

Archaeological Desk-Based Assessment in advance of the proposed development at the site of Telford Place, Three Bridges, Crawley, West Sussex

November 2017

Archaeological Desk-Based Assessment in
Advance of the proposed development at the site
of Telford Place, Three Bridges, Crawley, West
Sussex RH10 6HG

NGR: TQ 27351 36426



Report for Project Centre

Date of Report: October 2017

SWAT Archaeology

Swale & Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, West Sussex

ME13 8UP

Tel: 01795 532548 or 07885 700112

www.swatarchaeology.com

Contents

<i>Appendix 1 Archaeological Sites</i>	33
<i>List of Plates</i>	5
<i>List of Figures</i>	5
1. SUMMARY.....	6
2. INTRODUCTION.....	7
3. GEOLOGY AND TOPOGRAPHY.....	8
3.1 Geology.....	8
3.2 Topography.....	8
3.3 Historic hedgerows.....	8
4. PLANNING BACKGROUND.....	9
4.1 The Proposed Development.....	9
4.2 The National Planning Policy Framework.....	9
4.3 Planning Policy Guidance.....	10
4.4 Statutory Protection.....	10
4.5 Regional Policies.....	11
4.6 Desk Based Assessment.....	11
5. PROJECT CONSTRAINTS.....	12
6. AIMS AND OBJECTIVES.....	12
6.1 Introduction.....	12
6.2 Desktop Study – Institute for Archaeologists (revised 2011).....	12
7. METHODOLOGY.....	13
7.1 Desk-Based Assessment.....	13
7.1.1 Archaeological Databases.....	13
7.1.2 Historical Documents.....	13
7.1.3 Cartographic and Pictorial Documents.....	13

7.1.4 Aerial Photographs.....	13
7.1.5 Geotechnical Information.....	13
7.1.6 Secondary and Statutory Resources.....	14
8. RECENT ARCHAEOLOGICAL INVESTIGATIONS.....	14
8.2 Archaeology.....	14
8.2.2 0-100m Radius.....	16
8.2.3 100-200m Radius.....	16
8.2.4 200-300m Radius.....	16
8.2.5 300-400 Radius.....	16
8.2.6 400-500 Radius.....	16
8.2.7 Established Stratigraphy.....	17
9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENTS.....	18
9.1 Historic Period Table.....	18
9.2 Specification.....	18
9.3 Introduction.....	18
9.4 History of the Locality.....	19
9.5 Map Regression 1869 – 1992.....	21
9.6 Aerial Photographs.....	23
9.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas.....	23
9.8 Setting of Listed Buildings.....	24
10. ARCHAEOLOGICAL POTENTIAL.....	25
10.1 Walkover Survey.....	25
10.2 West Sussex Historic Environment Record.....	25
10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	25
10.2.2 Iron Age.....	26
10.2.3 Roman-British.....	26
10.2.4 Anglo-Saxon.....	27
10.2.5 Medieval.....	27
10.2.6 Post-Medieval.....	27

10.2.7 Modern.....	27
10.2.8 Farmsteads.....	28
10.2.9 Undated Records.....	28
10.3 Summary of Potential.....	28
11. IMPACT ASSESSMENT.....	29
11.1 Introduction.....	29
11.2 Historic Impacts.....	29
11.3 Summary of Impacts Both Historic and Proposed.....	30
12. MITIGATION.....	30
13. OTHER CONSIDERATIONS.....	31
13.1 Archive.....	31
13.2 Reliability/limitations of Sources.....	31
13.3 Copyright.....	31
14. REFERENCES & BIBLIOGRAPHY.....	32

List of Plates

- Plate 1. Aerial photograph from 2001
- Plate 2. Aerial photograph from 2005
- Plate 3. Aerial photograph from 2007
- Plate 4. Aerial photograph from 2012
- Plate 5. Aerial photograph from 2013

List of Figures

- Fig.1 Site location map 1:10000
- Fig.2 Site location plan 1:1250
- Fig.3 Historic mapping OS 1:2500 1874
- Fig.4 Historic mapping OS 1:2500 1897
- Fig.5 Historic mapping OS 1:2500 1910
- Fig.6 Historic mapping OS 1:2500 1932
- Fig.7 Historic mapping OS 1:2500 1937
- Fig.8 Historic mapping OS 1:2500 1946
- Fig.9 Historic mapping OS 1:2000 1959
- Fig.10 Historic mapping OS 1:2500 1960
- Fig.11 Historic mapping OS 1:2000 1969
- Fig.12 Historic mapping OS 1:2000 1978-80
- Fig.13 Historic mapping OS 1:2000 1986-91
- Fig.14 Historic mapping OS 1:2000 1988-93
- Fig.15 Historic mapping OS 1:2000 1993-94

Archaeological Desk-Based Assessment in Advance of the proposed development at the site of Telford Place, Three Bridges, Crawley, West Sussex RH10 6HG

NGR: TQ 27351 36426

1. SUMMARY

1.1 *SWAT Archaeology has been commissioned by Project Centre to carry out an archaeological desk-based assessment on the site of Telford Place, Three Bridges, Crawley, West Sussex RH10 6HG*

1.2 *The proposed development comprises of a mixed-use development of retail floor space, residential flats, a residents gym, management offices with associated car parking spaces, cycle parking spaces, landscaping and access to Haslett Avenue East.*

1.3 *The proposed development area (PDA) is located in the south east of England, the northeast corner of the county of West Sussex and the town and borough of Crawley. The PDA (NGR: TQ 27351 36426) is located on an industrial site to the centre of the town in the urban area of Three Bridges. The site comprises of c.0.7 Ha. of hardstanding that is currently being used as a car park. It is bounded north and east by Telford Place, west by Southgate Avenue and south by industrial units (Fig.1).*

1.4 *This Desk Based Assessment has examined the wide variety of archaeological data held by KHER and other sources (section 10.2). Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- *Prehistoric: **low***
- *Iron Age: **low***
- *Romano-British: **low***

- *Anglo-Saxon: low*
- *Medieval: moderate*
- *Post-medieval: high*
- *Modern: low*

*The Desk Based Assessment concludes that the site has a **moderate** potential for archaeological discoveries.*

2. INTRODUCTION

2.1 The PDA is centered on the National Grid Reference: TQ 27351 36426

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

2.2 Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

2.3 This report is a desk-based appraisal from known cartographic, photographic and Archaeological sources and is a research led statement on the archaeological potential of the proposed development.

2.4 It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological Evaluation, with machine cut trial trenching, may be requested by the Local Planning Authority (LPA) as a Planning Condition.

3. GEOLOGY AND TOPOGRAPHY

3.1 **Geology**

3.1.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Upper Tunbridge Wells Sand – sandstone and silt stone; Sedimentary Bedrock formed approximately 134 to 139 million years ago in the Cretaceous Period in a local environment previously dominated by swamps, estuaries and deltas.

3.1.2 There are no superficial deposits reported.

3.2 Topography

3.2.1 The PDA sits at an average height of 78m AOD. It is located in the Weald between the North and South Downs, c.12km southwest of East Grinstead and c.12km northeast of Horsham, in the town of Crawley. The village of Pease Pottage is found c.3.5km south, Cophthorne 5km northeast and Faygate c.5.5km southwest. The site is found at the centre of Crawley in the Three Bridges area, east of Goffs Park and north of Southgate Park. The landscape is predominantly mixed residential styles interspersed with commercial shopping and industry with the railway line running east west to the south (Fig.1).

3.3 Historic Hedgerows

The PDA is located in an industrial estate in an urban part of the town and has seen many decades of development. It is currently a car park and has sporadic vegetation to part of the west boundary and the south boundary. Cartographic evidence suggests that the vegetation was cultivated in within the past 50 years and it is unlikely that the site may have vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 6-9).

The proposed development will have some impact on the existing vegetation.

4. PLANNING BACKGROUND

4.1 The Proposed Development

The proposed development area comprises of c.0.7 hectares of urban hardstanding with a planning application for a mixed-use development of retail floor space, residential flats,

residents gym and management offices, associated car parking, bike parking, landscaping and means of access to Haslett Avenue East.

4.2 The National Planning Policy Framework (March 2012) Policy 12

The NPPF (2012) paragraphs 126 – 141 is the relevant policy for the historic environment, particularly paragraphs 126 and 128:

4.2.1 Conserving and Enhancing the Historic Environment

Paragraph 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk 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.

4.2.2 Paragraph 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 significant.

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 (NPPF 2012).

4.3 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

- PPG15 Planning and the Historic Environment
- PPG16 Archaeology and Planning

4.4 Statutory Protection

Both above and below ground archaeological remains that are considered nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.5 Regional Policies

4.5.1 The Crawley Local Plan has policies that relate to archaeology, in particular Policy CH 12: Heritage Assets which states “All development should ensure that Crawley’s

designated and non designated heritage assets are treated as a finite resource and that their key features or significance are not lost as a result of development”.

4.5.2 The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

4.6 This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.

Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

5. PROJECT CONSTRAINTS

No project constraints were encountered during the data collection for this assessment.

6. AIMS AND OBJECTIVES

6.1 The Desk-Based Assessment was commissioned by Project Centre, in order to supplement a planning application for the proposed construction of a mixed development of retail floor space, residential flats, residents gym and management offices, car parking spaces, bike parking spaces, landscaping and means of access to Haslett Road and to establish the potential for archeological features and deposits.

6.2 Desktop Study – Institute for Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologists (2014). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (CiFA 2014)

7. METHODOLOGY

7.1 Desk-Based Assessment

7.1.1 Archaeological Databases

The West Sussex Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Crawley. The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development

site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

7.1.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., were considered not relevant to this specific study.

7.1.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by West Sussex County Council, the Internet and Ordnance Survey Historical mapping (Figs. 3-15).

7.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

7.1.5 Geotechnical Information

To date, no known geotechnical investigations have been carried out at the site.

7.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

8. RECENT ARCHAEOLOGICAL INVESTIGATIONS

8.1 The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

8.2 Archaeology

8.2.1 The PDA is located in an area that is characterised by Sussex County Council as a Market Town settlement in a post medieval to modern setting, which has been subject to expansion (HSW22315).

An Archaeological Notification Area (DWS8671) containing the medieval historic core of the town can be found c.250m to the west, tapering northwards. It relates to the c.1200 settlement and the planned town that was built around the London to Shoreham road and the expansion following the arrival of the railway in 1848.

The parish church of St John the Baptist (Grade II*) was founded as a chapel perhaps as early as c.1200, and is the oldest surviving building in Crawley. Moot Hall, 103 High Street (MWS680), which was demolished and removed to Singleton Open Air Museum, was found to be the remains of a 14th century Moot Hall.

Several buildings and much of the street pattern survive from the pre-railway town, although the building of the new town has resulted in some losses of buildings along the High Street and some removal of the distinctive medieval burgage-like plots on the east side of the street. Furnall Cottage (DWS4865) originates from the 17th century but was refaced in the 18th century; the White Hart Hotel (DWS4896) originates from the 18th century; Crawley Borough Council office, formerly The Tree, a late 15th to early 16th century L-shaped timber framed open hall-house (DWS4897/ MWS11541) takes its name from the 'Crawley Elm' one of Crawley's oldest and most longstanding landmark. Natwest bank, 101 High Street, is the site of an early 15th century medieval, timber framed, Hall House (DWS4830/MWS5475) with central three bays that form the parlour and a two bay open hall of what was a four bay Wealden style medieval house; Brewery Shades Inn has a 15th century hall-house at its core (DWS4887) and finally a pair of cast iron modern telephone kiosks (DWS4909)

The wide High Street of Crawley was the centre of the medieval town and its market place. Despite the creation of a shopping centre to the east of the High Street as part of the post-war new town, this area remains commercial in nature combining shops, businesses, and, several historic inns. Regular burgage plots do not appear to have been present on the west

side of the High Street, but clearly defined plots survived on the east side of the High Street until the building of the post-war new town.

A designed landscape area of formal parkland, known as the Memorial Gardens is c.180m north (MWS9076). Ifield and Crawley Memorial Garden (MWS9076) was constructed after WWI and was bought through public subscription. John F Drughorn presented the entrance gates and plates, in memory of the men of Ifield and Crawley, who fell in the Great War 1914-1918.

An excavation carried out on London Road (EWS1208/ MWS6897/ MWS6893/ MWS6896/ MWS6895), uncovered considerable evidence for late medieval ironworking dating to the late 14th and early 15th centuries. Substantial deposits of smelting and forging slag, several ironworking hearths, clay floors and the remains of a structure, possibly a smithy, were revealed. A second excavation (EWS967/MWS8042/ MWS4393) carried out at Pegler Way, uncovered a medieval industrial site that appeared to have been used for the disposal of iron slag and in the processes relating to turning flax into linen. Pottery from the 12th to 14th century, numerous gullies, pits and postholes and a wooden scutching knife were recovered. A third excavation (MWS3991/7850) took place at Crawley Barn, where the finds include late Iron Age, Roman pottery and some 13th to 14th century pottery sherds, including Bewbush pottery.

A fallen tree at Driftway (MWS7952/MWS5204/MWS5473) revealed sherds of a medieval anthropomorphic jug, a bloomery slag and a furnace bottom dating between late 13th and early 15th century. At the junction of Kilnmead and High Street (MWS6919), four trenches produced evidence of medieval and post medieval pits and postholes and the foundations of a brick built structure and high concentrations of iron working slag.

8.2.2 0-100m Radius:

There are no events recorded within the assessment area.

8.2.3 100-200m Radius:

There are no events recorded within the assessment area.

8.2.4 200-300m Radius:

There are no events recorded within the assessment area.

8.2.5 300-400m Radius:

There are no events recorded within the assessment area.

8.2.6 400-500m Radius:

Palaeolithic implements were found within c.500m of the PDA (Monument No.981373/TQ23NE32).

Over 69 Bronze Age flint arrowheads, have been recorded, 18 of which were found in a nursery garden, however their provenance is in doubt due to the possibility of imported soil (Monument No.399597/TQ23NE5/MWS675).

A fragment of a flint dagger dating to the prehistoric or Roman period is recorded (Monument No.399601, held at the Lewes museum (TQ23NE7/MWS677).

On land to the rear of 45, 47 & 47a, High Street, during an evaluation by Archaeology South East 2010, two medieval boundary ditches and a number of pits from 13th -16th century were revealed containing large amounts of metal working slag and 16th century pottery (MWS11115).

On land adjoining the parish churchyard, an ironworking bloomer was uncovered; a small concentration of forging slag, pieces of tap slag and several sherds of 14th-16th century pottery were found near a furnace bottom (MWS5474).

At the Hawth, iron ore mine pits and shaft mounds of 2m to 8m in diameter and 2m in depth dating to the C17th, increase in size as the site runs to the north west. The Hawth is a stretch of woodland full of mine pits and was probably the source for medieval iron working site at Furnace Farm. The iron industry is evidenced by place names such as Furnace Green and Furnace Plains (MWS5126/TQ23NE16).

On land at 1A-3A High Street, a single trench excavated by Archaeology South East in 2007 recorded Victorian activity of a terraced house, a drain and a wall (1098561).

On land at the site of Crawley Leisure Centre, Haslett Avenue, CgMs Consulting carried out a DBA and an evaluation of thirteen trenches; they recorded three possible postholes, a curving ditch and a wall base, however, all features were undated (1491586/1454506).

8.2.7 Established stratigraphy

Due to scant archaeological work close to the PDA the stratigraphy has not been established. The underlying ground will have seen much disturbance during C20th development, however, at a distance of c.460m west, the geotechnical investigation revealed a mixture of Horsham stone with a band of ironstone and sandstone and clay.

9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

9.1 Table of Historical Periods

Paleolithic	c. 500,000 BC – c.10,000 BC
Mesolithic	c.10,000 BC – c. 4,300 BC
Neolithic	c. 4,300 BC – c. 2,300 BC
Bronze Age	c. 2,300 BC – c. 600 BC
Iron Age	c. 600 BC – c. AD 43
Romano-British	AD 43 – c. AD 410
Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

Table 1 Classification of Archaeological Periods

9.2 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within

the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 17 in **Table 1**.

9.3 Introduction

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the modern period.

The geographic and topographic location of Crawley is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Paleolithic.

9.4 History of the Locality

9.4.1 It is likely that Crawley has been inhabited since the Mesolithic Period, evidenced by the discovery of locally manufactured flints of the Horsham Culture type to the southwest of the town, on the ridge that runs from Pease Pottage to Horsham. There is however no evidence of settlement associated with the finds, therefore, the hunters were probably nomadic, setting up seasonal camps in the forest. Neolithic archaeology in the form of tools, burial mounds and a Bronze Age sword found at Lowfield Heath, a bowl barrow and flat bronze axe in Colgate, indicates continued settlement.

9.4.2 Owing to its rich source of Iron Ore found in the Weald's clay beds the Iron smelting process has long been a part of Crawley's history and development. Two Iron Age furnaces were found at Goff Park and it became the centre of Iron working during the Roman period.

9.4.3 Saxon Settlers were responsible for the name, meaning Crow's Wood, '*crow*' *crawe* and '*woodland clearing*' *leah*, later adapted to *Crauleia*, *Crawele* and *Croule* and finally *Crawley*. It is not mentioned in the Domesday Book of 1086, the first written record appearing in 1202 when King John issued a licence for a weekly market. By 1267 the parish church of St John the Baptist's was built (HWS22362), located between the High Street and Broadway. The nave still survives from the 14th century, but in the 15th century the roof was rebuilt, a tower was added to the west, the windows were enlarged and a rood screen was installed between the chancel and the nave. The earliest surviving memorial carvings and

stones are also from this period. The bells were replaced in the 1742 by Thomas Lester and again, in 1880, by Gillet Bland & Co; the church underwent significant development at this time with a new north aisle, porch, chancel and organ chamber.

9.4.4 Iron Ore deposits had been mined and smelted here for centuries but in the 15th century new technologies, developed in the Ardennes Forest, reached Sussex and it quickly became the centre of the English Iron Industry. The ancient Wealden Forest became a source of fuel and large areas disappeared, changing the landscape forever. In 1573 a Royal Commission noted that the foundries were destroying the forests, damaging the roads with heavy traffic and spoiling agricultural land. In response to this a law was passed in 1581, preventing any new iron works and preserving the trees within 12 miles of the coastline for shipbuilding.

The glass industry competed heavily with the iron industry, but Parliament decided in favour of Iron and banned the use of wood in the glass furnaces.

9.4.5 The positive legacy of these industries was the wealth that was accumulated and poured into the construction of 16th and 17th century fine houses for the 'Ironmasters', who owned the foundries. Crawley had grown and prospered from the Iron industry and with the construction of the London to Brighton Road (now the A23) in 1770, providing travel to the popular seaside resort it became a busy staging post. The 16th century George hotel was once one such building and is now Grade II Listed.

9.4.6 The three bridges was a small hamlet named for three crossings over the river mole tributaries, which grew with the arrival of the London and Brighton railway in 1841. When the railway was extended to Horsham and Portsmouth in 1848 the hamlet became an important railway junction. A motive power depot and marshalling yards were established to the south of the village and another branch line opened to East Grinstead in 1855. By 1861 the railway provided employment for almost a quarter of the town's population.

In 1891 a racecourse was opened on farmland at Gatwick and held the Grand National during the years of the First World War. A private airfield opened adjacent to the racecourse in 1930 and was claimed by the Royal Air Force during the Second World War.

9.4.7 Crawley was one of the new towns created by the New Towns Act of 1946, designed for the purpose of moving people out of London following the Second World War. The expansion of the town swallowed up the villages of Three Bridges, Ifield and Pound Hill.

9.4.8 Buchan Country Park is 170 acres of woodland and heathland, carved out of St Leonard's forest and forming part of the High Weald Area of Outstanding natural Beauty; Spruce Hill, Silver Hill and Target Hill surround Douster Pond and Island Pond.

9.4.9 Tilgate Park is over 2000 acres of woodland and heathland. Originally part of the ancient Worth forest and the Tilgate Estate, its history can be traced to the Norman Conquest. Tilgate Mansion, built in the 1860's was demolished in 1965, although the walled kitchen garden and Silt Lake remain. In the 1820's it was the location of the discovery of some of Gideon Mantell's finest Paleontology specimens and is now home to rare species of Pink Pigeons, Red Squirrels and White Park Cattle.

9.5 Regression 1869 – 1992

9.5.1 Historic maps

9.5.1.1 In an extract from an early 18th century map (front cover) Crawley is seen as a town that has grown up in a ribbon development style. The hamlet of Three Bridges is to the east and is set within a rural area. The PDA sits to the south of the main road which joins Crawley just north of the old Malt House Farm and west of the property of Prayers.

9.5.2 The Ordnance Survey Maps

9.5.2.1 Historic OS map 1874 1:2500

The PDA is located in a rural area of open fields with hedge and tree boundaries. It forms part of field 885 and a swath of woodland 886. A footpath runs through the centre north south joining the road to the north with the railway track to the south (Fig.3).

9.5.2.2 Historic OS map 1897 1:2500

The field from which the PDA forms part has been re-designated as 852 (12.102) and the woodland 853 (1.829). There has been some development along Malt House Lane to the west but otherwise the environment remains unchanged (Fig.4).

9.5.2.3 Historic OS map 1910 1:2500

The railway line to the south is now marked as LB and SCR Mid Sussex Line. The PDA remains unchanged (Fig.5).

9.5.2.4 Historic OS map 1932 1:2500

By 1932 the area of Three Bridges has been developed into low-density detached housing. The PDA has retained the woodland area to the east but in the northeast corner two rectangular buildings have been constructed and the west has largely been swallowed up by the gardens of the new development. The railway line is now the S.R. Mid Sussex Line and is probably responsible for the growth in population (Fig.6).

9.5.2.5 Historic OS map 1937 1:2500

Development has continued in a higher density fashion and a sewage pumping station and recreational ground and a cricket pavilion area all evidence of a growing community. The PDA remains largely unchanged (Fig.7).

9.5.2.6 Historic OS map 1946 1:2500

The PDA remains unchanged (Fig.8).

9.5.2.7 Historic OS map 1959-1960 1:2000

By 1959 the PDA has been completely redeveloped into an industrial area that houses a builders yard and depot. It is located on the new Telford Place access route that joins Southgate Avenue and the Three Bridges road (Figs.9 and 10).

9.5.2.8 Historic OS map 1969 1:2000

The industrial area has continued to develop to the east of the PDA and to the west of Southgate Avenue. In addition to the builders yard there is now a milk depot within the PDA (Fig.11).

9.5.2.9 Historic OS map 1978-80 1:2000

There has been very little change (Fig.12).

9.5.2.10 Historic OS map 1986-91 1:2000

PDA has retained its buildings but is now used as a warehouse. The housing to the north has been replaced by further industrial development (Fig.13).

9.5.2.11 Historic OS map 1988-94 1:2000

There has been some further industrial development to the west of Southgate Avenue but otherwise the PDA remains unchanged (Figs.14 and 15).

9.6 Aerial photographs

9.6.1 2001

The PDA is an industrial development containing four buildings to the east of Southgate Avenue and accessed by Telford Place (Plate 1).

9.6.2 2005

The PDA remains unchanged (Plate 2).

9.6.3 2007

There has been no change (Plate 3).

9.6.4 2012

By 2012 the buildings within the PDA has been entirely demolished and the site has been prepared for development (Plate 4).

9.6.5 2013

A tarmacadam surface has been installed to a large percentage of the PDA to create a car park (Plate 5).

9.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

9.7.1 There are no Historic Environment Records within the confines of the proposed development area (PDA). There is one Archaeological Notification Area, four events, three monuments, three findspots, two listed buildings, one farmstead and one garden recorded within the assessment area (Appendix I).

9.8 Setting of Listed Buildings

9.8.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

9.8.2 There are two Grade II listed buildings within the assessment area, however, they are at a distance of over c.400m. The Parish Church of St John the Baptist, formerly a chapel of ease for the parish of Slaugham, was built from Sussex limestone and Horsham slab roofs in the C15th. The tower dates to 1807AD and further additions and renovations were carried out by Woodyer in 1879-80. The church boasts a C13th font of marble with octagonal bowl, a C14th carved stone, C15th carvings and door, C16th roof timbers with “Man you wele bewar, for worldly good makyth man mynde. Bewar be for whate comyth be hynde”, C17th oak pulpit and C18th altar rails (MWS676/610174/ 1298875/TQ23NE6).

The Friary Church of St Francis & St Anthony on Haslett Avenue West was built by Harry Stuart Goodhart-Rendel in 1955-59 as a Friary Church for the Capuchin order. The Capuchin order had resided in Crawley since the 1850's after being invited to England from Italy by the Hon. Mrs. Alfred Montgomery. The original church was built on land donated by her cousin Frances Scawen Blunt and completed in 1861. By the 1950's the Friary community had grown and a new church was commissioned and built in red and grey bricks with pantile roof in a Cruciform plan. It is now a Roman Catholic Parish Church (MWS8093/TQ23NE30/1392317).

10. ARCHAEOLOGICAL POTENTIAL

10.1 Walkover Survey

10.1.1 The walkover survey is for the purpose of:

1. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features
3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

10.1.2 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artifacts.

10.1.3 The site has been industrial from the mid 20th century and prior to that it was farmland. The walkover confirmed that the site is built up and no archaeological features or finds were identified.

10.1.4 The PDA consists of hard standing that is currently being used as a car park (Plates 1-5).

10.2 West Sussex Historic Environment Record

See Appendix I

10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The West Sussex HER has one record from this period within the assessment area; Palaeolithic implements found within c.500m of the PDA (TQ23NE32/981373), therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The West Sussex HER has no record from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The West Sussex HER has no record dating to this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level.

The West Sussex HER has two records dating to this period within the assessment area; flint arrowheads (TQ23NE5/MWS675/399597) and a flint dagger (TQ23NE7/MWS677/399601) were found with c.500m southwest of the PDA. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.2 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres. The West Sussex HER has no record dating

to this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.3 Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are no West Sussex HER records from this period within the assessment area. Therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

10.2.4 Anglo-Saxon

There are no West Sussex HER records from this period within the assessment area. Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

10.2.5 Medieval

There are four West Sussex HER records from this period within the assessment area. An Archaeological Notification Area (DWS8671) is recorded c.400m west, the parish church of St John the Baptist (MWS676/610174/1298875/TQ23NE6) is located c.490m northwest, an iron working bloomer (MWS5474) is recorded c.500m west and ditches and pits (MWS11115) were found c.500m northwest. Therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **moderate**.

10.2.6 Post Medieval

There are five records held at the West Sussex HER from this period within the assessment area. An evaluation at 1A to 3A High Street recorded Victorian remains c.500m west of the PDA (1098561), Malt House is a historic 19th century farmstead located c.460m southwest (MWS12306), the Hawth is a forestry area full of mine pits and shaft mounds c.530m southwest (MWS5126/TQ23NE16), a brick fields is marked on the 1895 OS map c.500m southwest (MWS4881) and a milestone was located on the A24 but is now held at the

Crawley Museum (TQ2736). Therefore, the potential for finding remains dating to this period is considered **high**.

10.2.7 Modern

There are three records in the West Sussex HER within the assessment area from this period. The Ilford and Crawley Memorial Garden commemorating WWI and WWII is located c.180m north (MWS9076), a WWI memorial is set within the grounds of St John the Baptist Church c.490m northwest (MWS9075), the Grade II listed Priory Church of St Francis and St Anthony is located c.400m west (MWS8093/TQ23NE30/1392317). Therefore, the potential for finding remains dating to this period is considered **low**.

10.2.8 Farmsteads

There is one farmstead recorded within the assessment area dating to the post-medieval period. The Malt House is a historical farmstead which dates to the 19th century however only the farmhouse survives (MWS12306).

10.2.9 Undated Records

There is one undated record within the assessment area. Three possible post holes, a curving ditch and a wall base were uncovered on the Crawley Leisure Centre site c.460m west by CGMS Consulting in 2006 during an evaluation (1491586/1454506).

10.3 Summary of Potential

10.3.1 The PDA is located in the centre of the town of Crawley to the east of the archeological notification area in an area that has seen much 20th century development. There are few records in the HER that are within the immediate vicinity of the site and the highest potential is probably in relation to the Hawth which is located c.530 southwest and was a forested area that was greatly mined during the 17th century and was probably the source for medieval ironworking site at Furnace Farm (MWS5126/TQ23NE16).

10.3.8 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment

record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **moderate**
- Post-Medieval: **high**
- Modern: **low**

11. IMPACT ASSESSMENT

11.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

11.2 Historic Impacts

11.2.1 Cartographic regression (8.5), Topographic analysis (3.2) and Historical research (8.4) indicate that the PDA was farmland until the early 20th century when it was partially developed for housing and then in the mid 20th century it was developed for industrial use and that use continued through to the present day. Therefore, previous impacts to archaeological remains from construction are considered to be **high**.

11.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. The PDA was subject to the agricultural process prior to the early 20th century and on the eastern side was a band of woodland however later development has probably removed any impact than the agricultural process may have had. Therefore, the damage to archaeological remains from the agricultural process is considered to be **low**.

11.3 Summary of Impacts Both Historic and Proposed

11.3.1 Cartographic evidence suggests that the PDA was largely agricultural and woodland prior to the early 20th century when it saw two phases of development, which resulted in its recent industrial use. It is probable that there has been significant impact to any archeological deposits and remains from the construction process.

11.3.2 The level of natural geology of the site is unconfirmed.

12. MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **moderate** archaeological potential and the periods that have the highest potential for survival are the Medieval and Post-Medieval and the highest potential for archaeological deposits and remains is for ironworking which was a booming industry from at least the Roman period through to the Post-Medieval. The Hawth to the southeast is one such site that dates to the 17th century.

13. OTHER CONSIDERATIONS

13.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to West Sussex County Council within 6 months of completion.

13.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at EHER, and therefore considered as being reliable.

13.3 Copyright

SWAT Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to Project Centre for the use of this document in all matters directly relating to the project.

Paul Wilkinson/SWAT Archaeology/07/11/2017

14. REFERENCES & BIBLIOGRAPHY

Crawley Borough Local Plan (2015)

IFA (2017) STANDARD AND GUIDANCE for historic environment desk-based assessment

National Planning Policy Framework 2012

Data provided by West Sussex HER

Appendix 1

KHER	Type	Location	Period	Description
DWS8671	ANA	c.400m W	Medieval	Highly sensitive Archaeological Notification Area at the Historic Core of Medieval Crawley.
MWS5474	HER	c.500m W	Medieval	High St, ironworking bloomer, a small concentration of forging slag was found near a furnace bottom and pieces of tap slag and several sherds of 14 th -16 th century were also found on land adjoining the parish churchyard.
1098561	Excavation Record	c.500m W	Post Medieval	Land at 1A-3A High Street, single trench recording Victorian activity of a terraced house, a drain and a wall. Archaeology South East 2007.
MWS11115	HER	c.500m NW	Medieval	Land to the rear of 45,47 & 47a, High Street, evaluation, two medieval boundary ditches and a number of pits from 13 th - 16 th century. Large amounts of metal working slag and 16 th century pottery. Archaeology South East 2010.
MWS676/ 610174/ 1298875/ TQ23NE6	HER	c.490m NW	Medieval	The Parish Church of St John the Baptist, formerly a chapel of ease for the parish of Slaugham. Built from Sussex limestone and Horsham slab roofs. Dates to C15th, tower is 1807, additions and renovations by Woodyer in 1879-80. C13th font of marble with octagonal bowl, a C14th carved stone, C15th carvings, door, C16th roof timbers with "Man you wele bewar, for worldly good makyth man mynde. Bewar be for whate comyth be hynde", C17th oak pulpit, C18th altar rails.
MWS9076	HER	c.180m N	Modern	Ifield & Crawley Memorial Garden commemorating WWI and WWII
MWS9075	HER	c.490m NW	Modern	WWI Memorial within the grounds of St John the Baptist

MWS8093/ TQ23NE30/ 1392317	HER	c.400m W	Modern	GII Listed, Friary Church of St Francis & St Anthony, Haslett Avenue West, built 1955-59 by Harry Stuart Goodhart-Rendel as a Friary Church for the Capuchin order and now a Roman Catholic Parish Church. Red and grey bricks with pantile roof, Cruciform plan. The Capuchin order had resided in Crawley since the 1850's after being invited to England from Italy by the Hon. Mrs Alfred Montgomery, the church completed 1861, was built on land donated by her cousin Frances Scawen Blunt. In the 1950's the friary community had grown and a new church was commissioned.
1491586/ 1454506	Excavation Record	c.460m W	Undated	Land at Crawley Leisure Centre, Haslett Avenue, a DBA and thirteen trenches recorded three possible postholes, a curving ditch and a wall base. All features were undated. CgMs Consulting 2006.
MWS12306	HER	c.460m SW	Post Medieval	Malthouse, historic farmstead 19 th Century, only the farmhouse survives.
MWS5126/ TQ23NE16	HER	c.530 SW	Post Medieval	The Hawth, iron ore mine pits and shaft mounds that increase in size as the site runs to the north west. The pits vary from 2m to 8m in diameter and 2m in depth. Date to C17 th . Evidenced by place names Furnace Green and Furnace Plains. The Hoath is full of mine pits and was probably the source for medieval iron working site at Furnace Farm. The Hawth is a stretch of woodland.
MWS4881	HER	c.500m SW	Post Medieval	Brickfield south of Crawley, marked on map of 1895.
TQ2736	Milestone	c.	Post Medieval	Milestone north of Kingsfold, carved stone post by the A24 erected by Horsham and Dorking turnpike trust in the 19 th century. It reads To London/30 miles/ To Worthing 27 miles. Held at the Crawley Museum

TQ23NE5/ MWS675	Pastscape	c.500m SW	Bronze Age	Flint arrowheads, Monument No.399597, 69 recorded arrowheads were found in Wealden clay of these 18 were found in a nursery garden. The provenance is in doubt due to imported soil.
TQ23NE7/ MWS677	Pastscape	c.500m SW	Prehistoric/Roman	Flint dagger, Monument No.399601, held at the Lewes museum
TQ23NE32	Pastscape		Prehistoric	Palaeolithic implements, Monument No.981373

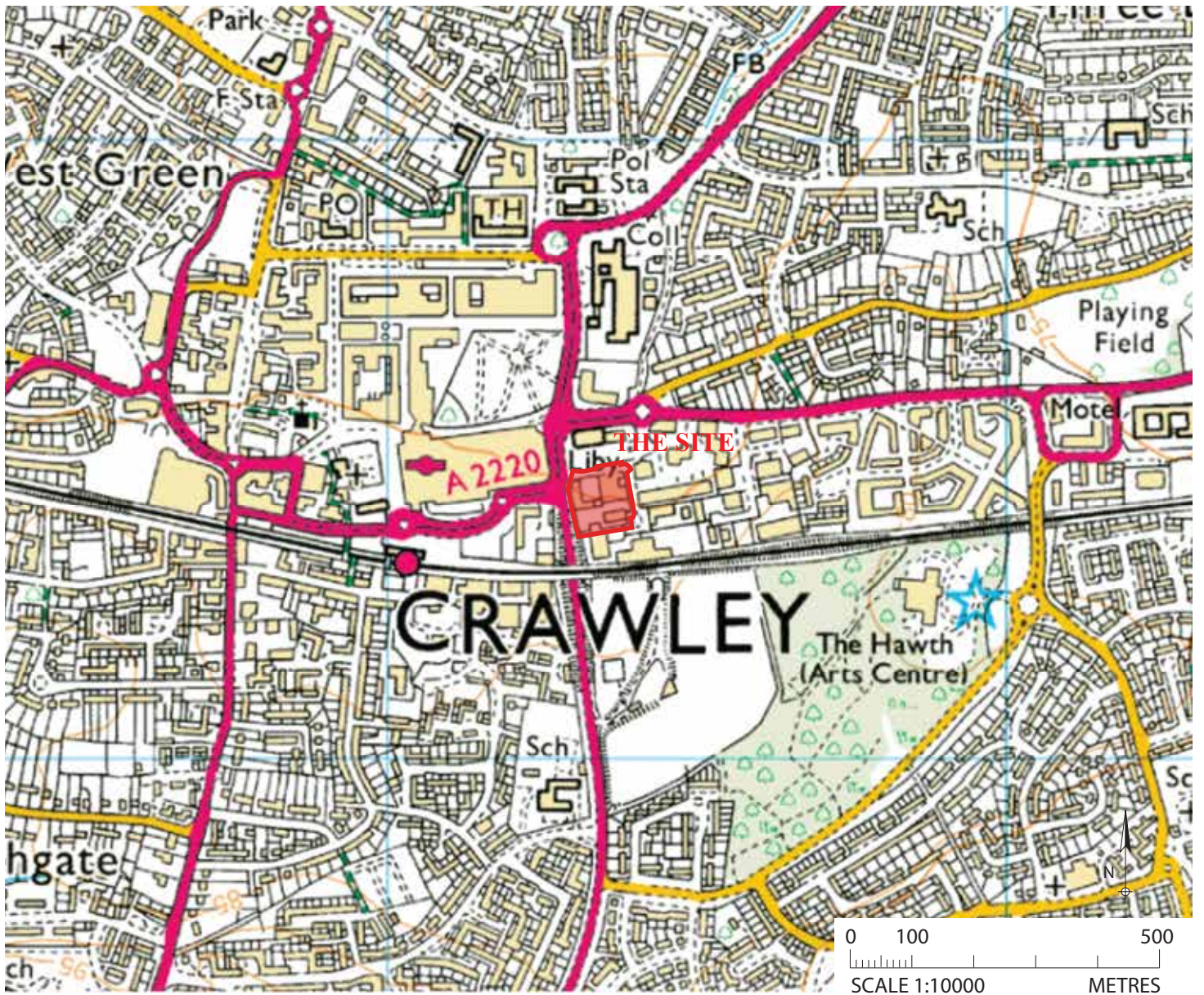
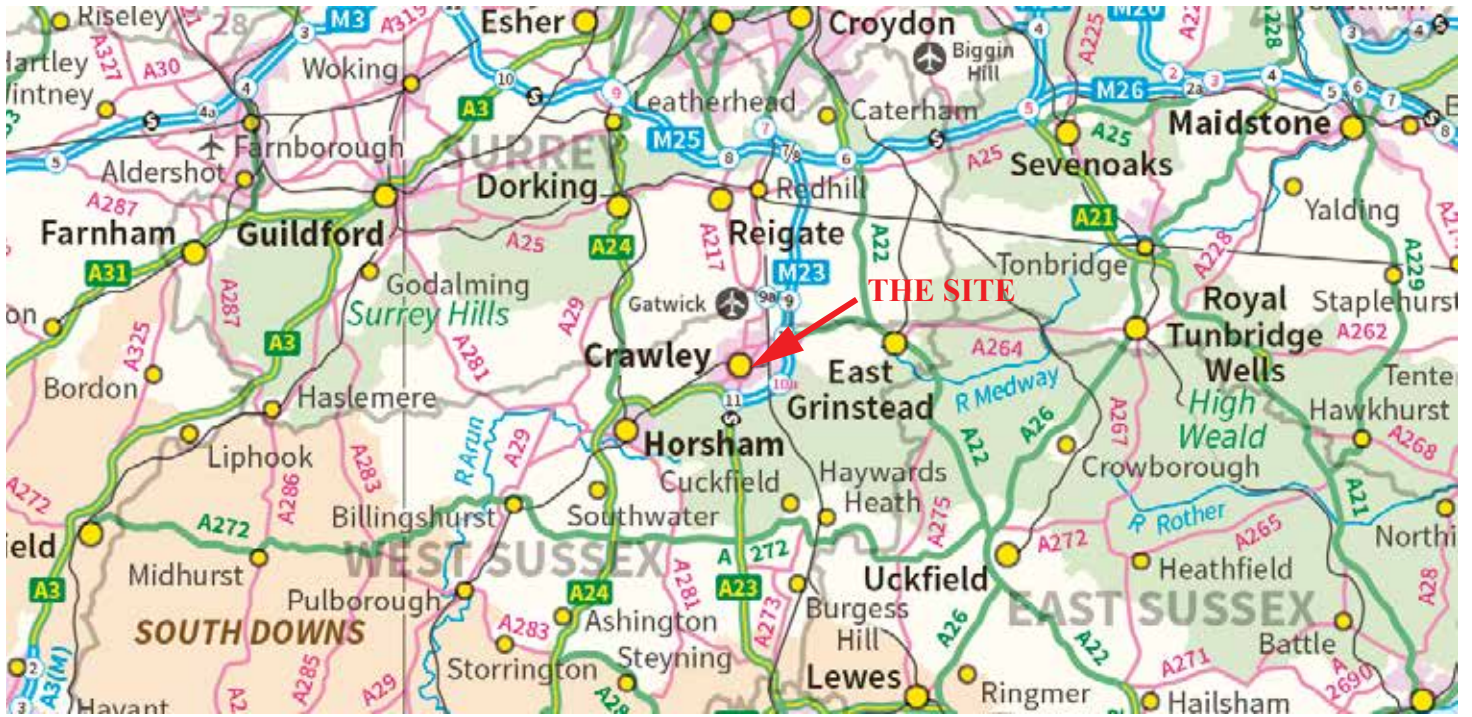
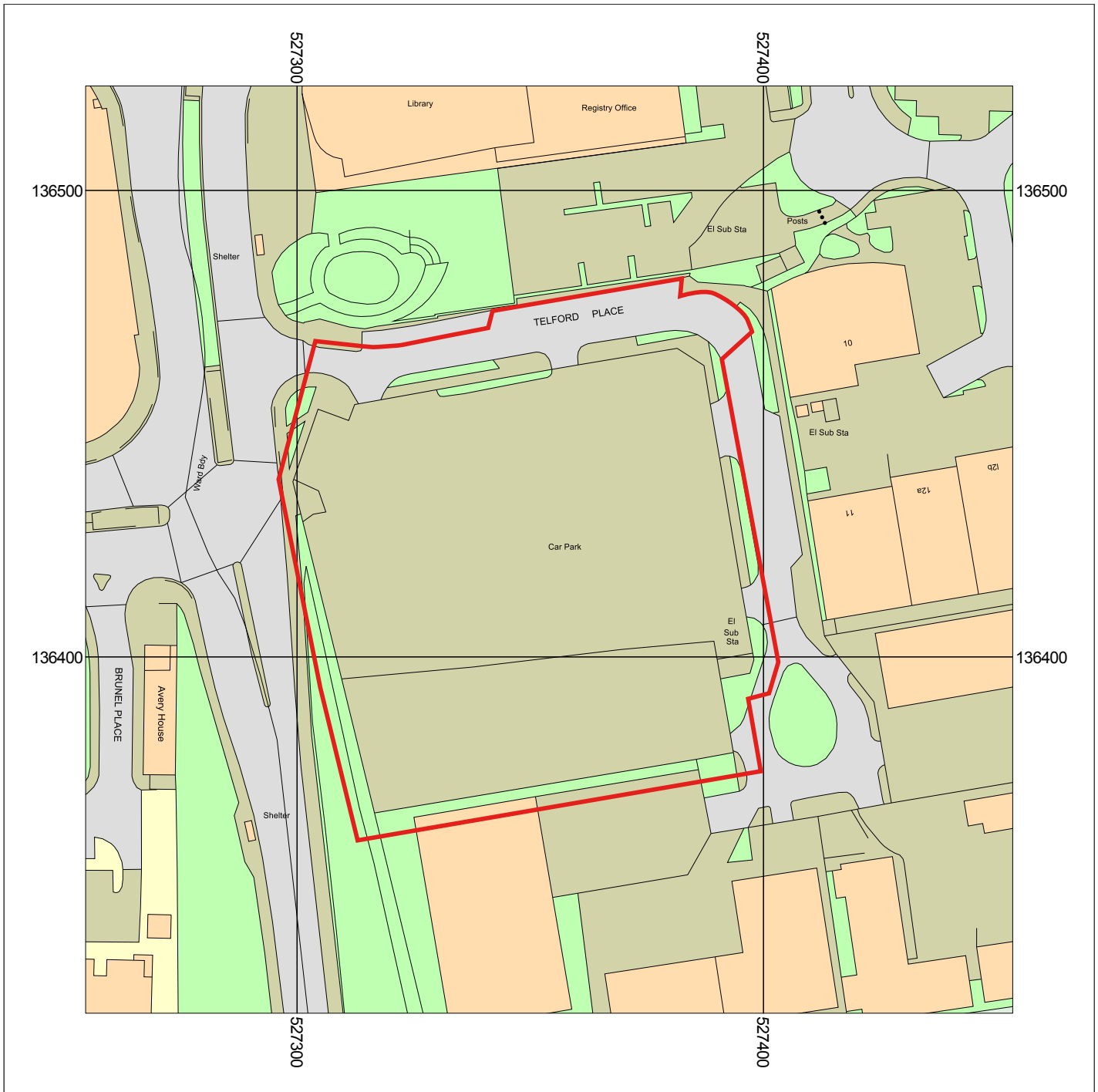


Figure 1: Site location map, scale 1:10000

OS Plan Colour



License number: 100031961

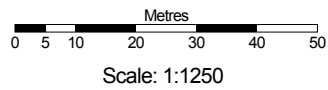


Figure 2: Site location map

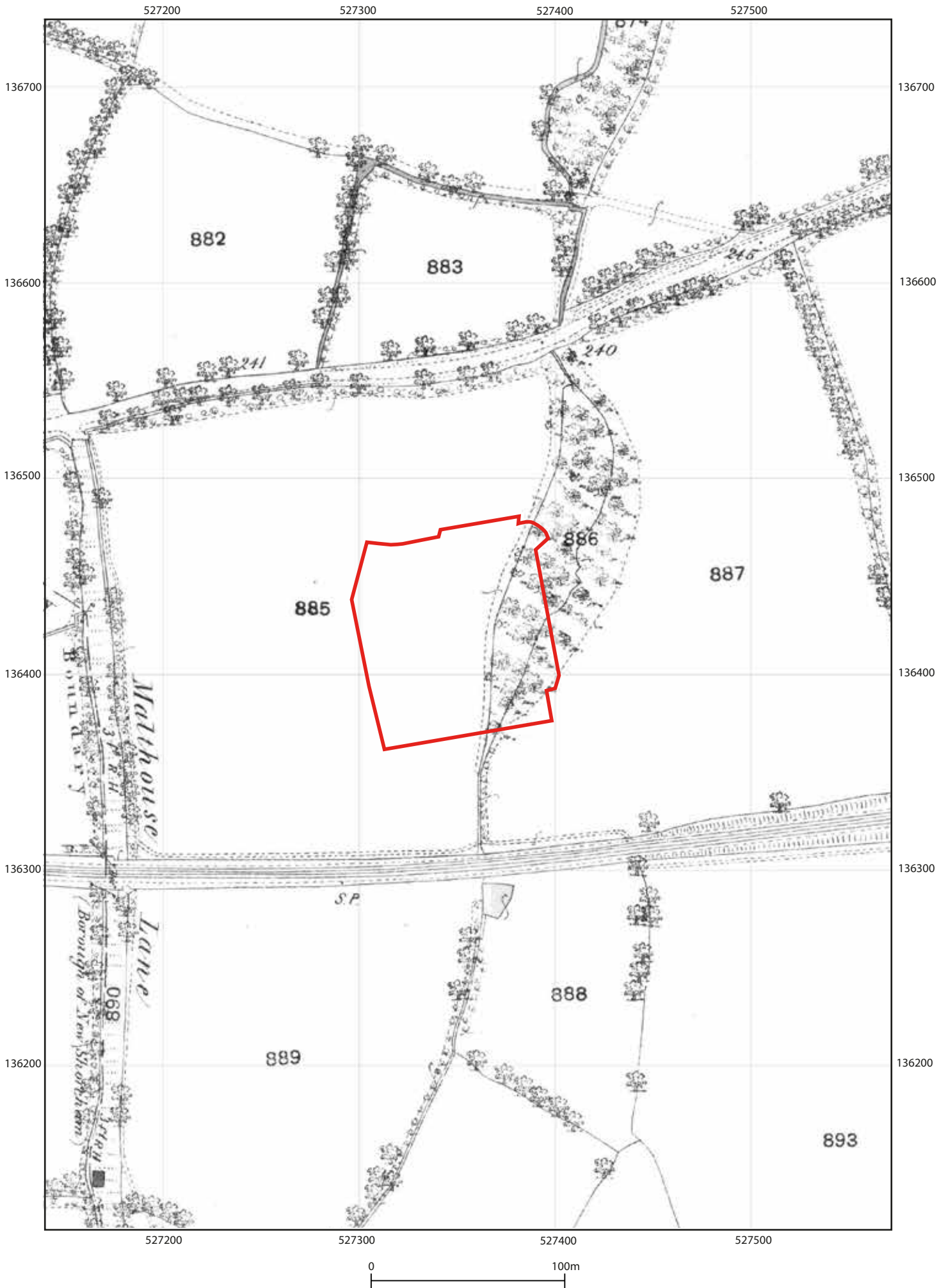


Figure 3: OS 1874 map, scale 1:2500

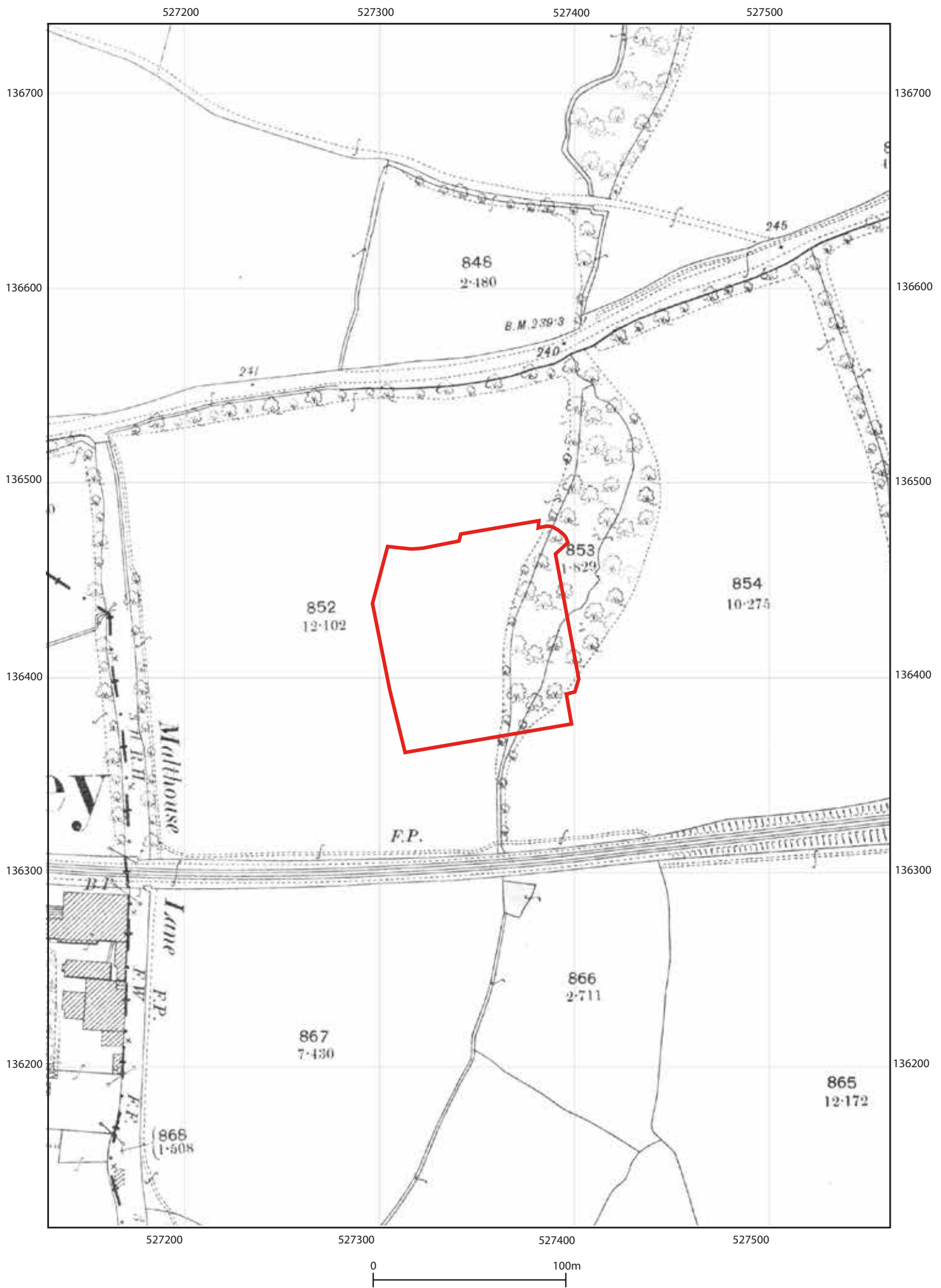


Figure 4: OS 1897 map, scale 1:2500

527200

527300

527400

527500

136700

136700

136600

136600

136500

136500

136400

136400

136300

136300

136200

136200

527200

527300

527400

527500

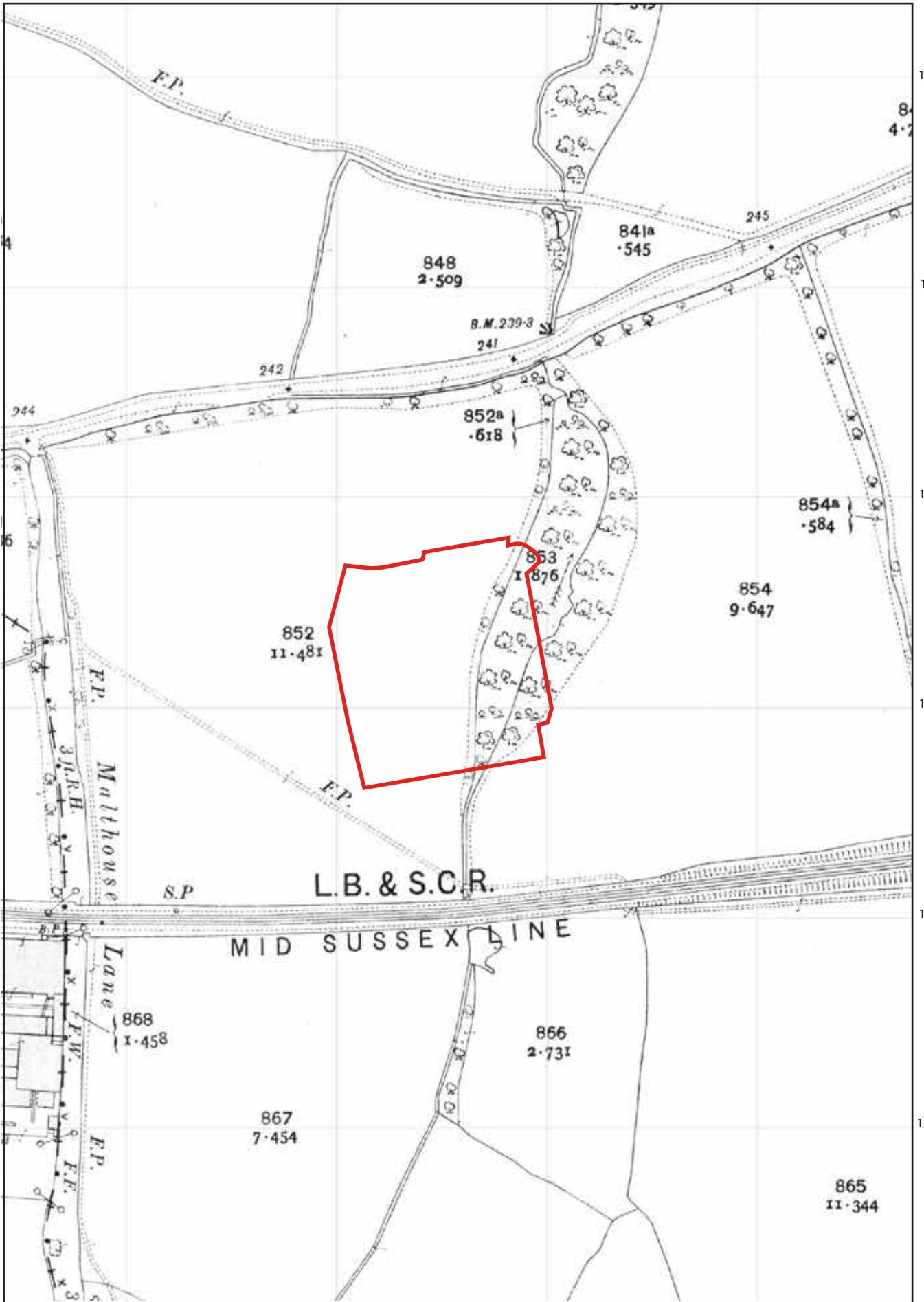
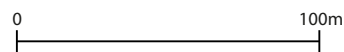


Figure 5: OS 1910 map, scale 1:2500

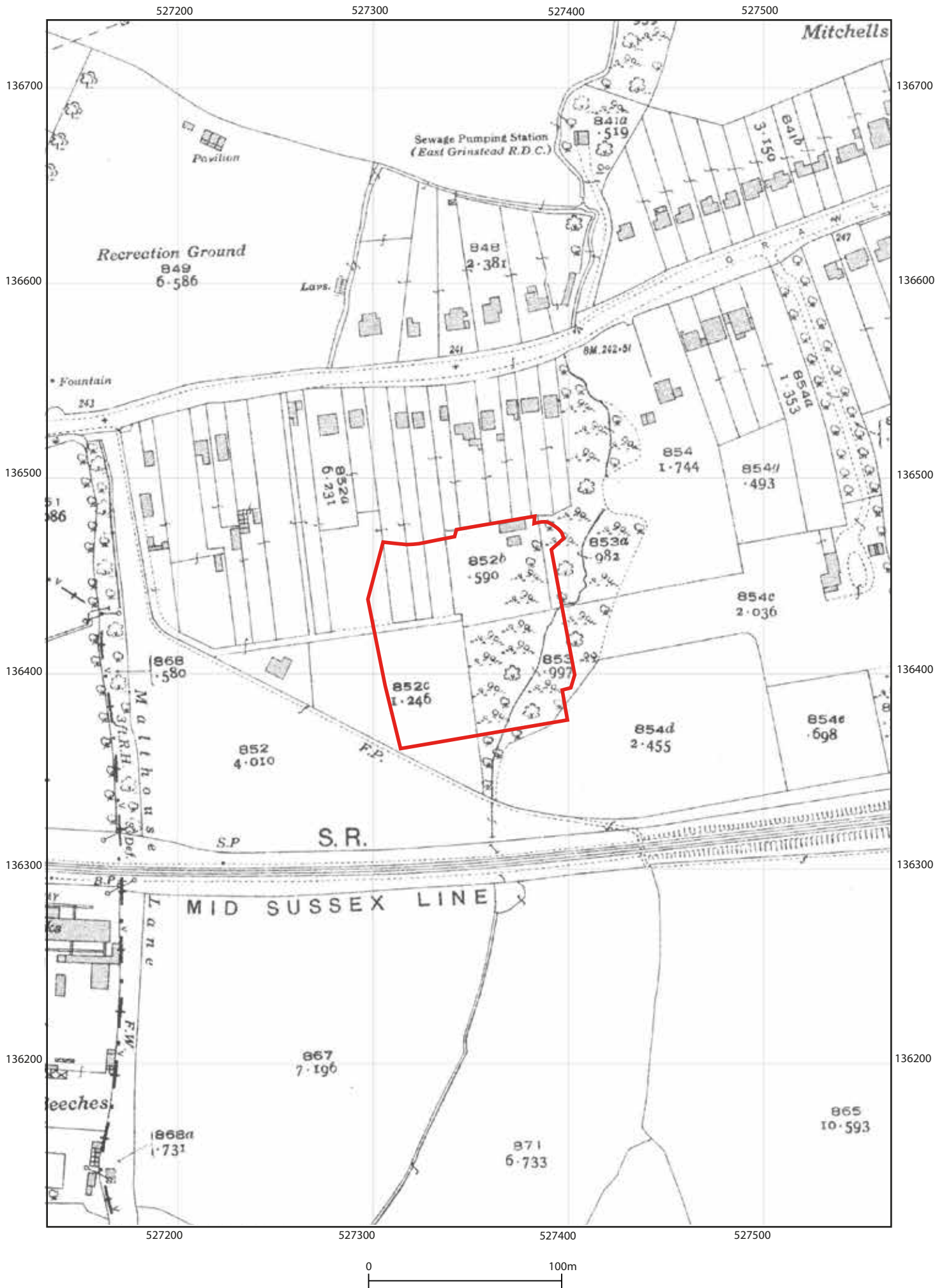


Figure 7: OS 1937 map, scale 1:2500

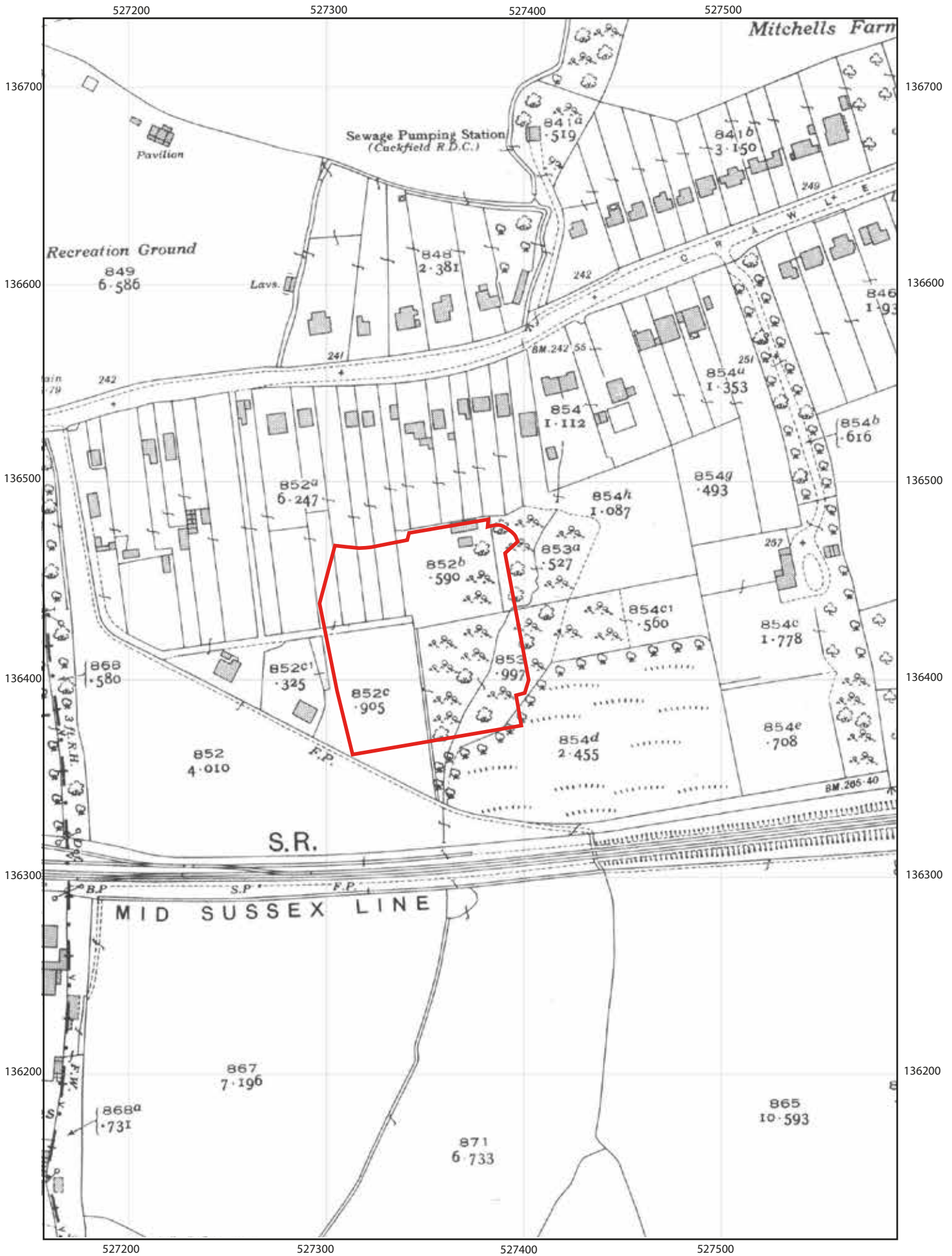


Figure 8: OS 1946 map, scale 1:2500

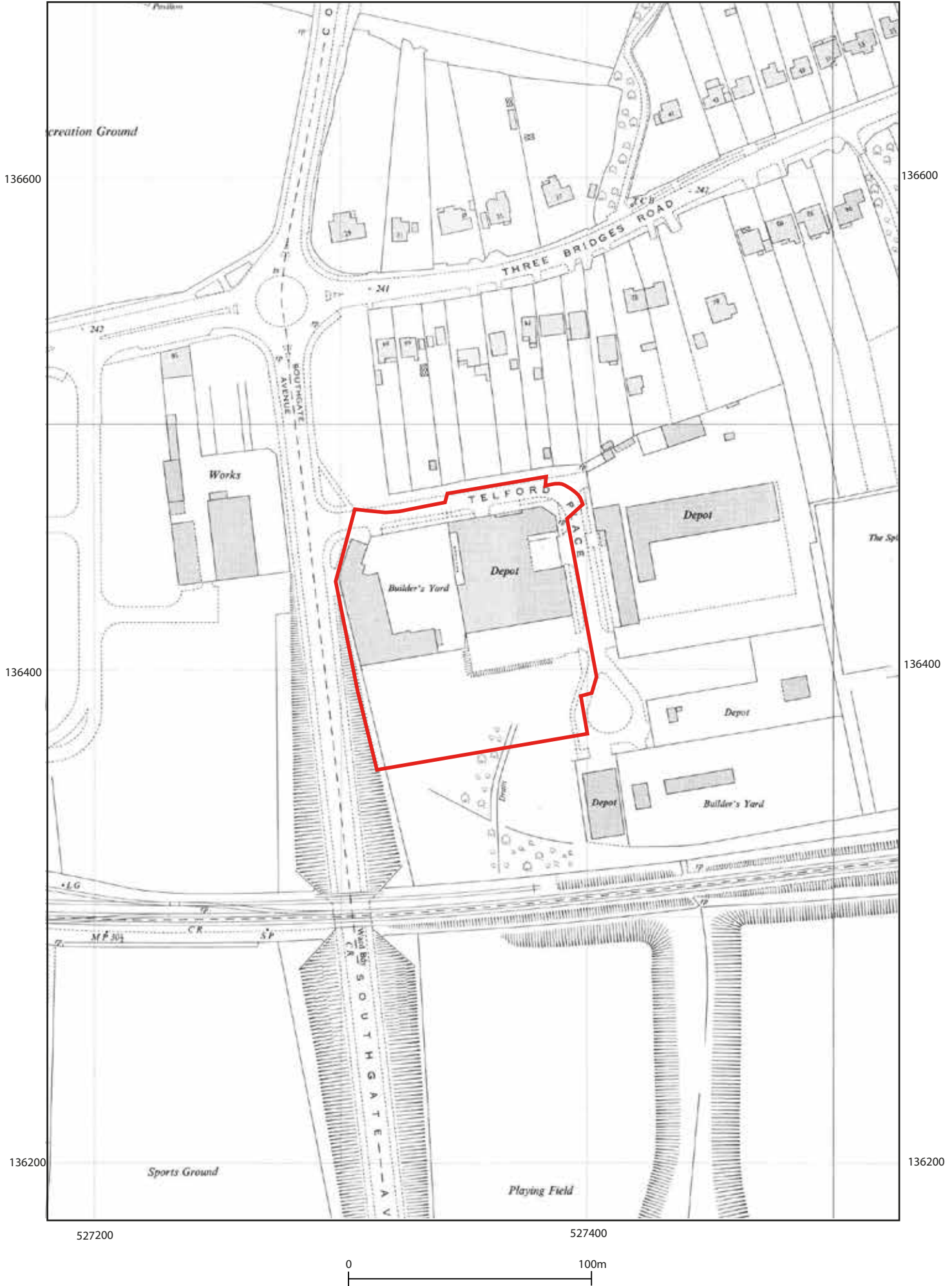


Figure 9: OS 1959 map, scale 1:2000

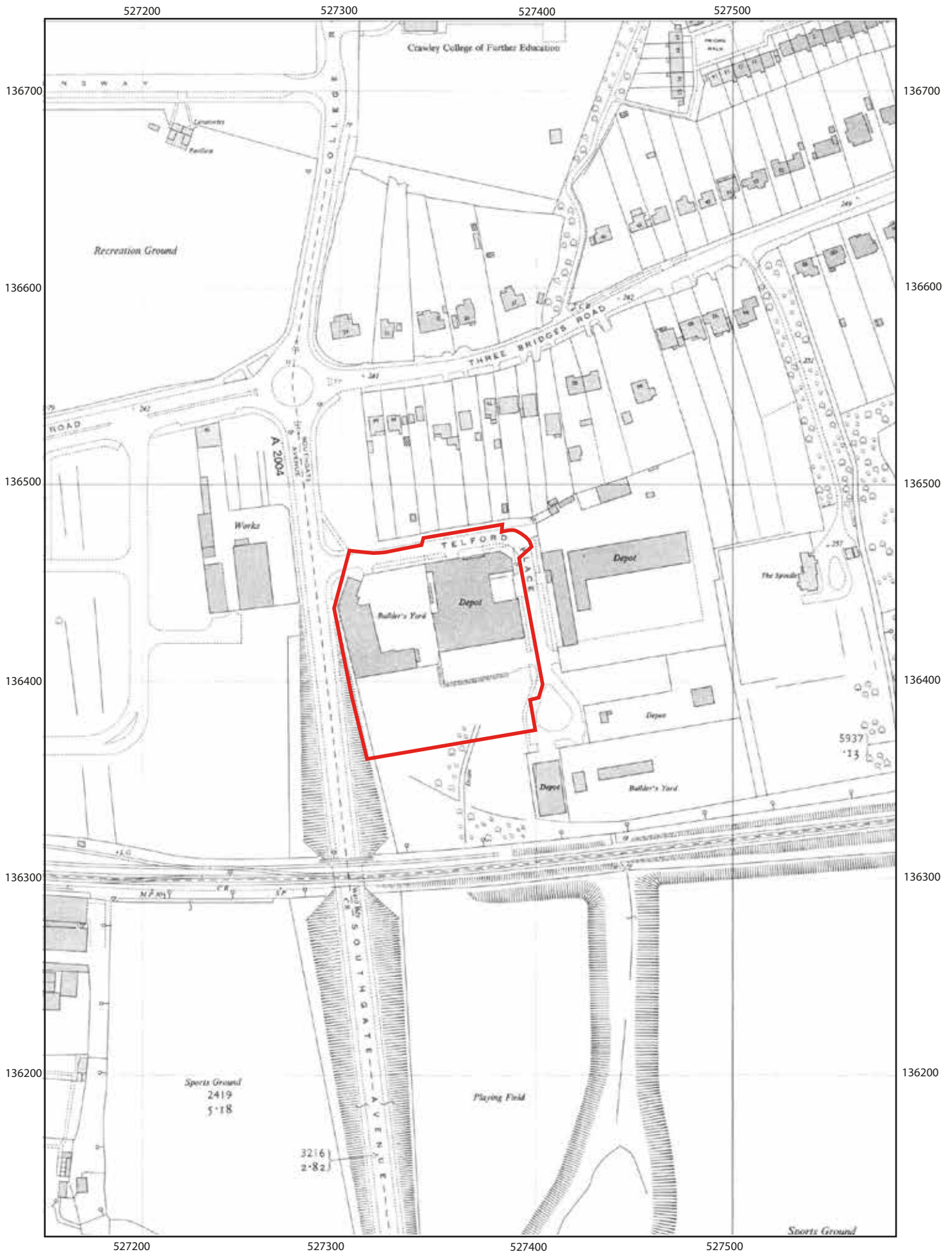


Figure 10: OS 1960 map, scale 1:2500

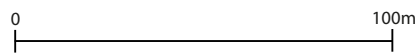
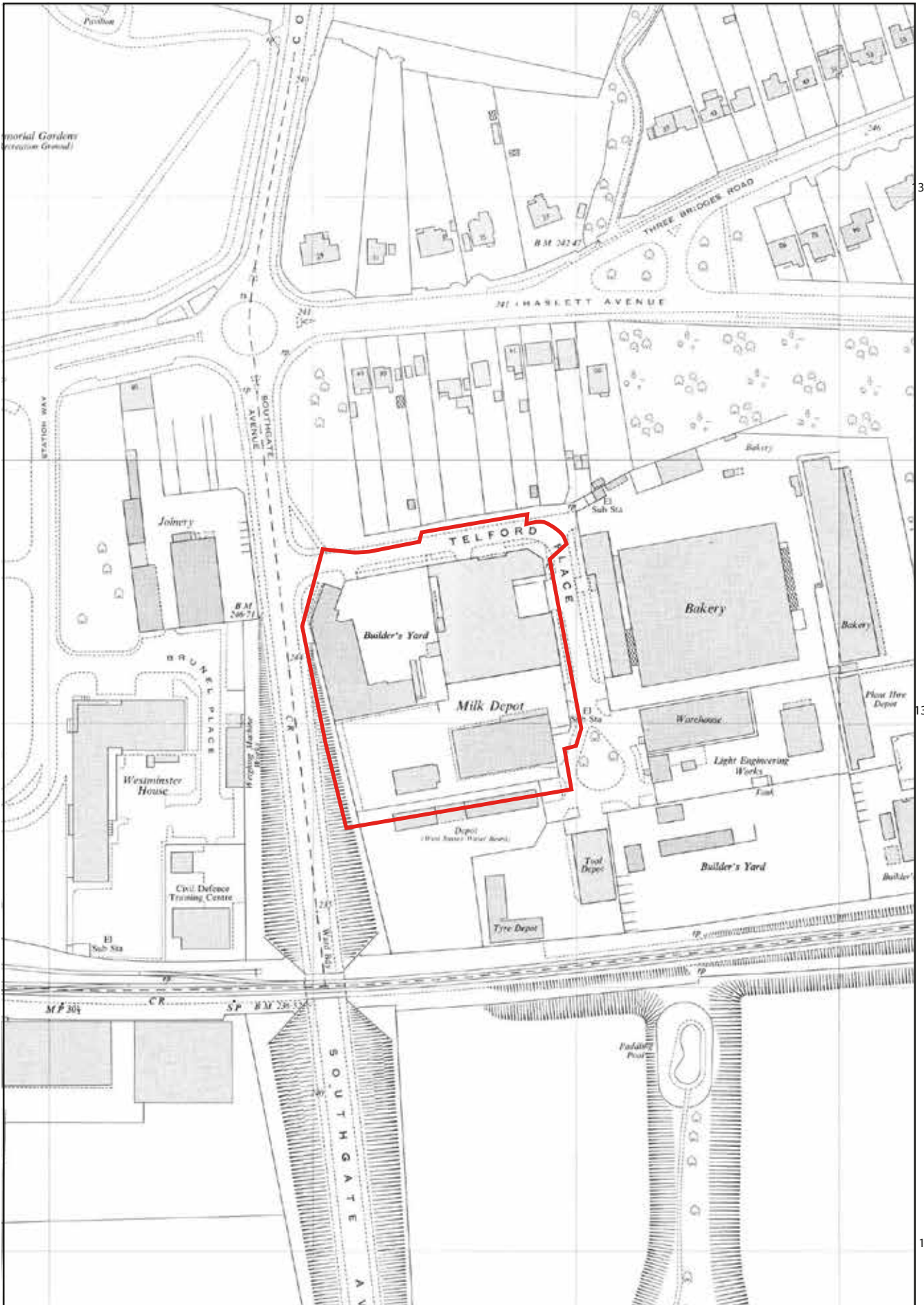


Figure 11: OS 1969 map, scale 1:2000



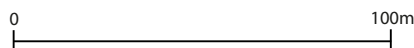
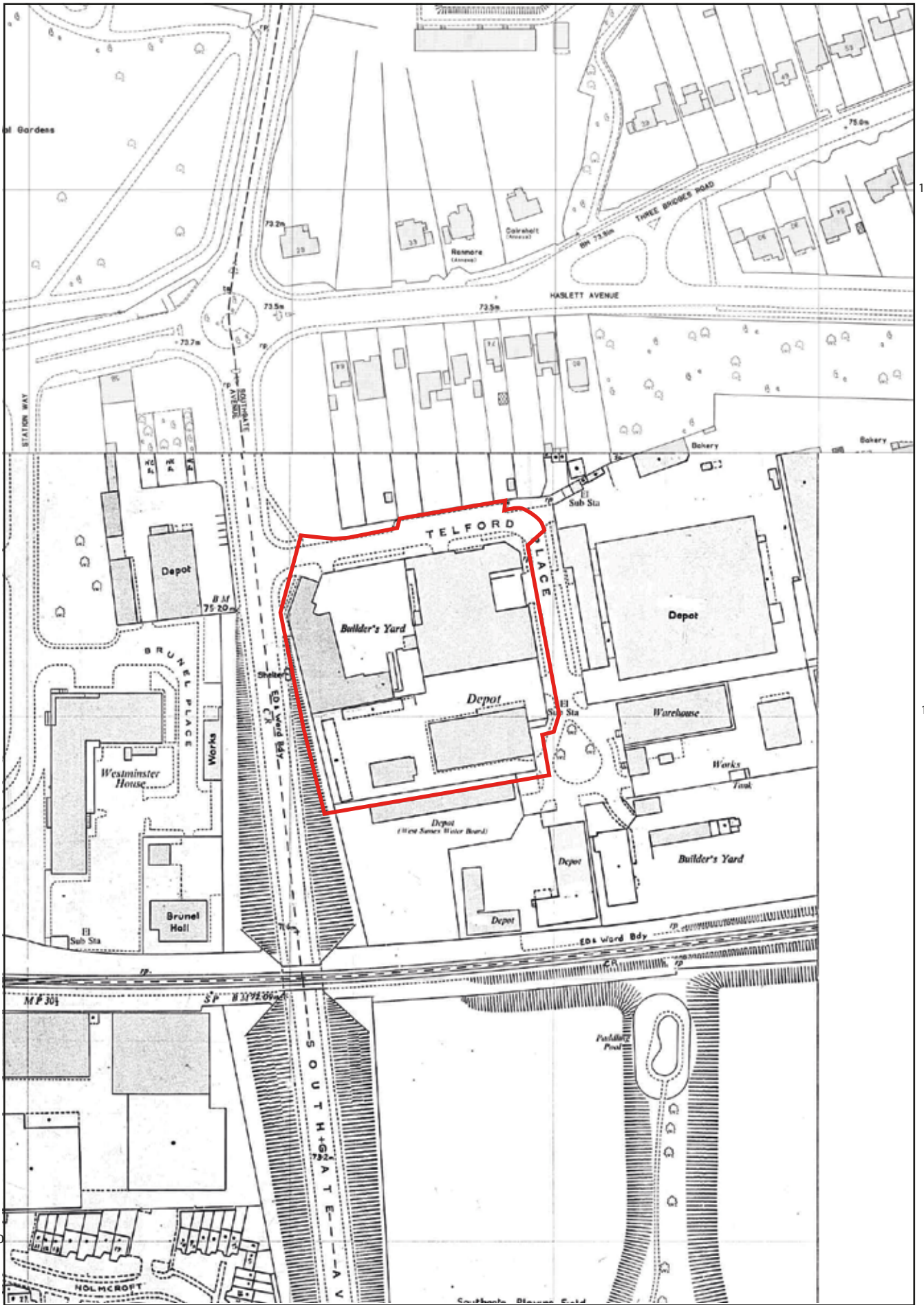


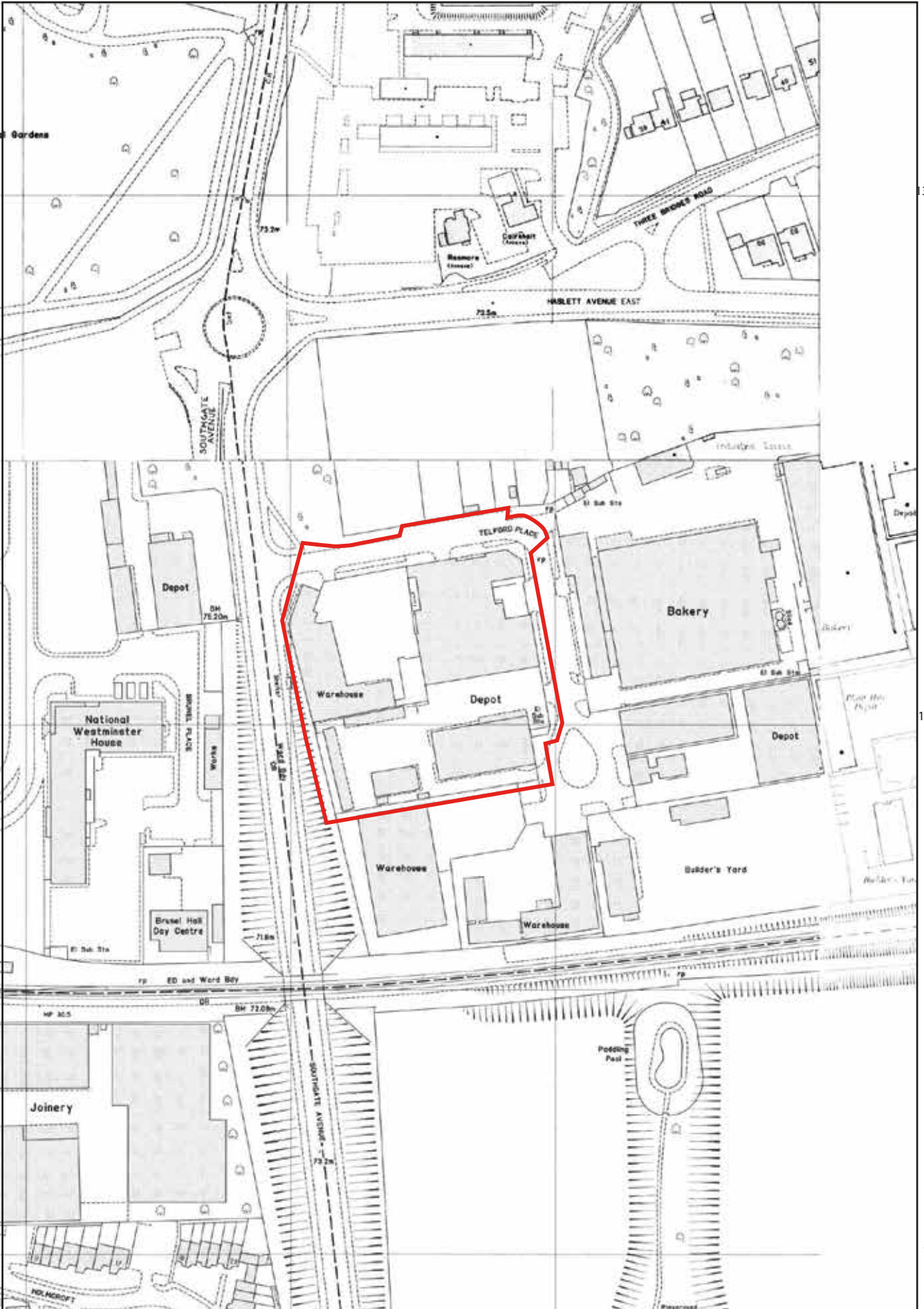
Figure 12: OS 1978-1980 map, scale 1:2000

527200

527400

136600

136600



136400

136400

136200

136200

527200

527400

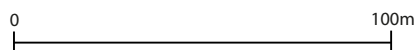


Figure 13: OS 1986-1991 map, scale 1:2000

527200

527400

136600

136600

136400

136400

136200

136200

527200

527400

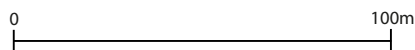
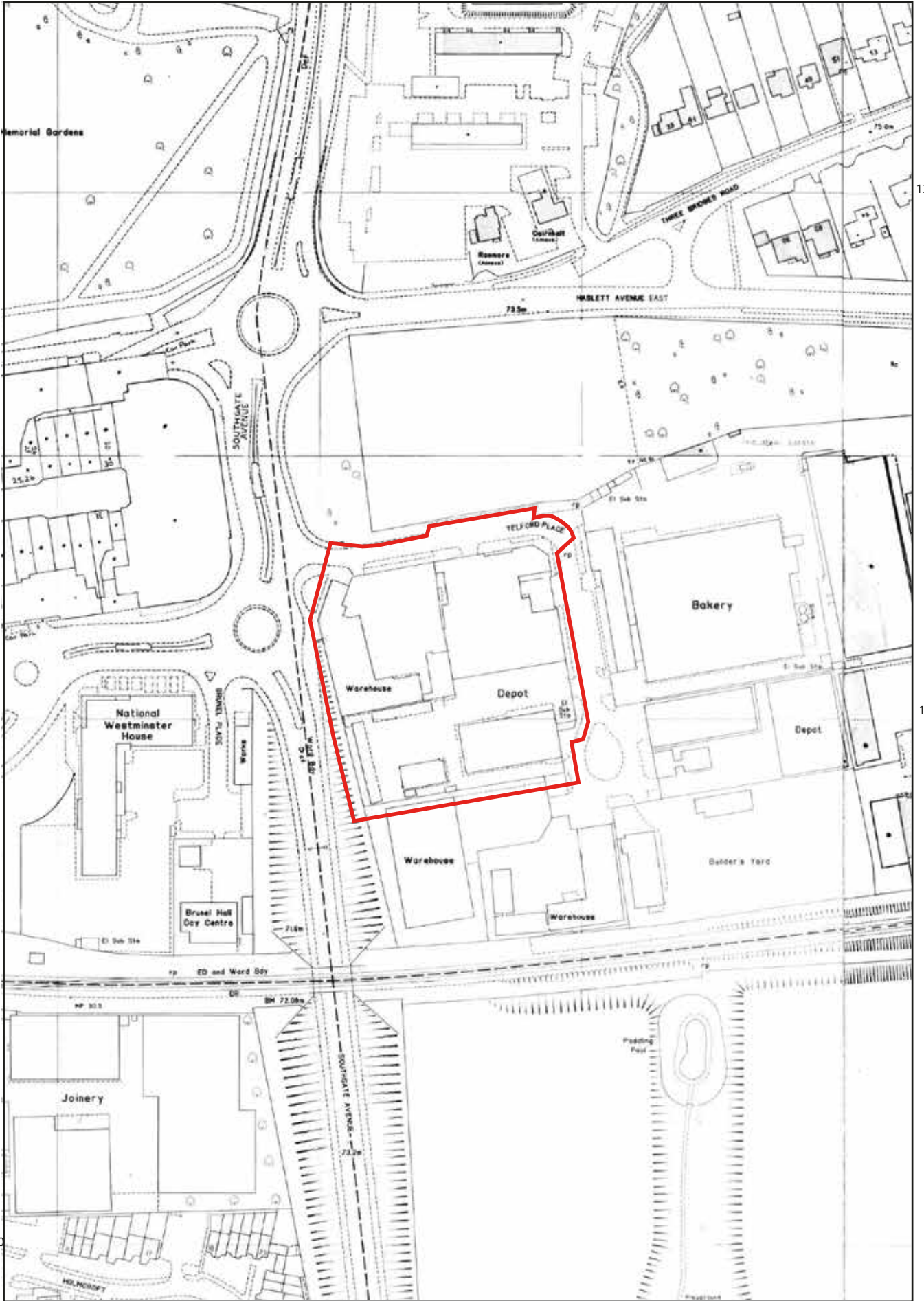


Figure 14: OS 1988-1993 map, scale 1:2000



527200

527400

136600

136600

136400

136400

136200

136200

527200

527400

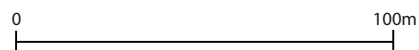
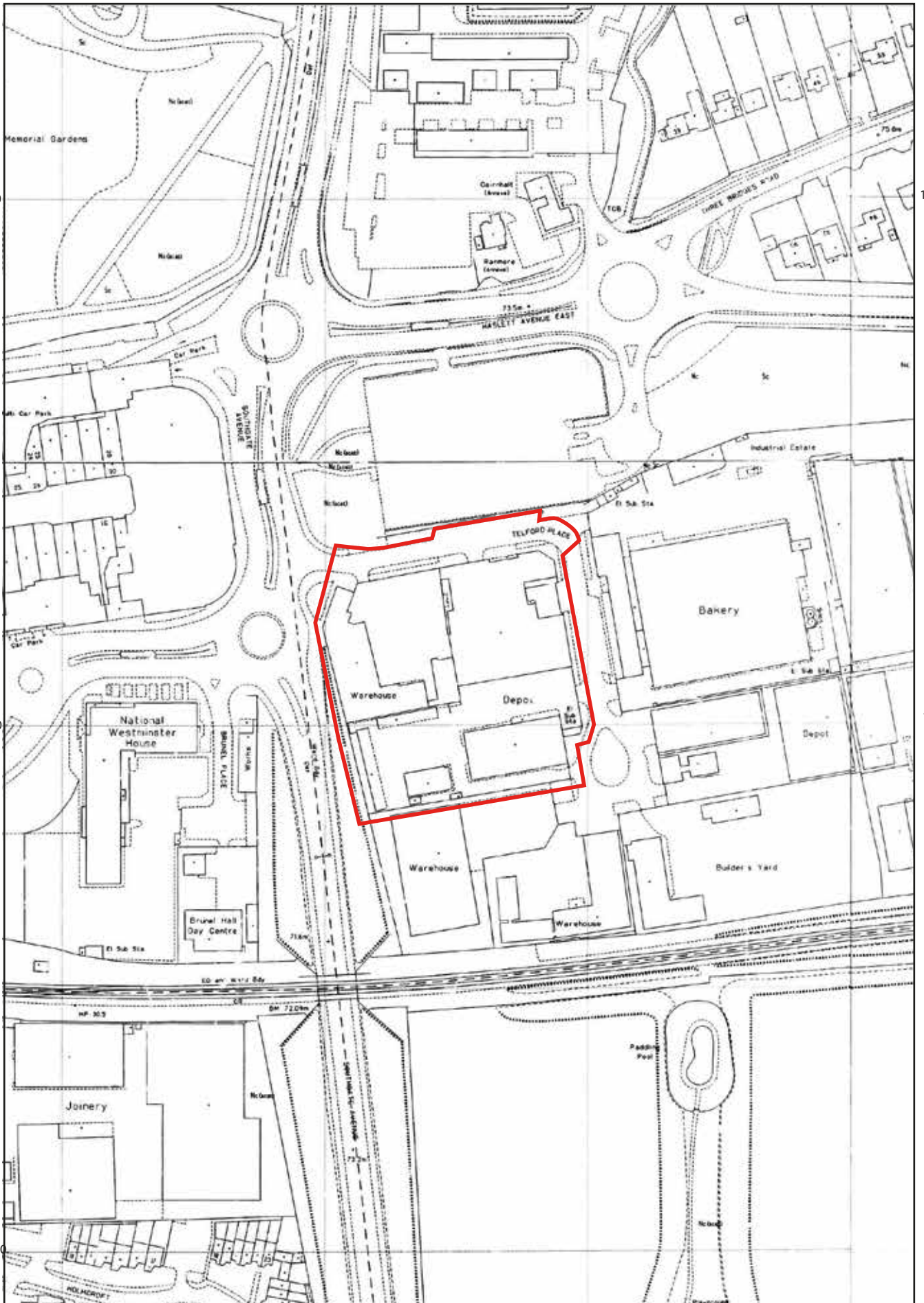


Figure 15: OS 1993-1994 map, scale 1:2000



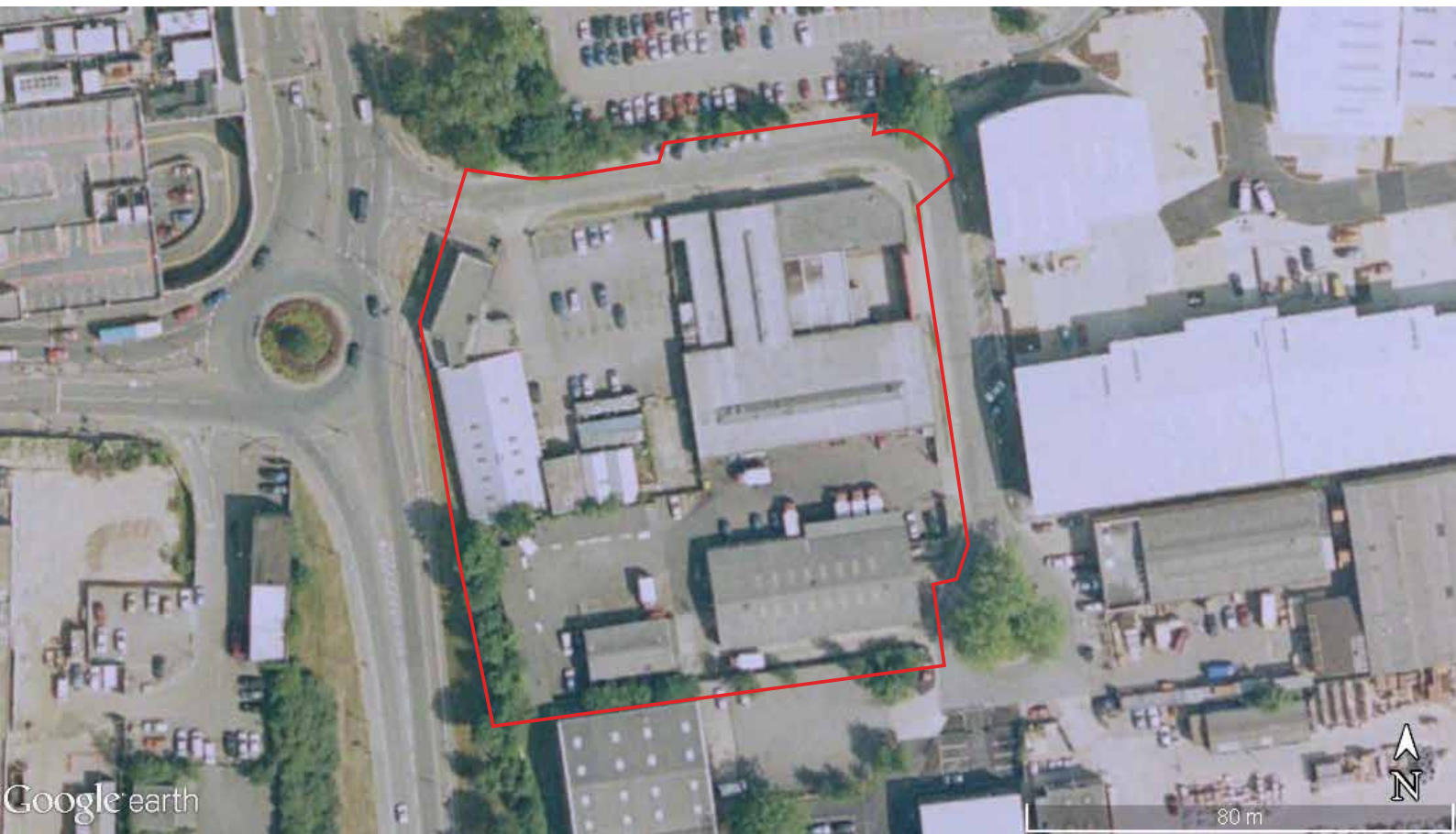


Plate 1: Google aerial photograph from 2001



Plate 2: Google aerial photograph from 2005

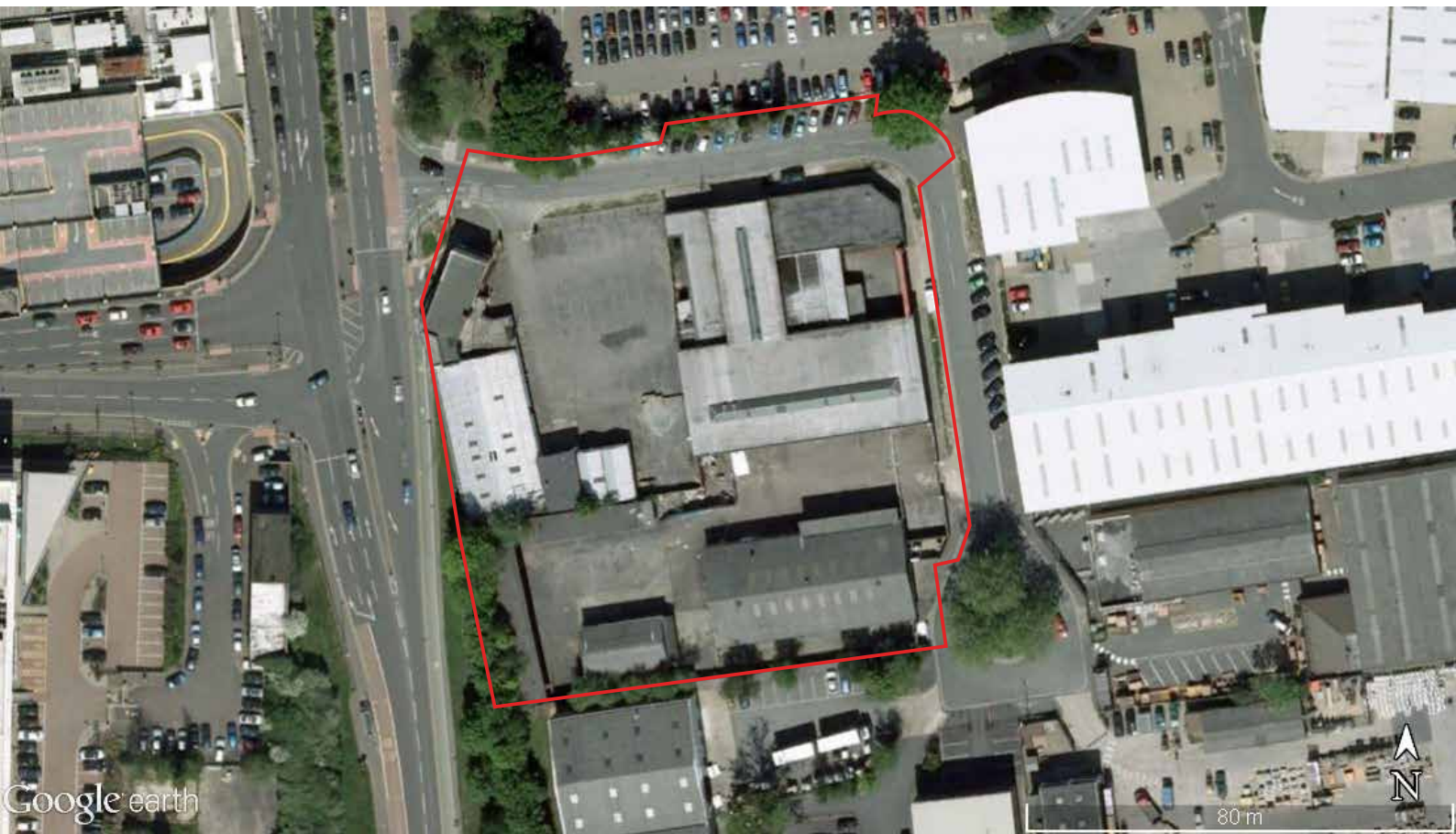


Plate 3: Google aerial photograph from 2007



Plate 4: Google aerial photograph from 2012



Plate 5: Google aerial photograph from 2013