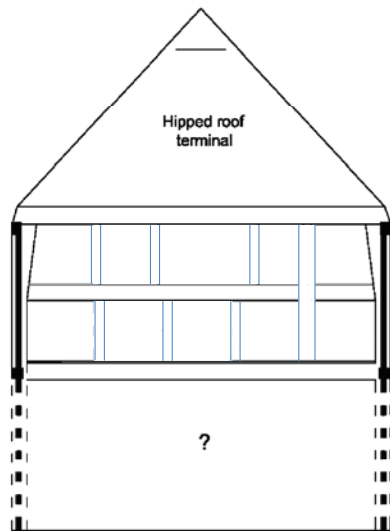


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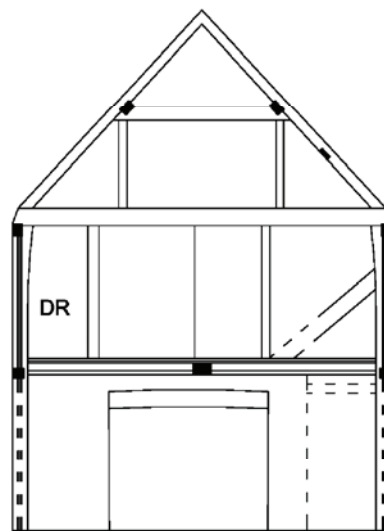
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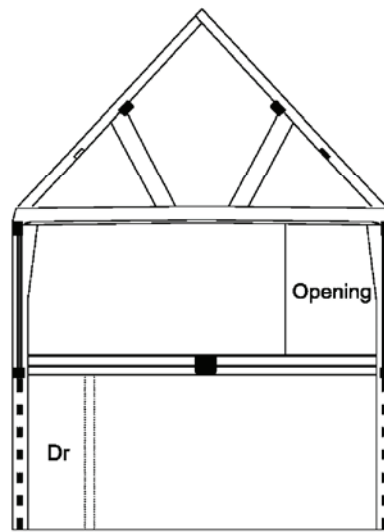
© Archaeology South-East		Stream Cottage, Moor Lane, Glynde	Fig. 3
Project Ref: 6120	Jun 2014	Floor plans and photograph locations	
Report Ref: 2014218	Drawn by: KRH		



T1 - southwest facing



T2 - northeast facing



T3 - southwest facing

KEY:

--- Overhead

- - Evidenced

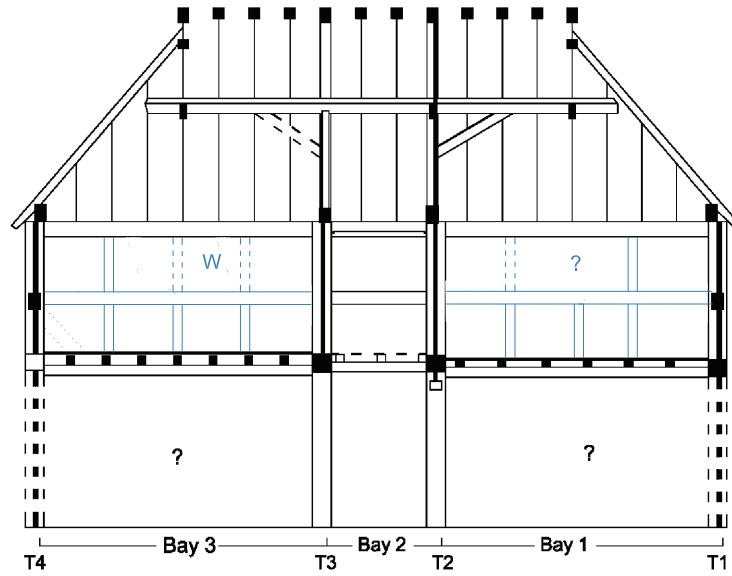
..... Conjectural



SCALE

METRES

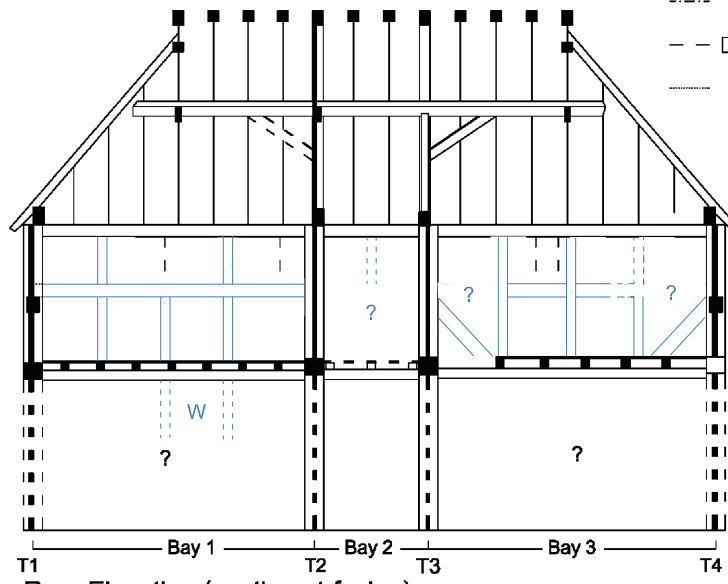
THIS DRAWING IS NOT BASED UPON A DETAILED SURVEY AND HAS BEEN PREPARED FOR INTERPRETATIVE PURPOSES ONLY. SOME DETAILS ARE SHOWN APPROXIMATE.



Principal Elevation (northwest-facing)

KEY:

- Overhead
- - - - - Evidenced
- Conjectural



Rear Elevation (southeast-facing)



© Archaeology South-East		Stream Cottage, Moor Lane, Glynde	Fig. 5
Project Ref: 6120	Jun 2014	Reconstruction drawing of front and rear walls	
Report Ref: 2014218	Drawn by: KRH		

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