

# Eastbourne

## Historic Character Assessment Report

September 2008



Sussex Extensive Urban Survey (EUS)

*Roland B Harris*



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in association with Eastbourne Borough Council



## *Sussex EUS – Eastbourne*

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The Sussex Extensive Urban Survey (Sussex EUS) is a study of 41 towns undertaken between 2004 and 2009 by an independent consultant (Dr Roland B Harris, BA DPhil FSA MIFA), supported from January 2008 by a Research Assistant (Elizabeth Ruffell BSc MSc), for East Sussex County Council (ESCC), West Sussex County Council (WSCC), and Brighton and Hove City Council; and was funded by English Heritage.

Guidance and web-sites derived from the historic town studies will be, or have been, developed by the local authorities.

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*Cover photo: Claremont Hotel, 5-10 Grand Parade.*

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## 1 INTRODUCTION

### 1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Eastbourne. It is part of the Sussex Extensive Urban Survey (henceforth Sussex EUS) that examines 41 towns across the ancient county.<sup>1</sup>

The Sussex EUS forms part of a national programme of such surveys initiated by English Heritage in 1992. The national programme is already well underway, with roughly half the English counties having been completed or currently undergoing study.

As the surveys have progressed, the approach has developed. In line with recent surveys, the Sussex EUS includes more modern towns, the main significance of which stems from the 19<sup>th</sup> and 20<sup>th</sup> centuries. Another recent innovation is the introduction of the characterization concept, comparable with the map-based techniques adopted by historic landscape characterization. This approach was developed in Lancashire (2000-4), and is further refined in Sussex.

The Sussex EUS has been funded by English Heritage, and supported in kind by the commissioning authorities: East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council. A wide range of stakeholders (including district and borough councils, and Areas of Outstanding Natural Beauty) has supported the project.

In West Sussex the Sussex EUS forms part of the *Character of West Sussex Partnership Programme*,<sup>2</sup> aiming to provide guidance and advice on the protection and enhancement of all aspects of character in the county. Other historic environment projects come under this umbrella:

- Historic Landscape Characterisation (HLC) of Sussex
- Intensive Urban Survey of Chichester and Fishbourne
- Local Distinctiveness Study of West Sussex.

### 1.2 Aims and objectives

#### 1.2.1 Aims

The aim of the Sussex EUS is to deliver a unique and flexible tool to aid the understanding, exploration and management of the historic qualities of 41 of the most significant towns in Sussex with a view to:

- archaeological and historic environment research and management.
- informing strategic and local policy.
- underpinning urban historic land and buildings management and interpretation.
- encouraging the integration of urban historic characterization into the wider process of protecting and enhancing urban character.

#### 1.2.2 Objectives

Key objectives of the project include the:

- synthesis of previous archaeological and historical work.
- creation of a Geographic Information System (GIS) that maps and allows the analysis of archaeological events, monuments and urban plan components using information obtained from a variety of sources.
- analysis of the origins and development of each town by establishing and examining its principal plan components and existing standing structures.
- identification of county-wide Historic Character Types and attribution of the types to different areas within each town.
- preparation of a Statement of Historic Urban Character for each town, to include assessment of archaeological potential and Historic Environment Value.
- identification of gaps in the understanding of the past occupation and historical development of character of each town through the development of a Research Framework.
- advice to local authorities on the development of guidance derived from the town studies.

### 1.3 Outputs

The principal outputs of the project comprise:

- Historic character assessment reports. Documents (of which this is one) that, separately for each town, summarize the setting and pre-urban activity; synthesize current archaeological and historical research; describe the development from origins to the present day; assess the surviving historic character and historic environment value; and set out a framework for future research on the historic environment of the towns.
- Geographical Information System (GIS) for the historic environment of each town. The GIS underpins the analysis and mapping of the town



reports, and is available to local authorities as a unique tool to support their decision making. The EUS-generated GIS data includes historic buildings and archaeological data, and mapping of areas for which Historic Character Type, historic land use, and Historic Urban Character Areas have been defined. The GIS data will be maintained and updated by the West Sussex County Council *Sites & Monuments Record* (SMR) and the East Sussex County Council *Historic Environment Record* (HER).

- Informing historic environment management guidance specific to each local planning authority, for the 41 EUS towns and Winchelsea, produced under the new Local Development Frameworks, and subject to formal consultation procedures.
- Background papers for the Sussex EUS project. Documents that include the project design, a summary of the methodology and an overall bibliography.

## 1.4 The structure of this report

### 1.4.1 The Setting

This introductory section describes the topography, geology, communications, and pre-urban archaeology of the town.

### 1.4.2 History

The history of Eastbourne in this report can be a brief summary only. It aims to synthesize published research, and to provide a chronological overview of the development of the town as seen from documentary sources. The focus is placed on those matters – such as origins, economy, trade and institutions – that are most closely related to the urban historic environment today.

### 1.4.3 Archaeology

The archaeology section of this report draws on published and unpublished reports of excavations, archaeological assessments, and records of finds. This section also includes analysis of historic buildings (listed and non-listed) and the topography, the latter drawing on large-scale maps of the town from 1816 onwards. Again, this section follows a chronological structure, and focuses on aspects of the material evidence of the town's past that relate most closely to the historic environment today.

### 1.4.4 Statement of Historic Urban Character

Whereas sections on history and archaeology (above) explore the development of Eastbourne over time, this part of the report considers and defines the physical evidence of the past in today's townscape. It does this by means of a character-based approach, operating at three different scales: areas of common Historic Character Type; larger and topographically familiar Historic Urban Character Areas; and the whole town. Assessment is made of the Historic Environment Value of each of the Historic Urban Character Areas, taking account of the archaeological potential.

## 1.5 Principal sources

Eastbourne has been the subject of considerable archaeological and historical interest. The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

### 1.5.1 History

There are several histories of Eastbourne, which include the earlier works of the **Rev. Walter Budge**<sup>3</sup> and the **Rev. William Hudson**,<sup>4</sup> with their focus on the medieval town and manor, and more recent summaries of the town's history – such as the works of **John Surtees**<sup>5</sup> – with their emphasis on the emerging resort and 20<sup>th</sup>-century history, and the pictorial record of these times. There remains no modern scholarly study of the history of the parish and town from the medieval period onwards.

### 1.5.2 Archaeology

Eastbourne has seen two significant excavations within the historic town (i.e. the EUS study area) since the 1960s. In chronological order they comprise:

**Church Street, Old Town – 1977-84**<sup>6</sup>

**Star Brewery, Old Town – 1980**<sup>7</sup>

Minor archaeological excavations, watching briefs and evaluations have been undertaken too and include those at **99-107 Seaside** (1997),<sup>8</sup> and **29 St Anne's Road** (2002).<sup>9</sup>

The area covered by post-1874 suburbs (i.e. outside the EUS study area) has seen several archaeological investigations, mostly in advance of the expansion of the built-up area of the town and the associated new roads. These published and unpublished sites include the **Shinewater** Bronze Age site (see below, section 2.4), and

Saxon cemeteries at **Ocklynge Hill** and **St Anne's Hill** (see section 4.1.2).

The **East Sussex Historic Environment Record** (HER) database has been invaluable for identifying unpublished sites, and for providing the pre-urban archaeological context.

**Lawrence** and **Patricia Stevens** have been the principal archaeologists studying the town in recent times,<sup>10</sup> with key sites also investigated by **Michael J. Allen**<sup>11</sup> and **Christopher Greated**.<sup>12</sup>

### 1.5.3 Historic buildings

No systematic analysis of the historic buildings of Eastbourne has been undertaken. However, **David** and **Barbara Martin** have undertaken detailed surveys of the Lamb Inn and Old Parsonage Barn, both in Old Town,<sup>13</sup> **Walter Godfrey** recorded the Old Dower House, High Street, before demolition,<sup>14</sup> and the **Rev. Walter Budgen** made a detailed study of St Mary's church (although, almost inevitably given that he was writing c.100 years ago, his stylistic dating is not followed here).<sup>15</sup> English Heritage's statutory list of historic buildings is also of use, though many of the descriptions date from the 1950s and early 1970s and were necessarily produced without internal inspection. Very limited fieldwork only was possible during this assessment and focused on correcting dating derived from such sources, identifying hitherto ignored buildings of historic interest, and re-evaluating the dating and function of key buildings and monuments.

### 1.5.4 Geology and topography

The contextual discussion of the solid and drift geology has principally derived from 1:50,000 British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (1876 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data. William Figg's map of 1816 (*East Sussex Record Office*<sup>16</sup>) and the Tithe Map (undated, but the date of the award is 1841: *East Sussex Record Office*) captures pre-railway Eastbourne at a large scale. These have been digitized and rectified to fit the National Grid to allow comparison with other maps and data. Vertical air photo coverage of 2006 provides a useful snapshot in time. All analysis and maps utilize the most recent large-scale Ordnance Survey mapping (digital MasterMap data).

### 1.6 Area covered by the report

The Sussex EUS assessment of Eastbourne covers the historic core of the town as defined c.1876. Since the town at this date was still polyfocal, comprising Eastbourne itself (i.e. Old Town), Meads, and the focus of the post-1850 resort at Southbourne and Seahouses, the EUS study area inevitably includes areas that remained undeveloped in 1875, most significantly that area between Devonshire Park and the hamlet of Meads, here referred to as lower Meads.

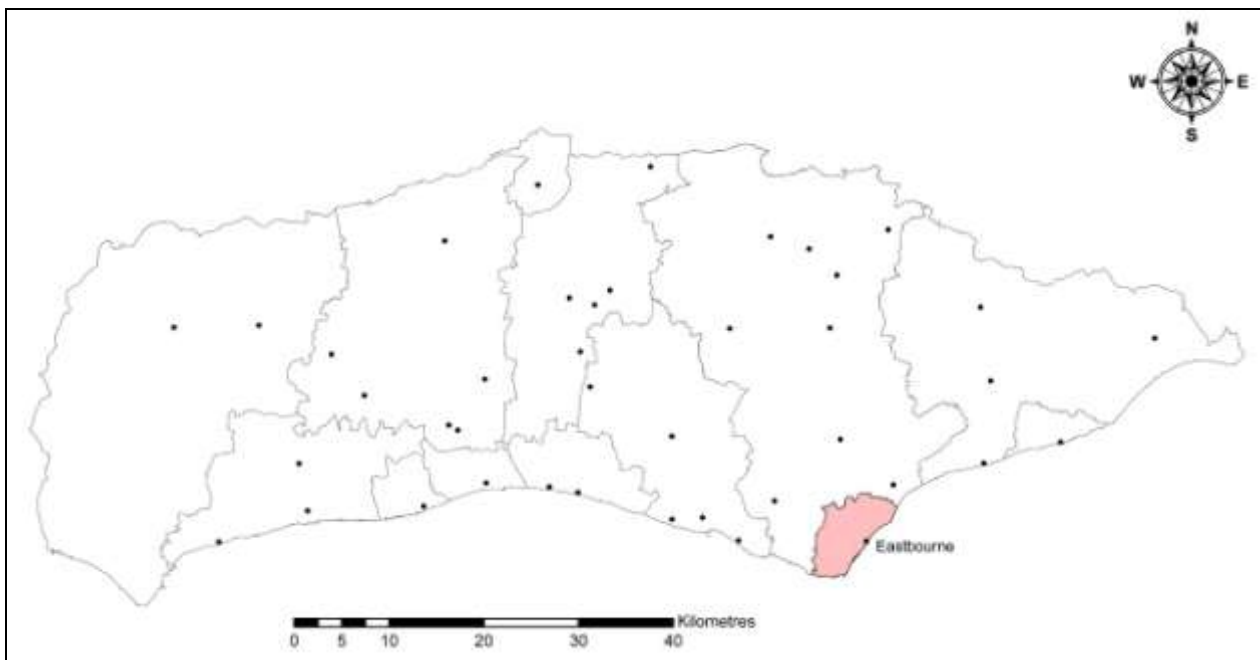


Fig. 1. Location of Eastbourne within Sussex. Eastbourne Borough is highlighted and points locate the 41 Sussex EUS towns.

## 2 THE SETTING



Fig. 2. View south-west from near the Wish Tower towards Cow Gap and Beachy Head.

### 2.1 Topography (Map 2)

Eastbourne is situated on the lower slopes of the scarp of the South Downs, which rise to 168m OD immediately west of the town. To the south-west of the town, the South Downs meet the sea, forming chalk cliffs, the highest part of which are known as Beachy Head (c.155m above sea-level). The main medieval settlement (i.e. that now known as Old Town) lies c.1.8km from the modern seafront: the historic hamlet of Southbourne was located c.850m inland, the hamlet of Meads c.500m inland (on the rising ground towards the Downs), and only the hamlet of Seahouses lay directly on the seafront.

Off-shore contours measured by bathymetric survey are steeply sloped in the Eastbourne area and are not likely to be a product of erosion. This suggests that, despite the rapidity of recent cliff erosion, the prehistoric coast was within 1km of that today.<sup>17</sup>

The centre of the modern town is in the area marked east and west by the historic hamlets of Seahouses and Southbourne or, in more modern topographic terms, by the pier/the Queen's Hotel and the railway station. Terminus Road is the principal shopping street.

Suburbs extend inland c.5.5km to the borough boundary, where they seamlessly join those of Lower Willingdon and, then, Polegate. To the south-west suburbs rise up the lower part of the Downs and to the north-east they extend to Sovereign Harbour (on the Crumbles) and thence inland at Langney.

The town lies at the centre of Eastbourne Civil Parish, which is coterminous with Eastbourne Borough.

### 2.2 Geology (Map 2)

#### 2.2.1 Solid geology

Along with the whole of Sussex, the rocks in the vicinity of Eastbourne are sedimentary. The town lies on the South Downs, so that the western part of the town is underlain by the relatively pure limestones of, from youngest to oldest, the Seaford, Lewes Nodular, New Pit, Holywell Nodular, Melbourne Rock, Zig Zag and West Melbury Marly Chalk Formations (Upper Cretaceous), with the eastern part of the town lying on the earlier siltstones of the Upper Greensand Formation (with outcrops visible along the shore between Eastbourne and Beachy Head) and the mudstones (commonly clays) of the Gault Formation.

#### 2.2.2 Drift Geology

The drift geology of the Eastbourne area shows alluvium marking the location of western part of Pevensey Levels (known as Willingdon Levels, Eastbourne Levels and Southbourne Levels): that is, a former marshy lagoon, which contained multiple and changeable channels comprising tidal creeks and minor rivers draining the High Weald. From the present coastline (but east of Langney) the embayment extended inland for 8km. Between the alluvium and the sea lies the storm beach deposits of the Crumbles, which tapers out by Sea Houses Square: this shingle beach has been supplied from western Sussex (with large deposits occurring between 800 and 300 BP), but, with the supply having dried up, has seen rapid coastline retreat.<sup>18</sup> To the south-west of the alluvium and beach deposits, the undifferentiated head marks the Bourne Valley: the stream had no floodplain in the true sense, and the dry-valley deposits of colluvium, or

hillwash, have been the subject of recent geo-archaeological study.<sup>19</sup>

## 2.3 Communications

### 2.3.1 Water

Eastbourne appears to have developed as a minor port or landing place in the late Saxon period (see section 3.1.2). Although the location of the landing place is unclear it would have been directly from the shingle beach, near the mouth of the Bourne or otherwise, and suitable only for small fishing boats. Rather than from the western extremity of the lagoon (i.e. the levels), since the sea appears to have retreated from the estuary that is now Willingdon Levels by the Bronze Age.<sup>20</sup> Moreover, the formation of the shingle beach of the Crumbles would cut-off access to the levels by the high medieval period (see above section 2.2.2).

### 2.3.2 Road

Eastbourne lies on the A259 (the Brighton to Hastings coast road, subsidiary to the A27 further inland, which it joins at Pevensey). The A22 leads from Eastbourne to London, via East Grinstead.

The road from Langney Bridge to Eastbourne was turnpiked in 1754, and the Eastbourne to Lewes road, via Polegate, in 1759.<sup>21</sup>

### 2.3.3 Railway

The London Brighton and South Coast Railway (LBSCR) opened a branch line from Polegate, on the Lewes to St Leonards line (which had opened in 1846), to Eastbourne in 1849.<sup>22</sup> The line remains in frequent use.

## 2.4 Evidence for pre-urban activity

### 2.4.1 Prehistoric

Within the EUS study area, one excavation has revealed prehistoric archaeology:

- Star Brewery site, Old Town – excavation in 1980 of trench 81m x 2m across the Bourne Valley was undertaken principally for geo-archaeological study of prehistoric colluvium (hillwash) and deposits relating to the former Bourne. The excavation recovered Bronze Age and Iron Age pottery sherds, most of which dated to the Middle Iron Age. An Iron Age lynchet was also identified.<sup>23</sup>

- Meads Street – Neolithic (4000 BC to 2351 BC) flint sickle was found in about 1846 (HER ref: MES635 – TV69NW).

- Terminus Road – two Bronze Age (2350 BC to 701 BC) socketed axes, the largest of which was ornamented with raised lines and roundels, were found during the rebuilding of premises on the west side of the road in 1916 [HER reference: MES630 – TV69NW].

- Eastbourne Beach – Iron Age (800 BC to 42 AD) Gallo-Belgic gold coins were found c.1984 comprising a quarter stater of c.80 BC [HER reference: MES658 – TV69NW], and a quarter stater of c.125-100 BC [HER reference: MES659 – TV69NW].

Outside the EUS study area, significant archaeological sites and finds nearby further illustrate the nature of prehistoric occupation in the Eastbourne area and include:

- Shinewater platform and trackway – excavations on Shinewater Marsh (part of Willingdon Levels, immediately east of Eastbourne) in 1995 revealed a timber occupation platform of national, even international importance, dating from c.900-800 BC. This was connected to the higher land c.250m to the south-west by a timber track or causeway.<sup>24</sup>
- St Anne's Hill – excavations (principally in 1991 and 1997-8) of the Saxon cemetery found evidence of prehistoric activity, which included a small number of Mesolithic/Early Neolithic struck flints, a larger number of Late Neolithic/Early Bronze Age flints, a Bronze Age barrow, a 1<sup>st</sup>-century BC domed oven, over 100 Late Iron Age pits, and a Late Iron Age trackway and remains of an associated field system.<sup>25</sup>

### 2.4.2 Romano-British

- Cavendish Place and Queen's Gardens area (i.e. extending to the present seafront near the pier) – large early Roman villa identified from numerous finds and excavations, with major discoveries in 1712 and 1848-53, including evidence of a bath, rooms and a lengthy corridor. Finds have included coins, bones and horns of animals, box tiles (for wall-jacketing), roof tiles, bricks and pottery (including Samian ware) [HER ref: MES628 – TV69NW].<sup>26</sup>
- Grand Parade/King Edward's Parade area – Roman pottery was found that was believed to derive from amphorae when extending the western end of the esplanade towards the Wish Tower (therefore in the 19<sup>th</sup> century) [HER reference: MES627 – TV69NW].

- Seaside Road / Elms Road area – Roman coin of Postumus was found in 1709 and of Constantine in 1710 [HER reference: MES629 – TV69NW].

Just outside the EUS study area, finds at one site indicate Roman occupation further inland at Eastbourne:

- St Anne's Hill – excavations in 1997-8 of the Saxon cemetery found evidence of Romano-British pot sherds, one pit of possible Roman origins, tile fragments and, redeposited within Saxon graves, Romano-British dressed sandstone blocks with mortar adhering.<sup>27</sup>

#### **2.4.4 Implications of pre-urban archaeology**

There have been additional finds from the Eastbourne area (such as 13 Lower Palaeolithic – 500,000 BC to 10,001 BC – handaxes: HER reference MES660 – TV69NW), for which the find spots are unknown, but the implications from all the pre-urban finds are clear: considerable evidence for Prehistoric and Romano-British, occupation of the EUS study area has been found and should be anticipated in any archaeological excavation in the area.

### 3 HISTORY

#### 3.1 Medieval origins



Fig. 3. St Mary's church: view from the south-east.

##### 3.1.1 Place-name

The name *Eastbourne* represents expansion from the earlier simplex form of the place-name derived from the Bourne (Old English *burna*) – the stream that flows from near the church to the sea. The name *Bourne* was applied to a place as early as Domesday Book (1086), and the expanded form of *Eastbourne* is recorded from the early 14<sup>th</sup> century: the prefix was evidently adopted to distinguish the place from another *Bourne* in the west of Sussex (recorded from the early 14<sup>th</sup> century as Westbourne).<sup>28</sup>

##### 3.1.2 10 and 11<sup>th</sup>-century trading place

Eastbourne is similar to other coastal places in the south-east in that it appears to have developed as a minor port or landing place in the late Saxon period. In describing the bounds of a place called East Hale (preserved in the name East Hale Bottom at Eastbourne), a charter of 963 refers to the bourne and an 'old hythe'.<sup>29</sup> In Domesday Book the manor of Eastbourne was

substantial (46 hides) and included 68 villagers and 3 smallholders, with 28 ploughs.

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 11<sup>th</sup> century. This is likely to be due to the success of nearby Pevenssey, which had the benefits of a large haven and, after the Norman Conquest, promotion as the rapal centre by Robert, count of Mortain.<sup>30</sup>

##### 3.1.3 Church

There is no direct reference to a church at Eastbourne in Domesday Book, although the existence of a church is indicated by the presence of a priest. That there was a pre-Conquest church on the royal estate is evident as in 1054 Edward the Confessor granted the church to the abbey of Fécamp.<sup>31</sup> The evident collegiate status of St Michael's church in the mid-11<sup>th</sup> century almost certainly reflects its origins as a minster (a mother church serving a large, pre-parish, *parochia*):<sup>32</sup> it is likely that the royal estate, recorded in the will of Alfred (d.899),<sup>33</sup> reflected earlier status as an ecclesiastical centre.

Despite further endowment of the collegiate church after 1066, by the lord of the rape, Robert of Mortain, the church disappears from the record. Gardiner suggests that this reflects the foundation of a new chapel at Pevenssey castle in 1100-6, intended by William of Mortain to be a more conveniently located collegiate church (a foundation interrupted by seizure of the rape and the castle by the king in 1106).<sup>34</sup>

By the 15<sup>th</sup> century Eastbourne church was dedicated to St Mary. At this point it had a chapel dedicated to St Margaret and St Bartholomew, and altars to eight fraternities. The most significant of the fraternities was the Brotherhood of Jesus, which had its own guildhall (located opposite the church and adjoining the old vicarage until c.1895<sup>35</sup>) and priest.<sup>36</sup> The others were dedicated to St George, St John, St Michael, St Nicholas, Our Lady, St Stephen and St Ositha.<sup>37</sup> The church was appropriated by the Bishop of Chichester in c.1150 to maintain the office of treasurer who, thereafter, was rector of Eastbourne. A vicarage was ordained in 1244-5, with the charter recording provision of a house for the vicar (Robert de Boseham, previously chaplain).<sup>38</sup> In 1440-1 the vicarage was located (and evidently had been for some time) to the south of the church.<sup>39</sup> The earliest fabric of the surviving church dates from c.1190-1200 (see below, section 4.1.1).



Fig. 4. The Lamb Inn: a much modified Wealden house, with an earlier undercroft (see section 4.1.1).

Two medieval chapels are recorded outside the old town itself: one at Ocklynge (Knights Hospitallers), recorded from 1167, and the other, recorded from 1239 and dedicated to St Gregory, probably near Holywell (where land called Chapel Piece survived between St John's Road and Cliff Road until built over at the end of the 19<sup>th</sup> century).<sup>40</sup>

### 3.1.4 Urbanization

In 1232 Eastbourne was granted a fair on the eve, day and morrow of the feast of St Michael – 29<sup>th</sup> September. This is recorded as being held by the treasurer of Chichester Cathedral in 1279. 1315 saw the granting of a weekly (Thursday) market, to be held at the manor, and an annual fair on the eve, day and morrow of St Matthew the Apostle – 21<sup>st</sup> September.<sup>41</sup> Political expediency by Edward II had much to do with the flurry of market grants in the early 14<sup>th</sup> century and, rather than indicating radical change in the nature of the settlement and its economy, this grant is likely to have done no more than formalize customary usage.<sup>42</sup>

Given that the hundred of Eastbourne was little more extensive than the parish, the figures for the hundred recorded in the lay subsidy rolls of

1296, 1327 and 1332 reflect something of the likely parish population: in 1296 there were 97 taxpayers, suggesting a population of around 485; in 1327 there were 67 taxpayers, suggesting a fall in the population to around 325; and in 1327 there were 70 taxpayers, suggesting a population of 350.<sup>43</sup> Hudson examined the changing subdivisions of the hundred in the subsidy rolls, and identified the 1296 *villatae* of *Oppertune* and *Upwycke* (the latter containing the wealthiest taxpayers) as relating to the old town, separated by the stream itself: together, these suggest a population of 190. In 1332 the hundred was divided into three, with the old town forming the division of Upperton with a population of perhaps around 135.<sup>44</sup>

The modest scale of Eastbourne in the early 14<sup>th</sup> century contrasts with Cornwall's ranking of the town as the second wealthiest in Sussex, after Chichester, in 1327. His caveats of excluding the Cinque Ports and, especially, for basing his Eastbourne calculation on the whole hundred (not disaggregated in 1327) render this ranking (and that of fifth in the county in 1524) rather unrealistic.<sup>45</sup> Indeed, the rural wealth of the hundred was significant throughout the medieval period. The value of corn and sheep farming in Eastbourne was considerable: it had the most

profitable farming of the marshland parishes around Pevensey as recorded in the *Inquisitio Nonarum* of 1340.<sup>46</sup> It had salterns on the marshes, 16 of which were recorded in Domesday Book at a substantial £4 40d. Eastbourne also provided stone from its quarries: for example, for Pevensey castle, by road and boat, in 1288.<sup>47</sup>

Despite its evident agricultural economy, Eastbourne was sufficiently important to be required – like Seaford – to supply a ship for the war with Scotland.<sup>48</sup> A more local engagement occurred in 1339, when an attempted landing by 15 galleys and other boats was repelled:<sup>49</sup> such French raids along the coast were accelerated by the advent of the Hundred Years' War in 1337.

In 1524 the population of the hundred was around 455.<sup>50</sup>

### 3.2 The town c.1540-1740

#### 3.2.1 Economic history

Allowing for its rural parish, the population of Eastbourne can be estimated at c.630 in 1565 (although Gautry, working from parish registers, estimates a population of c.900<sup>51</sup>) at which point the town may have ranked along with Horsham, Midhurst, Petworth and Winchelsea.<sup>52</sup>

Whilst very much a productive agricultural parish, the coastal location of Eastbourne continued to be significant in this period. In 1565 there were 12 fishermen, mainly engaged in inshore fishing, with the four largest boats ranging from three to nine tons.<sup>53</sup> Goods continued to be imported through Eastbourne in the 16<sup>th</sup> and 17<sup>th</sup> centuries, but were largely for local consumption. Only one or two freighters at most were based at the town.<sup>54</sup> Longer distance coastal trade is indicated by a record in 1608 of 24 tones of stones being shipped from the seashore at Eastbourne to London.<sup>55</sup> Cross-channel trade is also suggested by the fact that in 1614 an Eastbourne man was described as a merchant shipping wool and other goods to France, though it is not clear if he shipped from Eastbourne itself or another port.<sup>56</sup> The end of the port of Pevensey, when it was finally cut off by the building of a sluice in 1694, is likely to have had an impact on nearby Eastbourne's modest seaborne trade: certainly its beach-based trade continued on a modest scale throughout the 18<sup>th</sup> century.<sup>57</sup>

Eastbourne has been described as a 'decayed commercial centre' in the period 1621-40,<sup>58</sup> with expanding Lewes serving its former hinterland



Fig. 5. Dovecote, Motcombe Gardens (but previously part of Motcombe Farm), probably of 17<sup>th</sup>-century date.

by the mid-18<sup>th</sup> century.<sup>59</sup> From an Eastbourne parish total of around 630 (or even 900 – see above) in 1565, the population remained static or dropped to c.540-630 in 1621 and c.550 in 1676, before recovering to c.630 in 1724.<sup>60</sup>

Eastbourne provided under 20 guest beds and under 50 stabling at its inns recorded in a survey of 1686. This was more substantial provision than at nearby decayed Pevensey or Seaford, but smaller than Brighton and insignificant when compared to Lewes (99 guest beds and 245 stabling).<sup>61</sup> The Lamb Inn was a coaching inn in 1635.<sup>62</sup>

The September fairs appear not to be recorded in this period, although a fair on the Feast of St George the Martyr (23<sup>rd</sup> April) is recorded as being held in the manor of Medsey in 1577 and 1582.<sup>63</sup>

#### 3.2.2 Church and religion

This period began with the drama of Henry VIII's Dissolution of the Monasteries. The parish church was institutionally robust, although the Dissolution Act of 1547 swept away the eight fraternities of Eastbourne.<sup>64</sup> The chapel at Ocklynge was confiscated as the Order of the Knights Hospitallers was suppressed.<sup>65</sup>

Although Eastbourne escaped the dubious honour of being chosen as one of five Sussex



locations for Marian martyrdom in 1555-7, the parish provided one of the Protestant recalcitrants that were burnt at the stake elsewhere.<sup>66</sup>

The vicarage was recorded as collapsed in 1586, with the new vicar (Richard Vernon) in 1588 having to find his own house. The Grayes, Borough Lane (demolished 1910<sup>67</sup>) was used by Vernon and in the Commonwealth, but in 1686 there was again no standing vicarage, and the house later known as the Old Vicarage (i.e. next to Old Jesus house – the former gildhall of the fraternity) was presumably built after this.<sup>68</sup>

No Roman Catholic recusants or any Protestant nonconformists were recorded in Bishop Compton's census of 1676.<sup>69</sup> In 1724, the 140 families of Eastbourne included two Presbyterians and two papists.<sup>70</sup>

### 3.2.3 Defence

A survey of the Sussex coast in 1587, in response to the Spanish threat, identified seven towns with artillery, amongst them Eastbourne with its demi-culverin, two sakers, three robinets, and three 'bases'. The survey also described earthen bulwarks and 'rampiers', which were both to be mended and strengthened with 'flanckers'. The plan in this survey shows these defences extending north (or north-east) from the town to the rear of the Crumbles.<sup>71</sup>

The guns – possibly all or some of those identified in 1587 – were readied for action in 1626 (in the context of war with Spain and France). Six guns were to be mounted on carriages, and around the same time three barrels of powder were sent to the constable.<sup>72</sup>

### 3.2.4 Urban institutions

A schoolmaster is recorded in 1586,<sup>73</sup> and repairs were made to a school house in 1638. This school was built against the north side of the church tower. In 1709 there was provision for the schoolmaster to teach 12 children.<sup>74</sup> By 1734-5 the charity school provided for 15 poor children.<sup>75</sup> A second charity school, in a rented room, was started in opposition in 1735-6.<sup>76</sup>

In 1737 Pillory House, in Southbourne, was acquired by the parish vestry for use as a workhouse.<sup>77</sup>

There was a customs house at Seahouses from the 17<sup>th</sup> century and an Excise office or warehouse further inland on Church Street.<sup>78</sup>

Cricket was played at Eastbourne by 1738.<sup>79</sup> Horse racing meetings are recorded in 1729 and



Fig. 6. Borough House, Borough Lane: 18<sup>th</sup> century.

1737 on Beachy Head Downs, near present-day Bullock Down.<sup>80</sup>

## 3.3 The resort: c.1740-1850

### 3.3.1 Economic history

Eastbourne's agriculturally based economy in the mid-18<sup>th</sup> century was reflected in a typical scatter of windmills, which included three of only five horizontal mills known to have been built in England. All were built by Thomas Mortimer in the 1750s and 1760s, and include the Round House mill to the east of the later pier. Following storm damage in 1769 the Round House was converted to seaside apartments for rental in the season: in 1780 it was rented for Prince Edward during a visit by the children of George III.<sup>81</sup>

The re-use of the Round House illustrates the transition of Eastbourne to a resort in the second half of the 18<sup>th</sup> century although the impact of the royal visit has been much over-emphasized,<sup>82</sup> in a similar manner to the myth of Dr Richard Russell (then later George, Prince of Wales) transforming Brighton from a supposed fishing village in the 1770s.<sup>83</sup> Eastbourne was one of several Sussex towns that were visited for recreational seabathing by the 1750s. These included Worthing, Hastings, Seaford and



Fig. 7. 27 and 28 Marine Parade: resort architecture of c.1840.

Brighton, but it was the latter – with its good access to Lewes and London, and with the infrastructure of a large and existing town (desperate for an alternative to its failed fishing industry) – that developed first and which became the most successful resort.<sup>84</sup>

The early development of the seaside resort at Eastbourne was based on several centres: the old town, Southbourne, Seahouses and, to a lesser degree, Meads. Seahouses was directly on the coast and east of the others, and was used as a centre for fowling on the adjacent marshes and for fishing. By 1771 the Ship Inn was equipped for sea-bathing visitors, and lodging houses had begun to be built.<sup>85</sup> Accommodation was also found at the Angel and, in the old town, at the long-established Lamb Inn.<sup>86</sup> Warm water baths had been established by 1780.<sup>87</sup> Equally important for an emerging resort were its communications, and these were improved with the turnpiking of the road from Langney Bridge to Eastbourne in 1754, and the Eastbourne to Lewes road, via Polegate, in 1759.<sup>88</sup>

The development of the nascent resort received a boost with the outbreak of the French Revolutionary and Napoleonic Wars (1793-1815), and a consequent need for renewed

coastal defence and for accommodation of soldiers (see below, section 3.3.3). Additional impact was made by *émigrés* arriving in England, with, for example, 300 Frenchmen disembarking at Eastbourne in September 1792.<sup>89</sup>

Although significant, it is hard to quantify more precisely the economic stimulus of military activity in and around Eastbourne. By 1819 the town had a broader range of facilities than had been the case before the outbreak of war, with a theatre (established in 1798), an assembly room (at the Lamb Inn<sup>90</sup>), baths, 12-15 bathing machines, a ballroom, a circulating library (established in 1794-5<sup>91</sup>) and a billiard room. As at Wick near Brighton, at Eastbourne an existing chalybeate spring near Seahouses had been promoted as a spa as an alternative to seawater. In addition to the inns, there were 30 lodging houses to accommodate the seasonal visitors.<sup>92</sup> The construction of groynes on the beach probably began in the opening years of the 19<sup>th</sup> century.<sup>93</sup>

The modest development of Eastbourne as a resort seen between the mid-18<sup>th</sup> century and the 1810s was not sustained, however, and it remained comparatively unchanged in the 1820s and 1830s. This is reflected in the population which, having risen from c.630 in 1724 to 1,668 in 1801 and 2,607 in 1821,<sup>94</sup> only rose to 2,726 in 1831 and 3,015 in 1841. This is in marked contrast to Brighton, which saw its population treble between 1801 and 1821, and then nearly double to 40,634 in 1831: even here, however, growth slowed in the 1830s, only rising to 46,661 by 1841 (although the adjacent resort of Hove emerged in the 1830s, with the population rising from a meagre 319 in 1829, to 1,360 in 1831 and 2,509 in 1841).

Tangible signs of stagnation at Eastbourne include the closure of the South Street Theatre (established in 1798), which became a carpenters' workshop in 1838.<sup>95</sup> However, although not enjoying Brighton's success, Eastbourne in the 1830s supported a wide range of economic activity. Professionals were represented by a medical doctor and a lawyer, with trades including many of a more urban type such as bookseller/binder, chemist, grocer, linen draper, milliner, dressmaker, tailor, hatter, hairdresser, hotelier, bricklayer, painter, plumber, glazier, toy seller, watchmaker and carrier.<sup>96</sup>

In the 1830s cargoes at Eastbourne were a significant contribution to the totals of the Port of Rye (which, in 1841 accounted for 22% of the traffic of the Sussex Ports). Looking at cargoes

of coal specifically, in 1830, Eastbourne, Hastings and Rye received 54, 116 and 121 cargoes respectively.<sup>97</sup> In 1828, Henry Bradford, coal merchant, had wharves and yards at Seahouses.<sup>98</sup> Quarrying of the cliffs for chalk for lime-burning, also attracted numerous boats bound for Rye and Bexhill (in addition to land-based carriage).<sup>99</sup> Fishing had expanded in the 1790s, with a fishing station created at Holywell c.1790, with fishermen's cottages.<sup>100</sup> The French Revolutionary and Napoleonic Wars caused problems for fishing, with recovery delayed until the 1820s.<sup>101</sup> Thereafter, fishing for mackerel and herring prospered, serving local and London markets, before the industry began to decline in the mid-19<sup>th</sup> century.<sup>102</sup>

Fairs in this period comprised one on Old (i.e. pre-1752) Michaelmas Day (October 11<sup>th</sup>) held on Motcombe Farm,<sup>103</sup> and in 1819 described as commonly having 10,000 sheep for sale; and one on St Gregory's Day (March 12<sup>th</sup>) at Stocks Bank, Southbourne, for toys (still going in 1831).<sup>104</sup>

### 3.3.2 Church and religion

The church of St Mary continued as the parish church throughout this period. The growth of the resort had a material impact on the church, with a new peal of bells added in 1818.<sup>105</sup> The parish church was soon unable to cope with the expanding numbers and was poorly located for the new development, which was predominantly located near the seafront. As a result, Holy Trinity, Trinity Trees, was built in 1837-9, initially as a chapel of ease to the parish church, and then the church of its own parish from 1847.<sup>106</sup> The Old Vicarage (i.e. opposite St Mary's church and adjacent to Jesus House), ceased to be popular with the incumbents being neither used in the later years of Dr Lushington (1734-79), nor by Dr Brodie (1809-28).<sup>107</sup> The churchyard was expanded in 1830-7 and again, on the west side of the Old Parsonage, in 1846.<sup>108</sup>

Wesleyan Methodists established themselves in Eastbourne in 1803, unusually, the impetus coming from Methodists amongst the soldiers then flooding the town.<sup>109</sup> Their first chapel was built in Grove Road in 1810 (becoming a Strict Baptist chapel in 1840, with the present building dating from 1881). Other early Nonconformist places of worship included Marsh chapel, (Independent, originated c.1800-5, failed c.1845: former buildings demolished c.1902<sup>110</sup>); Seaside chapel, Cavendish Place (Independent, created by secession 1820; church built 1857, closed 1985: now Greek Orthodox); and North Street chapel (Calvinist, registered 1823).<sup>111</sup>



Fig. 8. Holy Trinity, Trinity Trees: view of east end.

### 3.3.3 Defence

There were no barracks in Sussex before 1793, and Eastbourne was one of the locations chosen for tented camps that sprang up along the coast. Barracks quickly followed and are first recorded at Eastbourne in 1794. Provision of barracks had grown by 1798 and in 1800 (when fear of invasion reduced) the large temporary infantry barracks was given up, with only the small permanent cavalry barracks retained. With renewed threat of invasion from 1803 further artillery barracks were erected.<sup>112</sup> New defences included two batteries (each with six 24-pounders) at Langney point, built in 1794-5.<sup>113</sup> In addition a chain of Martello towers was built along the south and east coasts of England – a decision apparently made following robust defence of a stone tower at Mortella Point, Corsica, against a Royal Navy attack in 1793-4.<sup>114</sup> Those in the Eastbourne area (Nos. 66-73) were finished in 1808.<sup>115</sup> The new coastal defences included the more substantial Redoubt at Seahouses, Eastbourne (mainly built 1805-6), armed with 24-pounder muzzle loading guns and designed for a garrison of 350 men. This was designed to protect Newhaven harbour, prevent



Fig. 9. The Wish Tower (one of Eastbourne's Martello towers).

access to the main road to London, and to support the left flank of the batteries at Langney Point.<sup>116</sup> At the end of the war the Martello tower system ceased to be maintained. The cavalry barracks were sold by the War Office in 1817;<sup>117</sup> the temporary artillery barracks were dismantled in 1818;<sup>118</sup> and other barrack buildings in Eastbourne were demolished in 1818-23.<sup>119</sup>

### 3.3.4 Urban institutions

Notwithstanding the foundation of an additional charity school in 1790 by Mrs Bonar for 20 poor girls and boys,<sup>120</sup> provision was insufficient for the growing town. Accordingly, a National School was founded opposite St Mary's church in 1814 (set back from Church Street at the eastern end of later Brightland Road), replacing the schoolroom adjoining the church tower.<sup>121</sup> By the will of Charles Gilbert a second storey was added in 1816 to accommodate girls.<sup>122</sup>

A proposal to build a new workhouse in 1755 came to nothing, so the old workhouse in Southbourne continued in use.<sup>123</sup> Increasing numbers of inmates saw additional accommodation found in the poor house barn in 1816-17,<sup>124</sup> and then in 1817 the redundant cavalry barracks became a parish poorhouse.<sup>125</sup> The parish vestry sold an otherwise unidentified workhouse in Watery (later Water) Lane in 1825.<sup>126</sup> In 1835 the parish poorhouse in the

former cavalry barracks became the Union workhouse, following the 1834 Poor Law Amendment Act which saw the creation of Eastbourne Poor Law Union,<sup>127</sup> and the old workhouse in Southbourne was sold.<sup>128</sup>

Despite its growth, Eastbourne gained little in the way of local justice in this period. The origins of policing in the town are unclear although the employment of two beadles ceased in 1837<sup>129</sup> and then in 1842 a single police constable was appointed.<sup>130</sup> In this period petty sessions were not held in Eastbourne except on rare occasions, in which event the magistrates met at the workhouse.<sup>131</sup>

Four Customs and Excise officers were employed in Eastbourne from at least 1751.<sup>132</sup> By 1807 a boat and watch house had been established between Seahouses and Martello tower 73.<sup>133</sup> The Customs and Excise officers gained support against smuggling in 1809 with the introduction of the Royal Navy's inshore Preventive Water Guard,<sup>134</sup> which between 1816 and 1819 had 12 men stationed at Eastbourne.<sup>135</sup> Until it was damaged by storms in March 1818 they used the earlier boat and watch house, thereafter using a building made redundant by the withdrawal of the artillery troops.<sup>136</sup> A new force – the Coast Blockade – took over at the end of 1818, with a new watch house built in 1819 near the Redoubt. In 1831 the Coastguard replaced the naval forces of the Coast Blockade, and took over the Eastbourne watch house.<sup>137</sup> Many of the Martello towers in the Eastbourne area were also used by the Coast Blockade from c.1818-31,<sup>138</sup> and the chain of Coast Blockade stations also included a signal station at Beachy Head from 1819<sup>139</sup> (having been established as signal post in 1795<sup>140</sup>). An experimental light house hut was erected on the cliff at Belle Tout in October 1828,<sup>141</sup> with a permanent, but poorly sited, light house following in 1831-4.<sup>142</sup> A lifeboat station was built in 1822,<sup>143</sup> replacing previous provision of a beach-based lifeboat launched from a site near Leaf Hall in Seaside.<sup>144</sup>

Cricket appears to have been played on various sites around Eastbourne from the 1750s,<sup>145</sup> and a match recorded in 1788 was played on Bourne Links.<sup>146</sup> The earliest Eastbourne Cricket Club was founded in 1837.<sup>147</sup>

## 3.4 Expansion: c.1850-2008

### 3.4.1 Economic history

Eastbourne's emergence as a large resort in the second half of the 19<sup>th</sup> century was, like Bexhill, based on the enterprise of its principal



Fig. 10. Eastbourne railway station (as rebuilt 1886).

landowner, the Duke of Devonshire. William, the 7<sup>th</sup> duke, had inherited the estates of the Compton family, which included Compton Place at Eastbourne.<sup>148</sup> In 1847 his architect, James Berry, drew up plans for the development of the resort.<sup>149</sup> This followed the passing of an act in 1846 for a branch line from Polegate, on the Lewes to St Leonards line (which had opened in 1846<sup>150</sup>), to Eastbourne.<sup>151</sup> The London Brighton and South Coast Railway (LBSCR) opened the new single track branch line in May 1849,<sup>152</sup> with Eastbourne station initially comprising a modest wooden hut near the southern end of The Avenue.<sup>153</sup>

With the railway opened, the Devonshire plans went ahead, and works began on Grand Parade and Cavendish Place in 1851, as well as a sea wall along Grand Parade and on the water supply.<sup>154</sup> In the same year, Terminus Road was built to link the station to the seafront,<sup>155</sup> and developers, of which the principal pioneer was Edward Maynard, began building here and at adjacent Seaside Road and Cornfield Terrace,

with the support of Cavendish capital.<sup>156</sup> Initial progress was hesitant, however, as speculative building on the Cavendish plots struggled in a weak rental market. With a new agent – Henry Currey – appointed to the duke in the late 1850s, progress accelerated.<sup>157</sup> The former hamlets of Southbourne and Seahouses had become joined up within the emerging resort by c.1860, and focus of new building moved west and north. Currey's plans included those for exclusive tree-lined streets of large villas in lower Meads: by the end of the 1880s these had extended from the western seafront to Compton Place. Plans for the Gilbert lands were drawn up by Nicholas Whitley, and resulted in the building in the Upperton area north and east of the old town by the end of the century.<sup>158</sup> Key elements of the early planning – ensured by covenants – by the Devonshire estate and local developers (most notably the Gilbert estate) were quality control on building and the social zoning that was created. Workers housing was created too, such as the terraced housing built c.1870 by the new gasworks on the eastern edge of the town: five of the heads of the families at Norway Cottages (since replaced by Coventry Court flats) were stokers at the gas works.<sup>159</sup>

The shift to the south-west from Seahouses of the more fashionable housing was reflected in the development of hotels and other resort facilities. In 1851, the substantial Burlington Hotel was built on the corner of Victoria Road and the seafront.<sup>160</sup> This was followed in the early 1850s by Edward Maynard's Kinburn House, inland on Cornfield Road, which became the Railway Hotel.<sup>161</sup> The fashionable emphasis for hotels continued to be the expanding seafront, most notably with the Cavendish Hotel (opened 1873<sup>162</sup>); the Grand Hotel, King Edward's Parade, (1877<sup>163</sup>); and the Queen's Hotel, Marine Parade (opened in 1880<sup>164</sup>). Such developments were underpinned by extension of the sea wall and promenade as far as the Wish Tower in the 1860s and, starting in 1874, then to Holywell.<sup>165</sup> At the other end of the seafront, frequent flooding gave impetus to the construction of the Royal Parade Sea-wall (begun 1880),<sup>166</sup> which was then extended around the Redoubt c.1890.<sup>167</sup>

The construction of Upperton Road in 1866 bypassed the Old Town and, together with the station, gave Terminus Road (set out as a residential street) an increasingly commercial function. As it became the town's principal shopping area, it was widened in 1894 and 1898.<sup>168</sup>

The success of the 1850s development is reflected in the rise in population from 3,433 in



Fig. 11. Town Hall, Grove Road.

1851 to 5,795 in 1861, but growth thereafter accelerated with the population reaching 10,361 in 1871, 21,595 in 1881, 34,278 in 1891 (at which point only Brighton was larger<sup>169</sup>) and 43,344 in 1901.

The growing town continued to be administered, insofar as there was a public administration, by the parish vestry until 1859, when it was succeeded by a Local Board.<sup>170</sup> However, in the rapid expansion of the 1860s to 1890s the Devonshires' enterprise continued to be more significant than that of the Local Board, with the estate providing finance to support, for example, the building of Eastbourne College (1867), the pier (1866-72<sup>171</sup>), the Eastbourne Baths Company, the road to Beachy Head and the parades west of the Wish Tower (early 1880s).<sup>172</sup> Devonshire Park was begun by the estate in 1873-4, and included heated seawater swimming baths (1874), the Floral Hall (1875), the Pavilion (1876) and the Devonshire Park Theatre (1884).<sup>173</sup>

More prosaically, but certainly of direct relevance to the success of the resort from the 1860s, was

the introduction of a new sewerage system in 1867-8. This was undertaken following the adverse publicity for Brighton's poor sewerage system and an outbreak of scarlet fever in Eastbourne, the spread of which was blamed on inadequate drainage.<sup>174</sup> The Devonshires were involved in such projects on the infrastructure, building most of the extensions to the drainage system in 1881-4, and dominating the gas and water companies.<sup>175</sup>

Eastbourne was granted borough status in 1883,<sup>176</sup> under the Municipal Corporations Act 1882. The strengthening of local government (evident, for example, in expenditure of £50,000 on the Royal Parade, 1880-4; building of storm-water drainage and acquisition of the electric light company in the 1890s; and, most originally, introducing a municipal bus service in 1903) coincided with waning interest from the Cavendishes after the succession of the 9<sup>th</sup> duke in 1891 (largely on financial grounds, although the resort was losing its upper class attraction). This was especially evident in the early 20<sup>th</sup> century when the successive dukes of Devonshire sold many of the resort facilities to the borough: for example the Devonshire Baths in 1924; and the Devonshire Park Floral Hall, Indian Pavilion and skating rink in 1931.<sup>177</sup>

Unlike Brighton, for example, there was a lack of non-service industries at Eastbourne. Even the more industrial scaled businesses, such as Caleb Diplock's large Lion Brewery (founded in



Fig. 12. Eastbourne Pier (1866-72).



Fig. 13. Houses with purpose-built ground-floor shops at 101-19 South Street (c.1900).

1863, and closed during the First World War),<sup>178</sup> directly served the local market. Likewise, the large-scale Bradfords coal business – which at its peak had 104 rail wagons – was essentially geared to supplying the growing town.<sup>179</sup> The lack of significant manufacturing industries was largely a conscious choice: for example, the council voted against the moving of the LB&SCR locomotive and carriage works to Eastbourne when proposed in 1901.<sup>180</sup> The fishing industry declined from the mid-19<sup>th</sup> century, despite such initiatives as creation of a new fishing station to the east of the Redoubt (1884), and fishing families diversified into pleasure boating and, even, provision of deckchairs.<sup>181</sup> Other industries included private education (in 1897 there were some 82 schools<sup>182</sup>).

Following the Local Government Act 1888, in 1911, Eastbourne became a county borough, operating independently from the county council: Eastbourne lost this status in 1974 when it was absorbed into East Sussex as a district (following the Local Government Act 1972).<sup>183</sup>

The population of Eastbourne continued to grow rapidly in the early 20<sup>th</sup> century, rising to 51,554 in 1911 and (despite the considerable loss of 1,056 killed in action during the First World War<sup>184</sup>) 62,028 in 1921. Although with a slightly increased area, following boundary changes in 1927 and 1938, the population fell to 57,435 in 1931 and 57,821 in 1951.

The growing town saw new businesses, such as Caffyn's garage at the corner of Meads Road (built 1910, Percy Caffyn having founded the firm in 1902);<sup>185</sup> the Eastbourne Flying School (opened on Willingdon Levels in 1911<sup>186</sup>), which, through merger in 1913, became the Eastbourne Aviation Company, making seaplanes on a site by the present Sovereign Centre (following requisitioning during the First World War, the company continued, but struggled before finally being dissolved in 1932);<sup>187</sup> the development of the aggregates business on the Crumbles, with Hall and Co. (later Hall Aggregates) holding the lease for gravel extraction from 1931, mainly for use on roads and houses;<sup>188</sup> and a nascent conference trade, beginning with the YMCA annual conference in the town in 1928, and followed by Rotary international in 1931 (the latter still using Eastbourne).<sup>189</sup> Earlier industries continued: for example, the private schools of Eastbourne continued to flourish (and provide a considerable boost to the local economy<sup>190</sup>) until the 1930s, with, in 1919, as many as 2,000 boarding pupils and nearly 100 schools;<sup>191</sup> the fishing industry saw a period of growth from 1900-14 (with a new fishing station and market built to the west of the present lifeboat house<sup>192</sup>), recovering after the interruption of war, then declining in the 1930s;<sup>193</sup> the resort continued to develop (e.g. with the Pier Theatre opening in 1901,<sup>194</sup> the expansion of the Grand Hotel by 1911,<sup>195</sup> the opening of the seafront Claremont Hotel in 1923,<sup>196</sup> and the creation of a municipal orchestra in 1922<sup>197</sup>); and the retail sector expanded (e.g. with the first Marks and Spencer shop opening in 1912 at 51 Terminus Road<sup>198</sup>); However, as Willoughby observed in 1931 '...many of the population...have settled in Eastbourne after retirement' and '...there are no large manufactories or special industry...'.<sup>199</sup> Much of the economy, thus, remained geared to the physical expansion and maintenance of the town (e.g. the building trades) and to serving the resident population and its visitors (e.g. the retail, provisioning, and hotel trades).

With its lack of manufacturing industries, Eastbourne was identified as a safe area at the outbreak of the Second World War and initially received 20,000 evacuees. However, with frequent air attacks beginning in 1940, the



Fig. 14. Congress Theatre, Devonshire Park.



Fig. 15. Eastbourne Arndale Centre, Terminus Road.

situation changed, many of its residents were evacuated, and the area saw increased military activity. The bomb damage to Eastbourne was severe, with destruction of around 500 houses, around 1,000 houses rendered uninhabitable and many more damaged.<sup>200</sup> The 112 bombing raids on Eastbourne were particularly devastating for 'Hell Fire Corner', as the area around the junction of Langney Road and Bourne Street became known.<sup>201</sup> Civilian casualties were reduced by the evacuation of Eastbourne (which saw the peak population – when a reception town – of c.70,000 fall to 25,000 or fewer<sup>202</sup>), but still numbered over 1,000, of which c.170 died.<sup>203</sup>

Post-war Eastbourne attracted more industry with the Brampton Road Trading Estate (with early development led by the Amour & Co. pharmaceutical factory, 1954) and, more significantly, Lottbridge Drove industrial estate in 1964 (which included a Birds Eye factory, closed 1983: the site is now a Tesco superstore).<sup>204</sup> Of earlier business, Caffyn's is notable, having expanded by 1965 (when the new premises in Upperton Road were opened) to have staff of 1,500 and acquiring Clark and Lambert in the mid-1970s and the Skinner's dealership in 2002.<sup>205</sup> The resort thrived equally in the post-war period, with new developments including the Congress Theatre (opened 1963),<sup>206</sup> and, as a sign of the growing conference trade, the Transport and General Workers' Union Holiday and Conference Centre, Grand Parade (opened 1976).<sup>207</sup>

Slight recovery of the population to 60,918 in 1961 in part reflected developments such as the post-war prefabricated government-built houses at Hampden Park (followed by permanent council houses, also built at Old Town and Langney Village).<sup>208</sup> This was followed by large-scale development of residential areas and redevelopment of the spacious plots of earlier detached villas in the late 20<sup>th</sup> century so that the population in 2001 was 89,667. Residential developments in this period include the 1960s Langney Point estate and Green Street Farm estate (a private development of the 1960s built over post-1918 smallholdings near the Downs<sup>209</sup>). In 1971, for example, 371 new houses were built and a further 1,490 were under construction: numbers apparently only exceeded elsewhere in the country by Croydon.<sup>210</sup> Increasing provision of flats included the controversial 70m-high South Cliff Tower in Bolsover Street (1966), although the seafront did not see significant high-rise development,<sup>211</sup> presumably reflecting the covenants enforced by the Devonshires that have also kept the seafront





Fig. 16. All Saints' church, Carlisle Road (1878).

free of shops.<sup>212</sup> Major developments in the retail sector include the creation of a pedestrian precinct in Terminus Road (1970), the building of a covered shopping centre (the Arndale Centre, 1980), and building of superstores (such as Safeway (now Waitrose), on the former brewery site in Old Town, 1983-4).<sup>213</sup> A marina was built on the Crumbles (Sovereign Harbour) in 1991-3,<sup>214</sup> with development continuing thereafter so that by 2006 there were 1,300 berths and 3,000 houses, and a waterfront retail complex.<sup>215</sup> to make way for construction of the harbour, Hall Aggregates closed its gravel extraction plant (1986).<sup>216</sup>

### **3.4.2 Church and religion**

Since 1850, Eastbourne has seen numerous new churches and chapels built to serve its rapidly expanding population. The medieval parish church again found itself inadequate for its reduced parish: for example, the church of St Saviour and St Peter was built in 1865-7 as a district chapel to St Mary's church, before becoming a parish church itself in 1892.<sup>217</sup> Eastbourne has witnessed the building of 17 wholly new Anglican churches or chapels since 1850. With the two parish churches, St Mary's and Holy Trinity, unable to cope with the

expansion of the early 1850s, the first new church was Christ Church, Seaside (1859), followed by nine churches opening in the peak period of building between 1867 and 1882.<sup>218</sup> There was a similar flurry of building of new Nonconformist places of worship (in addition to rebuilding of earlier chapels) in the 1870s and 1880s.<sup>219</sup> Roman Catholic churches or chapels made their appearance, beginning with the Stella Maris church, Junction Road (1869; demolished 1893).<sup>220</sup>

Despite pre-1850 expansion of the parish churchyard (see above, section 3.3.2), it closed and the newly formed Burial Board purchased four acres at Ocklynge in 1855 for use as a burial ground.<sup>221</sup> This was consecrated in 1857,<sup>222</sup> and doubled in size in 1873. An additional burial ground of over 16 acres was opened at Langney in 1885,<sup>223</sup> and the Ocklynge cemetery extended again in 1893.<sup>224</sup> The present crematorium is located at the extended Langney site.

The Old Vicarage (i.e. opposite St Mary's church and adjacent to Jesus House), remained unpopular with the incumbents, and a new vicarage was built on land next to the workhouse acquired in 1852.<sup>225</sup> The modern vicarage is located in part of the garden of this building. The Old Parsonage (i.e. the former manor house of



Fig. 17. St Saviour and St Peter's, South Street (1865-7).

Rectory Manor and not a house for the priest<sup>226</sup>) was given to the church by the Duke of Devonshire in 1911 to be used for parochial purposes:<sup>227</sup> when restored, in 1922, it was used as a hall and vestry (and remains a church hall today).<sup>228</sup>

### 3.4.3 Defence

The defences at Eastbourne continued to decline in the second half of the 19<sup>th</sup> century. Several Martello towers were destroyed: towers 70 and 72 were abandoned to the sea in 1850<sup>229</sup> and, while tower 70 survived sufficiently to be used as a target for artillery trials in 1876,<sup>230</sup> both had gone by the end of the century;<sup>231</sup> tower 71 was used for artillery practice in 1860,<sup>232</sup> and had gone by 1876,<sup>233</sup> and tower 69 was lost to the sea by c.1872;<sup>234</sup> and surviving tower 73 (the Wish Tower) was disestablished by the War Department in 1873.<sup>235</sup> The Martello towers saw further losses in the 20<sup>th</sup> century with two of the Langney examples demolished: tower 67 was dismantled in 1922 following damage by the sea, and, further inland, tower 68 was demolished to make way for the expanding suburbs of the town c.1925 (although these, at St Anthony's Hill, commemorate the Martello tower in the concentric circular street plan of The Circus and Rotunda Road).<sup>236</sup> The Wish Tower saw military service again when requisitioned by the War Office in 1940,<sup>237</sup> when an observation post was built on the roof and the interior used for a magazine, both to support the new battery built next to the tower.<sup>238</sup> On the eastern edge of the town, tower 66 was modified in 1940 to take a Vickers machine-gun.<sup>239</sup>

The Redoubt's importance also declined as it no longer had its former strategic significance.<sup>240</sup> Nevertheless, it following a survey of 1859, the earlier guns were replaced by 110 pounders, 68 pounders and 8-inch muzzle loaders,<sup>241</sup> and then, in 1867, it was given the protection of a sea wall. In 1888, however, the Redoubt and the surrounding land were put up for auction by the War Department: this failed, so the land was leased to the council and the Redoubt retained by the War Department.<sup>242</sup> It was used as a barracks and munitions store then, during the First World War, it was used as a headquarters for the military police, then an observation post and military hospital.<sup>243</sup> In 1926 it was purchased by the corporation (see below, section 3.4.4), although it temporarily reverted to military use during the Second World War, when it saw use as a store and anti-aircraft battery.<sup>244</sup> By contrast the nearby Ordnance Yard continued to be used throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries, and today is retained by the Ministry of Defence as the

Depot of the 56 Signals Squadron of the Territorial Army.<sup>245</sup>

### 3.4.4 Urban institutions

In 1851 a vestry hall was built in Grove Road, and this was subsequently used by the Local Board (1859-83), which succeeded the common vestry.<sup>246</sup> Almost immediately following granting of borough status, Eastbourne saw the building of a town hall (1884-6).<sup>247</sup> Corporation offices, together with a new library, were built in 1962-4 on the site of the Technical Institute and central library (damaged in 1943: see below).<sup>248</sup>

Despite its growing size, Eastbourne did not have provision for Petty Sessions until these were established in the vestry hall in the 1860s (in 1887 relocating to the new town hall). With county borough status in 1911, Eastbourne gained its own Bench.<sup>249</sup> In 1975 new law courts opened in Old Orchard Road.<sup>250</sup> The new borough police force was established in 1891, and was 38 strong.<sup>251</sup> New police headquarters were opened in Grove Road in 1938.<sup>252</sup> The borough force survived until the Sussex Police Authority was established in 1968.<sup>253</sup>

Although fourteen coastguard cottages were built north of Ordnance Yard in 1850,<sup>254</sup> in the census of the following year three of the Martello towers (nos. 66, 67 and 73) were occupied by coastguards.<sup>255</sup> residential use by coastguards had ended by 1861.<sup>256</sup> In 1856 the Coastguard service was transferred to the Admiralty.<sup>257</sup> The Eastbourne watch house was damaged by a storm in 1857, with the Coastguard station relocating to Hurst's Cottages, then to a new station in Addingham Road (by 1881<sup>258</sup>), then Wartling Road.<sup>259</sup> Martello tower 66 was used again in the 20<sup>th</sup> century by coastguards as an observation post (until 1989), and now houses harbour navigation beacons on its roof.<sup>260</sup> The modern Coastguard Service is administered by the Department of Transport,<sup>261</sup>

The development of schools in Eastbourne since 1850 is complex and can only be traced here in summary form. In the period 1850-1902 there was an expansion of voluntary schools. In 1853 a second building was added to the girls' National School in Church Street, and an infants' school was opened on the north side of Church Street in 1873. The boys' school was re-located in 1892 to Green Street (demolished 1983: the site now occupied by the Upwyke House retirement flats).<sup>262</sup> Holy Trinity C of E School for boys, girls and infants was built in Seaside Road in 1851 (finally closed 1958: the site lies just east of Susan's Road).<sup>263</sup> Christ Church District National School opened in 1870 in Redoubt



Fig. 18. Former National School for Infants', Church Street, Old Town (1873), now Flint Halls (flats).

Road (destroyed by bombing in 1940, the site is now Norfolk Court);<sup>264</sup> St Saviour's National School for boys and girls was built in Furness Road in 1874;<sup>265</sup> All Souls C of E Infants' School was opened in the parish room on the corner of Longstone Road and Wellesley Road in 1883, with the mixed school opening in 1890 on the corner of Longstone Road and Bourne Street (closed 1949);<sup>266</sup> the Whitley Road Schools (later known as St Philip's Schools after the church opposite was built in 1903-5) opened in 1894;<sup>267</sup> Norway Hamlet School (later St Andrew's C of E School) on Winchelsea Road opened for boys and girls in 1894;<sup>268</sup> in 1895 St Joseph's Roman Catholic Voluntary School opened in Whitley Rd;<sup>269</sup> the schools in Willowfield Road (later Willowfield Council School, and, since 1977, Bourne County Primary School<sup>270</sup>) appear to have opened in 1898;<sup>271</sup> and in 1899 Eastbourne Boys' Municipal Secondary School was opened at Grove Hall, a former church hall to the rear of Grove Road (fronting later Saffrons Road).<sup>272</sup>

Following Balfour's Education Act 1902, the borough council assumed responsibility for elementary education and new schools included: the East Street Council Girls' School and the East Street Boys' School, which opened in 1905;<sup>273</sup> the East Street Council Infants' School,

which took the children and staff from the closing All Souls C of E Infants' School (1907);<sup>274</sup> and St John's Meads Primary School, Rowsley Road (c.1899-1910).<sup>275</sup> Secondary education at this time saw the opening in 1903 of the Eastbourne Girls' Municipal Secondary School, at 38 Grove Road;<sup>276</sup> and relocation of the Eastbourne Boys' Municipal Secondary School c.1904 to the newly-built premises at the Technical Institute at the junction of Grove Road and Old Orchard Road.<sup>277</sup>

In 1911 the new county borough of Eastbourne assumed responsibility for elementary, secondary and technical education. Abolition of the county boroughs in 1974, following the Local Government Act 1972, saw East Sussex County Council become the local education authority for Eastbourne. The main developments in elementary schooling – largely those involving opening of new premises – in this period include: the Hampden Park Council School for mixed junior and infants, built in 1911 on the eastern side of Brodrick Road;<sup>278</sup> new premises in Salehurst Road built in 1925 to replace the former National School for infants in Church Street (becoming St Mary's County Infants School in 1952; closed 1960);<sup>279</sup> the former East Street boys' and girls' schools merged in 1929 to become Cavendish Junior Mixed School,<sup>280</sup> the juniors from Hampden Park Council School (see above) moved to new premises in The Hydneye in 1949, the school later becoming Highfield County Junior School;<sup>281</sup> Motcombe Community School, Macmillan Drive, opened in 1951;<sup>282</sup> Roselands Infants School, Woodgate Road, opened in 1952;<sup>283</sup> Willingdon Primary School, Rapsons Road, opened in 1952;<sup>284</sup> Langney Primary School, Chailey Close, opened in 1955;<sup>285</sup> Ocklynge Girls' Primary School, Victoria Drive, opened in 1959 to replace the former girls' National School in Church Street (this was joined in 1972 by the boys' former National School in Green Street to form Ocklynge County Junior Mixed School);<sup>286</sup> following closure of the infants' school in Salehurst Road (see above), the new Pashley Down County Infants' School, Beechy Avenue, opened in 1960;<sup>287</sup> Tollgate Community Junior School, Winston Crescent, opened in 1968;<sup>288</sup> Stafford County Junior School (whose origins lay in the former Christ Church National School in Redoubt Road, bombed in 1940) moved to new school premises in Ringwood Road in 1969;<sup>289</sup> St Thomas à Becket Catholic Junior and Infants' Schools in Tutts Barn Lane were built in 1973-4, to replace St Joseph's Roman Catholic Primary School, Whitley Road;<sup>290</sup> West Rise Community Infant and Junior Schools, Chaffinch Road, opened in 1975;<sup>291</sup> and



Fig. 19. Eastbourne College.

The Haven CE Methodist School, Atlantic Drive, Sovereign Harbour opened in 2001.<sup>292</sup>

The main developments in secondary and further education during this period include: New secondary schools comprised: the foundation of a Technical Institute, which included a School of Art, in 1904 at the junction of Grove Road and Old Orchard Road (after bomb damage in 1943, it relocated to The Grange, St Anne's Road, and, since 1997, all departments of Eastbourne College of Arts and Technology have been located on a new campus between King's Drive and Cross Levels Way),<sup>293</sup> the relocation by 1915 of Eastbourne Girls' Municipal Secondary School to 5-7 Upperton Road, becoming Eastbourne High School for Girls in 1928 and moving to new premises in Eldon Road in 1938-9;<sup>294</sup> in 1919 all except the science and art classes of Eastbourne Boys' Municipal Secondary School were transferred to Eversley Court, 14 St Anne's Rd, and the sixth form was established;<sup>295</sup> the Bourne County Secondary School opened in 1939, initially using the old High School premises in Upperton Road, moving to the Cavendish School premises in 1942, before closing in 1955, with pupils transferred to

the new Ratton County Secondary School in Park Avenue;<sup>296</sup> Eastbourne Technology College, Brodrick Road, developed as a secondary school (initially serving evacuees) from the earlier Hampden Park Council School in 1941, and is a community comprehensive school;<sup>297</sup> Cavendish County Secondary Modern School opened 1957 in the former infants' school buildings in Melbourne Road, became a comprehensive in 1979, and since 1982 has been located at Eldon Road on a site previously used by Eastbourne Sixth Form College.<sup>298</sup> Willingdon County Secondary School, Broad Road opened in 1957, and is now styled Willingdon Community School.<sup>299</sup> Bishop Bell C of E School opened in new premises in Priory Road, Langney in 1958;<sup>300</sup> in 1977 Eastbourne Grammar School for Boys (as the Boys' Municipal Secondary School called since 1928) merged with Eastbourne High School for Girls to become Eastbourne Grammar and High Schools, based on sites in Eldon Road and King's Drive (in 1979 this became Eastbourne Sixth Form College, and, since 1981, has been based solely on the King's Drive site);<sup>301</sup> Causeway School, Larkspur Drive, opened in 1998;<sup>302</sup> and in 2001 Eastbourne College of Arts and Technology merged with Lewes Tertiary College and in 2003 with adjacent Park College (until c.1994 the latter being known as Eastbourne Sixth Form College), to form the Sussex Downs College, which is a single – multi-campus – college of further education.<sup>303</sup>

Higher education in Eastbourne comprised teacher training established in the town in 1946 under the post-war emergency scheme to provide teachers, with Eastbourne College of Education founded in 1949 (as part of the University of London) to train women. In 1976 the College was amalgamated with Chelsea College of Physical Education (established 1898) and Seaford College of Education (established 1950) to form Eastbourne College of Higher Education (see below), which then became part of Brighton Polytechnic (now Brighton University).<sup>304</sup>

In common with other fashionable seaside resorts, Eastbourne has a long and complex history of private schools, many of which were small and short-lived. Most notable and long lasting is Eastbourne College, which opened in 1867, initially in Spencer Road, before moving to purpose-built premises on the present site in 1870.<sup>305</sup> Few private schools returned after the Second World War, although schools teaching English as a foreign language have proliferated since then.<sup>306</sup>



Fig. 20. All Saints' Convalescent Hospital, Meads (1869).

The workhouse in the former cavalry barracks (temporarily taken over as a military hospital in the First World War) finally closed in 1930, becoming a hospital (see below).<sup>307</sup>

All Saints' Convalescent Hospital, Meads, opened in 1869 and was run by The Sisters of the Community of All Saints (taken over by the National Health Service after 1959, closed 2004 and converted to flats).<sup>308</sup> Princess Alice Hospital, Carew Road, opened 1883, and functioned as the general hospital for the area (closed 1996 and demolished).<sup>309</sup> An independent hospital opened at 36 Enys Road in 1888 and in 1928 was incorporated with London Homoeopathic Hospital.<sup>310</sup> Also in 1888 the Leaf Homeopathic Cottage Hospital was founded at 2 Marine Road, moving to 33 St Anne's Road in 1933, and closing in 1976.<sup>311</sup> Eastbourne Infection Diseases Hospital opened in 1889 on the edge of the town in East Dean Road and closed 1974 (demolished).<sup>312</sup> St Luke's Hospital for Children was built next to All Saints' Convalescent Hospital in 1890 (demolished in the 1960s, the site now occupied by Dolphin Court flats).<sup>313</sup> Following a smallpox epidemic in 1895 (15 cases and two deaths), Langney Isolation Hospital for smallpox was built on the beach at the Crumbles in 1895-6 (closed 1940,

demolished later 1940s).<sup>314</sup> The Eye Infirmary (later Royal Eye Hospital), Cavendish Place/Pevensy Road was founded in 1912-14 (transferred to the NHS in 1948, closed 1949).<sup>315</sup> Eastbourne Borough Sanatorium, Longland Road, opened in 1914 (known later as Eastbourne Tuberculosis Hospital, then Gildredge Hospital, it closed in 1976 and was demolished).<sup>316</sup> Eastbourne Ear, Nose and Throat Hospital, 49 Cavendish Place, was established in 1917, then transferred to the Princess Alice Memorial Hospital in 1940.<sup>317</sup> The borough purchased a former Red Cross Auxiliary Hospital at 9 Upperton Road and opened it in 1920 as a maternity hospital for married mothers only (closed 1976 and redeveloped as Marlborough Court in 2002).<sup>318</sup> St Mary's Hospital, (formed from the old union workhouse in Old Town) opened 1930 (closed 1976, demolished 1990).<sup>319</sup> The District General Hospital, Kings' Drive, opened 1977, replacing many of the other units in Eastbourne.<sup>320</sup> The Jubilee Eye Unit was added in 2004.<sup>321</sup> St Wilfred's Hospice, 2 Millgap Road, was established in 1983.<sup>322</sup>

Sporting and leisure provision increased with the development of numerous parks, which include: Devonshire Park (opened 1874);<sup>323</sup> Seaside recreation ground (1882, given to the borough in 1887);<sup>324</sup> the Western Lawns (opened 1883, given to the borough in 1902);<sup>325</sup> Gildredge Park (leased by the corporation from 1887, purchased in 1903);<sup>326</sup> Hampden Park (opened in 1902 on land bought by the council the previous year);<sup>327</sup> Motcombe Gardens (given to the borough c.1903);<sup>328</sup> the Redoubt gardens (laid out as a pleasure garden in 1903, then expanded by the 1920s with the music garden to the west and bowling and putting greens to the east);<sup>329</sup> Holywell (a former chalk-pit, laid out as gardens in 1904-5);<sup>330</sup> Gilbert Recreation Ground (given to the borough in 1908 and renamed Princes Park when the Prince of Wales planted a tree there in 1931);<sup>331</sup> Manor House Grounds, Borough Lane (purchased by the council in 1921);<sup>332</sup> Helen Garden (with its bowling green and putting course, opened in 1935);<sup>333</sup> Five Acres playing fields, east of Princes Park (former area of gravel extraction, grassed and opened in the 1960s);<sup>334</sup> and Shinewater Park (opened in 2002).<sup>335</sup>

Eastbourne's most notable sporting event is the annual International Women's Open at Devonshire Park, the origins of which date back to 1881.<sup>336</sup>



Fig. 21. Eastbourne International Lawn Tennis Centre, Devonshire Park.

A football club was established at Devonshire Park in 1881, moved to the new Saffrons sports ground when it opened in 1886, and in 1889 became Eastbourne Football Club (now Eastbourne Town Football Club).<sup>337</sup> The second main club, the Sussex Royal Engineers, formed in 1894, since 1947 playing at Prince's Park Oval (changed to Eastbourne United in 1950-1, and in 2002-3 to Eastbourne United Association).<sup>338</sup> The Eastbourne Rugby Football Club was founded 1895 and reformed in 1928, and after various pitches, has since 1947 played on Martin's Field at Hampden Park.<sup>339</sup> Eastbourne Men's Hockey Club was founded in 1919, and plays at the Saffrons.<sup>340</sup>

In 1858 Marsh Field, by the railway, became the main cricket ground.<sup>341</sup> The Saffrons has hosted cricket since it opened in 1886, and remains the home of Eastbourne Cricket Club: it is not clear whether this is the same team that was founded in 1837 (see above, section 3.3.4).

The Royal Eastbourne Golf Club was established in 1887 on the Links.<sup>342</sup> An independent Ladies Club was formed in 1888, became the Royal Ladies Golf Club,<sup>343</sup> but closed before 1939 when women were admitted to the Royal Eastbourne Golf Club.<sup>344</sup> Willingdon

Golf Club was founded in 1897,<sup>345</sup> and the Eastbourne Artisans (later Eastbourne Downs) Club was constructed in 1907-8 on Davies Gilbert land to the west of the town.<sup>346</sup>

The Saffrons Bowling Club was founded 1897 by members of the Eastbourne Cricket Club, moving to new greens in 1901.<sup>347</sup> The club became Eastbourne Bowling Club in 1920, and Saffrons Ladies club was formed in 1994.<sup>348</sup>

In addition to the Devonshire Baths of 1874 (see above section 3.4.1: closed in 1976<sup>349</sup>), Eastbourne soon had other bathing in the form of the Eastbourne Royal Marine Baths and Laundry Company Ltd, at the junction of Pevensey and Langney Roads with Seaside (opened in 1883);<sup>350</sup> Seaside baths (1902: closed 1976);<sup>351</sup> and Motcombe Swimming Baths in Old Town (opened in 1905 and still in use).<sup>352</sup> More modern provision came in the 1960s with a new swimming pool near Langney Point, which in 1989 became part of the Sovereign Centre.<sup>353</sup> Other modern sports and leisure centres comprise: Cavendish Sports Centre, Eldon Road,<sup>354</sup> Hampden Park Sports Centre, Brodrick Road,<sup>355</sup> Shinewater Sports and Community Centre, Milfoil Drive, Langney,<sup>356</sup> and Eastbourne Sports Park, Cross Level Way, Eastbourne (the last is Eastbourne's main leisure facility, and has a synthetic running track, grandstand, a large complex of multi-purpose grass and all weather pitches, and a tennis centre).<sup>357</sup>



Fig. 22. Motcombe Swimming Baths, Motcombe Lane.

A public library was combined with the slipper baths that opened in Seaside in 1902 (closed



Fig. 23. Winter Garden, Devonshire Park.

1976: now Eastbourne Operatic and Dramatic Society). The large central library (and, originally, also the Technical Institute) in Grove Road followed in 1904.<sup>358</sup> Following war damage, the new central library was opened on the site in 1964.<sup>359</sup>

The Towner Art Gallery and Manor Gardens opened in 1923.<sup>360</sup> it closed in 2005 to allow re-location to the new Cultural Centre in Devonshire Park (2008).<sup>361</sup> Eastbourne Lifeboat Museum, King Edward's Parade, opened in 1937.<sup>362</sup> Eastbourne Heritage Centre, 2 Carlisle Road, was opened in 1985.<sup>363</sup> The Redoubt was bought from the army in 1926.<sup>364</sup> After varied uses (such as housing the Blue Grotto Aquarium<sup>365</sup>) the Redoubt was renovated and opened as an historic building and museum in 1979.<sup>366</sup> the Royal Sussex Regimental Museum moved to the in 1983 and the Regimental collection of The Queen's Royal Irish Hussars was added in 1988.<sup>367</sup> The Wish Tower (Martello tower 73) was also restored and opened as an historic monument and museum relating to coastal defence in 1970,<sup>368</sup> closing in the early 1990s, before re-opening as a puppetry museum in 1995 (the building currently appears to be closed).<sup>369</sup>

In addition to the Devonshire Park and pier theatres (for which see above, section 3.4.1) Eastbourne gained the Theatre Royal and Opera House, Seaside Road (opened 1883, renamed the Royal Hippodrome in 1904).<sup>370</sup> Halls used for

general entertainment included the Vestry Hall, Grove Road (1851, demolished 1902),<sup>371</sup> and Diplocks Assembly Room, at the corner of Terminus and Pevensey Roads (built shortly after 1851, and used for lectures and concerts in the 1850s and 1860s),<sup>372</sup> although it was again Devonshire Park and the pier that provided the main facilities.

Films were shown on the pier as early as 1903,<sup>373</sup> with the Picture Palace (later Mansell's Picture Hall and from 1916 the Tivoli Cinema) opening in Seaside in 1906-7,<sup>374</sup> in what had been built as the Mutual Improvement Society's hall in 1879:<sup>375</sup> it closed in 1982.<sup>376</sup> This was followed by other early cinemas that included the Central Hall Electric Theatre, 56 Seaside Rd (opened c.1908, closed 1970);<sup>377</sup> the Eastern Cinema in Seaside (opened 1912, closed 1953, by 1955 becoming Woolworths);<sup>378</sup> the Kinemacolor in the Devonshire Pavilion (by 1912);<sup>379</sup> and the Eastbourne Picture Palace, 186 Seaside (opened 1914, closed 1974).<sup>380</sup> More substantial inter-war cinemas included examples such as the Luxor cinema, Pevensey Road (opened 1933, most recently the Cannon, closed 1991),<sup>381</sup> and the Picturedome, Langney Road (still in use as the Curzon).<sup>382</sup>

## 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,<sup>383</sup> and his dating has been widely accepted in local histories.<sup>384</sup> 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 14<sup>th</sup> 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 14<sup>th</sup> or 15<sup>th</sup>-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),<sup>385</sup> but here the much lower level of the vaulted undercroft is unusual. Between the vaulted undercroft and the cesspit, two other stone-built rooms were earlier. The timber-framed building on top comprises a much altered Wealden house probably dating from the late 15<sup>th</sup> 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.<sup>386</sup>

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<sup>387</sup>). The original use of the

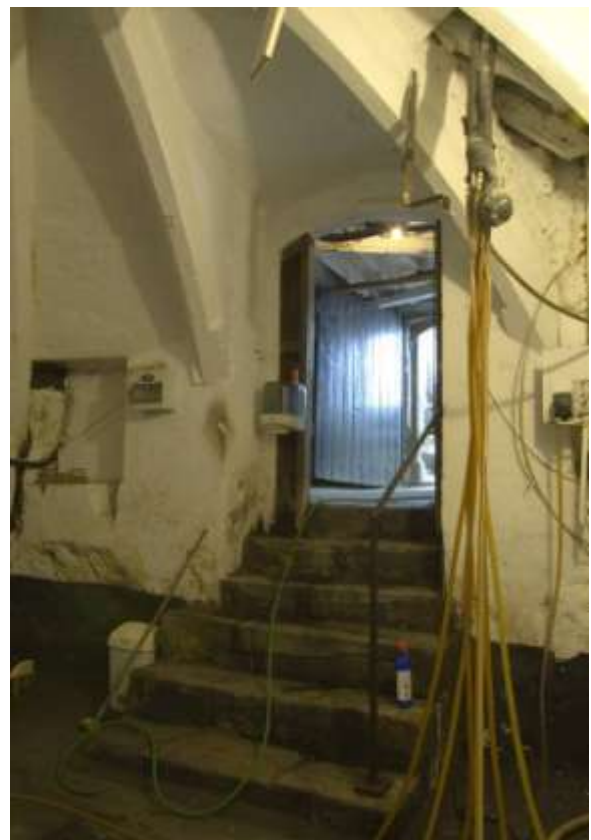


Fig. 25. The Lamb Inn: undercroft showing entrance.





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).<sup>388</sup> 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 16<sup>th</sup> century.<sup>389</sup> 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 16<sup>th</sup>-century internal features survive later rebuilding at The Goffs (also known as the Old Manor House, Eastbourne Manor, and Gildredge Manor), 33 The Goffs.<sup>390</sup>

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

#### 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 4000m<sup>2</sup> 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 12<sup>th</sup> century and suggested by the excavator as relating to the construction of the present church.<sup>392</sup> 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.<sup>393</sup> 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 11<sup>th</sup> century.<sup>394</sup>



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 5<sup>th</sup>/6<sup>th</sup> to 7<sup>th</sup>/8<sup>th</sup>-century date on St Anne's Hill and one of apparent late 7<sup>th</sup>-century date on Ocklynge Hill. Although small-scale discoveries relating to these cemeteries have been made from the 19<sup>th</sup>-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.<sup>395</sup> At St Anne's Hill, the principal investigations have comprised excavation of 27 inhumations and three cremations in 1991,<sup>396</sup> and excavation of 193 grave cuts and 16 cremations in 1997-8.<sup>397</sup> The 1991 excavator assigned various post-holes and pits to the 5-7<sup>th</sup> 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'<sup>398</sup>) 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<sup>399</sup>).

### 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,<sup>400</sup> 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).<sup>401</sup> Whilst the date of the cessation of use of the cemeteries (i.e. in or by the 8<sup>th</sup> century) would be consistent with the broader trend of shift of settlement from Downland to the fertile valleys,<sup>402</sup> there appear no grounds for supposing a 12<sup>th</sup>-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,<sup>403</sup> 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 11<sup>th</sup> and 12<sup>th</sup> centuries onwards, although we have seen (above, section 3.1.2), that the scale of such nucleated settlement in the 11<sup>th</sup> 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 13<sup>th</sup> 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 Esthale, 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.<sup>404</sup> 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 17<sup>th</sup> century, 11 from the 18<sup>th</sup> century, and 18 from the early 19<sup>th</sup> century.

The most substantial of the 17<sup>th</sup>-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 19<sup>th</sup>-century rendered façade) at 70 Ocklynge Road (i.e. Old Bakery Cottage).<sup>405</sup>

Compton Place (formerly Bourne Place) is the most important of the 18<sup>th</sup>-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 16<sup>th</sup> or 17<sup>th</sup>-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,<sup>406</sup> was remodelled c.1800 (not least losing its attached portico to the present Doric porch). The early 19<sup>th</sup>-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.<sup>407</sup> 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 18<sup>th</sup>-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 18<sup>th</sup>-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 18<sup>th</sup> 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 19<sup>th</sup> 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 18<sup>th</sup> 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 Seashouses, 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).<sup>408</sup> 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<sup>409</sup>) and the Cavendish Hotel (1873<sup>410</sup>). 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),<sup>411</sup> and, set-back 100m from the promenade, Devonshire Park (with its cast-iron Floral Hall and Pavilion, by Henry Currey 1874-6: Fig. 23),<sup>412</sup> 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 19<sup>th</sup>-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 20<sup>th</sup> century) – had a different architect (G. E. Street) and patron (principally George Whelpton, of Louth).<sup>413</sup> 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).<sup>414</sup>

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<sup>415</sup>), which fringed the new development. Although the villas of Meads have suffered almost inevitably from subdivision of plots and replacement by flats in the 20<sup>th</sup> century, much survives from the late 19<sup>th</sup> century, including such grand examples as De Walden Court, Meads Road (a substantial Italianate House

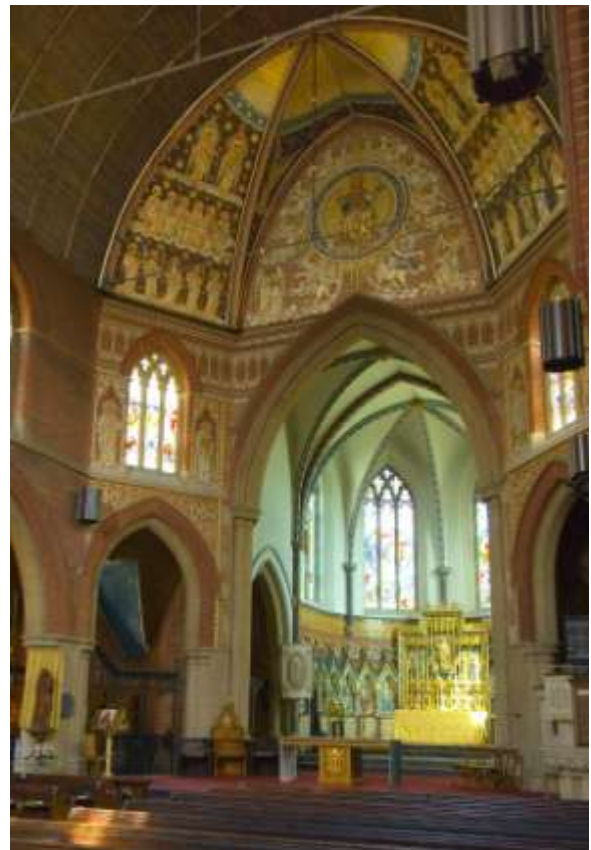


Fig. 39. St Saviour and St Peter's: view looking eastwards.



Fig. 40. 7-9 Granville Road: typical late 19<sup>th</sup>-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:<sup>416</sup> 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<sup>417</sup>).

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 19<sup>th</sup>-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 19<sup>th</sup>-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).<sup>418</sup>

Late 19<sup>th</sup>-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).<sup>419</sup> 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 20<sup>th</sup>-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 20<sup>th</sup> century. While the late 19<sup>th</sup>-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).<sup>420</sup> 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 20<sup>th</sup> 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 19<sup>th</sup>-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. 20<sup>th</sup>-century churches in this area include the Methodist church in Pevensey Road, a large-scale building in the decorated style by Carlos Crisford (1908).<sup>421</sup> At 186 Seaside, a Queen Anne-styled building represents the surviving Eastbourne Picture Palace (1914, closed 1974:<sup>422</sup> in 2008 disused).

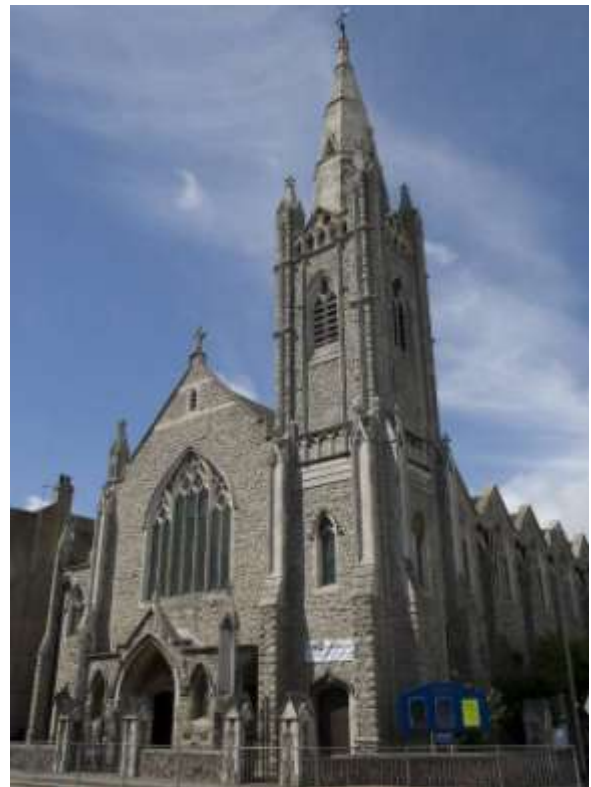


Fig. 42. Methodist church, Pevensey Road.



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 20<sup>th</sup>-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).<sup>423</sup> 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<sup>424</sup>) 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 20<sup>th</sup> 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),<sup>425</sup> 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).<sup>426</sup> 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);<sup>427</sup> 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);<sup>428</sup> the early 1960s five-storey office block of Ivy House, Ivy Terrace; the Trinity Place multi-storey car park (c.1969-70<sup>429</sup>); 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<sup>430</sup>); Westdown House, Hartington Place (c.1972<sup>431</sup>); and Park Gates, Chiswick Place (c.1956,<sup>432</sup> 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 11<sup>th</sup> 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 16<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup>-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 16<sup>th</sup> century; three

are 17<sup>th</sup> century; 11 are 18<sup>th</sup> 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.<sup>433</sup> 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 20<sup>th</sup> 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 18<sup>th</sup> century and is the principal material in half the buildings of this period. Flint and brick are evident in the early 19<sup>th</sup> 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-19<sup>th</sup> century, although the 20<sup>th</sup> 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 20<sup>th</sup>-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 19<sup>th</sup>-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 19<sup>th</sup> and 20<sup>th</sup>-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 19<sup>th</sup> 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 (16<sup>th</sup> century), three are Period 9 (17<sup>th</sup> century), five are Period 10 (18<sup>th</sup> 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 14<sup>th</sup>-century date and for its (much altered) timber-framed Wealden form above, probably dating from the late 15<sup>th</sup> 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 17<sup>th</sup>-century. The Towner Art Gallery and Museum, on the south side of High Street, is a large mid-18<sup>th</sup>-century house (Grade II), with a late 18<sup>th</sup>-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 20<sup>th</sup> century, through replacement of non-listed buildings (e.g. the demolition in 1990 of the late 18<sup>th</sup>-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 19<sup>th</sup>-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 18<sup>th</sup> century known as Compton Place, and later the Eastbourne home of the Devonshires: it is only from the late 19<sup>th</sup> 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 20<sup>th</sup>-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 18<sup>th</sup>-century houses and is a remodelling of the earlier 16<sup>th</sup> or 17<sup>th</sup>-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 18<sup>th</sup>-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 18<sup>th</sup>-century date, together with the adjoining early 19<sup>th</sup>-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 19<sup>th</sup> 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 19<sup>th</sup>-century resort. Meads Place, Gaudick Road (Grade II), is a substantial brick house of 18<sup>th</sup>-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 18<sup>th</sup>-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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> centuries, with the change from hamlet to suburb, but there has significant development since 1945 too. This includes the loss of 19<sup>th</sup>-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 19<sup>th</sup>-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 19<sup>th</sup>-century detached



and – to a lesser extent – semi-detached villas. There are concentrations of late 20<sup>th</sup>-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-19<sup>th</sup>-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 19<sup>th</sup> century and the subsequent 20<sup>th</sup>-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 19<sup>th</sup>-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 19<sup>th</sup> 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 19<sup>th</sup>-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 19<sup>th</sup> century and the subsequent 20<sup>th</sup>-century redevelopment mean that the **archaeological potential** of this HUCA is limited.

The presence of several significant 19<sup>th</sup> and 20<sup>th</sup>-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 19<sup>th</sup>-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 20<sup>th</sup>-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 19<sup>th</sup> century and the subsequent 20<sup>th</sup>-century redevelopment mean that the **archaeological potential** of this HUCA is limited.

The presence of several significant 19<sup>th</sup> and 20<sup>th</sup>-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 19<sup>th</sup> and early 20<sup>th</sup>-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 18<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup>-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-19<sup>th</sup>-century terraced houses of Warrior Square (not listed).

Considerable redevelopment of pre-1800 Seahouses in the late 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup>-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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup>-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 (18<sup>th</sup>-century brick-built

Upperton Farmhouse, engulfed by the later town), 6-10 Furness Road (flint-cobbled cottages of early 19<sup>th</sup>-century date) and 3-7 South Street (early 19<sup>th</sup>-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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup>-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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup>-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				
<i>Historic Character Types (HCTs)</i>	<i>Historic Urban Character Area (HUCA)</i>	<i>Archaeological potential</i>	<i>Historic Environment Value (HEV)</i>	<i>Vulnerability</i>
Church/churchyard Allotments Farmstead/barn Informal parkland Inland water Irregular historic plots Park Retail and commercial Suburb	<b>1. Old Town</b>	High	4	<b>High</b>
Great house Irregular historic plots Suburb	<b>2. Compton Place</b>	Moderate	4	<b>High</b>
Irregular historic plots Public Suburb	<b>3. Meads village</b>	Limited	2	<b>Medium</b>
Beach/cliffs Church/churchyard Irregular historic plots Seafront Suburb	<b>4. Lower Meads</b>	Limited	2	<b>Medium</b>
Church/churchyard Irregular historic plots School/college Suburb	<b>5. Devonshire Park</b>	Limited	3	<b>Low</b>
Beach/cliffs Church/churchyard Irregular historic plots Other fortification Seafront Suburb	<b>6. Grand Parade</b>	Limited	3	<b>Medium</b>
Beach/cliffs Church/churchyard Irregular historic plots Other fortification Seafront Suburb	<b>7. Seahouses</b>	Limited	3	<b>Medium</b>
Irregular historic plots Public Retail and commercial	<b>8. Terminus Road</b>	Limited	2	<b>Medium</b>

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

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 11<sup>th</sup> and 12<sup>th</sup> 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 13<sup>th</sup> to mid-16<sup>th</sup> 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

<sup>1</sup> 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.

<sup>2</sup> 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).*

<sup>3</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912); Budgen, W. (ed.) *The Book of Eastbourne* (1931).

<sup>4</sup> Hudson, W. H., 'The Hundred of Eastbourne and its six "Boroughs"', SAC 42 (1899), 180-208; Hudson, W. H., 'The Manor of Eastbourne', SAC 43 (1900), 166-200.

<sup>5</sup> Surtees, J., *Eastbourne: A History* (2002); Surtees, J., *Eastbourne's Story* (2005).

<sup>6</sup> Stevens, L., *Jesus House and Vicarage Site: Interim Report* (1978), 6; Stevens, L., 'Three Lime Burning Pits, Church Street, Eastbourne', SAC 128 (1990), 73-87.

<sup>7</sup> Allen, M. J., 'Prehistoric and medieval environment of Old Town, Eastbourne', SAC 145 (2007), 33-66.

<sup>8</sup> Stevens, S., *An Archaeological Evaluation at 97-109, Seaside, Eastbourne, East Sussex* (unpubl. Archaeology South-East report, project no. 770, Oct. 1997).

<sup>9</sup> Stevens, L. and P., *Emergency Watching Brief, 29 St Anne's Road, Eastbourne*, (unpubl. Eastbourne Natural History and Archaeological Society report, July 2003).

<sup>10</sup> E.g. Stevens, L., *Jesus House and Vicarage Site: Interim Report* (1978), 6; Stevens, L., 'Three Lime Burning Pits, Church Street, Eastbourne', SAC 128 (1990), 73-87; Stevens, P. M., 'Ocklynge Hill Anglo-Saxon Cemetery, Eastbourne', SAC 118 (1980), 231-44; 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); Stevens, P., *Archaeological assessment carried-out at Eastbourne College of Arts and Technology, Eastbourne, East Sussex, 1992* (unpubl. South Eastern Archaeological Services report no. 1992/43); Stevens, L. and P., *Emergency Watching Brief, 29 St Anne's Road, Eastbourne*, (unpubl.

Eastbourne Natural History and Archaeological Society report, July 2003).

<sup>11</sup> Allen, M. J., 'Prehistoric and medieval environment of Old Town, Eastbourne', SAC 145 (2007), 33-66.

<sup>12</sup> 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).

<sup>13</sup> Martin, D., and Martin, B., *Eastbourne – The Lamb Inn, Old Town* (unpubl. Archaeology South-East report no. 1314, 1998); Martin, D., and Martin, B., *Eastbourne – Old Parsonage Barn* (unpubl. Archaeology South-East report no. 1286, 1997).

<sup>14</sup> Godfrey, W. H., 'The Old Dower House, Eastbourne', SAC 84 (1945), 3-10.

<sup>15</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 50-80.

<sup>16</sup> Ref ESRO GIL 3/17/1.

<sup>17</sup> Woodcock, A., 'The archaeological implications of coastal change in Sussex', in Rudling, D., (ed.), *The Archaeology of Sussex to AD2000* (2003), 1-16, at 2-4.

<sup>18</sup> *Ibid.*, 1, 9, 12.

<sup>19</sup> Allen, M. J., 'Prehistoric and medieval environment of Old Town, Eastbourne', SAC 145 (2007), 33-66.

<sup>20</sup> Greatorex, 'Living on the Margins? The Late Bronze Age Landscape of the Willingdon Levels', in Rudling, D., (ed.), *The Archaeology of Sussex to AD2000* (2003), 89-100, at 96-7.

<sup>21</sup> Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 4, 6.

<sup>22</sup> Turner, H. J. T., *The London, Brighton and South Coast Railway. Vol 1. Origins and Formation* (1977), 230.

<sup>23</sup> Allen, M. J., 'Prehistoric and medieval environment of Old Town, Eastbourne', SAC 145 (2007), 33-66.

<sup>24</sup> Greatorex, 'Living on the Margins? The Late Bronze Age Landscape of the Willingdon Levels', in Rudling, D., (ed.), *The Archaeology of Sussex to AD2000* (2003), 89-100.

<sup>25</sup> 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); 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).

<sup>26</sup> See also, Sutton, T., 'The Eastbourne Roman Villa', SAC 90 (1952), 1-12. This was re-published in 1973, with supplementary information: Stevens, L., and Gilbert, R., *The Eastbourne Roman Villa* (1973).

<sup>27</sup> 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).

<sup>28</sup> Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 55,426; Gelling, M. & Cole, A., *The Landscape of Place-names* (2000), 10-12.

<sup>29</sup> Gardiner, M., 'Late Saxon Sussex c.650-1066', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 30-1; Mawer, A. & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 429.



- <sup>30</sup> Gardiner, M., 'Late Saxon Sussex c.650-1066', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 30-1; Gardiner, M., 'Shipping and Trade Between England and the Continent During the Eleventh Century', *Anglo-Norman Studies* 22 (2000), 71-93, at 78-9.
- <sup>31</sup> Gardiner, M., Whittick, C., 'Some Evidence for an Intended Collegiate Church at Pevensey', *SAC* 128 (1990), 261-2.
- <sup>32</sup> Rushton, N. S., 'Parochialization and patterns of patronage in 11<sup>th</sup>-century Sussex', *SAC* 137 (1999), 133-52; Gardiner, M., 'Late Saxon Sussex c.650-1066', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 30-1.
- <sup>33</sup> Gardiner, M., 'Late Saxon Sussex c.650-1066', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 30-1.
- <sup>34</sup> Gardiner, M., Whittick, C., 'Some Evidence for an Intended Collegiate Church at Pevensey', *SAC* 128 (1990), 261-2.
- <sup>35</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 92; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 15.
- <sup>36</sup> Goring, J., 'Reformation and reaction in Sussex 1534-1559', *SAC* 134 (1996), 141-54, at 146.
- <sup>37</sup> Godfrey, W. H., 'Transcript of Sussex Wills, Eastbourne', *SRS* 42 (1938), 104-15, at 113-14. NB Whitley lists only six fraternities (St Richard, St Mary, St George, St Michael, St Ositha and Jesus): Whitley, H. M., 'Eastbourne church: its dedication and gilds', *SAC* 42 (1899), 104-10.
- <sup>38</sup> Budgen, W., 'Ecclesiastical History', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 63-70, at 64; Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 9, 15, 102, 144. NB Greenway places Eastbourne as a possession of the treasurer by 1199-1215: Greenway, D. E., *Fasti Ecclesiae Anglicanae 1066-1300* vol, 5 (1996), 17.
- <sup>39</sup> Stevens, L., *Jesus House and Vicarage Site: Interim Report* (1978), 6.
- <sup>40</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 81, 86-8; Hudson, W. H., 'The Hundred of Eastbourne and its six "Boroughs"', *SAC* 42 (1899), 180-208, at 199; Ordnance Survey Epoch 1 and 2 maps.
- <sup>41</sup> Letters, S., *Gazetteer of Markets and Fairs in England and Wales to 1516* (Centre for Metropolitan History, 1998-2007: on-line at <http://www.history.ac.uk/cmh/gaz/gazweb2.html>).
- <sup>42</sup> Bleach, J., and Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.), *An Historical Atlas of Sussex* (1999), 42-3.
- <sup>43</sup> Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', *SRS* 10 (1910), 19-21, 191-2, 302-3.
- <sup>44</sup> Hudson, W. H., 'The Hundred of Eastbourne and its six "Boroughs"', *SAC* 42 (1899), 180-208.
- <sup>45</sup> Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', *SAC* 114 (1976), 1-26, 16.
- <sup>46</sup> Dulley, A. J. F., 'The Level and Port of Pevensey in the Middle Ages', *SAC* 104 (1966), 26-45, at 38, 43.
- <sup>47</sup> Dulley, A. J. F., 'The Level and Port of Pevensey in the Middle Ages', *SAC* 104 (1966), 42.
- <sup>48</sup> Hudson, W. H., 'The Manor of Eastbourne', *SAC* 43 (1900), 166-200, at 189.
- <sup>49</sup> Budgen, W., 'Eastbourne in the Making', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 19-62, at 43.
- <sup>50</sup> Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', *SRS* 56 (1956), 109-10. The calculation for total population is the author's and is necessarily indicative, with a multiplier of 490% used for taxpayers at this date.
- <sup>51</sup> Gautry, A., *Some Eastbourne Folk of Bygone Days* (1978), 3.
- <sup>52</sup> Cornwall, J., 'Sussex wealth and society in the reign of Henry VIII', *SAC* 114 (1976), 1-26, at 15. The calculation for total population is the author's, not Cornwall's, and is necessarily indicative, with a multiplier of 450% for households used.
- <sup>53</sup> Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640', *SAC* 114 (1976), 27-48, at 31.
- <sup>54</sup> Brent, C. E., 'Urban Employment and Population in Sussex Between 1550 and 1640', *SAC* 113 (1975), 38, 44.
- <sup>55</sup> Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640', *SAC* 114 (1976), 31.
- <sup>56</sup> Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640', *SAC* 114 (1976), 34.
- <sup>57</sup> Farrant, J. H., 'The Seaborne Trade of Sussex, 1720-1845' *SAC* 114 (1976), 97-120, at 98.
- <sup>58</sup> Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640: Part Two', *SAC* 116 (1978), 41-55, at 52.
- <sup>59</sup> Brent, C. E., 'Urban Employment and Population in Sussex Between 1550 and 1640', *SAC* 113 (1975), 47.
- <sup>60</sup> Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 142-8, at 144; Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78 (1994), 167; Brent, C. E., 'Urban Employment and Population in Sussex Between 1550 and 1640', *SAC* 113 (1975), 35-50, at 36. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676), and 450% for families or households (1565, 1621 and 1724).
- <sup>61</sup> Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B., (eds.) *An Historical Atlas of Sussex* (1999), 68-9.
- <sup>62</sup> Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004), 267.
- <sup>63</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 297.
- <sup>64</sup> Goring, J., 'Reformation and reaction in Sussex 1534-1559', *SAC* 134 (1996), 141-54, at 146.
- <sup>65</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 87 and 88.
- <sup>66</sup> Wilkinson, P., 'The Struggle for a Protestant Reformation 1553-1546', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 52-3.
- <sup>67</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 22.
- <sup>68</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 151, 155-6.
- <sup>69</sup> Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 144.
- <sup>70</sup> Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78 (1994), 167.

- <sup>71</sup> Lower, M. A., *A Survey of the Coast of Sussex made in 1587* (1870), 5.
- <sup>72</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 29 and 30.
- <sup>73</sup> Surtees, J., *Eastbourne: A History* (2002), 9.
- <sup>74</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 210-12.
- <sup>75</sup> Caffyn, J., 'Sussex Schools in the 18<sup>th</sup> Century. Schooling Provision, School teachers and Schools', *SRS* 81 (1998), 105.
- <sup>76</sup> Caffyn, J., 'Sussex Schools in the 18<sup>th</sup> Century. Schooling Provision, School teachers and Schools', *SRS* 81 (1998), 106.
- <sup>77</sup> Wright, J. C., *Bygone Eastbourne* (1902), 106 and 107.
- <sup>78</sup> Surtees, J., *Eastbourne: A History* (2002), 31.
- <sup>79</sup> McCann, T. J., *Sussex Cricket in the Eighteenth Century* (SRS 88, 2004), xlviii.
- <sup>80</sup> Surtees, J., *Beachy Head* (1997), 21.
- <sup>81</sup> Stevens, L., 'Some windmill sites in Friston and Sussex', *SAC* 120 (1982), 93-138, at 134-6. The round house was washed away in 1841.
- <sup>82</sup> E.g. Surtees, J., *Eastbourne: A History* (2002), 1.
- <sup>83</sup> Berry, S., 'Myth and reality in the representation of resorts: Brighton and the emergence of the 'Prince and fishing village' myth 1770-1824', *SAC* 140 (2002), 97-112.
- <sup>84</sup> Farrant, S., & Farrant, J. H., 'Brighton, 1580-1820: from Tudor town to Regency resort', *SAC* 118 (1980), 331-50, at 342.
- <sup>85</sup> Farrant, S., 'The early growth of the seaside resorts c.1750 to 1840', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 208-20, at 216.
- <sup>86</sup> Surtees, J., *Eastbourne: A History* (2002), 29.
- <sup>87</sup> Surtees, J., *Eastbourne: A History* (2002), 2.
- <sup>88</sup> Johnston, G. D., *Abstract of Turnpike Acts relating to Sussex* (transcript at SAS, c.1948), 4, 6.
- <sup>89</sup> Budgen, W., 'Eastbourne in the Making', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 19-62, at 58-59.
- <sup>90</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 7.
- <sup>91</sup> Surtees, J., *Eastbourne's Story* (2005), 15; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), in section entitled 'Some Dates in Eastbourne's History'.
- <sup>92</sup> Farrant, S., 'The early growth of the seaside resorts c.1750 to 1840', in Geography Editorial Committee (eds.), *Sussex: Environment, Landscape and Society* (1983), 216.
- <sup>93</sup> Chambers, G. F., *Eastbourne Memories of the Victorian Period 1845 to 1901* (1910), 212.
- <sup>94</sup> Ford, W. K., (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78 (1994), 167. The calculations for the total population in 1724 is the author's and uses a multiplier of 450% for families. The population figures for 1801 onwards are derived from the decennial census.
- <sup>95</sup> Surtees, J., *Eastbourne: A History* (2002), 7.
- <sup>96</sup> Wright, J. C., *Bygone Eastbourne* (1902), 61-3.
- <sup>97</sup> Farrant, J. H., 'The Seaborne Trade of Sussex, 1720-1845' *SAC* 114 (1976), 102, 112.
- <sup>98</sup> Surtees, J., *Eastbourne: A History* (2002), 37.
- <sup>99</sup> Wright, J. C., *Bygone Eastbourne* (1902), 68.
- <sup>100</sup> The Eastbourne Local History Society, *The Fishermen and Boatmen of Eastbourne* (undated), 1.
- <sup>101</sup> Wright, J. C., *Bygone Eastbourne* (1902), 69.
- <sup>102</sup> Wright, J. C., *Bygone Eastbourne* (1902), 769, 0.
- <sup>103</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 296.
- <sup>104</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 295, 297.
- <sup>105</sup> Surtees, J., *Eastbourne: A History* (2002), 12.
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- <sup>216</sup> Botha, A., *The Crumbles Story. A tale of Eastbourne's colourful heritage* (2006), 48.
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- <sup>218</sup> The Anglican churches and chapels of Eastbourne created 1850-1960 comprise (in chronological order): 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.
- <sup>219</sup> 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); Edmond 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.

<sup>220</sup> 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).

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

<sup>221</sup> Wright, J. C., *Bygone Eastbourne* (1902), 212.

<sup>222</sup> <http://www.eastbourne-homepage.cwc.net/Old%20Town.htm>

<sup>223</sup> Wright, J. C., *Bygone Eastbourne* (1902), 212; Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19<sup>th</sup> Century to 1910 including the Martello Towers and Norway* (2006), 20 and 21.

<sup>224</sup> Wright, J. C., *Bygone Eastbourne* (1902), 212.

<sup>225</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 156.

<sup>226</sup> Budgen, W., 'Ecclesiastical History', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 63-70, at 66-7; Wright, J. C., *Bygone Eastbourne* (1902), 45.

<sup>227</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 165.

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<sup>229</sup> Goodwin, J. E., *Fortification of the South Coast. The Pevensey, Eastbourne and Newhaven Defences 1750-1945* (1994), 12.

<sup>230</sup> Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/70.htm>

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<sup>232</sup> Goodwin, J. E., *Fortification of the South Coast. The Pevensey, Eastbourne and Newhaven Defences 1750-1945* (1994), 12 and Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/71.htm>

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<sup>234</sup> Goodwin, J. E., *Fortification of the South Coast. The Pevensey, Eastbourne and Newhaven Defences 1750-1945* (1994), 12.

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<sup>237</sup> Sutcliffe, S., *Martello Towers* (1972), 100, and Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/73.htm>

<sup>238</sup> Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/73.htm>; Hibbs, P., *Concrete Evidence* (2006), [http://www.pillbox.org.uk/concrete\\_evidence/](http://www.pillbox.org.uk/concrete_evidence/)

<sup>239</sup> Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/virtual-tour/virtual5.htm>

<sup>240</sup> Milton, R., and Callaghan. R., *The Redoubt Fortress and Martello Towers of Eastbourne 1804-2004* (2005), 77.

<sup>241</sup> Goodwin, J. E., *Fortification of the South Coast. The Pevensey, Eastbourne and Newhaven Defences 1750-1945* (1994), 13.

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<sup>243</sup> Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/eastbourne-redoubt.htm>

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<sup>245</sup> Milton, R., and Callaghan. R., *The Redoubt Fortress and Martello Towers of Eastbourne 1804-2004* (2005), 80.

<sup>246</sup> Surtees, J., *Eastbourne: A History* (2002), 39.

<sup>247</sup> Surtees, J., *Eastbourne: A History* (2002), 53.

<sup>248</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 158.

<sup>249</sup> Surtees, J., *Eastbourne: A History* (2002) 48; Surtees, J., *Eastbourne's Story* (2005), 28.

<sup>250</sup> Surtees, J., *Eastbourne's Story* (2005), 73.

<sup>251</sup> Surtees, J., *Eastbourne: A History* (2002) 57.

- <sup>252</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), in section entitled 'Some Dates in Eastbourne's History'.
- <sup>253</sup> Surtees, J., *Eastbourne: A History* (2002), 123.
- <sup>254</sup> Milton, F. R., *The Fight against Smuggling around Eastbourne and Newhaven* (1991), 65.
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- <sup>256</sup> Milton, F. R., *The Fight against Smuggling around Eastbourne and Newhaven* (1991), 65.
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- <sup>259</sup> Surtees, J., *Eastbourne: A History* (2002) 10.
- <sup>260</sup> Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/66.htm>
- <sup>261</sup> Milton, F. R., *The Fight against Smuggling around Eastbourne and Newhaven* (1991), 62.
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- <sup>269</sup> <http://www.dabnet.org/parishes/Parishes/D-E/eastbourneOLR.htm> and <http://www.stthomasbecket-inf.e-sussex.sch.uk/welcome.html>.
- <sup>270</sup> ESRO ref: [E/SC/58](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>271</sup> TNA ref: [ED 21/17422](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)).
- <sup>272</sup> ESRO ref: [E/SC/59](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>273</sup> ESRO ref: [E/SC/58](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)).
- <sup>274</sup> ESRO ref: [E/SC/51](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>275</sup> The building of the school can only be dated via Ordnance Survey maps, Epochs 2 and 3, 1899 and 1910.
- <sup>276</sup> Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19<sup>th</sup> Century to 1910 including the Martello Towers and Norway* (2006), 47; ESRO ref: [E/SC/59](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>277</sup> ESRO ref: [E/SC/59](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)); Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19<sup>th</sup> Century to 1910 including the Martello Towers and Norway* (2006), 47.
- <sup>278</sup> ESRO ref: [E/SC/258](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>279</sup> ESRO ref: [E/SC/55](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>280</sup> ESRO ref: [E/SC/58](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>281</sup> ESRO ref: [E/SC/258](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>282</sup> <http://www.motcombe.e-sussex.sch.uk/documents/Motcombe%20Prospectus.doc>
- <sup>283</sup> Maureen Pemberton, Bursar, Roselands Infants' School, pers. comm.
- <sup>284</sup> [office@willingdon-prim.e-sussex.sch.uk](mailto:office@willingdon-prim.e-sussex.sch.uk) pers. comm.
- <sup>285</sup> <http://www.langney.e-sussex.sch.uk/info/prospectus.pdf>
- <sup>286</sup> ESRO ref: [E/SC/211](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>287</sup> ESRO ref: [E/SC/55](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>288</sup> <http://www.tollgate-jun.ik.org/>
- <sup>289</sup> <http://www.stafford.e-sussex.sch.uk/history.html> and ESRO ref: [E/SC/209](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>290</sup> <http://www.stthomasbecket-inf.e-sussex.sch.uk/welcome.html>
- <sup>291</sup> [www.westrisejunior.co.uk/about%20us.htm](http://www.westrisejunior.co.uk/about%20us.htm)
- <sup>292</sup> Kim Leonida, Haven CE Methodist School, pers. comm.
- <sup>293</sup> Surtees, J., *Eastbourne: A History* (2002), 66, 107, 111-12.
- <sup>294</sup> ESRO ref: [E/SC/59](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>295</sup> ESRO ref: [E/SC/59](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>296</sup> ESRO ref: [E/SC/58](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>297</sup> William Pratt, Assistant Head Teacher Eastbourne Technology College, pers. comm.
- <sup>298</sup> ESRO ref: [E/SC/59](http://www.a2a.org.uk) and [E/MA/256](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>299</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), in section entitled 'Some Dates in Eastbourne's History'.
- <sup>300</sup> <http://www.bishopbell.e-sussex.sch.uk/about/general/b5.asp>
- <sup>301</sup> ESRO ref: [E/SC/59](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>302</sup> Surtees, J., *Eastbourne's Story* (2005), 77.
- <sup>303</sup> Eastbourne College of Arts and Technology (Dissolution) Order 2001, No. 3154.
- <sup>304</sup> ESRO refs: [E/MA/57](http://www.a2a.org.uk) and [E/SC/201](http://www.a2a.org.uk), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)).
- <sup>305</sup> Surtees, J., *Eastbourne: A History* (2002), 44, 48.

- <sup>306</sup> Surtees, J., *Eastbourne: A History* (2002), 112.
- <sup>307</sup> Surtees, J., *Eastbourne: A History* (2002), 6, 77.
- <sup>308</sup> 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>.
- <sup>309</sup> Wright, J. C., *Bygone Eastbourne* (1902), 250; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 164; Willoughby, E. G., 'Natural and Social Conditions of Eastbourne', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 85-104, at 95-6; Surtees, J., *Eastbourne's Story* (2005), 74; Berry, P., and Gordon, K., *Around Eastbourne* (1996), 87.
- <sup>310</sup> Willoughby, E. G., 'Natural and Social Conditions of Eastbourne', in Budgen, W. (ed.) *The Book of Eastbourne* (1931), 85-104, at 102.
- <sup>311</sup> Wright, J. C., *Bygone Eastbourne* (1902), 252; ESRO ref: HE92-95 (A4342), viewed on Access to Archives ([www.a2a.org.uk](http://www.a2a.org.uk)) at 'Administrative History' and <http://www.brighton.ac.uk/sohp/>
- <sup>312</sup> <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.
- <sup>313</sup> Surtees, J., *Beachy Head* (1997), 56; Surtees, J., *Eastbourne: A History* (2002), 47.
- <sup>314</sup> Surtees, J., *Eastbourne's Story* (2005), 34; Botha, A., *The Crumbles Story. A tale of Eastbourne's colourful heritage* (2006), 29, 30.
- <sup>315</sup> <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](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>316</sup> <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](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>317</sup> 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](http://www.a2a.org.uk)) at 'Administrative History'.
- <sup>318</sup> Surtees, J., *Eastbourne's Story* (2005), 47, 74.
- <sup>319</sup> 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](http://www.a2a.org.uk)).
- <sup>320</sup> Surtees, J., *Eastbourne's Story* (2005), 74.
- <sup>321</sup> Surtees, J., *Eastbourne's Story* (2005), 78.
- <sup>322</sup> <http://www.nationalarchives.gov.uk/hospitalrecords/details.asp?id=2843&hospital=&town=Eastbourne&searchdatabase.x=0&searchdatabase.y=0>
- <sup>323</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 97 and Berry, P., and Gordon, K., *Around Eastbourne* (1996), 84.
- <sup>324</sup> Wright, J. C., *Bygone Eastbourne* (1902), 173; Surtees, J., *Eastbourne's Story* (2005), 43.
- <sup>325</sup> Surtees, J., *Eastbourne's Story* (2005), 36.
- <sup>326</sup> Enser, A. G. S. (ed.), *A Brief History of Eastbourne* (1976), section 11.
- <sup>327</sup> 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.
- <sup>328</sup> Enser, A. G. S. (ed.), *A Brief History of Eastbourne* (1976), section 11.
- <sup>329</sup> 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>.
- <sup>330</sup> Surtees, J., *Eastbourne: A History* (2002), 65-6.
- <sup>331</sup> 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 19<sup>th</sup> 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.
- <sup>332</sup> Surtees, J., *Eastbourne's Story* (2005), 48.
- <sup>333</sup> Surtees, J., *Eastbourne: A History* (2002), 89-90.
- <sup>334</sup> Botha, A., *The Crumbles Story. A tale of Eastbourne's colourful heritage* (2006), 60.
- <sup>335</sup> <http://en.wikipedia.org/wiki/Eastbourne>
- <sup>336</sup> Surtees, J., *Eastbourne: A History* (2002), 126-7.
- <sup>337</sup> Surtees, J., *Eastbourne: A History* (2002), 52, 54.
- <sup>338</sup> 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>
- <sup>339</sup> <http://www.eastbournrugby.com/history.htm>
- <sup>340</sup> Surtees, J., *Eastbourne's Story* (2005), 46.
- <sup>341</sup> Surtees, J., *Eastbourne: A History* (2002), 37.
- <sup>342</sup> 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-13<sup>th</sup> 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.
- <sup>343</sup> Surtees, J., *Eastbourne's Story* (2005), 32.
- <sup>344</sup> Surtees, J., *Eastbourne's Story* (2005), 54.
- <sup>345</sup> Surtees, J., *Eastbourne's Story* (2005), 35.
- <sup>346</sup> Surtees, J., *Eastbourne's Story* (2005), 39.
- <sup>347</sup> <http://eastbourne.bowlsclub.info/>
- <sup>348</sup> <http://eastbourne.bowlsclub.info/>
- <sup>349</sup> Surtees, J., *Eastbourne's Story* (2005), 74.

- <sup>350</sup> Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19<sup>th</sup> Century to 1910 including the Martello Towers and Norway* (2006), 55.
- <sup>351</sup> Hollands, J., and Stoner, P., *Eastbourne's East End with recollections of events and records from years gone by. Part 1, From the early 19<sup>th</sup> Century to 1910 including the Martello Towers and Norway* (2006), 53-4; Surtees, J., *Eastbourne's Story* (2005), 38.
- <sup>352</sup> Surtees, J., *Eastbourne's Story* (2005), 38.
- <sup>353</sup> Botha, A., *The Crumbles Story. A tale of Eastbourne's colourful heritage* (2006), 59; Surtees, J., *Eastbourne's Story* (2005), 74.
- <sup>354</sup>  
<http://www.eastbourne.gov.uk/leisure/sport/council/cavendish>
- <sup>355</sup>  
<http://www.eastbourne.gov.uk/leisure/sport/council/hampden-park>
- <sup>356</sup>  
<http://www.eastbourne.gov.uk/leisure/sport/council/shinewater>
- <sup>357</sup>  
<http://www.eastbourne.gov.uk/leisure/sport/council/sports-park>
- <sup>358</sup> Surtees, J., *Eastbourne: A History* (2002), 66.
- <sup>359</sup> Surtees, J., *Eastbourne's Story* (2005), 71.
- <sup>360</sup> Surtees, J., *Eastbourne: A History* (2002), 83.
- <sup>361</sup>  
<http://www.eastbourne.gov.uk/leisure/museums-galleries/towner>
- <sup>362</sup> Surtees, J., *Beachy Head* (1997), 54.
- <sup>363</sup> 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.
- <sup>364</sup> Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/eastbourne-redoubt.htm>
- <sup>365</sup> Milton, R., and Callaghan. R., *The Redoubt Fortress and Martello Towers of Eastbourne 1804-2004* (2005), 79.
- <sup>366</sup> Surtees, J., *Eastbourne's Story* (2005), 70.
- <sup>367</sup> 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.
- <sup>368</sup> Hibbs, P., *The South Coast Martello Towers* (1998-2008), <http://www.martello-towers.co.uk/south-coast/towers/73.htm>
- <sup>369</sup> Milton, R., and Callaghan. R., *The Redoubt Fortress and Martello Towers of Eastbourne 1804-2004* (2005), 72.
- <sup>370</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), introduction, and text associated with illustration 169.
- <sup>371</sup> Woodford, C., *Eastbourne in Old Photographs* (1989), 153; Cooper, R., *Reminiscences of Eastbourne* (1903), 27.
- <sup>372</sup> Wright, J. C., *Bygone Eastbourne* (1902), 231.
- <sup>373</sup> Surtees, J., *Eastbourne's Story* (2005), 41.
- <sup>374</sup> Berry, P., and Gordon, K., *Around Eastbourne* (1996), 78; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 170.
- <sup>375</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 170.
- <sup>376</sup> Surtees, J., *Eastbourne's Story* (2005), 41.
- <sup>377</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 173.
- <sup>378</sup> Wales, T., *Eastbourne in old picture postcards* (2000), 48.
- <sup>379</sup> Surtees, J., *Eastbourne: A History* (2002), 71-2.
- <sup>380</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 171 and 172.
- <sup>381</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 174.
- <sup>382</sup> Surtees, J., *Eastbourne's Story* (2005), 49 and 50.
- <sup>383</sup> Budgen, W., *Old Eastbourne: its church, its clergy, its people* (c.1912), 51.
- <sup>384</sup> 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.
- <sup>385</sup> 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.
- <sup>386</sup> 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).
- <sup>387</sup> E.g. Surtees, J., *Eastbourne: A History* (2002), Fig. 18.
- <sup>388</sup> Martin, D., and Martin, B., *Eastbourne – Old Parsonage Barn* (unpubl. Archaeology South-East report no. 1286, 1997).
- <sup>389</sup> 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.
- <sup>390</sup> It is not clear whether these supposed 16<sup>th</sup>-century features are pre- or post-1540: see English Heritage listed building description for building no. 293562.
- <sup>391</sup> Surtees, J., *Eastbourne: A History* (2002), 33, for example, suggests that the jettling is 14<sup>th</sup> 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).
- <sup>392</sup> Stevens, L., 'Three Lime Burning Pits, Church Street, Eastbourne', SAC 128 (1990), 73-87.
- <sup>393</sup> Stevens, L., *Jesus House and Vicarage Site: Interim Report* (1978), 6.
- <sup>394</sup> Allen, M. J., 'Prehistoric and medieval environment of Old Town, Eastbourne', SAC 145 (2007), 33-66.



<sup>395</sup> Stevens, P. M., 'Ocklynge Hill Anglo-Saxon Cemetery, Eastbourne', SAC 118 (1980), 231-44.

<sup>396</sup> 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).

<sup>397</sup> 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).

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

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

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

<sup>401</sup> Stevens, P. M., 'Ocklynge Hill Anglo-Saxon Cemetery, Eastbourne', SAC 118 (1980), 242.

<sup>402</sup> 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.

<sup>403</sup> 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.

<sup>404</sup> Hudson, W. H., 'The Hundred of Eastbourne and its six "Boroughs"', SAC 42 (1899), 180-208.

<sup>405</sup> The dating of 70 Ocklynge Road is dependent on the English Heritage listed building description, no. 293627.

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

<sup>407</sup> Surtees, J., *Eastbourne: A History* (2002), 33-4.

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

<sup>409</sup> Berry, P., and Gordon, K., *Around Eastbourne* (1996), 14.

<sup>410</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), in section entitled 'Some Dates in Eastbourne's History'.

<sup>411</sup> Wright, J. C., *Bygone Eastbourne* (1902), 248; Elleray, D. R., *Eastbourne. A Pictorial History* (1995), introduction.

<sup>412</sup> Surtees, J., *Eastbourne: A History* (2002), 49.

<sup>413</sup> Tatton-Brown, T., and Crook, J., *The English Church* (2005), 104-5.

<sup>414</sup> Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960* (2004), 20.

<sup>415</sup> Surtees, J., *Eastbourne: A History* (2002), 54.

<sup>416</sup> Surtees, J., *Eastbourne: A History* (2002), 50.

<sup>417</sup> Surtees, J., *Eastbourne's Story* (2005), 29.

<sup>418</sup> Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960* (2004), 20-1.

<sup>419</sup> Cunningham, C., *Victorian and Edwardian Town Halls* (1981), 107.

<sup>420</sup> Surtees, J., *Eastbourne: A History* (2002), 119,121.

<sup>421</sup> Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960* (2004), 22.

<sup>422</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 171 and 172.

<sup>423</sup> Surtees, J., *Eastbourne: A History* (2002), 125.

<sup>424</sup> Ibid.

<sup>425</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 177.

<sup>426</sup> Surtees, J., *Eastbourne: A History* (2002), 120.

<sup>427</sup> Ibid., 124.

<sup>428</sup> Elleray, D. R., *Eastbourne. A Pictorial History* (1995), text associated with illustration 158.

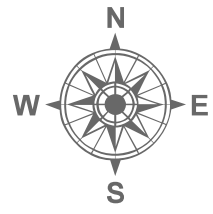
<sup>429</sup> Eastbourne Borough planning application no. EB/1969/0482, approved Sept. 1969.

<sup>430</sup> Ibid.

<sup>431</sup> Eastbourne Borough planning application no. EB/1972/0687, approved Oct. 1972.

<sup>432</sup> Eastbourne Borough planning application no. EB/1956/0222, approved July 1956.

<sup>433</sup> 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.



Sussex EUS



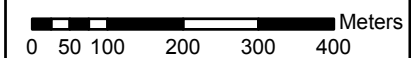
ENGLISH HERITAGE

**EASTBOURNE  
MAP 1**  
Extent of Eastbourne  
EUS study area

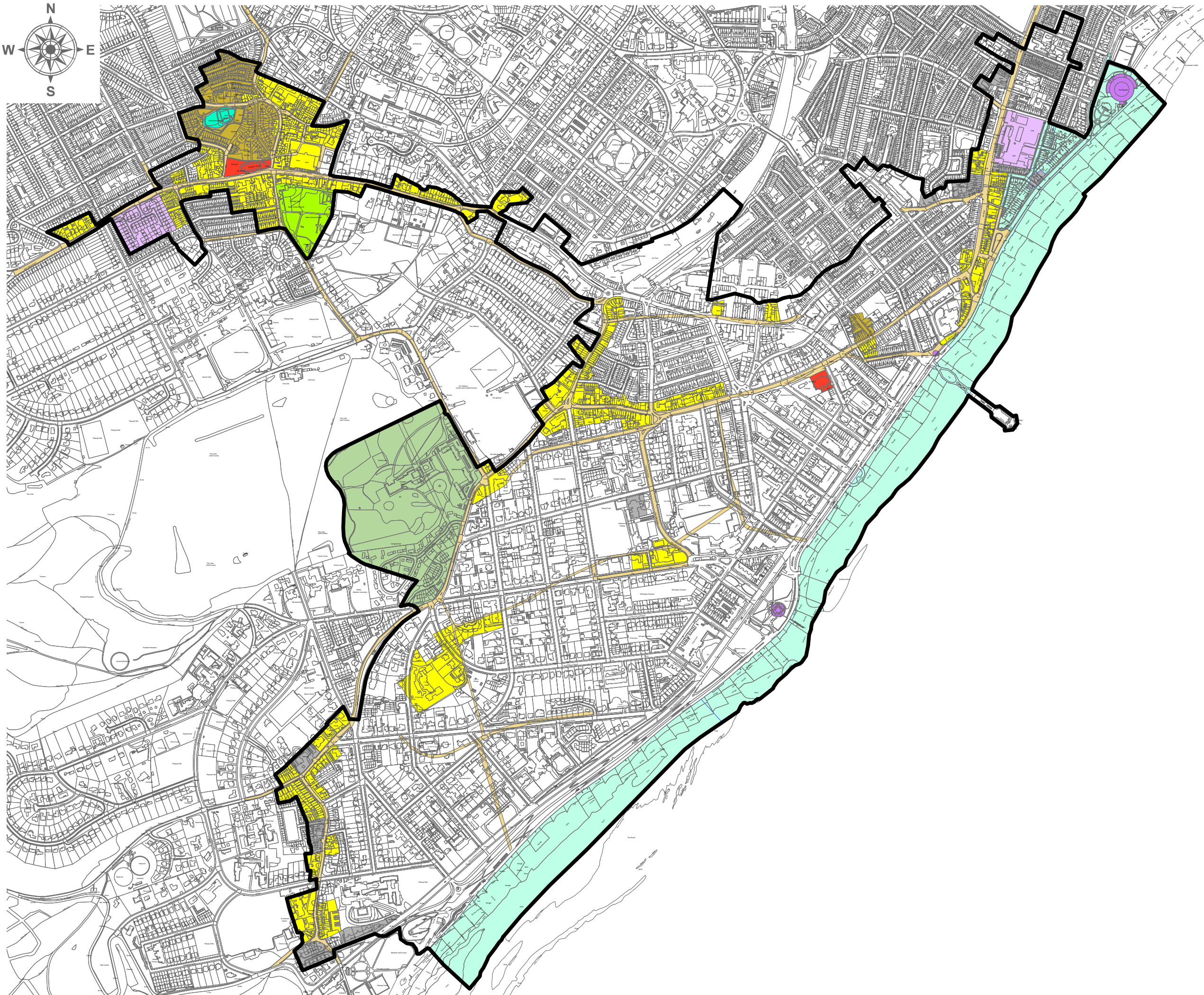
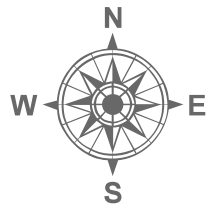
**KEY**  
□ EUS boundary

EUS research and mapping:  
Dr Roland B Harris FSA MIFA  
September 2008

SCALE 1:10,000



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### EASTBOURNE MAP 10 Period 11 (1800-40)

#### KEY

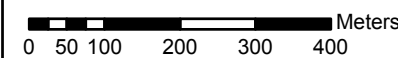
EUS Eastbourne

HCT

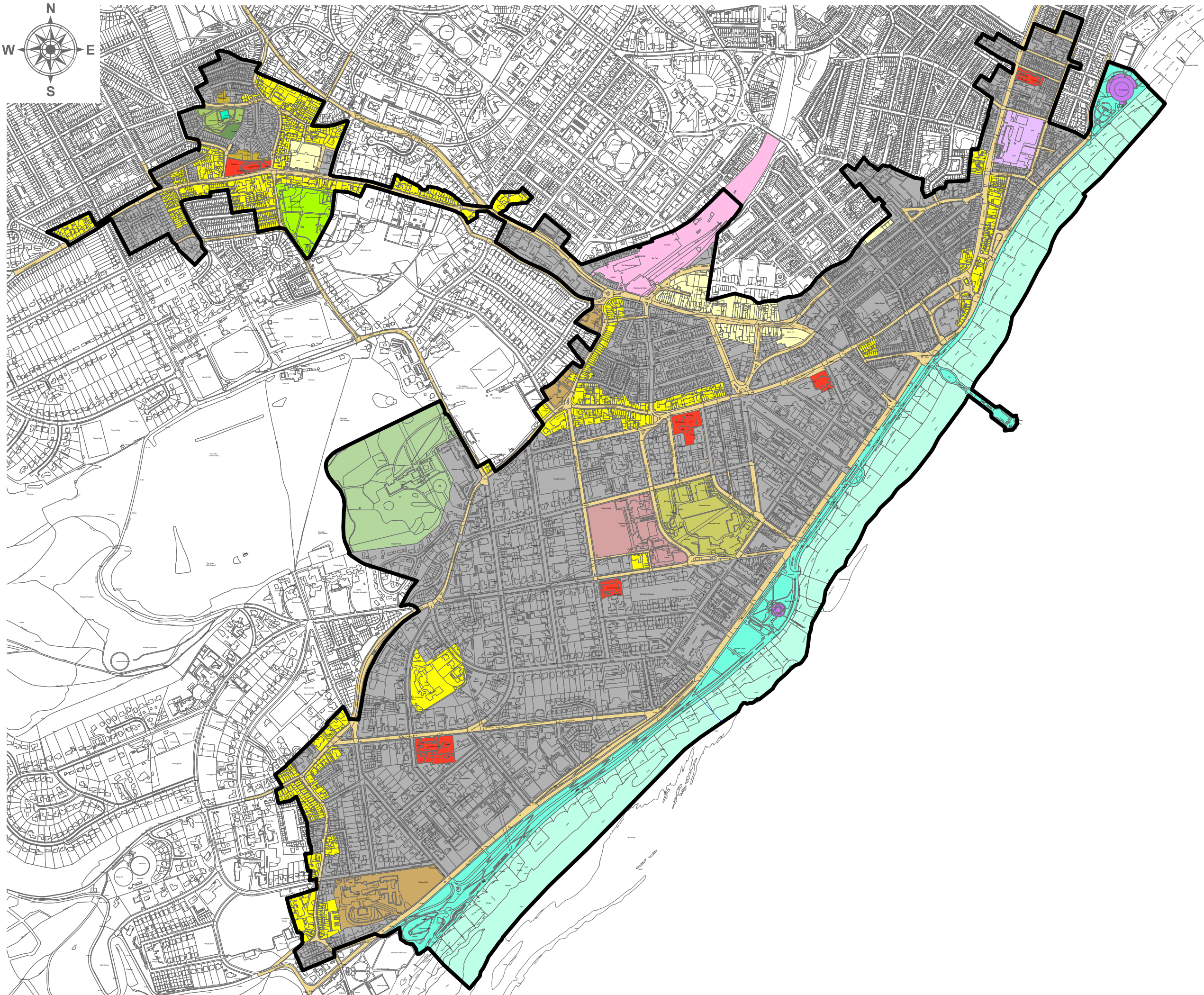
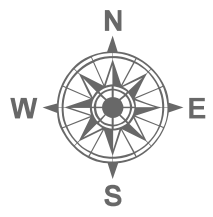
- Barracks
- Beach/cliffs
- Church/churchyard
- Farmstead/barn
- Great house
- Informal parkland
- Inland water
- Irregular historic plots
- Lane/road
- Other fortification
- Suburb

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### EASTBOURNE MAP 11 Historic Character Types (2008)

#### KEY

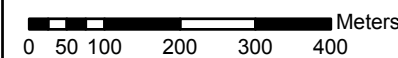
#### EUS Eastbourne

#### HCT

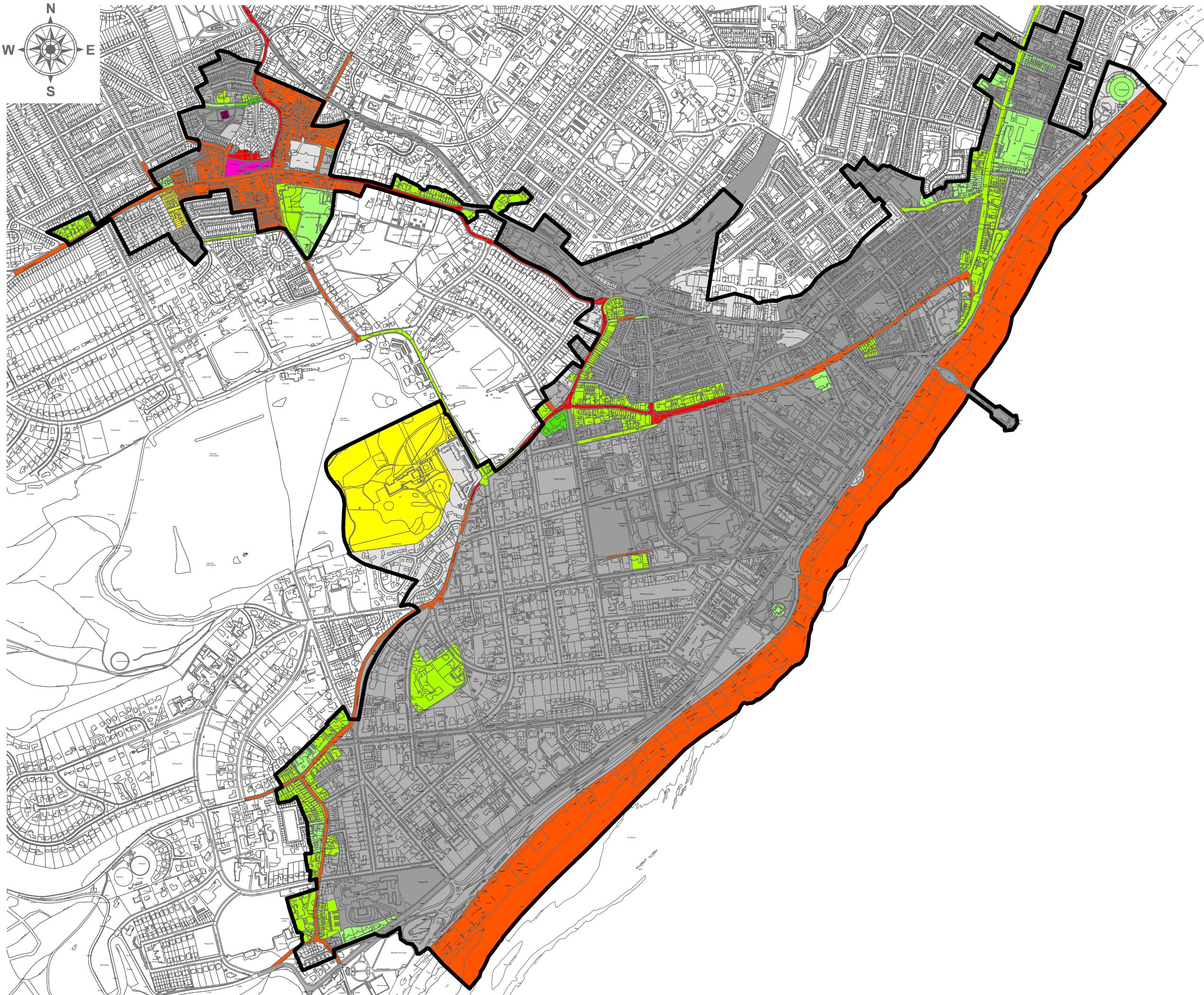
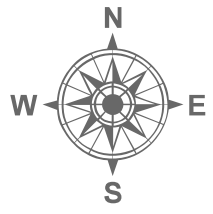
-  Allotments
-  Barracks
-  Beach/cliffs
-  Church/churchyard
-  Farmstead/barn
-  Great house
-  Informal parkland
-  Inland water
-  Irregular historic plots
-  Lane/road
-  Other fortification
-  Park
-  Public
-  Retail and commercial
-  School/college
-  Seafront
-  Sports field
-  Station, sidings and track
-  Suburb

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Brighton & Hove



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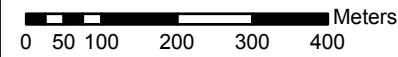
### EASTBOURNE MAP 12 Historic Character Type areas showing principal period from which present character is derived

KEY	
EUS Eastbourne PERIOD	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	

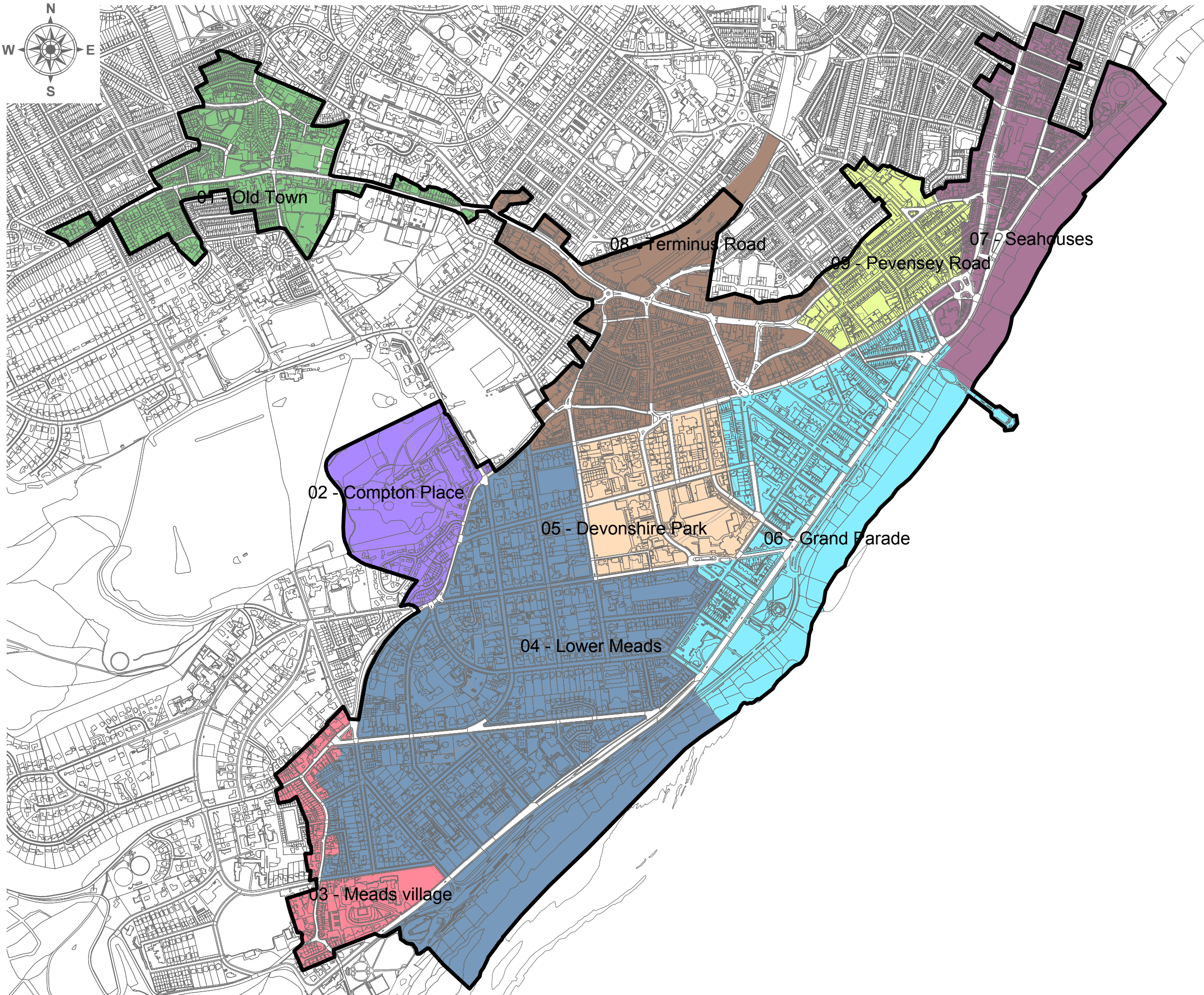
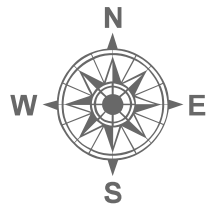
**NB Period of beach  
is slightly arbitrary due  
to changing coastline**

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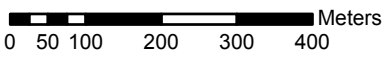
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**EASTBOURNE  
MAP 13  
Historic Urban  
Character Areas  
(HUCAs)**

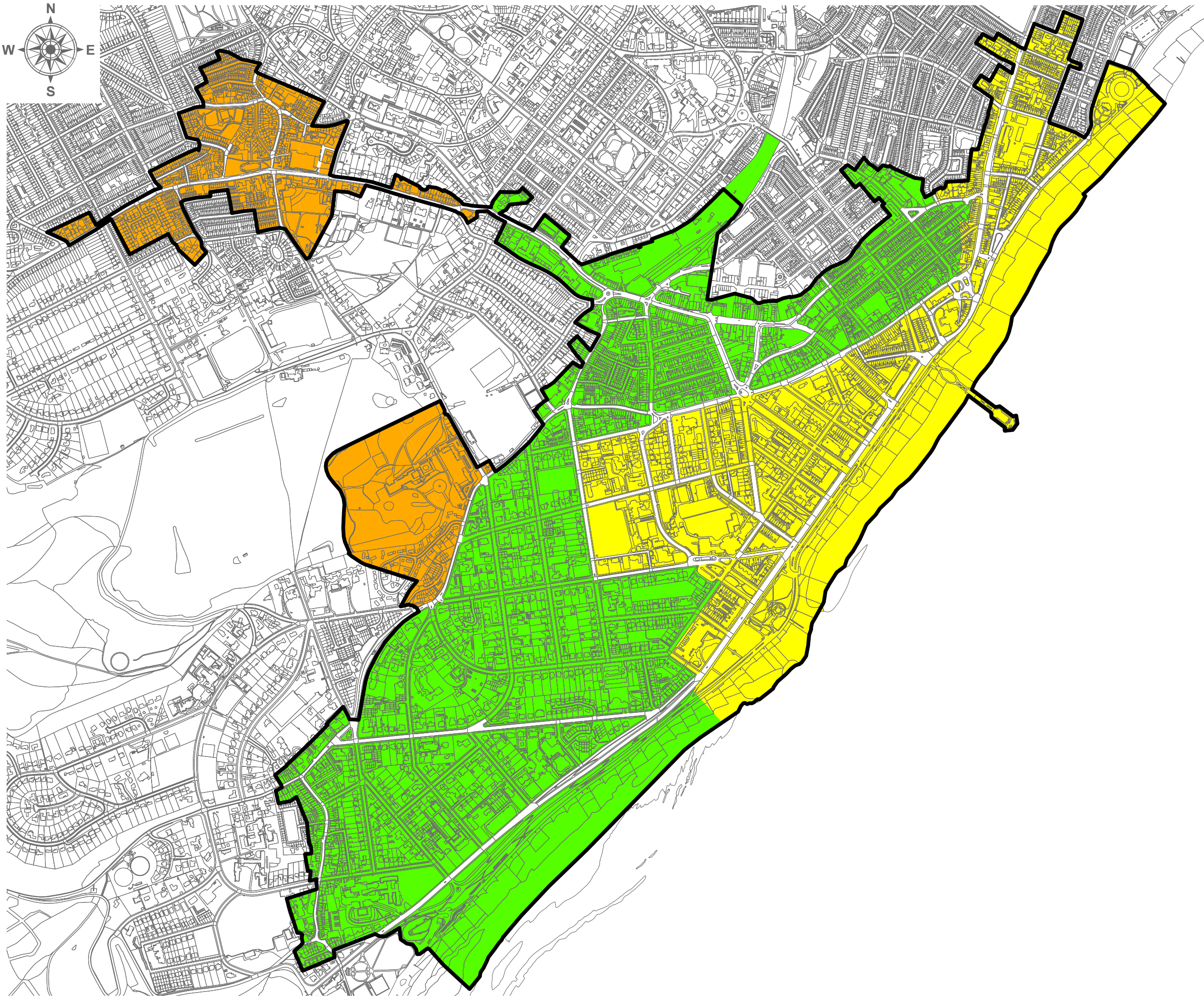
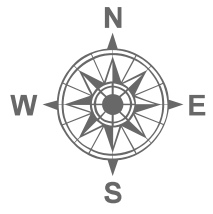
KEY	
EUS Eastbourne HUCA	
	01 - Old Town
	02 - Compton Place
	03 - Meads village
	04 - Lower Meads
	05 - Devonshire Park
	06 - Grand Parade
	07 - Seahouses
	08 - Terminus Road
	09 - Pevensey Road

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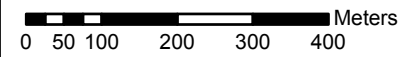
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### EASTBOURNE MAP 14 Historic Environment Value (HEV)

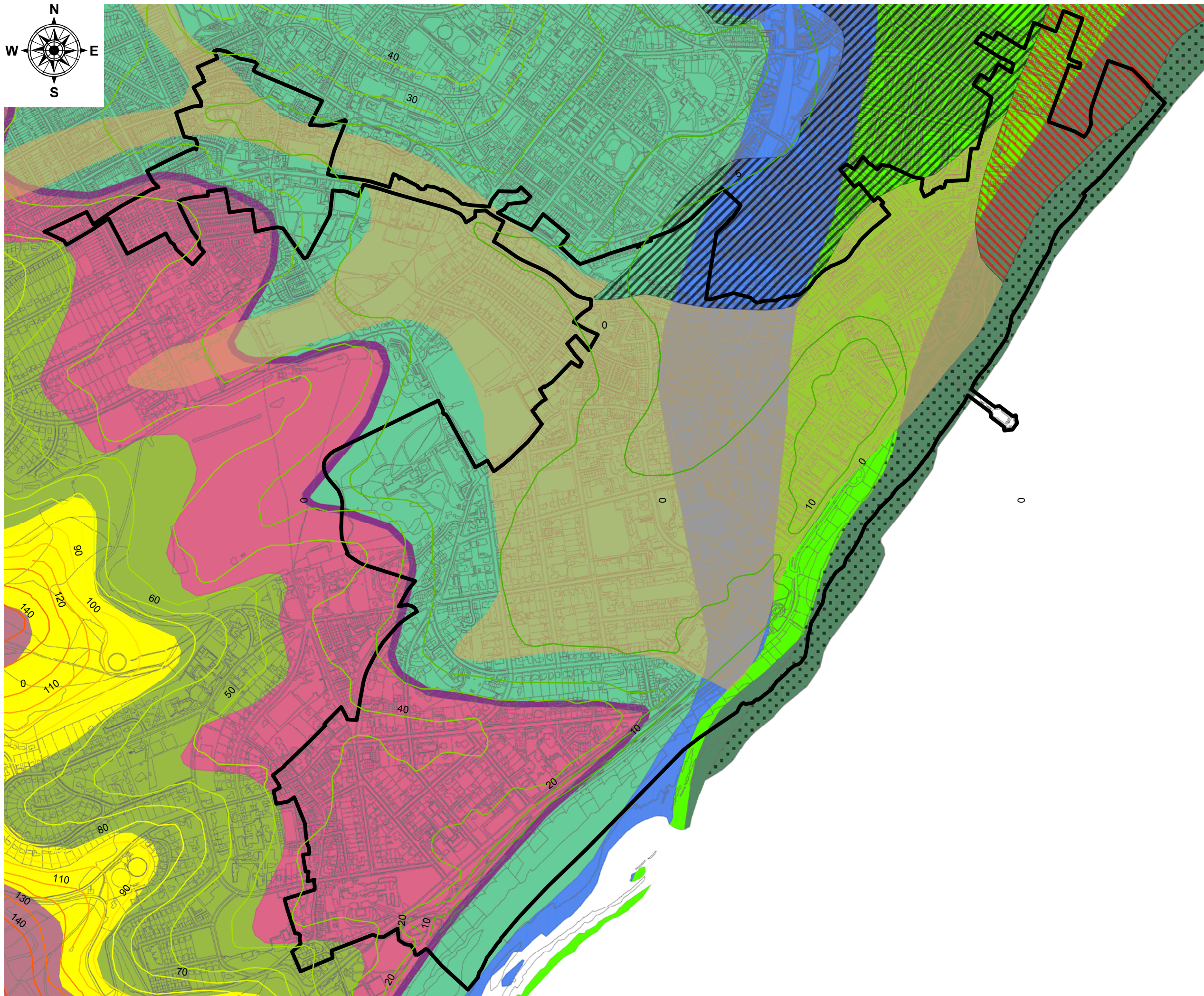
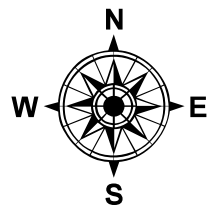
KEY	
EUS Eastbourne	
HEV	
	2
	3
	4

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## EASTBOURNE MAP 2

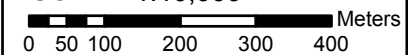
### Solid and drift geology with 10m contours

#### KEY

- GAULT FORMATION
- HOLYWELL NODULAR CHALK FORMATION
- LEWES NODULAR CHALK FORMATION
- MELBOURN ROCK
- NEW PIT CHALK FORMATION
- SEAFORD CHALK FORMATION
- UPPER GREENSAND FORMATION
- WEST MELBURY MARLY CHALK FORMATION
- ZIG ZAG CHALK FORMATION
- ALLUVIUM
- BEACH AND TIDAL FLAT DEPOSITS
- HEAD (UNDIFFERENTIATED)
- STORM BEACH DEPOSITS

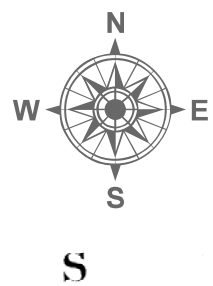
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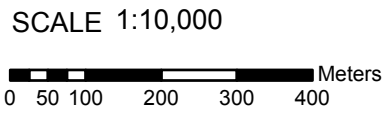
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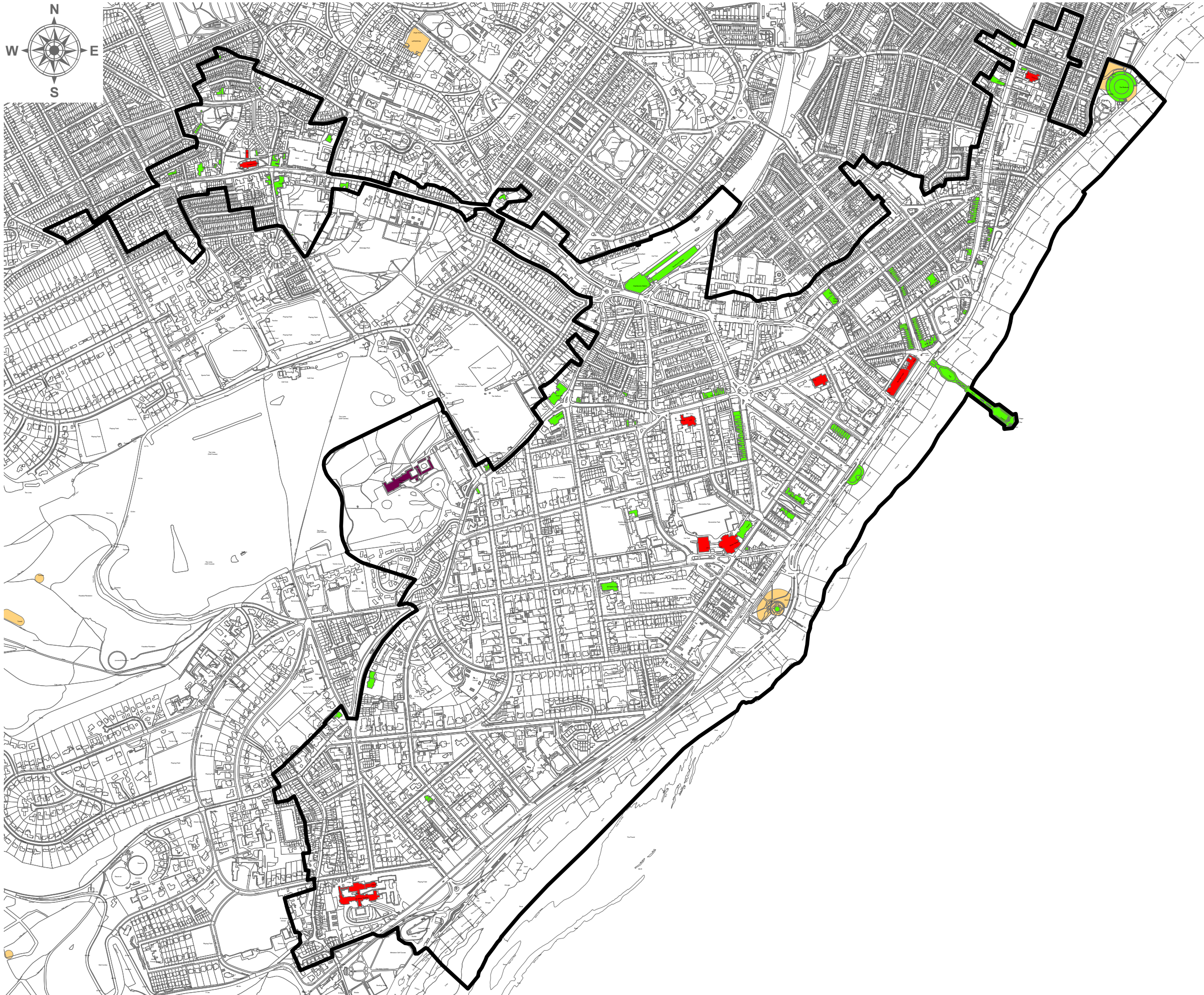
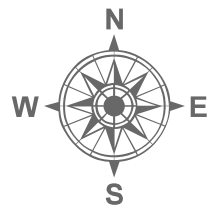


**EASTBOURNE  
MAP 3**  
Ordnance Survey  
1st Series 25" (1876)

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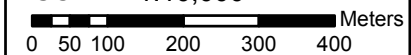
### EASTBOURNE MAP 4 Historic buildings and Scheduled Monuments

#### KEY

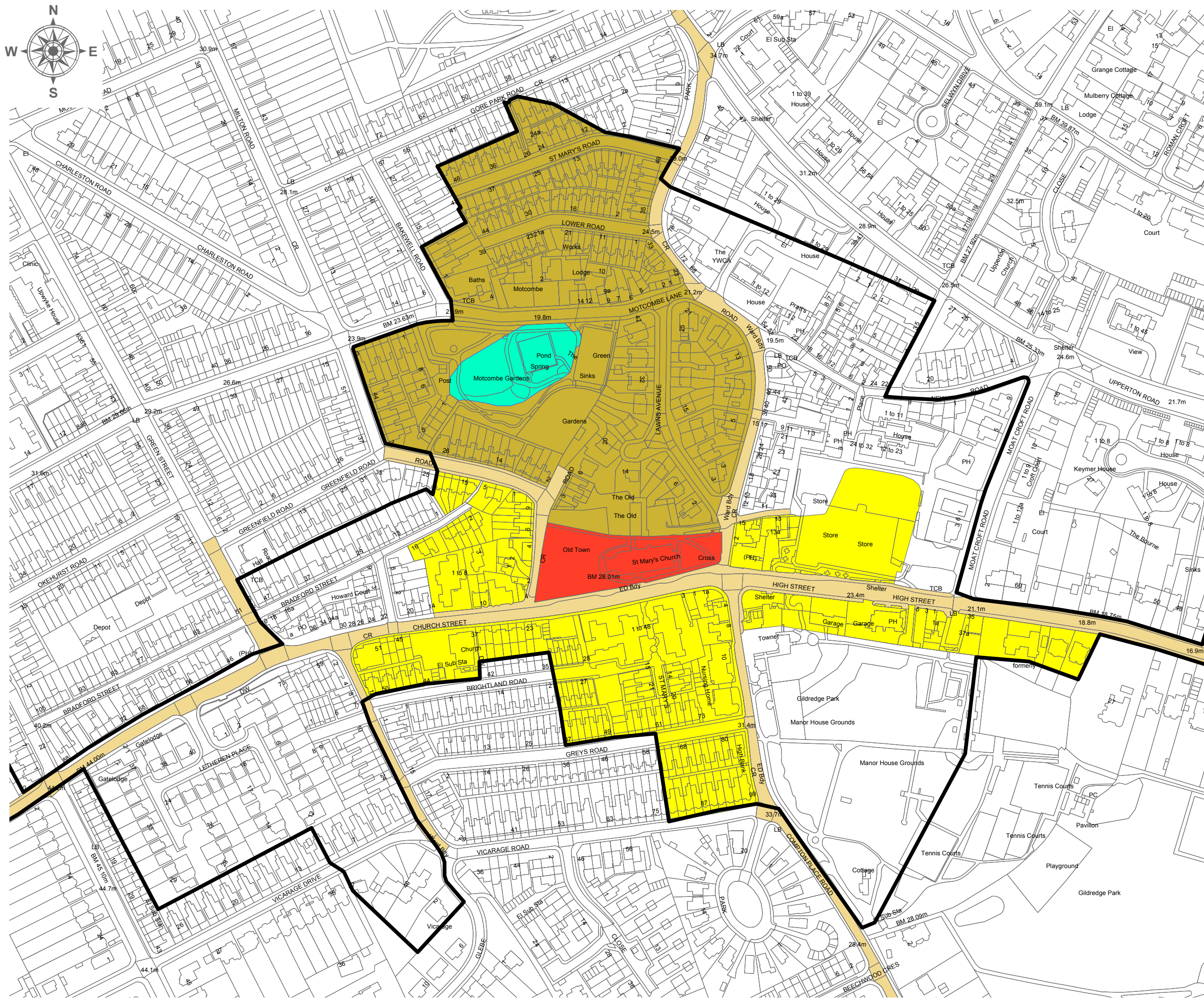
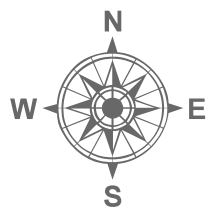
- Scheduled Monument
- Listing grade**
- I
- II
- II\*

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### EASTBOURNE MAP 5 Period 6 (1150-1349)

#### KEY

EUS Eastbourne

HCT

Church/churchyard

Farmstead/barn

Inland water

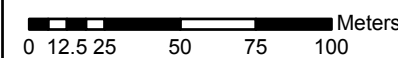
Irregular historic plots

Lane/road

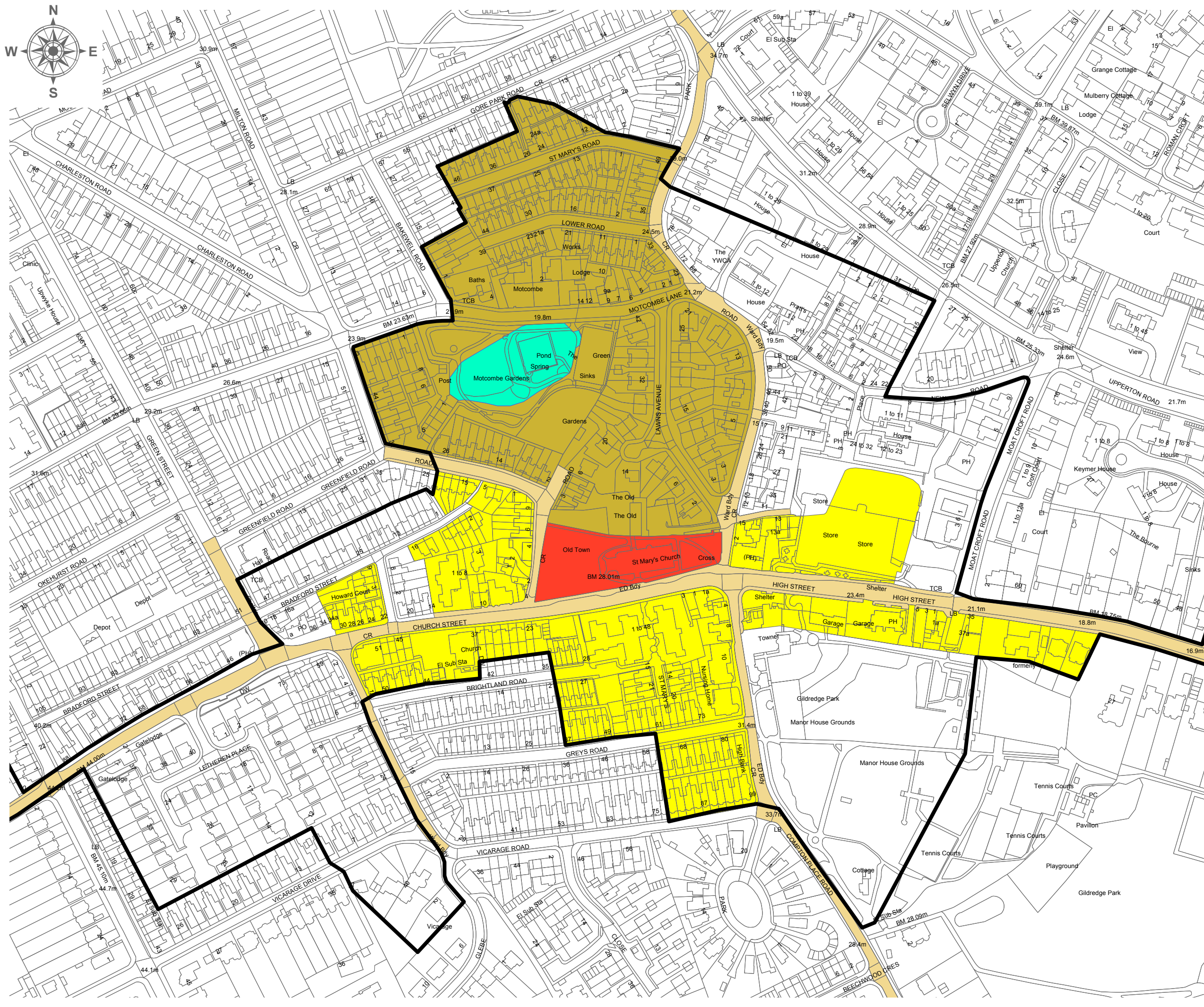
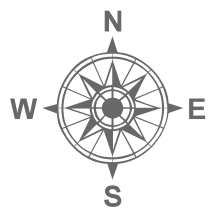
NB detail of Old Town

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### EASTBOURNE MAP 6 Period 7 (1350-1499)

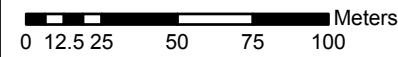
#### KEY

- EUS Eastbourne**
- HCT**
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road

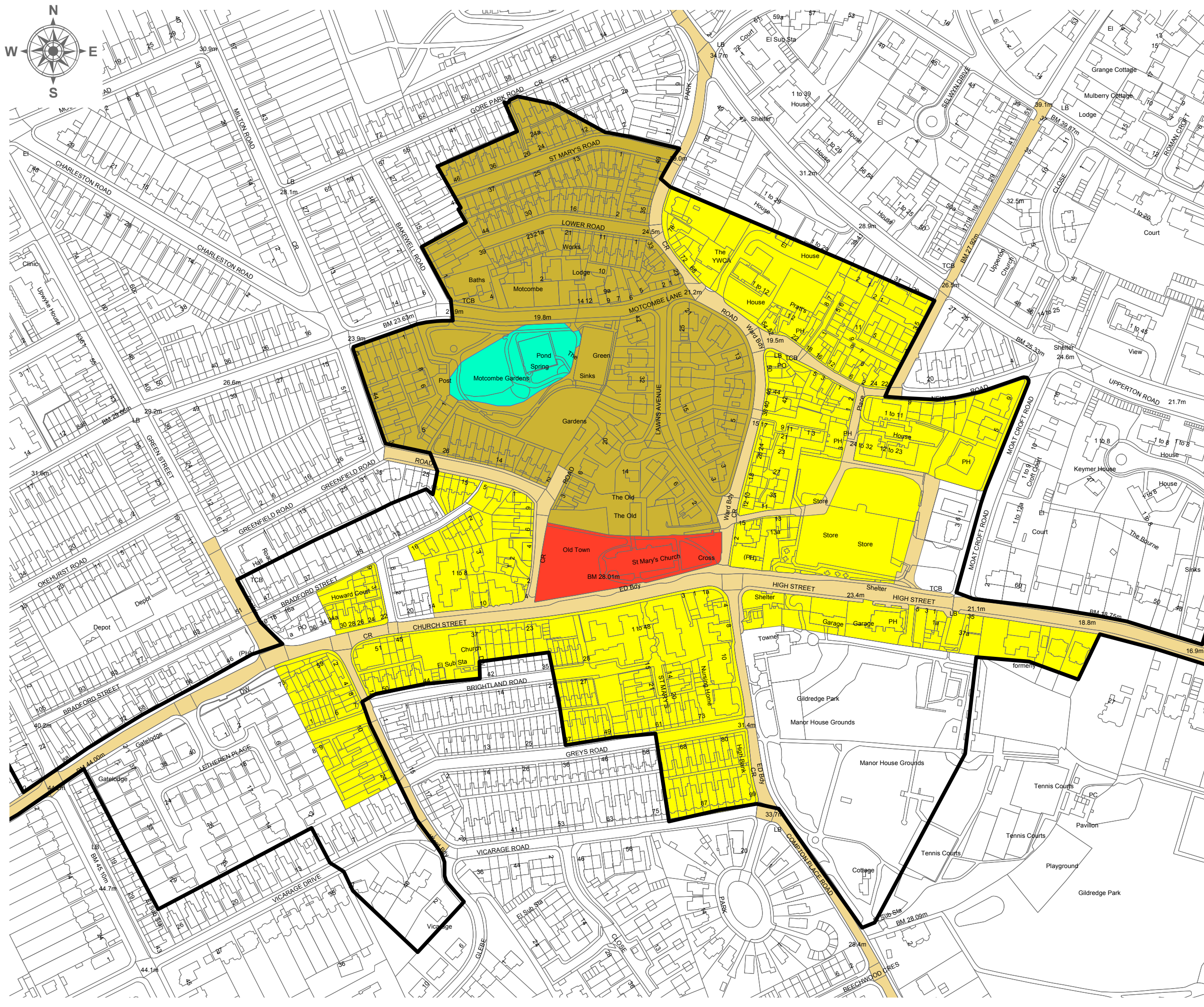
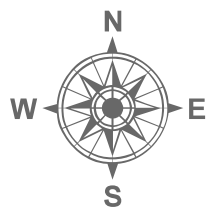
NB detail of Old Town

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### EASTBOURNE MAP 7 Period 8 (1500-1599)

#### KEY

EUS Eastbourne

HCT

Church/churchyard

Farmstead/barn

Inland water

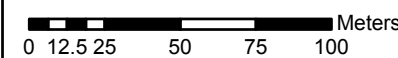
Irregular historic plots

Lane/road

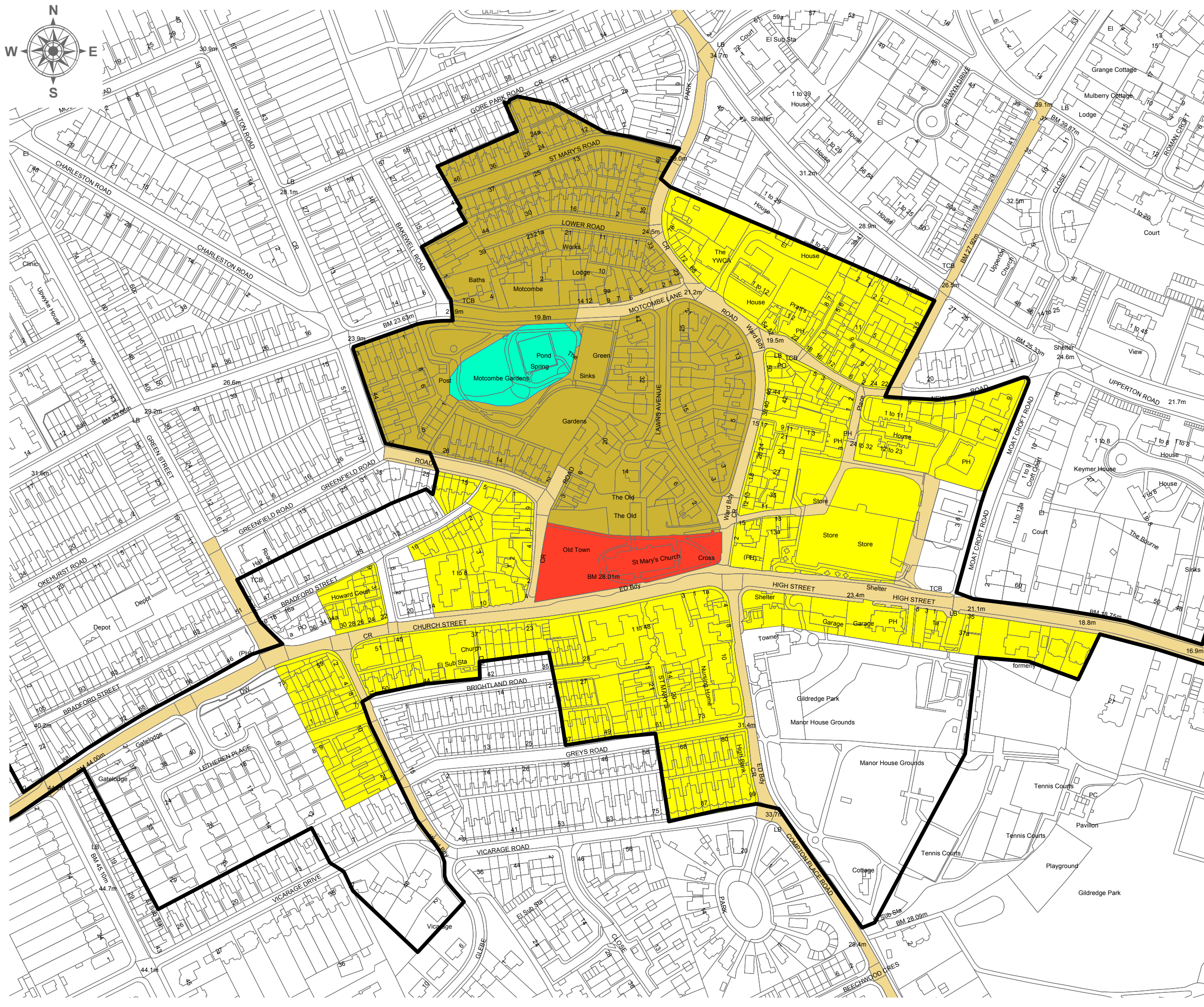
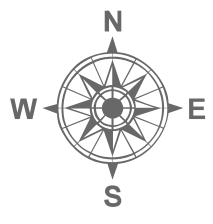
NB detail of Old Town

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### EASTBOURNE MAP 8 Period 9 (1600-1699)

#### KEY

EUS Eastbourne

HCT

Church/churchyard

Farmstead/barn

Inland water

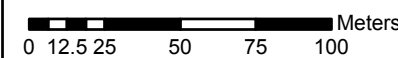
Irregular historic plots

Lane/road

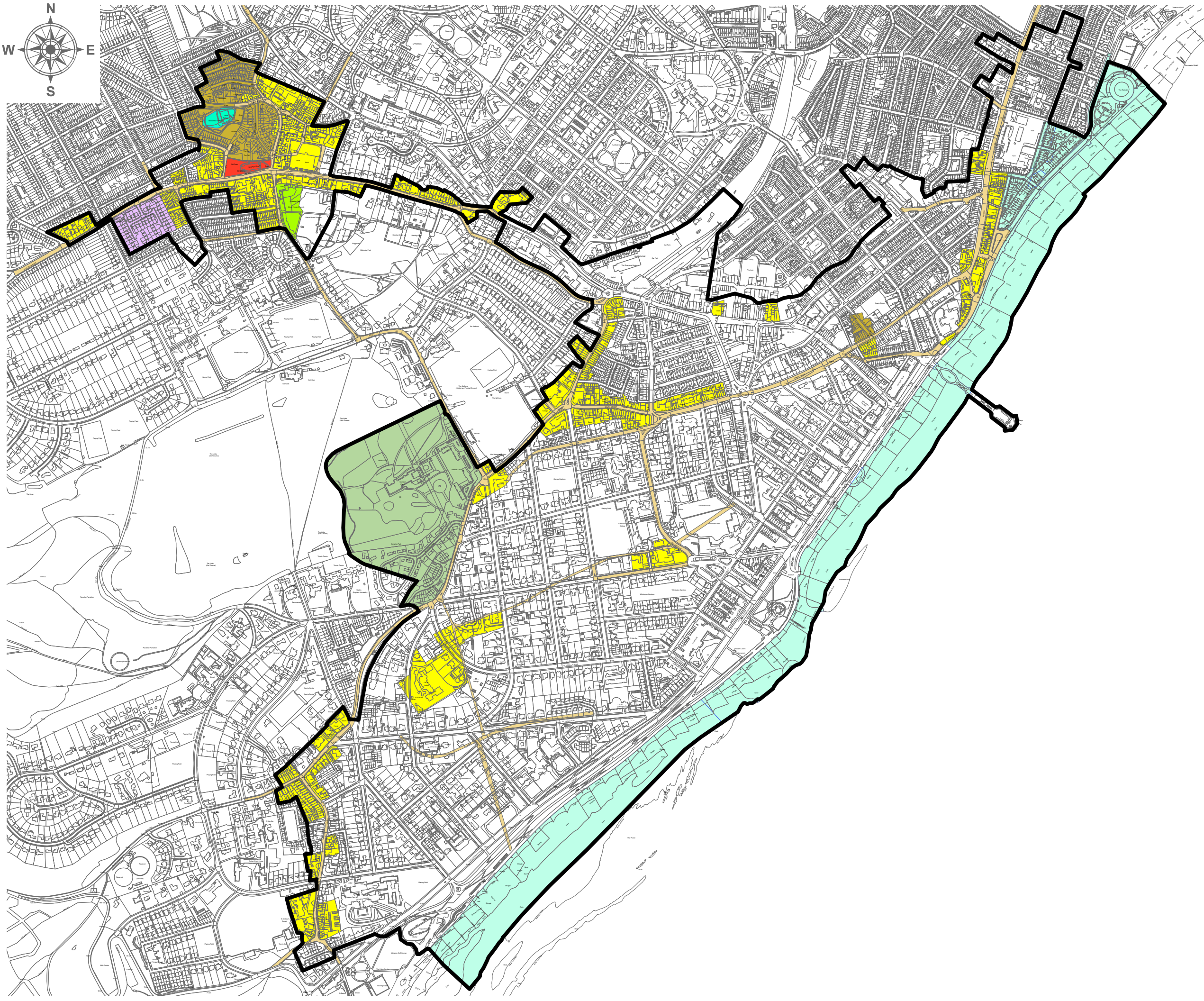
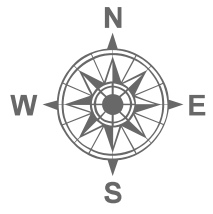
NB detail of Old Town

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### EASTBOURNE MAP 9 Period 10 (1700-1799)

#### KEY

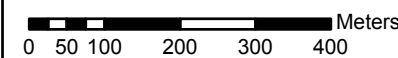
##### EUS Eastbourne

##### HCT

-  Barracks
-  Beach/cliffs
-  Church/churchyard
-  Farmstead/barn
-  Great house
-  Informal parkland
-  Inland water
-  Irregular historic plots
-  Lane/road

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