

**AN ARCHAEOLOGICAL DESK BASED ASSESSMENT FOR THE
PARISH CHURCH OF ST.LAURENCE, TELSCOMBE, EAST SUSSEX.**

Archaeology Services Lewes

Project number: ASL 141-17



The Parish Church of St.Laurence, looking towards the north west corner

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SUMMARY

A Heritage Statement, comprising a Desk-Based Assessment, has been prepared for the proposed conversion of the north vestry of the parish church of St.Laurence, Telscombe, into a wheelchair accessible toilet. The Site is currently in use as a place of worship for the local community and the proposed works would provide much needed facilities. The proposals include the removal of an internal wrought-iron gate (20th century); studwork and plaster-boarded walls to be inserted internally; new vents to be inserted into the roof; a new suspended floor and two new service pipe trenches to be excavated within the north-west corner of the graveyard.

The assessment has concluded that the Site has:

- *Medium potential for prehistoric deposits;*
- *low potential for Roman archaeological deposits;*
- *medium to high potential for Anglo-Saxon archaeological deposits;*
- *high potential for medieval and post-medieval deposits*
- *Few setting issues relating to the Listed Building has been identified.*

It has also concluded that although the heritage asset is deemed to be significant, the proposed work to the building is considered to be limited; causing less than substantial harm to the historic fabric and the overall form of the structure will not be greatly compromised. When weighed against the public benefits, the proposals are considered to be acceptable and will secure the building for its optimum viable use for the future by meeting the needs of a wider and more inclusive community.

1.0 Introduction

2.0 Site Topography and Geology

3.0 Planning Background

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7.0 Assessment of Archaeological Potential

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1.0 INTRODUCTION

1.1 Archaeology Services Lewes (ASL) has been commissioned by the agents J.D.Clarke Architects, to carry out an archaeological appraisal, consisting of a desk-based assessment (DBA), preliminary walkover survey of the historic church building and an assessment of the graveyard at the parish church of St.Laurence, Gorham's Lane, Telscombe, East Sussex, BN7 3HY (Figs. 1 & 2; herein referred to as the Site). The Site is currently in use as a place of worship for the local community but does not have the necessary facilities considered suitable for the modern day needs of the community. Therefore it is proposed that the site is redeveloped to create a new toilet room within the north vestry. The proposals here would involve the removal of an internal wrought-iron gate; studwork and plaster-boarded walls to the internal walls; new vents to be inserted into the roof; a new suspended floor and two new service pipe trenches within the north-west corner of the graveyard as well installing toilet, basin and heater facilities. Other works include installing a sink and water heater into an existing kitchen worktop within the tower and excavating all service runs within the north-west corner of the plot (see section 9.0 for full details).

This report follows the recommendations set out by the Institute for Archaeologists in *Standards and Guidance for Archaeological Desk- Based Assessments* (CIfA 2014; updated 2017).

1.2 The Site is situated at TQ 4054503365 in Telscombe parish. A wider Study Area of 1 km radius has been considered to place the Site in context

1.3 The building was first listed on 20th August 1965 (List entry Number: 1222720).

The Parish Church of St Laurence. Church of England. Chancel with north chapel, nave with north aisle and west tower with pyramidal tiled roof. Nave and chancel C12, the arcade of the north aisle and chapel and the tower late C12, the aisle and the chapel rebuilt in the C19.

1.4 Objective of report

The objective of this report is to provide a brief overview of the date and the form of construction of the extant building with the specific aims of establishing the date of the historic fabric which will be impacted by the proposals if permission is granted. In noting this, the significance of the historic fabric both individually and as a group can be assessed. Additionally, the significance will be weighed against the benefits of the proposals with recommendations given.

1.5 It should be noted this survey is non-intrusive and the report is an appraisal rather than a definitive statement and therefore any discussions on the presence or absence of below-ground archaeological remains should be regarded as *an indicator of potential*. The only way to produce a definitive statement would be for a geophysical survey or trial trenching to define the presence/absence of any archaeological remains within the Site. Furthermore the report on the the standing

building should not be regarded as a detailed archaeological record, nor should it be taken as definitive. Further research, particularly that undertaken during building works, is likely to refine and extend the understanding of the buildings and could modify the dates and phasing suggested.

2.0 SITE TOPOGRAPHY AND GEOLOGY

The underlying geology of the site is Newhaven Chalk Formation; sedimentary bedrock formed approximately 71 to 86 million years ago in the Cretaceous Period. The local environment was previously dominated by warm chalk seas¹. The development site itself lies at an approximate height of 66m above sea level.

3.0 PLANNING BACKGROUND

3.1 Town and Country Planning Legislation and Procedures

3.1.1 In March 2012, Government policies relating to planning were defined in the National Planning Policy Framework. Section 12 (paragraphs 126 – 141) of the Framework (*Conserving and enhancing the historic environment*) outlines specific policies relating to the historic environment and the role it plays in the Government's definition of sustainable development.

3.1.2 Local planning authorities are required to '*set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*'.

3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*'.

3.2 The National Planning Policy Framework (NPPF)

In 2012 the NPPF set out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Section 12 of the NPPF relates to conserving and enhancing the historic environment and requires Local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

The following sections of the NPPF relate to this planning application and we believe that the application along with the Heritage Statement addresses these requirements as follows:

128. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
129. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*
131. *In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*

132. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
134. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*
135. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

The Historic Environment Record (HER) maintained by the East Sussex Records Office (ESRO) was consulted for a previous project next door to the Site at Banks Cottage (Reference: 481/16). This data has been re-used by kind permission of the ESCC County Archaeologist. Listed Building data was acquired from English Heritage. Details were taken of all archaeological sites and Listed Buildings within the defined Study Area of 1km radius.

4.2 Archaeological Notification Areas

East Sussex County Council, who advises the local planning authorities on archaeological matters, have identified various Archaeological Notification Areas (ANAs) throughout the County which are plotted onto a map (Fig.3). These ANA maps are to be considered during the process of planning applications in association with the County Archaeologist acting as consultant but the areas have no statutory status or protection. The development is situated within an Archaeological Notification Area (ANA No: DES 8471) defining a multi-period landscape with a wide range of finds recovered dating from the Palaeolithic period through to the 19th century. The village of Telscombe is defined as a Saxon, Medieval and Post-Medieval hamlet and the Site is located within the historic core alongside its principal street. The Site is believed to have been in use as a place of worship from at least the medieval period if not earlier. This therefore raises the potential for below ground

archaeological remains to exist within the development area, in particular within the north-west corner where the proposed deep service trenches will be excavated.

4.3 Archaeological Periods Represented

4.3.1 A suggested timescale of the archaeological periods referred to in this report is shown below.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 700 BC)

Prehistoric: Iron Age (c. 700 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Anglo-Saxon (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

There has been relatively little excavation undertaken at Telscombe, except for a small evaluation at The Rectory (EES1397), approximately 130m north of the Site, which revealed no artefacts or features. In 2017 ASL conducted a watching brief at Banks Cottages, immediately south of the Site. This revealed some features which may date to the medieval period. Artefacts found include prehistoric flintwork and medieval pottery.

4.3.2 There are twenty three archaeological sites recorded (Fig.4) and seven archaeological events (Fig.5), plus eighteen Listed Buildings (Fig.6) within the Conservation Area (No: DES9865) with one Scheduled Monument (Fig.7) within the 1km radius search which have been condensed below.

4.3.3 Prehistoric period

A Palaeolithic flint handaxe (MES2048) was found at Telscombe. A flint scraper was also discovered². These were discovered by chance, 500m south-west of the Site.

The significant remains of prehistoric Lynchets (MES1529) surrounding Highdole Hill do not constitute a single isolated group; they form part of a large group which extends eastward over the whole of Fore Hill and northward in a continuous belt to Iford Hill. Many of them are of considerable dimensions, with their vertical heights ranging from 3m-5m. Although not dated, it is highly likely that these are prehistoric but some may be Roman.

² Sussex Archaeological Collections. Volume 100 (1962) pg. LXIII. Museum Additions

A prehistoric flint sickle (MES2043) was found at Telscombe approximately 150m north-west of the Site. This was a small sickle, roughly oval and although this has not been classified, it is thought to date to the Bronze Age.

The site of a former barrow (MES2044) which was destroyed in May 1909 during the construction of a reservoir was situated approximately 350m south of the Site. Finds included an 'A' Beaker (the only recorded example from Sussex) with a contracted skeleton, and a large "overhanging rim" urn with burnt bones. The Beaker and urn are now in Brighton Museum³. No trace of the barrow is left as the site is now occupied by a reservoir. The location occurs on the line of the ditch belonging to a cross ridge dyke, which is discussed below.

The remains of a Cross ridge dyke (MES2045) on Telscombe Tye lie 300m south-west of the Site and are now a Scheduled Monument (DES8131). The remains of the much mutilated Dyke extend from the head of the coombe above the village to Telscombe Cliffs.

4.3.4 Roman period

The remains of a Roman camp are still visible within the Cross Ridge Dyke discussed in section 2.3 above, on Telscombe Tye⁴.

4.3.5 Saxon period

The early Medieval or Saxon Hamlet of Telscombe (MES21987) was first documented as early as AD 966, with reference to King Edgar; 'grant of land at *Titelescumbe* (Telscombe)'⁵.

In 1964, during the mechanical excavation for the erection of barns c.100m west of the Site, two clay loom-weights were found, together with pottery, animal bone and signs of a hearth (MES2049) probably late Saxon or early Norman in date and representing a hut site⁶.

4.3.6 Medieval period

St. Laurence's Church, (MES2042) consists of a chancel with north chapel, nave with a north aisle and a west tower with pyramidal tiled roof. The nave and chancel are 12th

³ Sussex Archaeological Collections. vol 72, (1931) pgs 37 and 66

⁴ Horsfield, T.W., 1824. History and Antiquities of Sussex. pg 190.

⁵ Bannister, N. 2008. Historic Landscape Characterisation of Sussex.

⁶ Holden, E.W., 1965. Sussex notes and queries. Vol 16, pg 154-158.

century, the arcade of the north aisle, chapel and tower are late 12th century. The aisle and chapel were rebuilt in the 19th century (Fig.8).

A comprehensive description of the interior of the church⁷ is provided below:

'The nave and chancel are 11th century or 12th century with a tower and north arcade of c.1200. Most windows, the north chapel and the aisle walls are 19th century.

Though near the coast and behind the despoiled area between Brighton and Newhaven, Telscombe village has been saved because it is approached from the north across two miles of Downland lane and is thus almost the only village in the area that is not located on or near the estuary of the river Ouse. The church stands on a slope and the proportions of the flint nave and chancel look 11th century or 12th century, though no detail remains. The small south east window of the chancel may have been converted from an older one in the 14th century and though the mouldings of the south doorway are 14th century, it's almost round head suggests it too could have been adapted.

In the late 12th century, a tower and north aisle were added. The un-buttressed tower with a tiled cap has a round-headed west lancet and smaller pointed bell-openings; a further round-headed lancet to the south looks entirely 19th century. The tower too is built of flint, but with a plinth of ironstone. The plain, un-chamfered pointed tower arch extends the full width of the tower. The aisle also has a single round-headed west lancet. The Sharpe Collection drawing (1802) shows no other window and the north wall was rebuilt in the 19th century. The arcade has round piers, a (image) semi-circular east respond and a square west one. Probably at least started before the tower, the heads of the plain arches are round. They do not fit the piers and the VCH (7 p77) suggests they have been rebuilt. The date of this is not obvious, for though retooled, they do not look 19th century, although the history of the church then is poorly documented. On the other hand, the chancel arch, despite a round head of 12th century form, is 19th century; the form of its predecessor is unknown.

The north chancel chapel was also added in the 12th century and is little wider than the then aisle. It is approached from the aisle through a round-headed arch, visible on the Sharpe drawing. The two-bay arcade to the chancel is reconstructed, for it is shown blocked in the Burrell Collection drawing of 1780, though it is not known when the original chapel was removed. The heads are again plain and rounded, but the capitals of the responds (as in the nave arcade, the west one is square and the east one semi-circular) are slightly later than the nave (image) arcade, with scallops and crockets. It has been suggested (www.crsbi.ac.uk retrieved on 22/4/2013) that the west respond is rather earlier in date, but in view of the degree of restoration, this is

⁷ <http://sussexparishchurches.org/product/telscombe-st-laurence> accessed 21/12/17

open to question. Similar doubts centre on the square capital of the round pier, which like the east respond has pendants in the angles. In this respect, it resembles others in the area of the same date, e.g. St Anne, Lewes. However, the pier has certainly been renewed, though since much of the east respond appears old, the form of the capital also may be original.

The 14th century large south lowside lancet of the chancel may be adapted from a 13th century one. The remaining 14th century work is early, including the well preserved east window with a quatrefoil head, the south east window of the chancel and the south doorway, which may be adapted from 12th century work. The only 15th century work, at least originally, is the two-light square-headed south east window of the nave. The adjacent one with different dimensions is wholly 19th century.

Though no early representation of the south side is known, all the present windows are 19th century, including the big south west lancet. It is probable that the windows that were here previously were, except the 15th century one noted above, different. In the 19th century the north aisle was reconstructed higher and wider (as the west wall shows) and the rebuilt chapel was taller with a gable. In 1851, Nibbs writes of a recent restoration and it was most probably on that occasion that the external detail was renewed, for the work is known to have included the complete restoration of the north aisle. Furthermore, Hussey (published in 1852) notes its new dimensions and Lower (II p199) states that the chapel had been recently replaced. The chancel arch, aisle wall and other external detail also probably date from this time. It is tempting to ascribe the roofs to a further restoration of 1902 (Harrison p125), for the twisted iron ties in the nave are more typical of that date. This campaign of work appears to have continued for several years, since the second nave south window in 15th century style is said to date from 1904 (as does the glass in it – see below) (BE(E) p632) and the chancel wall-paintings were added in 1905 (ibid). The only recorded work subsequently was in 1937, when the north chapel was fitted up (ibid).

Fittings

Altar: (North chapel) Stone and 19th century in appearance, with pierced flamboyant tracery on the front. It was brought here from Verona, Italy in 1937 (BE(E) ibid).

Altar rails: Either 18th century or a good modern copy with closely set balusters.

Bench ends: (Now part of the priest's stall and kneeling desk) 16th century.

Chest: 16 or 17th century.

Font: A C13 square bowl with five pointed arches cut into each side. On each side of the solid base are two small trefoiled recesses.

Glass:

1. (South chancel, second window) J Powell and Sons, 1892 (Order book).
2. (South chancel, first and north aisle first and second windows) Attributed to Wailles and Strang on account of the close similarity to their documented work at Piddinghoe (www.stainedglassrecords.org retrieved on 29/3/2013).
3. (South aisle, first window) J Powell and Sons, 1853, quarries (Cash book).
4. (West window) J Powell and Sons, 1878, more quarries with roundels in each light

(Order book).

5. *(South nave window) Clayton and Bell, 1904 (BE(E) ibid).*

6. *(North chapel, east window) Fragments of older glass said to come from Selby abbey, Yorkshire, placed here in 1937 (BE(E) ibid).*

Lectern and desk: *These incorporate pieces of 15/16th century woodwork, including pew ends in the desk.*

Monument: *(South wall of nave) Thomas Crew (d1782) and other members of his family, ending with Richard Day (d.1816). It is an oval tablet, signed by A Lambert of Brighton, who is otherwise unknown, and probably dates from after 1816.*

Painting: *(Above chancel arch and on east wall) This dates from 1905, showing pre-Raphaelite influence, by Clayton and Bell (BE(E) ibid).*

Piscina: *(South chancel) restored 12th century work with carved leaves under the square bowl.*

Royal Arms: *(Over south doorway) Finely carved in low relief and possibly late 17th century since the arms of Hanover are lacking.*

Stoup: *(By south doorway) Not old in its present state.'*

Additionally, medieval lynchets are evident within ploughed fields in two locations to the north of Telscombe, at approximately 450m north-east of the Site and (MES2057) 450m east of the Site (MES2058) showing that the area nearby was farmed during this period.

4.3.7 Post Medieval period

Bank Cottages (a Grade II Listed Building) lies immediately south of the church and was probably constructed in the 18th century. The recent usage has been accommodation for the YHA. The early origins of are somewhat obscure. For much of their existence they were three small attached cottages. They may have been built to house the poor of the parish, and almost certainly were being used for that purpose during the first half of the 19th Century as the Tithe Survey of 1842 shows they were owned by the parish and appear to have been known as Charity Cottages (MES28979). A Heritage Statement was undertaken⁸ (EES17194) to assess the history and development of the cottages, and to consider the impact the proposed changes may have upon them and their setting. The available evidence suggests that the northern cottage is somewhat older than the other two, and probably dates back to around the middle of the 18th Century. The two other cottages were probably added towards the end of the 18th Century or early 19th Century.

Stud House, (MES31920) is situated approximately 50m west of the Site and is a partially extant 18th century farmstead. The farmstead is of a dispersed plan with multiple yards and the house is a Grade II Listed 18th century property.

⁸ Howell, R, 2015 Bank Cottages, Telscombe

Listed Buildings within the nucleus of Telscombe village are as follows:

Property:	Grade:	Listing number:	Date:
Bank Cottages	II	1222727	18 th century
Old School Cottage	II	1222729	19 th century
Barn at Old School Cottage	II	1222629	19 th century
Barn south-east of Manor Cottage	II	1222775	18 th century
Bos Tree Cottage	II	1222622	17 th century (timber framed)
Duck Barn	II	1267656	18 th century
Former Shepherd's hut in the Garden of Promises, 8 Stanley Road	II	1238193	19 th century
Manor Cottage	II	1222645	18 th century
Oak Cottage	II	1222730	17 th century (timber framed)
Shed to side of village hall	II	1222776	19 th century or earlier
The Manor House	II	1222641	18 th century
The Old Rectory	II	1222634	19 th century
Stables of Stud House	II	1222728	18 th century
Stud House	II	1222620	18 th century
Two barns north of Stud House	II	1222621	18 th century
White Cottage	II	1222619	19 th century

5.0 CARTOGRAPHIC EVIDENCE

As the church is a building dating to the 12th century or earlier, it can be viewed on the tithe map which clearly shows the building facing Gorham's Lane (Fig.9) but does not show the floor plan. This is seen on the Ordnance Survey maps of the 19th century, starting in 1872 (Fig.10). By then, all of the 19th century additions and alterations can clearly be seen on the plan.

6.0 WALKOVER SURVEY

6.1 A walkover survey of the site was undertaken by the author on 21st December 2017 and the interior was inspected and recorded on January 16th 2018. The weather was fine, with bright sunshine on both days. See Fig.11. for the location and orientation of the photographs taken.

6.2 The objective of the walkover survey was to identify the adjacent topography as well as any landscape or archaeological features not evident on existing maps, and also to assess any areas of disturbance that may have impacted upon any potential below ground archaeology. The walkover survey was rapid with notes taken at the time and was not intended as a detailed survey. The building was also subjected to a rapid survey to put the specific proposals into context with the wider history of the building.

6.3 Overview of the exterior of the building and plot

The church is built primarily with coursed flint with occasional pieces of ironstone and sandstone quoins. There is a tower tower to the east side and extensions include a north aisle and chapel with a north vestry and south porch (see Fig.8 for phased floor plan). The roof is covered with ceramic tiles.



Plate 1. The east side of the church viewed from the west.

The ground rises to the south and east sides and there is a walled graveyard on the far east (Plate 1), with a small strip of graves on the north side bounded by a flint retaining wall and line of trees. Beyond this the ground falls sharply on the north side towards a farm track and public footpath (Plate 2) which runs east to west from Gorham's Lane to open fields beyond. A retaining flint wall has been built on the west side where the plot faces Gorham's Lane and this wall is mounted by iron railings. There is a large tree in the north-west corner.



Plate 2. North side of the church viewed from a farm track.

The plot is accessed through a cast iron gate at road level in the north-west corner, which has an iron filigree arch and lamp above (Plate 3; all 19th century). This gives access to a modern brick path, with eight steps up, which then follows around the west and south sides of the church to the south entrance and ultimately towards the graveyard at the rear of the plot.



Plate 3. The building viewed from the north-west corner showing the gate and lamp arch above.

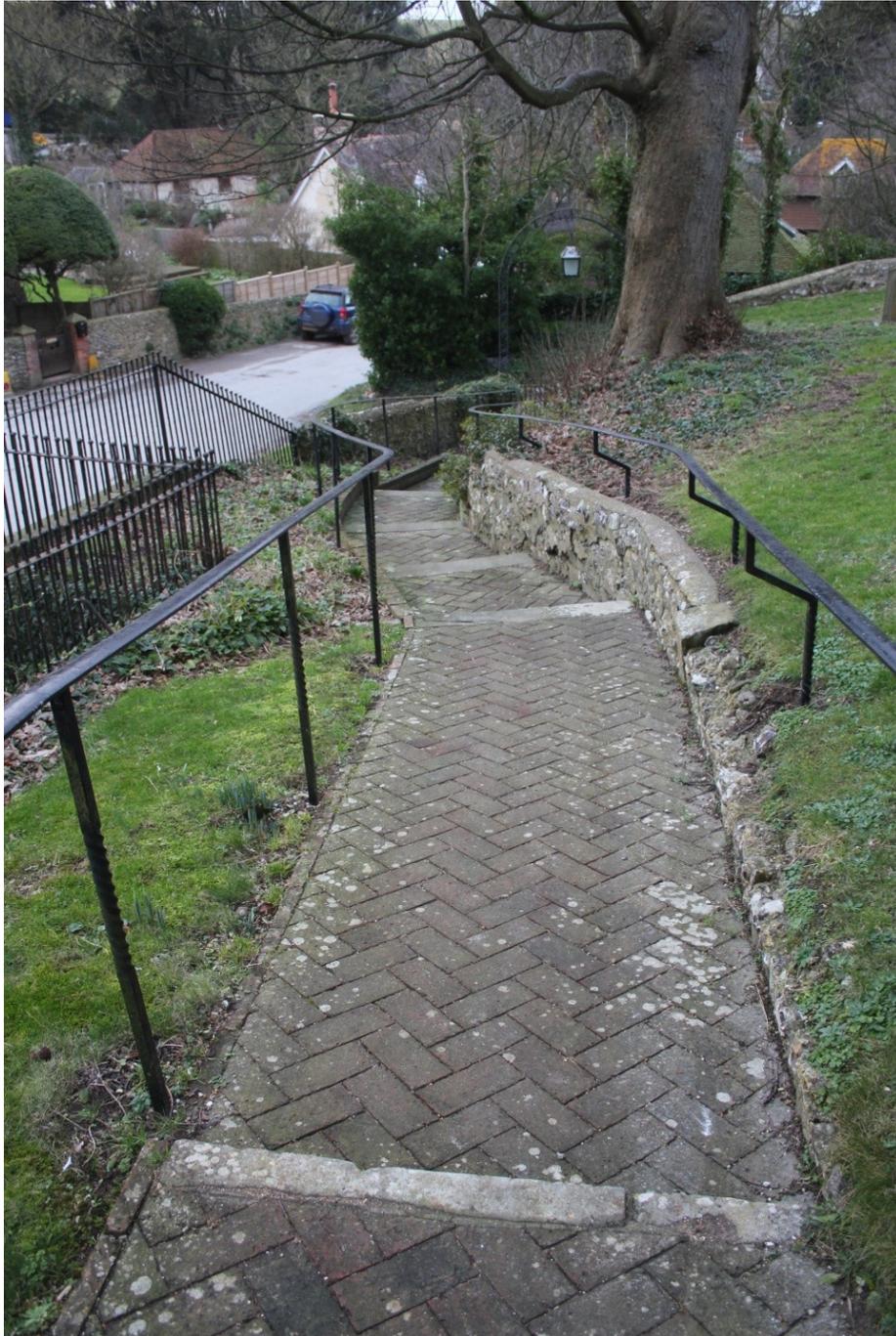


Plate 4. Modern brick path to west side.

The path is flanked by barley twist posts mounted by a hand rail (Plate 4; likely 20th century) and the path also forks southwards towards Bank Cottages where a small wooden boundary gate lies between the two plots. There are no gravestones immediately flanking the south wall (apart from one to the west of the south entrance) or within the south west corner of the plot and there are no headstones in the far north west corner of the plot but there are a small groups to the east side of the vestry and east of the chancel. Additionally there were no gravestones seen in the west side of the plot.

6.4 The Tower Tower

The tower (Plate 5) is believed to have been added in the late 12th century and is constructed from natural flint nodules and ironstone with some faced flint and the mortar (modern) is lime with approximately 25% small rounded water worn flint gravel. There is a slightly projecting flint and ironstone plinth on which the tower sits. The quoins are light yellow sandstone and within the south wall there is a slender, round headed sandstone window at ground floor and a two-pointed arched bell opening at the top level (Plate 6). It is believed that these windows are 19th century replacements although it would appear that some elements may be re-used, particularly the top window in the south wall. In the west wall is a larger, round-headed window at ground floor level, which is probably medieval (1355-1530⁹) and a two-pointed arched bell opening at the top level.



Plate 5. The tower viewed from the north-west showing the plinth and round-headed windows.

⁹ Anon. Information leaflet prepared by the church.



Plate 6. 19th century window in the south wall of the tower.

The internal quoins of the window on the west wall have some evidence of wall painting, which are fragmented and incomplete (Plate 7). The paintings consist of simple, ochre coloured lines.



Plate 7. The remains of wall paintings on the north side of the Tower's west window.

The north wall has just one bell opening at the top which matches those in the south and west walls.

Internally, the walls have a 19th century wooden tongue and groove panelled dado with rail to the north, west and south sides at a height of 1.46m above which the walls are partly plastered and painted white. Beyond the painted surfaces are exposed flint and stone walls which meet an inserted plastered ceiling at approximate half height level. There is also a shallow skirting board and the floor is partly laid with quarry tiles on the east side ((1.90m E-W) and concrete on the west side (1.46m E-W). There is a live electric cable running E-W on the north wall horizontally across the top of an existing kitchen cupboard with work top (Plate 8). There is a modern electricity fuse and junction box in the south corner.

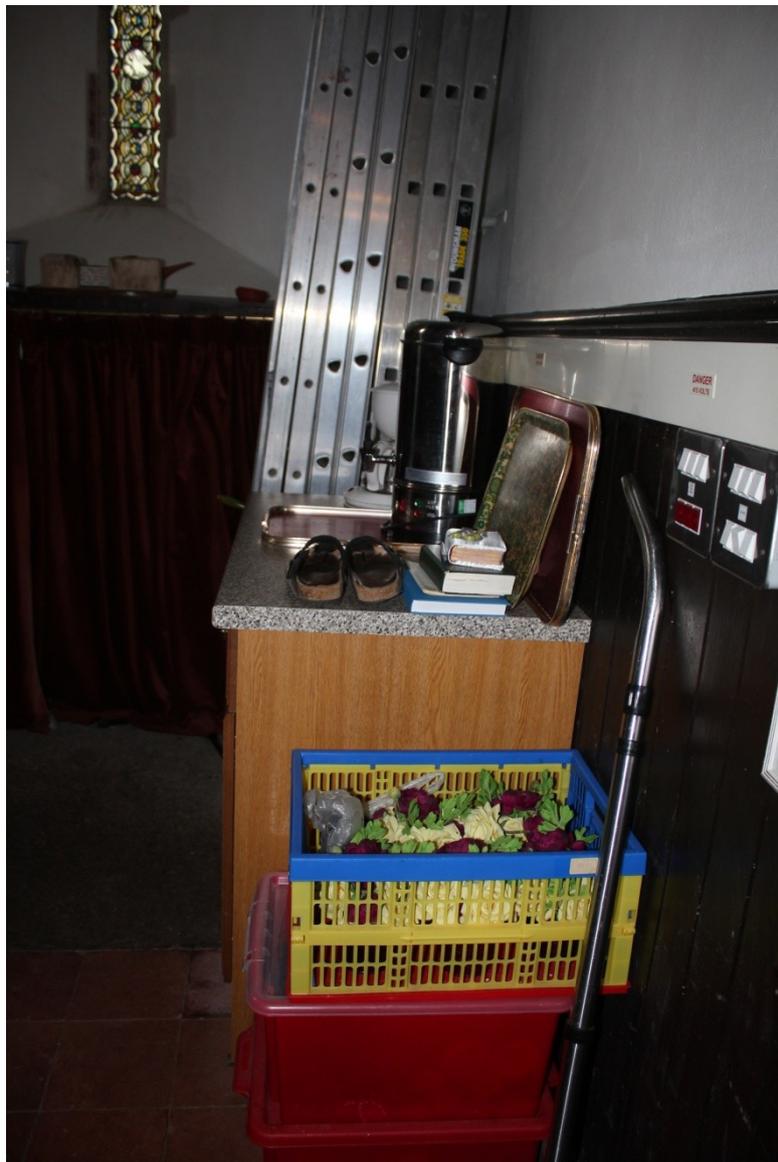


Plate 8. 19th century dado panels and modern sink unit on the north wall of the Tower.

6.5 The Nave

The nave is thought to be the earliest part of the church and is at least early 12th century in date (could be earlier) and has a buttress to the west corner and is constructed with sandstone; flint nodules and ironstone with occasional faced flints and some greensand blocks present with mortar as before (Plate 9). There is a two-pointed lancet window on the west side with label mould and returns above in yellow (Caen?) stone. There is a simple leaded diamond glass lights within. This too is believed to be 19th century replacement.



Plate 9. South wall of the Nave with 19th century porch addition.

A square-headed window centrally positioned in the south wall of the nave is 19th century and a third window on the east side of the nave, also square-headed, is believed to be 15th century (Plate 10). Both have label-moulds with returns and have two round-headed lights with stained glass panels and a central mullion. The flooring is a mixture of 19th century and medieval ceramic tiles along with wood block.



Plate 10. 15th century square-headed window in the south Nave wall.

6.6 The south porch

The south porch is 19th century and is constructed with flint nodules; greensand; yellow sandstone and ironstone with the same mortar as used elsewhere. It has a round arched sandstone doorway with label mould and returns above (in fine-grained yellow stone) with projecting eaves corbels with a stepped stone gable and ornate pendant to the apex. The roof is covered with Horsham slab and there is a moulded decorated ceramic ridge (Plate 11). There is a small round-headed yellow sandstone window on the east side.



Plate 11. Re-used Horsham slab tiles on the south porch.



Plate 12. South Porch with re-modelled 12th century doorway and 19th century door.

The round headed south doorway is adapted from the original 12th century stonework with probable 14th century mouldings, although the oak door with brass fittings is much later and also 19th century (Plate 12). The rafters (with ridge-board above) above can clearly be seen to display former use and have come from elsewhere. The floor is laid with quarry tiles.

6.7 The Chancel

The chancel is 12th century in date although likely added soon after the initial construction of the nave and is constructed from nodular and faced flint with

ironstone and greensand and mortar as before. The roof steps down at this juncture and is also covered with ceramic tiles with the same moulded ridge as on the porch. The lower 600mm of the wall is rendered externally and some quoins have been replaced. The east gable also has stepped stone and moulded slightly projecting eaves similar to that of the porch, with a stone cross at the apex. There are two stained glass windows within the south wall, both of which are believed to be 14th century although the phased ground plan suggests the one to the west side is a 19th century replacement so is somewhat misleading. Internally this does have traces of a much older wall painting on the surround so an earlier date is more likely.



Plate 13. Looking through the Nave to the Chancel; note early 20th century murals.

The east wall has a large 14th century two-light window (Plates 13 and 14) with label mould and quatrefoil head which also has traces of much earlier wall painting on the interior which does not match a later 20th century chancel arch and altar mural in colour, texture or saturation (Plates 15-17). These later murals were painted in 1905 by Messrs.Castle and Anderson, donated by Ambrose Gorham¹⁰.



Plate 14. Two-light window with quatrefoil in the east wall of the Chancel.

¹⁰ Anon. Information leaflet prepared by the church.



Plate 15. 20th century mural on the east wall.



Plate 16. Traces of earlier painting on the quoin of the altar window.



Plate 17. Early 20th century murals above the Chancel arch.

The flooring in the chancel is a mixture of stone flag, re-used tombstones and medieval glazed tiles.

6.9 The Lady Chapel

The north Lady Chapel is thought to have had 12th century origins and has been added to or replaced at a later date, probably also during the 19th century renovations. A lot of re-building of the church took place during this period so it is not possible to state which is original medieval fabric with regards to the entire north side of the building. The east wall is similar in construction to that of the chancel but the roof line is lower (Plate 18). There is a central lead hopper in the valley between the two roofs which is also 19th century and the lancet window is believed to contain glass fragments from Selby abbey, Yorkshire, placed here in 1937.



Plate 18. The Lady Chapel to the right of the Chancel.

The lancet window here does not have a label mould and is plainer. A headstone erected against the wall here is inscribed: *'The entrance to the vault of the Rev. James Hutchins'*.



Plate 19. The vault entrance on the east wall of the Lady Chapel.

This is located underneath the window on the east side. The north east corner of the chapel has stone quoins and there are graves on the east bank as well as on the north side of the chapel. This side is also constructed from the same materials and the bottom 300mm of this wall is rendered. There are no windows on this north wall. The flooring is mainly laid with re-used glazed medieval ceramic tiles (Plate 20).



Plate 20. Re-used medieval glazed tiles in the floor of the Lady Chapel and Chancel.

6.10 The North Aisle

It is thought that this 19th century construction replaces an earlier aisle and is a 'lean-to' with a cat-slide roof, also in ceramic tiles and with 19th ceramic floor tiles (Plate 21) along with wood block. The evidence for a higher and wider aisle is clearly visible within the west wall (Plate 22).

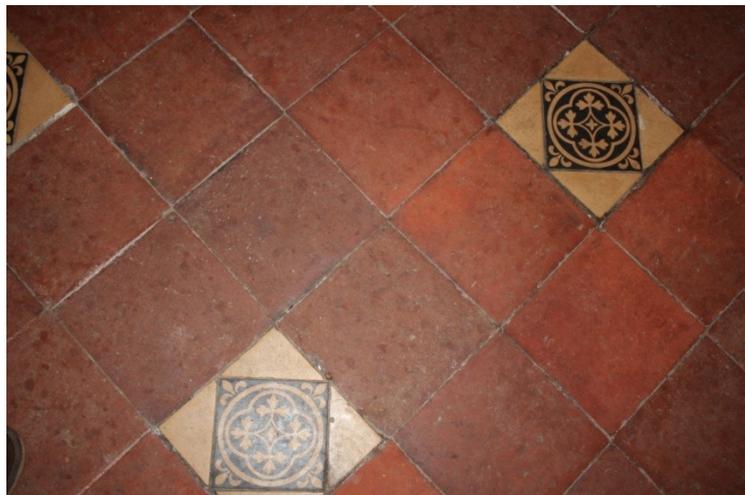


Plate 21. 19th century floor tiles in the north aisle.

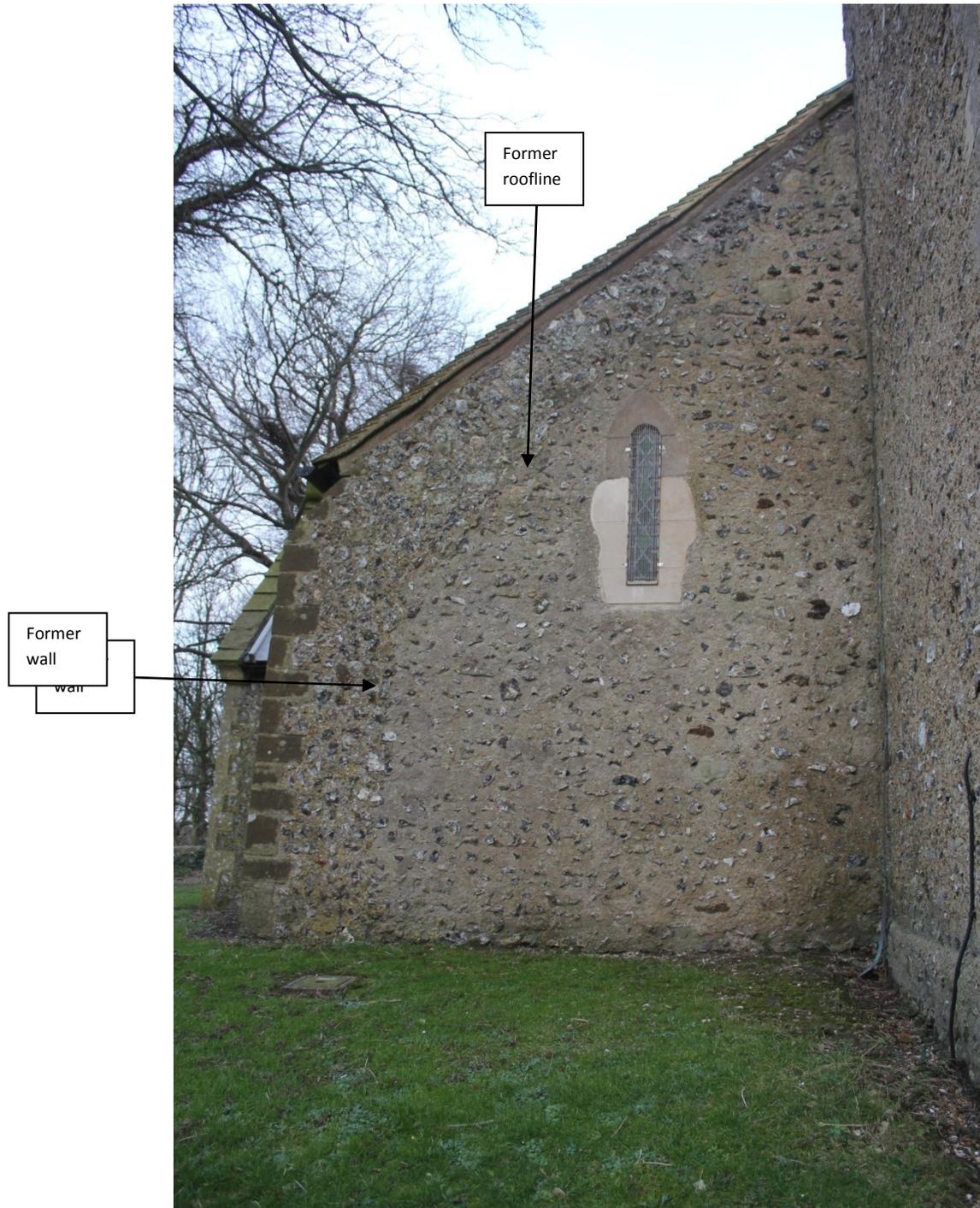


Plate 22. The scars of the former north aisle seen in the west wall.

The change in roof pitch is apparent and the north wall of the aisle is constructed mainly with flint nodules with occasional large, yellow, squared sandstone blocks and there are three ventilation grilles at ground level. There are two round-headed, yellow sandstone windows with stained glass panels within. These are fairly simple surrounds with internal bevels and there is a slender, round-headed window with leaded diamond/rectangle glass panel within in the west wall. However, this window is flush faced with the external wall and the aperture appears to be stuccoed (Plate 22). Although being located in what is thought to be the 12th century aisle, this

window is more likely to have been re-modelled in the 19th century. There is a buttress on the north-west corner (also stone and flint) and within the ground is an earth rod chamber. The vestry has been added in the 19th century (Plate 23).



Plate 23. The Vestry was added on to the north wall of the aisle when this was rebuilt in the 19th century.

6.11 The Vestry

This small 19th century addition matches the porch to the south in both size and construction details except the roof is covered with ceramic tiles instead of Horsham slab. There is also a round-headed stone window in the east wall which matches that in the porch and those in the north wall of the aisle (Plate 23). It is not known if the external door was ever meant to be used as it appears to be in-filled internally (Plate 24).

Unfortunately this room was locked and full access was not possible on both days, but it was inspected and photographed through the open grills of the gate.



Plate 24. Blocked north door in the Vestry.



Plate 25. The doorway into the Vestry with modern gate.

Internally, the doorway into the vestry in the north wall is a two-pointed arch in yellow sandstone (which is probably re-used) with a much later label mould with returns, which does not seem to match any others internally (Plate 25). This doorway is believed to be 19th century which was inserted during the Victorian renovations. However, there is some evidence that this doorway has been re-positioned as this has traces of much earlier wall painting on the bottom quoin, which is in a poor condition, fragmented and faint (Plate 26). No evidence of earlier door pintles was seen on the internal face of the doorway, but this was partly blocked by a metal fixing plate and modern door hinges/lock plate.



Plate 26. Early wall painting evident on the bottom quoin of the Vestry door.

There is a modern wrought iron gate with a lock and a metal safe was seen (referred to as a 'vault' in the proposals) on a concrete plinth in the west corner of the room.

Two arched recess exist in the north wall (Plate 27), behind a blocked external doorway; one on the west side has been partly boarded and used as a bookshelf and cupboard space and the one on the east side appears fully boarded. This is somewhat confusing as the exterior view shows a centrally positioned doorway but internally this does not seem feasible. It is possible that the external doorway was never built for use and is there mainly to achieve some form of symmetry with the south porch. The walls are all plastered and painted white, as is the roof which is flush under-plastered. The floor is carpeted.



Plate 27. Internal recesses behind the external door would not have given easy access.

7.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

7.1 A review of the plot and building as recorded indicates that the site has considerable archaeological potential.

7.2 Prehistoric

7.2.1 The Study Area has produced some evidence for prehistoric occupation, with earthworks lying within 300m of the Site. The recent excavation at Banks Cottages recovered worked flints from the hillwash contexts. It is possible that unstratified flints may also be recovered from the proposed excavation of the service trenches.

7.2.2 The potential of the Site for this period is therefore medium.

7.3 Romano-British

7.3.1 The Study Area has produced little evidence for prehistoric occupation with just one site some 400m to the south.

7.3.2 Therefore the potential of the Site for this period is Low.

7.4 Anglo-Saxon

7.4.1 The Study Area has produced some evidence for Anglo-Saxon occupation, with one site producing Saxon artefacts and features some 100m to the west. Additionally, the village has origins dating to the Saxon period.

7.4.2 The potential of the Site for this period is therefore medium-high.

7.5 Medieval

7.5.1 The Study Area has produced evidence for medieval occupation in the form of agricultural field boundaries. Additionally the church dates to the early 12th century (or earlier) so there is likely to be unmarked earlier burials within the graveyard.

7.5.2 The potential of the Site for this period is high.

7.6 Post-medieval

7.6.1 Post-medieval evidence, in the form of burials, is also likely to survive as buried archaeological deposits.

7.6.2 The potential of the Site for this period is high.

7.7 Summary of Potential

- 7.7.1 This DBA only considers the *potential* of the Site in principle. Often the conclusions, if considered to prove that the potential for archaeology is high, can only be tested by fieldwork in order to confirm whether remains are actually present. It must be stressed that remains of a type for which there is no prior evidence may be encountered during invasive ground works during development.
- 7.7.2 This potential for the discovery of hitherto unknown archaeology has been supported by a review of the known archaeological sites near to the Site. Therefore the potential for new sites/findspots being located within the proposed development area is summarised as follows:
- Prehistoric – medium
Romano-British - low
Anglo-Saxon – medium-high
Medieval - high
Post-medieval – high
- 7.7.3 To conclude, the Site is considered to lie within an area of high archaeological potential for the medieval and post-medieval periods.

8.0 EXISTING IMPACTS ON ARCHAEOLOGICAL POTENTIAL

- 8.1 The site has been in use as a place of worship from at least the early 12th century when the church was built, and there have been successive phases of additions to the medieval core of the building. There is also the potential for an earlier structure to underlie the extant building, given that the village has Anglo-Saxon origins. There has been no obvious landscaping within the plot itself apart from the significant truncations to the subsurface archaeology within the graveyard which appears to extend to the north, east and south sides in the main. A brick pathway with steps has been constructed to the west side of the building which, in general, respects the natural contours of the land. It is not clear if there are any burials on this side but there are no headstones here (which is never a reliable indicator for a lack of potential). The front of the plot which faces Gorham Lane has been truncated vertically when a retaining wall was built, probably during the 19th century. It is not believed that a graveyard map exists for the Site.

9.0 ASSESSMENT OF IMPACT OF PROPOSED DEVELOPMENT

Statement of Significance

- 9.1 The significance of the Site is focussed on the survival of the 12th century building with all of its later attachments. It is visually cohesive, although some of the extensions to the north are single storey and built in materials of a similar type

which shows its growth over the years, both physically and also in direct relation to the local community which it serves. It is a good example of a typical, vernacular flint built church with some well preserved medieval features, which adds to the significance.

- 9.2 The later 19th century additions are also of significance but less so. It is considered that the overall benefits of the scheme of proposals far outweigh the harm caused to the fabric of the building.
- 9.2 The internal proposals provide some potential for further understanding of the structure and there is potential for below-ground evidence within the graveyard, as it dates from the medieval period.

Impact of Proposed Development (Figs 12-14)

- 9.3 According to the information provided by the J.D.Clarke (Architects), the aim of the proposed works is to convert the vestry to provide a small toilet facility with an additional facility created in the tower by the insertion of a sink. These will be facilitated by the following proposals:
- *To infill an existing recess in the north wall of the vestry by means of stud and board;*
We do not anticipate problems or significant impact in this area as the recesses are already in-filled. Stripping out of the existing cupboard may actually prove beneficial in understanding the mystery of the outer door and should be recorded if opened up.
 - *To fix toilet; mirror; baby changing station; wash basin and water heater to three walls with associated hand rails and alarm pull chords;*
We do not anticipate any significant issues here and the works will take place within the 19th century addition. It may be prudent to take some care to line the walls prior to any facilities being fitted.
 - *To insert two new vents in the roof space and one within the suspended floor;*
As these are potentially the only external changes which will be visible from the exterior view, there may be scope to move the vents to the east side of the roof where they will not be so visible.
 - *To excavate through the west wall below ground levels for the service pipes, dropping by approximately 3.33m to road level overall;*
We do not anticipate any significant issues here as the works will take place within the 19th century addition. It would be useful to take the opportunity to record the wall foundations, through a watching brief.
 - *To fit a suspended floor within the vestry;*
We do not anticipate any significant issues here as the works will take place within the 19th century addition. It would be prudent to carefully consider how the floor will be fixed, without considerably impacting the fabric of the wall.

- *To remove an existing metal gate and fix a new oak door with frame to the south wall of the vestry;*
We do not anticipate any significant issues here as the works will take place to a 20th century addition. However, thought should be given to the fixing of the new doorframe into what *may* be a re-used earlier doorway and the position of existing pintles/screw holes could be re-used where possible.
- *To raise an existing 'vault' (safe box) and re-site on a new plinth;*
We do not anticipate any significant issues here. It is not entirely clear what the 'vault' is, as only a metal safe was seen in this location.
- *To insert a new sink into an existing worktop within the tower and excavate through the west wall below ground level for the service pipes to the sink;*
There are some concerns here as this is in the most significant part of the church i.e. the 12th century Tower. However; an existing kitchen unit will be used, with electricity already in place to serve the heater. A small hole will be created within the foundation to take the waste water away. Full recording of this would assist our knowledge and prove beneficial.
- *To insert a water heater below the sink in the tower;*
As long as the fixing of this is mindful of the significant historic fabric of the Tower, we see no significant concerns.
- *To excavate service trenches within the north west corner of the churchyard for an approximate run of 22.5m from the vestry and 4.5m from the tower;*
These have the potential to unearth human remains as well as potentially older features such as wall foundations. Consequently it is advisable to have a condition placed on this requesting an archaeological watching brief to monitor and record this process.

9.4 Setting issues relating to designated sites

The Site has direct visibility from the main road through the village to the west as well as some buildings opposite. Consequently, there are some effects on the setting of this designated Site. This is limited to the west side of the roof to the vestry where the proposals are to insert two new brass vents.

10.0 RECOMMENDATIONS

- 10.1 As noted in section 1.5 above, it necessary to bear in mind that desk based appraisals do not provide a *definitive* statement on the likelihood of archaeological deposits being present within the proposed development area. Therefore we have to stress that this appraisal can only suggest the potential of that area to contain archaeological features/find spots. This is based entirely on this non-intrusive report utilizing the observations made during the walk over survey as well as available historical data. As such the conclusions presented herein can only be proven by the addition of fieldwork techniques.

- 10.2 Although the heritage asset is deemed to be significant, the proposed work to the building is considered to be limited; causing less than substantial harm to the historic fabric and the overall form of the structure will not be greatly compromised. When weighed against the public benefits, the proposals are considered to be acceptable and will secure the building for its optimum viable use for the future by meeting the needs of a wider and more inclusive community.
- 10.3 However, it is recommended that further building recording is carried out, in the form of additional recording of the tower wall, *if* the 19th century panelling is to be removed. In addition, it would be recommended that the floor in the vestry be recorded once the carpet has been lifted. A brief photographic record would suffice in both cases.
- 10.4 It is recommended that a condition be placed on any permission granted, in order for a watching brief to be carried out on the excavation of the service runs through the wall foundations and graveyard. This is to ensure that any human remains or earlier structures are dealt with appropriately and under suitable archaeological procedures. Any internal recording could be included in the resultant report.
- 10.5 The above comments should be discussed with the Conservation and Archaeological Officers for East Sussex County Council.

11.0 ACKNOWLEDGEMENTS

- 11.1 Thanks are due to J.D.Clarke architects for commissioning ASL to undertake the desk based assessment on behalf of the Diocese of Chichester.

Lisa Jayne Fisher, BA, MA, CIfA
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Archaeology Services Lewes
December 2017

Appendix: Figures

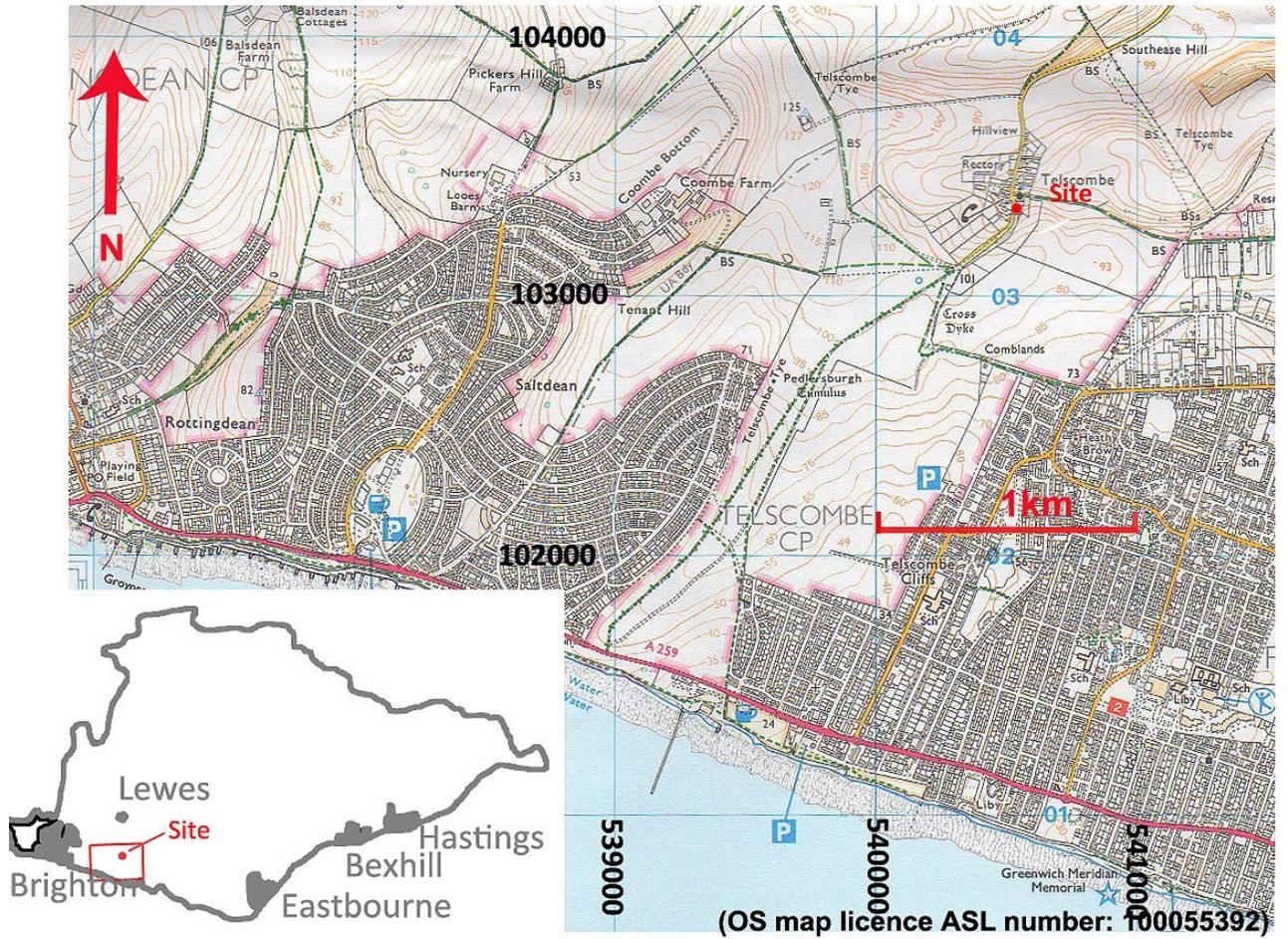


Fig.1. Site Location (Reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2017).

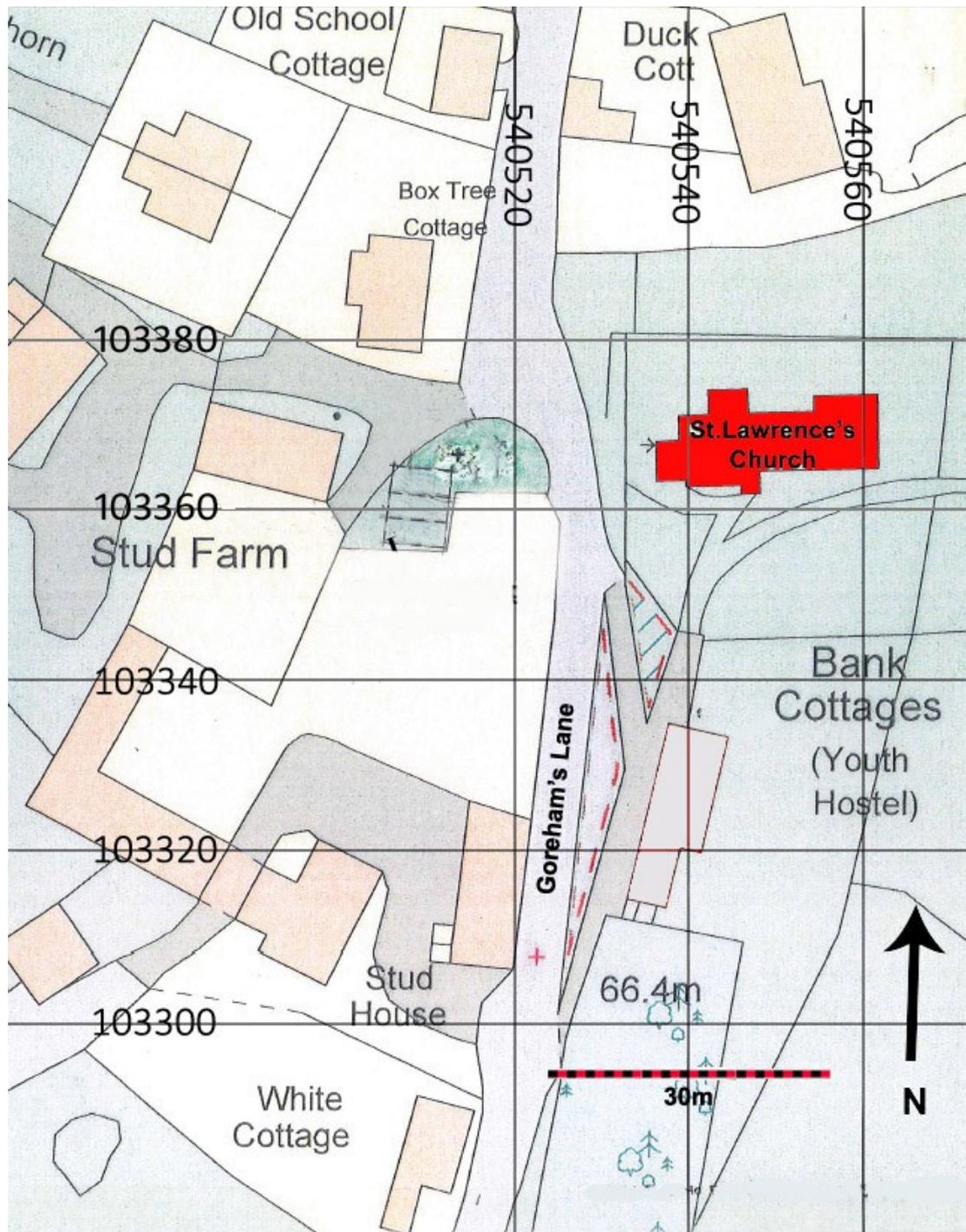


Fig.2 Site plan (Reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2015. ASL OS Licence No: 100055392).

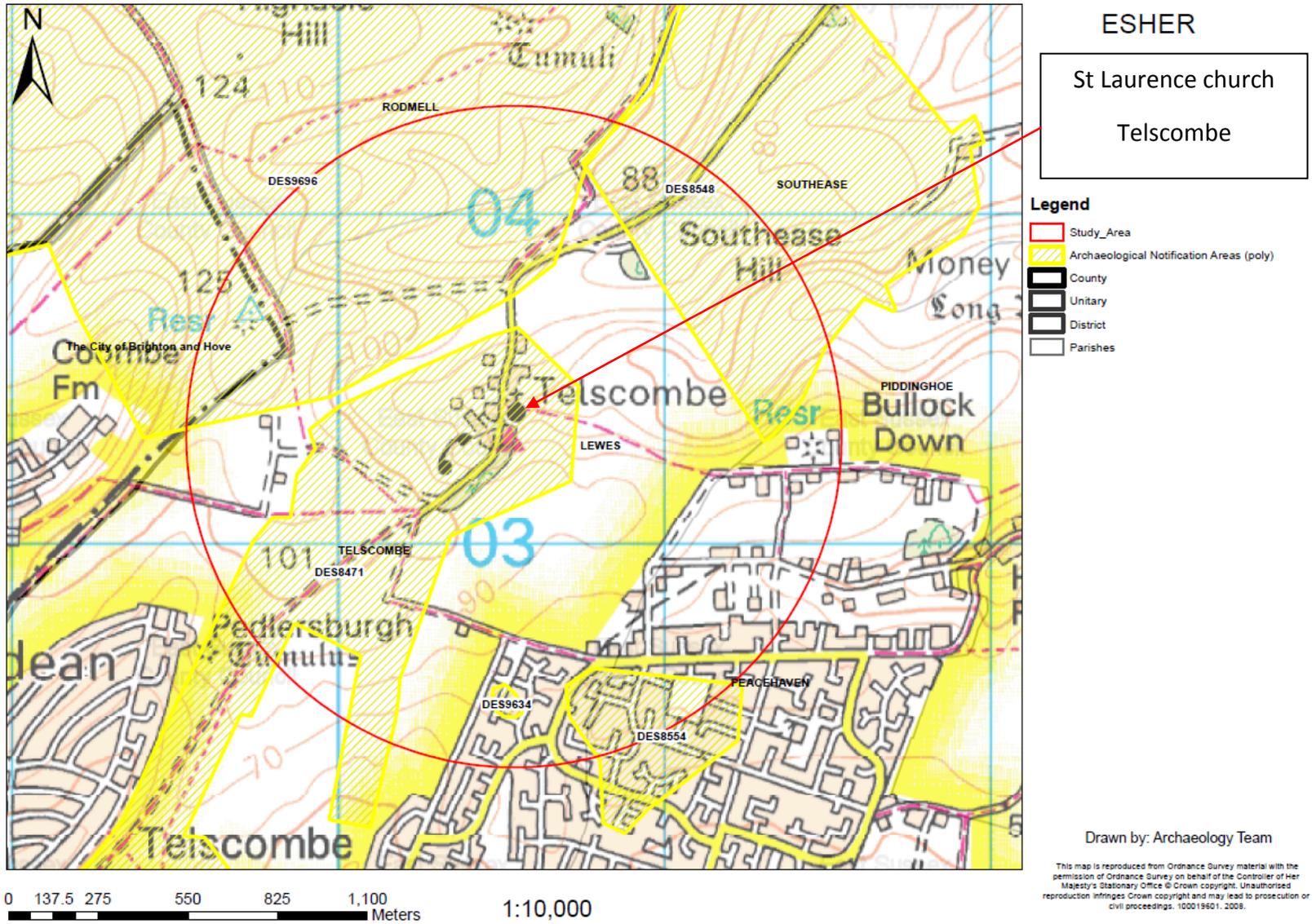


Fig.3 Archaeological Notification map of Telscombe.

Drawn by: Archaeology Team
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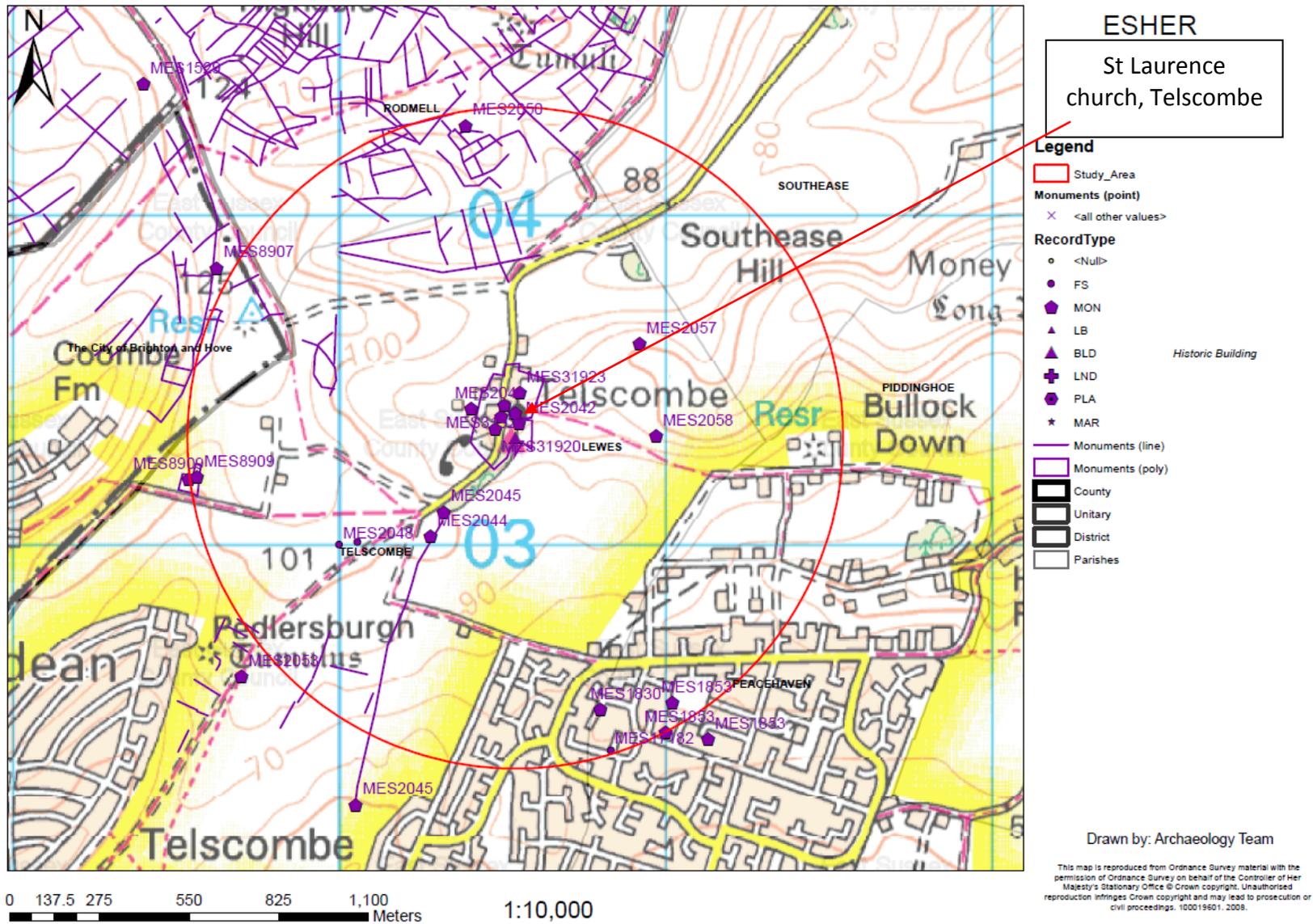


Fig.4 Archaeological sites in Telscombe.

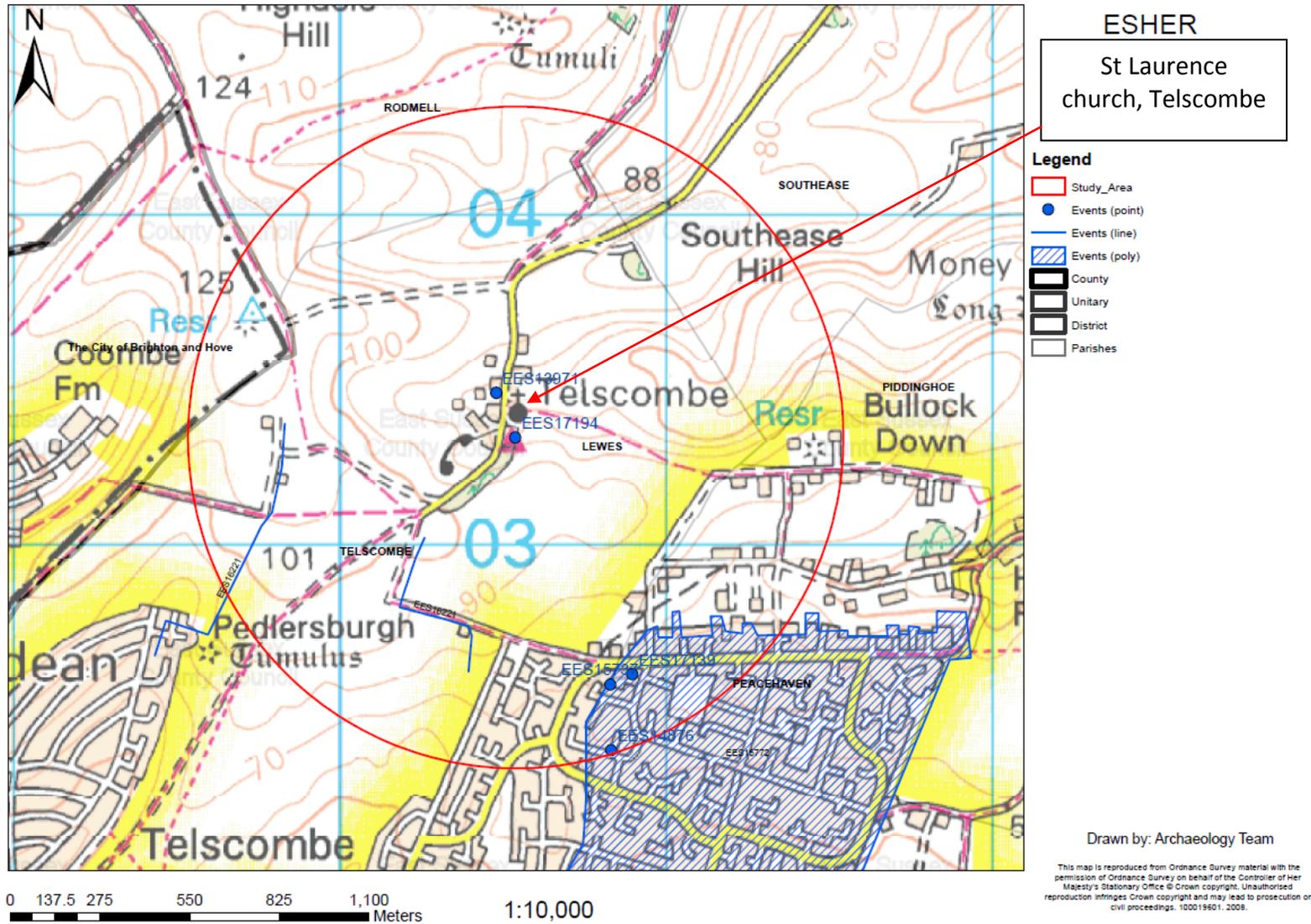


Fig.5 Archaeological events in Telscombe.

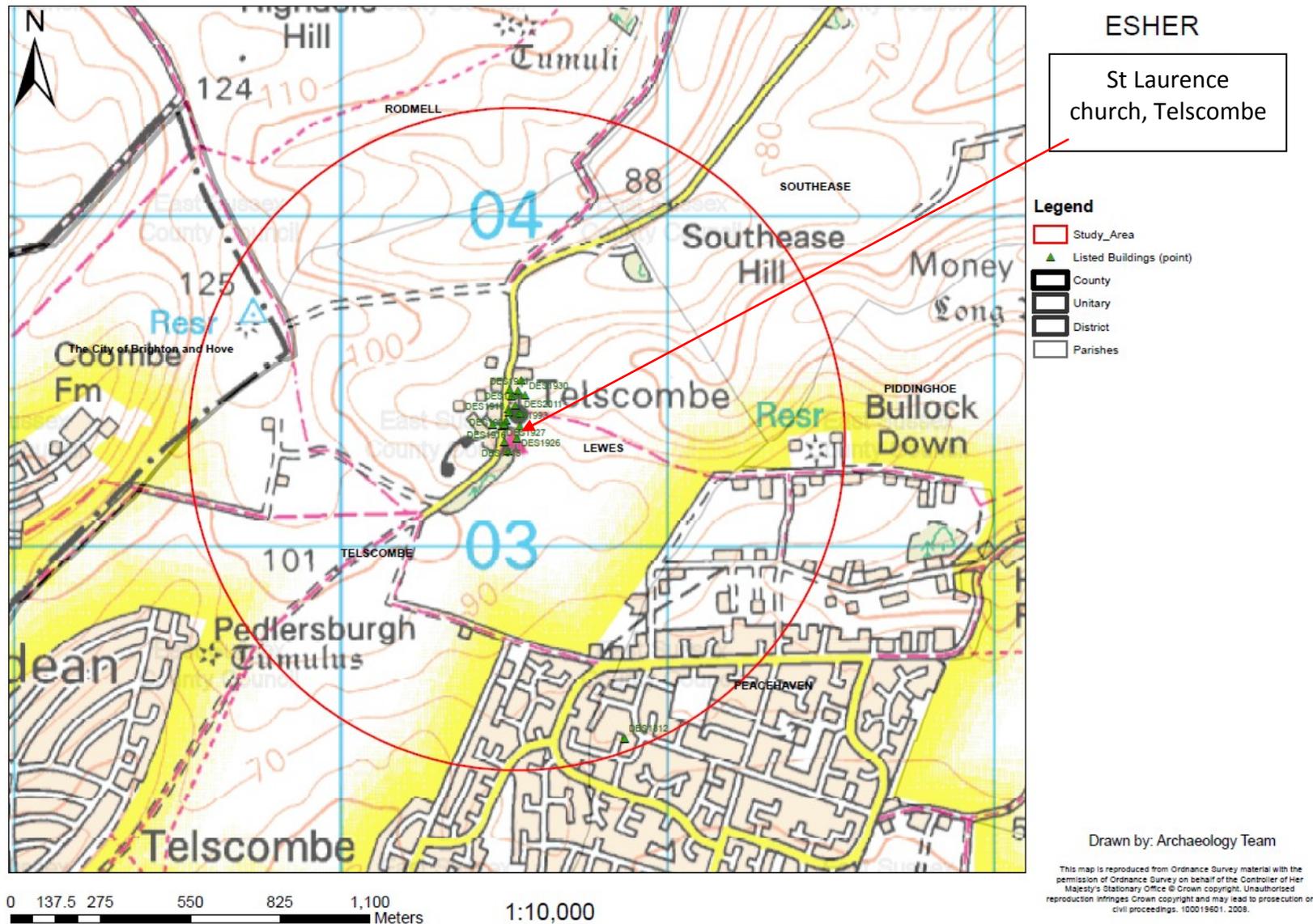


Fig.6 Listed Buildings within Telscombe.

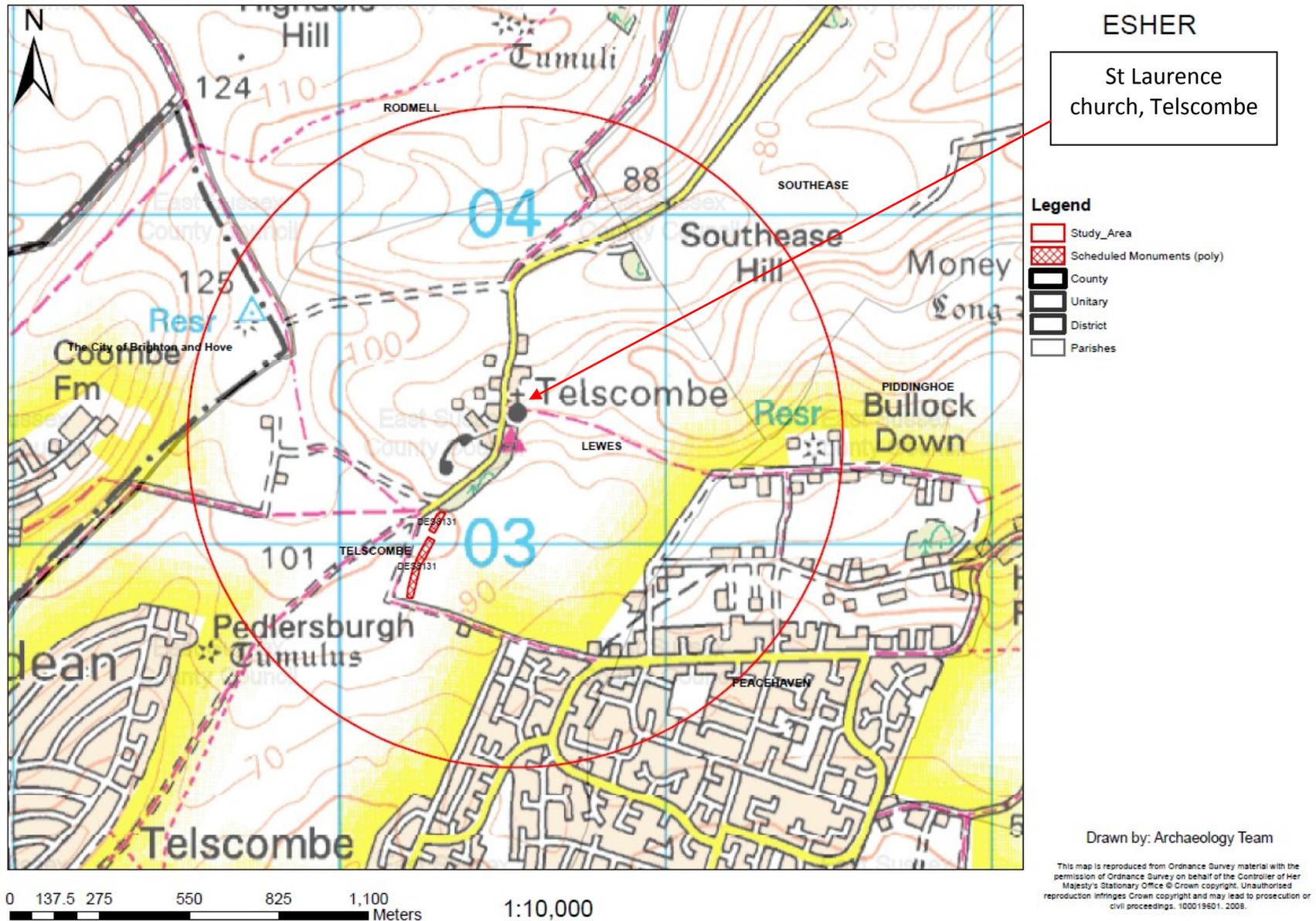


Fig.7 Scheduled Monument in Telscombe.

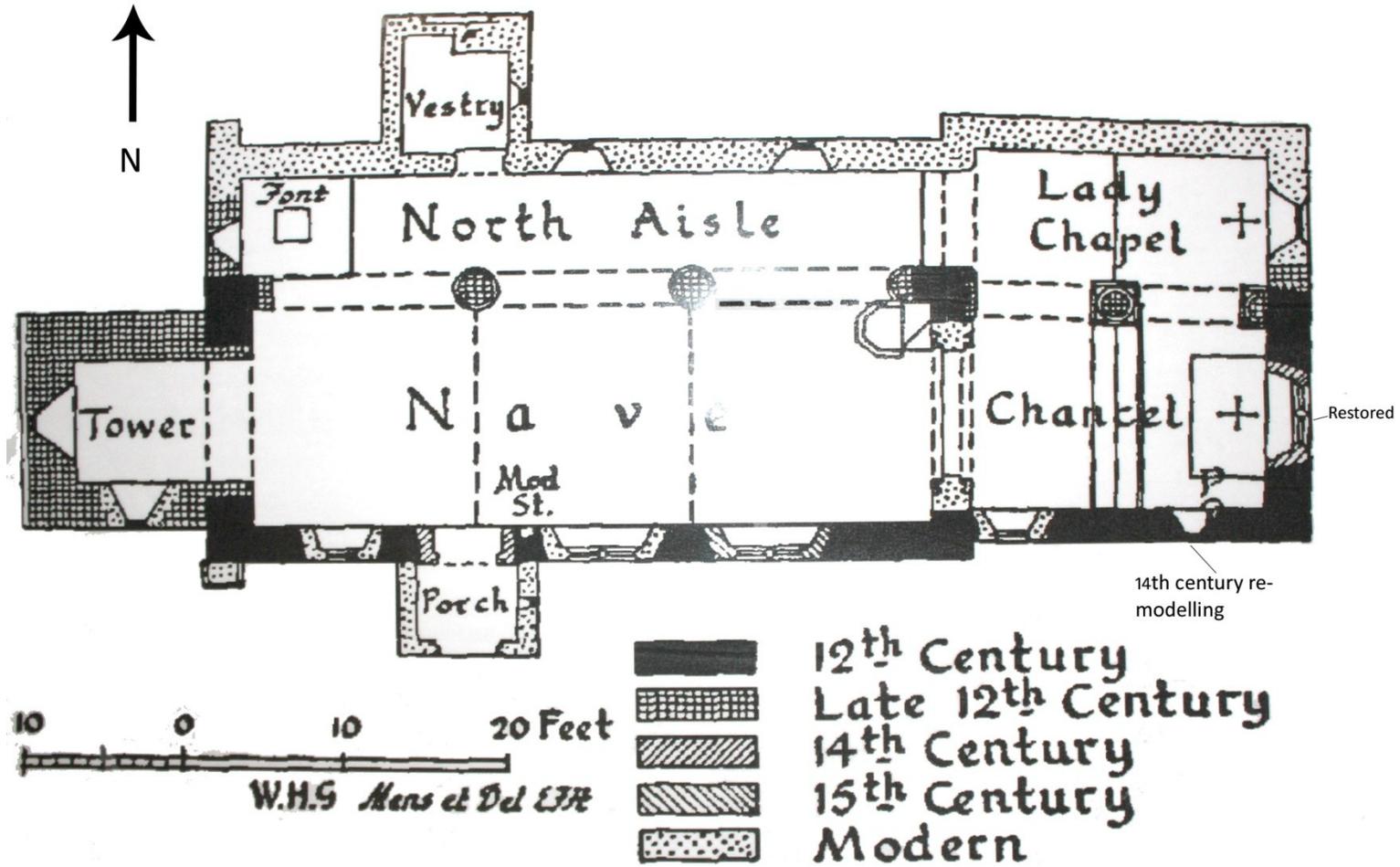


Fig.8 Phased floor plan of the church.

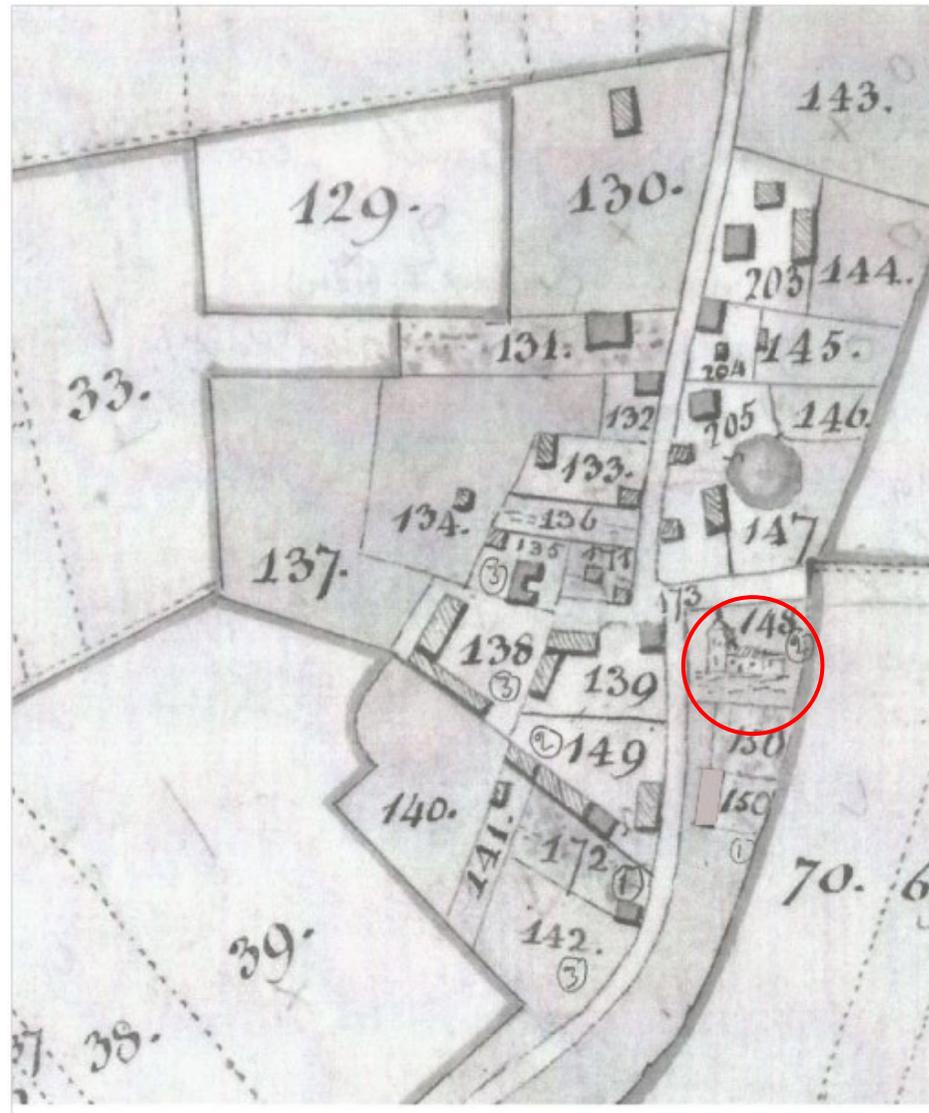


Fig.9 Tithe map of Telscombe.

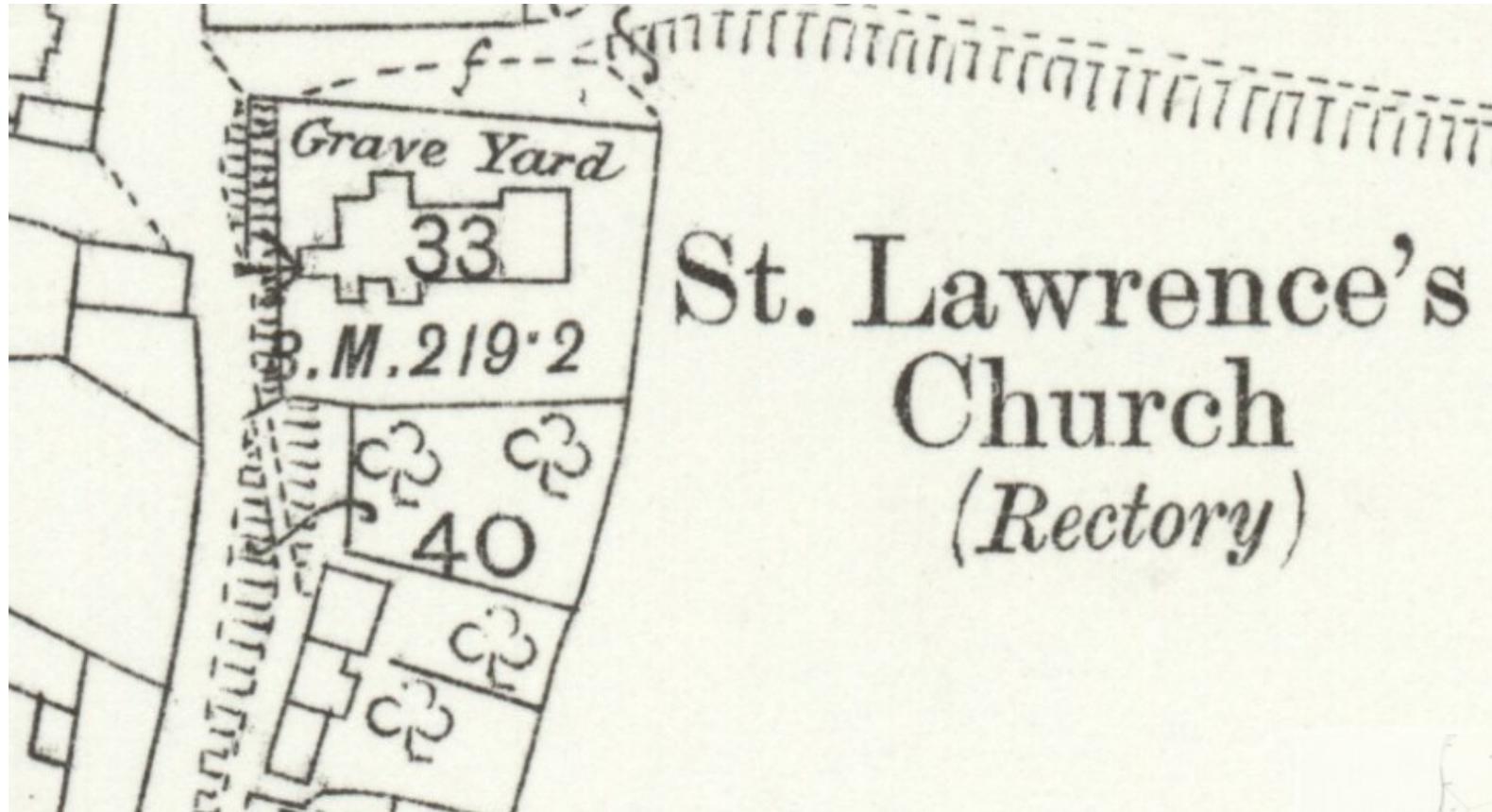


Fig.10 1874 Ordnance Survey map (surveyed 1872) showing all extensions in place (Reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2018. ASL OS Licence No: 100005392).

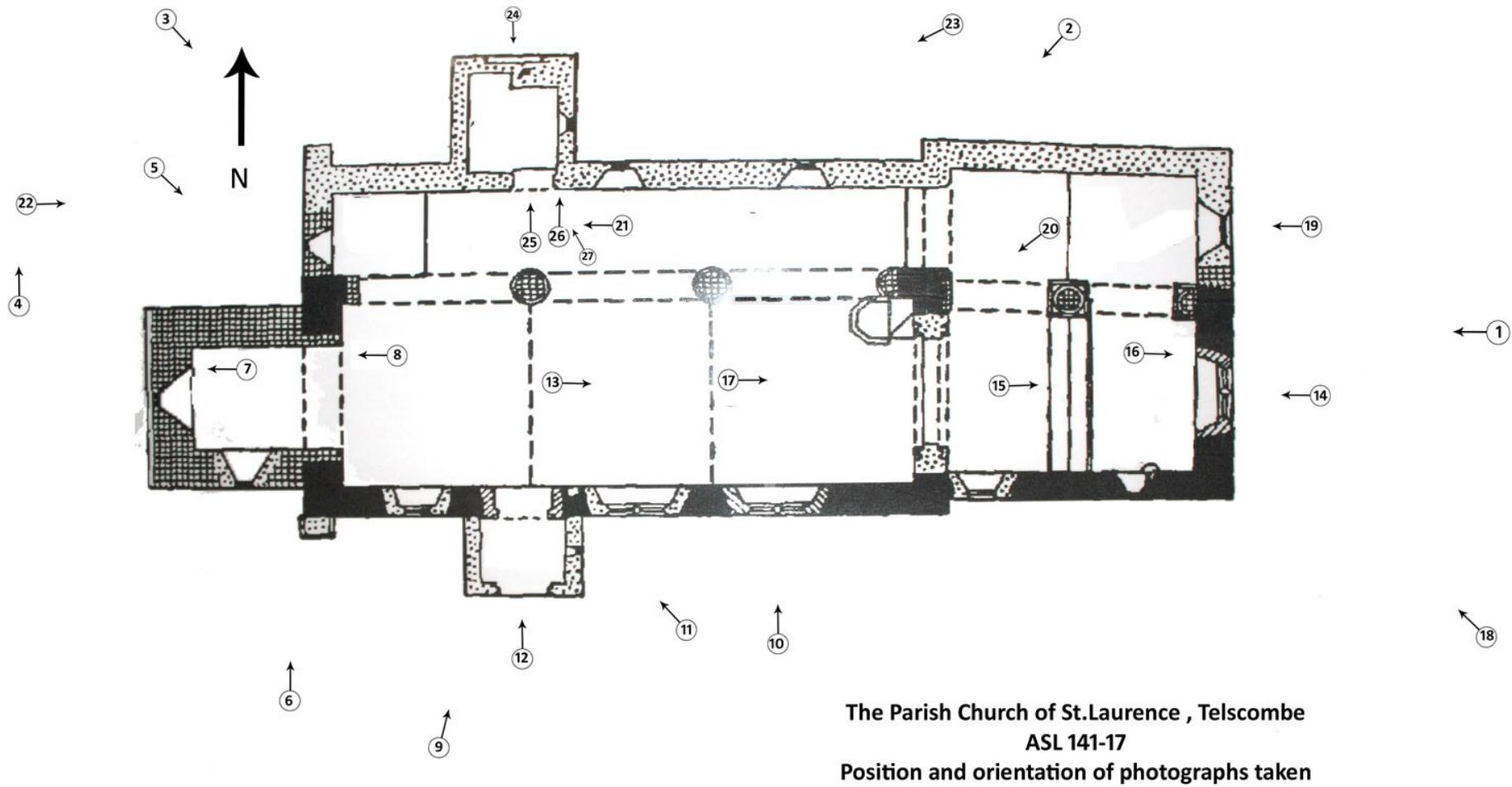


Fig.11 Photographic plan.

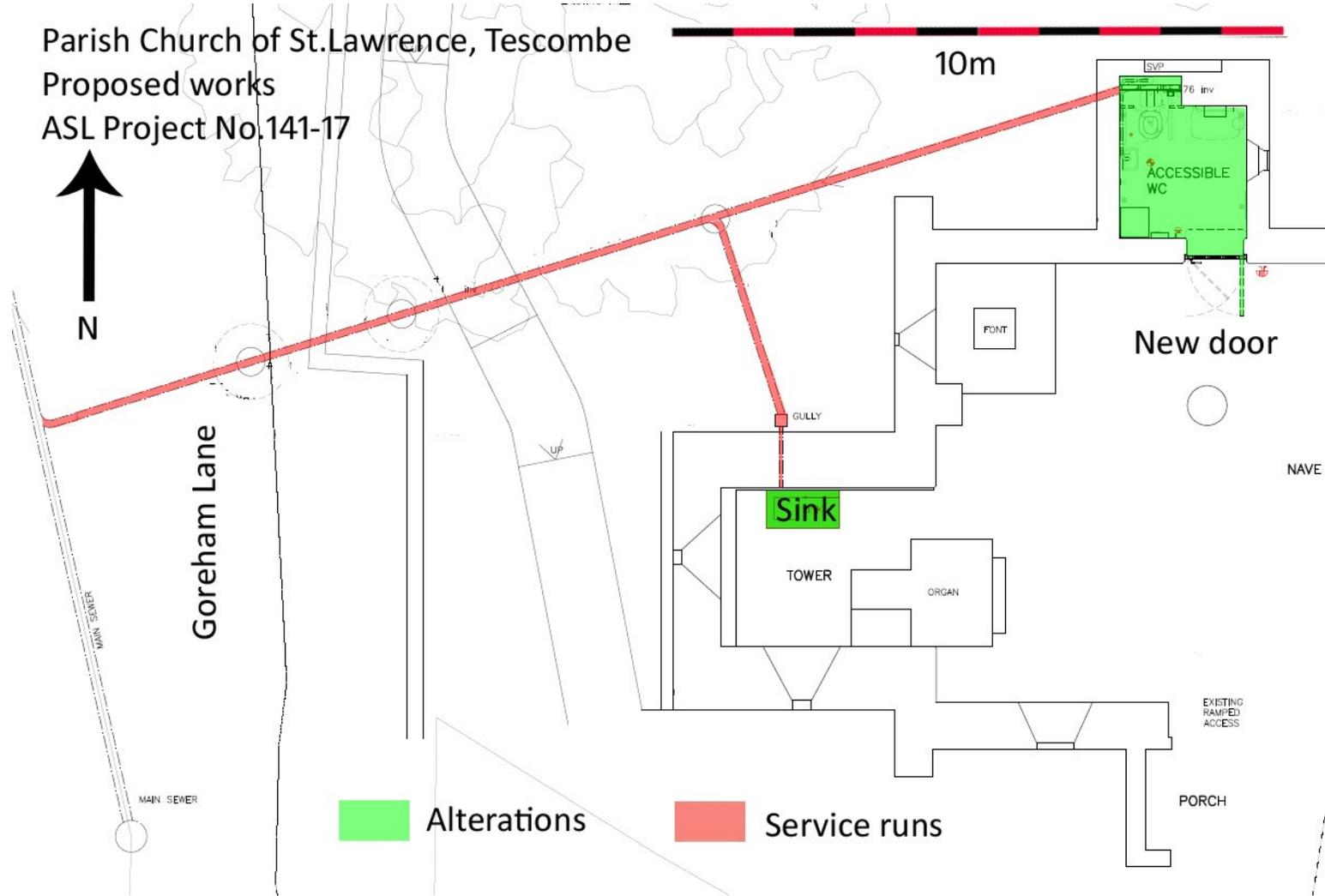


Fig.12 Proposed plans based on J.D.Clarke's plans drawing No.10301/02 (Rev.A).

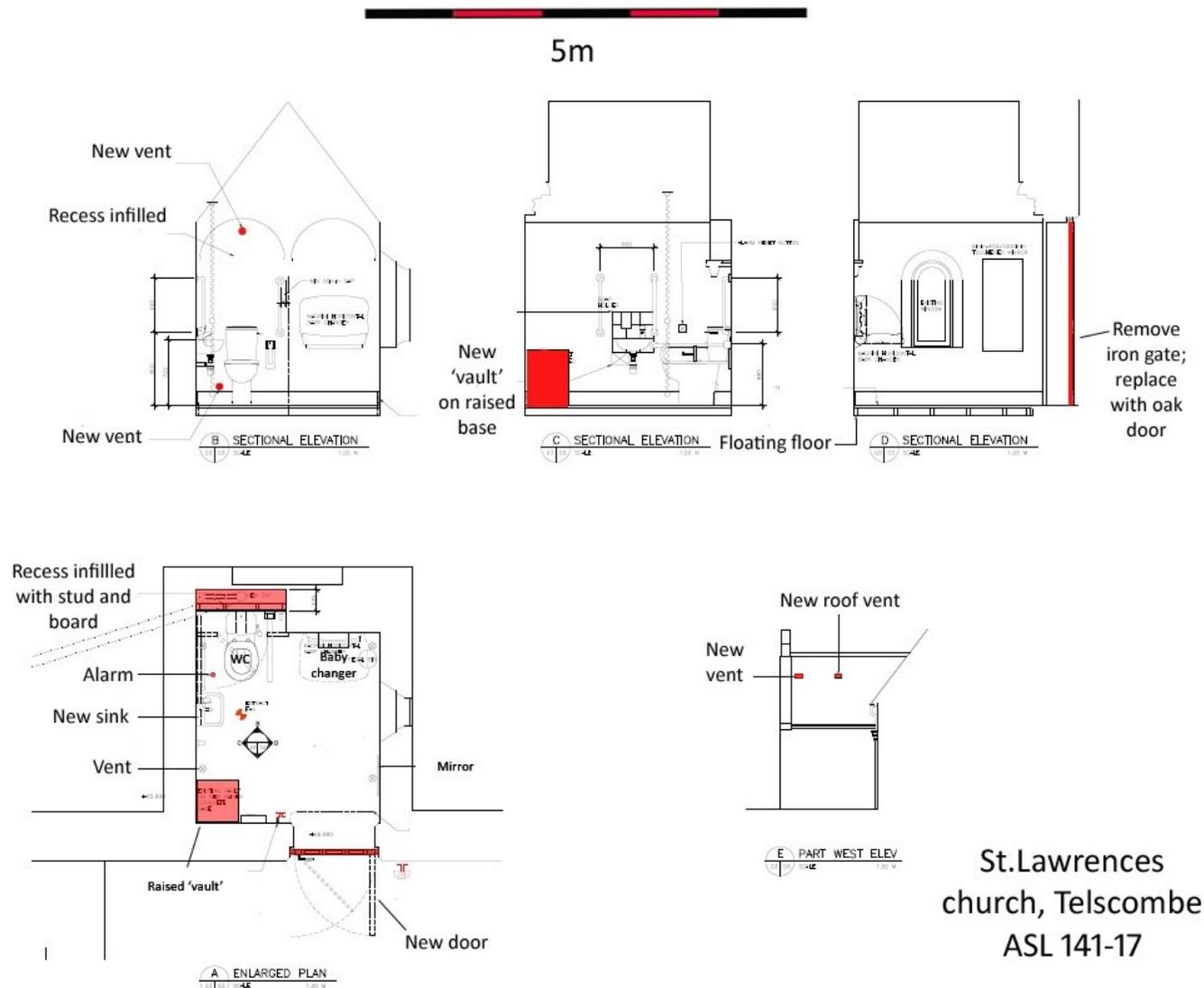


Fig.13 Proposed sections based on J.D.Clarke's plans drawing No.10301/03 (Rev.A).

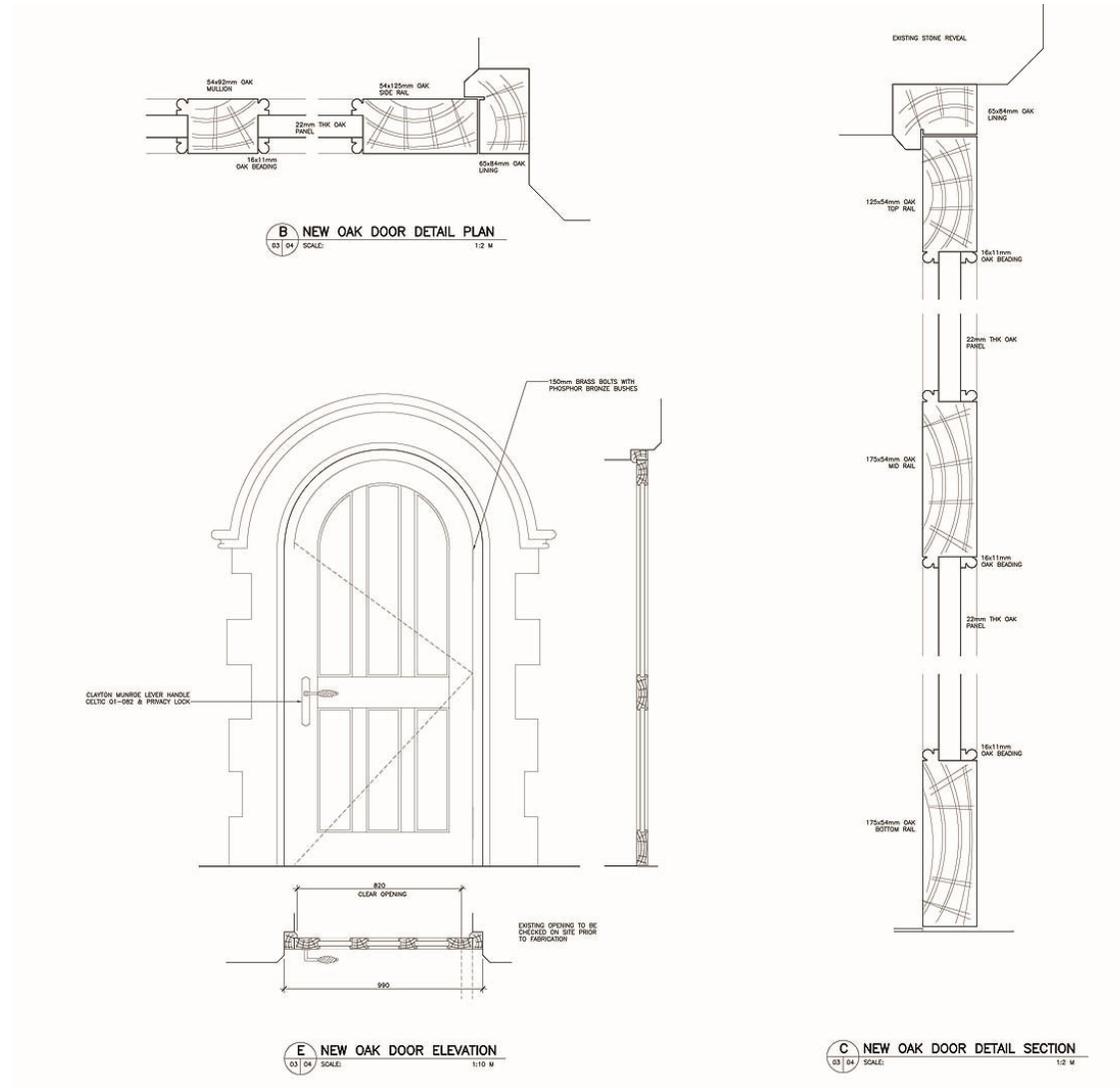


Fig.14 Proposed door design based on J.D.Clarke's plans drawing No.10301/04 (Rev.A).

