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**THE BELL, TICEHURST, ROTHER,
EAST SUSSEX**

ARCHAEOLOGICAL MONITORING & RECORDING

Authors: Zbigniew Pozorski	
NGR: TQ 68796 30314	Report No: 4609
District: Rother	Site Code: AS 1342
Approved: Claire Halpin	Project No: 5515
Signed:	Date: 19 June 2014

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OASIS SUMMARY SHEET

Project details			
Project name	<i>The Bell, Ticehurst, Rother, East Sussex</i>		
<p><i>In March 2014 Archaeological Solutions (AS) carried out archaeological monitoring and recording at The Bell, Ticehurst, Rother, East Sussex (NGR TQ 68796 30314). The monitoring was commissioned by Stephen Evans LLP on behalf of The Bell (Ticehurst) LLP in compliance with a planning condition attached to planning permission to construct of four lodges at the rear of the Bell as an alternative to permitted lodges; to demolish an ancillary building at the rear of the Old Bakery and replace with two new lodges and storage for The Bell.</i></p> <p><i>The site is located in both Ticehurst Conservation Area and in an Archaeological Notification Area as it lies within the historic medieval and post-medieval core of the village. The Bell lies at the junction of the four main roads entering the village, and is Grade II listed and dates from the mid/late 16th century with later additions/alterations. The site had a potential for medieval and later archaeology.</i></p> <p><i>In the event the monitoring revealed no archaeological features or finds.</i></p>			
Project dates (fieldwork)	<i>17, 19/03/2014</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>5515</i>	Site code	<i>AS 1342</i>
Type of project	<i>Archaeological Monitoring & Recording</i>		
Site status	<i>Within Ticehurst Conservation Area and in an Archaeological Notification Area</i>		
Current land use	<i>Hotel/restaurant</i>		
Planned development	<i>Construction of four lodges, demolishing an ancillary building and replacement with two new lodges and storage</i>		
Main features (+dates)	<i>-</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>East Sussex</i>	<i>Rother</i>	<i>Ticehurst</i>
HER/ SMR for area	<i>East Sussex</i>		
Post code (if known)	<i>TN5 7AS</i>		
Area of site	<i>c. 400m²</i>		
NGR	<i>TQ 68796 30314</i>		
Height AOD (min/max)	<i>107m AOD</i>		
Project creators			
Brief issued by	<i>Advice from East Sussex County Council Assistant County Archaeologist</i>		
Project supervisor/s (PO)	<i>Zbigniew Pozorski</i>		
Funded by	<i>Stephen Evans LLP on behalf of The Bell (Ticehurst) LLP</i>		
Full title	<i>The Bell, Ticehurst, Rother, East Sussex: Archaeological Monitoring & Recording</i>		
Authors	<i>Pozorski, Z.</i>		
Report no.	<i>4609</i>		
Date (of report)	<i>June 2014</i>		

THE BELL, TICEHURST, ROTHER, EAST SUSSEX

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In March 2014 Archaeological Solutions (AS) carried out archaeological monitoring and recording at The Bell, Ticehurst, Rother, East Sussex (NGR TQ 68796 30314). The monitoring was commissioned by Stephen Evans LLP on behalf of The Bell (Ticehurst) LLP in compliance with a planning condition attached to planning permission to construct of four lodges at the rear of the Bell as an alternative to permitted lodges; to demolish an ancillary building at the rear of the Old Bakery and replace with two new lodges and storage for The Bell.

The site is located in both Ticehurst Conservation Area and in an Archaeological Notification Area as it lies within the historic medieval and post-medieval core of the village. The Bell lies at the junction of the four main roads entering the village, and is Grade II listed and dates from the mid/late 16th century with later additions/alterations. The site had a potential for medieval and later archaeology.

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

1 INTRODUCTION

1.1 In March 2014 Archaeological Solutions (AS) carried out archaeological monitoring and recording at The Bell, Ticehurst, Rother, East Sussex (NGR TQ 68796 30314; Figs. 1 & 2). The monitoring was commissioned by Stephen Evans LLP on behalf of The Bell (Ticehurst) LLP in compliance with a planning condition attached to planning permission to construct four lodges at the rear of the Bell as an alternative to permitted lodges; to demolish an ancillary building at the rear of the Old Bakery and replace with two new lodges and storage for The Bell (Rother District Council Planning Ref.RR/2013/1463/P).

1.2 The monitoring was undertaken in accordance to an advice from East Sussex County Council Assistant County Archaeologist (ESCC ACA), and a written scheme of investigation (specification) prepared by AS (dated 08/01/2014), and approved by ESCC ACA. 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, which also included a historic building recording programme to take place at a later date, were:

- The archaeological recording of the standing structure/s in their present form, before any development commences, with the resultant archive to be deposited at an appropriate location in order to form a long-term record;
- The archaeological monitoring of all groundworks and fabric alterations associated with the scheme, with the recording of any significant archaeology thereby revealed, and analysis of the results with provision for report and/or publication of the results, and the production of an archive.

1.4 This report presents results of the archaeological monitoring and recording of the groundworks.

Planning policy context

1.5 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.

1.6 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 village of Ticehurst lies in a predominantly rural area of East Sussex with the settlement extending along both sides of the east – west aligned High Street (Fig. 1).

2.2 The Bell Hotel is situated in the centre of the village. The main range of the building is aligned east – west with the principal façade fronting the High Street. The building has a rear wing with further extensions and additions to the east and west.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site lies at c.112m AOD on a land rising towards the north. River Rother is c. 500m to the east and Bewl Water reservoir is located c. 2km to the north.

3.2 The site lies on transition between solid geology of Wealden Group interbedded sandstone and siltstone to the north and sandstone, siltstone and mudstone of the same group to the south (British Geological Survey 1978). Soils on the site are those of the Curtisden association, described as silty soils over siltstone with slowly permeable subsoils and slight seasonal waterlogging (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The site is located in both Ticehurst Conservation Area and in an Archaeological Notification Area because of its situation within the historic medieval and post-medieval core of the village (ANA 822; MES 19775). *Tycheherst* is first recorded in 1248 which translates as ‘wooded hill where young goats are kept’ (Mills 1991). The manor came into being in the 14th century. The church of St Mary to the south of The Bell dates from the 14th century and is Grade II* listed (MES 2467). Four test pits dug outside of it to ascertain the depth of human burials in the graveyard recovered disarticulated human bone, animal bone, pottery, CBM, clay pipe and glass (EES 14328). Grade II listed post-medieval buildings are also located in the village.

4.3 It is proposed to demolish an ancillary outbuilding to the rear of the bakery, and to construct new lodges here and to the rear of The Bell. The building to be demolished is a later 19th century structure, which has been subject to an historic building assessment (Howell 2013). This summarised that the outbuilding dates to the early 1880s, probably built as a tea room for the adjoining bakery. An extension to the west side of the building was added in the early 1900s and the whole building joined to the main house by a covered link. This later extension appears to have been substantially re-built at a later date. A small extension was added at the north end of the east elevation in the 1950s/60s and the roof was replaced in 1995 following a fire.

4.4 The hotel has been subject to an earlier detailed historic building recording report produced by Archaeology South-East (Martin & Clubb 2008) regarding the development of the building, followed by a report produced by AS during alterations to the building and associated groundworks (Adams *et al* 2010). In summary:

The historic core of the building is a three-cell structure dating to c.1560 +/- 25 years (Period A) and comprising a central hall with a small parlour to the west and a service area to the east. The original chimney stack lay on the east side of the hall with a cross-passage between this and the parlour. The house was fully floored at upper level with three chambers. Originally, the main frontage was jettied and the timber framing was close-studded.

The late 16th or early 17th century (Period B) saw a rear range added at the east end of the historic core to enlarge the service area, although it is unknown how the first floor of this area was given access.

In the mid – late 17th century (Period C) the house saw a period of substantial change with the addition of a substantial chimney stack on the site of the original example. In addition the former service rooms at the east end were reworked into high-status areas and the rear wing addition extended by a further bay and given an outshut on the west side for further service accommodation. A cellar was dug beneath the new parlour area, given access from the hall.

The next phase of alterations was carried out in the early – mid-18th century (Period D) which included adding a chimney stack at the northern end of the lean-to / outshut. This was followed by a major phase of work in the mid-18th century (Period E) when the rear range was extended by a further bay and a number of external walls rebuilt in brick. An outshut was added at the west end of the main range, adjoining the original parlour, and internal alterations were carried out, while the roof was entirely rebuilt and raised on higher wall-plates.

Later extensions included the two-storey range to the east, likely added during the 1820s or 1830s, with a coach house on the ground floor and a function room above. This was inserted between the house and a barn to the east which was demolished between 1919 and 1939. The main range was extended to the rear in the 19th century and a single-storey range was added to the west in the 1930s.

4.5 The archaeological monitoring element of the development project was carried out following the removal of the 1930s wing, and during construction of new extensions and internal alterations to the main building. The monitoring revealed that the end wall of the Period E outshut had probably been removed with the construction of the 1930s range, and the entombed pent-roof of the outshut was supported by a large I-girder. In the interior, areas of exposed historic fabric were observed and recorded, which in most cases confirmed elements of the earlier report, for example, an 18th century oven had been inserted into the Period B chimney stack in the rear wing, while drylining was removed from the north side of the principal chimney stack exposing a section of a possible earlier stack.

4.6 The historic maps show that a large building stood on, or very close to, the site of The Bell in 1518. The 1839 Tithe map shows the two-storeyed function room/coach house (in grey) extending to the east of the main building

(in pink) with a barn abutting its east side. The 1908 OS map shows no significant changes to the building complex plan. The 1939 OS map shows that by then a single storeyed range had been added to the west side internalising the lean-to, and the barn to the east had been demolished.

5 METHODOLOGY

5.1 The principal element monitored was mechanically-excavated ground reduction within the area of the new lodges (Fig. 2). The new structures would not have deep foundations but rather a concrete slab floor as a base. The ground works in the area immediately north of the site were also monitored as they were directly linked to the project. These ground works included an area of ground reduction for the temporary access to the site which would later become an extension to the existing public car park (DP 8-9).

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

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

<i>Sample section 1 (DP 6)</i> <i>North-west corner of the site, facing east-south-east</i> <i>0.00 = 112.23m AOD</i>		
0.00 – 0.37m	L2000	Topsoil. Mid greyish brown, friable, sandy silt.
0.37 – 0.63m	L2001	Subsoil. Light to mid yellowish brown, friable, clayey silt.
0.63m+	L2002	Natural. Light orange yellow, compact, clay.

<i>Sample section 2 (DP 7)</i> <i>South part of the site, facing west-north-west</i> <i>0.00 = 111.51m AOD</i>		
0.00 – 0.05m	L2000	Topsoil. As above.
0.05 – 0.21m	L2003	Made ground. Mid greyish yellow, friable, clayey silt with gravel and occasional CBM fragments.
0.21 – 0.51m	L2004	Made ground. Mid to dark brownish grey, friable, clayey silt with frequent CBM fragments.
0.51m+	L2002	Natural clay. As above.

Description: No archaeological features or finds were present.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the programme of archaeological monitoring and recording.

8 DEPOSIT MODEL

8.1 The majority of the site contained modern made ground landscaped into banks separating parts of the rear gardens. This deposit also directly overlay the natural ground. The made ground was 2m thick in the centre of the site. The most intact stratigraphy was in the western part where Topsoil 2000 overlay Subsoil 2001 which in turn overlay the natural clay, L2002 (Sample Section 1). The latter was present 0.50 – 0.70m below that ground level.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for medieval and post-medieval archaeology. It is located in both Ticehurst Conservation Area and in an Archaeological Notification Area as it lies within the historic medieval and post-medieval core of the village.

9.2 In the event no archaeological features or finds were recovered, and no residual finds were present. The site proved to have been a significantly truncated some time in the modern era. These works were likely undertaken from the 1930s onwards.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at Bexhill Museum, and copies of the report will be lodged with East Sussex HER. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr Stephen Evans for commissioning the project on behalf of their client The Bell (Ticehurst) LLP.

AS would also like to acknowledge the input and advice of Mr Greg Chuter, the Assistant County Archaeologist for the East Sussex County Council Environmental Advice Team.

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APPENDIX 1 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	3 (Context, Drawing, Digital Photo)
Context Sheets	5
Site drawings A1	0
Site drawings A3	0
Site drawings A4	1
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	29

PHOTOGRAPHIC INDEX



DP 1. West part of the site with reduced ground. Looking south-west.



DP 2. North-west corner of the site. Looking north-north-west.



DP 3. South-east part of the site. Looking south-east.



DP 4. North-east corner of the site. Looking south-west.



DP 5. Central part of the site. Looking south-east.



DP 6. North-west corner of the site. Sample section 1. Looking west-north-west.



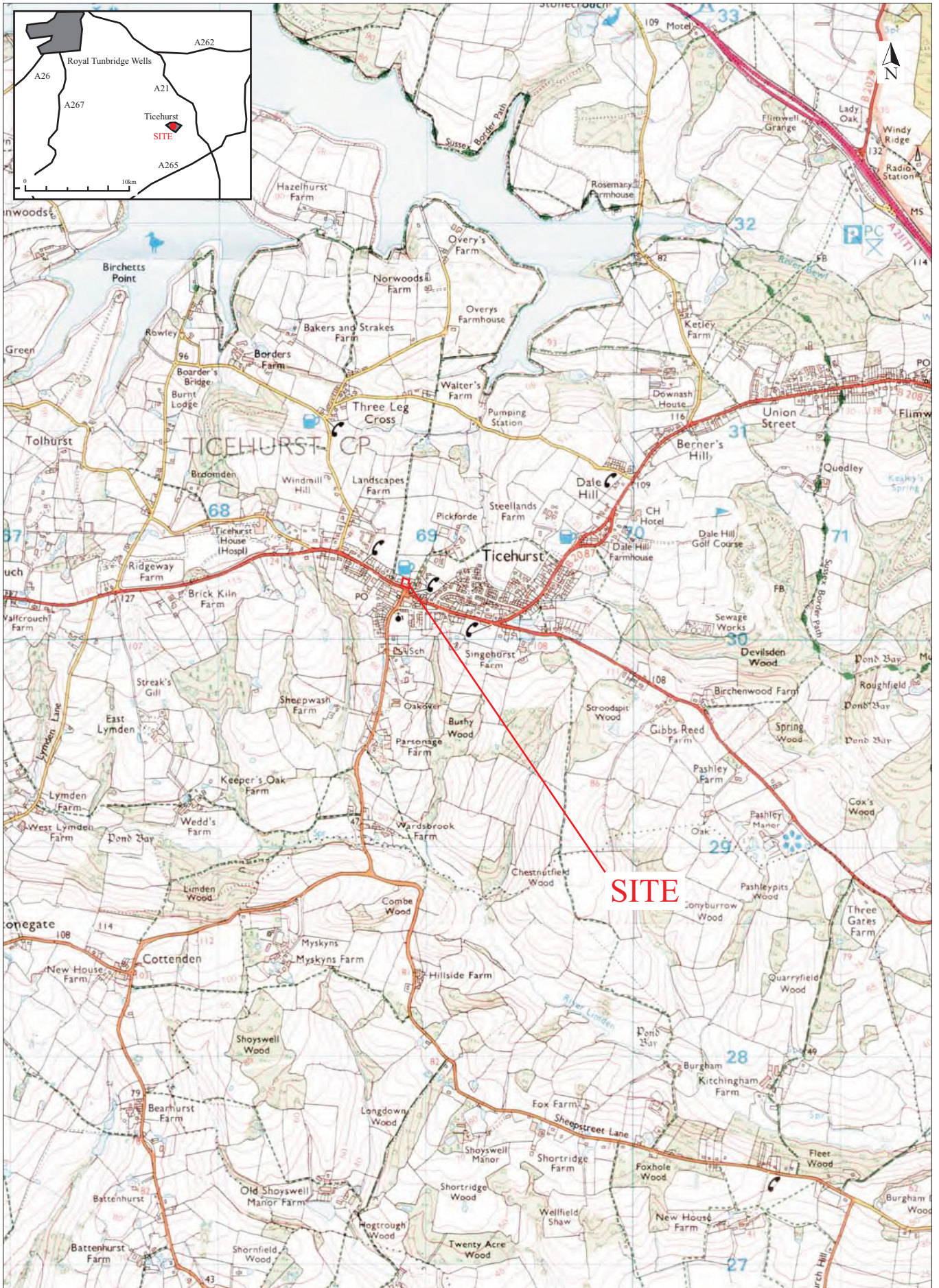
DP 7. South part of the site. Sample section 2. Looking east-south-east.



DP 8. Car par extension area to the north of the site. Looking north east.

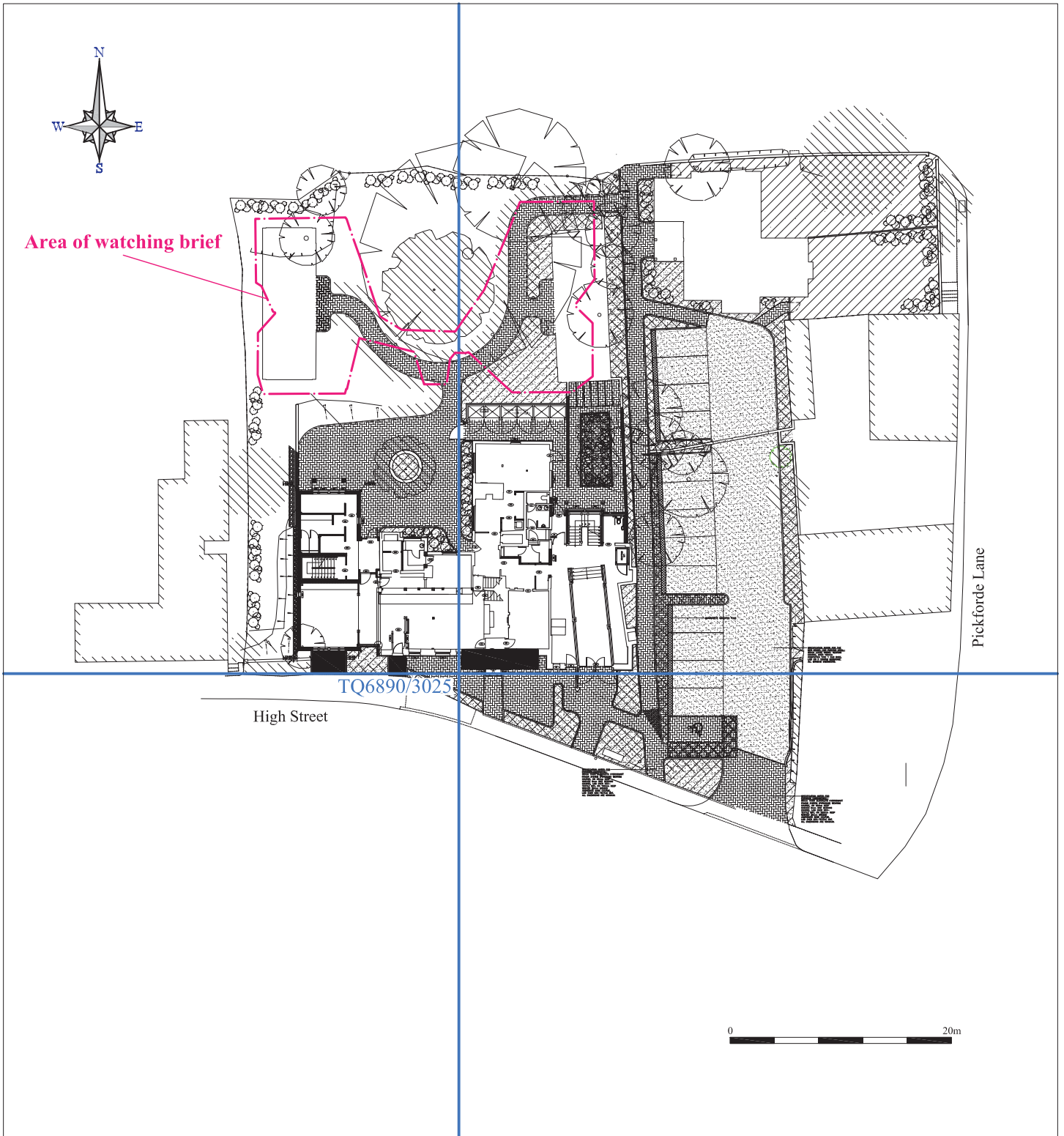


DP 9. Car par extension area to the north of the site. Looking north.

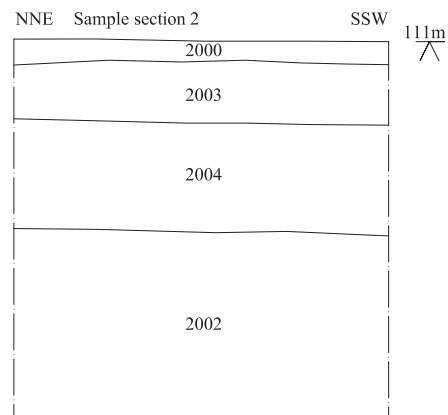
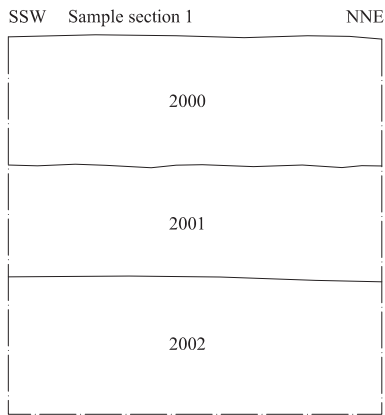
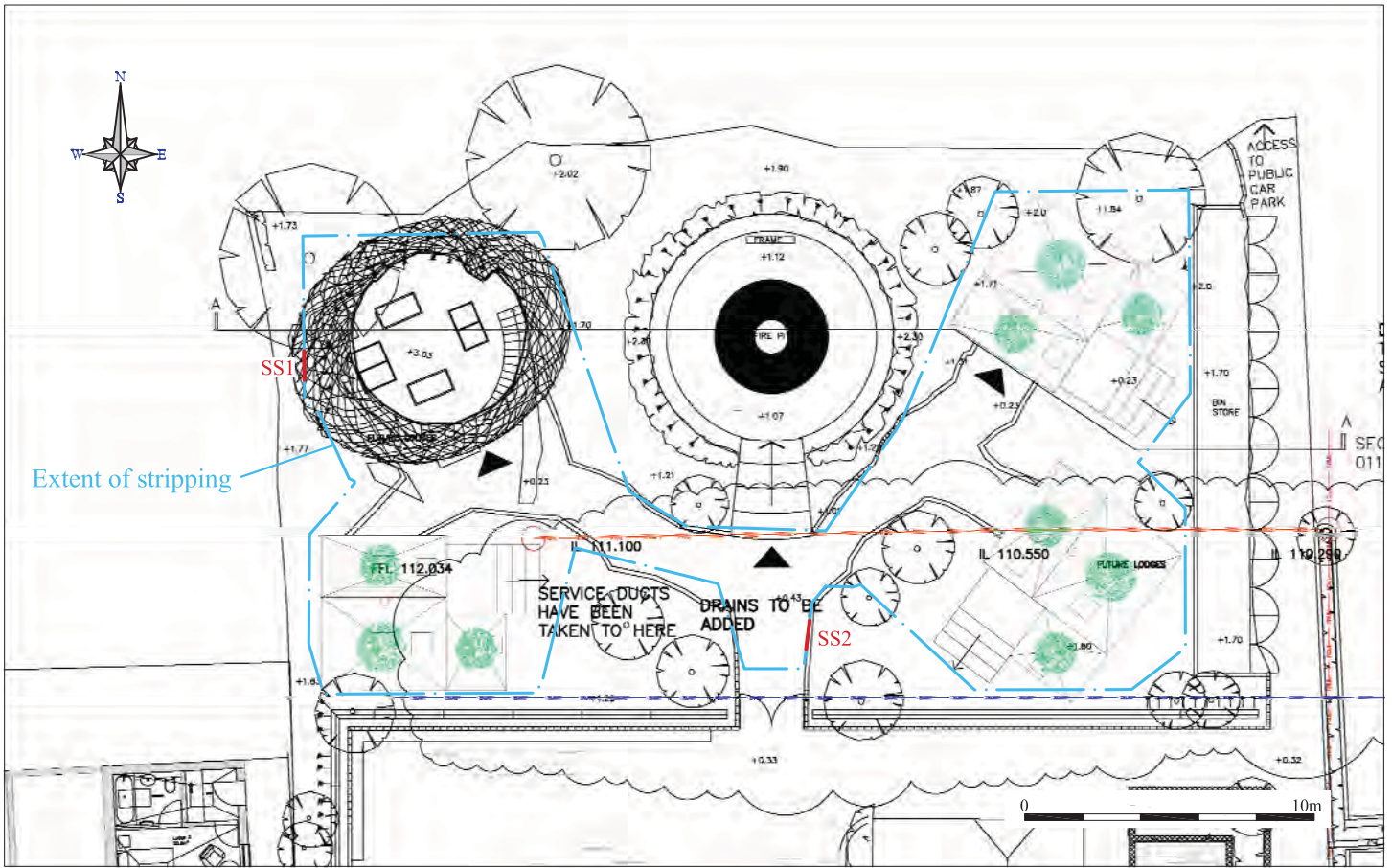


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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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Fig. 2 Detailed site location plan
Scale 1:500 at A4



Sections only

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Fig. 3 Sections
 Scale 1:250 and 1:20 at A4