



**Chris Butler MfA
Archaeological Services Ltd**



**An
Archaeological Watching Brief
at Highworth Farm
Charlwood, Surrey**

MO/2014/0269 & MO/2014/0305

By
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Summary

The barn at Highworth Farm lies to the north-west of a late 15th to early 16th century open hall house farmhouse and at the time of the visit had five bays and was most likely constructed in the 18th century with later 19th century alterations. The concrete floor in the middle bay had been removed and the ground reduced along with the floor in the remaining four bays deep into the underlying natural geology prior to the monitoring visit commencing. The floor in the adjoining stables was also removed at this time and, although the excavation wasn't as deep as in the barn, this was also inspected and revealed the same deposit that was present in the barn and is of later 19th or early 20th century date. The brick and concrete floor in the cart shed was removed under archaeological supervision but failed to uncover any archaeological finds, features or deposits.

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1.0 Introduction

- 1.1** Chris Butler Archaeological Services Ltd was commissioned by Glenn Moore Associates on behalf of Mr M Taylor (The Client) to carry out a Level 2 Standing Building Survey (covered in a separate report), and an archaeological watching brief during the groundworks associated with the proposed extension, and alterations to the fabric of the historic building at Highworth Farm, Charlwood, centred at TQ 2305 4271 (Figs. 1 & 2).
- 1.2** The site is not within or near an Area of High Archaeological Potential, however, there are four Listed Buildings at Highworth Farm (9545), (9546), (9547) & (9573), consisting of a late 15th to early 16th century open Hall house, an 18th century 'Hovel' or cart shed, and two 17-18th century weather boarded barns, both with tiled roofs and 5 bays respectively.
- 1.3** Highworth Farm is situated around 1.5 km from Charlwood village, on the south side of Blanks Lane, which leads northwest from Charlwood to Parkgate. The site lies on a gentle north facing slope, at a height of around 100 m OD, with the village of Charlwood situated to the southwest on the other side of Stan Hill.
- 1.4** The geology of the site, according to Geology of Britain¹ comprises Weald Clay Formation - Sandstone. Sedimentary Bedrock formed approximately 125 to 134 million years ago in the Cretaceous period.
- 1.5** Planning Applications (MO/2014/0269 & MO/2014/0305) for the conversion of timber framed barn and outshots to one dwelling, to include removal of west wing and erection of replacement single story extension have been submitted to Mole Valley District Council.
- 1.6** The appropriate programme of archaeological work comprises an archaeological watching brief and historic building recording as specified in recommendations issued by the Archaeology Team at Surrey County Council. A written scheme of investigation covering both the watching brief, and Historic Building Recording Survey, was prepared and submitted to the local planning authority for approval. The HER data for the Heritage Statement was provided by SCC (294/14).
- 1.7** The watching brief was required to monitor the excavation of the ground-works associated with the works at Highworth Farm and to therefore record any archaeological remains or building features which may have damaged or destroyed by the development.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> Accessed 19/11/2014

- 1.8** Site monitoring visits were undertaken between the 10th and 17th February 2017 by the author. We subsequently the client for confirmation as to whether all groundworks had been completed. In the absence of a response this report has been completed to cover the works monitored to date.

2.0 Archaeological & Historical background (Fig. 3)

- 2.1** There is very limited prehistoric activity in this area, with a single Iron Age coin, and some Iron Age pottery centred at TQ2342, representing the total finds from this period. These were discovered by metal detectorists, and the findspot (19007) was targeted by a magnetometry survey, which revealed a hearth and possible settlement. No earlier activity is known from the immediate area.
- 2.2** Another findspot of pottery and coins (19008), dating to the Roman Period, again centred at TQ2342 was also the subject of the above mentioned magnetometry survey. An area around 300m west of Highworth Farm (13946), centred at TQ22704247 contained numerous Roman finds, including coins, brooches and lead spindle whorls indicating this may be a Roman site.
- 2.3** There are 23 earthworks, comprising of ditch and bank boundaries. Five of these are dated to the medieval period, the other 17 are un-dated.
- 2.4** Highworth Farm House (9545) is a Grade II listed building dating to the late 15th or early 16th century. Highworth Farm is a two story, timber framed, four bay open hall house later adapted. A dairy out shut was added to the north west corner of the house, which retains its stone floor and there are fine elm floorboards in the ceiled over hall. Three other Post Medieval additions were made to the farm, consisting of two barns, both dated from the 17th to 18th century, and described as Weather-boarded barns with tiled roof and five bays. Barn (9547) is situated 40m to the north-west of the farm house, while barn (9573), is situated 20m to the north west of the farm house. In addition to the two barns is 'Hovels' (9546); this is a Surrey term for cartshed. This dates from the 18th century, and is an L-shaped, single storey weather-boarded structure of 5 bays with a hipped tiled roof. The open side is supported on posts with diagonal braces.
- 2.5** The Domestic Buildings Research Group Report² makes the comment that this building is significant in its date and value. Of particular note is that the date at which the farmhouse is built is late for the construction of an open hall, however it is early for the construction of a clasped purlin roof. It was this overlap in design and construction technique which led to the building being dated to the early 16th century.
- 2.6** Other Post Medieval features in the surrounding area include two Wellingtonia Pines, which stand close to the main entrance of Edolph's Copse. These trees are possibly part of the 19th century ornamental planting around Stan Hill to the east of Edolph's Copse. Two ponds and two quarry sites also date to the post medieval period. Pond (16270) is situated 100m east of the main entrance into Edolph's Copse, the other (16301) appears to be a modern feature, on the west side of the stream in Ricketts Wood.

² Surrey Domestic Buildings Research Group Report 66, *Charlwood – Highworth Farm*

- 2.6** Map Regression (using information from the Surrey History Centre and G. M. Moore & Associates)³.shows the earliest map of the area (Fig. 4) was prepared for a legal dispute c.1560, coincidentally around the time that dendrochronology⁴ has assigned to the felling of trees used in the construction of Highworth Farmhouse (Table 1).

Table 1: Dendrochronological Date From Highworth Farm

Location	Date
Highworth Farm	1510-1531
Inserted Floor	1534-1566 (spot Date)

- 2.7** John Senex's Map of 1729 (Fig. 5) shows no buildings on the site of Highworth Farm, however, assuming that the farmhouse was built using recently cut timbers, and given dendrochronology date for those timbers, it is possible that there was a building there at that time. Rocques Map of c.1770 shows a single enclosure containing two buildings on the south side of the road, opposite woodland, in an area labelled Stan Hill (Fig. 6). The 1816 OS 'Old Series' Map (Fig. 7) shows two properties in enclosures to the south side of the road in the proximity of the site.
- 2.8** The Map to the Tithe Award for Charlwood Parish (Fig. 8), drawn up around 1840 with the associated Apportionment being dated 1842 (SHC: 865/1/3-4). This map shows that Highworth Farm was owned by Mary Richards and 'occupied' by William Gibbs. Very little change is seen between the Tithe map of 1840 and the 1st Edition of the OS map of 1876 (Fig. 9). However it should be noted that the Grade II Barn at Highworth Farm about 40 metres to north-west of the Farmhouse (on the Tithe map) is different to that shown on the 1876 map. This leads to the question of whether the building has been remodelled in the 36 years between the two maps. The 2nd Edition OS map of 1896 (Fig. 10) shows that the basic form of the farmyard remains as it was shown on the 1876 Edition.
- 2.9** A detailed description of the Farmstead buildings and their usage is to be found in the May 1920 Sales Particulars for the Stanhill Court Estate (Fig.11) which included Highworth and Greenings Farms (Surrey History Centre: CC99/21/1). The Sales Particulars are accompanied by a Plan of the Estate (Fig. 12) based on the 1914 Edition OS map (Fig. 13).

³ G. M. Moore & Associates 2014, *Design, Access, Planning & Historic Statement: Barn Conversion and Single Story Replacement Extension, Barn at Highworth Farm, Stan Hill, Charlwood, Horley RH6 0ES*, G. M. Moore & Associates

⁴ www.dbrg.org.uk/DENDRO/dendrolist1SMV.html Accessed 25/11/14

3.1 Methodology

3.2 The archaeological work was carried out in accordance with the Chartered Institute for Archaeologists' *Code of Conduct* (December 2014) and *Standard and Guidance for Archaeological Watching Brief* (2014), and the *Treasure Act* (1996).

3.3 Unfortunately the floor of the main barn had been removed by machine and excavation undertaken into the underlying deposits, including the underlying natural Wealden Clay to an overall depth of some 600mm prior to the archaeological monitoring beginning. The majority of the eastern foundation wall had also been removed prior to the watching brief beginning (see Plate 1) with just a small section surviving in bay I (see separate building report) at the northern end. The floor to the adjoining stables has also been removed to a depth of 200-300mm. However, the removal of the floor in the cart shed (Plate 2) was monitored during its removal in spits by machine down to the top of the natural clay.



Plate 1: Working shot looking south in the barn

3.4 A thorough examination was made of the exposed Weald Clay natural of the barn, stables and the cart shed for any cut features, although none were seen in any of the buildings. Unfortunately, the northern bays of the barn had also had a deposit of road stone deposited upon a terram membrane (see Plate 1), and therefore this area could not be examined to any great extent. The excavation in the barn and stables exposed the natural Weald Clay over which lay a mid to dark grey material containing late 19th and 20th century material consisting of white china, concrete and glass inclusions, with this deposit surviving best in section in the south-west corner of the barn. A photographic record was kept of the visit and brick samples were taken, where available, for dating. No other finds were forthcoming.



Plate 2: Inside the cartshed

- 3.5** Machined surfaces and archaeological features were visually inspected and scanned with a Garrett ACE 150 metal detector for the recovery of artefacts. No artefacts were found with the metal detector.
- 3.6** All deposits were recorded according to accepted professional standards. Deposit colours were recorded by visual inspection and not with reference to a Munsell colour chart. A full digital photographic record of the work was kept as appropriate and will form part of the site archive.
- 3.7** The Site was surveyed with the use of a dumpy level, and levelled to a BM (98.96m OD) located on Highworth farmhouse.
- 3.8** The archive is presently held by Chris Butler Archaeological Services Ltd but will subsequently be deposited with Guildford Museum. An accession number will be applied for. The Surrey Historic Environment Record will be supplied with a CD containing the report in PDF Archive format and a selection of site photographs. A site reference of HWF14 has been allocated.

4.0 Results

4.1 Context 1 was assigned to the mixed brick and stone courses that were acting as a support for the soleplate for the barn. It consisted of two courses of brick, one laid in a stretcher bond topped off with a single course of header bond in the southern elevation (see Plate 3), and the southern end of the western elevation where it was constructed from sandstone pieces in four irregular courses, bonded with a buff mortar (Plate 4). Where it survived in the eastern elevation, and at the north end of the barn the foundation comprised four rubble courses of mixed brick and stone pieces (Plate 5).



Plate 3: Southern interior elevation showing all contexts



Plate 4: Surviving western elevation foundation at south end



Plate 5: Northern and eastern elevation foundation

- 4.2** Context 2 was a mixed deposit containing brick fragments, concrete and a buff coloured stone with a possible buff coloured mortar or concrete at <3% and chalk pieces 5%. This was presumably a rubble deposit or under pinning for either the floor and/or the foundation wall, (Context 1) and was 120mm thick.
- 4.3** Below Context 2 and next in the stratigraphic sequence, was Context 3. This was a soft mid-grey, silty grey deposit containing concrete, white stone china from a toilet or sink and a few pieces/fragments of undiagnostic modern glass (not retained) and was 200mm in depth.
- 4.4** Underlying Context 3 was the natural geology of Wealden Clay (Context 4). The excavation in the barn removed approximately 340mm of natural before reaching the limit of excavation (hereafter LOE).
- 4.5** Excavation then focused on the cart shed to the rear of the main barn. This building had a brick floor (Context 5) running up the middle with of the cart shed with concrete to either side, built using re-used bricks of a late 19th to early 20th century set in an early 20th century mortar. The bricks were of differing fabrics (samples taken – see finds report) and in one case had its previous mortar still adhering to it, strongly suggesting that have been reused from elsewhere. A strip of brickwork along the northern end of the floor had had its bricks laid on their stretcher side rather than on the base of the bricks. The brick floor ran the length of the cart shed but was interrupted at one point towards the western end, by a small concrete dwarf wall.



Plate 6: Brick (Context 5) and concrete (Context 6) in cart shed

4.6 Bounding the central aisle of brick for most of the length of the cart shed were two strips of 20th concrete running east-west along the length of the cart shed. This was allocated Context 6. The brick and concrete floors had been laid on sand immediately above the natural clay (Plate 7).

4.7 There were no other deposits or features noted during the monitored works, or exposed by the unmonitored works.



Plate 7: Natural directly below floor in cart shed

5.0 Finds

- 5.0.1 Spot Dates;
Context 3 – Late C19th to 20th
Context 5 – mid C19th to early 20th

5.1 The Pottery by Luke Barber

- 5.1.1 The only ‘pottery’ recovered from the site consists of a fragment of white stone china water closet or sink from Context 3 (24g). A late 19th- to 20th century date is certain for the piece.
- 5.1.2 The sherd is not considered to hold any potential for further analysis beyond that undertaken for this report and has been discarded.

5.2 The Ceramic Building Material by Luke Barber

- 5.2.1 A relatively small assemblage of ceramic building material was recovered during the archaeological work. The material is generally slightly abraded with notable evidence of re-use. The assemblage is summarised in Tables 1 (fabrics) and 2 (quantification).

Fabric	Description	Comments	Suggested date
B1a	Dull red orange. Granular fabric	Well formed and fired	C20th
B2a	Pale/mid orange. Moderate/common red iron oxides to 2mm, rare ‘marl’ mottling	Well formed, medium/well fired	Mid C18th – 19th
B3a	Orange red. Moderate/common black iron oxides to 3mm, sparse buff fine sandstone to 2mm, occasional ‘marl’ pellets to 5mm	Well formed and fired	Mid C18th – 19th
B4a	Orange red. Common ‘marl’ patches and occasionally streaks, sparse clay pellets to 2mm	Well formed and fired	Mid C18th – 19th
P1a	Red orange. Rare ‘marl’ streaks and red iron oxides to 0.5mm	Well formed and fired	C19th
W1a	Dull white fine quarry tile fabric	Moulded, hard fired	Late C19th – 20th

Table 1: Ceramic Building Material fabrics

Context	Form	Fabric	No	Weight	Comments
3	Brick	B1a	1	198g	No dimensions. Very worn
3	Land drain	P1a	1	54g	10mm thick
3	Wall tile	W1a	1	60g	9mm thick, matt glaze, moulded base
5 sample	Brick	B2a	1	1586g	? x 110 x 65mm. Bedded on a buff sandy mortar. Worn upper face
5 sample	Brick	B3a	1	2874g	? x 107 x 65mm. Re-used half brick set in a buff sandy mortar <i>over</i> a thicker bed of buff sandy mortar with common coal to 7mm. Worn upper face
5 sample	Brick	B4a	1	3228g	100%: 230 x 110 x 67mm. Set in a dull yellow sandy mortar on base, top and one stretcher face. From wall rather than floor.

Table 2: Ceramic Building Material assemblage

- 5.2.2 All of the ceramic building material is likely to be of 19th- or 20th- century date. The fact that all the bricks in floor **5** are different types strongly suggests that these are re-used examples and as such could easily be of late 19th- century or later date. Certainly the material from Context **3** demonstrates the use of materials in the 20th century.
- 5.2.3 The ceramic building material assemblage is late in date and lacks good associated dating. As such the assemblage is not considered to hold any potential for further analysis beyond that undertaken for this report. The material has been discarded.

6.0 Discussion

- 6.1** It is unfortunate that the removal of the floor and subsequent excavation inside the barn took place without archaeological monitoring. A thorough examination of the revealed natural surface, where it was visible, was undertaken and confirmed no traces of any features could be found although it should be noted that any later works, for example in the 20th century as suggested by the presence of the 'made ground' Context **3**, would probably have already removed any previous floor levels. The clients contractors confirmed that no earlier floor levels had been seen during the reduction.
- 6.2** The removal of the early 20th brick floor and concrete in the cart shed to the rear of the barn, revealed the clean surface of the natural clay with no features or floor levels. This may be because partly down to the later brick and concrete having removed any traces of any earlier floor, which may have been nothing more than bare earth.
- 6.3** Although it was not possible to monitor all of the works, the observations made in the barn would suggest that any evidence of an earlier floor had already been removed in the late 19th or early 20th century. However, it is not possible to be 100% certain that other archaeological features were not removed during the internal reduction in the barn.

7.0 Acknowledgements

- 7.1** We would like to thank the client Mark Taylor for appointing us to undertake this watching brief. Chris Butler managed the project and Luke Barber reported on the finds.

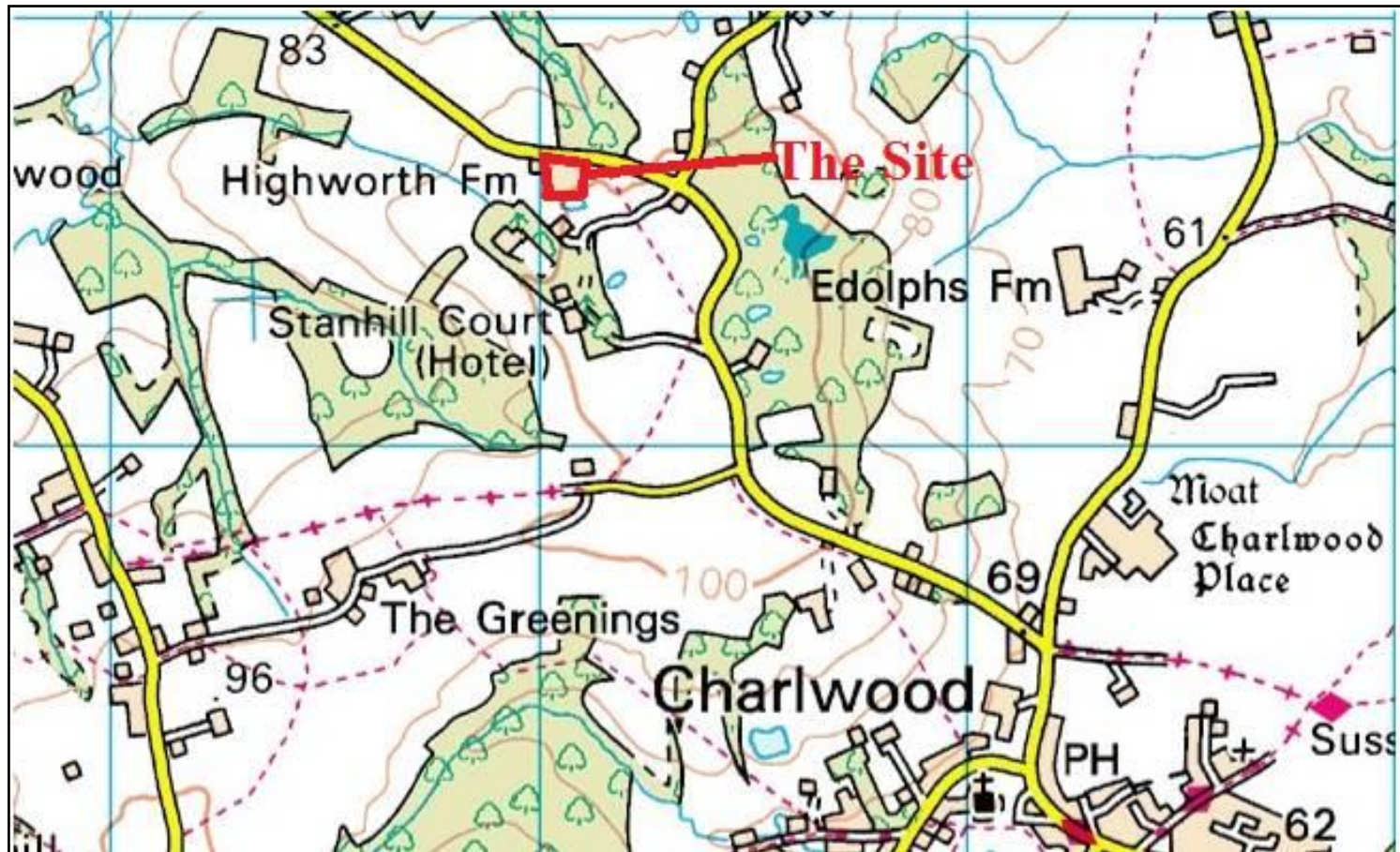


Fig. 1: Highworth Farm: Site location Map
Ordnance Survey © Crown copyright 1983 All rights reserved. Licence number 100037471

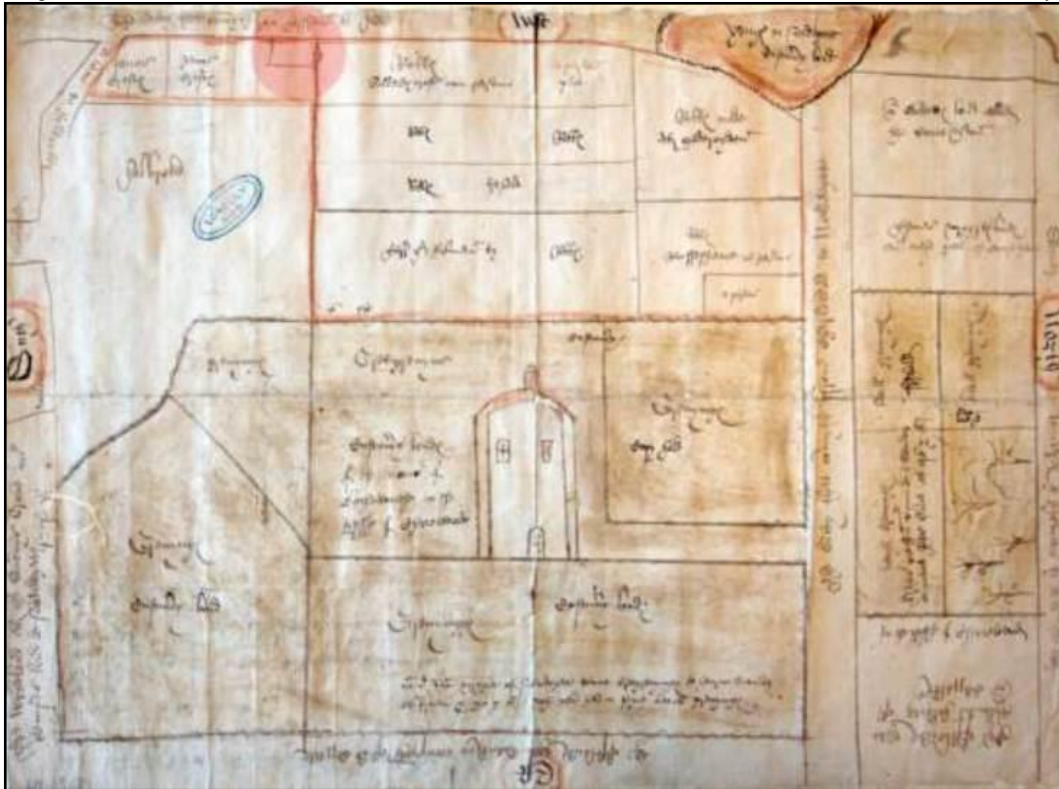


Fig. 4: Highworth Farm: 1560 Map
Surrey History Centre (LM/1368)

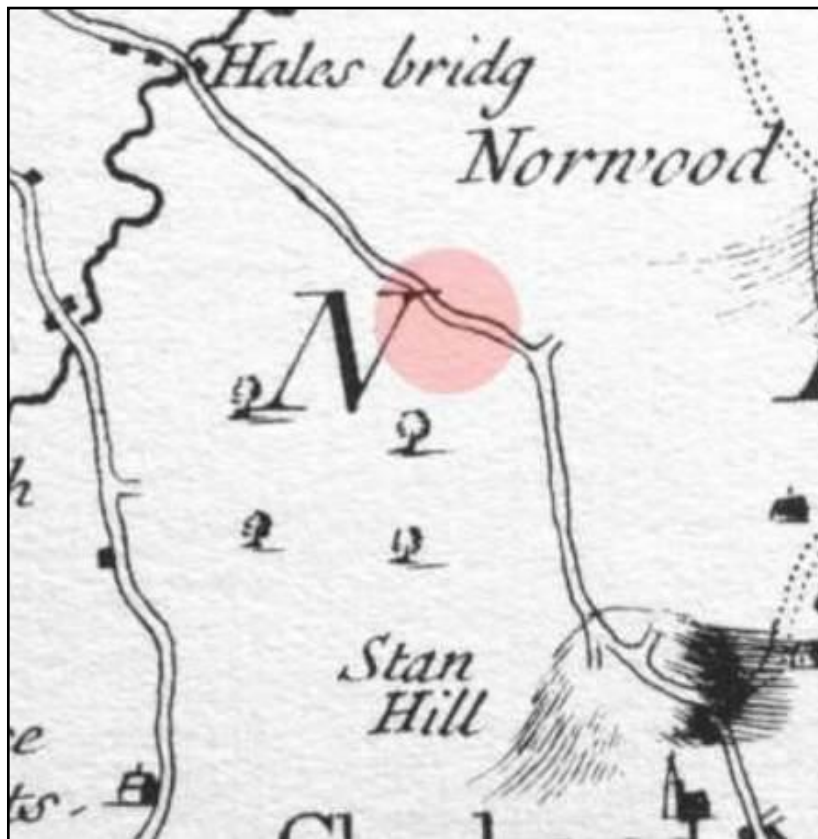


Fig. 5: Highworth Farm: John Senex 1729 Map

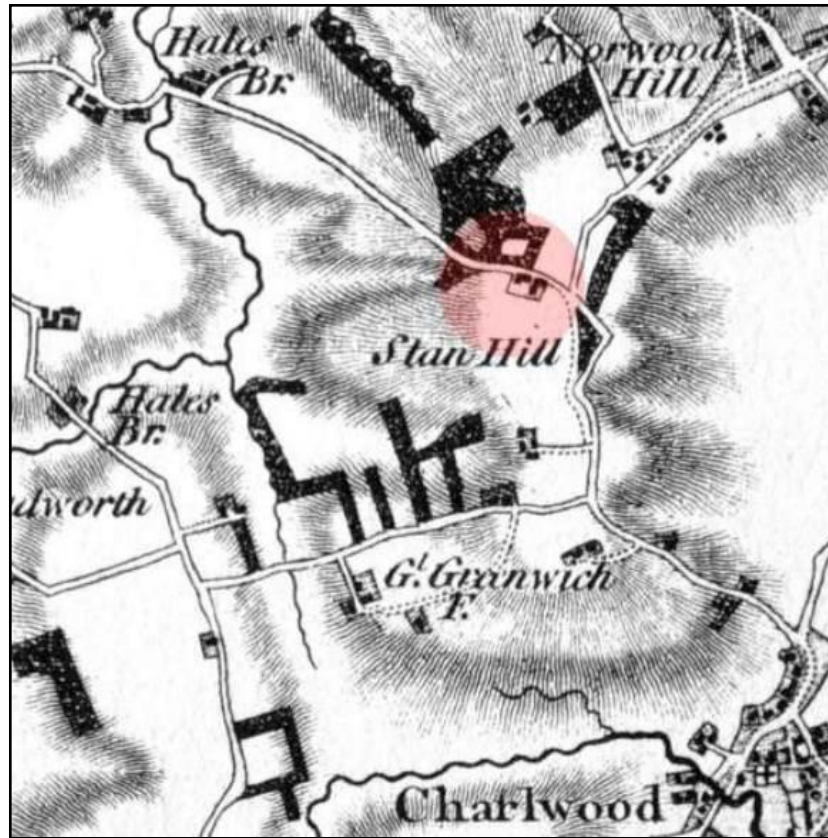


Fig. 6: Highworth Farm: Rocques Map of 1770

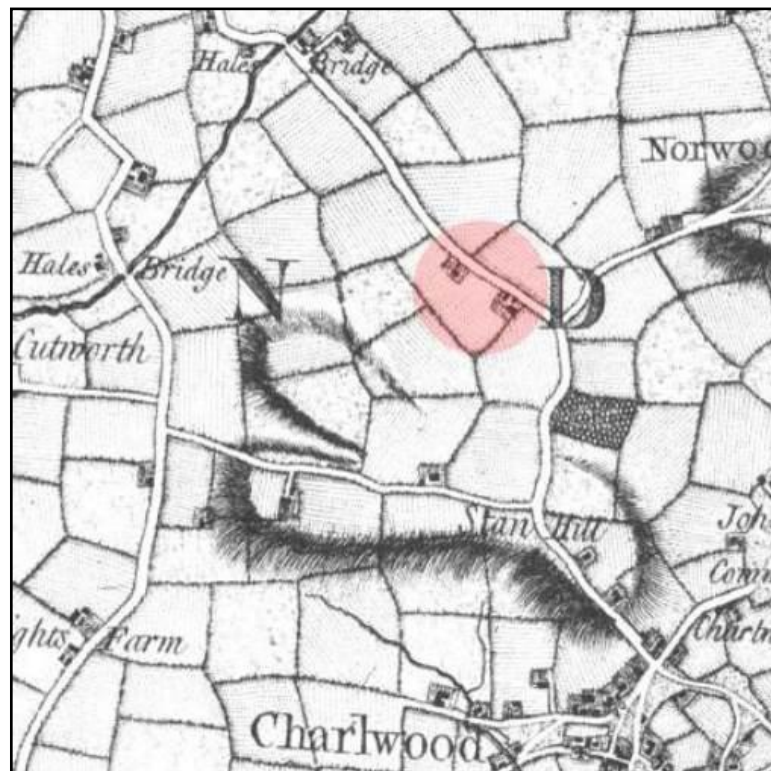


Fig. 7: Highworth Farm: 1816 OS old series map
Surrey History Centre (LM/1368)



Fig. 8: Highworth Farm: 1840 Charlwood Parish Tithe Map
Surrey History Centre (SHC: 865/1/3-4).

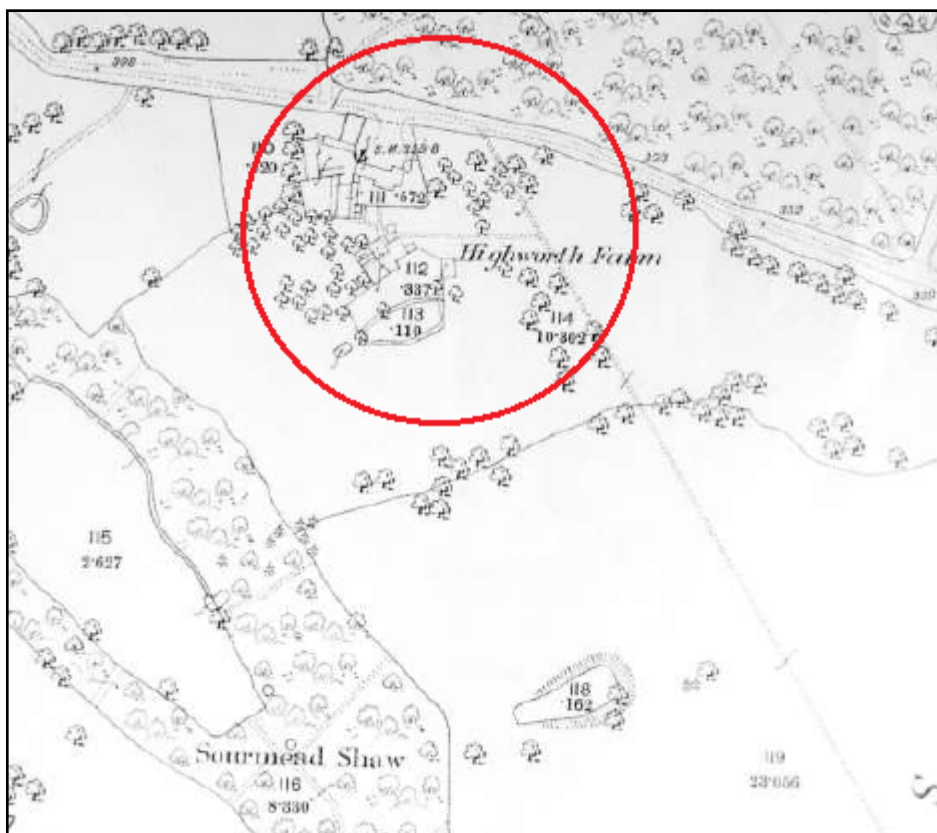


Fig. 9: Highworth Farm: 1st Edition OS Map 1876



Fig. 12: Accompanying Estate Plan to the 1920 Sales Particulars for the Stanhill Court Estate Surrey History Centre (CC99/21/1) with site location.

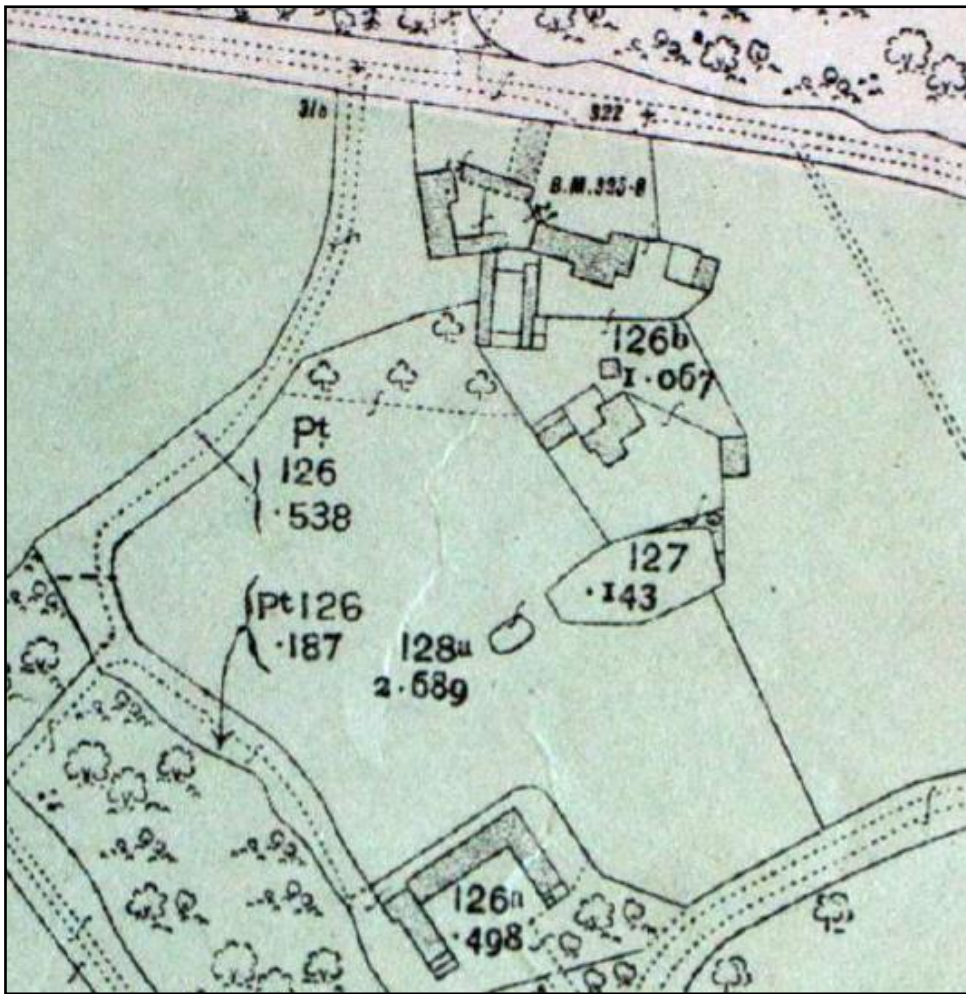


Fig. 13: Highworth Farm: 3rd Edition OS Map 1914

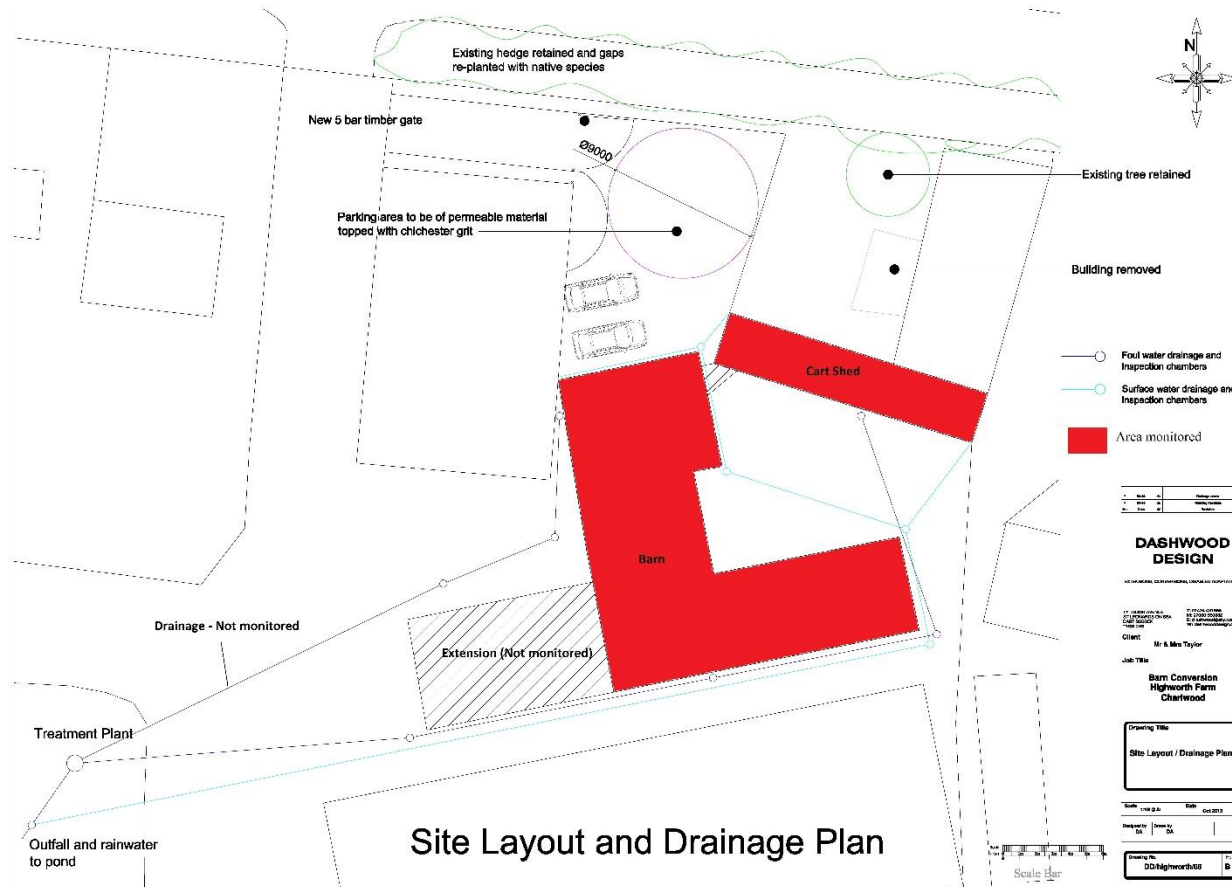


Fig 14: Areas monitored or observed (in red).
(Adapted from architects plan)

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 for Archaeologists, and a Fellow of the Society of Antiquaries of London. He was a part time lecturer in Archaeology at the University of Sussex, and taught A-Level Archaeology at Bexhill 6th Form College having qualified (Cert. Ed.) as a teacher in 2006.

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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