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**ARCHAEOLOGICAL SOLUTIONS LTD**

**LAND ADJACENT TO THE BELL INN, TICEHURST, EAST SUSSEX**

**ARCHAEOLOGICAL MONITORING & RECORDING**

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NGR: TQ 68931 30283	Report No: 4785	
District: Rother	Site Code: AS1733	
Approved: Claire Halpin	Project No: 5834	
Signed:	Date: January 2015 Revised: 23/02/2015	

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>		<i>Land adjacent to the Bell Inn, Ticehurst, East Sussex</i>	
<p><i>In December 2014 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at land adjacent to the Bell Inn, Ticehurst, East Sussex (NGR TQ 68931 30283). The monitoring was commissioned by S Kemp &amp; Sons Builders Ltd in compliance with a planning condition attached to planning permission for the construction of two new dwellings (Rother District Council Planning Ref. RR/2009/1902/P).</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 16<sup>th</sup> 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 one undated pit.</i></p>			
Project dates (fieldwork)		15-17/12/2014	
Previous work (Y/N/?)		N	Future work (Y/N/?)
P. number		5834	Site code
			AS1733
Type of project		Archaeological Monitoring & Recording	
Site status		Within Ticehurst Conservation Area and Archaeological Notification Area	
Current land use		Car park	
Planned development		2 new dwellings	
Main features (+dates)		-	
Significant finds (+dates)		-	
<b>Project location</b>			
County/ District/ Parish		East Sussex	Rother
			Ticehurst
HER/ SMR for area		East Sussex	
Post code (if known)		TN5 7AS	
Area of site		c.450m <sup>2</sup>	
NGR		TQ 68931 30283	
Height AOD (min/max)		c. 107m	
<b>Project creators</b>			
Brief issued by		East Sussex County Council Assistant County Archaeologist	
Project supervisor/s (PO)		Andrew Newton	
Funded by		S Kemp & Sons Builders Ltd	
Full title		Land adjacent to the Bell Inn, Ticehurst, East Sussex. Archaeological Monitoring & Recording	
Authors		Pozorski, Z.	
Report no.		4785	
Date (of report)		January 2015 (Revised 23/02/2015)	

## LAND ADJACENT TO THE BELL INN, TICEHURST, EAST SUSSEX

### ARCHAEOLOGICAL MONITORING & RECORDING

#### **SUMMARY**

*In December 2014 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at land adjacent to the Bell Inn, Ticehurst, East Sussex (NGR TQ 68931 30283). The monitoring was commissioned by S Kemp & Sons Builders Ltd in compliance with a planning condition attached to planning permission for the construction of two dwellings (Rother District Council Planning Ref. RR/2009/1902/P).*

*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 16<sup>th</sup> century with later additions/alterations. The site had a potential for medieval and later archaeology.*

*In the event the monitoring recorded an undated pit.*

#### **1 INTRODUCTION**

1.1 In December 2014 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at land adjacent to the Bell Inn, Ticehurst, East Sussex (NGR TQ 68931 30283; Figs. 1 & 2). The monitoring was commissioned by S Kemp & Sons Builders Ltd in compliance with a planning condition attached to planning permission for the construction of two new dwellings (Rother District Council Planning Ref. RR/2009/1902/P).

1.2 The monitoring was undertaken in accordance to a brief from the East Sussex County Council Assistant County Archaeologist (ESCC ACA), and a written scheme of investigation (specification) prepared by AS (dated 20/06/2014), 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 hotel has been subject to a historic building recording (Martin & Clubb 2008) associated with the development of the building, and also further recording of the building and monitoring of the groundworks (Adams *et al* 2010). In summary:

1.4 The objective of the project was 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.

## **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 site is located within a small former car park to the north-east of Bell Hotel, in the centre of the village. The main range of the building is aligned east – west fronting the High Street. The site of the current development lies between rear gardens of the Inn and residential properties fronting Pickforde Lane to the east. It comprises small (c.450m<sup>2</sup>) rectangular plot of land with proposed new houses located in its western part.

## **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 is located 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 lies within the core of the medieval and post-medieval village, with its 14<sup>th</sup> century parish church and a number of 16<sup>th</sup> century buildings, within an Archaeological Notification Area. The Bell lies at the junction of the four main roads entering the village, with a consequent potential for medieval and later occupation and activity. The Bell is Grade II listed and dates from the mid/late 16<sup>th</sup> century with later additions/alterations.

4.2 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). *Tyceherst* is first recorded in 1248 which translates as ‘wooded hill where young goats are kept’ (Mills 1991). The manor came into being in the 14<sup>th</sup> century. The church of St Mary to the south of The Bell dates from the 14<sup>th</sup> century and is Grade II\* listed (MES 2467). Four test pits excavated in the graveyard to ascertain the depth of human burials recovered disarticulated human bone, animal bone, pottery, CBM, clay pipe and glass (EES 14328). A number of Grade II listed post-medieval buildings are also located in the village.

4.3 The hotel has been subject to a historic building recording (Martin & Clubb 2008) associated with the development of the building, and also further recording of the building and monitoring of the 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 19<sup>th</sup> century and a single-storey range was added to the west in the 1930s.*

*Archaeological monitoring was carried out after the removal of the 1930s wing, and during the 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. Internally areas of exposed historic fabric were observed and recorded, which in most cases confirmed elements of the earlier report. For example, an 18<sup>th</sup> 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.*

4.4 In 2014 Archaeological Solutions Ltd carried out a programme of archaeological monitoring and recording in compliance with a planning condition attached to planning permission for demolition and the construction of lodges and storage to the rear of The Bell and the Old Bakery (Pozorski 2014). In the event no archaeological features or finds were recovered, and no residual finds were present. The site appeared to have been significantly truncated at some time in the modern era (probably post-1930s).

4.5 The historic maps record that a large building stood on, or very close to, the site of The Bell in 1518. The 1839 Tithe map shows the two-storey 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. The 1939 OS map depicts the addition of a single storeyed range to the west side (internalising the lean-to), while the barn to the east had been demolished.

## **5 METHODOLOGY**

5.1 The principal elements monitored were the mechanically-excavated foundation trenches for the two new dwellings (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

6.1 Deposits located within area of new development were recorded in sample sections and are presented below.

<i>Sample section 1 (DP 4)</i> <i>North foundation trench, facing south-south-west</i> <i>0.00 = 112.37m AOD</i>		
0.00 – 0.19m	L1000	Topsoil. Dark grey, soft, slightly clayey silt.
0.19 – 0.53m	L1001	Subsoil. Mid grey, firm, sandy silt.
0.53m+	L1002	Natural light grey and mid yellow, compact, clay.

<i>Sample section 2 (DP 5)</i> <i>North-west foundation trench, facing east-south-east</i> <i>0.00 = 112.21m AOD</i>		
0.00 – 0.16m	L1003	Hardstanding surface. Compacted stone and concrete rubble underlain by woven fabric membrane.
0.16 – 0.38m	L1001	Subsoil. As above.
0.38m+	L1002	Natural clay. As above.

<i>Sample section 3 (DP 6)</i> <i>North-west foundation trench, facing north-north-east</i> <i>0.00 = 112.24m AOD</i>		
0.00 – 0.30m	L1003	Hardstanding. As above.
0.30 – 0.60m	L1005	Fill of F1004. Mid greyish brown, firm, clay with occasional charcoal flecks and small CBM fragments
0.60m+	L1002	Natural clay. As above.

<i>Sample section 4 (DP 7)</i> <i>South-west foundation trench, facing east-south-east</i> <i>0.00 = 112.63m AOD</i>		
0.00 – 0.13m	L1003	Hardstanding. As above.
0.13 – 0.21m	L1001	Subsoil. As above.
0.21m+	L1002	Natural clay. As above.

<i>Sample section 5 (DP 8)</i> <i>North-east foundation trench, facing west-north-west</i> <i>0.00 = 112.42m AOD</i>		
0.00 – 0.27m	L1001	Subsoil. As above.
0.27m+	L1002	Natural clay. As above.

<i>Sample section 6 (DP 9)</i> <i>Central foundation trench, facing north-north-east</i> <i>0.00 = 112.59m AOD</i>		
0.00 – 0.15m	L1003	Hardstanding. As above.
0.15 – 0.18m	L1001	Subsoil. As above.
0.18m+	L1002	Natural clay. As above.

<i>Sample section 7 (DP 10)</i>		
<i>North/central foundation trench, facing west-north-west</i>		
<i>0.00 = 112.38m AOD</i>		
0.00 – 0.07m	L1003	Hardstanding. As above.
0.07 – 0.18m	L1001	Subsoil. As above.
0.18m+	L1002	Natural clay. As above.

*Description: An undated pit, F1004, was revealed during the monitoring.*

Pit F1004 (1.50+ x 0.30m; DP 6) was recorded in a section in the north-western part of the site (Sample Section 3). It had near vertical sides and a flattish base. Its fill, L1005, was a mid greyish brown, firm, clay with occasional small CBM fragments. Only that part of F1004 (L1005) which lay within the foundation trench was excavated.

## **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 site was commonly overlain by modern hardstanding L1003 (0.05 – 0.30m thick) with topsoil (L1000; 0.16 – 0.20m thick) present along the northern edge of the area. Below was Subsoil L1001, a mid grey, firm, sandy silt (0.10 – 0.28m thick).

8.2 The natural clay, L1001, was present at 0.15 – 0.60m below existing ground level and comprised a light grey and mid yellow, compact, clay.

## **9 DISCUSSION**

9.1 The site had a potential for medieval and later 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. 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 16<sup>th</sup> century with later additions/alterations.

9.2 In the event no archaeological features were identified with the exception of an undated pit. The site appeared not to have been developed earlier than in recent decades. No residual finds were recovered.

## 10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds<sup>1</sup> from the site at Bexhill Museum (Museum Accession No. BEXHM : 2015.5), 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. The non-digital archive comprises a single paper file (for details see Appendix 1).

### ACKNOWLEDGEMENTS

Archaeological Solutions Ltd (AS) would like to thank S Kemp & Sons Builders Ltd for funding the project and for their assistance.

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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<sup>1</sup> Finds from the site comprise three modern glass bottles (moulded), including a brown Bovril bottle dated to the early 20<sup>th</sup> century.

**APPENDIX 1            CONTENTS OF THE ARCHIVE**

<b>Records</b>	<b>Number</b>
Brief	N
Specification	Y
Registers	1 (Digital Photo)
Context Sheets	6
Site drawings A1	0
Site drawings A3	0
Site drawings A4	3
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	5

## PHOTOGRAPHIC INDEX



DP 1. Foundation trenches. Looking north.



DP 2. Foundation trenches. Looking east-south-east.



DP 3. North-east foundation trench. Looking south-south-west.



DP 4. Sample section 1. Looking north-north-east.



DP 5. Sample section 2. Looking west-north-west.



DP 6. Sample section 3. Looking south-south-west.



DP 7. Sample section 4. Looking west-north-west.



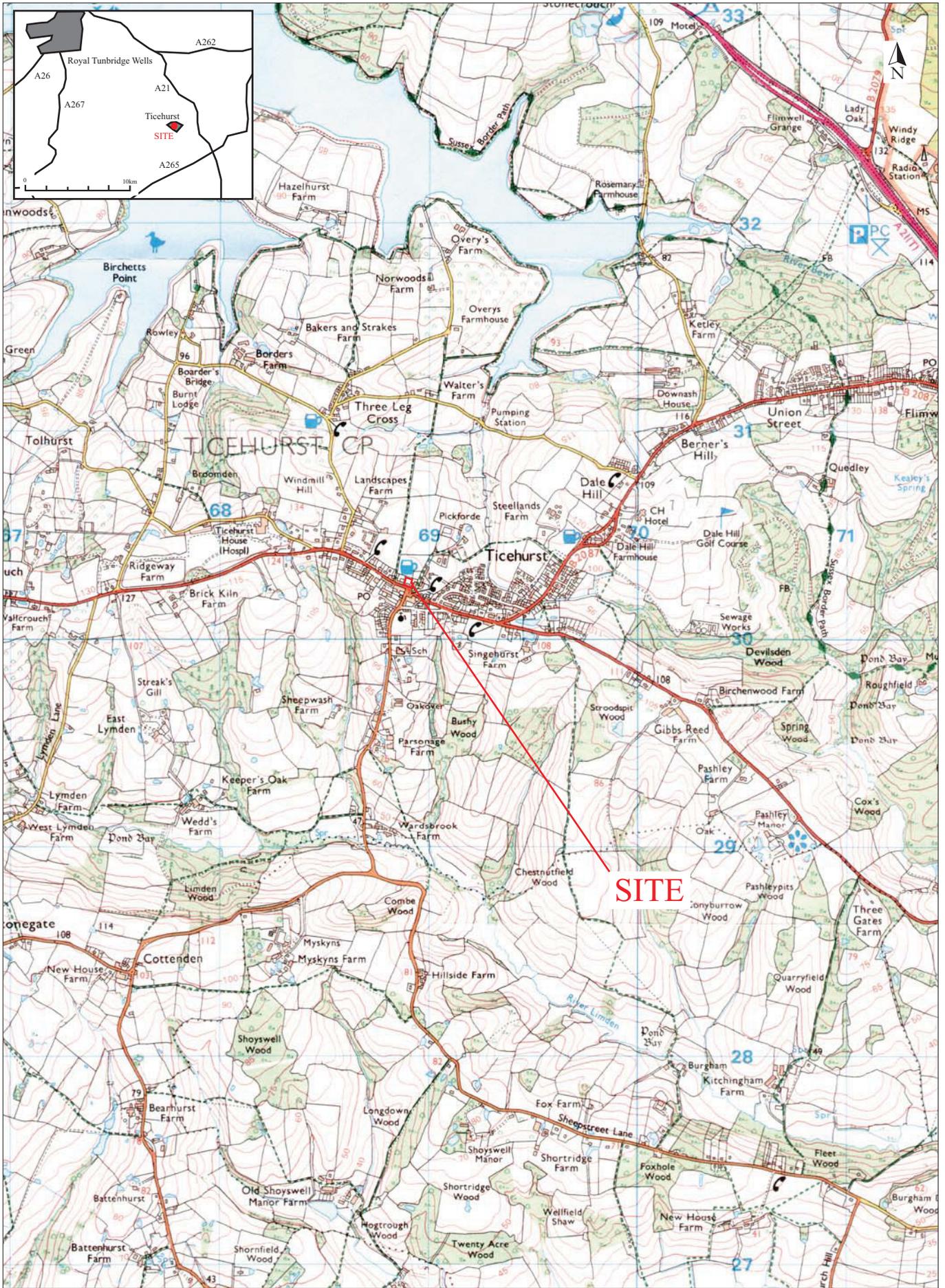
DP 8. Sample section 5. Looking east-south-east.



DP 9. Sample section 6. Looking south-south-west.

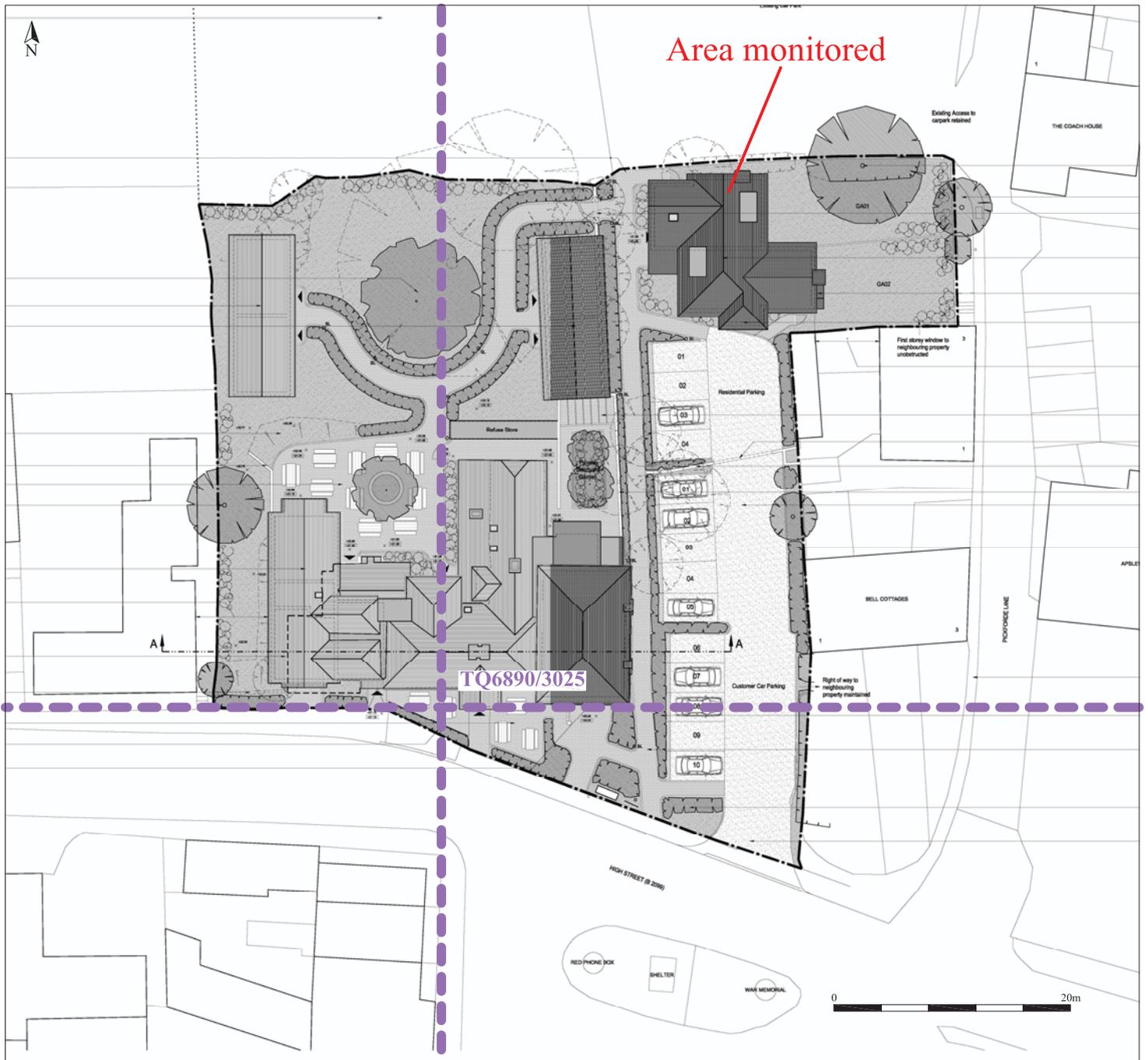


DP 10. Sample section 7. Looking east-south-east.



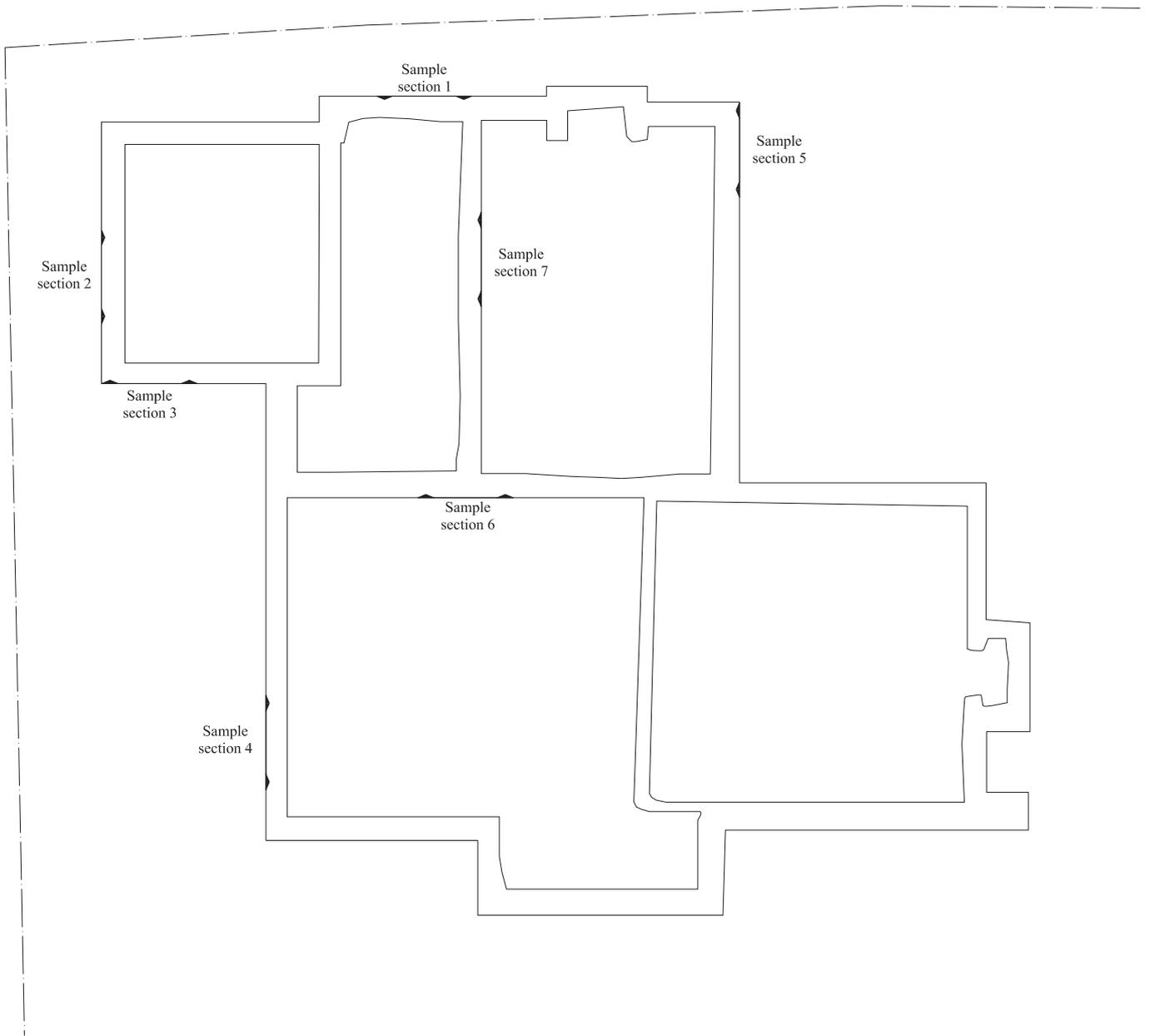
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4



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



<i>Archaeological Solutions Ltd</i>
<b>Fig. 3 Sample section location plan</b>
Scale 1:100 at A4

