



**Chris Butler MCIfA  
Archaeological Services Ltd**



**An Archaeological Watching Brief  
at  
Chailey Moat, Chailey,  
East Sussex.**

**(LW/09/0668)**

by  
Keith Butler PCIFA

August 2015

## ***Summary***

*A watching brief was maintained during the ground-works associated with the construction of a new swimming pool and erection of a new garage and pool room. Extensive groundworks produced no archaeological features, and suggested that the area had been previously landscaped. Artefacts recovered included prehistoric flintwork and a single sherd of medieval pottery, then pottery and CBM dating to the 18<sup>th</sup> century onwards. The hiatus in activity between the late medieval period and the 18<sup>th</sup> century suggests the site may not have been occupied at that time.*

# **Chris Butler Archaeological Services Ltd**

**Unit 12, Mays Farm  
Berwick, Polegate,  
East Sussex  
BN26 6TS**

**Tel & fax: 01323 811785  
e mail: [chris@cbasltd.co.uk](mailto:chris@cbasltd.co.uk)**

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## **1.0 Introduction**

- 1.1** Chris Butler Archaeological Services Ltd was commissioned by Clive Stillman of Delavals Limited on behalf of Mrs N Burness Smith (The Client) to carry out an archaeological watching brief during the groundworks associated with the construction of a new swimming pool and erection of a garage at Chailey Moat, Chailey, East Sussex at TQ 3882 1945 (Fig. 1).
- 1.2** As a result of the site's location, and the archaeological potential of the area, the local planning authority have put a condition on the planning consent for the development (LW/09/0668), requiring an appropriate programme of archaeological work to be undertaken.
- 1.3** The site is situated within an archaeological sensitive area defining a medieval moated manor complex (Fig. 2). The moat surrounding the Old Rectory is said to have been dug by a parson in the reign of Queen Anne, but is probably much earlier in date. The presence of a barn dating to c.1600 outside the moat, suggests there are elements of occupation at this date outside the moat, and may also suggest the presence of Medieval buildings and activity areas here as well.
- 1.4** The house is a two-storey building with a tiled roof, and is a Grade II Listed Building (DES2228). The back is 16<sup>th</sup> century, timber-framed, with casement windows, but has been refaced with red brick and grey headers on the ground floor and tile-hung above. The front was added by the Rev Richard Porter, who was Rector from 1713-53. It consists of a centre and two projecting wings with hipped roofs. The interior has 16<sup>th</sup> century panelling and an 18<sup>th</sup> century staircase.
- 1.5** The geology, according to the British Geological Survey sheet 318/333 is Alluvium along the Longford Stream (a tributary of the River Ouse) overlying Head deposits which are exposed along the edges of the stream. The underlying geology is Upper Tunbridge Wells Sand.
- 1.6** The appropriate programme of archaeological work comprises an archaeological watching brief. A written scheme of investigation<sup>1</sup> covering the watching brief was approved by the County Archaeologist and the local planning authority.
- 1.7** The watching brief was required to monitor the excavation of the swimming pool area, and the groundworks connected with the construction of the swimming pool and garage (Fig. 5).

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<sup>1</sup> Butler, C. 2009 Written Scheme of Investigation for an Archaeological Watching Brief at Chailey Moat, Chailey, East Sussex. CBAS

## 2.0 Archaeological & Historical background

- 2.1** Although there is no record of prehistoric finds close to the site, there have been numerous discoveries of prehistoric flintwork dating from the Mesolithic period through to the Bronze Age in the wider landscape. Finds of Mesolithic flintwork are more often located at stream side locations, such as at Streat Lane<sup>2</sup>, and probably indicate hunting camps.
- 2.2** There is no Roman activity at the site, but there is a significant amount of Roman activity in the surrounding landscape. To the south of Chailey there are Roman villas at Plumpton and Barcombe, and the Roman road, the Greensand Way, crosses from east to west. The London to Lewes Roman road, running north to south, is located a few kilometres to the east of the site.
- 2.3** Roman industrial activity also abounds nearby with a pottery production site at Wickham Barn, Chiltington<sup>3</sup> and an iron working bloomery site at North Chailey<sup>4</sup>. A recent watching brief at Downsview, North Chailey located post holes and pits, possibly associated with a Roman roadside settlement<sup>5</sup>.
- 2.4** There is no reference to Chailey in the Domesday Book, and the earliest mention of a manor at Chailey is in 1256. Thereafter it is not mentioned, apart from a single occasion in 1497, until 1659 when it was conveyed by William Boord to George Butterwick<sup>6</sup>.
- 2.5** The Old Rectory is surrounded by a moat, said to have been dug by a parson in the reign of Queen Anne, but is probably much earlier in date (MES1258). The moat has a brick revetment and is fed by a stream on the west side of the house. The house has a typical 18<sup>th</sup> century facade of brick and tile hanging, which appears to have been added (1713-53) on to a 16<sup>th</sup> century house (MES1266).
- 2.6** The Chailey Tithe map of 1840<sup>7</sup> shows the house located within the moat, and two other buildings, outside the moat, to the west and south of the house (Fig. 3). The adjacent stream runs along the north-west side of the moat, and then turns sharply to follow the north-east side before heading northwards. The site of the swimming pool and garage appears to be open ground.

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<sup>2</sup> Butler, C. 2007 'A Mesolithic site at Streat Lane, Streat, East Sussex', *Sussex Archaeological Collections* **145**, 7-31

<sup>3</sup> Butler, C. & Lyne, M. 2001 *The Roman Pottery Production site at Wickham Barn, Chiltington, East Sussex*, BAR British Series **323**.

<sup>4</sup> <http://www.wirgdata.org/searchsites2.cgi>

<sup>5</sup> Butler, C. Forthcoming

<sup>6</sup> Salzman, L.F. (Ed) 1973 *The Victoria County History: Sussex Vol VII*, London, Dawsons.

<sup>7</sup> ESRO TD/E136

- 2.7** The 1<sup>st</sup> Edition OS map (1879) is little changed from the Tithe map, although there are a number of smaller buildings now shown to south-west of the moat (Fig. 4). One of these, a greenhouse, is situated immediately to the north of the new garage site. The area of the site, probably lawn or gardens, is crossed by a number of paths. The 2<sup>nd</sup> (1899), 3<sup>rd</sup> (1911) and 4<sup>th</sup> (1932) Edition OS maps are broadly unchanged, with the area of the site shown as an open area, possibly lawns or gardens, although the paths are no longer shown. The 1947 aerial photograph also shows no change.
- 2.8** The diocese sold the rectory in the late 1930s to a Royal Engineers major, Cyril Pekitt, who asked the Lewes architects Wratten and Godfrey to modernise the house. Subsequent owners have straitened the course of the stream on the north side of the house, and created a large fish lake to the north-west of the moat, as well as landscaping the surrounding gardens<sup>8</sup>.

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<sup>8</sup> The Times 6<sup>th</sup> July 2007 'In the mood for Magic'

### 3. Summary of the Watching Brief

**3.1** A watching brief was maintained on the reduction of the ground surface in association with the creation of a new garden and the construction of raised beds. The excavations for a new swimming pool were also watched. All the reductions of the ground surface and the excavation of the new swimming pool was carried out using a 7.5ton 360° tracked excavator, fitted with toothless bucket of various widths. The site of the excavations was under grass, with hedges forming the south-eastern boundary to the site and between the small swimming pool and the house to the north-west (**Plate 1**). To the south-east is a barn which has been converted into a dwelling.



**Plate 1:** The Site taken from the south-west

**3.2** On the 1<sup>st</sup> July 2010 the hedge was grubbed out between the swimming pool and the house (**Plate 2**). There was only one deposit apparent in this part of the excavation. Context 1 was a mid brownish-orange sandy loam with a loose consistence. The trench for the removal of the hedge was up to 300mm in depth and had inclusions of sandstone pieces up to 40mm (<1%), sub-angular pieces of flint up to 30mm (<1%) and heavy rooting. This deposit produced artefacts of pottery and ceramic building material, with no archaeological features noted.



**Plate 2:** The grubbing-out of the Hedge to the north-west of Site

- 3.3** The watching brief on the reduction of the ground surface was maintained on the 1<sup>st</sup>, 2<sup>nd</sup>, 5<sup>th</sup> and 7<sup>th</sup> July 2010. The reduction of the ground surface was on two levels, the lowest at the north western end of the site. The higher level being to the south-east of the converted barn, where there was a bank on a north-eastern to south-western alignment (**Plate 3**) which formed the division between the two levels. The north-eastern lower part of the reduction measured 24m south-west to north-east by 49m north-west to south-east, the higher south-eastern end measured 24m south-west to north-east and 55m north-west to south-east. Both of these areas were reduced by up to 400mm.



**Plate 3:** Converted Barn with Bank to the south-west

- 3.4** There were three deposits apparent in the reductions of these areas. Context 2 was the topsoil which was a mid brown sandy loam with a loose consistence. This deposit was up to 260mm in depth and had inclusions of sandstone pieces up to 40mm (<1%), sub-angular pieces of flint up to 40mm (<1%) and light rooting. No artefacts were recovered from this deposit. Below Context 2 was Context 3 which was only apparent in the upper south-eastern end of the reduction, and was brownish orange silty clay with a firm consistence. This deposit was up to 400mm deep as seen in the bank dividing the two areas of reduction (**Plate 4**), and had inclusions of sandstone pieces up to 70mm (<1%) and sub angular pieces of flint up to 80mm (1%). Artefacts recovered from this deposit comprised pottery, ceramic building material and glass.



**Plate 4:** Section cut into Bank dividing the two areas of the reduction



- 3.5** Below Context **3** in the south-eastern end of the reduction and directly below Context **2** in the north-western end was Context **4** which was the assumed natural silty clay. This deposit was buff orange colour with patches of light grey silty clay with a firm consistence. This deposit was not fully excavated and had inclusions of sandstone pieces up to 40mm (<1%). No artefacts were recovered from this deposit.
- 3.6** On the 18<sup>th</sup> August a watching brief was maintained on the excavation of a new swimming pool. This measured 11.5m north-west to south-east by 5.2m north-east to south-west. The trench for the pool was 1.7m in depth (**Plate 5**). The new pool occupied a position to the north-west of the original pool which it slightly clipped in the northern end of the eastern side of the trench. At the time of this visit to the site the old pool had been broken up and piled up to the north of the excavations, and the flagstones around the edge had been removed.



**Plate 5:** Trench for the new Swimming Pool

- 3.7** In the excavation of the trench for the new swimming pool there was only one deposit apparent. Context **5** was the assumed natural and was apparent to the excavated depth of 1.7m. The deposit was orange-buff in colour with a few patches of grey (5%) and had a firm consistence. The deposit had inclusions of sandstone pieces up to 60mm (1%) and manganese panning at depth (<1%). This deposit was the same as Context **4** but had a more uniform colour. No artefacts were recovered from this deposit.

## 4. The Finds

**4.0.1** A small assemblage of artefacts was recovered during the watching brief and are summarised in Table 1 below. The assemblage does not hold any potential for further analysis and is recommended for discard.

**Table 1: The Finds**

Context	Pottery (by chronological period)	Flint	Ceramic Building Material	Glass	Metal	Other
<b>1</b>	1750-1900+: 6/145g	1/5g	Peg tile 4/105g	1/79g	Fe 1/4g	Stone 2/105g  Shell 1/10g
<b>3</b>	1225-1350: 1/2g  1750-1900+: 22/604g	6/142g  1 FF/13g	Brick 5/2259g  Peg tile 11/658g  Ridge tile 1/67g  Floor tile 1/54g  Formed floor tile 2/477g	9/119g	Fe Nails 4/17g	Clay pipe 1/2g  Stone 6/34g  Clinker 1/9g

### 4.1 The Pottery by Luke Barber

**4.1.1** The archaeological monitoring recovered a small assemblage of pottery. With the exception of the earliest sherd, the assemblage is characterised by quite fresh sherds, mainly of a medium size (between 30 and 60mm across), suggesting they have not been subjected to repeated reworking. By far the earliest piece consists of a small and heavily abraded fragment from a mid 13<sup>th</sup> to mid 14<sup>th</sup> oxidised sand-tempered cooking pot (Context **3**). The remainder of the assemblage is of the late post-medieval period.

**4.1.2** There is a scattering of creamware (3/43g, including a bowl), plain pearlware (1/3g from a mug) and transfer-printed pearlware (1/2g from a cup) from Context **3** indicating activity between the later 18<sup>th</sup> and early 19<sup>th</sup> centuries. It is quite likely that the two sherds of buff glazed earthenware (1/53g from Context **1** and 1/57g from a dish from Context **3**) are also of this period. The remaining pottery is more in keeping with a mid to later 19<sup>th</sup> century date. A typical range of domestic wares are represented including unglazed earthenware (flower pots), English stoneware (including a large storage jar or water closet from Context **3**), transfer-printed tablewares in blue and green (floral and willow pattern), English porcelain (a plate from Context **3**) and refined white earthenwares.

## 4.2 Prehistoric Flintwork by Steffan Klemenic

- 4.2.1** An assemblage of 7 pieces of worked flint (147g) was recovered during the fieldwork (Table 2), together with a single piece of unworked fire-fractured flint (13g). The assessment comprised a visual inspection of the flint in each bag by eye, or with the aid of a magnifying glass where necessary. The number of pieces of worked flint was counted and sorted by type, noting the technological attributes and extent of any retouch. Terminology is after Butler (2005)<sup>9</sup>. Details were also noted regarding the range and variety of pieces, their general condition, and the potential for further detailed analysis. Non-worked flints that had been collected were discarded at this stage. An archive of the assemblage was produced, comprising a full written listing by context and an Excel spreadsheet.
- 4.2.2** The raw material comprises a typical range of Downland flint. Most pieces are an up-patinated grey brown colour, with a single piece of grey black material, and two examples of grey material.
- 4.2.3** Four of the flakes represent debitage made using soft stone hammer percussion. One flake was made by hard hammer percussion; this flake and the fragmentary flake were the only flakes not to show any signs of platform preparation. In addition to the debitage flakes there was also a small, multifacially worked flake core of likely Late Neolithic to Early Bronze Age date. This was partially patinated with a white patina, and had been fire fractured.
- 4.2.4** A single expedient scraper, of Mesolithic date, was found in Context 3. This showed signs of platform preparation and was cortical on the dorsal surface. The assemblage was not from any stratified features, and is likely to be residual. It has been recorded, and it is recommended that no further work is required on it and is recommended for discard.

**Table 2: The Flintwork**

Type	Number
Hard Hammer Struck Flakes	1
Soft Stone Hammer Struck Flakes	3
Fragmentary Flakes	1
Scrapers	1
Cores	1
<i>Total</i>	<i>7</i>

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<sup>9</sup> Butler, C. 2005 *Prehistoric Flintwork*, Tempus Publishing Ltd

### 4.3 The Ceramic Building Material by Luke Barber

**4.3.1** Context 3 produced the majority of the ceramic building material from the site. The material spans the 14<sup>th</sup> to 19<sup>th</sup> centuries though most is from the latter part of this range. The most diverse range of fabrics was amongst the tile from Context 3:

- A) Moderate fine/medium sand. Quite crudely made but well-fired. C14th – 15<sup>th</sup>?. A single abraded fragment of peg tile.
- B) Sparse fine sand with sparse iron oxides to 1mm. Well formed and medium-fired. C15th – 16<sup>th</sup>? A single abraded fragment of peg tile.
- C) Sparse fine sand with sparse iron oxides to 1mm. Well formed but hard-fired. Late 17<sup>th</sup> – 18<sup>th</sup>? Two fragments of peg tile and a single ridge tile.
- D) Sparse fine sand with very rare iron oxides to 1mm. Very well formed and hard-fired. Later 18<sup>th</sup>- to 19<sup>th</sup> century. Six fragments of peg tile.
- E) Sparse fine sand with very rare iron oxides to 1mm and marl streaks. Later 18<sup>th</sup> to 19<sup>th</sup> century. Two peg tile fragments.
- F) Abundant medium/coarse sand. Quite well formed and low/medium-fired. 14<sup>th</sup> to early 16<sup>th</sup> century. A single 34mm thick unglazed floor tile with stabbed base.
- G) Very fine tempered moulded dark grey ‘quarry’ floor tiles (each 233g) moulded on reverse ‘MINTON // HOLLINS & Co // No 26’. Two complete examples with sandy buff mortar adhering. Later 19<sup>th</sup>- to mid 20<sup>th</sup>- century date.

**4.3.2** The peg tile recovered from Context 1 includes pieces in Fabrics C, D (x2) and E. Brick was only recovered from Context 3. All pieces are from well-formed examples of medium/high firing. Two medium-fired pieces are tempered with abundant fine sand with moderate iron oxides to 2mm while the two better-fired pieces are tempered with sparse fine sand, abundant iron oxides to 5mm and dull yellow marl pellets and streaks to 5mm. The latter type include a bricks measuring 103mm wide by 54 to 58mm tall with slight self-glazing. All could be of 17<sup>th</sup> to 18<sup>th</sup> century date.

### 4.4 Clay Tobacco Pipe by Luke Barber

**4.4.1** A single abraded stem fragment of early/mid 18<sup>th</sup> century date was recovered from Context 3.

### 4.5 Stone by Luke Barber

**4.5.1** Context 1 produced a piece of fine-grained ferruginous Wealden sandstone (40g) and a piece of brown-orange chert. Context 3 produced four pieces of medium-grained ferruginous Wealden sandstone (18g) and two of 19<sup>th</sup> century Welsh roofing slate.

#### **4.6 Metal** by Jessica Butt

**4.6.1 Context 1:** There was 1 length of unidentified iron, 60mm long, 2mm diameter, 4g.

**Context 3:** Four iron nails were recovered, 3 flat head 50mm long and one deep head 60mm long, all 4mm diameter, 17g.

#### **4.7 Glass** by Jessica Butt

**4.7.1 Context 1:** One half of a brown beer bottle punt, part of 'GLASGOW UK' on the base and part of 'BEER' on the side, 60mm diameter base, 79g.

**4.7.2 Context 3:** Consisted of: 2 fragments of dark green bottle glass 80mm and 40mm in size, 3-6mm thick and weighing 38g; 2 fragments of dark green bottle glass 60mm and 40mm in size, 9mm thick weighing 47g and 5 varied clear fragments of vessel glass from 20mm-70mm in size and 2-8mm thick weighing a total of 34g.

**4.7.3** All the glass appears to be late 19<sup>th</sup> to mid 20<sup>th</sup> century, but it is too fragmentary for closer dating.

#### **4.8 Other Finds** by Jessica Butt

**4.8.1 Context 1:** One oyster left valve was recovered, 70mm in length and weighing 10g.

**4.8.2 Context 3:** One 30mm piece of clinker weighing 9g.

## **5 Conclusion**

- 5.1** The watching brief maintained on the reduction of the ground level and the excavation of a trench for a new swimming pool produced no evidence of any archaeological features. A small number of artefacts were recovered from the watching brief which dated from the Mesolithic period through to the 20<sup>th</sup> century. The mixed nature of the artefacts in Contexts **1** and **3** suggest that these represent disturbed deposits.
- 5.2** It is thought that the site had been landscaped before this latest work began with the bank to the south-west of the converted barn suggesting that approximately 400mm to 500mm of ground had been reduced at the north-western end of the site. It is therefore likely that any archaeological features or deposits will have been removed by this earlier work.
- 5.3** The presence of Mesolithic flintwork is not unexpected, given the sites location on the edge of a low promontory bounded by the adjacent stream on three sides. Such a location would typify the preferred position of a Mesolithic hunting camp in the Ouse valley catchment area.
- 5.4** The single sherd of medieval pottery hints at an early date for the moated site. The remaining artefacts cover the period from the 18<sup>th</sup> century through to the present day, which fits into the timeframe for the house that currently occupies the moated site. The absence of anything from the intervening centuries perhaps confirms that the site remained unoccupied from the late medieval period through to the 18<sup>th</sup> century, although the area of development was outside the moat.

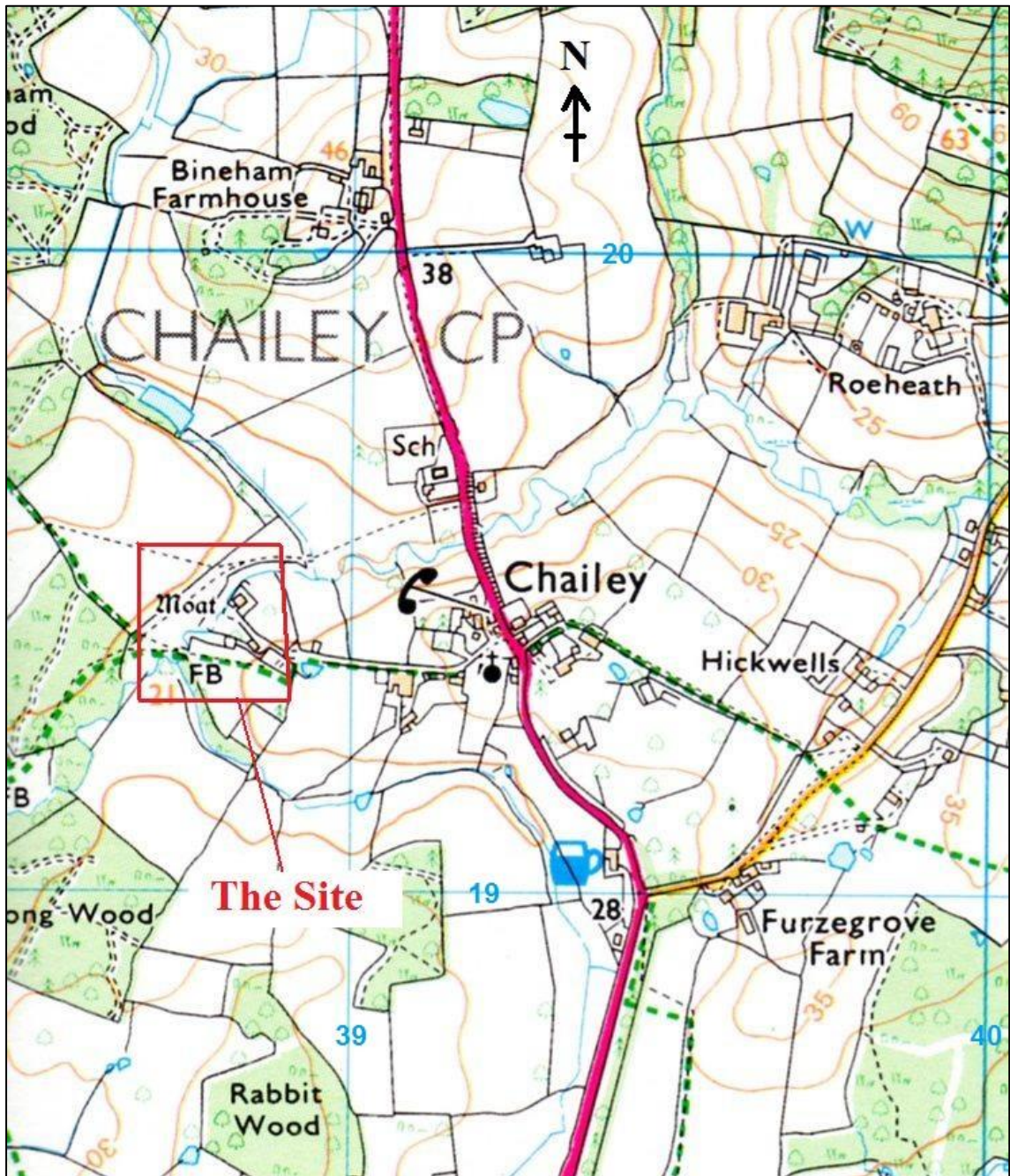


Fig. 1: Chailey Moat, Chailey: Site location Map  
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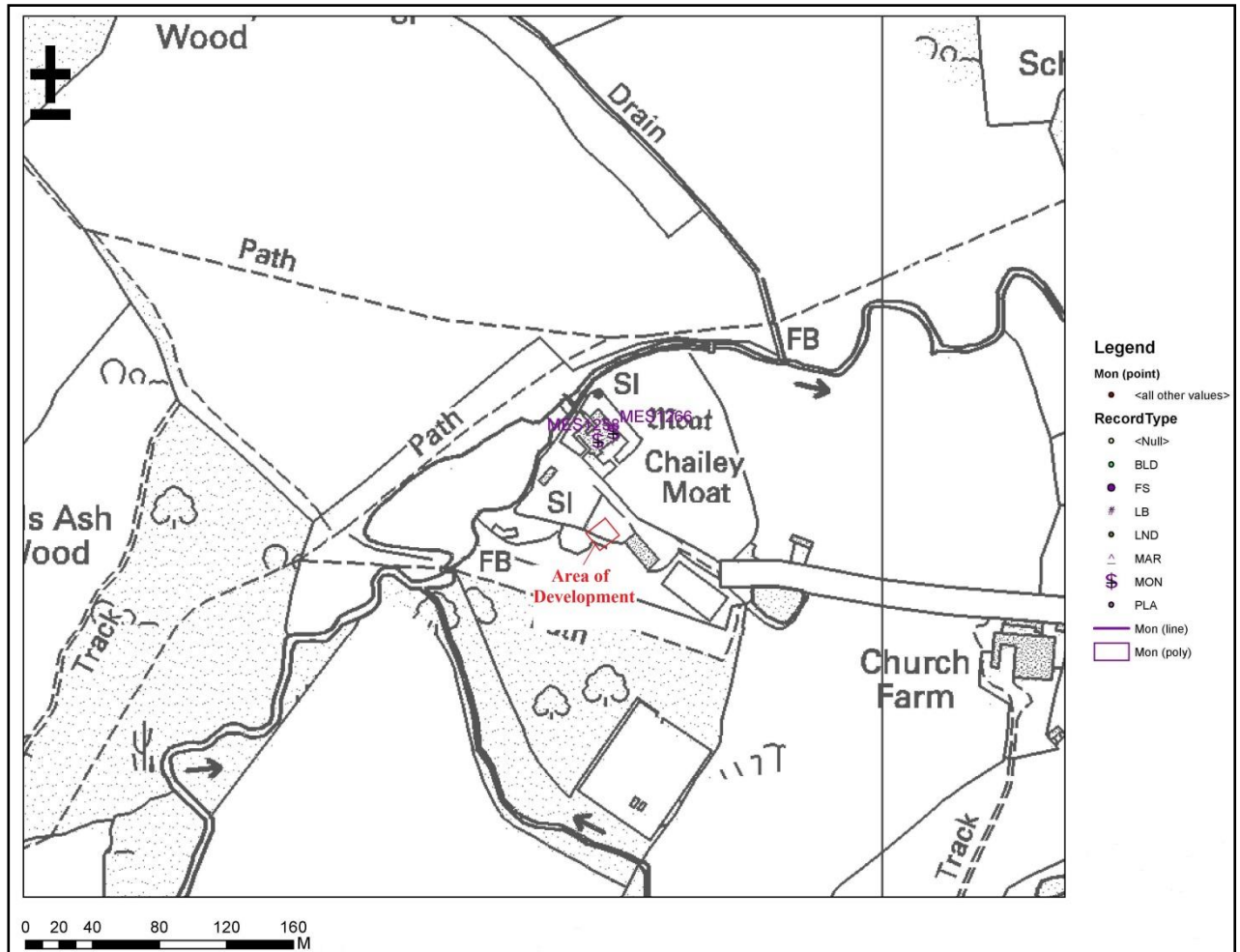


Fig. 2: Chailey Moat, Chailey: Area of development and archaeological sites recorded on the HER

(Adapted from map provided by ESCC)

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Fig. 3: Chailey Moat, Chailey: Tithe Map

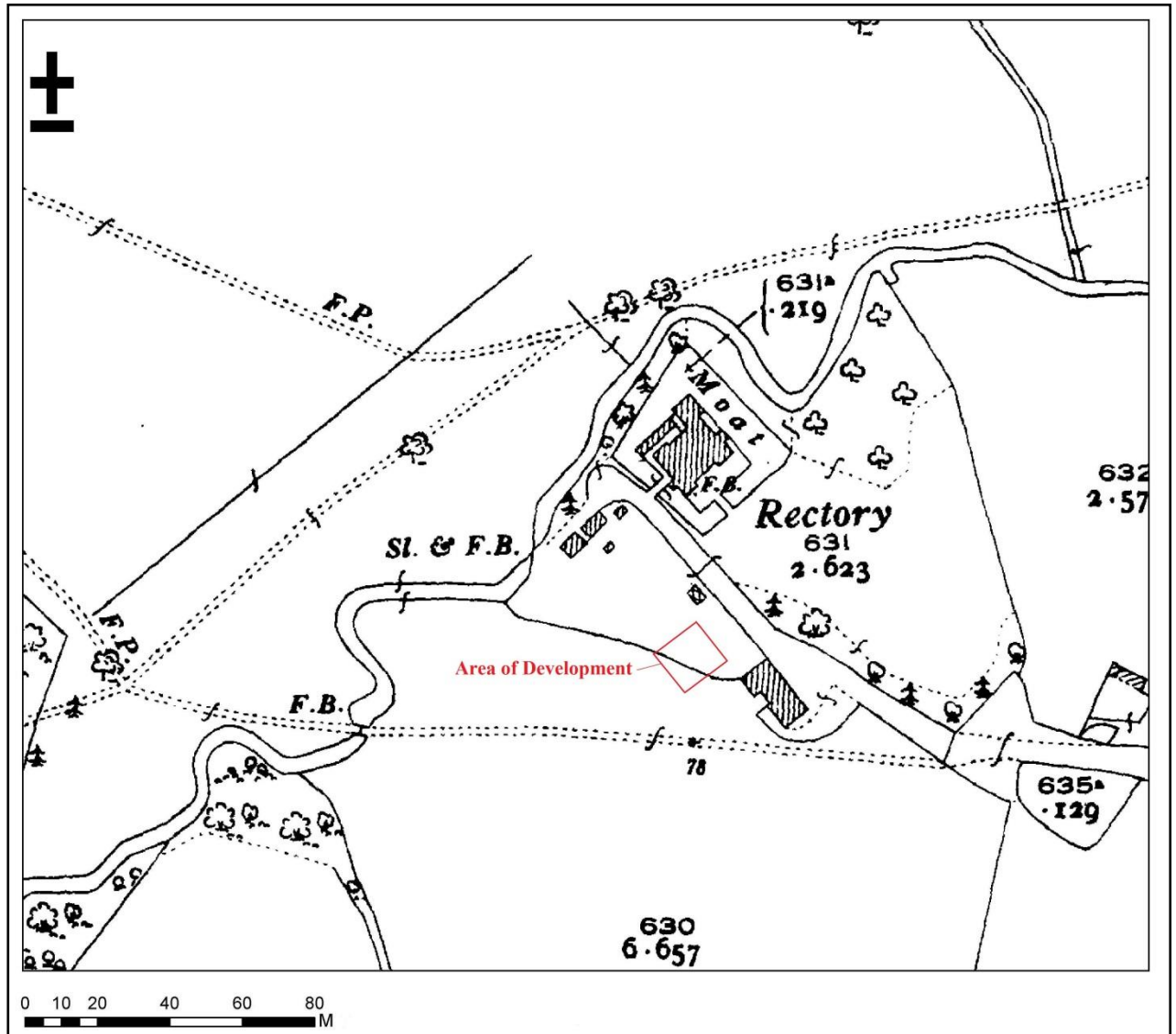


Fig. 4: Chailey Moat, Chailey: 4<sup>th</sup> Edition OS Map

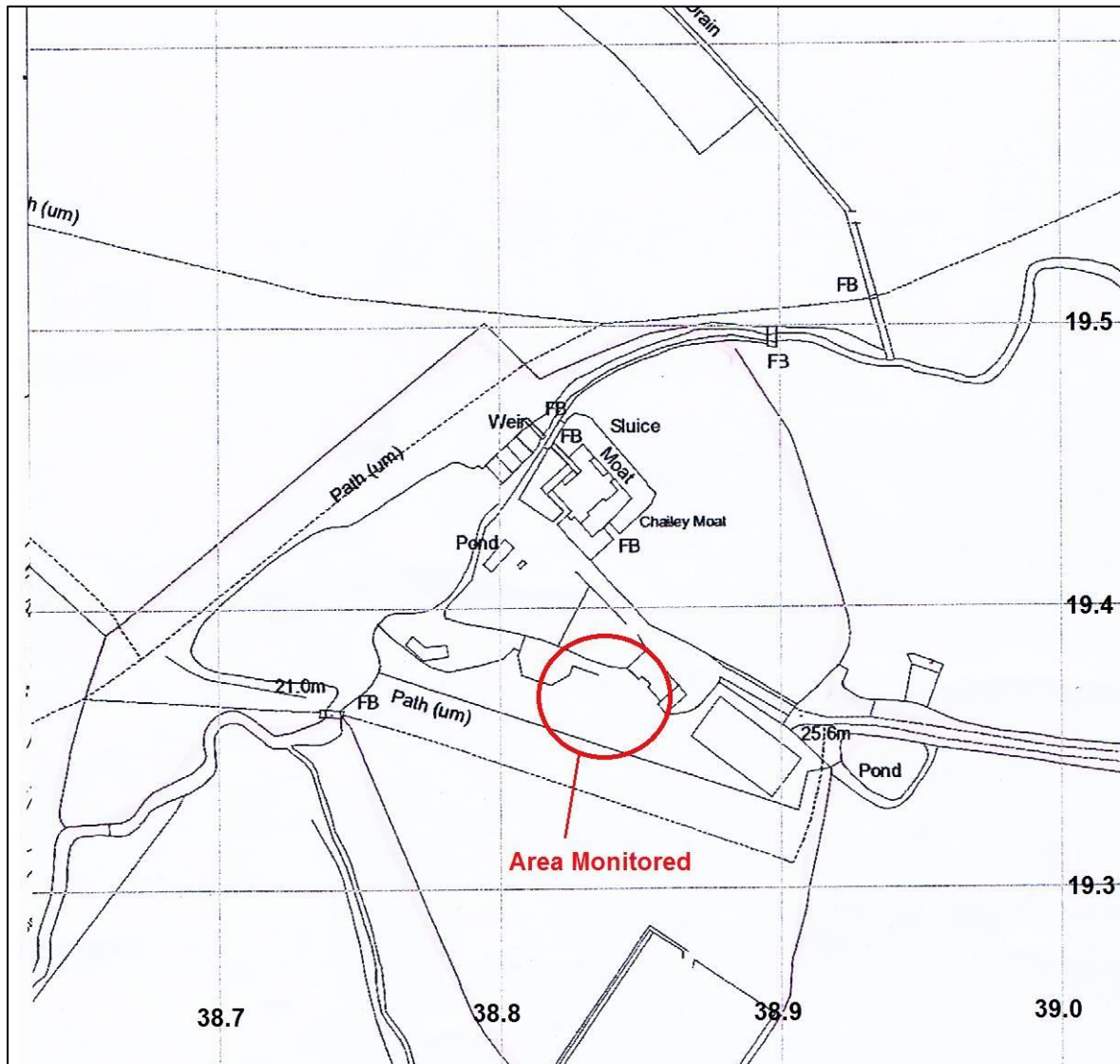


Fig. 5: Chailey Moat, Chailey: Area monitored  
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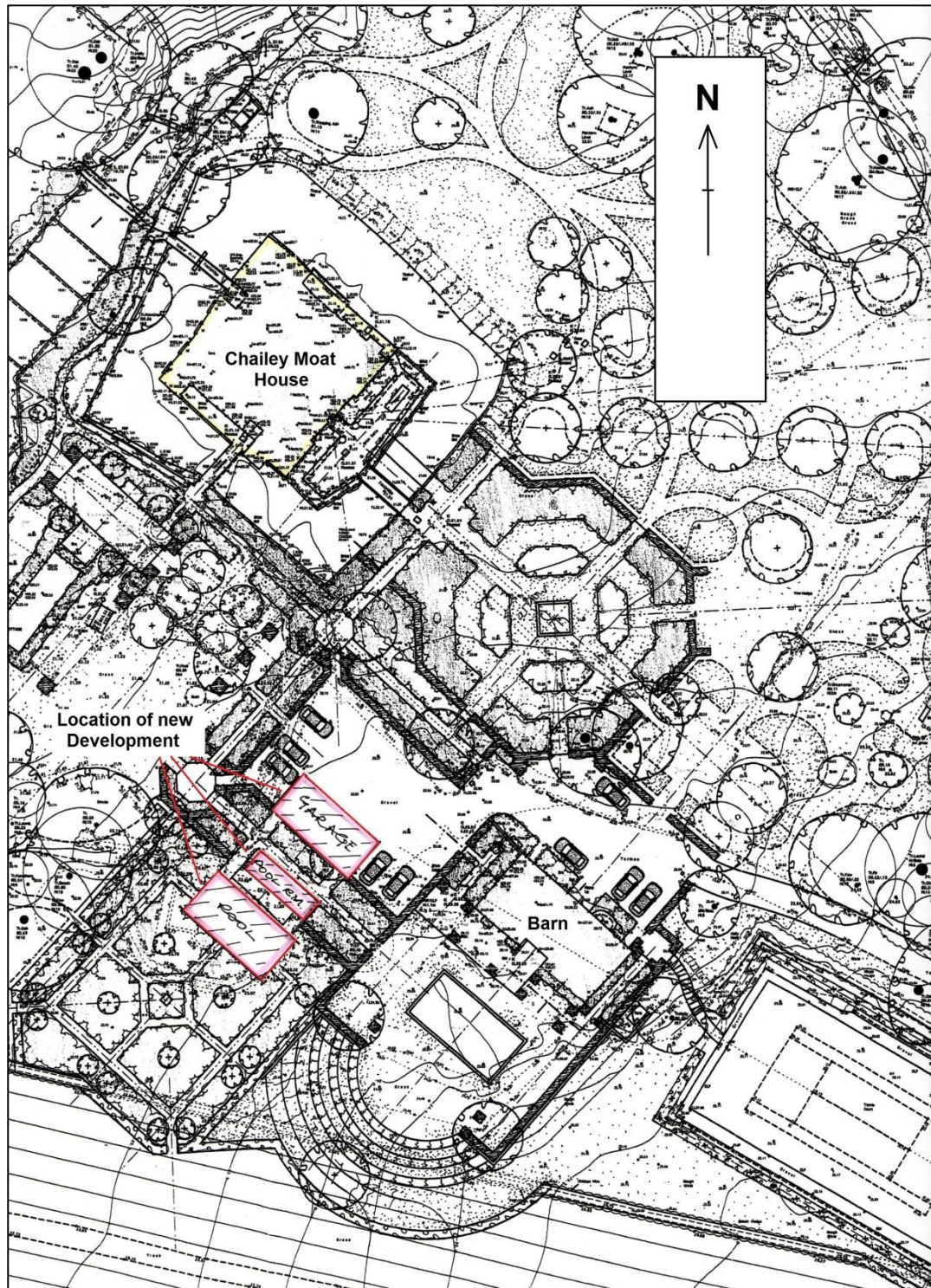


Fig. 6: Chailey Moat, Chailey: Development plan showing new pond, pool room and garage.  
(adapted from architects drawing)

### Appendix 1: HER Summary Form

Site Code	CMC09					
Identification Name and Address	Chailey Moat, Chailey, East Sussex.					
County, District &/or Borough	Lewes District Council					
OS Grid Refs.	TQ 3882 1945					
Geology	Upper Tunbridge Wells Sand.					
Type of Fieldwork	Eval.	Excav.	Watching Brief <b>X</b>	Standing Structure	Survey	Other
Type of Site	Green Field	Shallow Urban <b>X</b>	Deep Urban	Other		
Dates of Fieldwork	Eval.	Excav.	WB. 01/07/10- 07/07/10	Other		
Sponsor/Client	Mrs N Burness Smith					
Project Manager	Chris Butler MCIfA					
Project Supervisor	Keith Butler					
Period Summary	Palaeo.	Meso. <b>X</b>	Neo.	BA	IA	RB
	AS	MED <b>X</b>	PM <b>X</b>	Other		
<p>100 Word Summary.</p> <p><i>A watching brief was maintained during the ground-works associated with the construction of a new swimming pool and erection of a new garage and pool room. Extensive groundworks produced no archaeological features, and suggested that the area had been previously landscaped. Artefacts recovered included prehistoric flintwork and a single sherd of medieval pottery, then pottery and CBM dating to the 18<sup>th</sup> century onwards. The hiatus in activity between the late medieval period and the 18<sup>th</sup> century suggests the site may not have been occupied at that time.</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 for Archaeologists, and a fellow of the Society of Antiquaries of London, and was a part time lecturer in Archaeology at the University of Sussex.

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 also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

**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.

# **Chris Butler MCIfA Archaeological Services Ltd**

**Unit 12, Mays Farm  
Selmeston  
Polegate  
East Sussex  
BN26 6TS**

**Tel & fax: 01323 811785**

**e mail: [chris.butler@cbasltd.co.uk](mailto:chris.butler@cbasltd.co.uk)**