
ARCHAEOLOGICAL SOLUTIONS LTD

**2 – 8 CARDEN AVENUE, MAYPOLE & PARKVIEW,
LONDON ROAD, BRIGHTON, EAST SUSSEX**

ARCHAEOLOGICAL MONITORING & RECORDING

Authors: Zbigniew Pozorski	
NGR: TQ 3005 0791	Report No: 4387
District: Brighton & Hove	Site Code: AS 1526
Approved: Claire Halpin	Project No: 4372
Signed:	Date: 31 July 2013

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ARCHAEOLOGICAL SOLUTIONS LTD

**98-100 Fore Street, Hertford SG14 1AB
Tel 01992 558170**

**Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
Tel 01284 765210**

**e-mail info@ascontracts.co.uk
www.archaeologicalsolutions.co.uk**



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- 1 HISTORIC ENVIRONMENT RECORD DATA (HER)**

OASIS SUMMARY SHEET

Project details			
Project name	2-8 Carden Avenue, Maypole & Parkview, London Road, Brighton, East Sussex		
<p><i>In September and November 2012 Archaeological Solutions (AS) carried out archaeological monitoring and recording at 2-8 Carden Avenue, Maypole & Parkview, London Road, Brighton, East Sussex (NGR TQ 3005 0791). The monitoring was commissioned by Hallmark Healthcare in compliance with a planning condition attached to planning permission to redevelop the site with a C2 care home, following demolition of existing buildings.</i></p> <p><i>The site lies at the junction of the London Road and Carden Avenue, within the northern suburbs of the city of Brighton and Hove. The site had a potential for post-medieval archaeological remains associated with a possible enclosure or a plot of land which formed part of the contracted hamlet of Withdean. It also had a potential for Neolithic and Bronze Age remains.</i></p> <p><i>In the event the monitoring revealed no archaeological features or finds.</i></p>			
Project dates (fieldwork)	12/09, 27/11/2012		
Previous work (Y/N/?)	Y	Future work (Y/N/?)	N
P. number	4372	Site code	AS 1526
Type of project	Archaeological Monitoring & Recording		
Site status	-		
Current land use	Houses with gardens		
Planned development	C2 Care home		
Main features (+dates)	-		
Significant finds (+dates)	-		
Project location			
County/ District/ Parish	East Sussex	Brighton & Hove	Brighton & Hove
HER/ SMR for area	East Sussex HER		
Post code (if known)	BN18		
Area of site	c. 5,600m ²		
NGR	TQ 3005 0791		
Height AOD (min/max)	c. 38m AOD		
Project creators			
Brief issued by	Advice from ESCC		
Project supervisor/s (PO)	Zbigniew Pozorski		
Funded by	Hallmark Healthcare		
Full title	2-8 Carden Avenue, Maypole & Parkview, London Road, Brighton, East Sussex. Archaeological Monitoring and Recording		
Authors	Pozorski, Z.		
Report no.	4387		
Date (of report)	July 2013		

2 – 8 CARDEN AVENUE, MAYPOLE & PARKVIEW, LONDON ROAD, BRIGHTON, EAST SUSSEX

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In September and November 2012 Archaeological Solutions (AS) carried out archaeological monitoring and recording at 2-8 Carden Avenue, Maypole & Parkview, London Road, Brighton, East Sussex (NGR TQ 3005 0791). The monitoring was commissioned by Hallmark Healthcare in compliance with a planning condition attached to planning approval to redevelop the site with a C2 care home, following demolition of existing buildings.

The site lies at the junction of the London Road and Carden Avenue, within the northern suburbs of the city of Brighton and Hove. The site had a potential for post-medieval archaeological remains associated with a possible enclosure or a plot of land which formed part of the contracted hamlet of Withdean. It also had a potential for Neolithic and Bronze Age remains.

In the event the monitoring revealed no archaeological features or finds.

1 INTRODUCTION

1.1 In September and November 2012 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at 2-8 Carden Avenue, Maypole & Parkview, London Road, Brighton, East Sussex (NGR TQ 3005 0791; Figs. 1 & 2). The monitoring was commissioned by Hallmark Healthcare in compliance with a planning condition attached to planning approval to redevelop the site with a C2 care home, following demolition of existing buildings (Brighton & Hove Council Planning Ref. BH2008/03015).

1.2 The monitoring was undertaken in accordance to an advice from East Sussex County Council (ESCC), and a written scheme of investigation (specification) prepared by AS (dated 17/05/2012), and approved by ESCC. The project conformed to the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for An Archaeological Watching Brief* (revised 2008).

1.3 The objectives of the project of archaeological monitoring and recording were:

- to ensure the archaeological monitoring of all aspects of the development programme likely to affect buried archaeological remains;
- to secure the adequate recording of any archaeological remains revealed by the development programme; and

- to secure the analysis, interpretation, publication (if required), long-term conservation and storage of the project archive.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 The site at Nos. 2 – 8 Carden Avenue, Maypole and Parkview is located within the city of Brighton and Hove, which lies within the district of the same name and the county of East Sussex (Fig. 1). The city of Brighton and Hove is situated along the South East coast, although the site itself is located 3.9m to the north of the coast. It also lies 3.5km to the north-north-west of the historic core of Brighton and 1.45km to the south of the A27(T) ring road that encompasses the city. The site also lies within the former parish of Patcham, which was centred upon the former village almost 1km to the north of the site, and also incorporated the former hamlet of Withdean 350m to the south-south-west. Along the western frontage and boundary of the site lies the A23 London Road that runs roughly south to northwards from the centre of Brighton.

2.2 To the immediate west of the site thus lies the London Road, while the roughly perpendicular Carden Avenue forms the northern boundary of the site. The eastern boundary of the site is demarcated by No. 10 Carden Avenue, with the dedicated park and public open space of Withdean Park situated to its immediate south. The site comprises a rectangular plot of land covering an area of approximately 5,600m². Until recently the site was occupied by six detached residential dwellings, now demolished. Nos. 2 – 8 Carden Avenue lie in the site's northern section, whilst Maypole and Parkview are situated in the south-western corner of the site and front onto the London Road. The East Sussex Historic Landscape Characterisation reveals that the site comprises settlement dated to the early 20th century (AD 1914 – 45).

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The city of Brighton and Hove is situated at the eastern extent of the Coastal Plain, which extends as far as Black Rock 6km to the south-east of the site (Fig. 1). It also lies on the dip slope of the South Downs and thus lies upon a low lying relief at the point at which the eastern extremity of the Coastal Plain meets the small valley descending from the Downs. The only watercourse in the area comprised the Wellesbourne Stream, which had its source in Patcham until the construction of the Patcham Waterworks in 1889 (Harris 2007). The Wellesbourne originally flow north to southwards down The Level and The Steine, which are southern extensions of the London Road. The site itself is situated approximately 38m AOD, with the surrounding relief sloping slightly down to the west. It lies within a predominantly urban topography along to the immediate south of the site lies Withdean Park, which is a dedicated park and public open space.

3.2 The Brighton area of East Sussex, in common with the South Downs, is located upon a solid geology of pure white chalk limestones, which date to the Tarrant, Newhaven, Seaford, Lewes Nodular, New Pit, and Holywell Chalk Formations of the Upper Cretaceous period (British Geological Survey 1978). They are overlain by clay, silt and sand of the Lambeth Group (Harris 2007). The drift geology of the Brighton area comprises Quaternary head in the form of soliflucted chalk or 'Coombe Rock'. Few archaeological investigations have been undertaken in the vicinity of the site, which might otherwise have revealed an indication of the stratigraphy likely to be encountered within the site. A recent watching brief at 10 Brangwyn Avenue and 475m to the north of the site did not reveal any natural chalk or any trace of features within the dug trenches (HER EES14803). It was suggested that the property was built in the 1930's on "made-up" ground, with any archaeological features likely to be at least 1.5m below the current land surface.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 An archaeological desk-based assessment of the site has been prepared by AS (Higgs 2011). In summary:

Extensive artefactual evidence from the South Coast area around Brighton suggests that the surrounding area was occupied in the prehistoric period, particularly from the Neolithic period onwards. The site lies in an area of chalk downland rich in funerary and settlement evidence dating from the Neolithic to Romano-British period. Significant Bronze Age evidence is known from excavations undertaken at Patcham Fawcett School to the east of the site, from which area a 'prehistoric camping site', Neolithic long barrow and collection of flints are known. Although further findspots are recorded in closer proximity of the site, the majority were discovered in antiquity and their location is only known roughly. The site thus has a potential for further prehistoric, specifically Neolithic and Bronze Age, remains, although most of the known evidence is concentrated to the east of the site.

The site has only a low potential for finds or features dating to the Romano-British and Anglo-Saxon period on the basis of their being only one existing findspot for each period. Romano-British remains in the Brighton and South Downs area are not extensive, although the excavations at Patcham Fawcett School revealed four Romano-British ditches indicative of a nearby settlement and a coin of Antoninus Pius was found approximately 100m to the north-west of the site. Both Patcham and Withdean are listed in the Domesday Book and thus have Saxon origins, yet only a silver penny of Offa (8th century AD) has been found in the area surrounding the site.

The site also has only a low potential for medieval remains, particularly given that the medieval settlements of Patcham and Withdean were not extensive and were overwhelmingly agricultural in character. Medieval findspots are limited to documentary evidence for the two settlements and also the remains of the 15th – 16th century Withdean Manor House identified in a standing structure 300m to the south of the site. In contrast, the site has a moderate potential for post-medieval remains associated with the former hamlet of Withdean, which stood roughly 350m to the south-south-west. The earliest cartographic source of Yeakell and Gardner's 1783 map of Sussex suggests that the site consisted of the northern section of an enclosure or formerly developed plot of land forming part of the contracted hamlet of Withdean. There is thus a possibility that the hamlet also lay along the eastern frontage of the London Road and extended into the site itself in the post-medieval period.

The hamlet of Withdean fell into decline in the 18th century, leaving the single farm of Withdean Farm c. 150m to the south-west of the site. This is confirmed by early modern cartographic sources that show no indication of the previous enclosure or formerly developed plot of land forming part of the contracted hamlet of Withdean that was occupied by the site in the post-medieval period. By the early modern period, the site has reverted to agricultural land and consisted of part of a larger field fronting the London

Road. Whilst the site has only a low potential for early modern remains, it has a high potential for evidence associated with the known modern development of the site. As building plans have revealed Nos. 2 – 8 Carden Road were constructed in the interwar period, specifically between 1924 and 28, and the remaining Maypole and Parkview were extant by 1931. Later 20th century remains was also be found within the site associated with the alteration and extension of the properties, such as the extension to the loggia at No. 2 Carden Road dating to 1962.

Previous ground disturbance

Cartographic sources have consistently revealed that the site remained as undeveloped agricultural land from at least 1873 until its development, although the Yeakell and Gardner's 1783 map of Sussex suggests that the site consisted of the northern section of an enclosure or formerly developed plot of land forming part of the contracted hamlet of Withdean. It is therefore likely that previous ground disturbance at the site prior to the 20th century will have been minimal and associated only with agricultural usage of the site. There is a possibility, however, that the hamlet of Withdean also lay along the eastern frontage of the London Road and extended into the site itself in the post-medieval period, thus causing more significant medieval or post-medieval previous ground disturbance.

5 METHODOLOGY

5.1 The elements monitored consisted of the demolition works, the ground reduction, and the excavation of foundation trenches and service trenches (Fig. 2).

5.2 The archaeological monitoring comprised the observation of all groundworks, the inspection of the subsoil and natural deposits for archaeological features and the examination of spoil heaps and the recording of soil profiles. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was checked for finds and the excavated area was scanned by metal detector.

6 DESCRIPTION OF RESULTS

The deposits located within area of excavation were recorded in sample sections presented below.

<i>Sample section 1 (DP 8)</i> <i>West foundation trench, facing east-south-east</i> <i>0.00 = 38.44m AOD</i>		
0.00 – 0.39m	L1000	Modern made ground. Light to mid brownish grey, loose, silty sand with frequent CBM rubble and debris.
0.39 – 0.75m+	L1001	Made ground. Mid grey, friable, silty sand with moderate CBM fragments.

<i>Sample section 2 (DP 12)</i> <i>North part of the site, ground reduction limit, facing south-south-west</i> <i>0.00 = 38.61m AOD</i>		
0.00 – 0.09m	L1002	Tarmac.
0.09 – 0.18m	L1003	Basal layer for Tarmac L1000. Reddish grey, compacted, gravel with geotextile below.
0.18 – 0.45m+	L1004	Made ground. Mid grey, compact, sandy silt with occasional CBM fragments, small stones and flints.

<i>Sample section 3 (DP 14)</i> <i>North-west part of the site, service trench, facing east-south-east</i> <i>0.00 = 38.57m AOD</i>		
0.00 – 0.10m	L1000	Tarmac. As above.
0.10 – 1.20m+	L1005	Made ground. Light to mid brown, friable, silty sand with frequent small stones and occasional CBM fragments.

<i>Sample section 4 (DP 18)</i> <i>Test/foundation pit in west part of the site, facing east-south-east</i> <i>0.00 = 38.52m AOD</i>		
0.00 – 0.58m+	L1000	Modern made ground. As above.

<i>Sample section 5 (DP 20)</i> <i>Test/foundation pit in south part of the site, facing north-north-east</i> <i>0.00 = 38.39m AOD</i>		
0.00 – 0.70m+	L1000	Modern made ground. As above.

No archaeological features or finds were identified.

7 CONFIDENCE RATING

7.1 Not all the foundation trench excavations were observed, but monitoring of other groundworks across the site suggests that this is unlikely to have resulted in the loss of archaeological information.

8 DEPOSIT MODEL

8.1 The site was commonly overlain by modern made ground (L1000; 0.30 – 0.75m+ thick). The natural was not exposed though Made Ground L1005, present in north-western part of the site, consisted of re-deposited natural sandy gravel.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for post-medieval archaeology associated with a possible enclosure or a former plot of land which formed part of the contracted hamlet of Withdean. It also had a potential for Neolithic and Bronze Age remains.

9.2 In the event no archaeological features or finds were revealed. Modern made ground deposits were recorded and were likely associated with the modern residential buildings. No residual finds were recovered.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at Brighton Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Ms. Sue Earrey of Hallmark Healthcare for commissioning the project.

AS would also like to acknowledge the input and advice of Mr Casper Johnson of East Sussex County Council.

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APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (HER)

The following sites are those that lie within a 1km radius of the site. The table has been compiled from data held by the East Sussex Historic Environment Record (HER).

HER	NGR TQ	Description
Prehistoric		
EES14060	3086 0741	Archaeological watching brief at Varndean Sixth Form College revealed a total of 28 pieces of worked flint and 3 pieces of fire-cracked flint of Neolithic or Bronze Age origin
EES14142	308 074	Archaeological watching brief at Varndean Sixth Form College did not reveal any archaeological features or deposits, but two pieces of worked flint and one piece of fire-cracked flint of Bronze Age date were recovered from the topsoil
MES221	30 08	Neolithic polished flint axe found in 1903 at Patcham
MES309	3074 0755	Early Bronze Age crouched inhumation burial covered by heap of flints discovered in 1928 at Surrenden Road
MES310	312 077	A collection of Neolithic/early Bronze Age flint implements found on a 'prehistoric camping site' north of Surrenden Road
MES313	3008 0833	Human remains suggested to represent crouched burials; no grave goods but assumed to be late Neolithic or early Bronze Age
MES339	30 08	Bronze Age gold armlets and pottery found with bones in 1846
MES367	2978 0783	Possible Neolithic ditch overlain by early Bronze Age crouched burial
MES1048	294 073	At least two Lower Palaeolithic handaxes have been found at Tongdean
Romano-British		
MES280	30 08	A '1 st brass' coin of Antoninus Pius found at Patcham in 1920
Anglo-Saxon		
MES293	3025 0751	A silver penny of Offa (8 th century AD) found May 1932 when levelling for a lawn in the garden of 'Flodigarry' on Surrenden Crescent
Medieval		
MES306	3002 0763	Part of the original walls of the 15 th – 16 th century Withdean Manor House form a portion of the south wall of the present structure
MES8521	29966 07517	Medieval hamlet of Wictedene was first recorded as Withdean, 'Wihta's valley' and dates from the early 12 th century when it was referred to as 'Wictedene'
MES8522	30189 08910	Medieval market village of Patcham was first mentioned in the Domesday Book as Piceham (Pecceas farm), whilst the Church of All Saints dates back to the 12 th century

<i>Post-medieval & later</i>		
MES226	3006 0899	Grade II* listed Patcham Place is a mid-18 th century mansion that is possibly unique for a house of its kind in that it is faced with black mathematical tiles, usually used only for small terrace houses actually by the sea
MES229	3020 0876	Grade II* listed Southdown House dates to the 18 th century
MES374	304 082	Patcham/Ballards Mill post mill known to have existed in 1620, demolished in 1900, with ground floor being retained as a store until the 1920s
MES8474	29918 07489	Withdean Chapel shown on early 19 th century maps
<i>Undated remains</i>		
EES14511	3079 0743	A desk-based archaeological concluded that there is potential for late Neolithic/Bronze Age archaeological activity
EES14623	2867 0765	Watching Brief did not reveal any features cut into the chalk apart from a pipe cut through to a soakaway and no finds

PHOTOGRAPHIC INDEX



DP 1. The site during demolition works. Looking south-south-west.



DP 2. Demolition works. Looking south-south-east.



DP 3. Western part of the site. Looking south-south-west.



DP 4. Southern part of the site. Looking east-south-east.



DP 5. The site with new foundations. Looking north-north-west.



DP 6. Western part of the site. Looking north-north-east.



DP 7. Foundations in western part of the site. Looking north.



DP 8. Sample section 1. Looking west-north-west.



DP 9. Central/western part of the site. Looking east-south-east.



DP 10. North-western/western part of the site. Looking south-south-east.



DP 11. North-western/northern part of the site. Looking east.



DP 12. Sample section 2. Looking north-north-east.



DP 13. Excavations in north-western part of the site. Looking north-north-west.



DP 14. Sample section 3. Looking west-north-west.



DP 15. Northern part of the site. Looking east-south-east.



DP 16. Northern part of the site. Looking east.



DP 17. Foundation pits in western part of the site. Looking north.



DP 18. Foundation pit in western part of the site. Sample section 4. Looking west-north-west.



DP 19. Foundation pits in southern part of the site. Looking south-west.



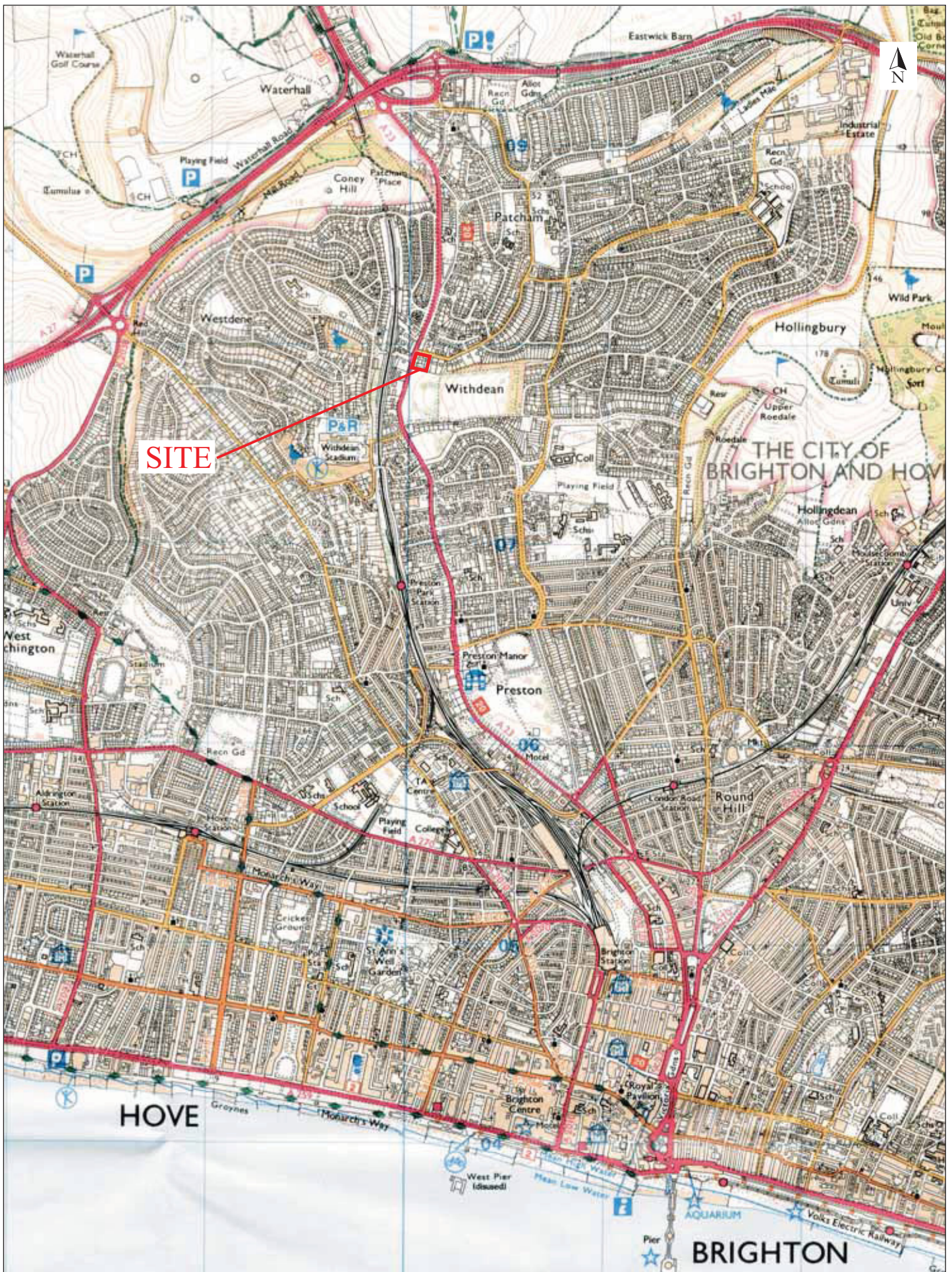
DP 20. Foundation pit in southern part of the site. Sample section 5. Looking south-south-west.



DP 21. Construction works in southern part of the site. Looking south-south-west.

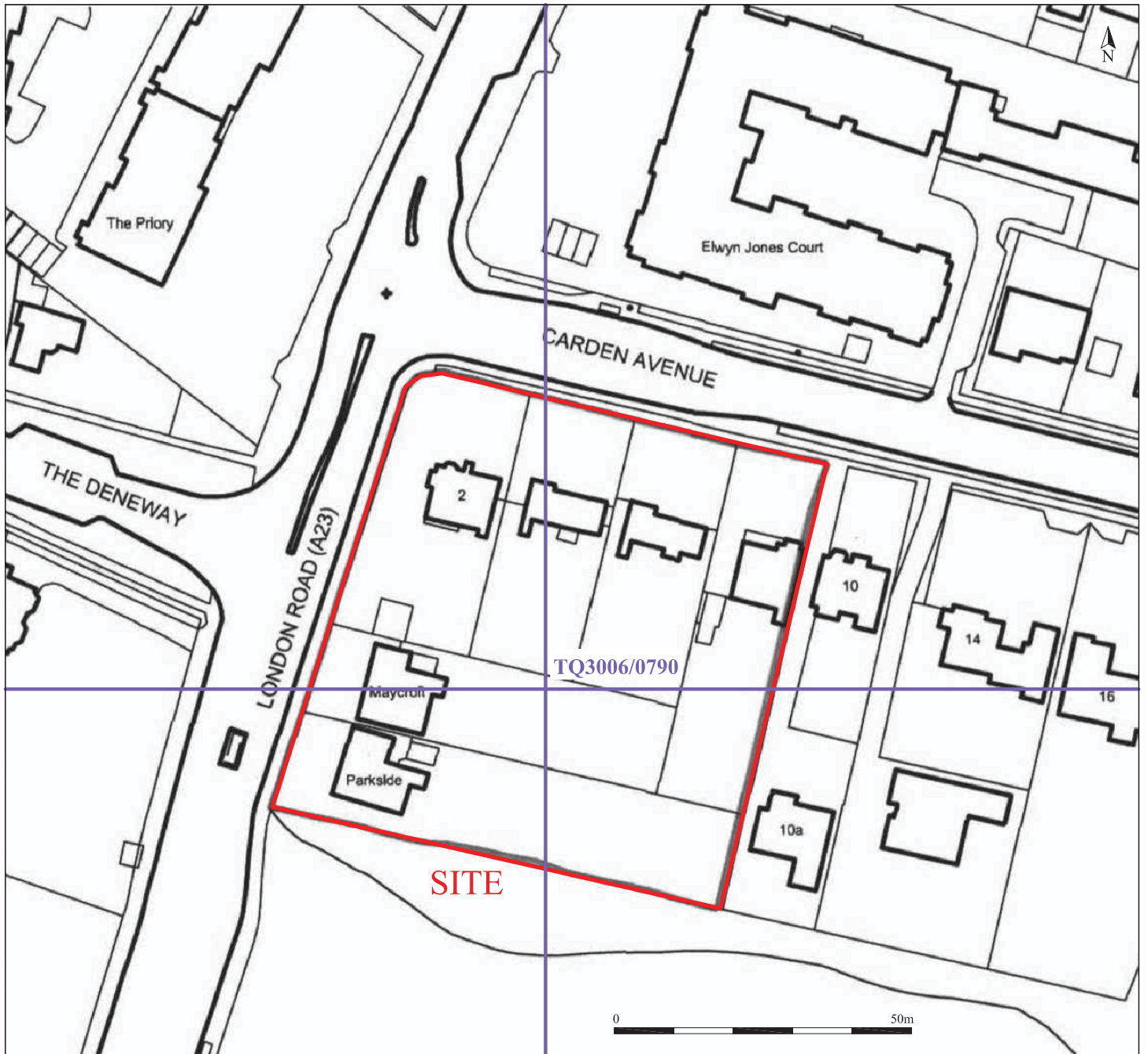


DP 22. Foundations in southern part of the site. Looking north-north-east.

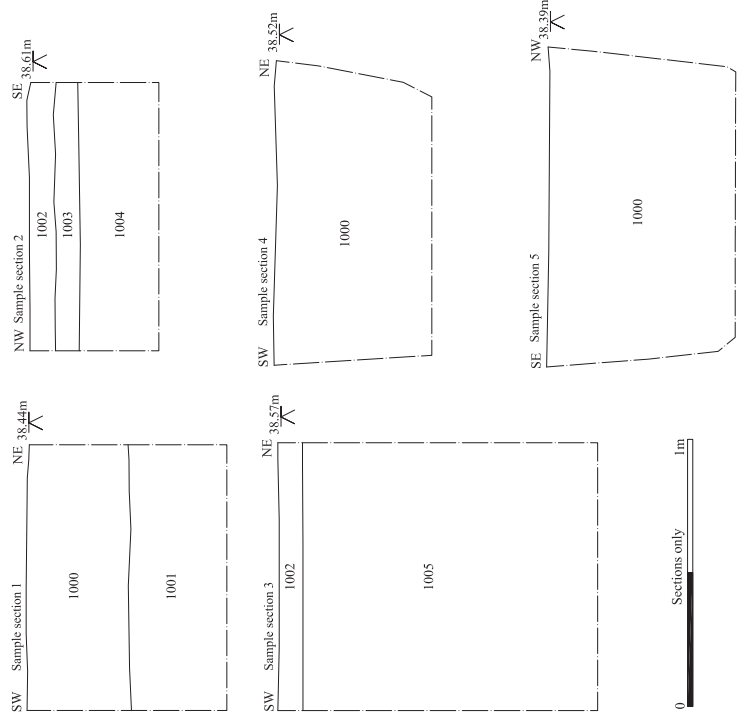
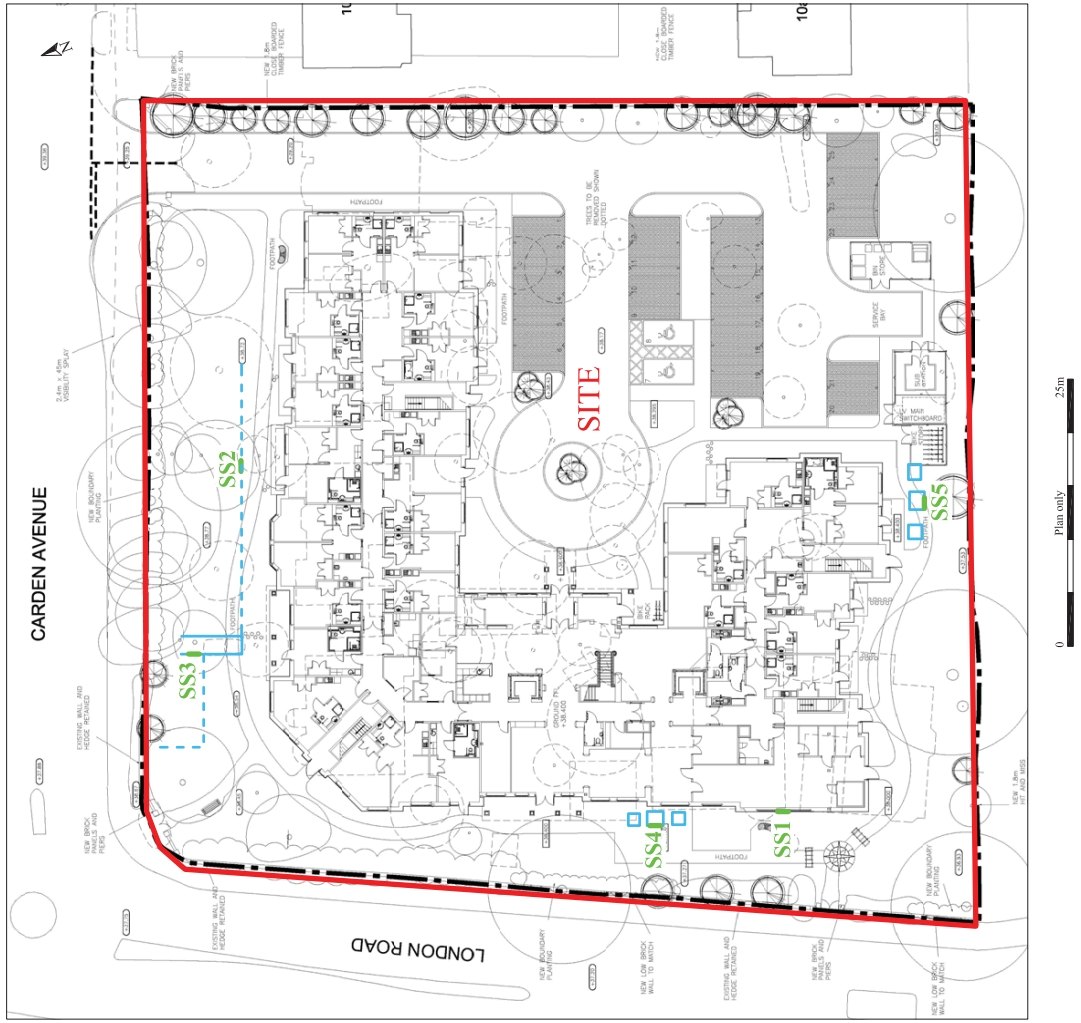


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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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Fig. 2 Detailed site location plan
Scale 1:1000 at A4



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Fig. 3 Area of watching brief & sections
 Scale plan at 1:500 & sections at 1:20 at A3