

SUSSEX HOUSE, HIGH STREET, CRAWLEY, WEST SUSSEX

Archaeological Desk-Based Assessment



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CRAWLEY, WEST SUSSEX**

**Archaeological
Desk-Based Assessment**

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Summary

Wessex Archaeology was commissioned by Peter Radmall Associates to produce a Desk-Based Assessment detailing the archaeological potential of land at Sussex House, Crawley, West Sussex centred on National Grid Reference 526744 136834. The Assessment was commissioned in support of an application for outline planning permission for the construction of a mixed-use scheme of residential apartments and offices, and will include two levels of parking including a basement.

This Assessment presents the results of the synthesis of archaeological and historical information from a range of readily available, publicly accessible sources, and is intended to form a baseline report on the known and potential archaeological resource within the Site and a surrounding Study Area of 2km².

There are 44 archaeological sites and findspots recorded within a 1km radius of the Site ranging in date from the Palaeolithic to the post-medieval period. The vast majority of these sites are medieval, mostly related to ironworking which forms an important part of the heritage of the Borough. There are several areas of known medieval activity close to or immediately adjoining the Site.

Cartographic evidence indicates that the present Site lies within an area of land used historically for agricultural purposes. Prior to the construction of the present standing buildings, the northern end of the Site held several small cottages.

The construction of the present buildings in the mid 20th Century, and the widening of the road (the present A2219) may have impacted significantly on the eastern side of the Site, but the western side of the Site, currently beneath a concrete cap appears to have remained largely undisturbed since the medieval period. This Assessment has established that there is, in general, a **moderate potential** for the presence of archaeological remains within the bounds of the Site, mostly likely of medieval origin.

Acknowledgements

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The report was researched and compiled by Cornelius Barton. Mark Roughley prepared the illustrations. The project was managed for Wessex Archaeology by Lawrence Pontin.

SUSSEX HOUSE, HIGH STREET, CRAWLEY, WEST SUSSEX

Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Wessex Archaeology was commissioned by Peter Radmall Associates to undertake a desk-based assessment detailing the archaeological potential of land at Sussex House, High Street, Crawley centred on National Grid Reference 526744, 136834 (the Site). (**Figure 1**).
- 1.1.2 The assessment is required to accompany an application for outline planning permission for the construction of a mixed-use scheme of residential apartments and offices as part of the redevelopment of the Site. The new buildings will have an E-shaped layout, with its spine along the High Street and three arms extending towards Pegler Way. The space between the buildings will comprise landscaped decks at first-floor level, above two levels of parking, including a basement.
- 1.1.3 The *Crawley Local Development Framework Proposals Plan* adopted 2001 outlines suitable locations for Business Development during the lifetime of the present Plan (2001-06). The plan also outlines present policy on the preservation and recording of archaeological and historic remains within the Borough.
- 1.1.4 The aim of this assessment is to detail the known archaeological and historical information relating to the Site and to assess the potential for the presence of archaeological remains within it. The information will be used to inform the planning authority with respect to consideration of any archaeological issues relating to the planning application.
- 1.1.5 In order to assess the archaeological significance of the Site it will be considered within a wider Study Area of 2km² (**Figure 1**). This provides the archaeological and historical context within which the Site can be assessed.

1.2 Location, Geology and Topography

- 1.2.1 The Site is located at the north western edge of Crawley town centre. It is bounded on the east by the High Street, on the north and west by Pegler Way and on the south by a service road.
- 1.2.2 The Site consists of a roughly rectangular shaped area of ground, sloping very slightly down to the north. The Site is currently occupied by three standing buildings comprising a former bowling alley of 1-2 storeys height, a former bingo hall with offices of 7 storeys, and a small, single-storey central building formerly in use as a restaurant.
- 1.2.3 The underlying geology of the Site consists of deposits of sandy clays and sandstones. According to BGS mapping the Site lays on or near the “Crawley Fault”, dividing Tunbridge Sands and Weald Clay (BGS Sheet 302 Horsham, 1972).

2 METHODS

2.1 Introduction

- 2.1.1 The aim of this report is to provide a detailed inventory and assessment of the known archaeological resources within the Study Area, and to place the results within a wider archaeological context. A brief summary of the sources consulted is given below.

2.2 Legislative and Planning Documents

- 2.2.1 *The West Sussex Structure Plan* (2001-2016) and the *Crawley Local Development Plan* (2000-2006) were consulted to inform of any existing development controls. Both these documents have been prepared in accordance with statutory legislation and planning policy guidance relevant to the historic environment.

2.3 Sites and Monuments Records WSHER

- 2.3.1 The County Council of West Sussex Historical Environmental Record (formerly the SMR now the WSHER) maintains a digital database of all known archaeological sites, findspots and archaeological events within the County.
- 2.3.2 All records within the Study Area were examined. A synthesised summary is presented as **Appendix 1**. This is not a record of all surviving archaeological features and artefacts, but a record of the discovery and recording of such features and artefacts.
- 2.3.3 At the offices of the WSHER a small number of reports were consulted detailing sites which have not yet been entered into the WSHER database.

2.4 Documentary Sources

- 2.4.1 A preliminary search of other relevant primary and secondary sources was carried out at the Guildhall Library, London and in Wessex Archaeology's own library. The sources consulted are listed in the bibliography.

2.5 Cartographic Sources

- 2.5.1 A search of surviving maps was undertaken at West Sussex Records Office. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Site in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas of the Site, which because of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in **Section 6**.

2.6 Site Visit

- 2.6.1 The Site was visited on the 4th of April 2006. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. The Site was viewed from a number of locations around its perimeter, principally from publicly accessible locations along the High Street and from the existing car park at the rear. A brief digital photographic record of the Site and its setting was compiled and these images are included in the project archive.

2.7 Best Practice Guidance

- 2.7.1 This assessment has been carried out in accordance with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Desk-Based Assessment (IFA 2001).

2.8 Assumptions

- 2.8.1 The West Sussex Sites and Monuments is composed of secondary information derived from varied sources only some of which have been directly examined for the purposes of this study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3 LEGISLATIVE AND PLANNING BACKGROUND

3.1 National Guidance and Legislation

Archaeology

- 3.1.1 Principal legislation concerning protection of important archaeological sites comprises the *Ancient Monuments and Archaeological Areas Act* 1979 (as amended).
- 3.1.2 Guidance on the importance, management and safeguarding of the archaeological resource within the planning process is provided by *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

...Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Paragraph 8)

- 3.1.3 Paragraph 19 states:

In their own interests...prospective developers should in all cases include as part of the research into the development of a site... an initial assessment of whether the site is known or likely to contain archaeological remains.

- 3.1.4 Paragraph 22 adds:

Local Planning Authorities can expect developers to provide the results of such assessments ...as part of their application for sites where there is good reason to believe there are remains of archaeological importance.

- 3.1.5 In addition paragraph 25 advises:

Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstance of the case...it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavating and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a

project brief prepared by the planning authority and taking advice from archaeological consultants.

Listed buildings

- 3.1.6 Protection for historically important buildings is principally based upon the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Recent guidance on the approach of the planning authorities to development and historic buildings is provided by *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG 15).

- 3.1.7 Paragraph 2.16 of PPG 15 states:

‘Sections 16 and 66 of the Act [Planning (Listed Buildings and Conservation Areas) Act 1990] require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building’.

- 3.1.8 Paragraph 1.1 of PPG 15 addresses the historic environment:

It is fundamental to the Government’s policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are an irreplaceable record which contributes, through formal education and in many other ways, to our understanding of both the present and past. Their presence adds to the quality of our lives, by enhancing the familiar and cherished local scene and sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our towns, villages and countryside. The historic environment is also of immense importance for leisure and recreation’.

Conservation Areas, Listed Buildings and Historic Parks and Gardens

- 3.1.9 Guidance on the identification and protection of historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by National Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) issued by the Department of the Environment in September 1994.
- 3.1.10 The elements of the built heritage outlined above are given statutory protection through the *Planning (Listed Buildings and Conservation Areas) Act 1990*. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (‘Listed Buildings’) and the designation of Conservation Areas.
- 3.1.11 Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. In order to recognise the existence of those sites which are of particular historic importance, English Heritage is enabled by Section 8C of the *Historic Buildings and Ancient Monuments Act 1953* (inserted by section 33 of, and paragraph 10 of Section 4, to the National Heritage Act 1983) to compile the Register of Parks and Gardens of special historic interest in England.
- 3.1.12 Although inclusion on the register does not offer statutory protection, PPG15 states that local planning authorities should ensure the protection of registered parks and

gardens when preparing development plans and in determining planning applications:

“The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application”
(PPG15 paragraph 2.24)

- 3.1.13 A combination of statutory legislation and policy guidance should mean that development plans reconcile the need for development with the interests of conservation — including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest, and their settings.
- 3.1.14 Decisions by planning authorities on whether to preserve archaeological remains *in situ*, in the face of proposed development, have to be taken on merit, taking account of development plan policies and all other material considerations — including the importance of the remains — and weighing these against the need for development. A similar situation exists with regards to the potential impact of development on the physical fabric and setting of Listed Buildings, sites included on the Register of Historic Parks and Gardens and Conservation Areas.

3.2 Regional and Local Planning Guidelines

- 3.2.1 The *West Sussex Structure Plan 2001-2016 (2005, 17)* also contains policies and explanatory text relating to management of archaeology and the wider historic environment.

- 3.2.2 Policy **CH7** states:

“(a) Development should not be permitted unless the archaeological heritage of West Sussex is protected and preserved and, where possible, opportunities are taken to promote the educational and amenity value of sites and areas (historic landscapes).

(b) Local Plans will include policies to ensure:

- (1) the physical preservation in-situ of nationally important archaeological areas, sites or monuments, whether scheduled or not, and their settings;”*
- (2) the protection of other important archaeological areas and sites including, where appropriate, the preservation of the remains in-situ;*
- (3) where necessary, that site evaluation is undertaken to define the character and significance of the archaeological or historic interest of proposed development sites; and*
- (4) the excavation and recording of archaeological remains, the preservation of any finds and the subsequent publication of results.”*

- 3.2.3 The *Crawley Local Development Plan 2000 -2006* (adopted), broadly follows the *Structure Plan* outlined above. Chapter 4 *Built/natural Heritage* contains policies and explanatory text relating to the management of Listed Buildings (policy BN11-

15), Buildings of Historical Interest (policy BN16), Conservation Areas (policies BN 1-6)), Historic Gardens (policy BN18) and Archaeology (policy BN17).

3.2.4 In particular, policy **BN17** states:

3.2.5 “Archaeological remains are irreplaceable and are particularly vulnerable to disturbance and destruction. There are 4 sites in the borough designated as Scheduled Ancient Monuments and 13 sites have been recorded by the County Council as Archaeological Sensitive Areas. These are identified on the Proposals Map. 38 other areas of suspected archaeological interest have also been identified. These latter sites have not been fully investigated and other sites may be discovered, possibly in the course of development. The Borough Council will seek to protect all important archaeological sites as part of Crawley's heritage. In areas where the remains are less significant, it may not be necessary to resist development, especially where they can be physically preserved on the site. As a last resort, remains can be recorded before development commences. Improved management and interpretation of Crawley's archaeological remains will help them become an educational resource which can be appreciated by all”

3.2.6 The policy further states that

3.2.7 “All development proposals will be appraised to assess their possible effects on archaeological remains and, if necessary, a field evaluation will be required. Development proposals which adversely affect Scheduled Ancient Monuments or their setting will be strongly resisted.

3.2.8 In archaeologically sensitive areas and other areas of archaeological interest, development may be permitted where it can be demonstrated that the remains will be preserved in situ and / or can be satisfactorily recorded. The Borough Council will seek to improve the management and interpretation of these sites.”

3.2.9 Policy **BN 11** states that

3.2.10 “Proposals for new development including extensions, alterations or changes of use affecting a listed building or its setting will only be permitted if:

- (i) *there is no adverse impact on the building's historic or architectural interest*
- (ii) *the scale and form of the existing building is respected, including its roof profile, doors and windows, and internal layout..”*

3.2.11 The Policy further states

3.2.12 “Development, however minor, can adversely affect the historic or architectural qualities of a listed building. Most alterations to listed buildings require Listed Building Consent. The Borough Council will seek to ensure that all changes, including adjacent development, complement the existing building and preserve or enhance its character, appearance and setting. Many listed buildings are of archaeological interest and this therefore needs to be taken into account when applications are considered.”

3.3 Statutory and local designations

3.3.1 The Site does not contain areas protected by Statute, and will not have a significant bearing upon any areas designated as or containing scheduled monuments. The wider study area contains two archaeologically sensitive areas as defined by the Local Plan, but these will not be impacted by the proposed development.

- 3.3.2 Opposite to the Site at 101 High Street stands The Old Punch Bowl public house, a Grade II* listed building of originally 15th Century date.

4 RESULTS

4.1 Archaeological and Historical Assessment

- 4.1.1 The information in this section is derived from the sources outlined in **Section 2**.

4.2 Previous Archaeological Work

- 4.2.1 No archaeological works have previously been undertaken on the Site.

4.3 WSHER Search

- 4.3.1 A search of the WSHER considered a study zone of 2km² centred on NGR 526744 136834. This search generated 44 records.
- 4.3.2 The search indicated that no archaeological investigations; activities, findspots or historic structures are recorded within the Site. However, a large number of excavations have been conducted in the immediate vicinity of the Site perimeter.
- 4.3.3 In order to gain a fuller understanding of the archaeological potential of the Site, a visit was made to the office of the WSHER to examine records of recent excavations which are not yet listed on the WSHER database, and to study more closely the records of excavations that have taken place close to the Site.
- 4.3.4 For the purposes of this report each individual WSHER record has been allocated a unique Wessex Archaeology (**WA**) number. These numbers and the extent of the Study Area are plotted on **Figure 1** and listed in the Gazetteer (**Appendix 1**). Archaeological features, deposits and historical findspots are referred to in chronological order. Undated records or those of uncertain provenance are considered at the end of the Section.

4.4 Prehistoric (c.500, 000 – AD 43)

- 4.4.1 The WSHER lists as findspots the locations of a number of prehistoric artefacts or assemblages. A flint dagger of “prehistoric” date held at Lewes Museum is recorded as being found in Crawley. The precise location of the findspot is unknown; the record dates to 1931. Similarly, 18 flint arrowheads are recorded as having been found in a nursery or garden in Crawley in 1936, but the exact location is not known.

4.5 Palaeolithic (50000 - 10000 BC)

- 4.5.1 A group of four Palaeolithic axes (**WA1**) are recorded as having been recovered in Crawley although an exact location is not specified (Woodcock 1981 from WSHER).

4.6 Bronze Age (2400 – 700 BC)

- 4.6.1 Evidence of Bronze Age occupation in the area is slight. Two pits and a linear feature (**WA2**) were excavated during excavations in advance of the ASDA redevelopment in 2003, and these were dated to the Late Bronze Age or Early Iron Age by associated pottery. There are no other Bronze Age sites or findspots in the Study Area.

4.7 Iron Age (700 BC – AD43)

- 4.7.1 The Iron Age saw a rise in activity in the Weald area generally. The increased occupation of the area is probably due in part to the presence of rich ore deposits. A bloomery of Iron Age date is recorded at Goffs Park (**WA3**). A bloomery is an early form of industrial hearth used for smelting haematite into iron.
- 4.7.2 A small Iron Age site was excavated (**WA4**) in 1970 in advance of construction. The site consisted of two curving ditches, believed to be the eastern side of a small enclosure. A number of sherds of Iron-Age pottery of different types were recovered; it is believed that the enclosure may have contained a pottery manufacturing site.
- 4.7.3 During the excavation of twelve trial trenches close by at (**WA5**) two small sub-circular features were exposed, tentatively dated to the Iron Age by a single sherd of pottery. All three of the above lie approximately 800m to the southwest of the Site, slightly outside the immediate study area.

4.8 Romano-British (AD 43-409)

- 4.8.1 There is no definitive evidence of a settlement at Crawley during the Romano-British period, although the road from Londinium to Brighton ran through what would later become the town centre. Ironworking continued to take place in the area and Romano-British ironworking nearby in Crawley Down is described in the Bulletin of the Wealden Iron Research Group (1985). Roman iron mines are recorded at Holtye to the east and Alfoldean to the west (roman-britain.org 2006).
- 4.8.2 At the Crawley Barn excavation in 1973 (**WA6**) a quantity of Roman pottery was recorded. This site is recorded as being of medieval date, and the reason for the presence of Roman pottery is uncertain. There are no other results from the Romano-British period recorded in the Study area.

4.9 Saxon (AD 410 – 1065)

- 4.9.1 Pottery of this date was recovered during excavation in advance of the construction of the ASDA supermarket (**WA7**) but the find appears to be an isolated one and there are no other recorded sites of Saxon date in the Study Area.

4.10 Medieval (AD 1066 – 1499)

- 4.10.1 There is no mention of Crawley itself in the Domesday survey of 1086, and is first listed as a Vill in the Hundred of Buttinghill in 1296. It appears to have been a part of the possessions of the Poynings family, who in 1202, received licence from King John to hold a market in the High Street on Fridays, for which “Michael de Poynings...gave the King a good Norway Goshawk.” (VCH 1940, 125). The wide high street suggests a cigar-shaped market place, a common phenomena in new medieval towns.
- 4.10.2 The medieval period appears to have been a time of relative prosperity in Crawley, with a number of large buildings being erected (see **WA08**, **WA09** below). Ironworking continued to play a major role in the local economy (Saunders *et al* 1998; Bulletin of the Wealden Iron Research Group 1988, 1989, 1990), and almost all the medieval sites investigated in Crawley have contained evidence of smelting or smithying, usually in the form of waste materials such as slag. During excavations in Maidenbower, to the south west of the City Centre, a number of medieval iron-quarrying pits were recorded (Wessex Archaeology 2003).

- 4.10.3 The Church of St. John the Baptist (**WA08**) is recorded in the Victorian County History as being of originally 14th Century construction. The only remaining ancient parts of the structure are the south wall of the nave, probably 14th Century, and the roof, of 16th Century date (VCH p.146).
- 4.10.4 The remains of another building of similar date were found at 103 High Street a building known as the “Moat Hall” (**WA09**). This lay directly opposite the Site on the east side of the High Street, and was found to be the remains of a 14th Century timber-framed Moot Hall, or meeting-hall, recorded before being demolished and removed to Weald and Downland Open Air Museum, West Sussex for reconstruction in 1973. The building was timber-framed and the floor, dated to the 14th Century by pottery fragments within it, was metalled with ironworking slag (W.I.R.G Bulletin 1973).
- 4.10.5 During the construction of the Crawley High Street Relief Road, a number of excavations were undertaken in the area around the Site. One phase of this work, at **WA10**, found medieval ironworking waste in the form of tap slag, with associated pottery of 12th-14th Century date. To the south, excavations at (**WA11**) and (**WA12**) found further evidence of medieval ironworking, again mainly in the form of waste materials such as slag deposited in pits. Also uncovered were a number of gullies, ditches and pits, one of which at (**WA 12**) exceeded 2.5m in depth (Saunders *et al* 1998) The function of this feature was not established, but it did not contain organic material. Analysis of the pottery sherds recovered dated the features to the 12th -14th Centuries.
- 4.10.6 Excavation was also undertaken at land off Pegler Way (**WA13**) at which further evidence for medieval industrial activity was found, including a pit for processing flax for linen production. No evidence for smithying was found, but once again many of the features excavated contained ironworking slag. A short distance to the south at Ifield Road (**WA14**), an evaluation found medieval pottery sherds but no associated features.
- 4.10.7 Another large area of medieval activity was excavated in advance of the ASDA superstore development in 2003 (**WA15 – WA18**). Spread across the area of the development were discovered a large number of pits, postholes and ditches. Some of the evidence from this site was considered hard to interpret as a result of flooding, but a hearth and a possible working surface were recorded. The site was dated to the 12th – 13th centuries by large quantities of medieval pottery.
- 4.10.8 Further evidence of the medieval occupation of the area derives from the Crawley Leisure Park site (**WA19-WA21**). This area, approximately 250m to the north of the Site, was excavated in 1997 in advance of construction of the present Leisure Park buildings. A medieval field system with associated features including a smithy, a trackway and a well were recorded across an area of approximately 4 hectares. This site is slightly later than those detailed above, being of late 13th to early 14th Century date (Cooke *et al* 2001).
- 4.10.9 South of the Site during excavations at the Old Post Office on the High Street (**WA22**) further medieval remains were found, including more rubbish pits which again contained large quantities of ironworking waste. The foundations of a medieval tenement and well were also exposed. Another pit containing medieval iron slag was found at (**WA23**), again on the High Street. Ironworking evidence from this period

was also found at (WA26), when a tree uprooted by a storm was found to have been growing over a number of pieces of bloomery slag and a furnace bottom.

- 4.10.10 Adjacent to the Site, approximately 50m to the north west, stands a Grade II* Listed Building, The Old Punch Bowl Inn (WA27). The first phase of the buildings construction has been dated to the early 15th Century, and like the other medieval buildings mentioned in the text it has seen frequent renovations and changes of use.
- 4.10.11 At 16 High Street, to the south of the Site, a building (WA28) recorded prior to demolition had four major phases of use, being first constructed as a single-storey open hall in the 15th Century and subsequently raised to two storeys and enlarged in the 16th-17th Centuries. Some of the timbers were dated in 1996 using dendrochronology, and are now awaiting display in Crawley Museum.
- 4.10.12 Several smaller medieval sites are recorded, notably at Woolborough Road (WA29) where a number of pits and two gullies were dated to the medieval period by the quantities of iron slag found within them. Another similar site consisting of several large pits filled with material including ironworking slag was excavated at the junction of the High Street and Kilnmead Road (WA30).
- 4.10.13 Finally, an evaluation off Goffs Park Road exposed two sub-circular features (WA31). The date of these could not be firmly established, but they have been tentatively assigned to the medieval period due to the find of a single sherd of medieval pottery found nearby.

4.11 Post-medieval (c. 1500 onwards)

- 4.11.1 The post-medieval period appears to have seen something of a lull in the development of Crawley. Most of the ironworking sites described above were abandoned or turned over to arable or pasture land, as can be seen from the map regression exercise detailed in section 4.14 (Figures 2 and 3). The main body of the town contracted to a boundary some 50m to the south of the Site and remained there until the mid 19th Century, at which point the town began to expand once more.
- 4.11.2 The sites recorded from this period on the WSHR are generally related to small property boundaries or industrial activity. A 19th Century brick well with an associated ditch was uncovered during the aforementioned excavations at the Old Post Office (WA32). A series of brickworking sites are also known to have existed from the OS maps of the time (WA33-WA36). At (WA37) a late post-medieval boundary ditch was discovered to be surviving in a heavily truncated state due to previous development. Another ditch of similar nature and date was found during an evaluation nearby at Victoria Road (WA38) which appropriately enough also uncovered surviving foundations of a Victorian date (WA39).
- 4.11.3 Finally, a Baptist Chapel and cemetery dated by gravestone inscriptions to 1858 was recorded at (WA40) prior to destruction for redevelopment in 1982.

4.12 Modern

- 4.12.1 A World War II installation (WA41) is marked as “15 Command Workshop” on the OS map of 1946.

4.13 Unprovenanced

- 4.13.1 Two prehistoric findspots are recorded as being within the Study Area, listed in the gazetteer as (WA42) and (WA43) (see 4.4.1 above). These consist of records of a

flint dagger and a collection of flint arrowheads respectively. Neither findspot can now be precisely dated or located, and therefore do not appear on the study area map on **Figure 1**.

4.14 Cartographic Evidence

- 4.14.1 The earliest map consulted is a Tithe map from 1839 (**Figure 2**). Due to the small scale of this map it does not show the study area in great detail, but the site area can be established and it is readily apparent that in this period there were no buildings on the Site area. It is important to note, however, that there is also no sign of the smithy and buildings described in (**WA19-WA21**), to the north of the Site.
- 4.14.2 The route of the present A2219 was already in use by this time, and it can be seen from the study of subsequent maps that the line of the road has broadened somewhat whilst retaining its original line, which may have had some impact upon the western side of the Site.
- 4.14.3 The OS maps from 1874, 1896 and 1944 were also consulted at West Sussex Record Office (**Figures 2 and 3**). These maps show that prior to the present standing buildings there was some small amount of development in the north end of the Site. On the OS map of 1874 a small building with an adjoining garden has been constructed at the north west of the Site area, with smaller structures at the rear. This building is still standing in 1896. By 1944 a further partitioning of the northern area of the Site has taken place and there are now three plots of land in the northern end of the Site, containing a total of eight small buildings. The nature of the buildings is uncertain but they were most likely small cottages with sheds or barns to the rear.
- 4.14.4 There is no evidence for development on the south-western part of the Site since the medieval period.

4.15 Borehole Survey

- 4.15.1 A limited geotechnical survey of the western side of the Sites was undertaken on 15th December 2004. Three boreholes were sunk to a maximum depth of three metres. Immediately below the concrete capping, the boreholes detected a yellow-brown sandy clay with some brick and gravel stones at a depth of 0.30-0.50m below ground level, overlying cleaner deposit of yellow-brown grey sandy clay at 0.50-1.0m. It may be that the upper clay deposit consists of made ground and the lower of undisturbed natural, which would support the conclusion above that the Site has remained largely undeveloped at least since the medieval period. Although this evidence is obviously very limited, it suggests that the potential for the survival of archaeological remains on the Site is high.

4.16 Planning Constraints

- 4.16.1 The Site does not contain any Scheduled Monuments or Listed Buildings, although there is a Grade II* Listed Building opposite the Site. Since the development will alter the character of the surrounding area it may be necessary to obtain Listed Building Consent with regard to issues of setting.
- 4.16.2 There is no additional archaeological guidance (beyond that which applies as standard) relating to the Site in either the *Structure Plan* or the *Local Plan*.

5 DISCUSSION

5.1 Summary of Archaeological Potential

- 5.1.1 The volume of archaeological data derived from within the 2km Study Area is high. The vast majority of the evidence is of medieval date, but there is also some potential for surviving remains of other periods.
- 5.1.2 The presence and nature of land use in the earlier prehistoric period is unclear. No sites of earlier prehistoric date (before 2,400 BC) are known to exist in the study area, and the evidence for occupation of the region at this time consists of a few isolated findspots of uncertain provenance. However earlier prehistoric material has been found in Crawley occasionally, and while the relative scarcity of such material means that any such remains as were found would generate a great deal of interest, there is in general a **low potential** for the preservation of significant early prehistoric deposits within the Site.
- 5.1.3 The evidence for Bronze Age activity in the area is also very scarce. It is considered that there is a **low** potential for significant archaeological remains of this period.
- 5.1.4 The Iron Age period appears to have seen the first rise in importance for the area, with evidence from four separate sites within the study area for Iron Age activity. The Wealden Iron Research Group continues to make discoveries on a yearly basis, and it appears likely that the potential exists in the area for the discovery of Iron Age sites of considerable size and importance. The potential for such remains on the Site area is considered **moderate**.
- 5.1.5 Evidence of Romano-British activity within the Study Area is likewise scarce, being confined to a single findspot, although this findspot is located very close to the Site. Crawley does not appear to have been inhabited during this period. The potential for significant Romano-British remains on the Site is considered **low to moderate**.
- 5.1.6 Given the lack of Saxon sites or findspots in the area the potential for such remains on the Site is considered **low**.
- 5.1.7 The evidence from the medieval period shows a heavy concentration of activity around the Site. Excavations to the immediate north and south have found evidence of widespread ironworking and settlement in the area all around the Site, stretching as far as the ASDA Superstore and Leisure Centre developments (see **Figure 2**). Since a large part of the Site area appears to have been undisturbed since the medieval period the potential for surviving medieval remains is considered **very high**.
- 5.1.8 The cartographic evidence described above indicates that most of the Site has been under low-level cultivation since the medieval period. The northern area of the Site may contain remains of the footings of 19th Century buildings, but these will probably be of limited archaeological significance and therefore the potential for significant remains of a post-medieval or modern date is **moderate to low**.

5.2 Existing and Potential Impacts

- 5.2.1 The Site visit, undertaken in April 2006, noted no significant impacts to the Site other than the present standing buildings described above. The western side of the site is occupied by a car park, and the gently sloping and slightly uneven ground surface suggest that the Site has not been significantly landscaped at any point.

- 5.2.1 A full and final assessment of the potential impact of this development will be possible only when final architectural details, including the size and projected depth of building and other footings, are available.

6 CONCLUSION & RECOMMENDATIONS

- 6.1.1 This assessment has established that there is a low potential for the presence of early prehistoric or Bronze Age remains, moderate potential for the presence of archaeological remains from the Iron Age or Romano-British periods, and a very high potential for surviving remains of the medieval period, probably relating to ironworking.
- 6.1.2 The overall potential for significant archaeological remains to be present on the Site must therefore be characterised as **moderate**.
- 6.1.3 In view of the identified potential of the Site, discussions will take place with the Local Planning Authority and the Archaeological Advisor to establish whether any further evaluation is required, and in the event that it is, to agree its timing and scope.

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(viewed 15/03/06)
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(viewed 07/04/06)
- Homepage of Roman Britain.org**
<http://www.roman-britain.org/maps>
(viewed 06/04/06)

8 CARTOGRAPHIC SOURCES

Documents reproduced as figures in this report are in **bold**. Those not illustrated are in *Italics*.

Tithe Map **1839**

Ordnance Survey Maps:

1874

1897

1944

1966

1971

British Geological Survey 1972, Map Sheet 302 Horsham

APPENDIX 1: GAZETTEER OF ARCHAEOLOGICAL SITES AND FINDSPOTS

| Name | WA number | WSHER number | Easting | Northing | Period | Type | |
|-------------------------|-----------|--------------|---------|----------|--------------|-------------------------------------|--|
| FLINT AXES | 1 | 4036-WS686 | 526700 | 136500 | PALAEOLITHIC | FINDSPOT | FLINT AXES- LOCATION UNCERTAIN |
| ASDA SITE | 2 | 7158-WS7213 | 526615 | 136501 | LBA/EA | OCCUPATION SITE | LINEAR FEATURE AND PITS |
| GOFFS PARK | 3 | 7544-WS7619 | 526300 | 136300 | IRON AGE | BLOOMERY | BLOOMERY LISTED BY W.I.R.D |
| SOUTHGATE | | | | | | | PART OF ENCLOSURE WITH ASSOCIATED IRON AGE POTTERY- POSSIBLE POTTERY MANUFACTURING SITE |
| | 4 | 4017-WS678 | 526220 | 136220 | IRON AGE | SETTLEMENT AND FINDSPOT | |
| 44 GOFFS PARK | 5 | 5695-WS4398 | 526200 | 136200 | IRON AGE | FEATURE | POTTERY MANUFACTURING SAME AS WA3 |
| CRAWLEY BARN | 6 | 5308-WS3991 | 526850 | 136850 | ROMAN | FINDSPOT | ROMAN POTTERY AT CRAWLEY BARN EXCAVATION |
| ASDA SITE | 7 | 7156-WS7211 | 526710 | 136460 | SAXON | PIT | WELL AND PIT FEATURES DATED BY SINGLE POTTERY SHERD |
| ST JOHNS CHURCH | | | | | | | CHURCH OF ST JOHN THE BAPTIST FIRST CONSTRUCTED 13 TH CENTURY, SURVIVING 14 TH AND 16 TH CENTURY FEATURES |
| MOAT HALL HIGH STREET | 8 | 4015-WS676 | 526860 | 136540 | MEDIEVAL | STANDING BUILDING | |
| | | | | | | | MOAT HALL 103 HIGH ST. C14TH BUILDING RECORDED PRIOR TO REMOVAL TO SINGLETON OPEN AIR MUSEUM. |
| HIGH STREET RELIEF ROAD | 9 | 4027-WS680 | 526850 | 136850 | MEDIEVAL | HOUSE | |
| HIGH STREET RELIEF ROAD | 10 | 5690-WS4393 | 526800 | 136950 | MEDIEVAL | OCCUPATION SITE | IRONWORKING EVIDENCE FOUND BY EXCAVATION |
| HIGH STREET RELIEF ROAD | 11 | 5961-WS4394 | 526630 | 136600 | MEDIEVAL | PIT, FINDSPOT AND IRONSTONE WORKING | IRONWORKING EVIDENCE FOUND BY EXCAVATION |
| HIGH STREET RELIEF ROAD | 12 | 5692-WS4395 | 526720 | 136480 | MEDIEVAL | FEATURES AND FINDSPOT | IRONWORKING EVIDENCE AND ASSOCIATED FEATURES FOUND BY EXCAVATION |
| PEGLER WAY | 13 | n/a | 526745 | 136958 | MEDIEVAL | | Additional medieval ironworking site |
| HAMMERSON IFIELD | | | | | | | POTTERY SHERDS FOUND DURING EVALUATION- NOT ASSOCIATED WITH ANY FEATURES |
| | 14 | 7348-WS7416 | 526595 | 136569 | MEDIEVAL | FINDSPOT | |

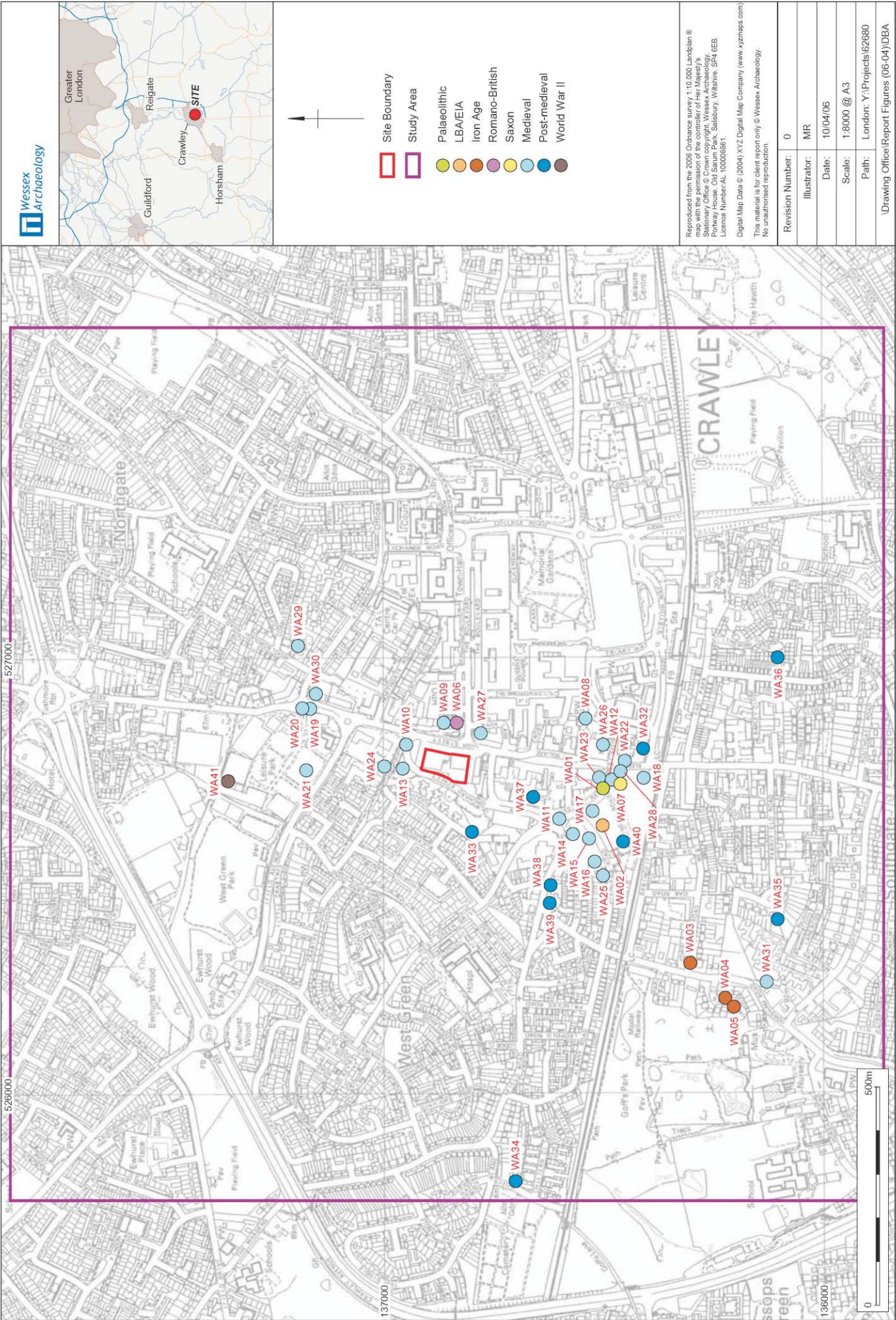
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|---------------------------------|----|-------------|--------|--------|-------------------|---|--|
| ASDA SITE | 15 | 7161-WS7216 | 526585 | 136532 | MEDIEVAL | PIT POSTHOLE DITCH AND FLOOR | POSSIBLE WORKING SURFACE AT ASDA DEVELOPMENT |
| ASDA SITE | 16 | 7160-WS7215 | 526532 | 136519 | MEDIEVAL | PIT POSTHOLE AND GULLY | MEDIEVAL FEATURES AT ASDA DEVELOPMENT |
| ASDA SITE | 17 | 7159-WS7214 | 526648 | 136524 | MEDIEVAL | | |
| ASDA SITE | 18 | 7157-WS7212 | 526724 | 136407 | MEDIEVAL | | |
| CRAWLEY LEISURE PARK | 19 | 6858-WS6893 | 526882 | 137170 | MEDIEVAL | OCCUPATION SITE TRACKWAY AND BUILDING | MEDIEVAL SMITHY AND POST-MED INN FOUND BY EXCAVATION |
| CRAWLEY LEISURE PARK | 20 | 6861-WS6896 | 526883 | 137188 | MEDIEVAL | FIELD SYSTEM AND IRONWORKING SITE | FEATURES CONTEMPORARY WITH SMITHY |
| CRAWLEY LEISURE PARK | 21 | 6862-WS6897 | 526741 | 137179 | MEDIEVAL | | FIELD-BOUNDARY DITCHES WITH IRONWORKING WASTE |
| OLD POST OFFICE | 22 | 5696-WS6916 | 526763 | 136450 | MEDIEVAL | OCCUPATION SITE | MEDIEVAL TENEMENT FOUNDATION FOUND BY EXCAVATION |
| 26-36 HIGH STREET CRAWLEY | 23 | 6871-WS6906 | 526725 | 136509 | MEDIEVAL | FEATURES AND FINDSPOT | IRONWORKING EVIDENCE FOUND BY EXCAVATION |
| DRIFTWAY SPENCERS ROAD | 24 | 5304-WS5473 | 526750 | 137000 | MEDIEVAL | FINDSPOT | IRONWORKING WASTE |
| HIGH STREET | 25 | 5305-WS3990 | 526500 | 136500 | MEDIEVAL | FINDSPOT | IRONWORKING WASTE |
| | 26 | 5306-WS5474 | 526800 | 136500 | MEDIEVAL | FINDSPOT | IRONWORKING SLAG FOUND ADJACENT TO CHURCH |
| 101 HIGH STREET CRAWLEY | 27 | 5307-WS5475 | 526826 | 136780 | MEDIEVAL | HOUSE | STANDING 15TH CENTURY BUILDING 101 HIGH STREET LISTED GRADE II* |
| 16 CRAWLEY HIGH STREET | 28 | 5689-WS5478 | 526739 | 136460 | MEDIEVAL | HOUSE | 15TH CENTURY HOUSE 16 HIGH ST |
| WOOLBOROUGH ROAD | 29 | 6872-WS6907 | 527026 | 137198 | MEDIEVAL | PIT AND DITCHES | FEATURES WITH IRONWORKING WASTE |
| KILNMEAD AND HIGH STREET | 30 | 6882-WS6919 | 526916 | 137157 | MEDIEVAL | PITS | FEATURES CONTEMPORARY WITH SMITHY |
| 44 GOFFS PARK ROAD | 31 | 6874-WS6909 | 526257 | 136125 | MEDIEVAL | PITS | MEDIEVAL FEATURES AT 44 GOFFS ROAD |
| OLD POST OFFICE 9-11 | 32 | 5697-WS6917 | 526791 | 136408 | POST- MEDIEVAL | OCCUPATION SITE | IRONWORKING WASTE AT OLD POST OFFICE SITE |

APPENDIX 2: BOREHOLE RESULTS

| Borehole Number 1 | |
|--------------------------|---|
| Depth below ground level | Deposit |
| 0.30m | Reinforced concrete |
| 0.50m | Soft firm yellow grey brown clay with some brick and gravel |
| 1.00m | Yellow brown sandy clay |
| 1.00m | Hard rock |

| Borehole Number 2 | |
|--------------------------|--|
| Depth below ground level | Deposit |
| 0.30m | Reinforced concrete |
| 0.50m | Soft firm yellow grey brown sandy clay with some brick and gravel stones (SANDY CLAY) |
| 1.00m | Stiff yellow brown friable sandy CLAY (SANDY CLAY) |
| 1.50m | Stiff brown mottled fissured MUDSTONE |
| 2.50m | Very stiff yellow brown sandy mottled CLAY with some yellow stone fragments (SANDY CLAY) |
| 3.00m | Hard rock |

| Borehole Number 3 | |
|--------------------------|--|
| Depth below ground level | Deposit |
| 0.40m | Reinforced concrete |
| 0.50m | Soft brown sandy silty CLAY (SANDY SILTY CLAY) |
| 0.70m | Yellow blue grey SILT (SILT) |
| 1.60m | Very stiff brown mottled sandy MUDSTONE (MUDSTONE) |
| 2.50m | Very stiff brown sandy MUDSTONE (MUDSTONE) |
| 3.00m | Hard rock |



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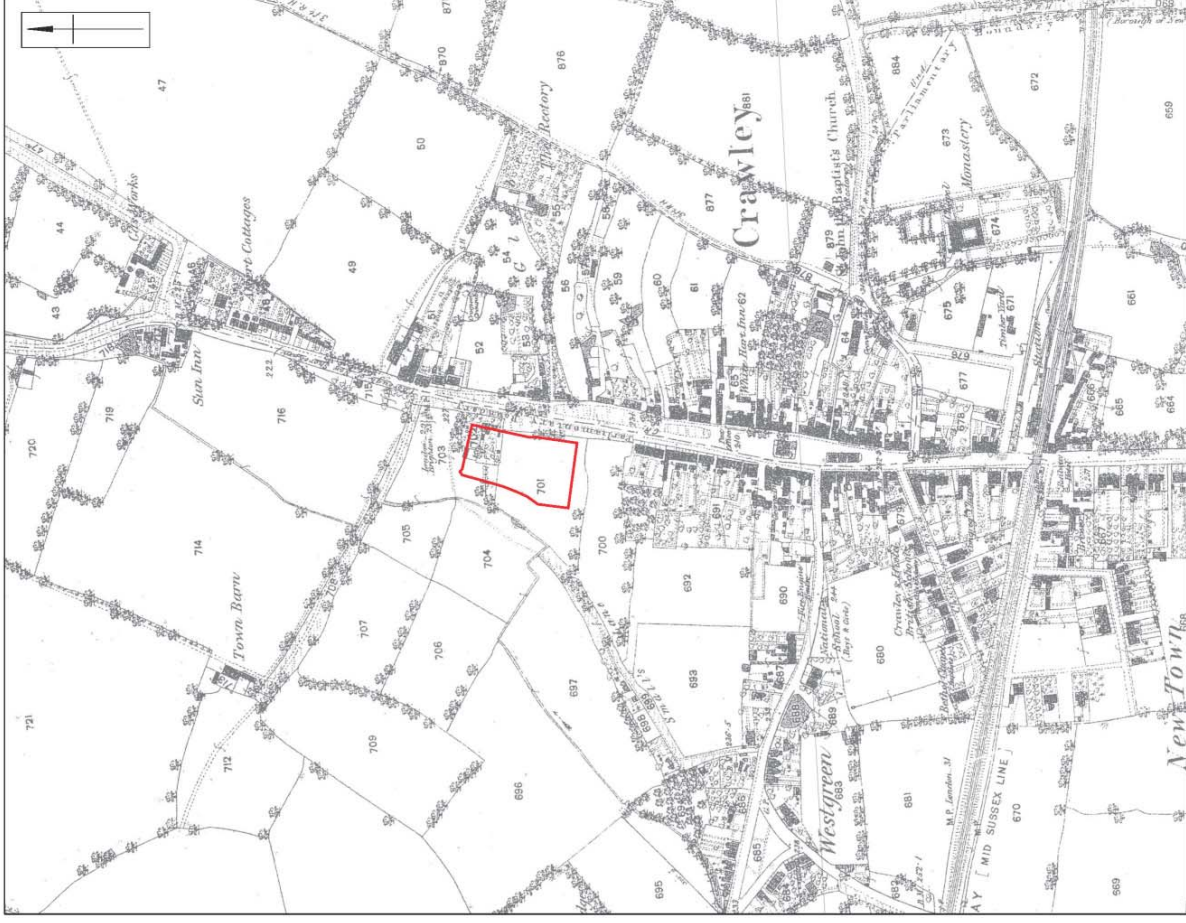
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Site location map showing the Site, Study Area and data synthesised from the WSHR



Tithe Map - 1839



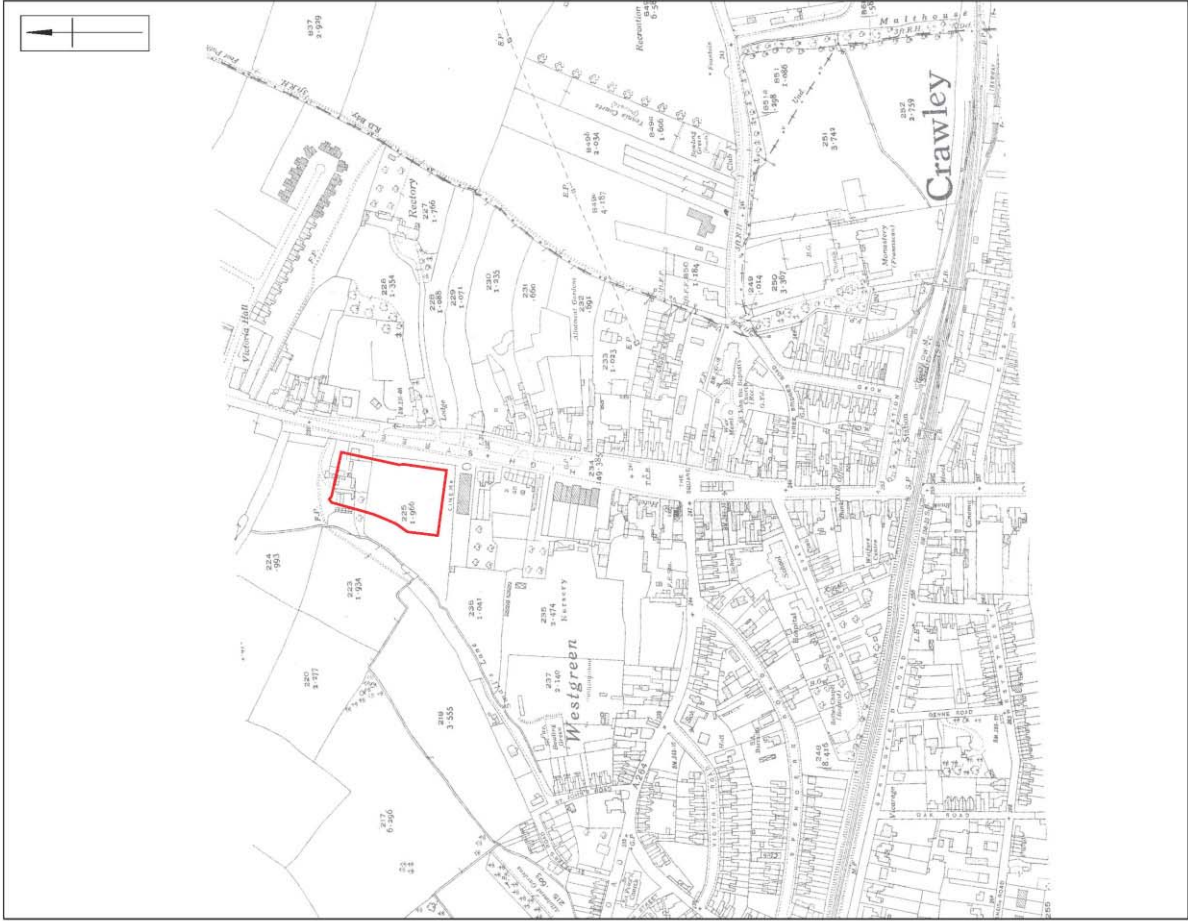
Ordnance Survey Map - 1874

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Ordnance Survey Map - 1897



Ordnance Survey Map - 1944

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