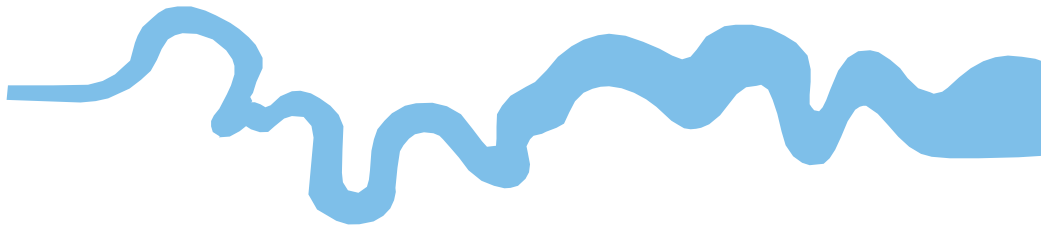


**T V A S**



**SOUTH**

**Land to the rear of 25-27 Holmes Avenue,  
Hove, East Sussex**

**Archaeological Watching Brief**

**by Sean Wallis**

**Site Code: HAH17/45**

**(TQ 2771 0613)**

**Land to the rear of 25-27 Holmes Avenue,  
Hove, East Sussex**

**An Archaeological Watching Brief**

**For Mrs Val Bristow**

by Sean Wallis

Thames Valley Archaeological Services

Ltd

Site Code HAH 17/45

**May 2017**

## Summary

**Site name:** Land to the rear of 25-27 Holmes Avenue, Hove, East Sussex

**Grid reference:** TQ 2771 0613

**Planning reference:** BH2016/05223

**Site activity:** Watching Brief

**Date and duration of project:** 24th - 26th April 2017

**Project manager:** Sean Wallis

**Site supervisor:** Teresa Vieira

**Site code:** HAH 17/45

**Summary of results:** The watching brief at Holmes Avenue successfully investigated those parts of the site which were to be most affected by the construction of a new house. Although the eastern part of the site had previously been occupied by a garage and greenhouse, these structures had relatively shallow footings, and had not disturbed the underlying subsoil. Despite the fact that the area had not been significantly truncated in the past, no archaeological finds or features were recorded.

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with an approved local museum in due course.

*This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder*

Report edited/checked by: Steve Ford ✓ 05.05.17
---

# Land to the rear of 25-27 Holmes Avenue, Hove, East Sussex An Archaeological Watching Brief

by Sean Wallis

**Report 17/45**

## **Introduction**

This report documents the results of an archaeological watching brief carried out on land to the rear of 25-27 Holmes Avenue, Hove, East Sussex (TQ 2771 0613) (Fig. 1). The work was commissioned by Mr Mark Saxby, on behalf of the property's owner, Mrs Val Bristow.

Planning permission (BH2016/05223) had been gained from Brighton and Hove City Council to build a new house on the site, following the demolition of an existing garage. The permission was subject to a standard planning condition (9) condition relating to archaeology and historic environment. As a consequence of the possibility of archaeological deposits on site which may be damaged or destroyed by the planned building work, it was proposed to carry out a watching brief as set out in the *National Planning Policy Framework* (NPPF, 2012) and the City Council's policies on archaeology and the historic environment. The watching brief was carried out in accordance with a written scheme of investigation approved by the East Sussex County Council Archaeological Officer (Mr Greg Chuter), who advises the City Council on archaeological matters. Where appropriate and relevant, the recommendations in *Sussex Archaeological Standards* (ESCC 2015) were to be followed.

The fieldwork was undertaken by Teresa Vieira and Jim Webster between the 24th and the 26th April 2017, and the site code is HAH 17/45. The preferred depository for the site archive is Brighton Museum, but unfortunately the museum is not accepting new material at the present time. As a result, the archive will be held by Thames Valley Archaeological Services until a suitable depository is found.

## **Location, topography and geology**

The site is located on the east side of Holmes Avenue, approximately 1.5 km north-west of the historic core of Hove, East Sussex. The new house was to be built in an area which up until recently had been part of the rear gardens of 25 and 27 Holmes Avenue. It had previously been occupied by a double garage and greenhouse, which had been demolished prior to the watching brief taking place. Although the area generally slopes down towards the south, the site itself was relatively flat, and lies at a height of approximately 39m above Ordnance Datum. According to the British Geological Survey the underlying consists of the Woolwich and Reading Beds

of the Lambeth Formation (BGS 2006). This was confirmed during the watching brief, where a light orange brown clayey sand, with varying amounts of flint gravel inclusions, was recorded in the footing trenches.

### **Archaeological background**

A search of the East Sussex Historic Environment Record was carried out in March 2017 to provide archaeological background information on the site. In summary, the site lies within an Archaeological Notification Area associated with the underlying Woolwich Beds geology, which is believed to have been a preferred location for activity in the prehistoric period. Stray finds of Palaeolithic and Bronze Age date have been recorded in the surrounding area, and sherds of prehistoric pottery were found during a recent archaeological evaluation at West Blatchington School. A Roman villa was recorded at West Blatchington, to the north of the present site, although this has now been built over. Associated Roman features were also observed close to the villa site, along with evidence of activity in the late Bronze Age and Iron Age.

### **Objectives and methodology**

The aims of the watching brief were to excavate and record any archaeological deposits affected by the proposed groundworks. This was to involve the examination of all areas of intrusive groundworks, including any significant ground reduction and the digging of foundation trenches for the new house. Where archaeological deposits which may warrant preservation *in situ* the features will be excavated by hand and fully recorded, to ensure their 'preservation by record'.

### **Results**

Prior to the footing trenches being excavated, the existing garage and greenhouse were demolished (Fig. 3; Pls 1-4). The footings were then dug under constant archaeological supervision. All the footing trenches were about 0.70m wide, and between 1.05m and 1.10m deep (Fig. 4). There was a clear contrast between the eastern area which had previously been under the garage and greenhouse, and the area to the west of it which had previously been covered by grass.

In the north-eastern part of the site the natural geology was recorded beneath 0.70m of light brown sandy clay subsoil (51), although this deposit contained modern finds and some demolition rubble. In the south-east corner the natural clayey sand was observed beneath 0.3m of concrete and its associated bedding layer, and 0.50m of subsoil (51). In the western part of the site, which had been unaffected by the earlier structures and their subsequent demolition, the natural geology was encountered beneath 0.12-0.15m of topsoil (50) and 0.30m-

0.40m of subsoil (51). A square pit, measuring 1.40m by 1.40m, was excavated close to the north-west corner of the new house, for a drainage pump. The pit was 1.80m deep, with the natural geology being recorded beneath 0.20m of topsoil (50) and 0.47m of subsoil (51). No archaeological finds or features were recorded during the watching brief.

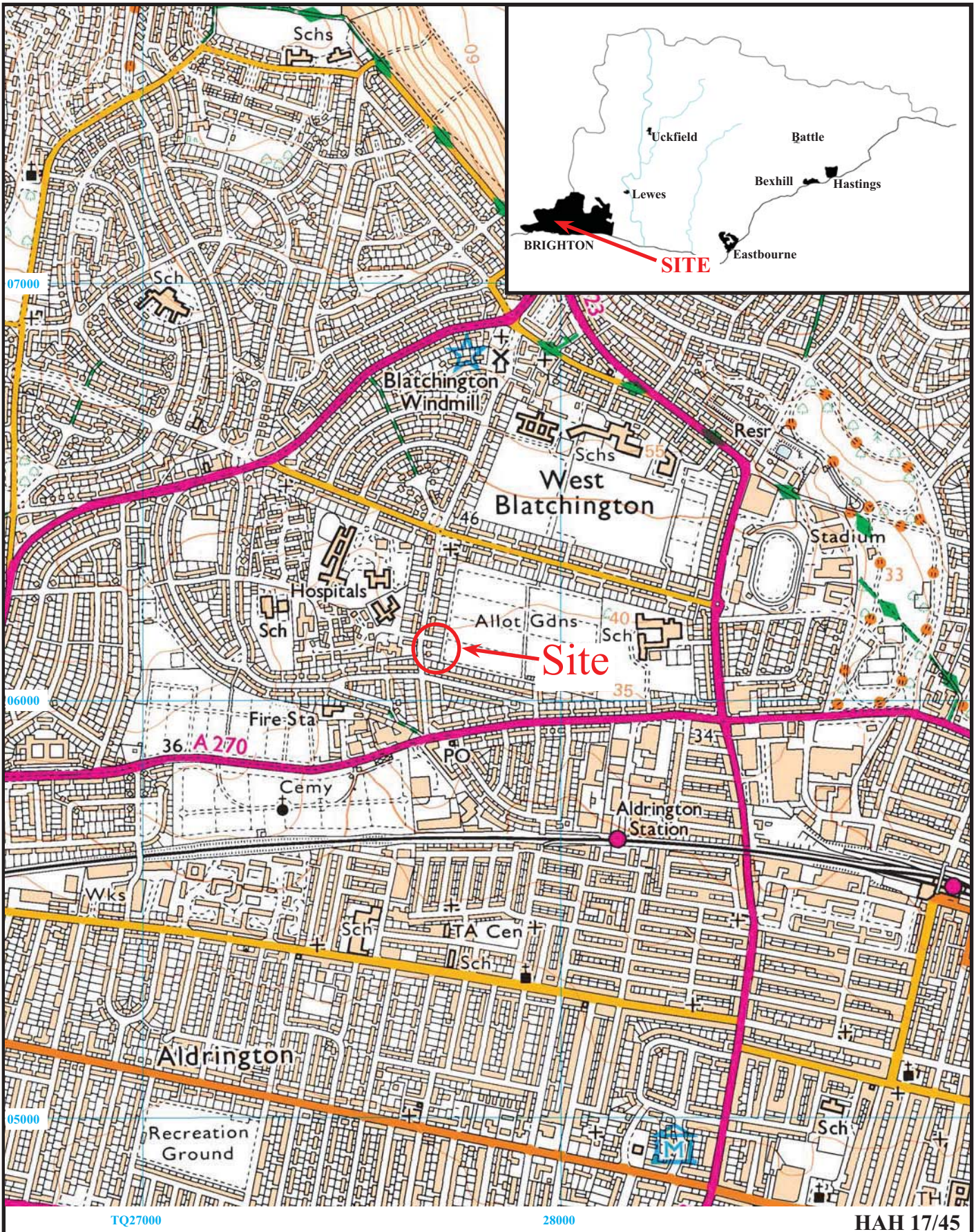
## **Conclusion**

The watching brief at Holmes Avenue successfully investigated those parts of the site which were to be most affected by the construction of a new house. Although the eastern part of the site had previously been occupied by a garage and greenhouse, these structures had relatively shallow footings, and had not disturbed the underlying subsoil. Despite the fact that the area had not been significantly truncated in the past, no archaeological finds or features were recorded.

## **References**

- BGS, 2006, *British Geological Survey*, 1:50,000, Sheet 318//333, Bedrock and Superficial Deposits Edition, Keyworth.
- English Heritage, 2011, *Environmental Archaeology*. Centre for Archaeology Guidelines 1, English Heritage, Portsmouth (2nd edn).
- ESCC, 2015, *Sussex Archaeological Standards*, East Sussex County Council, Lewes.
- NPPF, 2012, *National Planning Policy Framework*, Department of Communities and Local Government, London (TSO).

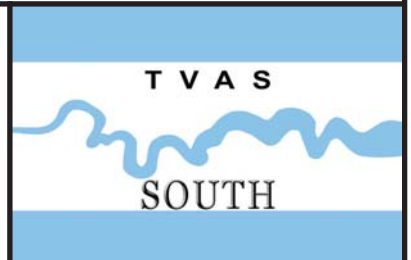




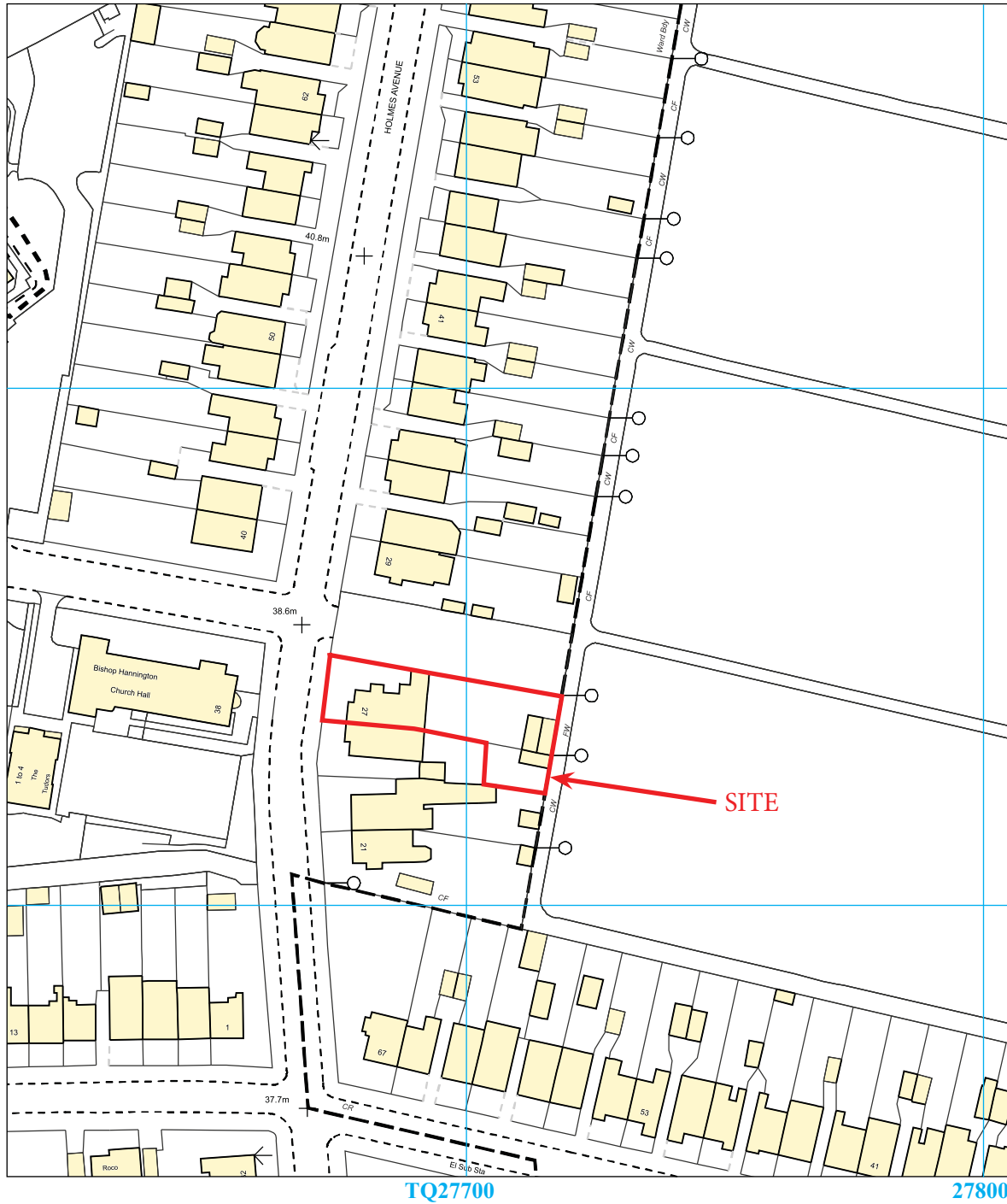
**Land to the rear of 25-27 Holmes Avenue,  
Hove, East Sussex, 2017  
Archaeological Watching Brief**

Figure 1. Location of site within Hove and  
East Sussex.

Reproduced from Ordnance Survey Digital Mapping under licence.  
Crown copyright reserved. Scale 1:12500







HAH 17/45

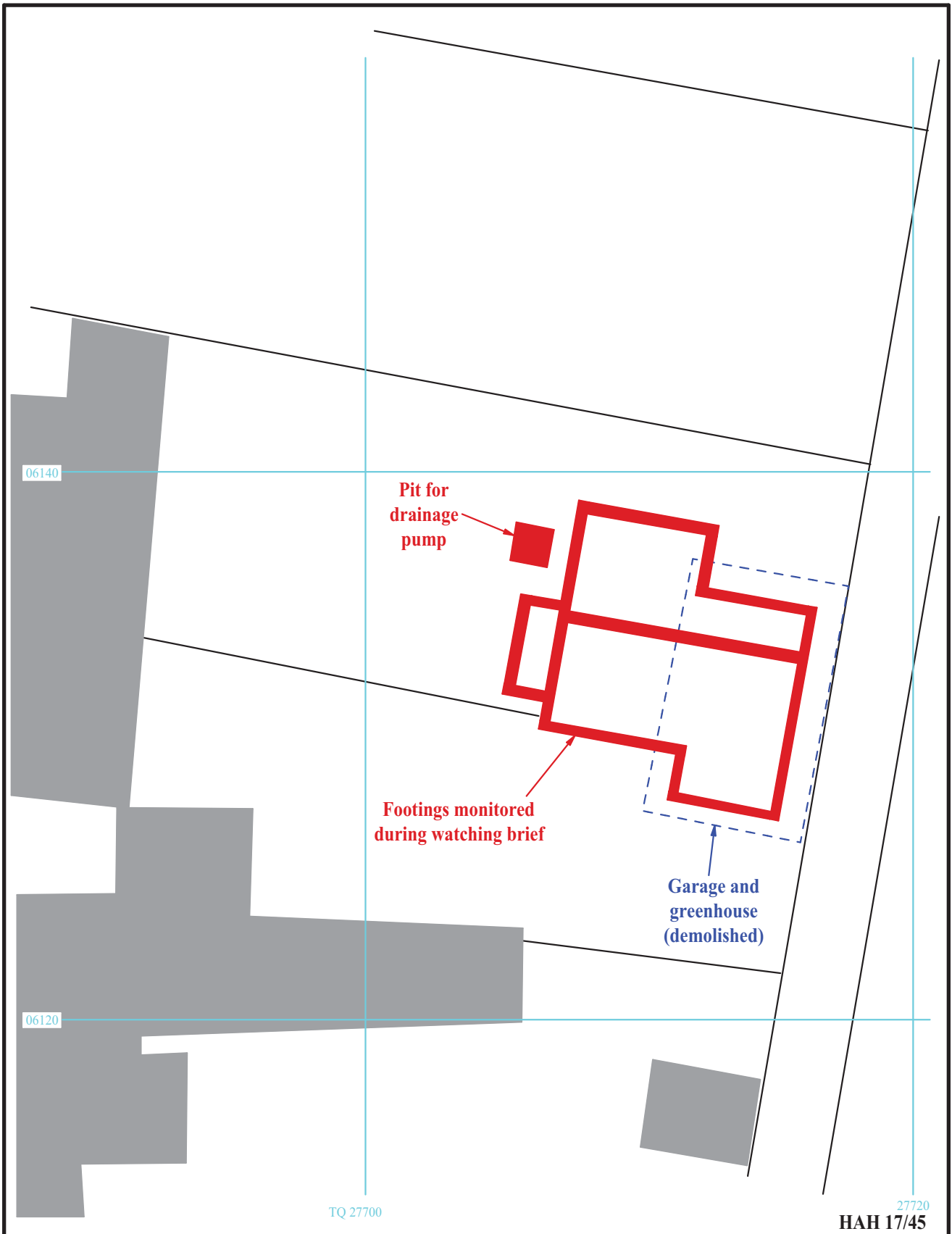


**Land to the rear of 25-27 Holmes Avenue,  
Hove, East Sussex, 2017  
Archaeological Watching Brief  
Figure 2. Detailed location of site**

Reproduced from Ordnance Survey Digital Mapping under licence  
Crown copyright reserved. Scale 1:1250

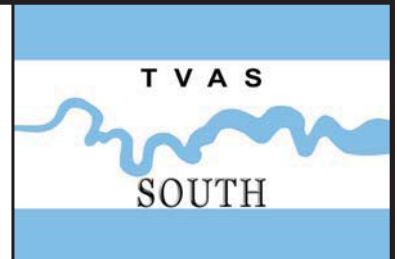




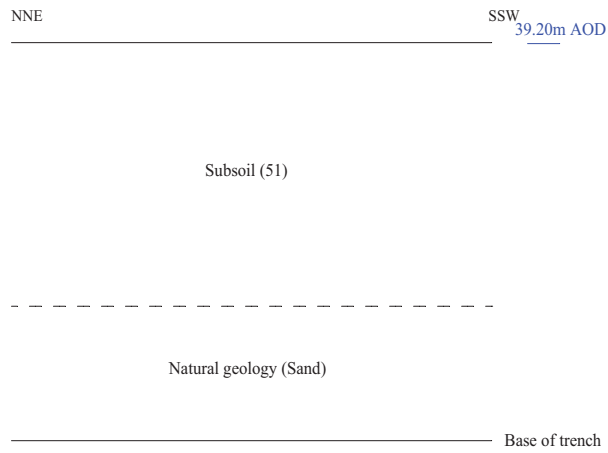


**Land to the rear of 25-27 Holmes Avenue,  
Hove, East Sussex, 2017  
Archaeological Watching Brief**

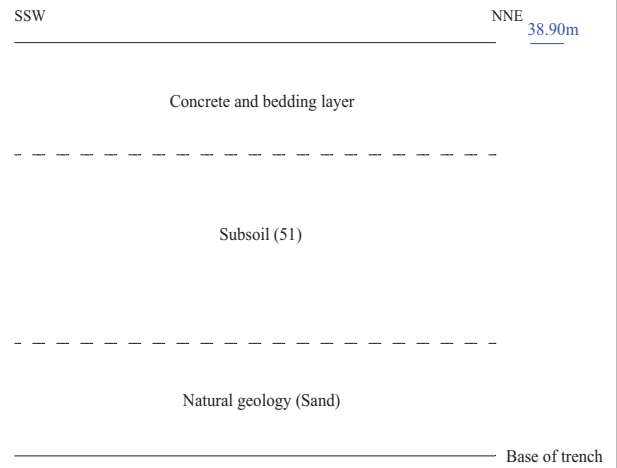
Figure 3. Site plan showing monitored areas.



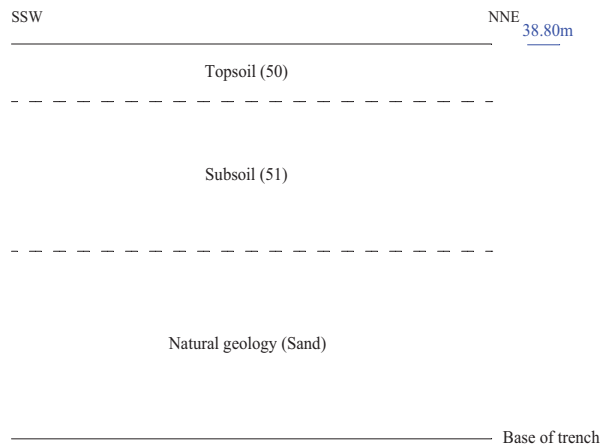
**Footing trench (North-east corner)**



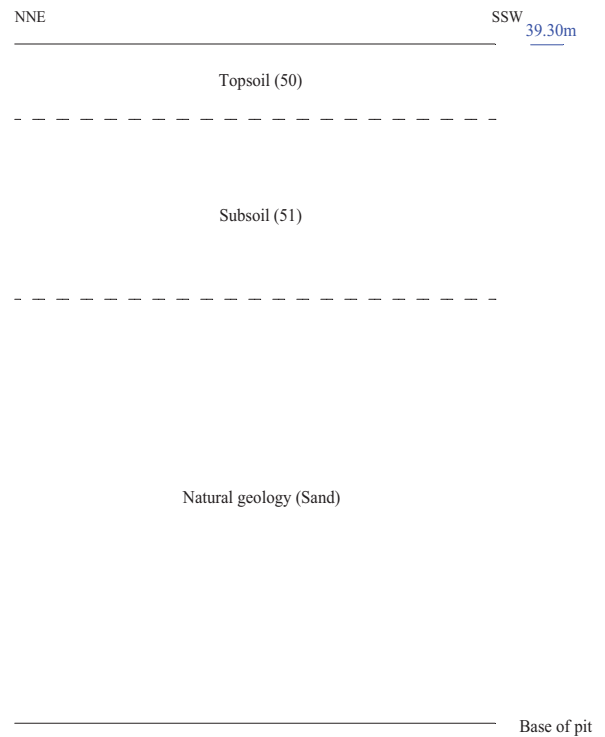
**Footing trench (South-east corner)**



**Footing trench (South-west corner)**



**Drainage pit**



HAH 17/45

**Land to the rear of 25-27 Holmes Avenue,  
Hove, East Sussex 2017  
Archaeological Watching Brief**

Figure 4. Representative sections.

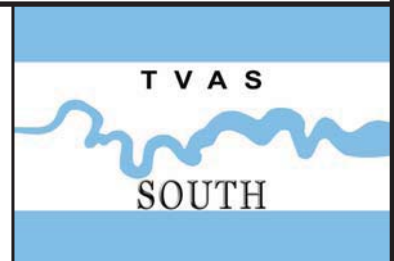




Plate 1. General view of site, looking West.



Plate 2. North-eastern footing trench, looking South.  
Scale: 1m.



Plate 3. General view of site, looking North-west.



Plate 4. General view of site, looking East.

HAH 17/45

**Land to the rear of 25-27 Holmes Avenue,  
Hove, East Sussex, 2017  
Archaeological Watching Brief  
Plates 1 - 4.**

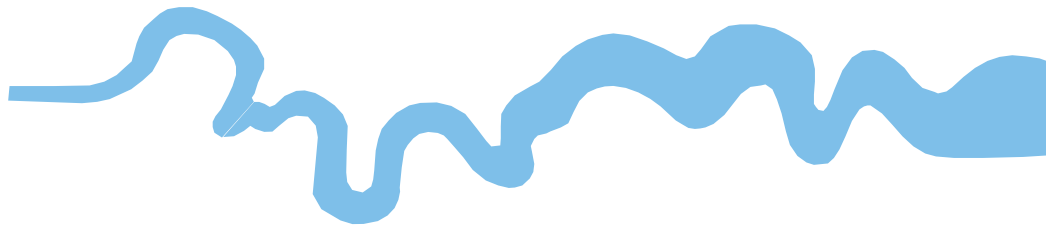


## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC







**TVAS (South),  
77a Hollingdean Terrace  
Brighton, BN1 7HB**

**Tel: 01273 554198  
Email: [south@tvas.co.uk](mailto:south@tvas.co.uk)  
Web: [www.tvas.co.uk/south](http://www.tvas.co.uk/south)**

***Offices in:  
Reading, Taunton, Stoke-on-Trent and Ennis (Ireland)***