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**A Standing Building Survey
at Fishponds Barn, Hastings,
East Sussex.**

HS/LB/08/00145

Project No CBAS0270

by
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Summary

A Standing Building survey was carried out on Fishponds Barn, Hastings, East Sussex. The survey showed that the building was originally constructed in the late 18th or early 19th century, as an agricultural building. The eastern part of the building was used as stables or a cowshed, and a later brick dividing wall created a separate store in the western part of the building.

A watching brief was maintained on the excavation works during the conversion of the barn. No archaeological features were noted and very few artefacts were recovered, all of which appeared to date from the late 19th to early 20th century.

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Appendix 1: HER Summary Form

1.0 Introduction

- 1.1** Chris Butler Archaeological Services Ltd (CBAS) was commissioned by Mr & Mrs D Kemp (The Client) to carry out an archaeological watching brief during the groundworks associated with the conversion of the barn, together with a standing building survey prior to, and targeted building recording during, the conversion work at Fishponds Barn, Barley Lane, Hastings, East Sussex, TQ 8435 1095 (Fig. 1).
- 1.2** As a result of the site's location, and the archaeological potential of the area, the local planning authority had put a condition on the planning consent for the development (HS/LB/08/00145), requiring an appropriate programme of archaeological work to be undertaken.
- 1.3** Fishponds Barn is situated on the south side of Barley Lane, between Hastings and Fairlight, and to the north of Hastings Country Park and Ecclesbourne Reservoir. The site is situated within a designated Archaeological Notification Area defining an area of Medieval and Post-Medieval activity, together with activity in the surrounding area from the Mesolithic period through to the Roman period. Fishponds Barn was part of the adjacent Fishponds Farm, with the farmhouse being a Grade II Listed Building dating to the 18th century or earlier.
- 1.4** The geology, according to the British Geological Survey sheet 320/321, is Sand in Wadhurst Clay with Wadhurst Clay on its north, west and south sides, and Ashdown Beds further to the north.
- 1.5** The appropriate programme of archaeological work comprised an archaeological watching brief and standing building recording as specified in a brief issued by the Archaeology Team at East Sussex County Council. A written scheme of investigation¹ covering both of these, was submitted and approved by the local planning authority.
- 1.6** The standing building survey was carried out by the author on the 14th February 2012, with subsequent visits to monitor the groundworks on the 23rd February by Andrew Bradshaw, and on 15th March by the author. The project was managed for CBAS by Chris Butler MifA.

¹ Butler, C. Written Scheme of Investigation for an Archaeological Watching Brief at Fishponds Barn, Hastings, East Sussex. CBAS

2.0 Historical and Archaeological Background

- 2.1 There have been no discoveries of Palaeolithic artefacts in the immediate area of Hastings, and there are only a handful of artefacts known to have a provenance in the Weald². Such discoveries are normally linked to specific geological conditions, such as tertiary deposits and gravels, isolated deposits of which can be found in this area.
- 2.2 There is no evidence for Mesolithic activity at the site, however the cliffs below the castle have produced numerous pieces of Mesolithic flintwork (MES872) from fissures in the rock, with further Mesolithic flintwork subsequently found eroding from the same cliff face (MES7389). Some Mesolithic flintwork has also been found to the east of the site at Fairlight. The evidence for this period suggests that there is a possibility of Mesolithic activity being present.
- 2.3 Examples of Neolithic flintwork and pottery have been recovered from the fissures on Castle Hill and on East Hill, and hint at Neolithic activity in the area. A polished Neolithic flint axe (MES828) was found just to the north of the site, and other Neolithic flintwork was found to the south-east (MES1004). Evidence for a prehistoric submerged forest dating to the later Neolithic period has been found on the beach at Bulverhythe to the west of Hastings, and at Pett to the east of Hastings³.
- 2.4 Amongst the Bronze Age flintwork recovered from Hastings was a barbed-and-tanged arrowhead from East Hill (MES881), whilst flintwork and pottery were recovered from the fissures below the castle. A single Bronze Age burial mound (Barrow) was recorded as existing at the south-west corner of East Hill (MES661), but has subsequently slipped over the cliff edge. The possibility of locating Bronze Age features or artefacts at the site is considered to be low.
- 2.5 An Iron Age promontory hillfort (MES856) is located on East Hill, although both this and the enclosure on Castle Hill are currently undated⁴. Both of these hillforts/enclosures would have originally been located a little way inland from the coast, but from their hill top locations would have dominated both the coastal area, and some way inland. Iron Age pottery was found amongst the material coming from the fissures on Castle Hill, and a possible Iron Age hut site was found at Fairlight Quarry (MES1005)⁵.

² Pope, M. 2003 'The Earliest Occupation of Sussex: Recent Research and Future Objectives', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 17-28, Fig. 2.8.

³ Marsden, P. 1987 *The Historic Shipwrecks of South-East England*, Nautical Museums Trust & Jarrold Colour Publications.

⁴ Hamilton, S. & Manley, J. 1997 Points of View: Prominent Enclosures in 1st Millennium BC Sussex' *Sussex Archaeological Collection* **135**, 93-112.

⁵ Moore, J. W. 1974 'Hastings Town and Parks: New Archaeological Finds' *Sussex Archaeological Collections* **112**, 171-2.

- 2.6** The extensive iron working site and baths at Beauport Park, situated just to the north of Hastings, were operating between the late 1st century and mid 3rd century AD, and appear to have had connections with the *Classis Britannica* due to the presence of numerous tiles stamped CL BR⁶. It has been suggested that due to the connections with the British Fleet, the iron from Beauport Park and other production centres was being shipped out through Hastings⁷. A Roman road (MES2461) has been traced from Rochester in Kent to Hastings, whilst a ridgeway track (MES3434) to the north of the site may have originated in later prehistory.
- 2.7** Roman pottery and the numerous discoveries of Roman coins at Hastings (e.g. MES848, MES849 & MES855) would seem to confirm that there may have been a settlement, trading centre, and perhaps a port located nearby. Tesserae were found on East Hill (MES880), suggesting a possible Roman Villa site, and evidence for a Romano-British settlement was found in Covehurst Wood to the south of the site (MES1001)⁸.
- 2.8** There is virtually no archaeological evidence for Saxon activity at Hastings, although King Offa conquered the Hæstingas in 771, and Hastingaceastre appears in the Burghal Hidage in the 10th century, assessed at 500 hides⁹.
- 2.9** After 1066 Hastings was granted to the Count of Eu who was considered to be a safe pair of hands to control this important port of passage to Normandy¹⁰. The town was granted a charter as one of the Cinque Ports in 1154 by Henry II. The Rape of Hastings remained in the Eu family until the mid 13th century, and later passed to the Earl of Richmond, before being granted to Sir John Pelham in 1412, although the castle, lordship and barony were granted to Sir Thomas Hoo. Finally in 1591 these too were conveyed to the Pelham family¹¹.
- 2.10** There is little evidence of Medieval activity in the area, however an enclosure on East Hill may be the site of the church of St George which was destroyed before 1380 and never rebuilt, and the remains were levelled by the rector in 1772 (MES857). Near to this some 40 burials were excavated in the 19th century (MES881). It has been suggested that these may be medieval or Post Medieval plague burials.

⁶ Brodribb, G. & Cleere, H. 1988 'The Classis Britannica Bath-house at Beauport Park', *Britannia*, **XIX**, 217-274.

⁷ Hodgkinson, J. 2008 *The Wealden Iron Industry*, Stroud, Tempus Publishing.

⁸ Moore, J. W. 1974 'Hastings Town and Parks: New Archaeological Finds' *Sussex Archaeological Collections* **112**, 168-9.

⁹ Salzman, L.F. 1973 *Victoria County History: Sussex* Vol. **9**. Folkstone, Dawsons.

¹⁰ Morris, J. (Ed) 1976 *Domesday Book: Sussex*, Chichester, Phillimore.

¹¹ Salzman, L.F. 1973 *Victoria County History: Sussex* Vol. **9**. Folkstone, Dawsons.

- 2.11** Post Medieval industrial activity is evidence by a 17th century brick and tile kiln situated just to the north of the site (MES19487), and windmill sites further north (MES1000 and MES 17129). A Post Medieval stone quarry is situated in Long Shaw to the south-east (MES1003).
- 2.12** Fishpond Farmhouse appears to have been built in the 18th century, but may have an earlier core. The south-west wing was added c.1830. The Farmhouse is a Grade II Listed Building (DES997). It is likely that Fishponds Barn formed part of the farm complex and is of a similar 18th century date. Fishpond Barn is described as being part stone built and part weather boarded timber framed, with two rooms entered separately from the outside. The north-eastern side may originally have been open-fronted¹².
- 2.13** Yeakell & Gardiner's map of Sussex (1778-83) shows no buildings in the area of Fishpond Farm. The Ordnance Survey Draft map of 1813 shows a group of buildings labelled 'Fishpond', and Creighton's map of Hastings (1835) shows a group of three buildings on the site of Fishponds Farm.
- 2.14** The barn is clearly shown on the 1st Edition OS map (1874), together with three smaller buildings to the west of the barn, one of which is within the site (Fig. 3). The 3rd Edition OS map (1909) shows the barn divided into two, and a small extension on its south-west corner (Fig. 4); the small building on its west side has now gone. The 4th Edition OS map (1929) shows a similar situation, although Fishpond Farmhouse is now a Golf Club House (Fig. 5).
- 2.15** The barn was last used for storing equipment for Hastings Golf Club, which occupied Fishponds Farmhouse until 1956, but has been empty since that time.

¹² Dickinson, A. 2007 *A Report on the condition of Fishpond Barn, Barley Lane, Hastings, East Sussex.*

3.0 Archaeological Methodology

Building Survey

- 3.1** A building survey, conforming to an English Heritage Level 3 survey was carried out. A full descriptive record was made, both externally and then internally of the two separate sides of the barn, and forms the basis of the following report. Although dimensions were recorded, no new drawings were made as current architects drawings exist for the building and were adapted for the survey (Fig. 6). The Barn was divided by a brick wall with the description of the rooms being used in this report are the same as those used in the Historic Buildings Consultants report on the condition of the building¹³. In this document the eastern side of the building is described as the stable, with the western side being a store.
- 3.2** A selection of supporting digital photographs were taken of the building during the survey (these together with a full index are contained in the archive). A descriptive and photographic record of any original or early fixtures and fittings is also contained in the archive, and these are mentioned in the descriptive record where relevant.

The Watching Brief

- 3.3** Work was monitored on two occasions (Fig. 7); on the first visit to the site a watching brief was maintained on the excavation of a trench on the western side of the barn which was to lead to a septic tank 9m to the west of the south-western corner of the barn. The trench was up to 600mm in depth and had a width of 300mm, with a length of 26.9m. During this visit a shallow excavation that had already taken place to re-expose the gravel surface of the existing driveway was inspected. The excavation of the septic tank hole was watched on the second visit to the site, this measured 1.9m east to west by 2.6m north to south and had a depth of 2m.
- 3.4** The trenches were excavated in spits under archaeological supervision by the owner Mr D Kemp operating a 5 tonne 360° tracked excavator using various sized toothless buckets, the exception being during the excavation of the septic tank where a toothed bucket was used after the removal of any potential archaeological layers due to the very compact nature of the natural sandstone. On both occasions the trenches were scanned with either a Precision Gold or Seben Professional metal detector prior to excavation.

¹³ Dickinson, A. 2007. *Report on the Condition of Fishponds Barn, Barley Lane, Hastings, East Sussex.*

- 3.5** The spoil removed from the excavations was also scanned with a Precision Gold or Seben Professional metal detector and was visually inspected for artefactual evidence.
- 3.6** A temporary bench mark was established on the south-western corner of the barn at ground level.
- 3.7** All archaeological deposits, features and finds were excavated and recorded according to accepted professional standards. A section of the septic tank trench was cleaned back using hand tools and drawn at a scale of 1:10. Deposit colours were recorded by visual inspection and not by reference to a Munsell Colour chart
- 3.8** 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 and will be deposited in Hastings Museum. A site reference of FBH12 has been allocated and an Accession number has been requested from Hastings Museum.

4.0 General External Description

4.1 Fishponds Barn is located to the north-west of Fishponds Farmhouse, which is a Grade II listed building. The Farmhouse is listed as having an 18th century or earlier core, the current owner of the barn supplied a date of 1596 for construction of the main body of the house¹⁴. The barn is on a north-west to south-east alignment (hereafter referred to as north to south), and is rectangular in plan (Fig. 6). The western wall measures 12.7m in length, with the eastern wall measuring 13.1m, the northern and southern end walls measure 10.2m in length. Internally Fishponds Barn is divided by a wall of brick above sandstone block construction into two separate halves, with no internal access between the two sides. The stable on the eastern side of the building is 5.2m wide, with the store on the western side being 4.4m in width. The centre dividing wall is of red brick, with the lower 1.8m being of worked sandstone blocks. The stone walls vary between 360mm and 390mm thick.

4.2 The northern elevation of the barn (**Plate 1**) consists of the eastern side (stable) and is constructed of coursed sandstone blocks which have been faced. The sandstone blocks are bonded with a sandy yellowish grey mortar. The western side (store) of this elevation is of horizontal weatherboarding planks, these appear to have been originally tarred. The stable on the eastern side of the barn has a high level opening comprising of a wooden frame fitted with a door, constructed of seven vertical planks. This opening was 1.8m above ground level, and was inset by 900mm from the western end of the sandstone part of the wall. The height of the wall from ground level to the apex of the roof was 4.75m. The door is fitted to the framework with two metal strap hinges on its western edge. Above the doorway there is a wooden lintel which has been bonded into the stonework. The only entrance to the store is located in this elevation, and located to the west of centre. The doorway is fitted with two wooden framed doors which are covered on their outer faces with metal sheets. Both of the doors are fitted with two strap hinges on their outer edges. There are no other openings in this elevation.



Plate 1: Northern Elevation of Barn

¹⁴ Pers Comm Mr D.Kemp

- 4.3** The western wall of the barn (**Plate 2**) is of mainly of the weatherboarding as noted on the western side of the northern elevation, and has a height of 1.9m. The weather boarding construction is apparent in the entire western wall except for a 2.4m long section of the sandstone blocks at the far southern end of this elevation (**Plate 3**). The sandstone blocks in this part of the structure are more randomly coursed than those seen in the construction of the northern wall of the barn. The eaves were visible at the bottom of the roof; there were no other features in this wall.



Plate 2: Western Elevation of the Barn



Plate 3: Sandstone Blocks at southern end of the West Wall

- 4.4** The southern wall of the barn (**Plate 4**) is constructed of the same roughly coursed sandstone blocks as seen at the southern end of the western wall. The exception to this is at the eastern end of the wall where the stone work is replaced with bricks. The brickwork is built around a second area of stone which is approximately 1m above the ground level, adjacent to its join with the eastern wall.



Plate 4: Southern Elevation of Barn

- 4.5** Although, covered with a heavy growth of ivy which concealed most of the joint between the south and the eastern wall, in the area of the stone blocks these two walls appeared to only be butted up to one another. To the east and above the area of brick there is a small simple un-glazed window with five horizontal bars. The area of brick appears to be an area of repair with the window being inserted at the same time as the repair, or alternatively, possibly in association with the insertion of the window. The height of the southern wall from the ground level to the apex of the gable is 4.65m.
- 4.6** The eastern elevation is constructed from a mixture of building materials (**Plate 5**). The far northern end of the wall is constructed of the faced sandstone blocks. The sandstone blocks of the eastern wall run to the outside face of the blocks in the eastern end of the north wall and are only butted up to each other (**Plate 6**). To the south of this short length of sandstone blocks there is a blocked full height opening. The opening has been blocked using horizontal wooden planks which are nailed to an inner frame of studwork. This blocking looks to be of a recent date. To the south of the blocked entrance the wall is of brick construction. The bricks are laid in a random bond and bonded with a light yellowish grey sandy mortar. There are four sandstone blocks incorporated into the brickwork on the southern side of the blocked opening, which form the quoin on the southern side of the blocked entrance. These appear to be contemporary with the brick work which is apparent under the lowest sandstone block. The brickwork section of the wall has a length of 3m at which point the construction reverts back to the sandstone blocks. There are two openings in the sandstone section of the wall, at the southern end there is the only current entrance into the stable (eastern side of the building). The entrance is fitted with a door constructed of a chipboard sheet with three strap hinges on its southern edge. There is a window located on the south side at the point where the construction materials of the wall change. The window has a simple wooden frame and is unglazed. The wall is 1.9m high from ground level to the roof.



Plate 5: Eastern Elevation

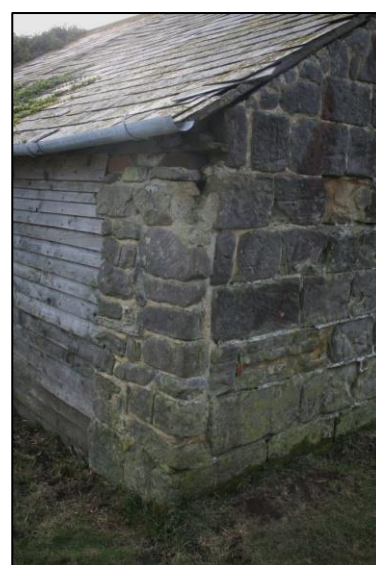


Plate 6: Joint of the East and west walls

4.7 The roof is gabled at both ends. The roof covering is of Welsh Slate with a ridge of red clay tiles. Low on the slope of the western side of the roof the slates have been replaced with clear Perspex tiles in four places to provide light in the store (eastern side of the building).

4.8 Additional information from the structural survey¹⁵ shows that the foundations for the stone walls extend to a depth of between 0.5m and 0.7m, and may be set on a bed of crushed mortar. The footings for the timber framed wall of the store comprise one or two courses of bricks on rubble extending for a depth of c300mm.

5.0 Internal Survey

5.1 The only entrance into the store (western side of building) is via the double metal doors in the northern wall. The eastern wall of the store is the dividing wall between the two sides of the building, and on this side it is of sandstone block construction from the floor level up to a height of 1.8m. The bottom 200mm of the wall from ground level steps out by 50mm. The rest of the wall is of stock brick construction, which appears to be un-weathered, which suggests that the western side of the wall has always been an internal wall. Three holes have recently been knocked through the upper part of the brickwork in the dividing wall to provide access for owls from one side of the building to the other. The brickwork of the dividing wall is only butted up to the southern sandstone block wall (**Plate 7**) but is bonded into the sandstone wall of the northern stable wall (**Plate 8**). The red bricks of the dividing wall are laid in Sussex bond with three stretchers between the headers.



Plate 7: Northern End of dividing wall



Plate 8: Southern End of Dividing wall

¹⁵ Dickinson, A. 2007. *Report on the Condition of Fishponds Barn, Barley Lane, Hastings, East Sussex.*

- 5.2** The western wall is of timber framing, consisting of four short posts measuring 220mm wide by 130mm deep and 1.1m high, which support a wall plate which measures 90mm wide by 150mm deep. These posts divide the store into five bays; the west wall of the fifth bay is constructed of sandstone blocks (**Plate 9**). Between the southernmost post and the next to the north the wall plate has been repaired with a modern length of timber which has been scarf jointed into the original timber. The studwork between the short posts of the western wall appears to be a modern replacement with the studs measuring 70mm square. The weathering of the low posts suggests that they are of a greater age (**Plate 10**). The western wall of the southernmost bay as mentioned above, the studwork and weatherboard construction is replaced by sandstone blocks. There is a single course of bricks laid between the upper course of the sandstone blocks, and the wall plate rests upon the bricks.



Plate 9: Southernmost Bay of Store



Plate 10: Low Posts and Studs of western wall

- 5.3** The roof of the store (western side of the building) appears to have a large amount of the original rafters replaced, however, the purlins, principal rafters and a few of the rafters appear to appertain to an earlier roof structure. The roof is of a staggered but purlin construction. A number of the lengths of stagger purlins have been repaired by fixing planks of wood to either one or both of their outer faces. Where the original timber of the purlin is visible earlier mortises have been cut into by later ones when the rafters were replaced (**Plate 11**). All of the ordinary rafters appear to be modern replacements measuring 100mm wide by 50mm deep, except for the rafters on the lower side of the purlin to the south of the fifth principal rafter. These appear to be original and are of un-prepared timbers (**Plate 12**).



Plate 11: Earlier Mortises in Purlin



Plate 12: Original Rafters
(Un-worked Timbers)

- 5.4** The five principal rafters measure 180mm wide by 120mm deep, some of these also showing signs of being repaired. The five principal rafters are also braced from the dividing wall by un-worked timbers that have been inserted into the brickwork of the dividing wall; these are only nailed to the principal rafters. Above these a second series of bracing is apparent (**Plate 13**), which appear to act as high collars and go through the dividing wall and bolt on to the roof over the stable (eastern side of the building). The roof also has a centre ridge beam but on the western side of the dividing wall this can only be seen at the apex of the gable of the northern elevation. The floor of the store is of bare earth.



Plate 13: Roof Braces in Roof
of Store

- 5.4** The eastern side of the building appears to have been used as stables, as it has divisions for three stalls projecting from the dividing wall between the two sides of the barn. The dividing wall (western wall of the stable) is constructed of sandstone blocks to a height of 1.75m, with the base of this part of the wall being stepped out by 200mm for the first 650mm from ground level. The upper part of the wall is of red brick construction. The finish of the dividing wall on the eastern side has a much rougher finish and is possibly slightly weathered. The eastern wall is of a mixture of red brick and sandstone blocks, with an area of horizontal weather boarding and

associated studwork at the northern end of this wall which appears to be a later blocking of an opening at that end of the building (**Plate 14**). Both the northern and southern walls are of sandstone block construction, with a small area at the eastern end of the southern wall repaired in brick as noted in the general exterior description. The apex of the gabled north end has also been repaired internally with brick. The small doorway in the northern wall of the stable appears to be a remnant of an earlier phase of the barn. The position of the doorway at mid height would suggest that there was possibly a floored area at this height but there is no surviving evidence for this on either the northern wall or the dividing wall.



Plate 14: Dividing Wall East Side

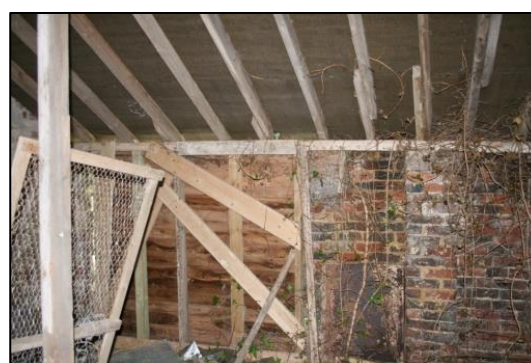


Plate 15: Blocked Opening in Eastern Wall

5.5 The roof of the stables (eastern side of the building) appears to be a modern replacement, which consists of single span of common rafters which are supported by a purlin mid way down the slope of the rafters. The rafters are of softwood and measure 100mm deep by 50mm wide, with the purlin measuring 175mm deep by 75mm wide. The purlin is supported originally on four braces which have been inserted into the brick dividing wall (**Plate 16**), the brace at the northern end of the building has been replaced with a post rising from the floor. There is a centre ridge beam visible at the top of the brick dividing wall to which the rafters are fixed, with the rafters resting on a wall plate at the top of the eastern wall. The floor of the stable has been floored in shallow frogged bricks, and incorporates a fall to a drainage channel (**Plate 17**).



Plate 16: Construction of Stable Roof



Plate 17: Brick from Stable Floor

6.0 Results of Watching Brief

- 6.1** In the trench for the pipe leading to the septic tank (Fig. 7) there were three deposits apparent. Context **1** was the topsoil which was up to 150mm thick. This was a dark brown silty clay loam with a friable consistence. This deposit had no inclusions and produced no artefacts. It was noted at the time of the excavation that this deposit of topsoil covered the gravel driveway laid at the time of the barn area was being used by the Local Golf Club. This possibly implies that the topsoil had been brought into the site approximately 20 to 30 years ago. The gravel surface of the driveway had been re-exposed, and the spoil (Context **1** – referred to as Driveway Spoil) remained on site for inspection.
- 6.2** Context **2** was below Context **1**, and was the subsoil. This was a deposit of light brown silty clay with a friable consistence. The deposit was up to 500mm deep with no inclusions. The deposit produced a range of artefacts including pottery, metal, bone and ceramic building material.
- 6.3** Context **3** was below Context **2**, and was the assumed natural. Only a depth of 55mm of this deposit was revealed before the limit of excavation was reached. The deposit was a light brown silty clay with a very soft consistence. The deposit had no inclusions and produced no artefacts.
- 6.4** In the trench for the septic tank there were three deposits apparent (Fig. 8 and **Plate 18**). Context **4** was the topsoil and turf, a very dark brown silty clay loam with a loose consistence. This deposit was up to 100mm in depth with the only inclusions noted being of light rooting (2%). The deposit produced a number of sherds of pottery and ceramic building material (the latter was not retained).



Plate 18: West Facing Section of
Trench for Septic Tank

- 6.5** Context **5** was below Context **4**, and was the subsoil. This was a mid orange-brown silty clay with inclusions of sandstone pieces up to 80mm (2%). This deposit was 800mm deep at the northern end of the trench increasing to 950mm at the southern end and appeared to be undisturbed.
- 6.6** Below Context **5** was Context **6** and was the assumed natural sandstone. This deposit consisted of a very firm dark buff coloured sandstone with small pockets of mid grey silty clay which were only apparent in the top 100mm of the deposit. The deposit was excavated to a depth of up to 1.2m before the limit of excavation was reached. No artefacts were recovered from this deposit.
- 6.7** Both of the trenches were devoid of any archaeological features.

7.0 Finds by Chris Butler

7.0.1 A small assemblage of finds was recovered during the watching brief, and is summarised in Table 1 below. Due to the small number of artefacts and their comparatively recent date, the assemblage does not warrant further study and is therefore recommended for discard.

Table 1: Summary of finds (no/weight)

Context	Pottery	Ceramic Building Material	Other Finds	Dating
Spoil from driveway	3/12g	2/62g	Glass 1/25g Metal 4/476g	20 th century
2	5/80g	5/351g	Glass 1/251g Metal 5/214g Bone 1/44g	20 th century
4	4/46g	-	-	20 th century

7.1 Pottery

7.1.1 Twelve pieces of pottery were recovered during the watching brief. The earliest is an hard fired earthenware body sherd with an internal orange-brown glaze from Context **4**, and a trace of a possible slip on the outside. This is probably a local earthenware of the later 18th or early 19th century. A base from a blue and white transfer-printed earthenware bowl or dish from Context **2** probably dates to the later half of the 19th century, but could be earlier.

7.1.2 The remaining sherds date from either the very late 19th, or more likely the early 20th century, and comprise five sherds of English Stoneware (the three from the driveway spoil are burnt and probably derived from the same vessel), a body and rim sherd from a vertical sided white glazed earthenware jar, two conjoining pieces of a blue and white transfer-printed plate with a flower design, and two other plain white glazed earthenware sherds.

7.2 Ceramic Building Material

7.2.1 Context **2** provided the largest group of CBM with five fragments being recovered, although these were only a sample of the different types present. A similar range of pieces were noted in Context **4** but not retained.

7.2.2 The material from Context 2 comprised a fragment of a brick in a hard-fired dark red sandy fabric, a peg tile with nail hole in a hard-fired orange sandy fabric with some 'grog' and iron oxide inclusions, a tile fragment in a hard-fired sandy fabric with a purple-red exterior surface and dark grey oxidised interior, and a fragment from a drain in a hard fired sandy red-brown fabric; all of these date to the later 19th or earlier 20th century. The only earlier piece was a tile fragment in a light orange-red sandy fabric with numerous iron oxide inclusions, which may date to the 18th century.

7.2.3 Two modern glazed tiles were found in the driveway spoil; a white glazed bathroom/kitchen wall tile fragment and a dark red-brown glazed floor tile fragment, both of which date to the mid to later 20th century.

7.3 Other finds

7.3.1 Two fragments of glass were found, the first was a clear bottle base fragment, probably early 20th century in date, from the driveway spoil, and the second was the base of a dark green mineral water bottle with a shallow upkick and a very dense and thick section, possibly handmade, from Context 2. This probably dates to the later 19th century.

7.3.2 Iron finds were recovered from the driveway spoil and from Context 2. Most were either nail fragments or unidentified pieces of iron, however a possible iron hub cap from the wooden wheel of a cart, was found in the driveway spoil, and a door latch fragment came from Context 2.

7.3.3 A single cow rib fragment was found in Context 2.

8.0 Discussion

- 8.1** The dating of the building is made difficult by the lack of any datable features or architectural style. However, the nearby ruined church of St George had been destroyed in 1380, and was finally levelled by the then rector in 1772. This may have provided a source of building material from this date. The large percentage of faced sandstone blocks used in its construction would have needed a local source, and the quality of the stonework is unlikely to have been used in such a low status farm building unless it was locally and cheaply available. Alternatively left over building material from Fishponds Farmhouse may have been used, either from its original 18th century construction or during alterations in the 1830's.
- 8.2** It was noted that the size and quality of the stone blocks used in the construction of the northern wall demonstrated a higher level of workmanship. The sandstone blocks were more regular in size, and greater care had been taken over the coursing of the stone blocks. This might suggest that this was the side of the building that could be seen by visitors approaching Fishponds Farm, and the use of good quality stone was to present a façade suggesting higher status. At both the joints between the north and east wall and the south and east wall, the walls were only butted up to one another which suggests that the eastern elevation was originally open. Alternatively, the current wall replaced an earlier one.
- 8.3** The mixture of materials used in the construction of the barn, would imply that over the course of time a great number of alterations and repairs had taken place. This mixture of materials would suggest that the building was repaired using available materials. This would be consistent with the buildings use as a barn or storage building. However, the incorporation of a brick floor and drainage channel in the stable suggests that this side of the building was originally used as a stable or cowshed. The shallow frogged hand-made bricks used in the floor (Plate 17) suggest an early 19th century date¹⁶ for the floor.
- 8.4** The centre brick dividing wall appears to be a later addition, evidenced by the brickwork only butting up to the stone built southern gabled end wall, and the use of late machine-made bricks of late 19th or early 20th century date. The northern end of the dividing wall is however, bonded by the stone work of the eastern side of the north wall. It was also noted during the course of the survey that the eastern face of the central dividing wall had a much rougher finish and appeared to be slightly weathered. This could suggest that the eastern side of the building was roofless for a period of time.

¹⁶ Beswick, M. 2001 *Brickmaking in Sussex*, Middleton Press

- 8.5** Interestingly this internal wall does not appear on the 1st Edition OS map of 1873 but is apparent on the 3rd Edition OS map of 1909, possibly suggesting that the dividing wall was built between these two dates, alternatively it could just be because the OS surveyor could not view the inside of the barn when preparing the 1st edition map. Both the 3rd Edition (1909) and the 4th Edition (1929) show a small square structure located against the south western corner of the barn, this is no longer standing but might be hinted at by the length of stone wall at the southern end of the western wall of the barn.
- 8.6** This is further suggested by the timbers in the eastern part of the building (stables) roof all appear to be modern machine cut soft wood timbers which are all contemporary with each other. Whereas in the construction of the roof of the store (western side of building) there is evidence that the principal rafters, staggered but purlin and a small number of the rafters at the lower side of the purlin at the northern end of the building appear appertain to an earlier roof structure. Further evidence of alterations to the stable is of the door at half height in the gabled north end, at this height the doorway serves no function unless the stable was floored at the first floor level. No evidence for any upper floor was noted during the survey.
- 8.7** During the watching brief very few artefacts were recovered, and most that were found dated to the late 19th to early 20th centuries, with just a few residual earlier pieces. No archaeological features were noted and the ground appeared to be relatively undisturbed. This would be consistent with the barn having not been used since 1956, and also its general isolation from the farmhouse to the south of the barn, suggesting it had always been isolated, with little activity going on around it.

9.0 Acknowledgements

9.1 I would like to thank Mr D Kemp for commissioning this buildings survey and archaeological watching brief, and co-operation and assistance during the field work. Jim Barnes of Selective Creations made the initial arrangements and provided the drawings.

9.2 I would also like to thank Andrew Bradshaw for his assistance with the watching brief, and Chris Butler who reported on the finds. The project was managed for CBAS by Chris Butler MifA and monitored for ESCC by Greg Chuter.

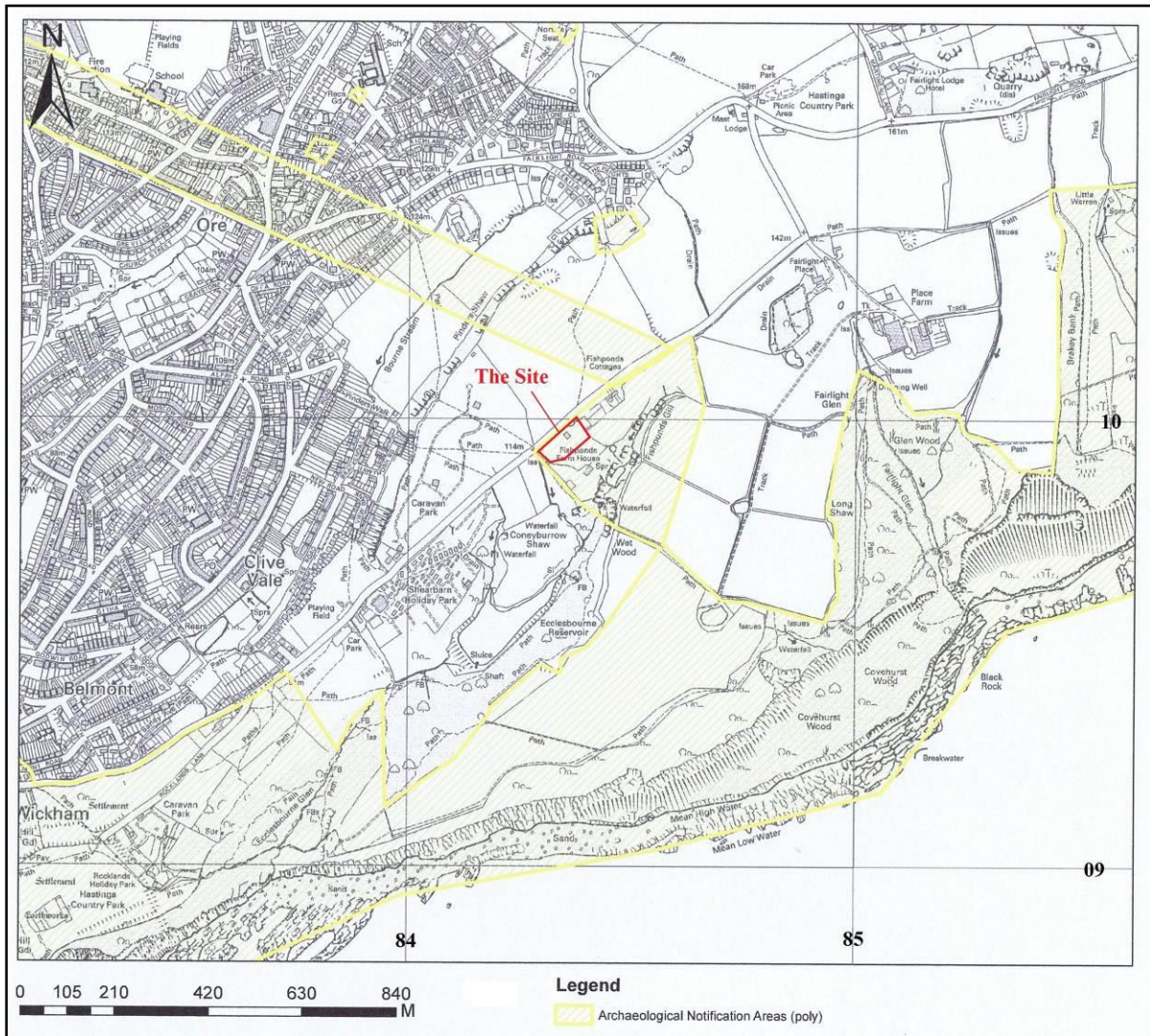


Fig. 1: Fishponds Barn, Hastings: Archaeological Notification Area and site location
(Adapted from map provided by ESCC)
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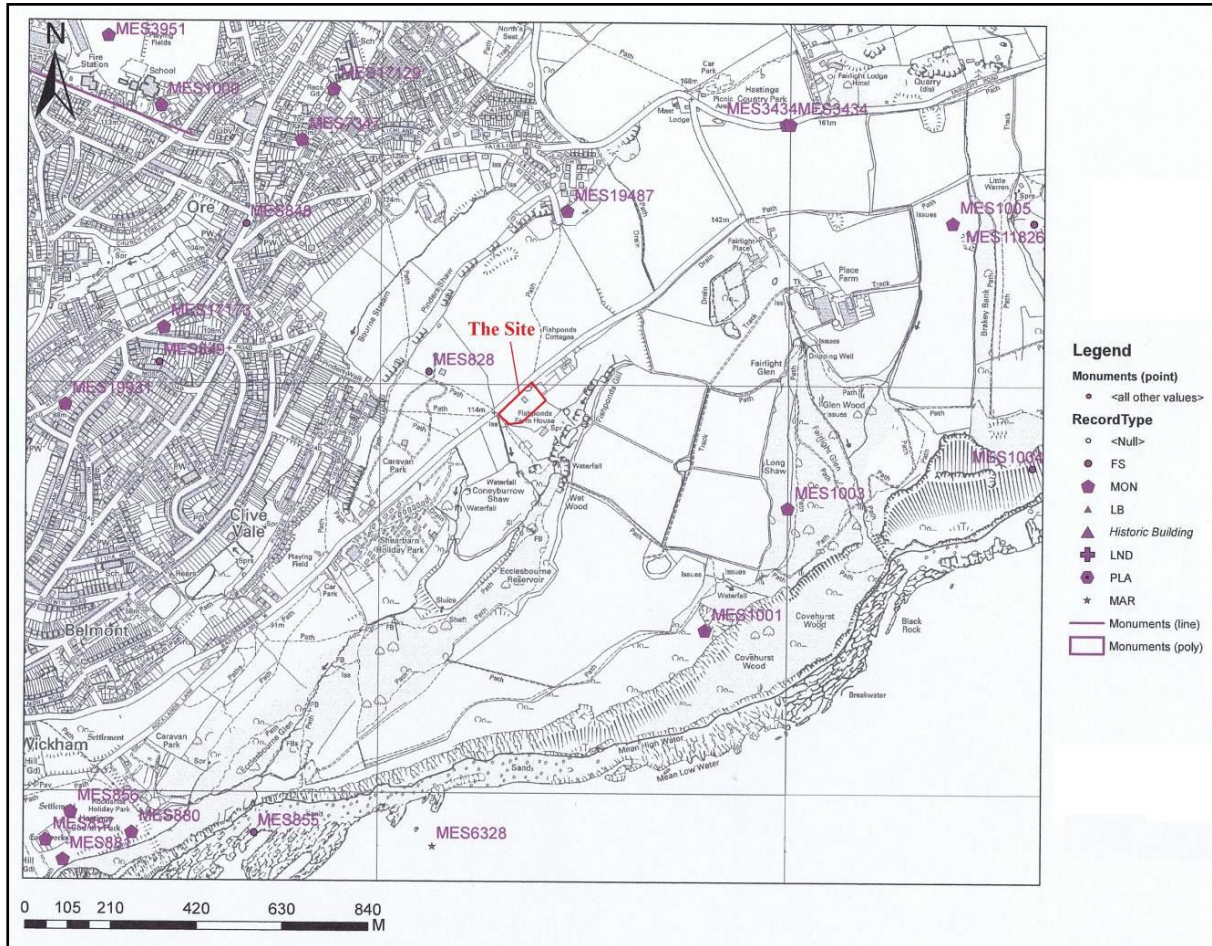


Fig. 2: Fishponds Barn, Hastings: Sites on the HER
(Adapted from map provided by ESCC)
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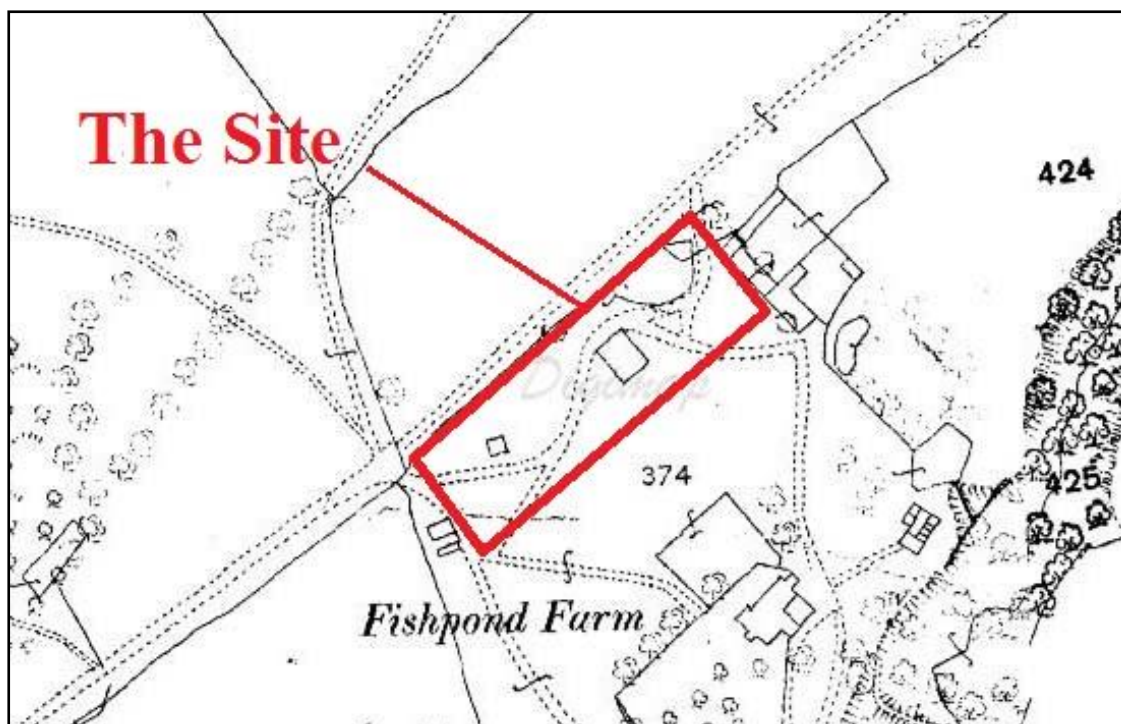


Fig. 3: Fishponds Barn, Hastings: 1st Edition OS Map (1873)



Fig. 4: Fishponds Barn, Hastings: 3rd Edition OS Map (1909)



Fig. 5: Fishponds Barn, Hastings: 4th Edition OS
Map (1929)

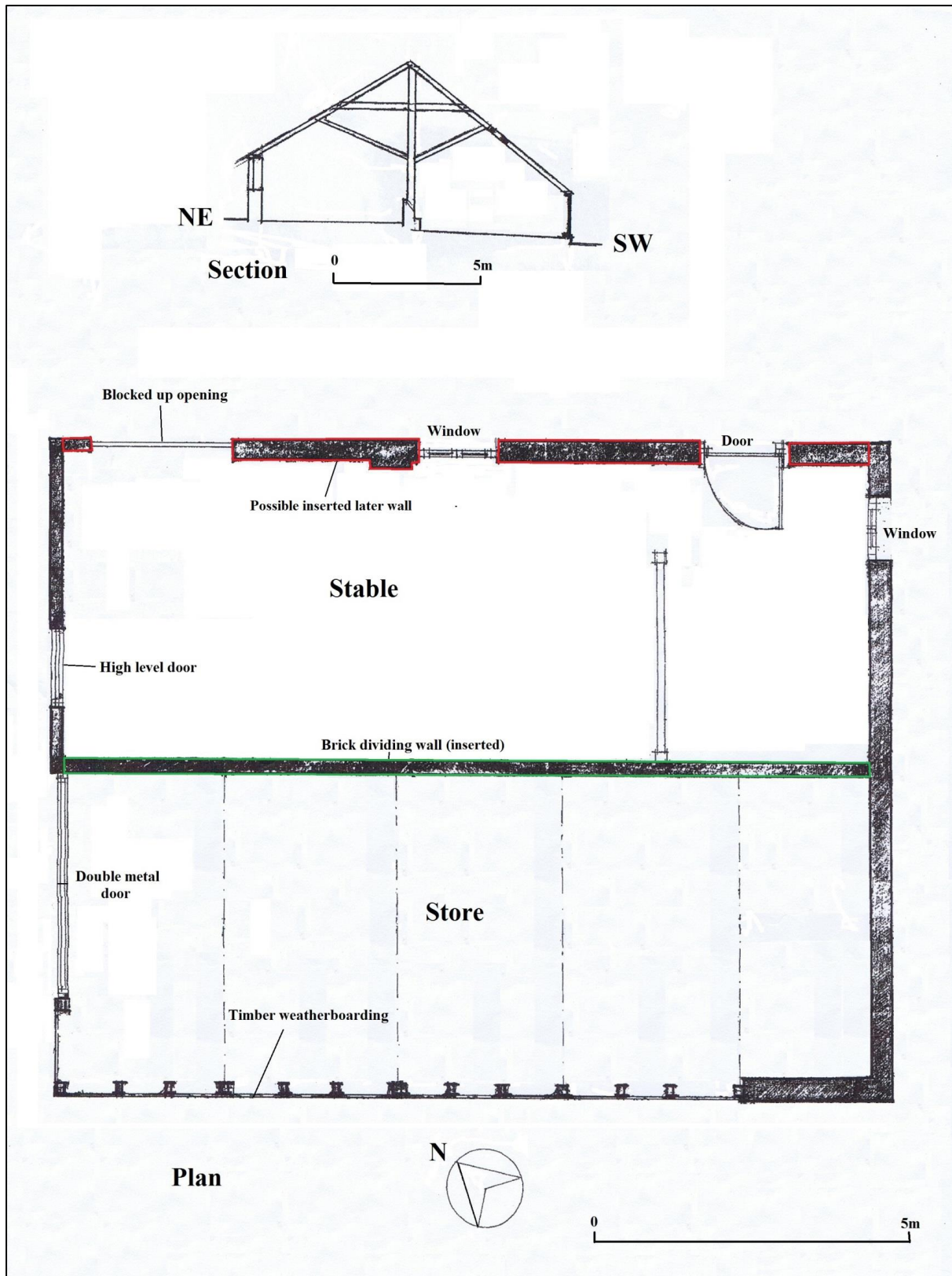


Fig. 6: Fishponds Barn, Hastings: Plan and section of Building
(adapted from architects drawings)

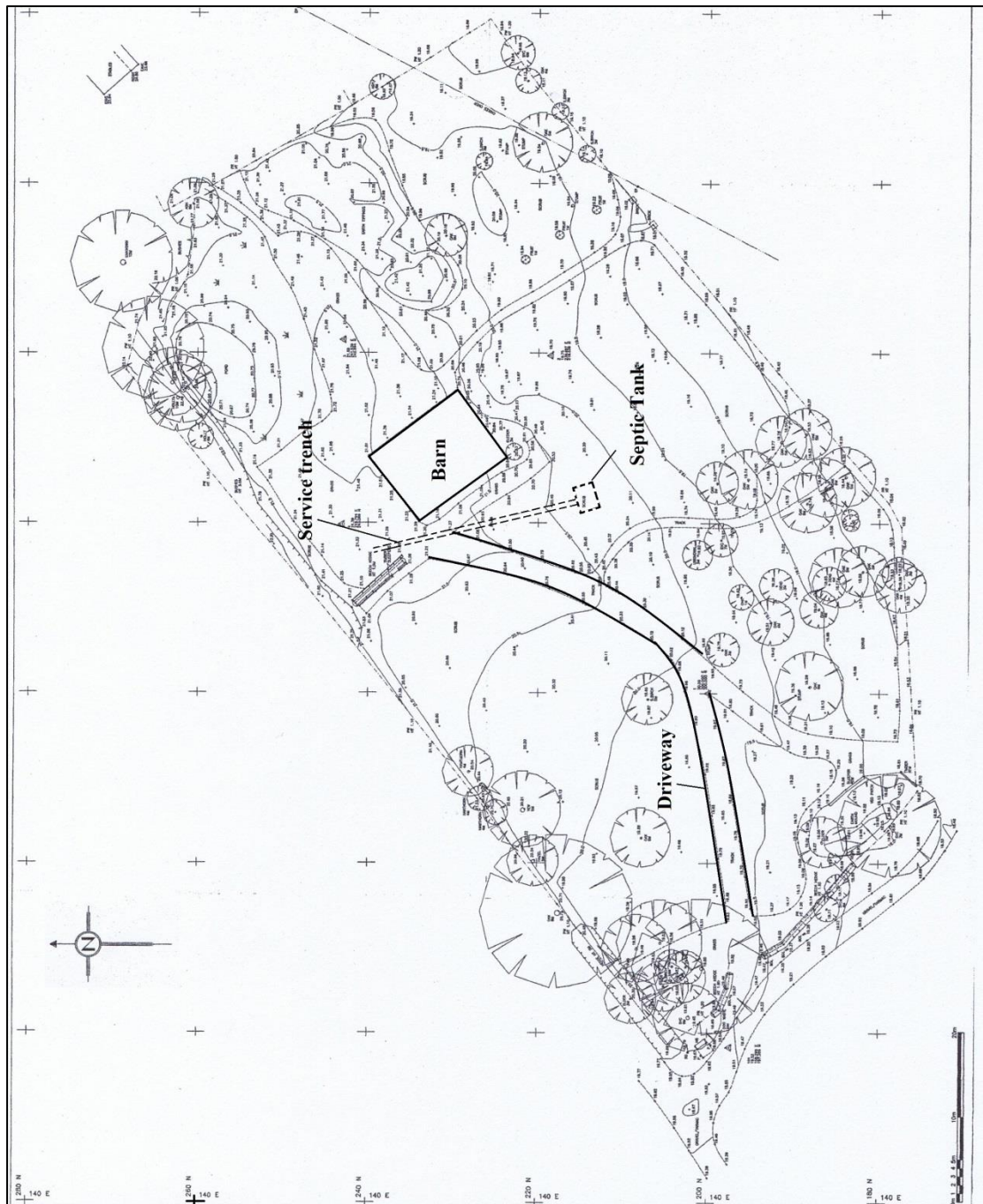


Fig. 7: Fishponds Barn, Hastings: Site Plan showing areas monitored

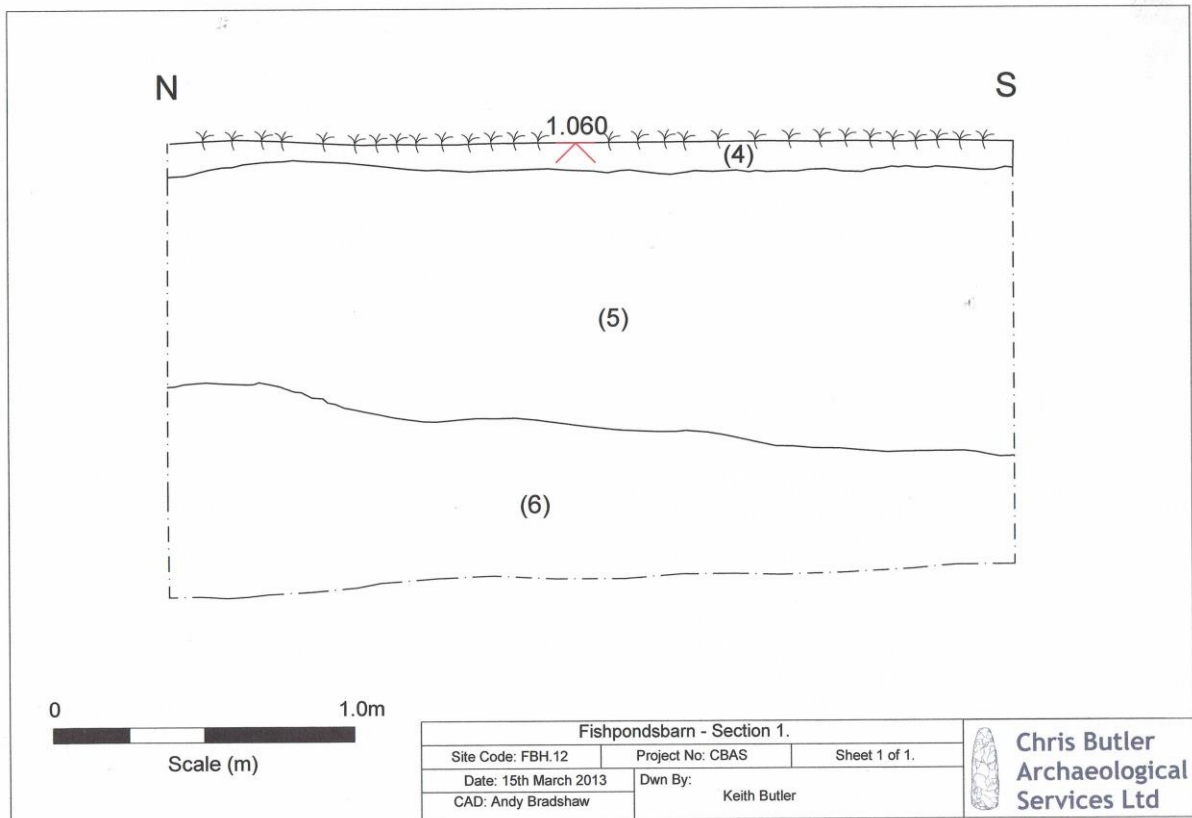


Fig. 8: Fishponds Barn, Hastings: Section drawing in septic tank trench

HER Summary Form

Site Code	FBH 12					
Identification Name and Address	Fishponds Barn, Hastings, East Sussex					
County, District &/or Borough	Hastings Borough Council					
OS Grid Refs.	TQ 8435 1095					
Geology	Sand in Wadhurst Clay with Wadhurst Clay to north south and west sides					
Type of Fieldwork	Eval.	Excav.	Watching Brief X	Standing Structure X	Survey	Other
Type of Site	Green Field	Shallow Urban X	Deep Urban	Other		
Dates of Fieldwork	Eval.	Excav.	WB. 23.02 & 15.05.13	Other 14.02.13		
Sponsor/Client	Mr D Kemp					
Project Manager	Chris Butler MfA					
Project Supervisor	Keith Butler PifA					
Period Summary	Palaeo.	Meso.	Neo.	BA	IA	RB
	AS	MED	PM X	Other		
<p>100 Word Summary.</p> <p><i>A Standing Building survey was carried out on Fishponds Barn, Hastings, East Sussex. The survey showed that the building was originally constructed in the late 18th or early 19th century, as an agricultural building. The eastern part of the building was used as stables or a cowshed, and a later brick dividing wall created a separate store in the western part of the building.</i></p> <p><i>A watching brief was maintained on the excavation works during the conversion of the barn. No archaeological features were noted and very few artefacts were recovered, all of which appeared to date from the late 19th to early 20th century.</i></p>						

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, a committee member of the Lithic Studies Society, and was a part time lecturer in Archaeology at the University of Sussex. 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.

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

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