

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

S O U T H

**Underwoods Farm Cottage, Borders Lane,
Etchingam, East Sussex**

Building Recording

by Genni Elliott

Site Code: UFC13/168

(TQ 7038 2566)

**Underwoods Farm Cottage, Border Lane,
Etchingam, East Sussex**

**Building Recording
For Mr Martin English**

by Genni Elliott
Thames Valley Archaeological Services Ltd

Site Code UFC 13/168

February 2014

Summary

Site name: Underwoods Farm Cottage, Borders Lane, Etchingam, East Sussex

Grid reference: TQ 7038 2566

Site activity: Building Recording

Date and duration of project: 16th January 2014

Project manager: Sean Wallis

Site code: UFC 13/168

Summary of results: The house was originally designed as two semi-detached Victorian two-up two-down houses built between 1839 and 1873.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at Bexhill Museum in due course.

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Report edited/checked by:	Steve Ford ✓ 07.02.14
	Steve Preston ✓ 03.02.14

Underwoods Farm Cottage, Borders Lane, Etchingam, East Sussex Building Recording

by Genni Elliott

Report 13/168

Introduction

This report documents the results of building recording at Underwoods Farm Cottage, Borders Lane, Etchingam, East Sussex, TQ 7038 2566 (Fig. 1). The work was commissioned by Mr Martin English, the owner of the property.

Planning consent (RR/2013/1161/P) has been gained from Rother District Council to demolish the existing cottage, and build a new residential property on the site. The permission is subject to standard conditions (3 and 4) relating to archaeology, which require the implementation of a programme of archaeological work prior to the commencement of any building work, along with the submission of suitable report. Mr Greg Chuter, Assistant County Archaeologist with East Sussex County Council, has indicated that this should entail a building recording of the existing cottage prior to its demolition, as the structure is deemed to be of local significance. This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the District Council's policies on historic buildings. The fieldwork was undertaken by Genni Elliott and Anna Ginger on 16th January 2014 and the site code is UFC 13/168.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at Bexhill Museum and a copy sent to the National Monuments Record in due course.

Location, topography and geology

The cottage is located between Royal Tunbridge Wells and Hastings, on the south-east side of the village of Etchingam and on the south side of Borders Lane (Fig. 2). The site lies at approximately 35m above Ordnance Datum and the underlying geology is Wadhurst Clay above the Ashdown Beds (BGS 1981).

Historical Background

A search of East Sussex Historic Environment Record (ESHER reference 150/13) has produced a number of entries relating to archaeology and listed buildings in the surrounding area. The village of Etchingam is largely spread along a ridge top road, which has probably been used as a trackway since prehistoric times. The adjacent

property, Underwoods Farm, is a timber-framed structure dating from at least the 17th century, and is a Listed Building. Underwoods Farm Cottage is believed to date from between 1840 and 1875, and is not Listed.

A range of Ordnance Survey and other historical maps of the area were consulted at East Sussex Record Office in order to show the development of the site. Underwoods Farm Cottage is not shown on the 1839 tithe map (Fig. 3), but would be located on the boundary of fields 466 (Barn Field Pasture) and 467 (Oast House Field Pasture) near to the road. The area on which the cottage would later be built on looks to be a patch of rough land. The fields in this area were all owned by Robert Willsher.

The earliest map showing the cottage is the First Edition Ordnance Survey of 1873 (Fig. 4) which shows a new field along Borders Lane created from fields 466 and 467. The land parcel is labelled 258 and appears to contain farm buildings at the east end and Underwoods Farm Cottage at the west end. The cottage is actually sub-divided into two properties with two out buildings along the roadside; the easternmost of which is probably an outhouse. By 1898 and the Second Edition Ordnance Survey map (Fig. 5) the easternmost outbuilding has been removed but nothing else has changed. The Third Edition Ordnance Survey map of 1909 (Fig. 6) shows no change. Later editions up until 1973-5 are of too small a scale to show the cottage in any detail and by 1973-5 the cottage looks to be one property with a northern extension, the older outbuildings having been removed.

Methodology

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments (England) for a level 3 record. The survey comprised a fully analytical record of the building's development, a comprehensive photographic survey, paying attention to the methods of construction, chronological development and alterations, and features of special interest. The building has been recorded photographically on 35mm format using colour print, black and white and digital media which are catalogued (Appendix 1).

Description

External (Figs 7-8; Pls 1-4)

The building was set back from the road and consisted of a rectangular building with a later extension to the north and a conservatory added to the south. The building was constructed of a brick ground floor and a timber first floor covered in wooden cladding painted white. The bricks, measuring 220mm x 106mm x 59mm (8⁵/₈" x 4³/₁₆" x 1¹⁵/₁₆") were predominantly laid in Flemish Garden Wall (Sussex) bond; the pointing had been redone

with cement mortar. The roof was an east–west aligned hip with slate tiles; these were of recent date. The windows were all of casement style with wooden frames with a wooden strip overlying the glass to form a decorative arch. To the rear were two French doors with matching decoration on the glass. The main entrance was on the east face of the north extension. Three later brick buttresses were present; two on the west elevation and one on the south elevation.

Internal

There were a total of 11 rooms and a conservatory; five on the ground floor (7–11) and six on the first floor (1–6).

Ground floor

The ground floor (Fig. 9) was of solid, concrete construction. Entrance to the house was gained through a door on the east side of room 11, which formed the newer extension to the building. Beside the door was a window. Opposite the front door was a second external door giving access to the west side of the house. On the north side of the room was a toilet with a sliding door and a single window overlooking the west garden. Entrance to room 10 was gained through a doorway on the south side of room 11.

Room 10 (Pl. 5) was used as a kitchen. In the north wall was a three-paned window and in the south wall was access to the rest of the house and an area under the stairs. Woodwork framing the area under the stairs consisted of two reused oak timbers, one of which had the carpenters mark 'XX IIII' or '24' (Pl. 6). Room 9 was a narrow corridor between rooms 10 and 8 which contained the stairs to the first floor on the west side and a single window in the east wall. The staircase was relatively narrow and steep.

Room 8 (Pl. 7) was beyond corridor 9 and was at the rear of the house. A pair of French doors in the south wall gave access to the conservatory. In the west wall was a blocked fireplace and access to room 7 which formed the entire west side of the original cottage. The floor between rooms 8 and 7 sloped upwards slightly to room 7. Room 7 (Pl. 8) also had a pair of French doors in the southern wall, though of a slightly different design from those in room 8 and slightly narrower. In the north and west walls were windows of two and three pane design respectively. The fireplace in the east wall (Pl. 9) was still functional and consisted of a red brick chimney breast and flagstone hearth. The bricks were predominantly laid in stretcher bond in a matrix of lime mortar but a number of headers and queen closers were also present in no set pattern. Above the opening was a flat arch with two partial bricks forming the keystone. The cast iron grate was completely separate from the fireplace and had a hood.

First floor

A small first floor landing (room 4) gave access to all the rooms on the first floor (Fig. 10). Immediately to the south was room 3 (Pl. 10) which had a chimney breast in the west wall and a two pane window in the south wall. Room 2 (Pl. 11), the next room along the corridor overlooking the rear of the property, was a mirror image of room 3. Opposite the stairs was a small cupboard (Pl. 12). In the northwest corner of the house was room 1 (Pl. 13) which was L-shaped and had a window overlooking the road. On the south wall was a cupboard. Corridor 4 continued through a doorway to the north, giving access to rooms 5 and 6. Room 5 was a narrow room, used as a bathroom (Pl. 14), across the north side of the house. It had a sliding door and a single window in the north-east corner. Room 6 (Pl. 15) was a long narrow room with a window in the east wall and a second, single window in the north-west corner of the room. Above the stairs to the south was a cupboard.

Roof

The roof structure (Pl. 16) consisted of wooden rafters laid on edge, overlying a purlin with a central plank ridge. Two T-shaped tie beams were present either side of the chimney stack.

Interpretation

The cottage was originally two semi-detached houses (Fig. 11) (hereafter referred to as eastern and western house), each the mirror image of the other. In style they were typical Victorian two-up, two-down houses of relatively cheap construction. The ground floor was brick-built whilst the first floor was of timber construction with timber cladding. Conversion of the two houses into one has not altered the original layout beyond recognition. The addition of the conservatory at the south of the building and the porch at the north end of the building are modern extensions and will not be discussed further.

Internally, on the ground floor, the eastern house was still the original layout, whilst the western house had had the stairs removed and the two rooms knocked together. On the first floor the front room in the eastern house had been sub-divided into two rooms. In the western house the room layout was very similar to the original with the exception of the staircase being removed. The cupboard over the stairs had been removed to create the L-shape in room 1. The two cupboards within the western house (rooms 1 and 4) were formed from the original location of the staircase.

Externally it was harder to see what changes had occurred, as any changes to the brickwork had been bonded in. It is reasonable to assume that the two houses were a mirror image of each other externally as well as internally and that each room only had one window, in line with a low construction cost.

The north face of the eastern house was probably the original with a three pane window on the ground floor and a two pane window on the first floor. On the east face it is likely that the first floor window was a later addition that is not found in the western house. The ground floor window denotes where the original entrance to the house was and within the brick work it was possible to see a line of queen closers on either side of the window from the ground up to the cladding. The south face also probably reflects the original design with a two pane window on the first floor and a pair of French doors on the ground floor. The French doors were slightly wider in the eastern house compared to the western house and probably reflect a replacement set of doors, as they are the same as those found on the conservatory.

The north face of the western house had a two pane window on both the ground and first floor. It is likely that the ground floor window had been altered as a line of brickwork was present above the window which only appears to be present on openings that have been altered, the original height being to the level of the cladding. On the western face the original entrance to the house had been blocked up and a three-pane window inserted, again with a line of brickwork between it and the cladding. The south elevation was probably the original design with the window in the first floor and French doors on the ground floor.

Conclusion

The house was originally designed as two semi-detached Victorian two-up two-down houses built between 1839 and 1873. The houses were of relatively cheap construction with a brick ground floor and a timber first floor with one window in each room. Map evidence shows that originally there was an outbuilding to the north which presumably housed a toilet for each house.

References

BGS, 1981, *British Geological Survey*, 1:50,000, Sheet 304, Solid and Drift Edition, Keyworth
NPPF 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London
RCHME, 1996, *Recording Historic Buildings: a descriptive specification*, 3rd edn, Roy Comm Hist Monuments (England), London

APPENDIX 1: Photographic Catalogue

A .Digital

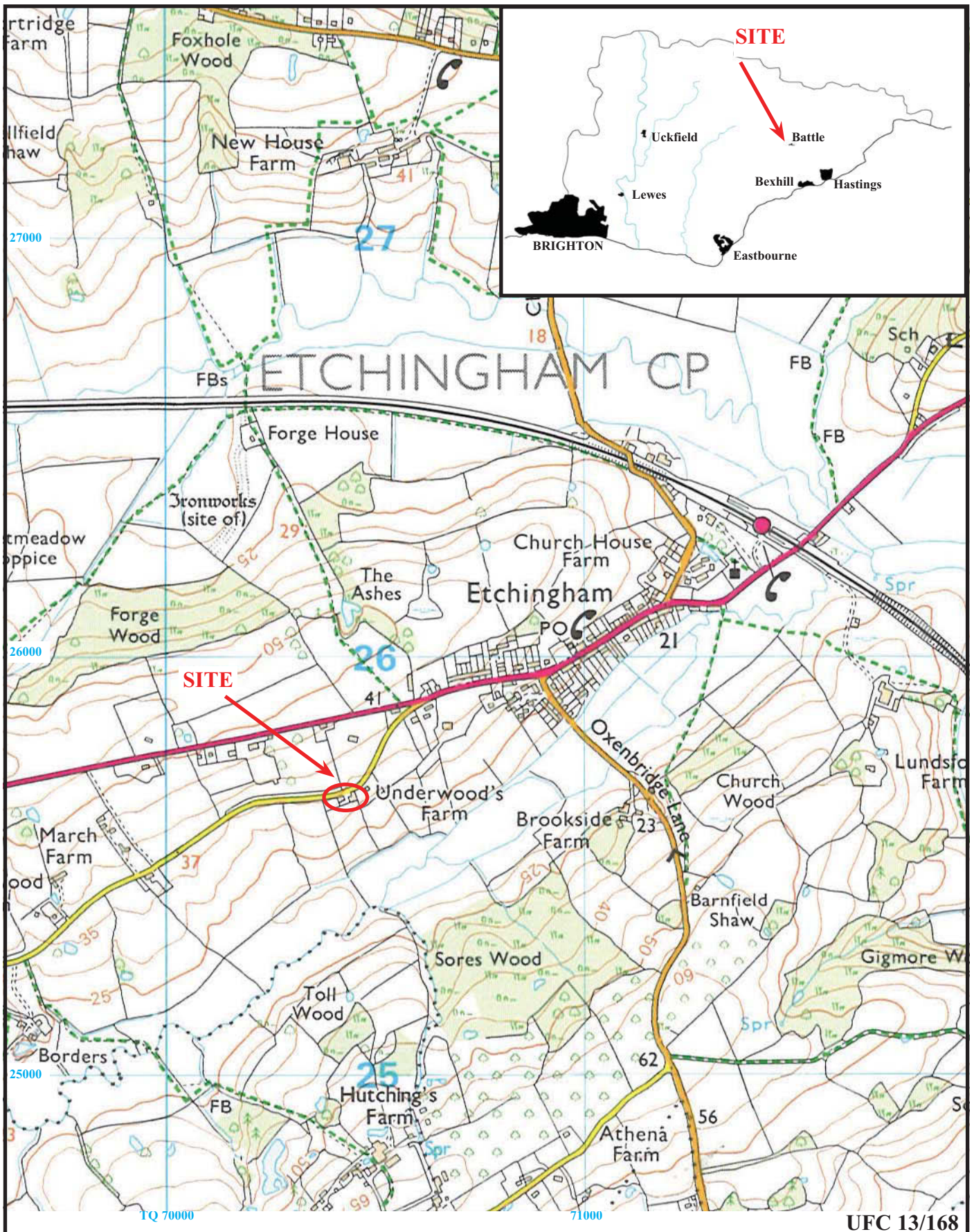
<i>Cat. No.</i>	<i>Scales</i>	<i>Direction</i>	<i>Location</i>	<i>Description</i>
1	1m, 2m	W	Ext.	E. elevation
2	1m, 2m	N	Ext.	N. elevation
3	1m, 2m	NE	Ext.	W. elevation (oblique)
4	1m, 2m	S	Ext.	N. elevation
5	1m, 2m	SE	Ext.	N. elevation (oblique)
6	1m, 2m	SW	Ext.	N. elevation (oblique)
7	1m, 2m	SE	2	To fireplace and window
8	1m, 2m	SE	3	To window
9	1m, 2m	SW	1	Converted stairs
10	1m, 2m	NW	1	To window
11	1m, 0.5m	NE	5	To window
12	1m, 2m	W	4	Stairs to blocked stairs
13	1m, 2m	NE	6	To windows
14	1m, 2m	NE	4	To rooms 5 and 6
15	1m, 2m	NW	7	To windows
16	1m, 2m	SE	7	To French doors
17	1m, 2m	E	7	Fireplace
18	1m, 2m	E	9	To window
19	1m, 2m	NW	10	To extension
20	1m, 2m	SSE	10	Under the stairs and to room 9
21	1m, 2m	N	11	General view
22	1m, 2m	SW	8	View to conservatory
23	-	W	Loft	General view
24	-	S	Loft	To chimney stack
25	-	SW	Loft	Ridge plank
26	-	S	10	Carpenters mark

B. Colour Prints

<i>Cat. No.</i>	<i>Scales</i>	<i>Direction</i>	<i>Location</i>	<i>Description</i>
1	1m, 2m	W	Ext.	E. elevation
2	1m, 2m	N	Ext.	N. elevation
3	1m, 2m	NE	Ext.	W. elevation (oblique)
4	1m, 2m	S	Ext.	N. elevation
5	1m, 2m	SE	Ext.	N. elevation (oblique)
6	1m, 2m	SW	Ext.	N. elevation (oblique)
7	1m, 2m	SE	2	To fireplace and window
8	1m, 2m	SE	3	To window
9	1m, 2m	SW	1	Converted stairs
10	1m, 2m	NW	1	To window
11	1m, 0.5m	NE	5	To window
12	1m, 2m	W	4	Stairs to blocked stairs
13	1m, 2m	NE	6	To windows
14	1m, 2m	NE	4	To rooms 5 and 6
15	1m, 2m	NW	7	To windows
16	1m, 2m	SE	7	To French doors
17	1m, 2m	E	7	Fireplace
18	1m, 2m	E	9	To window
19	1m, 2m	NW	10	To extension
20	1m, 2m	SSE	10	Under the stairs and to room 9
21	1m, 2m	N	11	General view
22	1m, 2m	SW	8	View to conservatory
23	-	W	Loft	General view
24	-	S	Loft	To chimney stack
25	-	SW	Loft	Ridge plank
26	-	S	10	Carpenters mark

C. Monochrome Images

<i>Cat. No.</i>	<i>Scales</i>	<i>Direction</i>	<i>Location</i>	<i>Description</i>
1	1m, 2m	W	Ext.	E. elevation
2	1m, 2m	N	Ext.	N. elevation
3	1m, 2m	NE	Ext.	W. elevation (oblique)
4	1m, 2m	S	Ext.	N. elevation
5	1m, 2m	SE	Ext.	N. elevation (oblique)
6	1m, 2m	SW	Ext.	N. elevation (oblique)
7	1m, 2m	SE	2	To fireplace and window
8	1m, 2m	SE	3	To window
9	1m, 2m	SW	1	Converted stairs
10	1m, 2m	NW	1	To window
11	1m, 0.5m	NE	5	To window
12	1m, 2m	W	4	Stairs to blocked stairs
13	1m, 2m	NE	6	To windows
14	1m, 2m	NE	4	To rooms 5 and 6
15	1m, 2m	NW	7	To windows
16	1m, 2m	SE	7	To French doors
17	1m, 2m	E	7	Fireplace
18	1m, 2m	E	9	To window
19	1m, 2m	NW	10	To extension
20	1m, 2m	SSE	10	Under the stairs and to room 9
21	1m, 2m	N	11	General view
22	1m, 2m	SW	8	View to conservatory
23	-	W	Loft	General view
24	-	S	Loft	To chimney stack
25	-	SW	Loft	Ridge plank
26	-	S	10	Carpenters mark



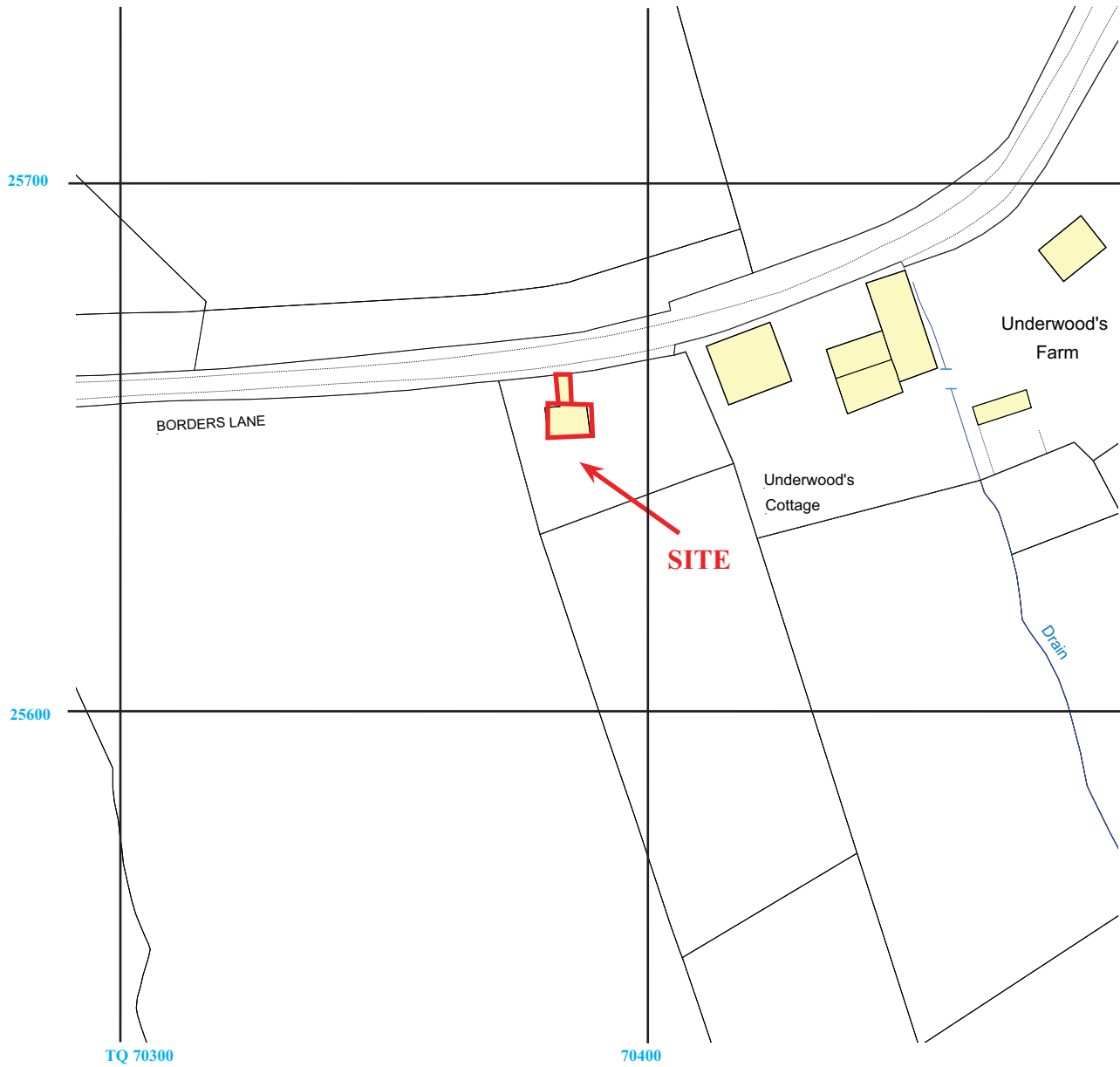
**Underwoods Farm Cottage, Borders Lane, Etchingam,
East Sussex, 2014**

Archaeological Building Recording

Figure 1. Location of site within Etchingam and East Sussex.

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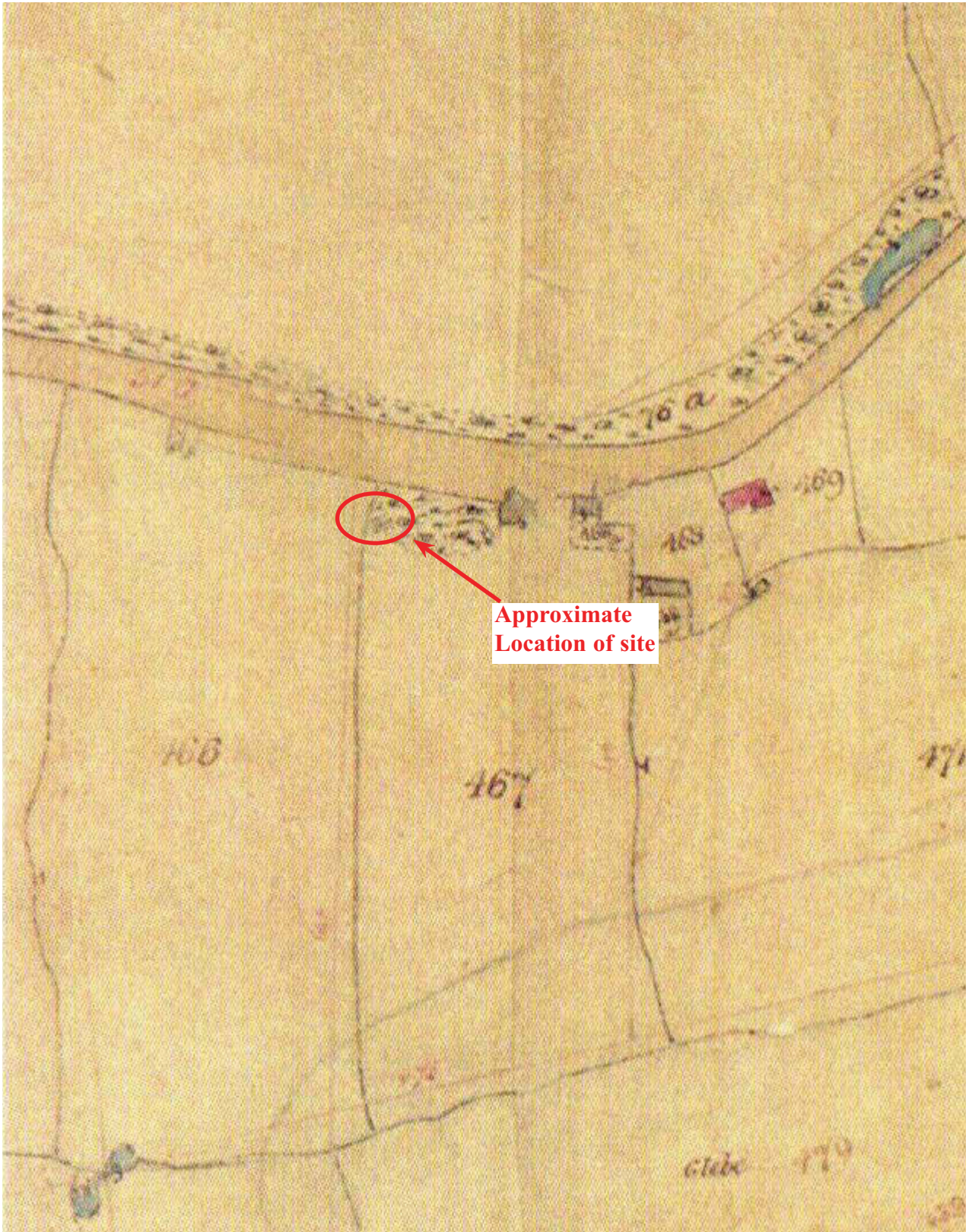


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Figure 2. Detailed location of site off Borders Lane.

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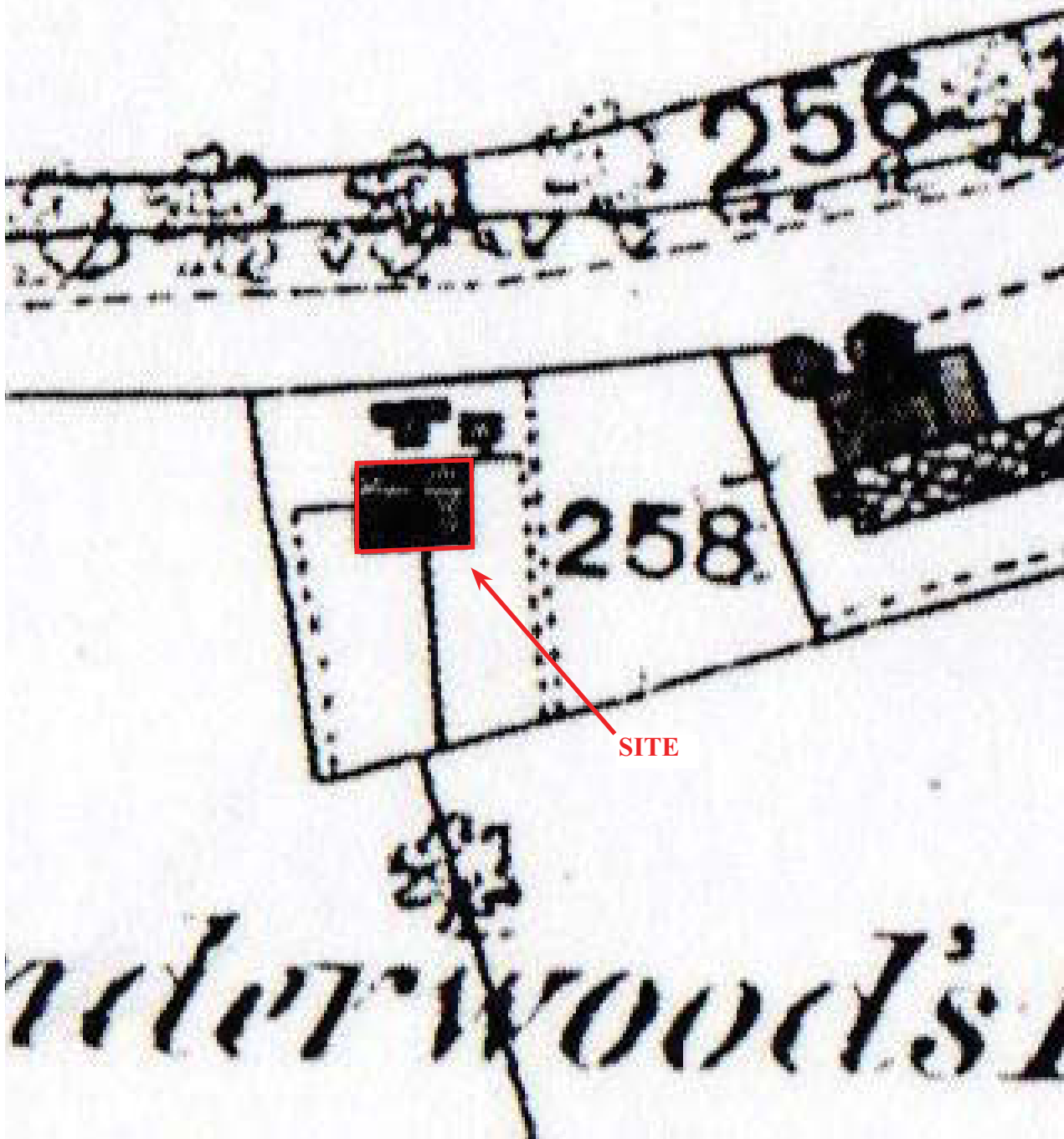


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Figure 3. Tithe Map, 1839

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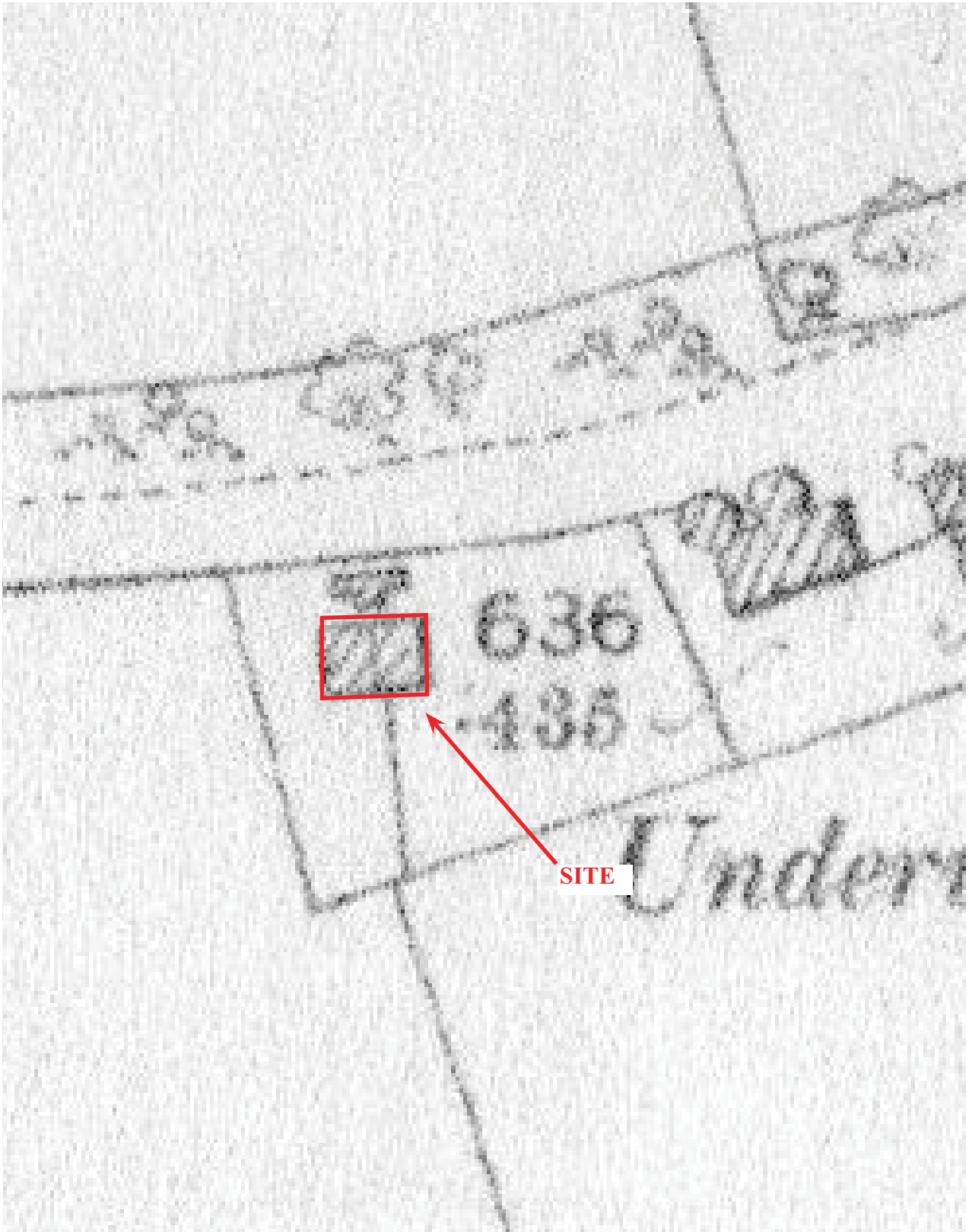


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Figure 4. First Edition Ordnance Survey, 1873

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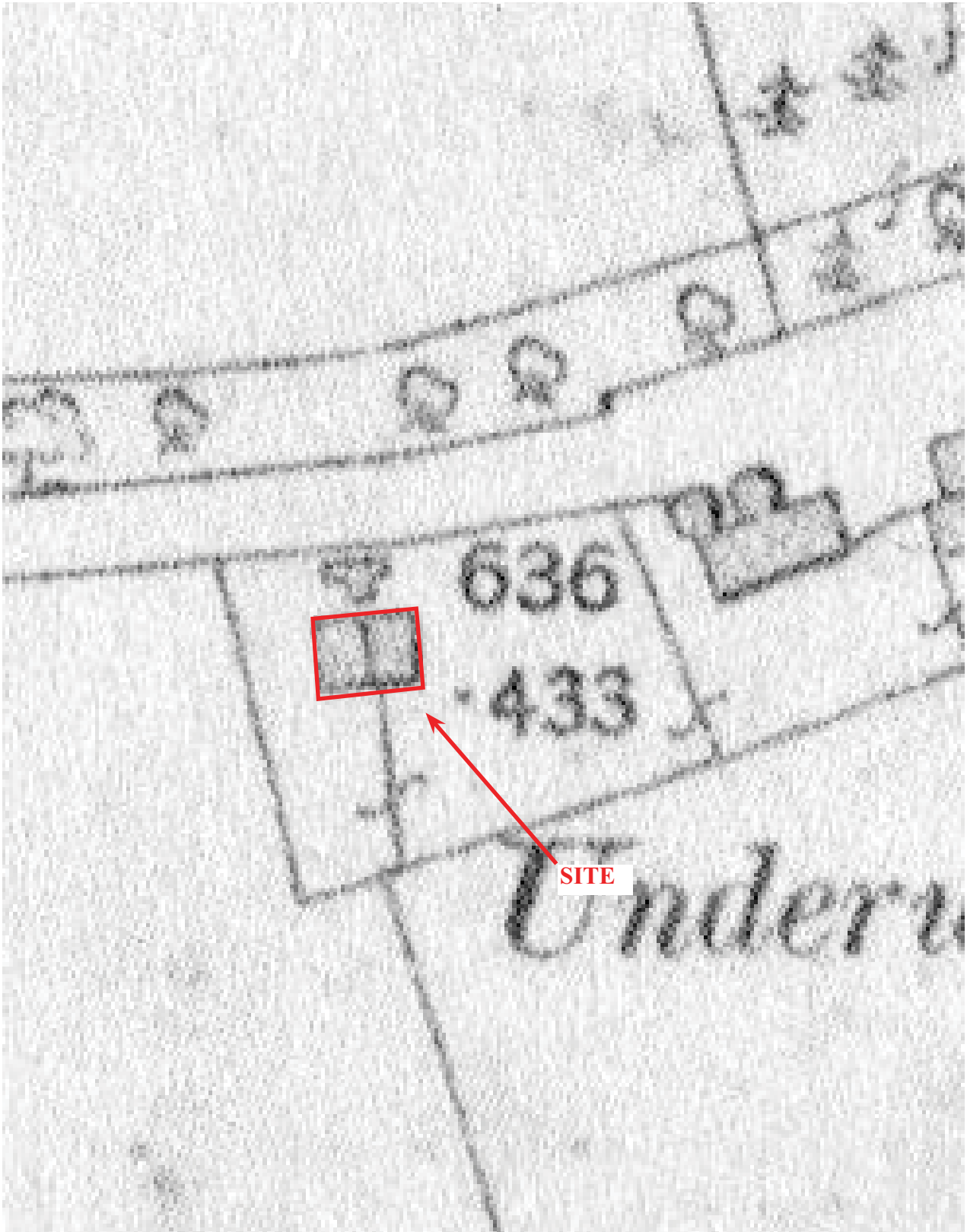


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Figure 5. Second Edition Ordnance Survey, 1898

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Figure 6. Third Edition Ordnance Survey, 1909

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South elevation



North elevation

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Figure 7. North and South Elevations.



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East elevation



West elevation

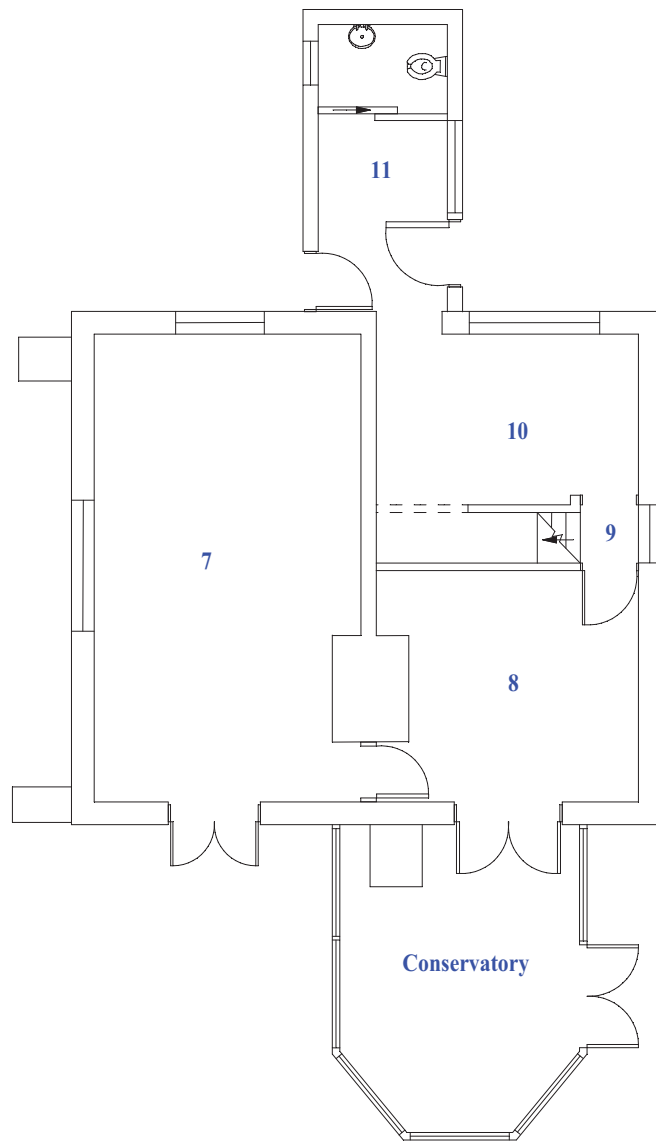
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Figure 8. East and West Elevations.



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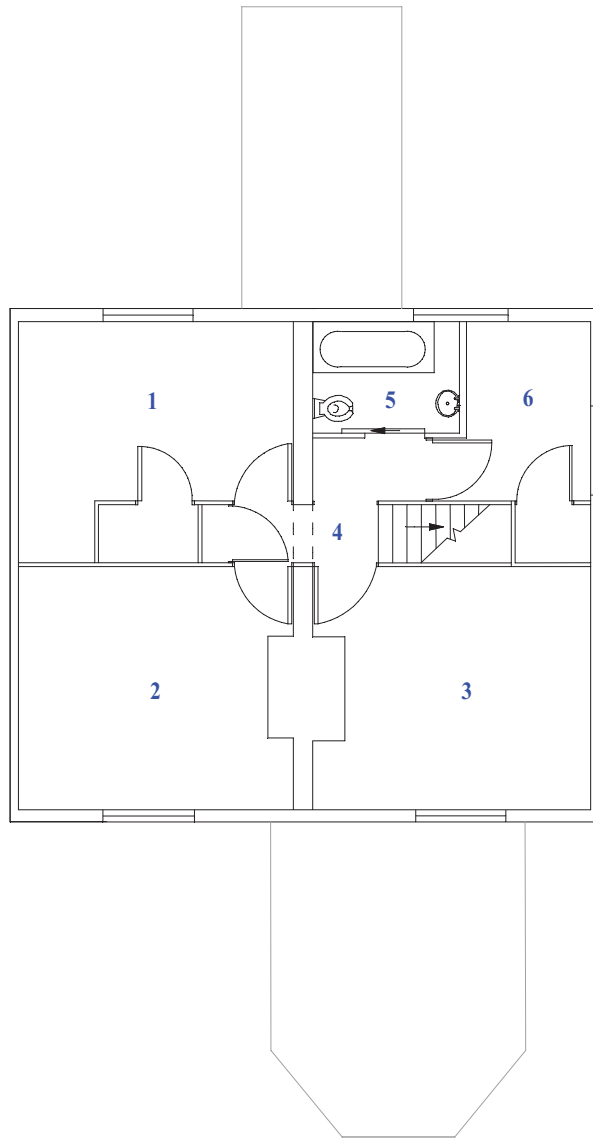
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Figure 9. Ground floor plan.



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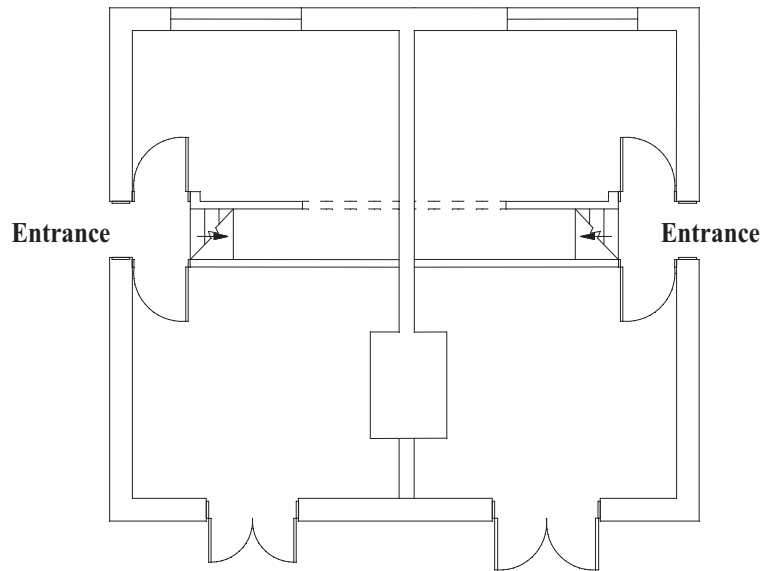
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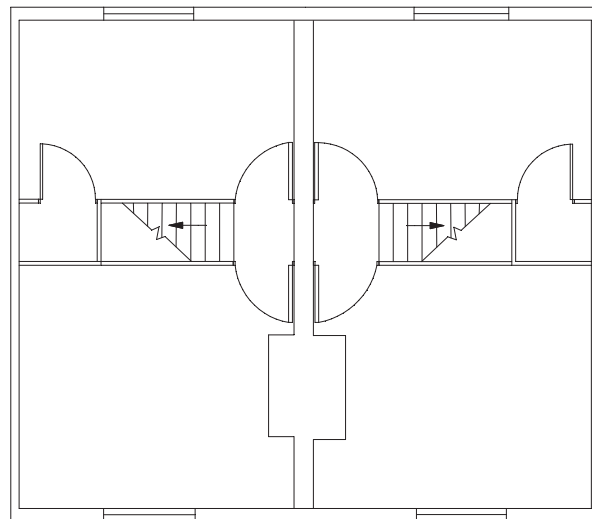
Figure 10. First floor plan.



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Ground Floor



First Floor

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Figure 11. Reconstruction of original plan.



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Plate 1. North elevation, looking South,
Scales: 2m and 1m.



Plate 2. East elevation, looking West, Scales: 2m and 1m.



Plate 3. South elevation, looking North,
Scales: 2m and 1m.



Plate 4. South and West elevations, looking North east,
Scales: 2m and 1m.

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**Underwoods Farm Cottage, Borders Lane, Etchingam,
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Building Recording
Plates 1 - 4.**

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Plate 5. Kitchen (room 10), looking South east,
Scales: 2m and 1m.



Plate 6. Carpenters mark in room 10, looking South.



Plate 7. Room 8, looking South west, Scales: 2m and 1m.



Plate 8. Room 7, looking North west, Scales: 2m and 1m.

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**Underwoods Farm Cottage, Borders Lane, Etchingam,
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Plates 5 - 8.**

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Plate 9. Fireplace in room 7, looking East, Scales: 2m and 1m.



Plate 10. Room 3, looking Southeast, Scales: 2m and 1m.



Plate 7. Room 2, looking Southeast, Scales: 2m and 1m.



Plate 8. Corridor 4, looking West, Scales: 2m and 1m.

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**Underwoods Farm Cottage, Borders Lane, Etchingam,
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Plates 9 - 12.**

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Plate 13. Room 1, looking South west, Scales: 2m and 1m.



Plate 14. Room 5, looking North east, Scales: 1m and 0.5m.



Plate 15. Room 6, looking North east, Scales: 2m and 1m.



Plate 16. Roof structure, looking North west.

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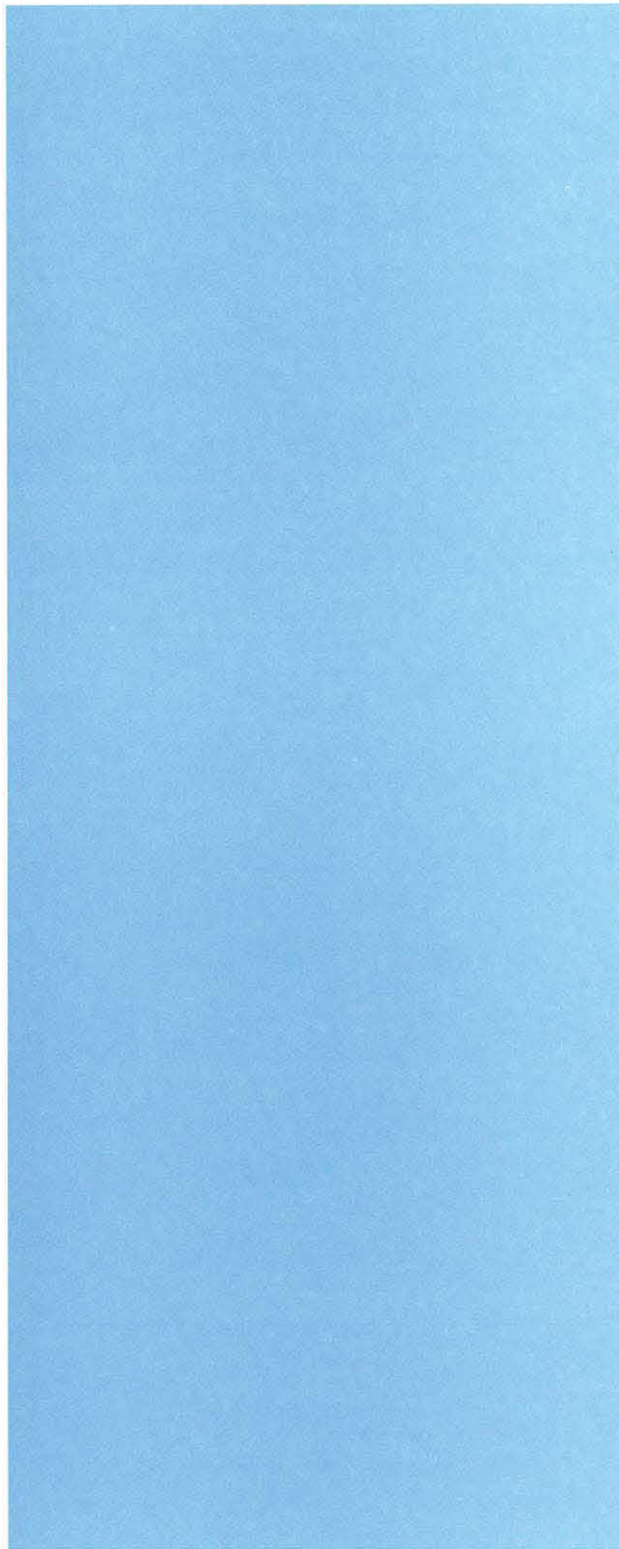
**Underwoods Farm Cottage, Borders Lane, Etchingam,
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Archaeological Building Recording
Plates 13 - 16.**

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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