



Chris Butler MfA Archaeological Services



An Archaeological Evaluation at the car park of the Burlington Hotel, Eastbourne, East Sussex

Project No. CBAS0259

by
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Summary

An archaeological evaluation was carried out at Burlington Hotel, Eastbourne, East Sussex prior to the submission of a planning application associated with the construction of 12 apartments. The evaluation revealed the site to contain the building remains of stable blocks possibly built in the 1850's. Evidence of early 20th century development was also recorded, the construction of which may have destroyed any archaeological remains of significance, such as the presence of Eastbourne Roman villa. The ground works for the proposed development scheme can be undertaken without the need for any further archaeological intervention.

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1.0 Introduction

- 1.1 Chris Butler Archaeological Services Ltd was commissioned by Moorfield Group Ltd (The Client) to carry out an archaeological evaluation prior to the submission of a planning application associated with the development of the car park of Burlington Hotel, Eastbourne, East Sussex.
- 1.2 As a result of the site's location, and the archaeological potential of the area, the local planning authority requested that an appropriate programme of archaeological work be undertaken before making a decision on the planning application for the development.
- 1.3 The site of the proposed development is located in Eastbourne town centre, to the rear of Burlington Hotel on Grand Parade, and is centred at TV 6164 9888 (Fig. 1). It is a sub-triangular plot of land, approximately 0.13ha in area, bound by Elms Road to its southwest side, Burlington Road to its southeast side, Rosemount Cottage to its northeast side and a back alleyway behind a row of terraced buildings on Elms Avenue to its north side. The site is flat and lies at *c.*11m OD. It is currently in use as a private car park for the Burlington Hotel.
- 1.4 The site lies within an Archaeological Notification Area designated to cover the remains of a Roman villa discovered just east of Burlington Hotel, beside the pier (Fig. 2). This Archaeological Notification Area extends between Elms Road and Queens Gardens, to the northeast of the site.
- 1.5 The geology of the site, according to the British Geological Survey, comprises Upper Greensand overlain by a superficial Head deposit of clay, silt, sand and gravel¹.
- 1.6 The appropriate programme of archaeological work comprised an archaeological evaluation excavation that required the excavation of six trenches. A Written Scheme of Investigation (WSI)² for the evaluation excavation was prepared by Cotswold Archaeology and agreed with the Archaeology Team at East Sussex County Council.
- 1.7 The evaluation excavation was required to:
1. Establish the presence/absence of archaeological remains within the proposed development area.
 2. Determine the extent, condition, nature, character, quality and date of any archaeological remains present.

¹ http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.htm

² Blick, N. and Coleman, L. 2011 *Burlington Hotel Car Park, Eastbourne, East Sussex: Written Scheme of Investigation for an Archaeological Evaluation*. Cotswold Archaeology.

3. Establish the ecofactual/environmental potential of archaeological features.

1.8 The fieldwork was undertaken between the 3rd and 6th of January 2012 by Caroline Russell, assisted by Dave Atkin and Andrew Bradshaw. The project was managed by Chris Butler MifA.

2.0 Archaeological & Historical background

- 2.1 The East Sussex Historic Environment Record (ESHER) has recorded very few sites of archaeological, historical or architectural merit within the immediate vicinity of the site (if of relevance to the site, these sites on the ESHER have been numbered 1-9; they are plotted on Fig. 1). Background information to the site is, therefore, largely dependent upon historical mapping.
- 2.2 The earliest archaeological remains in the locality of the site comprise two Iron Age gold coins which were found on Eastbourne beach, 170m to the southeast of the site (MES658 and MES659; Sites 1 and 2)³.
- 2.3 The Eastbourne Roman villa (MES628; Site 3) was first identified in 1712 with the discovery of a Roman bath probably sited c.110m to the northeast of the site between Cavendish Place and Queens Gardens (Fig. 2)⁴. Building debris and tesserae were found at the site, along with evidence of burning and a possible mosaic. Subsequent excavations in 1841 uncovered further evidence of the villa including a corridor, approximately 4m wide, which ran broadly north from the cliff edge c.70m to the east of the site. Coins, mortar, roof tiles and other finds were recorded from the site, as well as a large area of tessellated pavement. During construction in 1853, two large column bases were discovered approximately 80m to the northeast of the site, at the south end of Cavendish Place. Samian ware and other remains were found during further excavations in 1879.
- 2.4 The exposed building remains may suggest that the Roman villa was laid out around a corridor or courtyard⁵. If a courtyard villa, the remains recorded to the east may represent an east wing adjacent to the former cliff edge whilst the baths would represent the northern edge of the complex. As such, the remnants of the west wing may potentially lie within, or in close proximity to, the site.
- 2.5 There have been no new discoveries of the villa since 1879⁶. A single trench was excavated in 1997 at Nos. 99-107 Seaside Road, 140m to the north of the site (EES14105; Site 4). Despite the site having been located beside the Roman baths, no archaeological finds or features were discovered during the evaluation. The topography of the site suggested that any archaeological remains were likely to have been entirely removed by ground reduction⁷.

³ Blick, N. and Coleman, L. 2011 *Burlington Hotel Car Park, Eastbourne, East Sussex: Written Scheme of Investigation for an Archaeological Evaluation*. Cotswold Archaeology.

⁴ Sutton, T., Stevens, L. and Gilbert, R. 1973. *The Eastbourne Roman Villa*. Sussex Archaeological Society.

⁵ Blick, N. and Coleman, L. 2011 *Burlington Hotel Car Park, Eastbourne, East Sussex: Written Scheme of Investigation for an Archaeological Evaluation*. Cotswold Archaeology.

⁶ *Ibid*

⁷ ASE. 1997. *An Archaeological Evaluation at 99-107 Seaside Road, Eastbourne, East Sussex*. Archaeology South-East.

- 2.6** A map of 'East Bourne' by Richard Budgen in 1724 shows the main settlement of 'E. Bourne' to have developed in land on high ground (Fig. 3); this area of Eastbourne with the Parish Church of St Mary's is now called Old Town. The road along which the main settlement was built (today's High Street) continued downhill, past the manor house of 'Bourn Place', to the cluster of buildings labelled 'S. Bourn'. A road joined South Bourn with 'Seahouses' (MES7931) further east along the coast. The land to the south of this road was undeveloped land, presumably farmland, and it is here that the site is located. The 'Ancient Roman Station' (Site 3) has been approximately located on Budgen's map to the south of a large house with its own access road. The house can be identified as Field House (MES16352, Site 5; Fig. 2) and the road as Lion Lane.
- 2.7** A horizontal air mill was built by Thomas Mortimer in 1758, on a low cliff directly east of the present pier (MES7018; Site 6). When the mill ceased working in 1768 due to storm damage, it was converted into a dwelling known as 'The Roundhouse' (Fig. 2). It was eventually washed away when the sea undercut the cliff in 1840.
- 2.8** The 1801 map of the Duke of Cavendish estates at Eastbourne (Fig. 4) shows the 'Round House' as having been accessed off a track that ran past 'Susan's Farm'. The site is situated to the west of the Round House, almost certainly within the large field of Plot 202. Susan's Farm is 'Susans', a house recorded on an 1875-1876 town plan as having stood on the north side of a road (Avenue Road, later to become Elms Avenue) which is the next street north of the site. In his 'Eastbourne Memories of the Victorian Period 1845-1901' (published c.1910)⁸, George Chambers records that a carved inscription on the farm house of 'The Susans' dates the building to 1714. Figgs map of 1816⁹ shows similar details to the 1801 map.
- 2.9** A terrace of 19 houses (Nos. 5-23) was built on Grand Parade between 1851 and 1855 (MES639 is a Grade II* Listed Building; Site 7). Burlington Hotel originally only constituted the central portion of this terrace. A terrace on Cavendish Place (Nos. 1-24) was built at the same time as the Grand Parade terrace (MES647 is a Grade II Listed Building, Site 8). Eastbourne Pier was built in 1866-1872 (MES638; Site 9).
- 2.10** The town plan of 1875-1876 shows half of the site to have comprised two adjacent blocks of stables located opposite Burlington Hotel (Fig. 5). One stable block was accessed through an entrance where the present entrance to the car park is sited. Each stable block appears to have had a walled in belt of vegetation along the sides that fronted the roads. The remaining site was the southern tip of a landscaped garden, triangular in plan, which had interlinking circular walkways. This may have belonged to the large house ('The Elms'), beside Susans, set within spacious landscaped

⁸ <http://www.sussexhistory.co.uk/eastbourne-memories/eastbourne-history.html>

⁹ ESRO GIL/3/17/1

grounds on the opposite side of Avenue Road. The grounds of a house (Avenue Villa) backed onto the northeast side of the site.

- 2.11** Other than the grounds of another big house (Rose Mount) on Victoria Place (now Terminus Road), the only other large open space within the vicinity of the site was the open land of Field House (Site 5).
- 2.12** The site had apparently undergone no change of use by 1899, as seen from the 2nd Edition OS map (Fig. 6). The northern stable block had been enlarged slightly. The road that bounds the southeast side of the site, behind Burlington Hotel, was named Burlington Road by this time. Burlington Hotel had been extended to its south end by incorporating two of the existing terraced houses. Field House had been demolished and replaced with Queen's Hotel whilst its former grounds had been developed to the southwest and northwest.
- 2.13** By 1910 (the 3rd Edition OS map; see Fig. 7), the stable buildings are still standing whilst the triangular garden part of the site appears to have had a building, of unknown function, built over its entire footprint. An alleyway runs alongside it, behind the new terraced buildings constructed on the rest of the garden to the south side of the road then known as Elms Avenue. A long term resident of Elms Avenue believes this terrace to date to c.1901¹⁰, which is consistent with the map evidence. Elms Road had also been named by this time. The Elms no longer stood, having had its grounds built upon, and Avenue Villa had been replaced with a larger building.
- 2.14** The 4th Edition OS map (Fig. 8), dated 1931, shows two large buildings and two smaller buildings to have replaced the stable blocks, with the southern large building having been built on the exact same footprint as the southern stable block. Three of these buildings fell wholly or partly within the site boundary, along with the earlier large building with the triangular plan. By 1931, at least two more of the terraced houses had been added onto the south end of Burlington Hotel.
- 2.15** During World War II, Eastbourne was officially the most heavily bombed town on the south coast of England¹¹. On 14th September 1940, three enemy aircraft unloaded at least sixteen bombs along a strip between the seafront and the railway¹². Four of the bombs dropped into the sea beside Burlington Hotel whilst others struck in front and behind the hotel, Elms Avenue and Seaside Road.
- 2.16** A map showing recorded bomb sites around Eastbourne¹³ (Fig. 9) reveals the triangular block of land bound by Elms Road, Elms Avenue and Burlington Road to have had three recorded hits, solely along the Elms Avenue side. However, the facades and rear elevations of the buildings in the Elms Avenue terrace appear to be

¹⁰ Local Resident Pers. Comm.

¹¹ Humphrey, G. 1989 *Wartime Eastbourne*, Beckett Features

¹² Humphrey, G. 1998. *Eastbourne at War*. S.B. Publications.

¹³ *Ibid*

original with no obvious indication of structural rebuild (Plates 1 and 2). This perhaps suggests that the bombs fell further in from Elms Avenue, closer to the site.

- 2.17** The building adjacent to the northeast side of the site (Rosemount Cottage) was war damaged as a planning application in 1952 (EB/1952/0148) was sought for it to be rebuilt as a result¹⁴. Nos. 8 and 9 Grand Parade (part of today's Claremont Hotel, adjacent to Burlington Hotel) also suffered bomb damage, and this left their facades intact. The 1947 aerial photograph (Fig. 14) seems to show a number of smaller buildings on the site, but the detail is not clear, and it may be that this is simply the roof of the garage.
- 2.18** The OS map of 1960-1961 (Fig. 10) is the same scale as the 1931 OS map (Fig. 8) but only shows one large building across the entire site rather than the three large buildings; it labels this building as a 'Garage'. It is, therefore, unclear as to whether the three large buildings have been structurally amalgamated into the one building; simply retained with no differentiation between the buildings having been made on the later OS map; or demolished and replaced with the one building built on the same footprint. By 1960-61, Burlington Hotel had expanded to the south end of the terrace, thereby incorporating 13 of the 19 buildings. The 'building' on the site is seen on an OS map of 1975-1978 (not reproduced).
- 2.19** A planning application (EB/1992/0145) for 'Burlington Garage, Burlington Road' was approved in May 1992 for the 'Formation of a car park, involving the removal of the existing garage building'¹⁵. One of the attached conditions requested that before the car park is operational, 'the boundary walls abutting Elms Avenue, the right of way to properties in Elms Avenue and Rosemount Cottage, Burlington Road shall be reduced in height to no less than 2.4 metres, and shall include the retention of the decorative arch in the south west corner....' The present day car park has walls that stand higher than 2.4m. Plate 3 shows the highest walling on the site beside Rosemount Cottage and reveals the garage to have stood two storeys high, as stated by the Elms Avenue resident¹⁶. Although there is no decorative arch present today, a small brickwork fireplace with surviving flue was observed against the north wall, towards the west corner of the site.
- 2.20** A garage on the site, that housed the cars of the Burlington Hotel customers amongst others, may have existed earlier on the site than 1960-1961. This is especially upon considering that the stables on site fell out of use sometime between 1910 and 1931, and that a more modern replacement for the times is therefore likely to have been required. The triangular building shown on the 1910 OS (Fig. 7) could conceivably have been the first garage on the site.

¹⁴ <http://planningapps.eastbourne.gov.uk/results.asp>

¹⁵ <http://planningapps.eastbourne.gov.uk/results.asp>

¹⁶ Local Resident Pers. Comm.

2.21 In 1903, the Caffyn brothers established a small four car garage (initially called a ‘coach house’) at 12 The Colonnade, Eastbourne¹⁷. This was enlarged to hold 16 cars in the following year. The brothers subsequently opened a new garage in the town at Marine Parade in 1906, which comprised a lock-up storage facility, an engineering shop and a repair department. A garage and show room on Meads Road, Eastbourne were operational in 1911, whilst a second show room was functioning on Terminus Road by 1915. The company founded by the Caffyn family built new showrooms on Terminus Road in the 1920’s and Queen’s Garage in 1926. It was in the late 1920’s that the number of cars on the roads of Britain began to increase rapidly, demonstrating the increasing need for garages at this time.

¹⁷ <http://www.caffyns.co.uk/history>

3.0 Archaeological Methodology

- 3.1** Six trenches were opened (Fig. 11). As proposed in the WSI, four of the trenches were opened to a length of 5m (Trenches 1, 2, 4 and 6) and the other two trenches (Trenches 3 and 5) to a length of 10m. Each trench was opened to a width of 2m wide, as agreed in the WSI. The location of one of the smaller trenches (Trench 1) and both of the longer trenches was revised. This was necessary to accommodate the rubbish skip in the rear, west corner of the site and the parked cars in the car park. The 10m long trenches were still, none the less, opened within the footprint of the stable buildings recorded on the 1st Edition OS map (Fig. 5). Only Trench 3 had its alignment visibly altered, from southwest-northeast to west-east. The location of each trench was thoroughly CAT scanned prior to its excavation.
- 3.2** The machine employed for the excavations was a JCB wheeled excavator. The hard standing within the trenches was removed with a breaker and the trenches opened with a 1.5m wide toothless bucket. All spoil was piled next to each trench. Four of the trenches were relatively shallow, with the natural Head deposit having been encountered between 0.14m and 0.28m below the car park surface. To the northeast side of the site, however, the Head was observed at a deeper depth of between 0.34m and 0.48m in Trench 4 and 0.59m and 0.66m in Trench 3.
- 3.3** The Upper Greensand underlying the superficial Head deposit was seen in the southeast end of Trench 6, where it was recorded below made ground. Upon the verbal instruction of Greg Chuter¹⁸, the Assistant County Archaeologist, two sondages were excavated to either end of Trench 5 in order to expose the Upper Greensand (Fig. 12). This was reached at 0.87m and 0.82m below the hard standing in the northwest and southeast ends of the trench respectively.
- 3.4** After completion of recording, each trench was backfilled, leaving as much as 300mm at the top of the trench for the car park surface to be reinstated. Any remaining surplus spoil was removed by a grab lorry. An employee of Chris Butler Archaeological Services Ltd was on site until completion of the reinstatement, which was undertaken by Hailsham Roadway Ltd.
- 3.5** A topographical survey of the site, provided by the Client, had levelled the manhole covers within the site. The southernmost manhole cover of a group of three along the southwest side of the site that was used as a Temporary Bench Mark (TBM) for all levels recorded during the evaluation (see Fig. 11). This TBM has a level of 9.73m OD.

¹⁸ Greg Chuter Pers. Comm.

- 3.6** All archaeological deposits, features and finds were excavated and recorded according to accepted professional standards. Deposit colours were recorded by visual inspection and not by reference to a Munsell Colour chart.
- 3.7** A full photographic record of the work was kept as appropriate and will form part of the site archive. The archive is presently held by Chris Butler Archaeological Services Ltd. A site reference of BHE12 has been allocated, and the archive will be deposited in Eastbourne Museum, from whom an accession number has been requested.

4.0 Results (Figs. 11-13 and Plates 4-13)

- 4.1** As all six trenches generally only contained relatively recent made ground, not all the types encountered have been described below.
- 4.2** In **Trench 1** (Plate 4), the stratigraphy to the north side of the trench was different to the south side, with the simplest stratigraphy having been recorded to the west end (south side) of the trench. Here, the compacted gravel and shingle surface of the trench (Context **1/001**) had an off-white pebble based concrete (Context **1/002**) separating it from the natural Head deposit (Context **1/003**). The Head was reached at a depth of 0.17m below the ground surface whilst it was exposed at a maximum depth of 0.28m in the middle of the trench. As elsewhere on the site, this deposit was a friable mid orange-brown clay that contained frequent small inclusions of mid yellow-brown and pale off-white sandstone.
- 4.3** A stretch of concrete was exposed in Trench 1 along three-quarters of its north side, 0.23m below the ground surface. This concrete comprised two types: Context **1/008** to the west side and Context **1/009** to the east side. Both were separated from each other by a small drain cover with gravel infill. The concrete overlay the Head deposit (Context **1/003**). It had an exposed width of 0.30m and depth of 0.08m to its west end and an exposed width of 0.25m and depth of 0.02m to its east end. Separate concrete (Context **1/010**) was observed in the northeast corner of the trench. This lay at a slightly deeper depth of 0.32m below the ground surface. It had an exposed width of 0.55m and was at least 0.16m thick, having cut into the Head. A ceramic drain pipe was partly exposed running northwards towards the drain cover.
- 4.4** **Trench 2** (Plates 5 and 6) contained the parallel remains of two walls, aligned northwest to southeast and about 1m apart. That to the northeast (Context **2/009**) comprised one course of red brick before this was peeled off by the machine. The bricks were laid on a concrete wall footing, of pebble composition, which was up to 0.60m wide. Red bricks appear to have lined the sides of the wall footing.
- 4.5** The remains of the other wall (Context **2/011**) also had just one course of red brick surviving on top of it, and this was left in situ. The brick course was exposed at a depth of 0.14m below the compacted gravel and shingle / tarmac surface. It was 0.36m wide and comprised three bricks laid side by side on top of, and centrally within, its concrete wall footing. A thin layer of sandy mortar, up to 0.02m thick, was observed overlying the brick course.
- 4.6** The cut for each wall had been excavated through the Head deposit (Context **2/004**) and was probably defined by the extent of the concrete wall footing. Both walls are no doubt contemporary, having been of the same construction and width. They had no associated floors.

- 4.7** The wall footing of Context **2/009** is bonded into the concrete wall footing of a red brick wall (Context **2/014**) seen in the southeast facing section of the trench. This wall survives to a height of two courses and runs up to the wall footing of Context **2/011**, where a void filled with gravel and shingle is present. This void may have been the location a former drain cover. The remains of a brick wall bound its southwest side. A concrete pad (Context **2/016**), measuring 0.44m x 0.66m x 0.20m deep and found to overlie made ground, was recorded beside this brickwork. Its construction appears to have destroyed both the wall and the possible drain cover.
- 4.8** **Trench 3** (Plates 7 and 8) also contained building remains. A red brick wall (Context **3/017**) ran broadly southwest-northeast across the width of the trench. This wall survived to a height of 0.43m above the Head deposit (Context **3/019**) and was overlain by the concrete hard standing of the car park (Context **3/001**). It was 0.46m wide (i.e. the width of three bricks laid side by side).
- 4.9** A second wall (Context **3/020**) ran at a right angle from Context **3/017**, in a broad southeast direction, into the north-facing baulk of Trench 3. Only one side of this wall was therefore exposed. It survived to a height of five courses.
- 4.10** Brickwork connected these two walls together to leave a rectangular void in the corner. This looks to have been a drain which presumably drained rainwater away from the gutters and into the ceramic drain pipe that was exposed as running into the north-facing baulk of the trench.
- 4.11** A third red brick wall (Context **3/015**) extended at least 0.54m out from the west end of Trench 3. It had a width of 0.49m wide and ran in the same direction as the wall of Context **3/020**, to which it did not join. A possible entrance, therefore, looks to have been positioned at the exposed end of this wall. The cut and backfill of this third wall were visible (Contexts **3/013** and **3/014** respectively).
- 4.12** A hard mortared / concrete surface (Context **3/018**), measuring up to 2.15m long and up to 1m wide, was exposed above the Head deposit, to the east of the southwest-northeast aligned wall (Context **3/017**). As it was stained red in colour, it may have been the foundation for a red brick floor. The sharp edge to this deposit suggests that it was cut away. A smaller surface of the same description (Context **3/016**), measuring 0.60m long and 0.60m wide, was recorded to the other side of the wall (Context **3/017**), against the south-facing baulk of the trench. It is possible that both sides of the wall could have stood within the interior of a sub-divided building, although the archaeological evidence is inconclusive on its own.

- 4.13** Since the partial demolition of this building, the ground level has risen considerably, by as much as 0.65m, due to the successive deposition of made ground. The stratigraphy of the made ground is different to either side of the main wall (Context **3/017**). Of note is the layer of laid brick (Contexts **3/002** and **3/008**) recorded below the concrete hard standing of the car park (Context **3/001**). This may itself have served as a floor.
- 4.14** In **Trench 4** (Plate 9), the tarmac surface of the car park (Context **4/001**) overlay an even layer of laid bricks (Context **4/002**). These black bricks are imprinted with the inscription 'King George V 1910' in the frog. They may have served as a floor surface, as with Contexts **3/002** and **3/008** in Trench 3. Up to two layers of made ground (Contexts **4/003** and Context **4/005**) lay beneath the bricks before the Head deposit was reached at a depth of between 0.34m and 0.48m below the tarmac. Context **4/005** was recorded above the Head, within the southwest two thirds of the trench, and comprised fragmented red brick.
- 4.15** **Trench 5** (Plates 10-12) contained a simple stratigraphy of concrete (Context **5/001**), an underlying layer of made ground (Context **5/002**) and Head deposit (Context **5/003**). The Head was encountered at a depth of between 0.14m and 0.18m below the concrete surface of the car park. Two parallel robbed-out wall footings were exposed in the trench. Each ran southwest to northeast, 4.80m apart, and comprised concrete with a pebble composition. Both had been entirely robbed of their brickwork. Upon hand or machine excavation, they were each seen to have had cuts with similar profiles and with a similar width and depth (both were 0.44m wide and either 0.24m or 0.26m deep). This implies that they are contemporary with each other. However, their dimensions and composition (i.e. lack of brick lining) reveal them to be different to the wall remains uncovered in Trench 2. A ceramic drain ran between the wall footings and as this did not appear to extend beyond either, it is believed to be contemporary.
- 4.16** The Upper Greensand (Context **5/004**) was exposed at 0.87m and 0.82m below the concrete hard standing in the sondages in the northwest and southeast ends of Trench 5. A transition layer between the Head deposit (Context **5/003**) and the Upper Greensand was recorded at 0.72m and 0.65m below the ground surface in these two respective sondages. This transition layer was a friable sandy clay or clayey sand, mottled mid brown, mid yellow-brown and mid orange-brown. It had a depth of 0.22m in the northeast sondage and of 0.10m in the southwest sondage.

- 4.17** In **Trench 6** (Plate 13), the stratigraphy was also simple: concrete (Context **6/001**) overlay made ground (Context **6/002**) which in turn generally overlay the Head deposit (Context **6/003**) or, within the southeast end of the trench, the Upper Greensand (Context **6/004**). Hand excavation confirmed the Upper Greensand to be natural and because both the Head deposit and Upper Greensand were exposed at similar depths below the concrete surface of the car park (between 0.16m and 0.20m), it may be interpreted that the Head actually stopped 0.90m short of the southeast end of Trench 6.
- 4.18** A concrete surface (Context **6/005**) had, however, been laid into the Head deposit in the northwest half or so of Trench 6. It had straight edges and was exposed to a length of 2.75m and width of up to 1.50m. An old gas pipe was seen to run along part of its southwest side.
- 4.19** No other archaeological features or deposits were noted during the evaluation excavation.

5.0 The Finds

5.0.1 The archaeological work recovered a small assemblage of finds from the site. The current assemblage is not considered to hold any potential for further analysis and can be discarded.

5.1 The Brick Samples by Luke Barber

5.1.1 Samples of brick were recovered from six different contexts. These are considered individually below in Table 1.

5.1.2 Although the assemblage is composed of several forms of brick including walling, flooring and edging types as well as a range of fabrics, none of the samples are likely to pre-date 1800.

Table 1: Brick sample details.

Context	Quantity	Dimensions	Fabric	Notes	Date
2/009	1/1646g (incomplete)	140+x105x68mm Frogged	F1: Purple red. Moderate sand with abundant slag inclusions to 10mm	Quite roughly made with many surface cracks and shallow frog. Dirty yellow grey sandy mortar with flint grit inclusions to 3mm adhering	c. 1850-1920
2/011	1/2465g (near complete)	236x107- 110x63mm Frogged	F1: as 2/009	Same brick type as in 2/009 with same type of mortar adhering.	c. 1850-1920
3/002	1/1044g (complete)	156x67x45mm Unfrogged Edging	F2: Yellow buff. Sparse/common sand with rare red iron oxide inclusions to 2mm.	Well formed, crisp and hard fired. An edging brick with notable wear on one longitudinal edge. No obvious mortar.	c. 1800-1920
3/008	1/1524g (incomplete)	150+x105x49mm Unfrogged Pavier	F3: Brick red. Sparse fine sand with moderate black iron inclusions to 3mm.	A dense/heavy fabric and well formed medium fired brick. Floor brick laid on edge – wear on longitudinal edge with adhering grey cement with some sand/chalk on large faces.	c. 1800-1920 (probably pre 1900)
3/017	1/3350g (several incomplete)	?x?x62mm Frogged?	F4: Brown red. Sparse/moderate fine sand with common iron oxides and ?chalk to 4mm.	Mortar obscures many details. Well formed but medium fired. Set in a hard light grey cement mortar with common chalk inclusions to 5mm.	c. 1800-1920
4/002	1/3700g (complete)	224x115x55mm Frogged Pavier	F5: Blue grey. Sparse fine sand with rare white inclusions to 5mm.	A dense heavy fabric. Precisely moulded hard fired brick. Upper face has textured surface of eight square ‘cobbles’ with underside having a decorative scalloped-edged flat-based frog in which is impressed ‘KING GEORGE V 1910’	1910

5.2 Other Finds by Chris Butler

- 5.2.1** A complete green mineral water bottle (weighing 470g) was recovered from Context **1/007**. It is thick walled, 190mm tall, with a base diameter of 67mm. The body and neck are separate two-piece moulds with an applied rim and is typical of a bottle produced at the end of the 19th century. Around the bottom of the body is embossed 'SHELVEY & C^O L^D EASTBOURNE / BRIGHTON & WORTHING', and on the base is embossed 'RILEYS / PATENT / LONDON'. Shelvey & Co manufactured mineral water at their Eastbourne branch, located in Commercial Road in 1903. Their head office was in Brighton, and they had other branches in Worthing and Guildford between 1881 and 1931¹⁹.
- 5.2.2** A single iron piece (weighing 65g) was recovered from Context **2/011**. It has a rectangular profile, narrowing to a blunted chisel end, but is corroded and covered in concretion. It may be part of a large nail or a constructional fitting.

¹⁹ Askey, D. undated *Sussex Bottle Collectors Guide*, Kensington Press

6.0 Discussion and Recommendation

- 6.1** Six trenches were excavated within the car park of Burlington Hotel. Two of the trenches (Trenches 3 and 5) were opened within the footprint of the stable buildings shown on the town plan of 1875-1876. The trenches were mostly relatively shallow. A different stratigraphy of made ground was recorded within every trench, which was difficult to relate to that observed in other trenches. A double layered stratigraphy was seen to overlie the Head deposit throughout Trench 5 and the adjacent Trench 6 whilst a much more complex and deeper sequence of layers was noted in Trench 3. The boundary between the Upper Greensand and the underlying Head appeared to have been exposed in plan within the southeast end of Trench 6, to the south corner of the site.
- 6.2** The only archaeological remains recorded on site dated to the mid 19th century onwards. There was an extreme absence of finds from the site, suggesting that the site had been thoroughly cleared at one time, perhaps when the stables were demolished. It could, therefore, not be ascertained as to whether the Roman villa had extended onto the site.
- 6.3** Trenches 2 and 5 both contained parallel wall footings, with those in Trench 5 having been entirely robbed of bricks. Each wall footing looked to have been contemporary with its partner, but not with the pair in the other trench. The pair in Trench 5 had a contemporary drain running between them. Better preserved walling was seen in Trench 3 where the corner of a building or of an internal subdivision was recorded. It had the remains of a contemporary floor to either side of it. This walling was also associated with a drain, part of which had been built into the corner of the wall. A further detached stretch of walling in Trench 3 may represent the entrance to perhaps an adjacent internal subdivision.
- 6.4** In Trench 1, concrete of three different types was exposed along the north side, with one having been laid at a slightly lower level than the other two which were associated with a drain. All three almost certainly served as floor levels. Trench 6 contained concrete within its northwest end, flush with the top of the Head deposit. An old gas pipe ran along the length of one of the two exposed sides to the concrete. This concrete is likely to have served as the foundation of a building for which no brickwork was recorded. Trench 4 was the only trench devoid of archaeological features, although it did contain a layer of fragmented red brick above the Head which may indicate the former presence of buildings nearby.

- 6.5** In order to best interpret the archaeological remains of the site, a summary of the history of the site is considered necessary. The cartographic evidence reveals that the site was undeveloped farmland in 1801, which is likely to have belonged to a nearby farm (Susan's Farm). The southeast side of the site had been built upon by 1875-1876, when it was occupied by one entire stable block and most of a second. These are likely to have served the customers of the Burlington Hotel. As the hotel was built in 1851-1855, this date could be taken as the construction date for the stable blocks. The rest of the site at this time was part of a landscaped garden that was owned by a large house, called 'The Elms', which once stood to the north side of Elms Avenue. The stables were still in use in 1910, whereas the garden had been developed, with a building of unknown function having been constructed within the site boundary.
- 6.6** By 1931, the stable blocks had been demolished. In their place, and within the site boundary, now stood two buildings, the southern one of which stood within the same footprint as the stable block that it had replaced. It is uncertain if further phases of development took place on site after this time. Whether the site was affected by bomb damage during the Second World War is unclear. Records show that bombs may have fallen in the vicinity of the site, and an aerial photograph of 1947 (Fig. 14) appears to show a number of unidentified structures on the site, although it could alternatively be the roof of a building. By 1960-1961 the site had become a garage and this stood until it was demolished in the early 1990's.
- 6.7** The pair of wall footings in Trench 3 is clearly aligned along the interior walling of the southern stable building; this building comprised three interior subdivisions and the trench would have fallen across all three. The wall footings, therefore, date to between 1851 and 1875. The walling in Trench 3 does not align with any of the walls surveyed for the northern stable building. It is, however, possible, that they represent the interior walls of the building, especially as a brick sample dates the walling to *c.*1800-1920.
- 6.8** Trench 3 has a floor of laid bricks across it, abutting the surviving height of one of the walls. These bricks have been dated to *c.*1800-1920. However, the brick floor in the adjacent Trench 4 is believed to be an extension of that recorded in Trench 3, and its brick can be definitely dated to 1910. This would imply that the stable blocks had gone out of use by around this time, when the motor car was first being sold. The buildings that replaced the stable blocks may, therefore, have been garages.
- 6.9** The two wall footings in Trench 2 lie outside the stable blocks and may be related to the triangular building built on the former garden sometime between 1899 and 1910. This date is in agreement with the date of the brick samples taken from both wall footings (the samples were dated to *c.*1850-1920). The concrete floor and drain in Trench 1 also lie within the footprint of this triangular building but may belong to a later phase of development.

- 6.10** The concrete foundation in Trench 6 may relate to the building built once the southern stable block had been demolished sometime between 1910 and 1931, and that may have been a garage that then existed until its demolition in 1992.
- 6.11** A complete absence of archaeological material on site pre-dating the 19th century suggests that the site had been extensively cleared at one time, presumably upon demolition of the stable blocks. This clearance work may in places have truncated the Head deposit. The proposed development will not disturb or destroy any archaeological remains of significance. The ground works for the scheme can be undertaken without the need for any further archaeological intervention.

7.0 Acknowledgements

- 7.1** I would like to thank Emma Trinder of Moorfield Group Ltd for commissioning this archaeological evaluation. Suzanne Pike of Street Design Partnership made the initial arrangements for the evaluation, and Steve Boricic of Shearings made the arrangements with the hotel. The project was monitored for East Sussex County Council by Greg Chuter, the Assistant County Archaeologist. Jo Seaman of Eastbourne Museum kindly provided access to a historic map.
- 7.2** The project was managed by Chris Butler. Luke Barber reported on the brick samples. Dave Atkin and Andrew Bradshaw were the on-site archaeological assistants. Andrew Bradshaw also prepared the plan and section drawings for the report.



Fig. 1: Burlington House, Eastbourne: Site Location Map showing sites recorded within Esher
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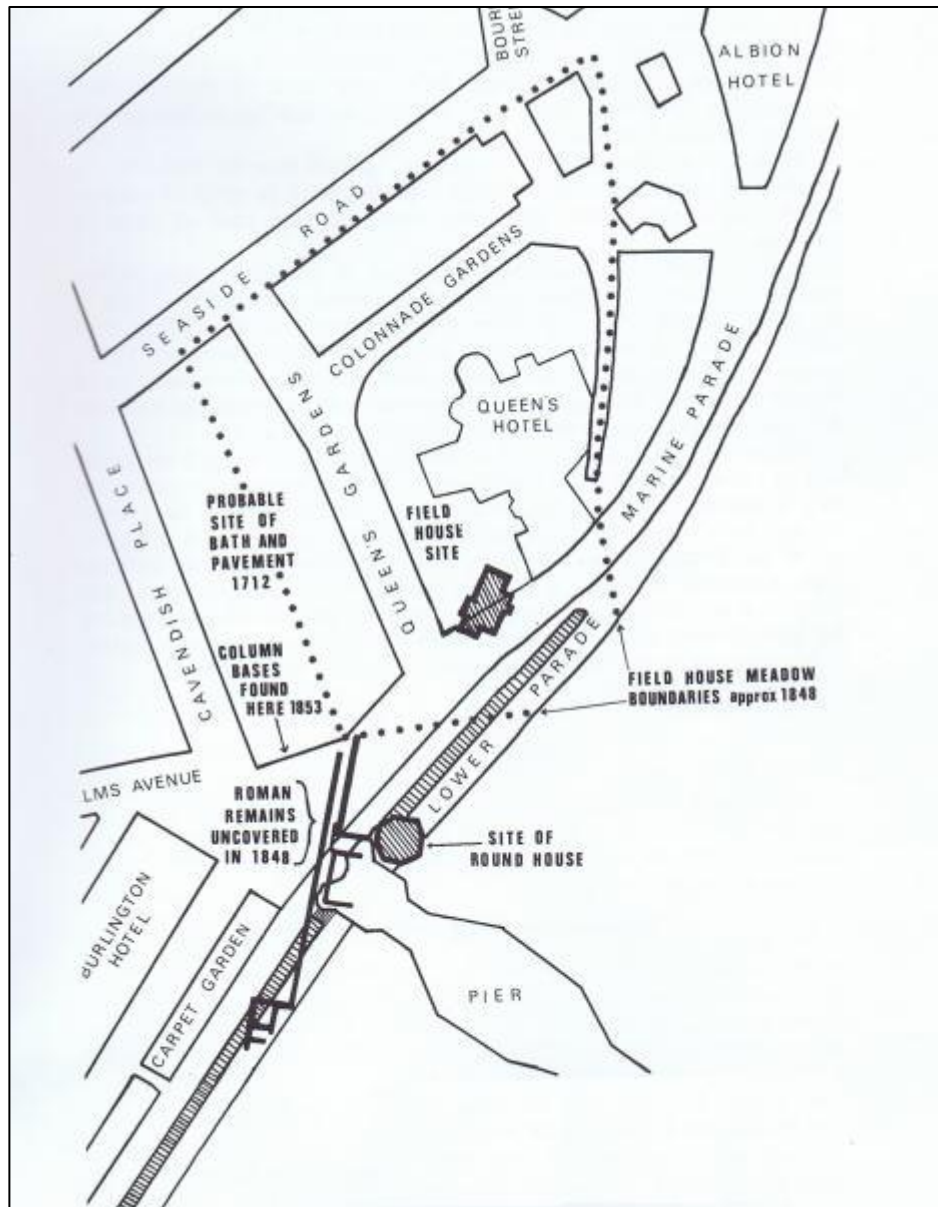


Fig. 2: Burlington House, Eastbourne: Location of Roman Remains (Site 3)
(Reproduced from Sutton, T., Stevens, L. and Gilbert, R. 1973. *The Eastbourne Roman Villa*.
Sussex Archaeological Society)

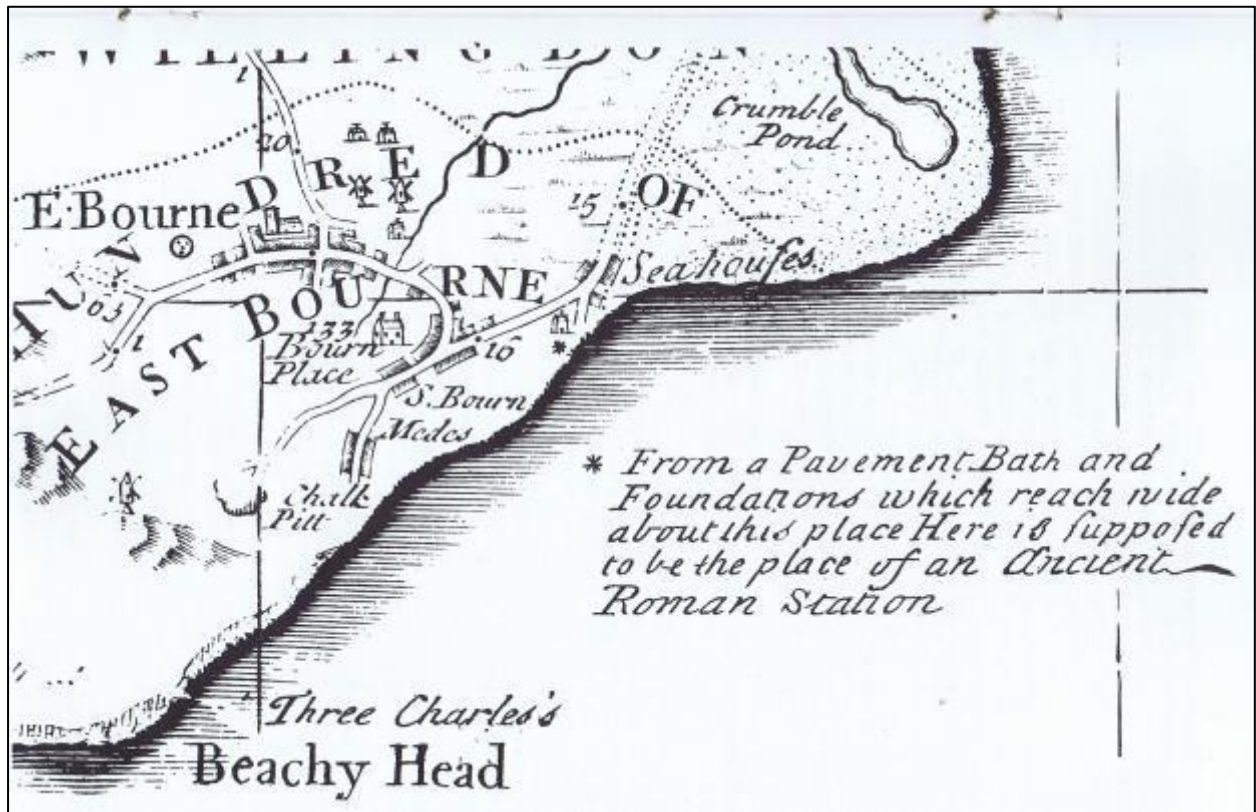


Fig. 3: Burlington House, Eastbourne: 1724 Map by Richard Budgen
(Reproduced from Sutton, T., Stevens, L. and Gilbert, R. 1973. *The Eastbourne Roman Villa*. Sussex Archaeological Society)

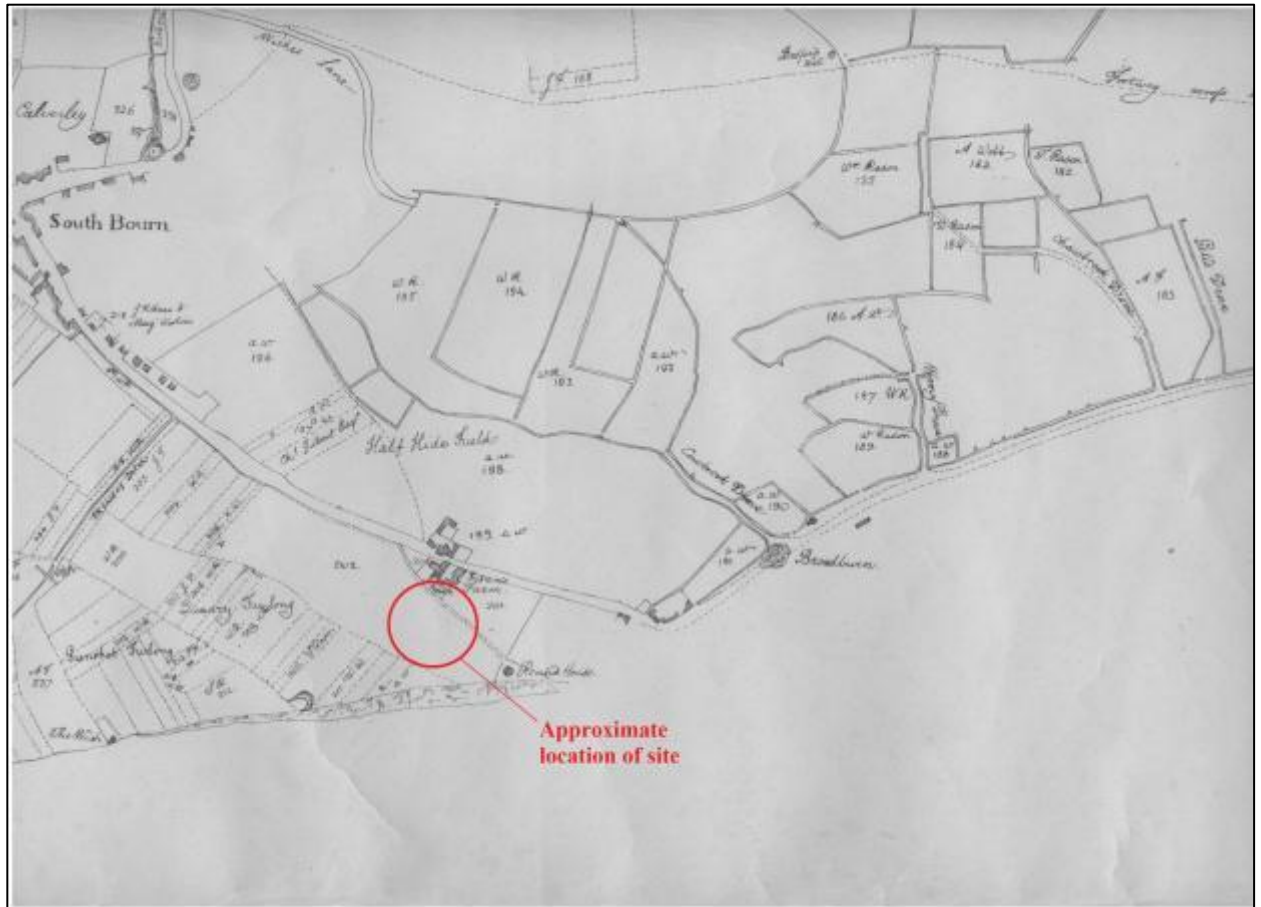


Fig. 4: Burlington House, Eastbourne: 1801 Map of the Duke of Cavendish estates at Eastbourne
(Reproduced with permission Eastbourne Museum Services)

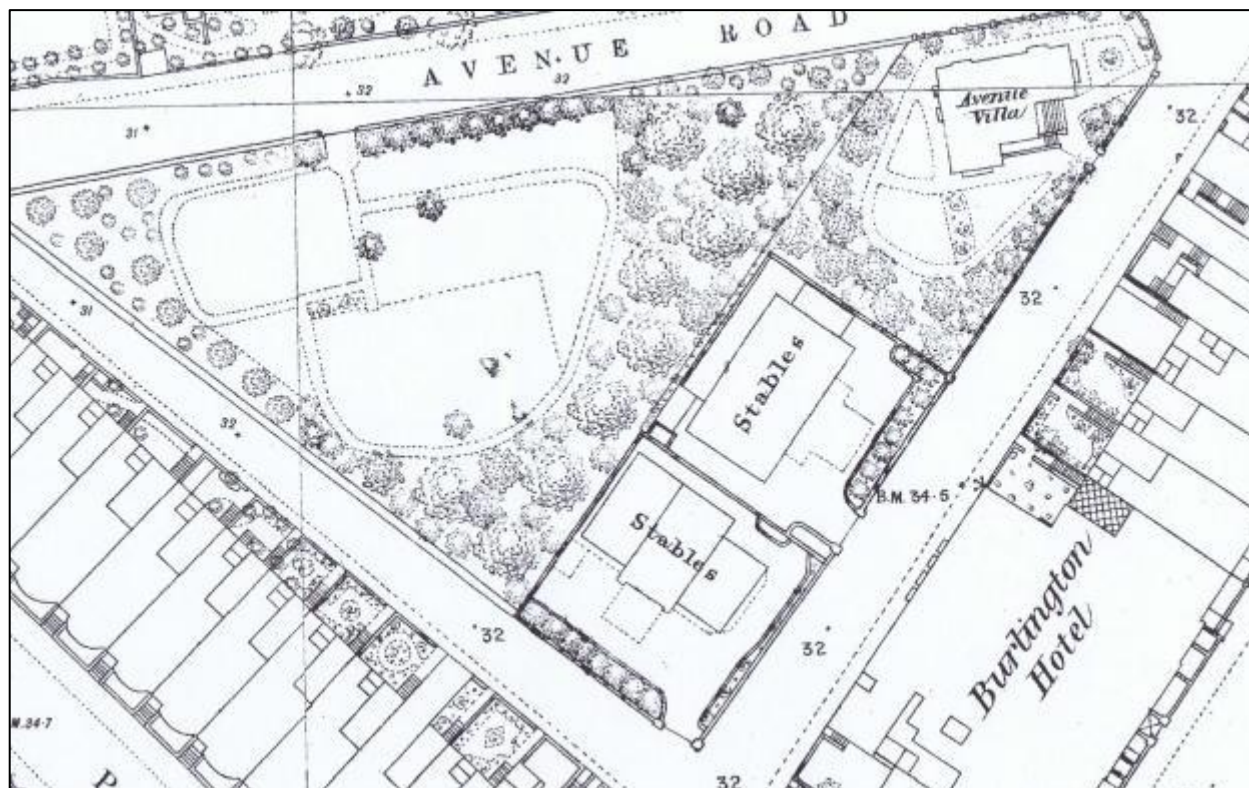


Fig. 5: Burlington House, Eastbourne: 1st Edition OS Map (1876)

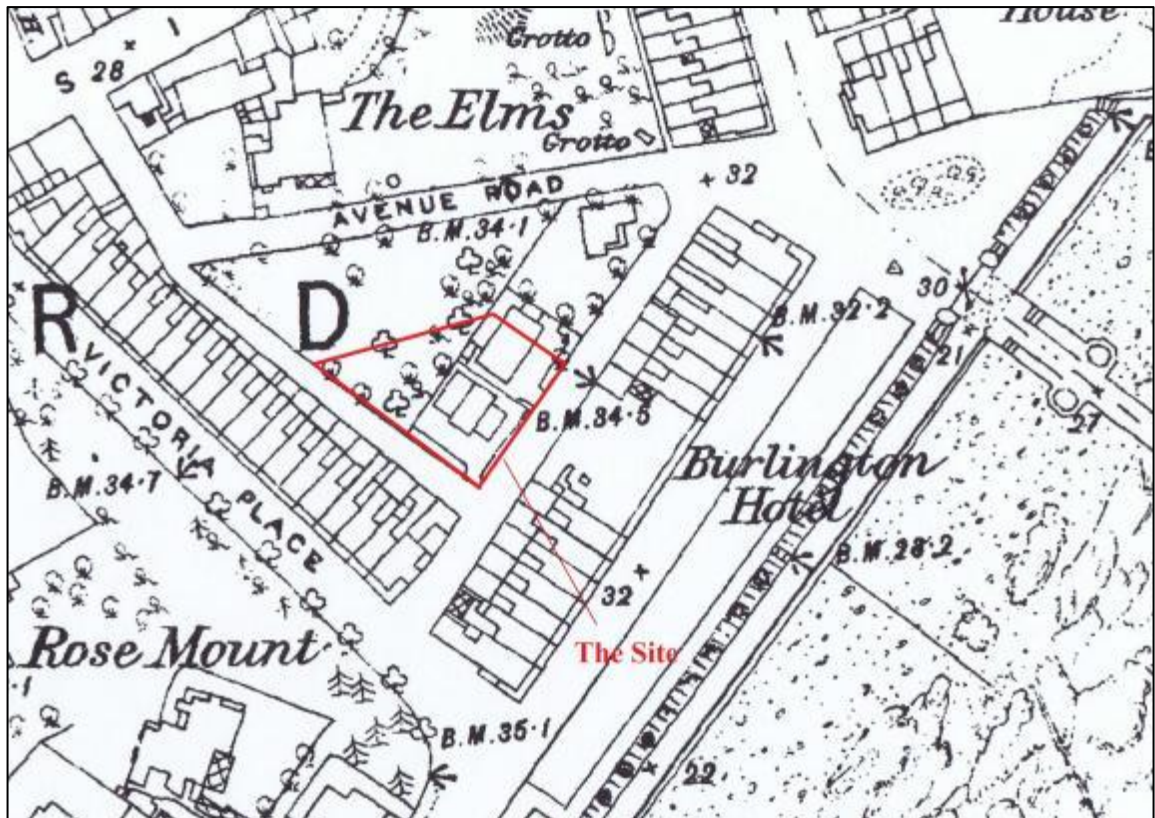


Fig. 6: Burlington House, Eastbourne: 2nd Edition OS Map (1899)

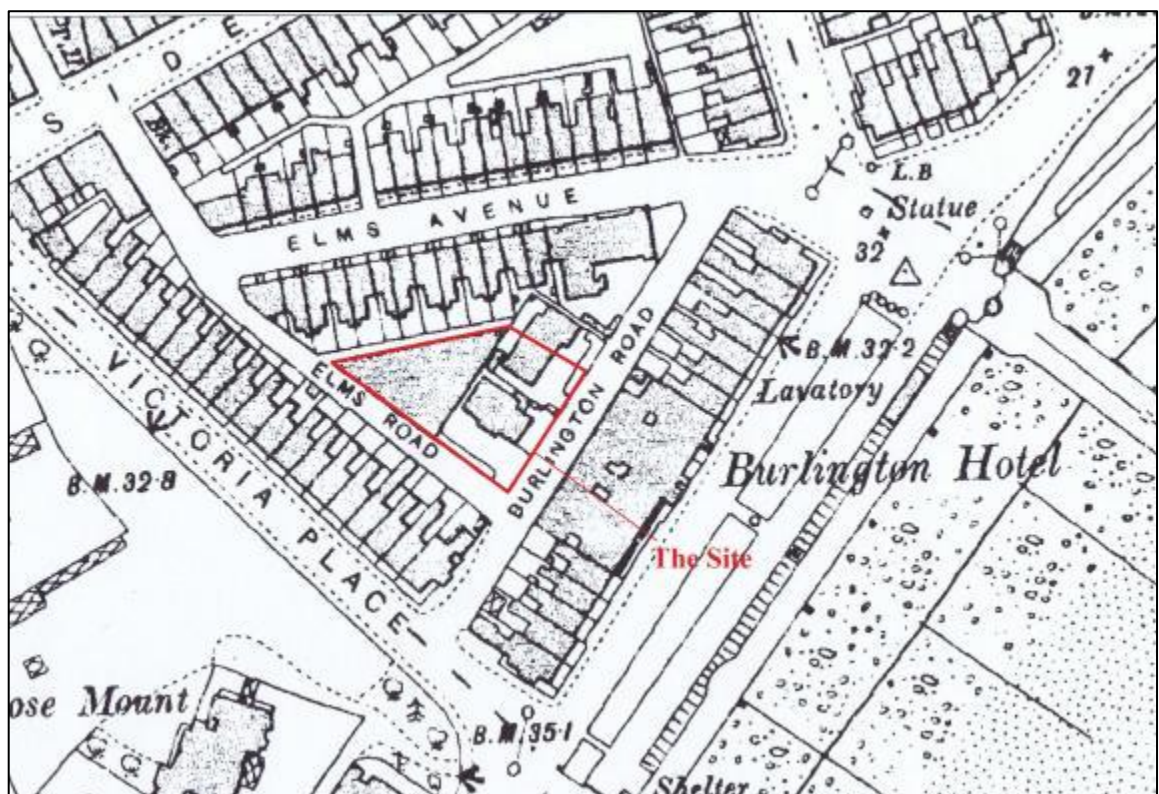


Fig. 7: Burlington House, Eastbourne: 3rd Edition OS Map (1910)



Fig. 8: Burlington House, Eastbourne: 4th Edition OS Map (1931)

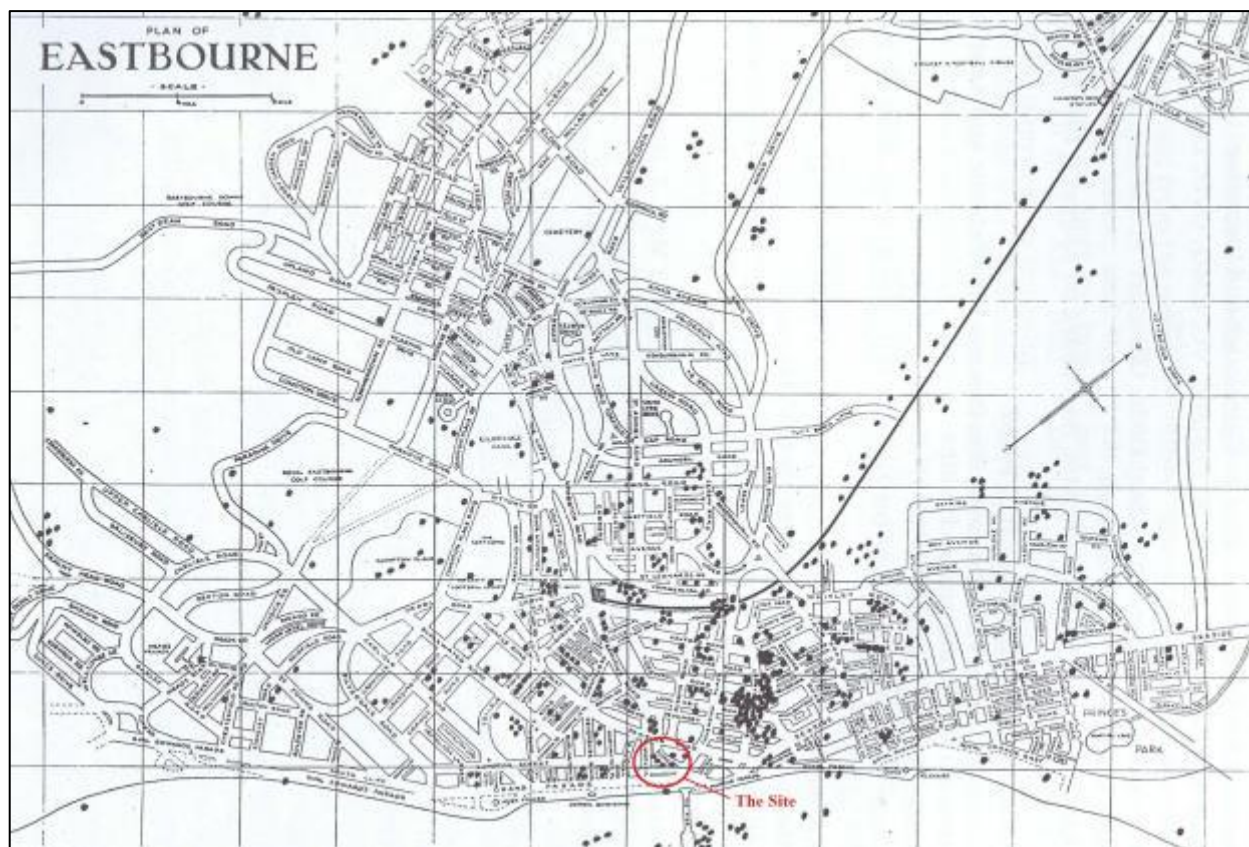
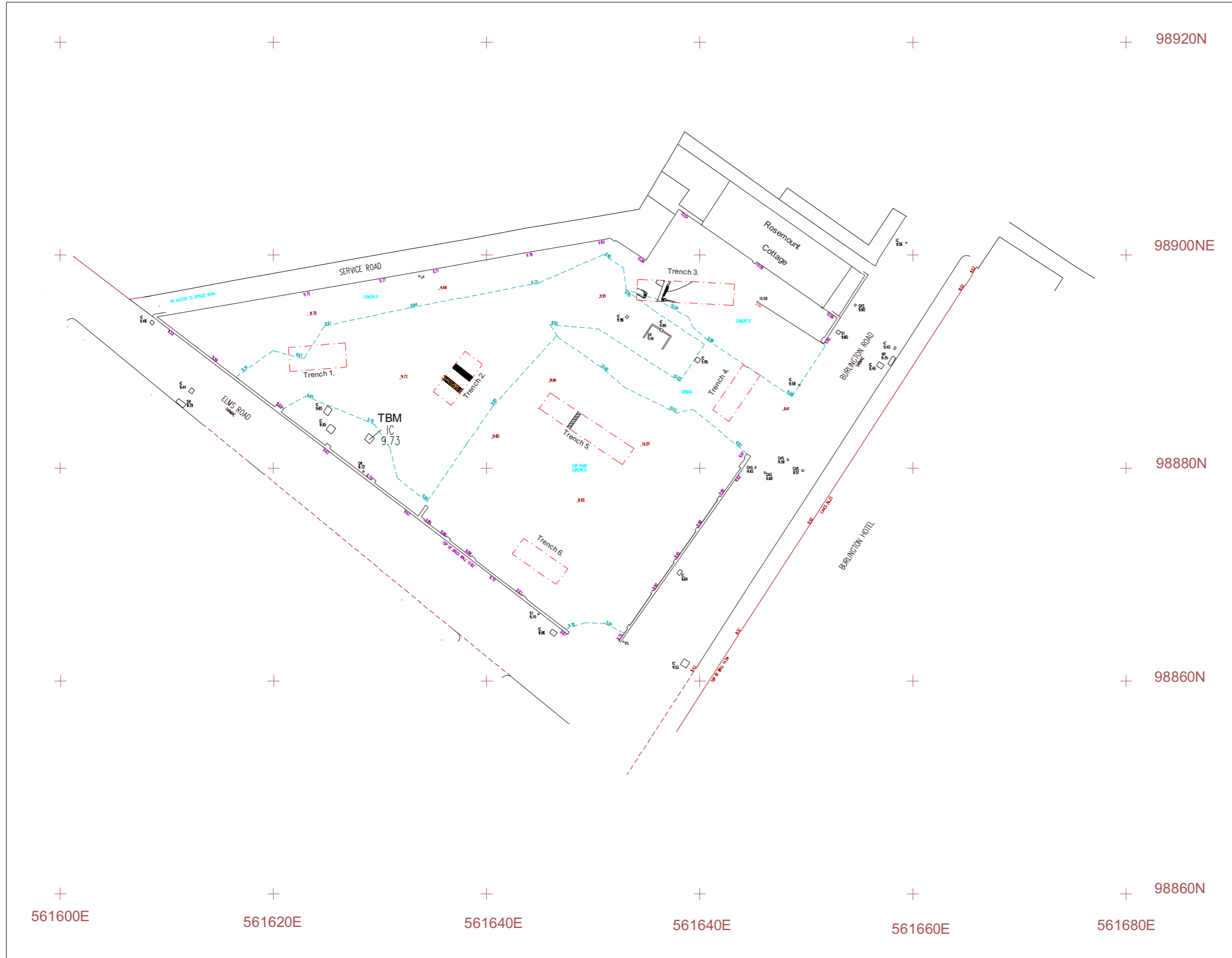


Fig. 9: Burlington House, Eastbourne: Map showing recorded bomb sites around Eastbourne
(Reproduced from Humphrey, G. 1989. *Wartime Eastbourne* Beckett Features)



Fig. 10: Burlington House, Eastbourne: OS Map of 1960-1961
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Based on customer survey supplied by Formby Surveys Ltd.

Revisions

Trench Centre Points.

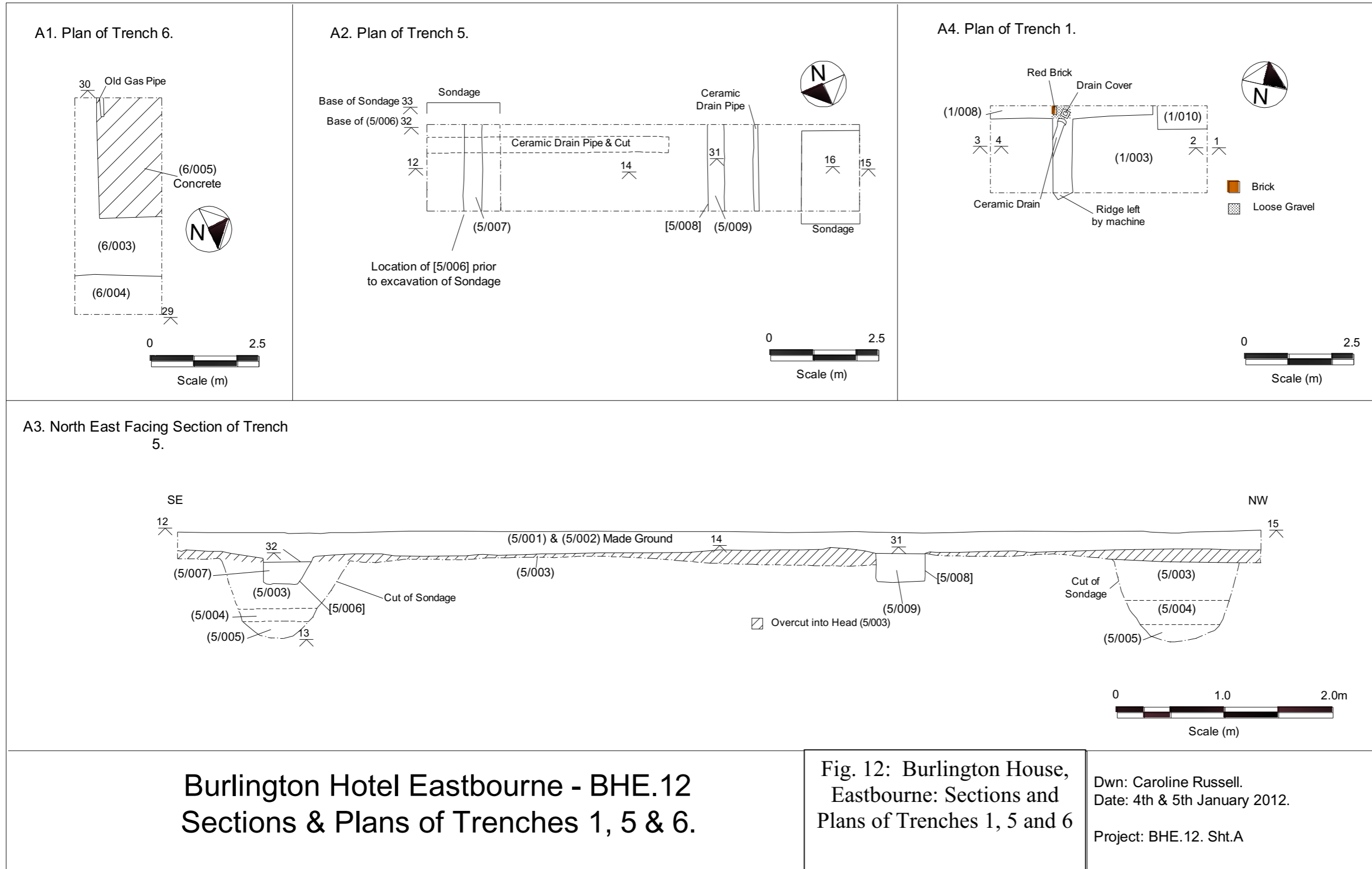
	-E/X-	-N/Y-
Tr.1	561624.21	98890.38
Tr.2	561637.81	98888.39
Tr.3	561658.40	98896.48
Tr.4	561643.37	98886.88
Tr.5	561649.31	98883.76
Tr.6	561644.99	98871.24

Notation.

DR	Drain
GAS	Gas valve
IC	Inspection Cover
LP	Lamp Post
RS	Road Sign
ST	Stop Tap

Burlington Hotel Eastbourne
Site Layout Drawing.
Project: BHE.12
Dwn: Andy Bradshaw.
Date: 11th January 2012

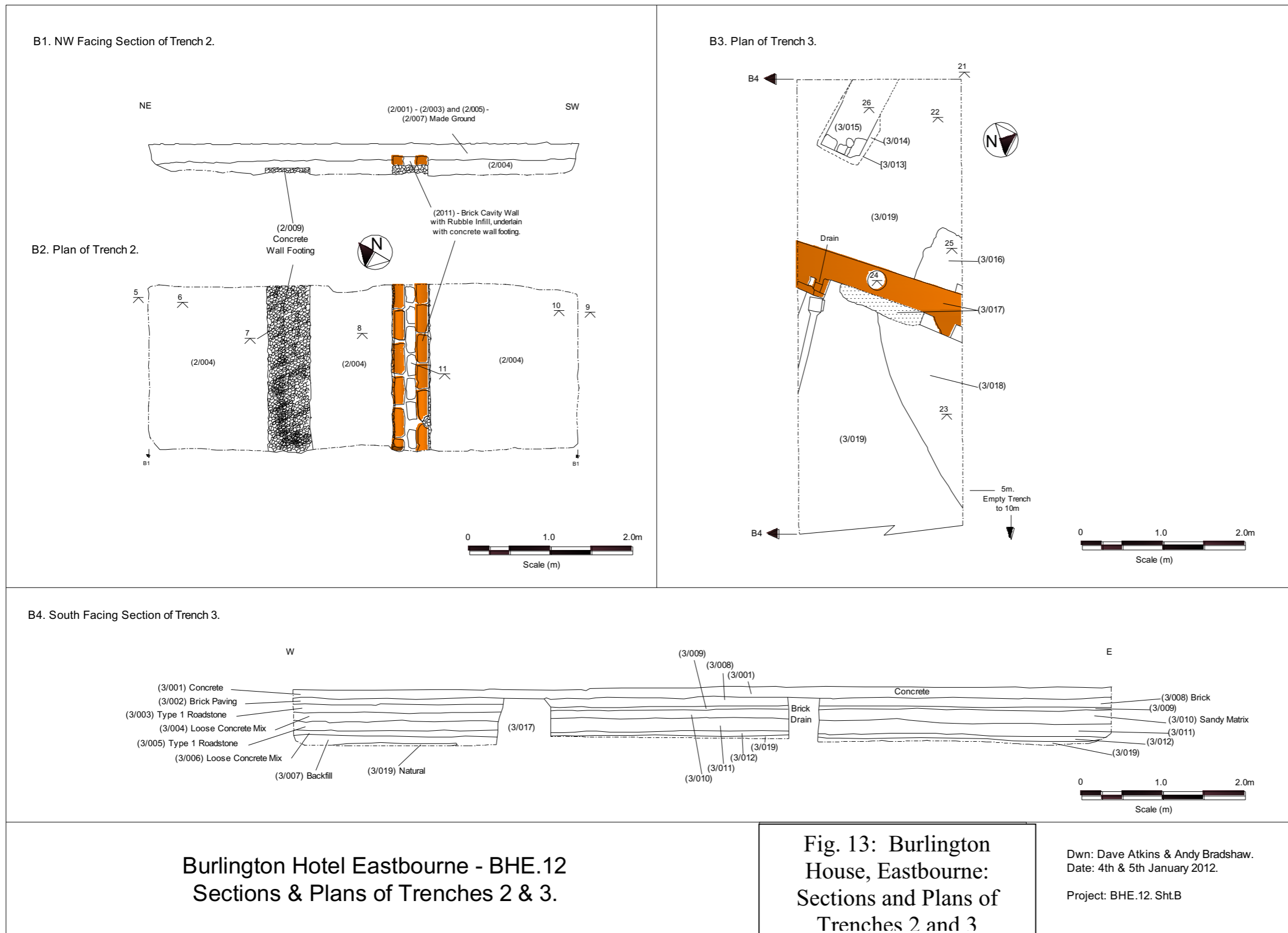
Fig. 11: Burlington House, Eastbourne: Site Layout



**Burlington Hotel Eastbourne - BHE.12
Sections & Plans of Trenches 1, 5 & 6.**

**Fig. 12: Burlington House,
Eastbourne: Sections and
Plans of Trenches 1, 5 and 6**

Dwn: Caroline Russell.
Date: 4th & 5th January 2012.
Project: BHE.12. Sht.A



Burlington Hotel Eastbourne - BHE.12
Sections & Plans of Trenches 2 & 3.

Fig. 13: Burlington
House, Eastbourne:
Sections and Plans of
Trenches 2 and 3

Dwn: Dave Atkins & Andy Bradshaw.
Date: 4th & 5th January 2012.

Project: BHE.12. Sht.B



Fig. 14: Burlington House, Eastbourne: 1947 Aerial Photograph
(adapted from original provided by ESCC)



Plate 1: Burlington Hotel, Eastbourne: The front of the terrace on Elms Avenue, built c.1901, showing a consistent line of buildings with no indication of rebuilding; looking west



Plate 2: Burlington Hotel, Eastbourne: The rear of the terrace on Elms Avenue reinforces the opinion attained from seeing the front; looking northwest from the site



Plate 3: Burlington Hotel, Eastbourne: The only remaining double storey walling of the former garage on site; looking east



Plate 4: Burlington Hotel, Eastbourne:
Trench 1; looking west



Plate 5: Burlington Hotel, Eastbourne:
Trench 2; looking southwest



Plate 6: Burlington Hotel, Eastbourne:
Close up photograph of wall footings (Contexts 2/011 and 2/009) in Trench
2; looking northwest



Plate 7: Burlington Hotel, Eastbourne:
Trench 3; looking east



Plate 8: Burlington Hotel, Eastbourne:
Close up photograph of southwest end of Trench 3; looking west



Plate 9: Burlington Hotel, Eastbourne:
Trench 4; looking southwest



Plate 10: Burlington Hotel, Eastbourne:
Trench 5; looking northwest



Plate 11: Burlington Hotel, Eastbourne:
Trench 1: Stratigraphy in northwest sondage of Trench 5; looking southwest



Plate 12: Burlington Hotel, Eastbourne:
Trench 1: Stratigraphy in southeast sondage of Trench 5; looking southwest



Plate 13: Burlington Hotel, Eastbourne:
Trench 1: Trench 6; looking northwest

Appendix 1 HER Summary Form

Site Code	BHE12					
Identification Name and Address	Burlington House, Eastbourne, East Sussex					
County, District &/or Borough	East Sussex County Council / Eastbourne Borough Council					
OS Grid Refs.	TV 6164 9888					
Geology	Upper Greensand overlain by Head					
Type of Fieldwork	Eval. X	Excav.	Watching Brief	Standing Structure	Survey	Other
Type of Site	Green Field	Shallow Urban X	Deep Urban	Other		
Dates of Fieldwork	Eval. 03/01/2012 - 06/01/2012	Excav.	WB.	Other		
Sponsor/Client	Moorfield Group Ltd					
Project Manager	Chris Butler MifA					
Project Supervisor	Caroline Russell					
Period Summary	Palaeo.	Meso.	Neo.	BA	IA	RB
	AS	MED	PM X	Other		
<p>100 Word Summary</p> <p><i>An archaeological evaluation was carried out at Burlington Hotel, Eastbourne, East Sussex prior to making a decision on a planning application associated with the construction of 12 apartments. The evaluation revealed the site to contain the building remains of stable blocks possibly built in the 1850's. Evidence of early 20th century development was also recorded, the construction of which may have destroyed any archaeological remains of significance, such as the presence of Eastbourne Roman villa. The ground works for the proposed development scheme can be undertaken without the need for any further archaeological intervention.</i></p>						

Appendix 2 Context Listing

Context No.	Context Description
TRENCH 1	
1/001	Compacted gravel and shingle. Type 1 MOT? Surface of car park.
1/002	Made ground. Concrete with a pebble composition. Loose in places. Off-white in colour.
1/003	Head deposit. Natural Friable mid orangey brown clay with frequent inclusions of mid yellowy brown and pale off-white 'sandstone'.
1/004	Made ground. Pink gravel and shingle. Type 1 MOT?
1/005	Made ground. Concrete with a pebble composition. Not the same as (Context 1/002) as is not off-white in colour but more grey in colour.
1/006	Made ground. Redeposited greensand mixed with Head deposit?
1/007	Made ground. Friable mid orangey reddish clay.
1/008	Concrete surface.
1/009	Concrete surface. Consolidated concrete with a thin concrete lens on top.
1/010	Concrete surface.
TRENCH 2	
2/001	Compacted gravel and shingle. Grey in colour. Type 1 MOT? Surface of car park.
2/002	Made ground. Concrete.
2/003	Made ground. Gravel and shingle. Type 1 MOT? More gravel in it than Context 1/001.
2/004	Head deposit. See Context 1/003.
2/005	Made ground. Concrete with a pebble composition. Sometimes loose.
2/006	Made ground. Pinkish gravel and shingle. Type 1 MOT?
2/007	Made ground. Black tarmac.
2/008	Cut for wall footing (Context 2/009). Cut not visible.
2/009	Remains of wall footing in cut (Context 2/008). Concrete with a pebble composition. Appears to be lined with red bricks. It had one course of red brick laid on top of it before the brickwork was removed by the machine. Measures 0.60m wide.
2/010	Cut for wall footing (Context 2/008). Cut not visible.
2/011	Remains of wall footing in cut (Context 2/010). The base comprises a concrete with a pebble composition that is apparently lined with red bricks. It is 0.63m wide. One course of bricks survives over the concrete. The remains of this wall is three bricks wide (bricks laid side by side) and measures 0.36m. A sandy mortar survives on top of the bricks, up to 0.03m thick.
2/012	Tarmac surface.
2/013	Made ground. Concrete.
2/014	Brick wall seen in section of Trench 2 to connect the two wall footings (Contexts 2/009 and 2/011). The concrete wall footing of Context 2/009 is bonded into the concrete footing of this wall.
2/015	Made ground. Concrete with a pebble composition.
2/016	Concrete pad. Measuring 0.44m x 0.66m x 0.20m deep. Lies on an orangey sand with a possible pebble based concrete beneath this.
TRENCH 3	

3/001	Concrete. Surface of car park.
3/002	Brick floor.
3/003	Made ground. Comprised of road stone and concrete.
3/004	Made ground. Comprised of flint gravels and concrete / cement.
3/005	Made ground. Similar to Context 3/003 but contains slate and CBM inclusions and no road stone.
3/006	Made ground. Same as Context 3/004.
3/007	Made ground. Similar to Contexts 3/003 and 3/005. Possibly more sandy.
3/008	Brick floor. Red - orange brick.
3/009	Made ground. Cement raft for brick floor (Context 3/008)
3/010	Made ground. Dark buff-yellow deposit with a sandy matrix.
3/011	Made ground. Concrete / cement. Similar to Contexts 3/004 and 3/006 but with slightly more concrete / cement.
3/012	Made ground. Redeposited natural.
3/013	Cut for wall (Context 3/015).
3/014	Backfill to cut (Context 3/013).
3/015	Remains of red brick wall. Measures 0.49m x 0.54m in plan.
3/016	Remains of a floor. Hard mortared / concrete base.
3/017	Remains of a red brick wall. Survived to a height just below the surface of the car park before it was removed by the machine.
3/018	Remains of a floor. Hard mortared / concrete base. Its reddish colour may have been left by a red brick floor.
3/019	Head deposit. See Context 3/001.
3/020	Red brick wall in section. Survives to a height of five courses. Seen in section only.
TRENCH 4	
4/001	Tarmac. Surface of car park.
4/002	Black brick surface. Bricks are inscribed with 'King George V 1910'.
4/003	Made ground. Sandy shingle with brick fragments.
4/004	Head deposit. See Context 1/003.
4/005	Layer of fragmented red brick.
TRENCH 5	
5/001	Pebbled concrete. Surface of car park.
5/002	Made ground. Gravel material with brick and tarmac fragments.
5/003	Head deposit. See Context 1/003. Becomes paler with depth and less reddish / orangey brown and slightly more yellowy brown towards the bottom.
5/004	Natural. Transition layer between the Head (Context 5/003) and the Upper Greensand (Context 5/005). Friable sandy clay or clayey sand. Mottled mid yellowy brown, mid orangey brown and mid brown. Contains occasional flecks of manganese.
5/005	Upper Greensand. Natural. Sand containing the occasional small clay inclusion. Mottled pale green, mid yellowy brown, mid brown and dark brown.
TRENCH 6	
6/001	Concrete. Surface of car park.
6/002	Made ground. Comprises concrete and brick and tarmac fragments.

6/003	Upper Greensand. Natural. Sand containing the occasional small clay inclusion and frequent sandstone up to 70mm x 70mm x 30mm. Mottled pale green, mid yellowy brown, mid brown and dark brown.
6/004	Head deposit. See Context 1/003.
6/005	Concrete foundation.

Appendix 3 Reduced Levels

TBM 9.73m OD		
Level	Reduced Level (m OD)	Location
1	9.65	Trench 1. West end. Top.
2	9.17	Trench 1. West end. Bottom.
3	9.68	Trench 1. East end. Top.
4	9.15	Trench 1. East end. Bottom.
5	9.76	Trench 2. SW end. Top.
6	9.42	Trench 2. SW end. Bottom.
7	9.54	Trench 2. Top of wall footing (2/011).
8	9.41	Trench 2. Mid point. Bottom.
9	9.75	Trench 2. NE end. Top.
10	9.41	Trench 2. NE end. Bottom.
11	9.49	Trench 2. Top of wall footing (Context 2/009).
12	9.87	Trench 5. NW end. Top.
13	8.88	Trench 5. NW end. Bottom of sondage.
14	9.63	Trench 5. Mid point. Bottom.
15	10.02	Trench 5. SE end. Top.
16	9.73	Trench 5. SE end. Bottom (prior to excavation of sondage).
17	9.96	Trench 4. SW end. Top.
18	9.53	Trench 4. SW end. Bottom.
19	9.94	Trench 4. NE end. Top.
20	9.51	Trench 4. NE end. Bottom.
21	10.01	Trench 3. W end. Top.
22	9.41	Trench 3. W end. Bottom.
23	9.47	Trench 3. Floor surface (Context 3/018).
24	9.69	Trench 3. Top of brick wall (Context 3/017).
25	9.43	Trench 3. Floor surface (Context 3/016).
26	9.50	Trench 3. Top of brick wall (Context 3/015).
27	9.99	Trench 3. E end. Top
28	9.40	Trench 3. E end. Bottom.
29	9.90	Trench 6. NW end. Top.
30	9.94	Trench 6. SE end. Top.
31	9.47	Trench 5. Top of wall footing (Context 5/009)
32	9.69	Trench 5. Top of wall footing (Context 5/007)
33	9.00	Trench 5. SE end. Bottom of sondage.

Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Institute of Field Archaeologists, and a committee member of the Lithic Studies Society. He is a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College having qualified (Cert. Ed.) as a teacher in 2006. He continues to run the Mid Sussex Field Archaeological Team in his spare time.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys and watching briefs, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. He has recently undertaken large landscape surveys of Ashdown Forest and Broadwater Warren and is Co-Director of the Barcombe Roman Villa excavation project.

His publications include *Prehistoric Flintwork*, *East Sussex Under Attack* and *West Sussex Under Attack*, all of which are published by Tempus Publishing Ltd.

Chris Butler Archaeological Services Ltd is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Landscape and Woodland Surveys & Fieldwalking, Post Excavation Services and Report Writing.

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