4   ARCHAEOLOGY

Fig. 24. St Mary's church: nave north arcade.

4.1   The medieval town

4.1.1   Buildings

The parish **church of St Mary** is the oldest surviving building in Eastbourne. Walter Budgen's detailed analysis of the building in *c.*1912 dated it to *c.*1160-90,[383] and his dating has been widely accepted in local histories.[384] However, the combination of the Late Norman features with the Early English crocket and stiff-leaf capitals of the chancel and nave arcades is clear evidence of a later date, probably of *c.*1190-1200. The church saw substantial modification in the first half of the 14th century, with the rebuilding of the aisles, the westwards extension of the nave by a bay (making it five bays long) and construction of the west tower: the wooden screens to the chapels in the north and south chancel aisles are survivals from this period.

There are four other buildings near the church that are of medieval date. The Lamb Inn, which lies immediately east of the churchyard, on Ocklynge Road, is the oldest of these. The earliest part of the present building is the

probable once external cesspit at the north-west corner of the cellars. The most significant feature at this level, however, is the rib-vaulted undercroft: this is at the southern end of the building, but set back from the Ocklynge Road frontage, behind what appears to be (on the basis of the doorways, which appear primary, and, with four-centred arches, of late 14th or 15th-century date) a contemporary stone-walled, but unvaulted, room. Two-part undercrofts, in which the rear is vaulted, are a feature of several medieval townhouses (and are especially associated with taverns),[385] but here the much lower level of the vaulted undercroft is unusual. Between the vaulted undercroft and the cesspit, two other stone-built rooms may be earlier. The timber-framed building on top comprises a much altered Wealden house probably dating from the late 15th century. The open hall of this building is unusually long (8.15m), again consistent with, although not proof of, specialized use as an inn or alehouse. A contemporary rear range also extended along the Church Street frontage.[386]

North-east of the church, Old Parsonage Barn is a two-storied building dating from *c.*1520. Both its long east and west sides have close-studded continuously-jettied first floors, supported by a masonry ground floor (the details of which are obscured by render, but which old photographs show is flint-rubble[387]). The original use of the

Fig. 25. The Lamb Inn: undercroft showing entrance.

Fig. 26. Old Parsonage Barn: west elevation.

building is unclear, but the division of the upper floor into three-bay and single-bay rooms, and the quality of construction may indicate a less agricultural use than its later documented history (the building, for example, possibly being a malthouse granary in a terrier of 1635).[388] To the west of, and approximately parallel to, this building there survives the Old Parsonage (since 1922 the church hall). Although not to be confused with the vicarage house, the building appears to be the direct successor to the earlier medieval manor house of the Rectory (or *Netherin*) Manor, and in its present form appears to date entirely from the second quarter of the 16th century.[389] Built mostly of rubble, with ashlar dressings, the Old Parsonage has internal timber and plaster partitions separating the (single-storey hall) from the service bay at the north and the parlour at the south: there were originally four rooms over. It is possible that some 16th-century internal features survive later rebuilding at The Goffs (also known as the Old Manor House, Eastbourne Manor, and Gildredge Manor), 33 The Goffs.[390]

No. 4 Borough Lane appears to be an early 16th-century timber-framed house, with a close-studded continuous jetty, but earlier dates have been suggested and may be confirmed by internal inspection.[391]

4.1.2 Excavations

Old Town has seen significant excavations under the Eastbourne Urban Medieval Project. The **Church Street** site has only seen partial reporting and publication, however, but was extensive, comprising two areas totalling approximately 4000m² on the south side of the street, excavated in 1977-84. Reported results include the discovery of three lime-burning pits partly under the old pavement (prior to road widening) dating from the late 12th century and suggested by the excavator as relating to the construction of the present church.[392] To the east of this the remains of a stone-built house – with evidence of a barrel-vaulted undercroft – was located at right-angles to the street front: this was identified by the excavator as a pre-existing house that became the vicarage in 1244-5.[393] The **Star Brewery** site involved the excavation in 1980 of a trench 81m x 2m across the Bourne Valley, principally for geo-archaeological study of prehistoric colluvium (hillwash) and deposits relating to the former Bourne. The discovery of Late Saxon and early medieval pottery here provides important evidence of occupation in the Bourne valley in or by the 11th century.[394]

Fig. 27. The Old Parsonage: east elevation.

Fig. 28. 4 Borough Lane.

Although outside the EUS study area substantial archaeological evidence for extensive **Saxon cemeteries** at Upperton are relevant to the origins of Eastbourne. The cemeteries comprise one of 5th/6th to 7th/8th-century date on St Anne's Hill and one of apparent late 7th-century date on Ocklynge Hill. Although small-scale discoveries relating to these cemeteries have been made from the 19th-century onwards, there have been larger scale archaeological investigations. At Ocklynge Hill (on the site now occupied by Saxon Place) this involved excavation of 26 burials, in 1970.[395] At St Anne's Hill, the principal investigations have comprised excavation of 27 inhumations and three cremations in 1991,[396] and excavation of 193 grave cuts and 16 cremations in 1997-8.[397] The 1991 excavator assigned various post-holes and pits to the 5-7th centuries, whereas the 1997-8 excavation identified a clear distinction between features such as pits, ditches, gullies and possible post-holes (all prehistoric) and the Saxon graves and cremations. There have been finds in the vicinity that may support the 1991 identification of settlement, but they are either very unspecific (such as Whitley's 1885 report of an extensive scatter of 'fragments of Saxon drinking vessels…on the western slope of this hill'[398]) or rather spatially, even chronologically, distant (such as the group of late Saxon clay loomweights found in a pot decorated with strapping, at Enys Road, *c.*400m south-east of the cemetery[399]).

4.1.3 Topographic analysis (Maps 5-7)

Martin Bell has suggested that there may have been settlement shift from the Upperton ridge (i.e. in the vicinity of the Saxon cemeteries) to Old Town,[400] and Patricia Stevens subsequently proposed that such a shift may have meant that the parish church was not located at its current site until *c.*1160-80 (a date based on a rather early dating of the surviving fabric: see above, section 4.1.1).[401] Whilst the date of the cessation of use of the cemeteries (i.e. in or by the 8th century) would be consistent with the broader trend of shift of settlement from Downland to the fertile valleys,[402] there appear no grounds for supposing a 12th-century shift of the church, and it is most probable that St Mary's represents the location of the pre-Conquest minster. The long-argued derivation of Motcombe and the Mote (now preserved in the name Moatcroft Road), which relates these to the Saxon moot or meeting place of the hundred,[403] is also consistent with the early origins of the siting of the church and settlement at Old Town.

The Star Brewery and Church Street sites, the surviving medieval buildings and lost medieval buildings (such as the guildhall of the Brotherhood of Jesus, demolished *c.*1895: see above, section 3.1.3) are consistent with the focus of settlement at Old Town from the 11th and 12th centuries onwards, although we have seen (above, section 3.1.2), that the scale of such nucleated settlement in the 11th century would have been very modest. Moreover, the fact that Eastbourne appears to have developed as a minor port or landing place in the late Saxon period, with an old hythe recorded in 963, could suggest some occupation adjacent to a wharf or landing point. Indeed, it is tempting to identify the distinct communities in medieval Eastbourne, which functioned as tithings and townships from the 13th century, as equating with the later nucleated settlements to the south and east of Old Town (see below, section 4.2.3). This may apply to Lamport/Langport, Meads and Esthalle, but the degree to which any of these constituted more than a small cluster of dwellings is unclear and remains to be tested by archaeological investigation.[404] Other elements of settlement of medieval Eastbourne outside the main nucleus of Old Town include the Knights Hospitallers' chapel at Ocklynge (recorded from

Fig. 29. The Counting House, Moatcroft Road.

1167) and the chapel of St Gregory at Holywell (recorded from 1239): see above, section 3.1.3.

4.2 The town *c.*1540-1850

4.2.1 Buildings

Eastbourne has 32 surviving buildings that date from between 1540 and 1850: three from the 17th century, 11 from the 18th century, and 18 from the early 19th century.

The most substantial of the 17th-century buildings is the Counting House public house (previously called the Court House), Moatcroft Road, which is a substantial flint cobble building, with three south-facing gables (the central one the best preserved, with ashlar quoins and mullion windows). Also probably of this date are the flint-rubble circular dovecote (Fig. 5) now in Motcombe Gardens (but previously part of Motcombe Farm), and the timber-framed house (albeit with a 19th-century rendered façade) at 70 Ocklynge Road (i.e. Old Bakery Cottage).[405]

Compton Place (formerly Bourne Place) is the most important of the 18th-century houses in Eastbourne, but when built it was quite separate from the built-up areas that have now engulfed it. The building represents a remodelling of the earlier 16th or 17th-century house as a neo-Palladian villa by Colen Campbell (1676–1729), in 1726-9. The interior is well preserved, but the

exterior, in which design he was more constrained by the earlier house anyway,[406] was remodelled *c.*1800 (not least losing its attached portico to the present Doric porch). The early 19th-century flint-cobble stable and coach house block survives, to the north-east of the house. Although not on this scale, what is now the Towner Art Gallery and Museum in Old Town is a substantial house built by the then incumbent in 1776-7.[407] It is constructed of red brick and grey headers, with the main (south) front to the garden having a Doric porch supporting a canted bay window. A late 18th-century Gothic revival gazebo survives in the grounds. Nearby Borough House, Borough Lane, is a six-bay brick-built house built directly on the street front (Fig. 6). Other large 18th-century houses include flint-cobble and stucco 18-20 Meads Road, and two brick-built farmhouses engulfed by the later town: Meads Place, Gaudick Road (formerly Place Farm), and 2 Enys Road (Upperton Farmhouse). Modest flint-cobbled cottages that probably date from the 18th century include 24a St Mary's Road and 3-5 Church Lane, both in Old Town.

Fig. 30. The Towner Art Gallery and Museum.

Fig. 31. 37 Marine Parade.

The buildings of the early 19th century include those that formed part of the still essentially rural parish and included: flint cottages at 13 and 13a Bakers Road, 1 and 2 Church Lane; flint and brick Motcombe Farmhouse and its associated barn; and the cobble and brick Pillory Barn, Bradford Street (dated 1813). All these buildings are in Old Town, but elsewhere new building forms survive from this period. The impact of the French Revolutionary and Napoleonic Wars is represented by a surviving example of the line of Martello Towers at the Wish Tower, King Edward's Parade (1806-8): it is of circular form and built in brick with a cement render. At the other end of the promenade the more substantial relic of this period of defences – the Redoubt fort (mainly built 1805-6) – is also of circular form (*c.*88m in diameter) and brick built, with a dry moat, and a gun platform at the upper level forming a complete circuit with 24 radiating vaulted casemates below (the latter mostly built as barracks).

Houses also survive from this period along and near the seafront. In some cases, such as the modest cottages at 37 and 38 Marine Parade, there is nothing to suggest that these are lodging houses of an emerging resort, but the three-storied bow window with balcony and hood at 7 Marine Parade is evidently an early survival of resort architecture. More substantial is Livingstone House, 20 Seaside, set back from the seafront itself, but with a solitary large bow

window at its east end located to take advantage of the sea view across Sea Houses Square. Also of this date is a cluster of buildings in Southbourne, on or near South Street, comprising a row of flint-cobbled cottages at 6-10 Furness Road; a shop and workshop at 41a South Street; and, of most obviously urban form, the three-storied stuccoed façade (with parapet) street front of 3-7 South Street.

In response to the expanded population by the seafront the first of Eastbourne's Victorian churches, Holy Trinity, Trinity Trees, was built in 1837-9 by Decimus Burton (1880-81), initially as a chapel of ease (see above, section 3.3.2): The west tower and nave of Burton's church survive, the latter obscured by later aisles and east end (1850s and 1860s).

4.2.2   Topography (Maps 7-10)

Whatever the nature of the various nucleated settlements within the parish in the medieval period (see above section 4.1.3), cartographic sources and surviving buildings show that during the period 1540-1840, Eastbourne achieved a polyfocal form. In 1724 (Budgen's map of

Fig. 32. 7 Marine Parade.

Fig. 33. Richard Budgen 1724 map (detail).

Fig. 34. Yeakell and Gardner 1778 map (detail).

Fig. 35. Ordnance Survey 1813 map (detail).

Sussex) Eastbourne (i.e. Old Town) was clearly the largest settlement, but the other nuclei of Southbourne, Seahouses and Meads are in evidence. Yeakell and Gardner's 1778 map

shows a similar arrangement, albeit in more detail, but with the 2" Ordnance Survey draft of *c.*1805 and the resultant 1" Ordnance Survey sheet of 1813 there are significant changes. Most obviously these comprise the barracks built in Old Town and, more extensively, on the north-east side of Seahouses. More permanent, however, was the expansion of Seahouses itself to the south-west of the barracks: previously there was a small cluster of houses at the junction Seaside (i.e. then the road from Southbourne and Old Town), Marine Parade Road and Seaside Road, but now this extended north-eastwards from Sea Houses Square to the Ordnance Yard. During the same period Compton Place Road acquired its distinctive kink, as the southern part was re-routed to run around the edge of the park at Compton Place.

As we have seen above (section 3.3.1) the modest development of Eastbourne as a resort in the late 18th and century and up to the end of the Napoleonic War (1815) was not maintained and, thus, the layout and extent of the town remained almost unchanged in 1840 (see Fig. 46).

4.3   Expansion: *c.*1850-2008 (Maps 3, 11 and 12)

4.3.1   Buildings and topography

The majority of the buildings in Eastbourne date from this period, partly as a result of loss of earlier buildings, but mainly through expansion of the town.

Expansion was rapid from the beginning of the period, with the population increasing tenfold from 3,433 in 1851 to 34,278 in 1891. As we have seen (section 3.4.1), this growth of the town saw new foci in the railway station (opened 1849), the new road between the station and the seafront (Terminus Road: built 1851), and the planned enterprises of the Duke of Devonshire (including the beginning of works on Grand Parade and Cavendish Place in 1851), so that the pre-1850 hamlets of Southbourne and Seahouses had become joined up within the emerging resort by *c.*1860. By 1875 Carlisle Road and Grange Road marked the south-western limits of the expanding town, with the Redoubt marking the north-eastern limit, and the station defining the north-western extent (albeit with some ribbon development to the north along Upperton Road). Old Town had seen some expansion – such as Bradford Street – but this was modest in scale and the earlier settlement was very much intact. Similarly, by 1875 Meads had seen some changes – most notably the

Fig. 36. Leaf Hall, Seaside Road.

building of All Saints' Convalescent Hospital (1869) and the church of St John the Evangelist (1868-9), and the construction of two new roads from the expanding resort (Cliff Road and St John's Road, the latter now partly King Edward's Parade) – but otherwise remained a small hamlet.

The expanding resort of the period 1850-75, focused on Southbourne and Seahouses, saw the construction of housing chiefly comprising terraced housing, the more modest of which was concentrated north of Terminus Road and Seaside Road, and along Seaside. This north-eastern area has produced some noteworthy buildings such as the working men's hall (the Leaf Hall) in Seaside Road (a polychrome Gothic building of 1864).[408] Some large semi-detached houses were built towards the south-west of the built-up area (such as the surviving examples in Burlington Place) as well as detached villas (such as surviving examples in Hardwick Road).

The seafront itself was increased by *c.*900m from Splash Point to the Wish Tower. The new sea wall and the construction of Grand Parade showed that this was more than a by-product of expansion, and the seafront attracted some of

the most prestigious developments of the period, including the Burlington Hotel (1851[409]) and the Cavendish Hotel (1873[410]). While the seafront acquired a pier in 1866-72 (like the now lost West Pier of 1863-6 at Brighton, and that at Hastings, designed by Eugenius Birch),[411] and, set-back 100m from the promenade, Devonshire Park (with its cast-iron Floral Hall and Pavilion, by Henry Currey 1874-6: Fig. 23),[412] it remained a modest affair (certainly in comparison to Brighton), without multi-storied promenades or great squares and crescents open on the sea-facing side. The restrained, or conservative, nature of the development is also evident in the architectural style of the houses and hotels. For example, while Grand Parade (comprising the Burlington and Claremont Hotels) represents the town's principal large-scale street development with a unifying Palladian scheme of applied orders of pilasters and columns (see cover), it is simpler than Busby and Wild's Arundel Terrace, in Kemp Town (Brighton), or Nash's Chester Terrace (1825) and Cumberland Terrace (1827), both at Regent's Park, London: more tellingly, this Eastbourne example does not date from *c.*1825-30, as might be suspected from such parallels, but from 1851-5. Cavendish Place is another street-scaled scheme of the same date, also in stucco, but with its bowed windows, hoods and balconies is very much redolent of

Fig. 37. Cavendish Place (east side).

Fig. 38. 5-21 Hartington Place.

the earlier 19th-century Regency style; the same applies to Cornfield Terrace (here with a largely flat elevation articulated with Doric pilasters). 5-21 Hartington Place is a little later (1855-60) and, with its five-storied bowed windows, is still heavily influenced by the Regency style, as is Howard Square (1874). Much of the conservatism evident at Eastbourne probably reflects the approach of Henry Currey, pupil of Decimus Burton, architect of numerous Eastbourne buildings, and – as the Duke of Devonshire's agent – responsible for much of the planning of the town in this period.

Perhaps not surprisingly the only outstanding church of this period in Eastbourne – St Saviour and St Peter (1865-7: spire finished in 1872, and internal decoration continuing into the 20th century) – had a different architect (G. E. Street) and patron (principally George Whelpton, of Louth).[413] Street's Eastbourne church is comparable with his other major urban (and Ecclesiologist-approved) churches of the 1860s, such as St Mary Magdalene, Paddington (1867-73), with which it shares the combination of brick church and offset tower, with a slender freestone spire. Other churches of this period include flint-built Christ Church, Seaside (Benjamin Ferrey, 1859), the red brick chapels of All Saints'

Hospital, Meads (Henry Woodyer, 1874), and Eastbourne College (Henry Currey, 1874).[414]

By 1900 Eastbourne had expanded considerably (outside the EUS study area), with Old Town now enveloped (at least on its north side) by spreading suburbs, south-westerly expansion reaching Meads and housing stretching out along Seaside as far as 1.25km north-east of the Redoubt. The new suburbs more than doubled the footprint of the town, and are of particular interest for their strongly defined social zoning – and related architecture.

The new housing (which is now itself known as lower Meads) between the pre-1875 Southbourne, Seahouses and station focus of the resort and the earlier hamlet of Meads, introduced large detached villas on large plots en masse for the first time, with the spaciousness and separateness emphasized by the earlier grounds of Devonshire Park, Eastbourne College and Compton Place, and the new Saffrons sports ground (opened in 1886[415]), which fringed the new development. Although the villas of Meads have suffered almost inevitably from subdivision of plots and replacement by flats in the 20th century, much survives from the late 19th century, including such grand examples as De Walden Court, Meads Road (a substantial Italianate House

Fig. 39. St Saviour and St Peter's: view looking eastwards.

Fig. 40. 7-9 Granville Road: typical late 19th-century villas of the lower Meads development (i.e. between Devonshire Park and the earlier hamlet of Meads).

of 1884). The south sides of the lower Meads suburb was defined by the seafront and, contrasting with the spacious villas to the rear, it continued to attract terraced housing and hotels, including the Grand Hotel of 1877:[416] though lacking the scale of its 1860s namesake at Scarborough, this adopted French details typical of large hotels of the period, such as the Mansard roofs (and also used at the Queen's Hotel, Marine Parade, which opened in 1880[417]).

Another spacious suburb largely comprising detached villas was established on Upperton ridge, immediately north-east of Old Town, although this is smaller, includes contemporary terraced housing in Watts' Lane, was flanked by more modest suburbs from the outset, and has not survived as well as lower Meads. Between this suburb and the railway line the late 19th-century saw a more mixed development combining smaller detached houses, semi-detached houses and terraces, the denser building relieved by Hartfield Square. East of the station and the railway line and north of the Redoubt, the pre-1875 workers housing was

much expanded with densely packed terraced housing. Within this area notable buildings include the decorative and eclectic King's Arms public house, Seaside, built in the late 1890s.

More incongruous amongst the late 19th-century terraced housing of eastern Eastbourne is the red brick and yellow terracotta church of All Souls, Susans Road (Alfred Strong, 1882), which is a late example of the revival of Italian Romanesque architecture (which began, as the *Rundbogenstil* in Germany in the 1830s and which saw English examples such as St Mary's, Wilton – here like All Souls with a free-standing campanile – in the 1840s). Other surviving noteworthy places of worship from this period in Eastbourne include the brick-built St Andrew's Presbyterian church, Blackwater Road (F. J. Barker, 1878); and All Saints', Carlisle Road (T. E. C. Streatfield, 1878).[418]

Late 19th-century public buildings include the large and loosely Renaissance-styled town hall, the subject of a problematic competition in 1880 and, eventually, designed by the winner, W. Tadman Foulkes, 1884-6, subject to the

Fig. 41. King's Arms, Seaside.

supervision of Henry Currey (Fig. 11).[419] Currey himself designed the Devonshire Park Theatre (1884), with its pair of Italianate towers again reflecting the conservative theme of much of Eastbourne's Victorian architecture (but of particular interest as a well-preserved smaller theatre of this period), with a similar style employed by C. J. Phipps at the Royal Hippodrome Theatre, Seaside Road (1883). The present railway station is by (1886, by F. Dale Bannister, also probably responsible for Hove).

The extensive 20th-century suburbs of Eastbourne, with their increased provision of semi-detached housing, but also including blocks of flats, fall almost entirely outside the EUS study area. This expansion has created a built-up area extending north-south *c.*9km, which includes Willingdon and Polegate (both outside the borough), and extending a similar distance south-west to north-east to include the developments around Sovereign Harbour and at Langney (see section 3.4.1).

Within the Victorian core of the town, however, there have been significant developments in the 20th century. While the late 19th-century development of lower Meads has suffered less than comparable areas elsewhere (such as Hove), villas have been demolished and gardens subdivided to make way for densely packed and smaller houses (such as Fitzgerald Close and Collington Close, both off Silverdale Road; and Beristede Close, off Carlisle Road) and garages. More dramatically, some of the new development has comprised blocks of flats, with some locally high concentrations such as in the area bordered by Granville Road, Carlisle Road and Meads Road. There has been no concentration of such development towards the seafront, with the notable and controversial exception of the 19-storey 70m-high South Cliff Tower (1966).[420] The most significant surviving church within lower Meads of this period is Our Lady of Ransom Roman Catholic church, Grange Road (F. A. Walters, 1901-3).

The eastern suburbs of Victorian Eastbourne have seen some change too in the 20th century, not least following the Second World War bomb damage at 'Hell Fire Corner', around the junction of Langney Road and Bourne Street (see section 3.4.1): here small late 19th-century terraced housing was damaged and destroyed and the area is now occupied by long and relatively low blocks of flats such as Rush Court and Croft Court, Bourne Street. 20th-century churches in this area include the Methodist church in Pevensey Road, a large-scale building in the decorated style by Carlos Crisford (1908).[421] At 186 Seaside, a Queen Anne-styled building represents the surviving Eastbourne Picture Palace (1914, closed 1974:[422] in 2008 disused).
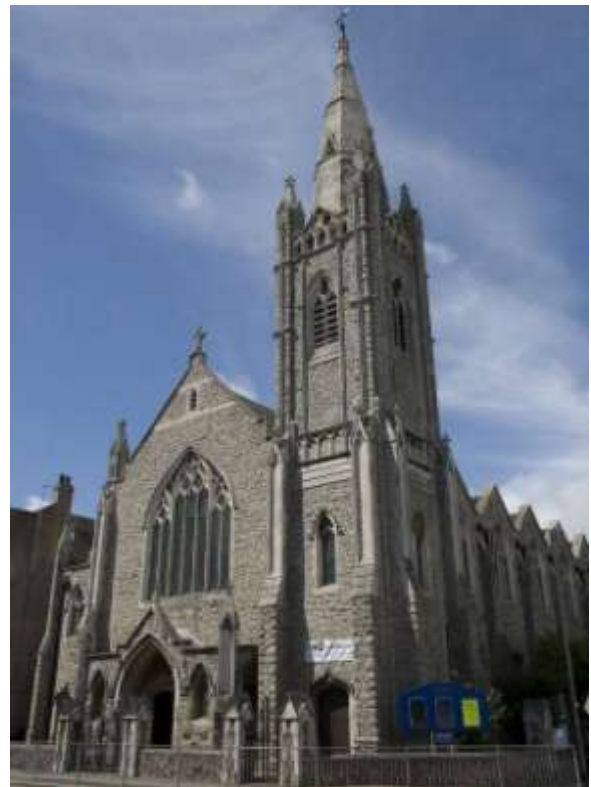

Fig. 42. Methodist church, Pevensey Road.

Fig. 43. Eastbourne Picture Palace, 186 Seaside.

railway station), again in an Italianate style in yellow and red brick (Fig. 10).

Old Town was engulfed on all sides by suburbs by 1910, although Gildredge Park continues to provide a more open area on the south-east of the medieval town or village. Within the historic core of Old Town 20th-century changes have been significant. A small estate of detached houses (Letheren Close) has replaced the workhouse (demolished in 1990: see section 3.4.4). More central have been the changes near St Mary's church, which have comprised the building of St Mary's Court opposite the church, demolitions on both sides of the High Street immediately east of the Lamb Inn (on the north side the site being occupied by a supermarket – now Waitrose – from 1983-4 on the Star Brewery site) .[423] North of the church and the Old Parsonage semi-detached housing of Lawns Avenue has infilled the previously open area, and the north side of Ocklynge Road (itself cut off from Church Street to traffic since the 1980s[424]) has seen the building of the Hartington YWCA and Chalvington House: these buildings, however, are modest compared to the blocks of flats built just outside the EUS study area (and

the historic extent of Old Town) from the 1960s along Upperton Road, overlooking the Bourne valley.

It is in the town centre, inevitably, that there has been most change in the 20th century. The seafront here has been protected through covenants set up by the Devonshire estate (see section 3.4.1), so that redevelopment and commercial activity have been unusually modest: the main replacements have been the glass and concrete Transport and General Workers' Union Holiday and Conference Centre, Grand Parade (opened 1976, now called the Eastbourne Centre),[425] and Metropole Court, Royal Parade, a 10-storey block of flats from the early 1960s. Significant additions on the promenade have been limited to the colonnade and bandstand (constructed using faience, 1935), and the Wish Tower Café (1961).[426] Away from the seafront, the story has been quite different, in part reflecting bomb damage from the Second World War, but also commercial pressure for redevelopment. The more substantial commercial and public buildings include the concrete Arndale Centre of 1981, built on the north side of Terminus Road, with its multi-storey car park to the rear (the centre was modernized in 1997);[427] new corporation offices and library, built in 1962-4 on the site of the

Fig. 44. Bandstand (1935).

Fig. 45. Gannet House, Compton Street.

Technical Institute and central library (bomb-damaged in 1943);[428] the early 1960s five-storey office block of Ivy House, Ivy Terrace; the Trinity Place multi-storey car park (*c.*1969-70[429]); and the Congress Theatre, Devonshire Park (1963: with the addition of a new gallery – Eastbourne Cultural Centre – in 2007-8). More cumulatively significant, however, have been the residential developments in the form of blocks of flats. These are concentrated in particular along Compton Street (i.e. the first street inland from and parallel to Grand Parade) and the streets leading off it. Substantial examples include the noteworthy 1930s Art Deco styled Pearl Court on the corner site former by Devonshire Place and Cornfield Terrace, with most examples being post-war and dating from the 1960s and later, such as Greencroft, Trinity Place (1969[430]); Westdown House, Hartington Place (*c.*1972[431]); and Park Gates, Chiswick Place (*c.*1956,[432] with later extensions).

Fig. 46. Eastbourne tithe map: undated, but the date of the award is 1841 (copy in *East Sussex Record Office*).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Despite having a minster church, and being a substantial royal manor and a single-village hundred, Eastbourne failed to emerge as a town in the 11th century, probably largely due to the success of the nearby port of Pevensey, and the scale of later medieval and post-medieval occupation was modest. This in part explains the lack of surviving early buildings, although the church, the Lamb Inn and, from the 16th century, the Old Parsonage and Old Parsonage Barn are notable exceptions. More survives from the period after *c.*1740 when Eastbourne began to develop as a resort, with survivals from the period of the Napoleonic Wars, which provided a boost to the growing town in the early 19th century (and which has left tangible evidence of military activity in the form of the Redoubt and the Wish Tower). However, Eastbourne's early development as a resort was extremely modest and it is essentially a town of the second half of the 19th century (together with substantial post-1900 suburbs), and the Victorian building saw considerable redevelopment of much of the Georgian and Regency resort nuclei at Southbourne and Seahouses, as well as expanding the town beyond its earlier boundaries. Much of the historic environment value of the town, therefore, rests on its wide range of Victorian and early 20th-century buildings (including domestic, seaside and ecclesiastical). Less visible is the archaeological evidence of the pre-resort town and parish, with its medieval origins. Unlike the archaeological sites located in the suburbs (which include the well-known Bronze Age Shinewater site, and the Saxon cemeteries of St Anne's Hill and Ocklynge Hill), the archaeological potential of Old Town has only been partially realized through controlled excavation, and the hamlets of Meads, Southbourne and Seahouses that were more central to the later seaside resort have remained largely uninvestigated.

5.1.2 Historic environment designations (Map 4)

There are 82 listed buildings, monuments or structures in the EUS study area itself (two Grade I, 10 Grade II* and 70 Grade II). Of these, two predate 1500; three are 16th century; three

are 17th century; 11 are 18th century; 19 are from 1800-40; 23 are from 1841-80; 16 are from 1881-1913; four are from 1914-45; and one is post-1945.[433] Outside the EUS study area (which represents the historic core of Eastbourne itself), there are a further 35 listed buildings engulfed by the extensive expansion of the town's suburbs in the 20th century.

Eastbourne has five Conservation Areas within or partly within the EUS study area. The Redoubt (a fort mainly built in 1805-6) and the Wish Tower (a Martello Tower of 1806-8) are Scheduled Monuments within the EUS area.

5.1.3 Historic building materials

Traditional timber framing is limited due to the small number of pre-1700 buildings, with the most notable examples comprising the Lamb Inn, Old Parsonage Barn and 4 Borough Lane, all in Old Town. Stone is used in some of the early buildings, as at the medieval examples of St Mary's church, the undercroft of the Lamb Inn and the Old Parsonage, and post-medieval examples such as the dovecote in Motcombe Gardens; Greystone House and Greystone Haugh, Meads Road; and the stables of Compton Place. Pre-railway stone construction typically comprised flint rubble combined with ashlar of local greensand. Brick became more popular in the 18th century and is the principal material in half the buildings of this period. Flint and brick are evident in the early 19th century, although several of the few surviving houses from this period are typical of seaside resorts in their use of stucco. Stuccoed houses are prevalent in the seaside terraces of the period 1840-80, with the material – in keeping with many other conservative features in the design of Eastbourne's houses of this period – continuing in use into the late Victorian period. Brick is the dominant material from the mid-19th century, although the 20th century brought new materials such as concrete (especially noticeable in the blocks of flats that are a feature of this period).

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 5-12)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]

Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery
Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public
Farmstead/barn
Mill
Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]
Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water
Orchard
Market garden [inc. nursery]
Allotments
Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

Historic Character Types have been developed in the Sussex EUS to describe areas of common character by reference to generic types found across all 41 towns. Historic function is often the key determinant of character type, hence the term 'Historic Character Types' and the time-depth implicit in many of the types in Table 1 (e.g. *regular burgage plots*). The types also reflect the character of these towns, and, thus, they are different from those that would be applied nationally or to another county.

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20th-century housing estate), different historic use of part of that area has been used as a basis for

subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

This approach gives time-depth to the map-based character component of the Sussex EUS, and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 5-10) showing the changing land use of the urban area throughout the history of each town, and, through use of the Geographical Information System developed as part of this assessment, for simple interrogation of any area in the town to show all its known past land uses.

Period	Date
Period 1	500,000BC-AD42
Period 2	43-409
Period 3	410-949
Period 4	950-1065
Period 5	1066-1149
Period 6	1150-1349
Period 7	1350-1499
Period 8	1500-1599
Period 9	1600-1699
Period 10	1700-1799
Period 11	1800-1840
Period 12	1841-1880
Period 13	1881-1913
Period 14	1914-1945
Period 15	1946-present

Table 2. Sussex EUS chronology.

5.2.2 Historic Character Types in Eastbourne (Maps 11 and 12)

Although Historic Character Types represent county-wide types, modern Eastbourne is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of large areas of *suburbs* even within the historic core defined by the EUS study area reflects the late emergence of the town, while the absence of *regular burgage plots* reflects the fact that medieval Eastbourne was not a substantial borough.

5.3 Historic Urban Character Areas (Maps 13-14)

5.3.1 Defining Historic Urban Character Areas (HUCAs)

Whereas Historic Character Types have been applied to areas of the Sussex towns with consistent visible character and historical development – and are mapped across the whole history for each town – **Historic Urban Character Areas (HUCAs)** represent meaningful areas of the modern town. Although similar areas are found in many towns, HUCAs are unique, can include components of different history and antiquity, and usually represent amalgamation of several Historic Character Types.

Thus, HUCA 1 in Eastbourne combines nine Historic Character Types that represent *inland water* dating from Period 1 (500,000BC-AD42); the *church/churchyard* dating from Period 3 (410-949); *irregular historic plots* that date from Period 6 (1150-1349), or perhaps substantially earlier, to Period 10 (1700-99); *farmstead/barn* that date from Period 5 (1066-1149), or earlier, onwards; *informal parkland* that dates from Period 10 onwards; *park* that dates from Period 12 (1841-80); *suburb* that dates from Period 12 onwards; *allotments* that date from Period 14 (1914-45); and *retail and commercial* from Period 15 (post-1945).

Combining this complexity into a single HUCA called *Old Town* reflects the largely coherent character of the area today. This coherence renders HUCAs suitable spatial units for describing the historic environment of the EUS towns, for assessing their **archaeological potential**, **Historic Environment Value** and for linking to **research questions**.

Some components of the towns are not included as HUCAs: roads (other than those that were built as part of a particular development, such as the 19th-century suburbs) and waterways are kept separate as they frequently antedate surviving buildings or the known urban activity.

5.3.2 Archaeological potential

Whilst the nature and extent of areas to which Historic Character Types have been applied is closely related to the survival of buried archaeology, this assessment considers the archaeological potential at the larger scale of the HUCAs. The reasons are twofold: first, the typically smaller scale of areas of common Historic Character Type could misleadingly imply that high, or even low, archaeological potential is precisely confined, or that archaeological value is exactly coterminous with the edge of specific features (standing or buried); and, second, most Sussex towns have had insufficient archaeological investigation to support this precision. For this reason, too, there is no grading or ranking of archaeological potential. Rather, the summary of archaeological potential is used to inform the overall (graded) assessment of **Historic Environment Value** of each HUCA (see below).

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19th and 20th-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology tells us little about the towns themselves, it contributes to wider archaeological research.

In assessing the likelihood of buried archaeology within areas in the towns there has been consideration of the potential for archaeology 'buried', or hidden, within later buildings and structures, as well as that for below-ground features.

5.3.3 Historic Environment Value (Map 14)

The **Historic Environment Value (HEV)** of each HUCA is assessed here, and expressed as a value from 1 (low) to 5 (high). Such values are iniquitous to some and always subjective, but here provide a necessary means of consistently and intelligently differentiating (for the purposes of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of:

• Townscape rarity

• Time-depth or antiquity

• Completeness.

Lesser additional considerations in the assessment comprise:

• Visibility

• Historic association.

The full methodology for assessing Historic Environment Value forms part of the annexe to the historic environment management guidance for Eastbourne Borough.

5.3.4 Vulnerability

The vulnerability of each HUCA is also considered, although many future threats cannot be anticipated. These brief analyses mean that this Statement of Historic Urban Character can be used to focus conservation guidance.

5.3.5 Research questions

Where relevant, reference is made to questions in the **Research Framework** for Eastbourne (below, section 6). This referencing links these key questions to specific HUCAs, helping ensure that any investigation of the historic environment (such as that as a condition of development, under PPG15 or PPG16) is properly focused.

5.3.6 Eastbourne's Historic Urban Character Areas (Map 13)

HUCA 1 Old Town (HEV 4)

HUCA 1 comprises the medieval village or town of Eastbourne, which, being sited *c.*1.8km inland from the coast, did not form part of the emerging town on the seafront until engulfed by expanding suburbs in the late 19th century. Old Town, however, had a significant role in the early – and polyfocal – development of the resort *c.*1800, providing facilities such as an assembly room (at the Lamb Inn).

Despite the surrounding suburbs, Old Town – as medieval Eastbourne is now called – has retained its distinct identity in part due to the presence of historic buildings (including the medieval parish church) and streets, as well as its own shops (which are concentrated on High Street and Crown Street). There are 22 listed buildings (20 Grade II; and two Grade II*), of which one is Period 6 (1150-1349), one is Period 7 (1350-1499), four are Period 8 (16th century), three are Period 9 (17th century), five are Period 10 (18th century), six are Period 11 (1800-40), and two are Period 12 (1841-80). These comprise the largest group of pre-resort buildings in Eastbourne. The parish church of St Mary (Grade II*) is the oldest building in the town, with the earliest surviving fabric dating from *c.*1190-1200. Immediately to the east, the Lamb Inn, Ocklynge Road (Grade II), is noteworthy both for its rare vaulted undercroft of possible late 14th-century date and for its (much altered) timber-framed Wealden form above, probably dating from the late 15th century. The stone-built Old Parsonage (Grade II*: now the church hall) and the facing Old Parsonage Barn (with a timber-framed continuously-jettied first floor) form an important pair of buildings

immediately north of the church. To the north east, in Moatcroft Road, the Counting House *Grade II) public is a substantial flint-cobble building dating from the 17th-century. The Towner Art Gallery and Museum, on the south side of High Street, is a large mid-18th-century house (Grade II), with a late 18th-century gazebo in the extensive grounds (now a public park).

Survival of historic plots is only moderate and there is no evidence for regular burgage plots.

Archaeological excavations on the south side of the High Street has demonstrated that below-ground evidence of medieval plots and buildings survives, while excavation nearer the valley bottom on the Star Brewery site has identified prehistoric features and finds, and, thus, it is evident that **archaeological potential** of this HUCA is high.

The survival of medieval and post-medieval buildings, and some early plot boundaries; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 4.

HUCA 1 has seen considerable change in the 20th century, through replacement of non-listed buildings (e.g. the demolition in 1990 of the late 18th-century cavalry barracks, which later became the union workhouse and more latterly a hospital, and the demolition of housing and a brewery in the Star Road area – now Waitrose supermarket), road widening (most notably the High Street), and infill of open spaces, such as the former farmyard north of the church now Lawns Avenue). The continuing commercial pressures on this area and the fact that the listed buildings only account for a small proportion of the total area, means that the significant Historic Environment Value has a high **vulnerability**.

Research questions especially relevant to this HUCA relate to the church and the early settlement (RQ2, RQ4, RQ5).

HUCA 2 Compton Place (HEV 4)

HUCA 2 lies to the south of the medieval village or town, and to the north of the late 19th-century resort, and remains on the edge of the built-up area, with the Royal Eastbourne Golf Course to the west and the Saffrons playing fields to the east. The HUCA chiefly represents the extent of medieval Bourne Place, since the early 18th century known as Compton Place, and later the Eastbourne home of the Devonshires: it is only from the late 19th century that this HUCA essentially became part of the urban environment.

Today the HUCA remains dominated by Compton Place (since 1954 a college), although the park and kitchen gardens have been much eroded by late 20th-century development in the form of the tower blocks of Saffrons Court on its eastern side and the housing of Saffrons Park and Naomi Close on the south side. There are three listed buildings: Compton Place (Grade I) is the most important of the 18th-century houses and is a remodelling of the earlier 16th or 17th-century house as a neo-Palladian villa in 1726-9. The interior is well preserved, but the exterior was remodelled *c.*1800, and shortly after this a cobble stable and coach house block was added to the north-east of the house (Grade I). Just outside the park, an 18th-century flint-cobble and stucco house survives at 18-20 (Greystone House and Greystone Haugh) Meads Road (Grade II).

There has been significant post-1945 development within the park at Compton Place, but elsewhere the **archaeological potential** of this HUCA is likely to be moderate, although any archaeological deposits or features will be non-urban in nature.

The survival of a substantial house, largely of 18th-century date, together with the adjoining early 19th-century stables and much of the park, and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 4.

The scope for further infill development, landscaping in the historic park and gardens, and internal alterations of the listed buildings to suit current usage (especially that of the college) means that **vulnerability** is high.

Broad, or Eastbourne-wide, **research questions** only apply to this area.

HUCA 3 Meads Village (HEV 2)

HUCA 3 comprises Meads village, which was one of the hamlets in Eastbourne parish that pre-date the seaside resort. To a large extent Meads was a hamlet (comprising farms and loosely scattered houses) that was engulfed by suburban expansion in the late 19th century, although it did see some development (such as the convalescent hospital) prior to being absorbed by the suburbs of the growing town to the north-east.

Today, the area is largely residential, although shops (principally on Meads Street) mean that the area still has a distinct identity. Little has survived from the pre-1800 village, with buildings largely comprising late Victorian detached villas (such as those on Meads Road), Edwardian semi-detached houses (such as those at 2-22

Meads Street) and Edwardian and 1920s shops (such as those on Meads Street in the vicinity of Matlock Road). There are three listed buildings, two of which pre-date the 19th-century resort. Meads Place, Gaudick Road (Grade II), is a substantial brick house of 18th-century date that was formerly part of Place Farm. The flint and brick gazebo (Grade II) in the back garden of 1 Matlock Road is also of 18th-century date, and was to the rear of a farmhouse on Meads Street (demolished in the 1920s). More substantial is the brick-built All Saint's Convalescent Hospital, Darley Road (Grade II*), which opened in 1869 (chapel built 1874). Few pre-1800 plots survive.

Considerable redevelopment of Meads village in the late 19th and early 20th centuries as it became part of the suburbs of Eastbourne, suggests that the **archaeological potential** of this HUCA is limited.

The lack of many historic buildings and plots; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 3 saw considerable change in the late 19th and early 20th centuries, with the change from hamlet to suburb, but there has significant development since 1945 too. This includes the loss of 19th-century houses to blocks of flats (e.g. at The Moorings, on the corner of St John's Road and Milnthorpe Road; Meads Gate on the corner of Meads Street and Darley Road; and, most substantially, Dolphin Court on Cliff Road). More recently (2004) the hospital has closed, and has been converted to flats. Such changes are likely to continue in the form of replacement of unlisted buildings and infill development, which, given the historic environment value of the HUCA, means that the **vulnerability** is medium.

Research questions especially relevant to this HUCA relate to the origins of the hamlet at Meads (RQ12, RQ15) and the possible survival of pre-1800 buildings (RQ15).

HUCA 4 Lower Meads (HEV 2)

HUCA 4 lies outside the pre-resort town and hamlets of Eastbourne, although the area did include a few buildings scattered amongst the open fields that preceded the late 19th-century suburban development that characterizes lower Meads. This development expanded the seaside resort from Devonshire Park/Eastbourne College area south-westwards to Meads village, and extends northwards as far as Compton Park and the Saffrons playing fields.

Today the HUCA comprises a residential suburb, principally made up of late 19th-century detached

and – to a lesser extent – semi-detached villas. There are concentrations of late 20th-century blocks of flats too, notably in the area where Granville Road and Meads Road converge, and south of St John's Road (i.e. the coastal fringe of the suburb, which includes the 19-storey 70m-high South Cliff Tower of 1966). There are five listed buildings or structures (all Grade II), which include the mid-19th-century former National School for infants in Meads Road; and All Saints' church, Carlisle Road (T. E. C. Streatfield, 1878).

The absence of significant occupation prior to the building of the suburbs, the extent of this development in the late 19th century and the subsequent 20th-century redevelopment mean that the **archaeological potential** of this HUCA is limited.

The lack of many historic buildings and plots; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

Although there has been significant recent redevelopment, the modest Historic Environment Value of the HUCA means that the **vulnerability** is medium. The most significant threats are further loss of large late 19th-century villas to denser development, and infill development within the large plots.

Broad, or Eastbourne-wide, **research questions** only apply to this area.

HUCA 5 Devonshire Park (HEV 3)

HUCA 5 lies south-east of the pre-resort hamlet of Southbourne, and largely represents expansion of the burgeoning resort (initially focused on Southbourne and Seahouses) between 1850 and 1875. In this period the main components of the HUCA were established (the street layout, Eastbourne College, and Devonshire Park) although some construction of houses on unbuilt plots continued into the late 19th century.

Today the HUCA remains a mixture of residential suburb, the grounds and buildings of Eastbourne College, and the theatres and sports grounds of Devonshire Park (the latter housing Eastbourne International Lawn Tennis Centre). There are seven listed buildings or structures. In the case of Eastbourne College these are limited to the Edwardian wall and gate posts on College Road and the 19th-century flint-cobbled Warden's Lodging (Grade II), although the red-brick chapel (Henry Currey, 1874) and, indeed, the school buildings (from 1870 onwards) in general are noteworthy. At Devonshire Park, begun by 1873-4, notable buildings include the cast iron Winter

Garden (Floral Hall and Pavillion) of 1875-6 (Grade II*), the Italianate Devonshire Park Theatre (1884: Grade II), and the Congress Theatre (1963: Grade II*). Amongst the residential area to the north of the college and Devonshire Park, is Eastbourne's most significant Victorian church: G. E. Street's red brick St Saviour and St Peter (1865-7, freestone spire finished in 1872: Grade II*).

The absence of significant occupation prior to the building of the suburbs, the extent of this development in the mid to late 19th century and the subsequent 20th-century redevelopment mean that the **archaeological potential** of this HUCA is limited.

The presence of several significant 19th and 20th-century buildings and the archaeological potential combine to give this HUCA an **Historic Environment Value (HEV)** of 3.

Although there has been significant recent redevelopment (most notably at Eastbourne College and at Devonshire Park: the latter including new sports facilities/stands and, in 2007-8, a new gallery – Eastbourne Cultural Centre) the modest Historic Environment Value of the HUCA and the fact that key buildings are protected means that the **vulnerability** is low. Perhaps the greatest threat is replacement of unlisted 19th-century villas with denser housing or commercial developments.

Broad, or Eastbourne-wide, **research questions** only apply to this area.

HUCA 6 Grand Parade (HEV 3)

HUCA 6 lies outside the pre-resort town and hamlets of Eastbourne, occupying the seafront immediately south-west of Seahouses and extending inland towards Southbourne. It comprises the core of the resort as it expanded after the arrival of the railway in 1849, which included the planned enterprises of the Duke of Devonshire (including the beginning of works on Grand Parade and Cavendish Place in 1851), linking the pre-1850 hamlets of Southbourne and Seahouses by *c.*1860.

Today, this HUCA forms part of a much wider seafront, but remains the focus of the seaside element of the modern resort: most notably the area includes the principal seafront hotels (including the Grand, the Burlington and the Claremont), the pier, the bandstand, the main promenades, the Wish Tower (and its café), the Lifeboat Museum, and the Transport and General Workers' Union Holiday and Conference Centre (now called the Eastbourne Centre). Remarkably, protective covenants have

protected the seafront from overly commercial exploitation. Away from the seafront itself, this HUCA mainly comprises hotels, guesthouses and residential properties, including blocks of flats. There are 13 listed buildings, groups of buildings, or monuments (11 Grade II; and two Grade II*) within the HUCA. The earliest of these is the Wish Tower, King Edward's Parade, which is a cement-rendered brick Martello Tower of 1806-8 (Grade II). At the east end of the HUCA is Eugenius Birch's pier of 1866-72 (Grade II). Along the seafront between the Wish Tower and the pier are some of the most prestigious buildings in Eastbourne, including the Burlington and Claremont Hotels of 1851-5 (Eastbourne's principal large-scale street development: Grade II*), while several of the streets running back from the seafront have conservatively styled stuccoed terraces redolent of the Regency period (such Cornfield Terrace and Cavendish Place, both of 1851-5; 5-21 Hartington Place, 1855-60; and Howard Square, 1874: all Grade II). The 20th-century is marked by two additions to the promenade: the colonnade and bandstand (constructed using faience, 1935: Grade II), and the Wish Tower Café (1961). Blocks of flats to the rear of the seafront buildings include the noteworthy 1930s Art Deco styled Pearl Court on the corner site formed by Devonshire Place and Cornfield Terrace, but most examples date from the 1960s and later.

The absence of significant occupation prior to the building of the suburbs, the extent of this development in the mid- to late 19th century and the subsequent 20th-century redevelopment mean that the **archaeological potential** of this HUCA is limited.

The presence of several significant 19th and 20th-century buildings (and groups of buildings) and the archaeological potential combine to give this HUCA an **Historic Environment Value (HEV)** of 3.

There has been significant recent redevelopment (most notably in the form of blocks of flats focused on the Compton Street, and in some seafront buildings such as the Eastbourne Centre), which combined with the Historic Environment Value of the HUCA, means that the **vulnerability** is medium. Perhaps the greatest threat is replacement or unsympathetic conversion of unlisted 19th and early 20th-century houses, or commercialization of the seafront.

Broad, or Eastbourne-wide, **research questions** only apply to this area.

HUCA 7 Seahouses (HEV 3)

The core of HUCA 7 comprises the seaside hamlet of Seahouses that had emerged by the 18th century, and which was the focus (although not exclusively so) of early resort activity, as well as the location of the Redoubt, barracks, the coastguard and beach-based fishing boats. The HUCA represents the extent of Seahouses *c.*1875, by which point it had been joined by suburbs to the nearby hamlet of Southbourne.

Today, the HUCA includes part of Eastbourne's extensive built-up seafront (largely comprising hotels), in this case extending from Splash Point (i.e. the Queen's Hotel) along Royal Parade towards the Redoubt (now a museum with gardens adjacent). Inland from this, there are streets of shops (chiefly comprising the north-east part of Seaside Road and Seaside); the Depot of the 56 Signals Squadron of the Territorial Army (occupying what was previously the Ordnance Yard); and residential areas. There are 14 listed buildings, or groups of buildings (13 Grade II; and one Grade II*). The most notable of these is listed Grade II, but is also a Scheduled Monument, and comprises the Redoubt fort: mainly built 1805-6, this is of circular form (*c.*88m in diameter), with a dry moat, and a gun platform at the upper level forming a complete circuit with 24 radiating vaulted casemates below (the latter mostly built as barracks) and is the most substantial relic of the defences erected at Eastbourne during the French Revolutionary and Napoleonic Wars. This HUCA also includes the earliest surviving seafront properties, which include modest cottages (such as flint-cobble built 37 Marine Parade, dating from the early 19th century: Grade II) probably related to non-resort activity (such as fishing), as well as houses more obviously built to provide seaside lodging houses: examples of these include 7 Marine Parade (early 19th century, with three-storey bow window, with hood and balcony: Grade II); Livingstone House, 20 Seaside, set back from the seafront itself, but with a solitary large bow window at its east end located to take advantage of the sea view across Sea Houses Square (early 19th-century: Grade II), and the bow-windowed pair of houses of *c.*1840 at 27-8 Marine Parade (Grade II). Noteworthy buildings away from the seafront include 186 Seaside, which is the Queen Anne-former Eastbourne Picture Palace (1914, closed 1974: Grade II); flint-built Christ Church, Seaside (Benjamin Ferrey, 1859: Grade II*); Leaf Hall) in Seaside Road (a polychrome Gothic working men's hall of 1864: not listed); and the mid-19th-century terraced houses of Warrior Square (not listed).

Considerable redevelopment of pre-1800 Seahouses in the late 19th and early 20th centuries as the post-railway town flourished, suggests that the **archaeological potential** of this HUCA is limited, although there may be pockets or better preserved archaeology in the surviving early 19th-century plots.

The modest number of historic buildings and plots; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 7 saw considerable change in the late 19th and early 20th centuries, with the change from hamlet to part of a large town, but there has been significant development since 1945 too. This includes the building of blocks of flats on Leslie Street, Redoubt Road, and, together with houses, on the site of the coastguard station in Addingham Road. Metropole Court, Royal Parade, is a substantial 10-storey block of flats from the early 1960s on the seafront. Commercial buildings along Seaside have also seen post-war redevelopment, such as the substantial block (with shops on the ground floor) at 122-34 Seaside. Although Second World War bomb damage was the initial stimulus for some rebuilding, redevelopment has continued and is likely to continue for both residential and commercial parts of the HUCA, especially given the high proportion of unlisted buildings, meaning that the **vulnerability** is medium. Additional threats include the potential loss of the historic Ordnance Yard.

Research questions especially relevant to this HUCA relate to the origins of the hamlet at Seahouses (RQ12, RQ15) and the possible survival of pre-1800 buildings (RQ15).

HUCA 8 Terminus Road (HEV 2)

HUCA 8 includes the pre-resort hamlet of Southbourne, and the mid to late 19th-century development of the station area, extending eastwards towards the pre-1800 hamlet of Seahouses.

Today the HUCA comprises the main shopping area of Eastbourne (which is focused along Terminus Road, Cornfield Road and South Street), the railway station, residential areas (concentrated in the area between Terminus Road and South Street), and public buildings (such as the Town Hall, police station and library, all on Grove Road). There are nine listed buildings or groups of buildings (all Grade II). Several of these relate to the period before major expansion of the town (i.e. from *c.*1850), and include 2 Enys Road (18th-century brick-built

Upperton Farmhouse, engulfed by the later town), 6-10 Furness Road (flint-cobbled cottages of early 19th-century date) and 3-7 South Street (early 19th-century stuccoed houses, with early shopfronts built directly on what was the main street frontage in Southbourne). Listed buildings of the later town include the railway station itself (not the original of 1849, but a more substantial brick building of 1886); the large and loosely Renaissance-styled town hall (1884-6); Our Lady of Ransom Roman Catholic church, Grange Road (1901-3); and a row of houses with purpose-built ground-floor shops at 101-19 South Street (*c.*1900). More recent major buildings have included the Arndale Centre, Terminus Road (1981: modernized 1997); the early 1960s five-storey office block of Ivy House, Ivy Terrace; and, of slightly more architectural distinction, the new corporation offices and library, Grove Road (1962-4).

Considerable redevelopment of pre-1800 Southbourne in the late 19th and early 20th centuries as the post-railway town flourished, suggests that the **archaeological potential** of this HUCA is limited, although there may be pockets or better preserved archaeology in the surviving early 19th-century plots.

The limited number of historic buildings and plots; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 8 saw considerable change in the mid- to late 19th century, with the change from hamlet to part of a large town, and, especially, the emergence of Terminus Road (itself only built in 1851) in the later 19th century as the town's principal shopping area (as such it was widened as early as 1894, then again in 1898). The continuing redevelopment is in part due to Second World War bombing (as in the case of the central library), but more (as in the case of the Arndale Centre) the result of commerce means that **vulnerability** is medium, with the principal threats being loss of non-listed historic buildings and, shopfront and internal alteration to listed buildings.

Research questions especially relevant to this HUCA relate to the origins of the hamlet at Southbourne (RQ12, RQ15) and the possible survival of pre-1800 buildings (RQ15).

HUCA 9 Pevensey Road (HEV 2)

HUCA 9 lies immediately west of pre-1800 Seahouses, north of Seaside Road and east of Terminus Road. It represents development of the rapidly expanding town between 1850 and

1875, and largely comprised a residential suburb of more modest houses than those to the south-west.

Today the area remains largely residential although there are concentrations of shops and businesses (such as those along the parts of the Seaside Road and Terminus Road frontages included in this HUCA, and at the west end of both Pevensey Road and Langney Road). There are four listed buildings or groups of buildings (all Grade II). These include 25-33 and 35-49 Cavendish Place, which are conservative Regency-styled stuccoed terraces with bow windows and continuous balconies, probably of the 1850s. The Theatre Royal and Opera House, Seaside Road (opened 1883, renamed the Royal Hippodrome in 1904) is an Italianate styled building, while the stone rubble and ashlar Central Methodist Church, Pevensey Road, is a substantial Decorated-styled building of 1907. Unlisted buildings of note include the Baptist church, Ceylon Place (1885); and examples of substantial inter-war cinemas (the former Luxor cinema, Pevensey Road, and the Curzon, Langney Road).

The absence of significant occupation prior to 1850 and the considerable development since 1850, followed by redevelopment since 1900 suggests that the **archaeological potential** of this HUCA is limited.

The limited number of historic buildings and plots; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 9 has seen significant change since the area became first developed by *c.*1875. In part this has resulted from Second World War bomb damage, which was especially heavy in this HUCA and devastated 'Hell Fire Corner', as the area around the junction of Langney Road and Bourne Street became known, resulting in the loss of 19th-century terraced housing and replacement by long and relatively low blocks of flats such as Rush Court and Croft Court, Bourne Street. Elsewhere, there have been other drivers for redevelopment, such as the creation of a pre-war bus garage in Susans Road, in turn now being redeveloped for apartments. The continuing redevelopment is in part balanced by the modest historic environment value, and means that **vulnerability** is low to medium, with the principal threats being loss of non-listed historic buildings and, especially, groups of buildings.

Broad, or Eastbourne-wide, **research questions** only apply to this area.

5.3.7 Summary table of Historic Urban Character Areas (HUCAs) for Eastbourne

Table 3 summarizes the assessments made in the individual Historic Urban Character Area descriptions (above). It provides a simplified comparison of the assessments across different parts of the town, and helps to draw out key points. As such it supports the preparation of guidance for the town (see section 1.3).

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contribute to the assessment of the Historic Environment Value of each HUCA. The assessment of vulnerability of each HUCA is important for developing guidance.

	Summary of assessment of Historic Urban Character Areas (HUCAs) for Eastbourne			
Historic Character Types (HCTs)	*Historic Urban Character Area (HUCA)*	*Archaeological potential*	*Historic Environment Value (HEV)*	*Vulnerability*
Church/churchyard Allotments Farmstead/barn Informal parkland Inland water Irregular historic plots Park Retail and commercial Suburb	**1. Old Town**	High	4	**High**
Great house Irregular historic plots Suburb	**2. Compton Place**	Moderate	4	**High**
Irregular historic plots Public Suburb	**3. Meads village**	Limited	2	**Medium**
Beach/cliffs Church/churchyard Irregular historic plots Seafront Suburb	**4. Lower Meads**	Limited	2	**Medium**
Church/churchyard Irregular historic plots School/college Suburb	**5. Devonshire Park**	Limited	3	**Low**
Beach/cliffs Church/churchyard Irregular historic plots Other fortification Seafront Suburb	**6. Grand Parade**	Limited	3	**Medium**
Beach/cliffs Church/churchyard Irregular historic plots Other fortification Seafront Suburb	**7. Seahouses**	Limited	3	**Medium**
Irregular historic plots Public Retail and commercial	**8. Terminus Road**	Limited	2	**Medium**

Summary of assessment of Historic Urban Character Areas (HUCAs) for Eastbourne				
Historic Character Types (HCTs)	*Historic Urban Character Area (HUCA)*	*Archaeological potential*	*Historic Environment Value (HEV)*	*Vulnerability*
Station, sidings and track Suburb				
Retail and commercial Suburb	**9. Pevensey Road**	Limited	2	**Low to medium**

Table 3. Summary of assessment of Historic Urban Character Areas (HUCAs) for Eastbourne

6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

6.1 Pre-urban activity

Development pressure and opportunities for developer funding mean that archaeological excavations in the town, or prior to expansion of the town, are more likely to occur than in the surrounding area. Thus, archaeological excavations in Eastbourne should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and Anglo-Saxon human activity in the area?

6.2 Origins

Archaeological and historical analysis has been limited, with resultant poor understanding of the origins of the settlement. Key questions include:

RQ2: What was the form, construction detail, date and curia of the first church of St Mary?

RQ3: What evidence is there for the development of Eastbourne as a consequence of coastal trade?

RQ4: What evidence is there for Late Saxon occupation in and around Old Town and how does this relate to the Saxon cemeteries excavated to date?

RQ5: What was the extent, form, and economic nature of the earliest settlement at Old Town?

6.3 Early medieval town

Archaeological excavations have yet to locate early evidence of Eastbourne (i.e. Old Town) and the adjacent hamlets:

RQ6: What was the extent of the town in the 11th and 12th centuries, and to what degree did it change over this period?

RQ7: What evidence is there for the evolution of the street plan during this period, and when and where did built-up street frontages first occur?

RQ9: What different economic zones were there during this period, and how did they change?

RQ10: What was the location and form of the port or hythe, and what was the nature of the seaborne trade?

RQ11: What evidence is there for the economy of the town, especially with regard to its relationship with Pevensey?

RQ12: What evidence is there for the existence of early medieval nucleations at Meads, Seahouses and Southbourne?

6.4 Later medieval town

RQ13: What was the extent of the town in the 13th to mid-16th centuries, and to what degree did it change over this period?

RQ14: What different zones (e.g. social differentiation, or types of activity: especially consider industry), were there during this period, and how did they change?

RQ15: What evidence is there for the existence of late medieval nucleations at Meads, Seahouses and Southbourne?

6.5 The town 1540-1800

RQ16: What different zones (e.g. social differentiation, or types of activity), were there during this period, and how did they change?

RQ17: What evidence of buildings of this period survives later remodelling and re-facing?

RQ18: What was the nature of the adjacent settlements of Meads, Seahouses and Southbourne, and how did their economies relate to that of Eastbourne (i.e. Old Town)?

7 Notes

[1] The 41 towns of the Sussex EUS are: Alfriston, Arundel, Battle, Bexhill, Bognor Regis, Bramber, Brighton, Burgess Hill, Crawley, Crowborough, Cuckfield, Ditchling, Eastbourne, East Grinstead, Hailsham, Hastings, Haywards Heath, Heathfield, Henfield, Horsham, Hove, Lewes, Lindfield, Littlehampton, Mayfield, Midhurst, Newhaven, Peacehaven, Petworth, Pevensey, Pulborough, Robertsbridge, Rotherfield, Rye, Seaford, Shoreham, Steyning, Storrington, Uckfield, Wadhurst and Worthing. Chichester and Winchelsea are omitted as they are the subjects of more intensive studies.

[2] The *Character of West Sussex Partnership Programme* is led by West Sussex County Council in conjunction with the borough and district councils, AONB agencies and stakeholders. The main aims of the partnership are to produce a range of interlocking characterization studies; to produce planning and land management guidance; and to raise public and community awareness of character as a vital and attractive ingredient of the environment of the county. The full range of characterization studies comprise:

Landscape Character Assessments and Landscape Strategy for West Sussex (2005).

Historic Landscape Characterisation (HLC) of Sussex (2003-8).

Sussex Extensive Urban Survey (EUS) (2004-8).

Intensive Urban Survey of Chichester/Fishbourne (2005-6) (Chichester District Council).

Local Distinctiveness Study of West Sussex (2004-6).

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[11] Allen, M. J., 'Prehistoric and medieval environment of Old Town, Eastbourne', *SAC* 145 (2007), 33-66.

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Christ Church, Seaside (1859);

St Saviour, South Street (1865-7);

St John the Evangelist, St John's Road, Meads (1868-9; bombed in Second World War, new church 1955-7);

St Paul, Burlington Place (built as chapel of ease to Holy Trinity 1873; demolished 1909);

All Saints' Hospital chapel, Meads (1874);

Eastbourne College chapel, Blackwater Road (1874);

All Saints', Carlisle Road (1878; nave rebuilt after fire in 1927);

St Peter, Saffrons Road (1878; used by Congregationalists from 1894 until *c.*1905, and demolished 1971);

All Souls, Susans Roads (1882);

St Anne, Upperton Gardens (1882; bombed in Second World War, demolished 1955);

St Peter, Meads Road (1894-6; demolished 1971);

St Philip, Whitley Road (1903-5);

St Michael and All Angels, Willingdon Road (1901-11);

St Andrew, Seaside (1911-12);

St George, Dacre Road (1916; demolished 1976);

St Elizabeth. Victoria Drive (1937-8);

St Richard, Etchingham Road, Langney (1956: Surtees says 1957: Surtees, J., *Eastbourne's Story* (2005), 69.)

Source: Elleray, D. R., Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960 (2004), 20-2.

219 The Nonconformist churches and chapels of Eastbourne created 1850-1960 comprise (in chronological order):

Congregational church, Pevensey Road (1862; demolished 1977);

Baptist church, Ceylon Place (iron chapel 1871; church 1885);

Edgmond Hall (Brethren), Church Street (converted from former Excise hall or warehouse, opened 1872; now Evangelical church);

St Andrew's Presbyterian church, Blackwater Road (1878);

Emmanuel Church. Calverly Road (*c.*1880; bombed in Second World War, demolished *c.*1950);

Congregational church, Upperton Road (1885; original church now hall to new church of 1901);

Methodist chapel, Beamsely Road (1886; closed 1904, now Beamsley Hall);

Salvation Army Citadel, Langney Road (1890);

Methodist church, Greenfield Road (1898);

Congregational Church (now Evangelical Free Church), South Street (1903);

Methodist Wesley Hall, Ringwood Road (1904; closed 1950);

Methodist church, Pevensey Road (1908);

St Luke's Presbyterian church, Elm Grove (1913);

St Aidan's Methodist church, Seaside Road (1913; demolished 2001);

First Church of Christ Scientist, Spencer Road (1922);

Baptist church, Victoria Drive (1926; demolished 1973);

Victoria Gospel Hall, 16 Victoria Drive (*c.*1920; now Eastbourne Evangelical Free Church);

Salvation Army Hall, Royal Sussex Crescent (1927);

Elim Pentecostal church (1929);

St Stephen Methodist church, Broadway, Hampden Park (1960);

Baptist church, Eldon Road (1973).

Source: Elleray, D. R., Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960 (2004), 20-2.

[220] The Roman Catholic churches and chapels of Eastbourne created 1850-1960 comprise (in chronological order):

Stella Maris church, Junction Road (1869; closed 1890, demolished 1893);

Our Lady of Ransom, Grove Road (1901);

St Agnes, Whitley Road (1906);

Esperance Convent chapel, Hartington Place (convent created 1917 in Fernbank, of 1865; chapel closed and dismantled, 1987);

St Gregory, Victoria Drive (timber chapel 1934; church 1965);

Christ the King, Princes Road (1967).

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[306] Surtees, J., *Eastbourne: A History* (2002), 112.

[307] Surtees, J., *Eastbourne: A History* (2002), 6, 77.

[308] Enser, A. G. S. (ed.), *A Brief History of Eastbourne* (1976), section 10; Surtees, J., *Eastbourne's Story* (2005), 7, 28, and Wright, J. C., *Bygone Eastbourne* (1902), 249; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 160; http://www.eastbourne.gov.uk/eastbourne/news/2006/november-2006/hospital-site.

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[310] Willoughby, E. G., 'Natural and Social Conditions of Eastbourne', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 85-104, at 102.

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[312] http://www.nationalarchives.gov.uk/hospitalrecords/details.asp?id=505&hospital=&town=Eastbourne&searchdatabase.x=0&searchdatabase.y=0 and Willoughby, E. G., 'Natural and Social Conditions of Eastbourne', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 85-104, at 103.

[313] Surtees, J., *Beachy Head* (1997), 56; Surtees, J., *Eastbourne: A History* (2002), 47.

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[315] http://www.nationalarchives.gov.uk/hospitalrecords/details.asp?id=2732&hospital=&town=Eastbourne&searchdatabase.x=0&searchdatabase.y=0; Willoughby, E. G., 'Natural and Social Conditions of Eastbourne', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 85-104, at 99; ESRO ref: HE126, viewed on Access to Archives (www.a2a.org.uk) at 'Administrative History'.

[316] http://www.nationalarchives.gov.uk/hospitalrecords/details.asp?id=508&page=22; ESRO ref: HE61 (A), viewed on Access to Archives (www.a2a.org.uk) at 'Administrative History'.

[317] Willoughby, E. G., 'Natural and Social Conditions of Eastbourne', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 85-104, at 98; ESRO ref: HE125, viewed on Access to Archives (www.a2a.org.uk) at 'Administrative History'.

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[319] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), in section entitled 'Some Dates in Eastbourne's History'; ESRO ref: HE51 to 60 (A2859), viewed on Access to Archives (www.a2a.org.uk).

[320] Surtees, J., *Eastbourne's Story* (2005), 74.

[321] Surtees, J., *Eastbourne's Story* (2005), 78.

[322] http://www.nationalarchives.gov.uk/hospitalrecords/details.asp?id=2843&hospital=&town=Eastbourne&searchdatabase.x=0&searchdatabase.y=0

[323] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 97 and Berry, P., and Gordon, K., *Around Eastbourne* (1996), 84.

[324] Wright, J. C., *Bygone Eastbourne* (1902), 173; Surtees, J., *Eastbourne's Story* (2005), 43.

[325] Surtees, J., *Eastbourne's Story* (2005), 36.

[326] Enser, A. G. S. (ed.), *A Brief History of Eastbourne* (1976), section 11.

[327] Surtees, J., *Eastbourne: A History* (2002), 63; Enser, A. G. S. (ed.), *A Brief History of Eastbourne* (1976), sections 10 and 11; Surtees, J., *Eastbourne's Story* (2005), 36.

[328] Enser, A. G. S. (ed.), *A Brief History of Eastbourne* (1976), section 11.

[329] Enser, A. G. S. (ed.), *A Brief History of Eastbourne* (1976), section 11; Surtees, J., *Eastbourne's Story* (2005), 48; Redoubt Fortress and Military Museum website http://www.eastbournemuseums.co.uk/1926-1976.htm.

[330] Surtees, J., *Eastbourne: A History* (2002), 65-6.

[331] Berry, P., and Gordon, K., *Around Eastbourne* (1996), 70; Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19th Century to 1910 including the Martello Towers and Nor'way* (2006), 76; and Botha, A., *The Crumbles Story. A tale of Eastbourne's colourful heritage* (2006), 48.

[332] Surtees, J., *Eastbourne's Story* (2005), 48.

[333] Surtees, J., *Eastbourne: A History* (2002), 89-90.

[334] Botha, A., *The Crumbles Story. A tale of Eastbourne's colourful heritage* (2006), 60.

[335] http://en.wikipedia.org/wiki/Eastbourne

[336] Surtees, J., *Eastbourne: A History* (2002), 126-7.

[337] Surtees, J., *Eastbourne: A History* (2002), 52, 54.

[338] Surtees, J., *Eastbourne: A History* (2002), 80; Bauckham, D., *A Brief History of Eastbourne United Football Club* (undated) http://www.nomad-online.co.uk/Directory/Eastbourne%20UA/Eastbourne%20United%20&%20Shinewater%20Association%20History.pdf

[339] http://www.eastbournerugby.com/history.htm

[340] Surtees, J., *Eastbourne's Story* (2005), 46.

[341] Surtees, J., *Eastbourne: A History* (2002), 37.

[342] Surtees, J., *Eastbourne: A History* (2002), 54. Although the word 'links' is now often associated generally with golf courses, it was recorded from the mid-13th century at Eastbourne (deriving from Old English *hlinc*, meaning bank or ledge) and, as elsewhere, provided a suitable landscape for golf. See: Mawer, A, & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 430; Gelling, M. & Cole, A., *The Landscape of Place-names* (2000), 180-2.

[343] Surtees, J., *Eastbourne's Story* (2005), 32.

[344] Surtees, J., *Eastbourne's Story* (2005), 54.

[345] Surtees, J., *Eastbourne's Story* (2005), 35.

[346] Surtees, J., *Eastbourne's Story* (2005), 39.

[347] http://eastbourne.bowlsclub.info/

[348] http://eastbourne.bowlsclub.info/

[349] Surtees, J., *Eastbourne's Story* (2005), 74.

[350] Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19th Century to 1910 including the Martello Towers and Nor'way* (2006), 55.

[351] Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19th Century to 1910 including the Martello Towers and Nor'way* (2006), 53-4; Surtees, J., *Eastbourne's Story* (2005), 38.

[352] Surtees, J., *Eastbourne's Story* (2005), 38.

[353] Botha, A., *The Crumbles Story. A tale of Eastbourne's colourful heritage* (2006), 59; Surtees, J., *Eastbourne's Story* (2005), 74.

[354] http://www.eastbourne.gov.uk/leisure/sport/council/cavendish

[355] http://www.eastbourne.gov.uk/leisure/sport/council/hampden-park

[356] http://www.eastbourne.gov.uk/leisure/sport/council/shinewater

[357] http://www.eastbourne.gov.uk/leisure/sport/council/sports-park

[358] Surtees, J., *Eastbourne: A History* (2002), 66.

[359] Surtees, J., *Eastbourne's Story* (2005), 71.

[360] Surtees, J., *Eastbourne: A History* (2002), 83.

[361] http://www.eastbourne.gov.uk/leisure/museums-galleries/towner

[362] Surtees, J., *Beachy Head* (1997), 54.

[363] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), in section entitled 'Some Dates in Eastbourne's History'. The Eastbourne Heritage Centre, once known as Park Cottage, used to be home to the manager of Devonshire Baths which adjoined Park Cottage. It is now run in partnership by the Eastbourne Society, Eastbourne Local History Society, Eastbourne Natural History & Archaeological Society and Eastbourne Borough Council.

[364] Hibbs, P., *The South Coast Martello Towers* (1998-2008), http://www.martello-towers.co.uk/south-coast/towers/eastbourne-redoubt.htm

[365] Milton, R., and Callaghan. R., *The Redoubt Fortress and Martello Towers of Eastbourne 1804-2004* (2005), 79.

[366] Surtees, J., *Eastbourne's Story* (2005), 70.

[367] Hibbs, P., *The South Coast Martello Towers* (1998-2008), http://www.martello-towers.co.uk/south-coast/towers/eastbourne-redoubt.htm and Milton, R., and Callaghan. R., *The Redoubt Fortress and Martello Towers of Eastbourne 1804-2004* (2005), 79.

[368] Hibbs, P., *The South Coast Martello Towers* (1998-2008), http://www.martello-towers.co.uk/south-coast/towers/73.htm

[369] Milton, R., and Callaghan. R., *The Redoubt Fortress and Martello Towers of Eastbourne 1804-2004* (2005), 72.

[370] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), introduction, and text associated with illustration 169.

[371] Woodford, C., *Eastbourne in Old Photographs* (1989), 153; Cooper, R., *Reminiscences of Eastbourne* (1903), 27.

[372] Wright, J. C., *Bygone Eastbourne* (1902), 231.

[373] Surtees, J., *Eastbourne's Story* (2005), 41.

[374] Berry, P., and Gordon, K., *Around Eastbourne* (1996), 78; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 170.

[375] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 170.

[376] Surtees, J., *Eastbourne's Story* (2005), 41.

[377] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 173.

[378] Wales, T., *Eastbourne in old picture postcards* (2000), 48.

[379] Surtees, J., *Eastbourne: A History* (2002), 71-2.

[380] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 171 and 172.

[381] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 174.

[382] Surtees, J., *Eastbourne's Story* (2005), 49 and 50.

[383] Budgen, W., *Old Eastbourne: its church, its clergy, its people* (*c.*1912), 51.

[384] E.g., Stevens, P. M., 'Ocklynge Hill Anglo-Saxon Cemetery, Eastbourne', *SAC* 118 (1980), 231-44, at 242; Surtees, J., *Eastbourne: A History* (2002), 24.

[385] Harris, R. B., 'The English medieval townhouse as evidence for the property market', in Ayers, B. & Pitte, D. (eds.), *The Medieval House in Normandy and England* (2002), 47-56, at 56; Harris, R. B., *The Origins and Development of English Medieval Townhouses Operating Commercially on Two Storeys* (unpub. University of Oxford D.Phil thesis, 1994), 231-47.

[386] This brief account draws in part on the investigation by David and Babara Martin: Martin, D., and Martin, B., *Eastbourne – The Lamb Inn, Old Town* (unpubl. Archaeology South-East report no. 1314, 1998).

[387] E.g. Surtees, J., *Eastbourne: A History* (2002), Fig. 18.

[388] Martin, D., and Martin, B., *Eastbourne – Old Parsonage Barn* (unpubl. Archaeology South-East report no. 1286, 1997).

[389] Budgen, W., 'Ecclesiastical History', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 66-7, 69; Budgen, W., *Old Eastbourne: its church, its clergy, its people* (*c.*1912), 161-2; March, W. W., *The Parish Church of Eastbourne (St. Mary the Virgin)* (1959, revised 1965), 21 and Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 19.

[390] It is not clear whether these supposed 16th-century features are pre- or post-1540: see English Heritage listed building description for building no. 293562.

[391] Surtees, J., *Eastbourne: A History* (2002), 33, for example, suggests that the jettying is 14th century (unlikely, given the close-studding and what appears to be a continuous jetty) and a chalk-cut cellar of *c.*1130 (a surprising and surprisingly precise date).

[392] Stevens, L., 'Three Lime Burning Pits, Church Street, Eastbourne', *SAC* 128 (1990), 73-87.

[393] Stevens, L., *Jesus House and Vicarage Site: Interim Report* (1978), 6.

[394] Allen, M. J., 'Prehistoric and medieval environment of Old Town, Eastbourne', *SAC* 145 (2007), 33-66.

[395] Stevens, P. M., 'Ocklynge Hill Anglo-Saxon Cemetery, Eastbourne', *SAC* 118 (1980), 231-44.

[396] Stevens, P., *Eastbourne Natural History and Archaeological Society excavations at Eastbourne College of Arts and Technology, July to September 1991. An interim report* (unpubl. report, 1992).

[397] Greatorex, C. A., *The archaeological excavation of a Late Iron Age site and Anglo-Saxon cemetery at St. Anne's Road, Eastbourne, East Sussex* (forthcoming: draft text kindly provided by the author).

[398] Whitley, H. M., 'Notice of a Cinerary Urn Found at the Mill Gap, Eastbourne', *Eastbourne Natural History Society*, New Series 1 (1885), 6-7.

[399] Bell, M., 'Saxon Sussex', in Drewett, P., (ed.), *Archaeology in Sussex to AD1500* (CBA Research Report 29, 1978), 67.

[400] Bell, M., 'Saxon Sussex', in Drewett, P., (ed.), *Archaeology in Sussex to AD1500* (CBA Research Report 29, 1978), 67.

[401] Stevens, P. M., 'Ocklynge Hill Anglo-Saxon Cemetery, Eastbourne', *SAC* 118 (1980), 242.

[402] Gardiner, M., 'Economy and Landscape Change in Post-Roman and Early Medieval Sussex, 450-1175', in Rudling, D., (ed.), *The Archaeology of Sussex to AD2000* (2003), 151-60, at 152.

[403] Hudson, W. H., 'The Hundred of Eastbourne and its six "Boroughs"', *SAC* 42 (1899), 183; Mawer, A, & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 431.

[404] Hudson, W. H., 'The Hundred of Eastbourne and its six "Boroughs"', *SAC* 42 (1899), 180-208.

[405] The dating of 70 Ocklynge Road is dependent on the English Heritage listed building description, no. 293627.

[406] Connor, T. P., 'Colen Campbell as Architect to the Prince of Wales', *Architectural History* 22 (1979), 64-71, at 67-8.

[407] Surtees, J., *Eastbourne: A History* (2002), 33-4.

[408] London Illustrated News, July 2nd 1864, viewed on-line at http://www.londonancestor.com/iln/eastbourne-hall.htm

[409] Berry, P., and Gordon, K., *Around Eastbourne* (1996), 14.

[410] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), in section entitled 'Some Dates in Eastbourne's History'.

[411] Wright, J. C., *Bygone Eastbourne* (1902), 248; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), introduction.

[412] Surtees, J., *Eastbourne: A History* (2002), 49.

[413] Tatton-Brown, T., and Crook, J., *The English Church* (2005), 104-5.

[414] Elleray, D. R., Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960 (2004), 20.

[415] Surtees, J., *Eastbourne: A History* (2002), 54.

[416] Surtees, J., *Eastbourne: A History* (2002), 50.

[417] Surtees, J., *Eastbourne's Story* (2005), 29.

[418] Elleray, D. R., Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960 (2004), 20-1.

[419] Cunningham, C., *Victorian and Edwardian Town Halls* (1981), 107.

[420] Surtees, J., *Eastbourne: A History* (2002), 119,121.

[421] Elleray, D. R., Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960 (2004), 22.

[422] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 171 and 172.

[423] Surtees, J., *Eastbourne: A History* (2002), 125.

[424] Ibid.

[425] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 177.

[426] Surtees, J., *Eastbourne: A History* (2002), 120.

[427] Ibid., 124.

[428] Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 158.

[429] Eastbourne Borough planning application no. EB/1969/0482, approved Sept. 1969.

[430] Ibid.

[431] Eastbourne Borough planning application no. EB/1972/0687, approved Oct. 1972.

[432] Eastbourne Borough planning application no. EB/1956/0222, approved July 1956.

[433] Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended – especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains the full references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.