

Seaford

Historic Character Assessment Report

March 2005



Sussex Extensive Urban Survey (EUS)

Roland B Harris

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in association with Lewes District Council



The Sussex Extensive Urban Survey (Sussex EUS) is a study of 41 towns undertaken between 2004 and 2007 by an independent consultant (Dr Roland B Harris, BA DPhil MIFA) 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: 1-4 Marine Terrace, Steyne Road, Seaford.

Contents

List of maps, tables and other illustrations	6
1 INTRODUCTION	7
2 SETTING	10
3 HISTORY	13
4 ARCHAEOLOGY	18
5 STATEMENT OF HISTORIC URBAN CHARACTER	26
6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK	35
7 NOTES	36

List of maps, tables and other illustrations

Fig. 1. Location of Seaford within Sussex.

Fig. 2. The beach at Seaford looking west across Seaford Bay to the cliffs at Newhaven.

Fig. 3. St Leonard's church – in existence by c.1100.

Fig. 4. The Martello Tower, looking towards Seaford Head.

Fig. 5. St Leonard's church: west end of south wall.

Fig. 6. St Leonard's church: early 12th-century capitals of the former nave north arcade.

Fig. 7. St Peter's church, East Blatchington: view from SW.

Fig. 8. The Crypt, Church Street: view from rear of undercroft towards the street.

Fig. 9. Yeakell and Gardner 1778 map (detail).

Fig. 10. Ordnance Survey surveyors' draft, c.1805 (detail).

Fig. 11. 44-50 High Street.

Fig. 12. Early 19th-century outbuilding, or former workshop, Pelham Yard.

Fig. 13. Corsica Hall, south-west front.

Fig. 14. Post-railway terrace housing in Pelham Road.

Fig. 15. Seaford tithe map, 1839 (copy in *East Sussex Record Office*).

Table 1. Sussex EUS Historic Character Types

Table 2. Sussex EUS chronology

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

Map 1. Extent of Seaford EUS study area and areas of historic environment interest

Map 2. Solid and drift geology with 10m contours

Map 3. Ordnance Survey 1st Series 25" (1873)

Map 4. Historic buildings and Scheduled Monuments

Map 5. Archaeological excavations in the EUS study area 1976-2005

Map 6. Period 5 (1066-1149)

Map 7. Period 6 (1150-1349)

Map 8. Period 7 (1350-1499)

Map 9. Period 8 (1500-1599)

Map 10. Period 9 (1600-1699)

Map 11. Period 10 (1700-1799)

Map 12. Historic Character Types (2005)

Map 13. Historic Character Type areas showing principal period from which present character is derived

Map 14. Historic Urban Character Areas (HUCAs)

Map 15. Historic Environment Value (HEV)

1 INTRODUCTION

1.1 Background to the project

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

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 19th and 20th 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*,² 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 Seaford 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 1839 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 Seaford 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

Seaford has been the subject of only limited 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 is no authoritative historical study of Seaford, though aspects of its trade have been examined in wider studies by **R. A. Pelham**,³ and **Mark Gardiner** has considered the medieval history (and the 1563 rental) in an article on the town.⁴ **Pamela Combes** has considered the origins of the parishes of Seaford and East Blatchington in relation to the putative extent of the minster *parochia* of Bishopstone.⁵

1.5.2 Archaeology

Seaford has had three excavations within the historic town since the 1960s. In chronological order they comprise:

Post Office, Church Street – 1976⁶

The Crypt, Church Street – 1993⁷

1-3 High Street – 2001.⁸

Minor archaeological excavations and evaluations have been undertaken too and comprise those at **Steyne Road** (1977⁹) and, at a separate site, 1979¹⁰) and **Broad Street** (1980).¹¹

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

Mark Gardiner has been the principal archaeologist studying the town in recent times and, within his excavation report on The Crypt

site, has produced a broader analysis of the development of the medieval town.¹²

1.5.3 Historic buildings

No systematic analysis of the historic buildings of Seaford has been undertaken, with the 1937 monograph on the church by **J. G. Taylor** remaining an isolated detailed study of a single building.¹³ 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 (e.g. outbuildings of 19th-century date), 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 (c.1873 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data. The 1839 Tithe Map (*East Sussex Record*

Office) captures pre-railway Seaford at a large scale. This has been digitized and rectified to fit the National Grid to allow comparison with other maps and data. Vertical air photo coverage of 2000 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 Seaford covers the historic core of the town (including the seafront from Dane Road to the Martello tower) as defined c.1875. Although the widespread suburbs (mostly 20th century, and especially post-1945) are covered by the parallel project of the Historic Landscape Characterisation (HLC) for Sussex, they have engulfed three earlier rural settlements that are, thus, included as detached parts of the EUS study area: East Blatchington, Sutton, and Chinting (subsequently known as Chington, or Chyngton, Farm).

Seaford is one of five towns in Lewes District that have assessments such as this. The others are Ditchling, Lewes, Newhaven and Peacehaven.

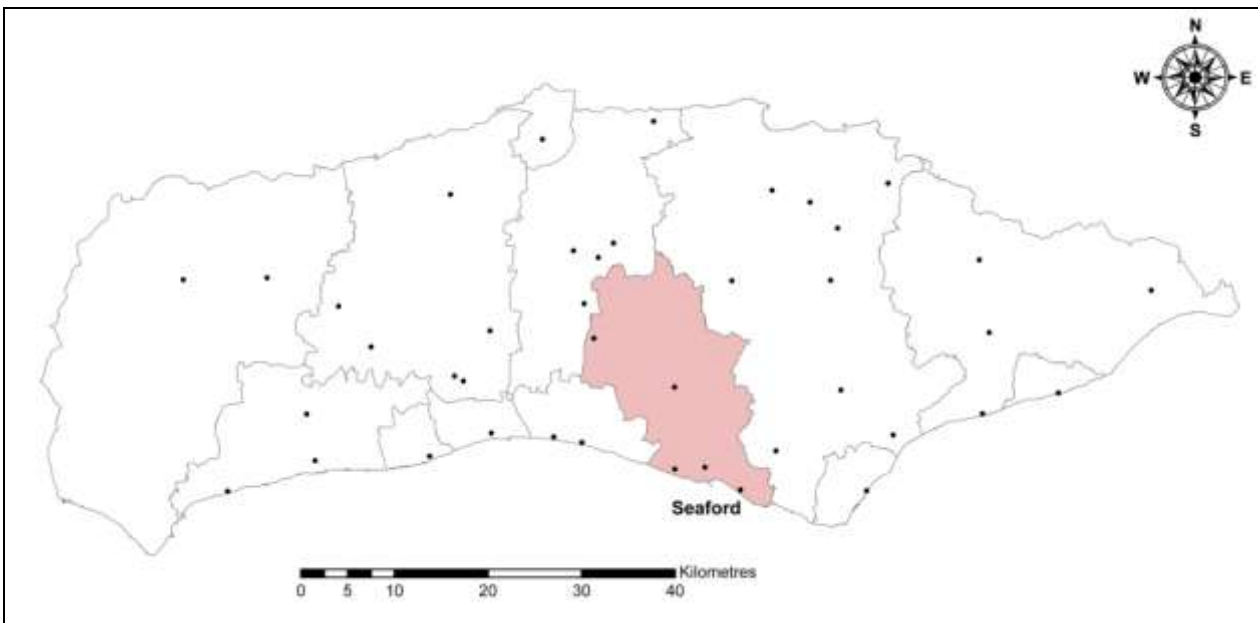


Fig. 1. Location of Seaford within Sussex. Lewes District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING



Fig. 2. The beach at Seaford looking west across Seaford Bay to the cliffs at Newhaven.

2.1 Topography (Map 2)

Seaford is located on the east side of lower valley of the River Ouse (which flows southwards through a gap in the South Downs), where it meets the sea. The historic town is set back from the modern seafront on a rising spur of the downs, behind what was previously marshland and, prior to that, remnants of an earlier river channel. To the east, cliffs rise immediately to Seaford Head (86.7m OSBM) and 4.5km to the north-west cliffs rise at Castle Hill, Newhaven. The area with a shingle beach between the cliffs is known as Seaford Bay

Off-shore contours measured by bathymetric survey are steeply sloped in the Seaford 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.¹⁴

Seaford lies on the old coast road (A259), although this was modified in the late 19th century so that it followed newly-built Clinton

Place and Sutton Park Road rather than Place Lane and Sutton Road to the south.

The town and the historic village of East Blatchington (now part of Seaford's suburbs) are both contained within Seaford Civil Parish, created out of the historic parishes of Seaford and East Blatchington, and parts of Bishopstone and Alfriston.

2.2 Geology (Map 2)

2.2.1 Solid geology

Along with the whole of Sussex, the rocks in the vicinity of Seaford are sedimentary. The town lies on the South Downs, so that the entire area is underlain by the relatively pure limestones of, from youngest to oldest, the Culver, Newhaven and Seaford Chalk Formations (Upper Cretaceous). The uplifting and gentle folding of the chalk began 70-75 million years ago and continued beyond the end of the Cretaceous period (65 million years ago) until as recently as 1.8 million years ago. Most of the historic core of Seaford lies on the Culver Chalk Formation, but in the area bounded by Steyne Road, Pelham Yard, High Street and Ashurst Road, this is capped by the sandstone and mudstone (commonly clay) of the Lambeth Group, being Tertiary (Palaeocene) irregular beds laid down on the eroded chalk.

2.2.2 Drift Geology

The drift geology of the Seaford area shows alluvium marking the location of the former marshy estuary of the Ouse. Geoarchaeological study has shown that a high energy storm or barrier beach formed across the estuary, probably in the Middle to Late Holocene, with the removal of beach barrier conditions and the extension of estuarine and floodplain conditions across the valley in the last 2000 years.¹⁵

That the alluvium west of the historic core of the town (i.e. around Dane Close) is truncated by the beach deposits and the sea reveals erosion of the medieval channel of the River Ouse. This channel, or indeed channels, resulted from the development of the shingle spit that progressively moved the river outfall eastwards from under Newhaven Head in Roman times to Seaford by the end of the 11th century. The medieval and post-medieval changeable course of the Ouse and its shifting outfall are discussed in sections 4.1.3 and 4.2.3.

The clay-with-flints deposits at Seaford Head and north-east of Blatchington church are a capping of reworked Palaeogene deposits.¹⁶

2.3 Communications

2.3.1 Water

Seaford was founded as a port and until the 16th century was located by the outfall of the River Ouse, when the harbour became blocked and the river was re-routed to Newhaven (4.5km north-west). Thereafter, direct waterborne access was limited to the shingle beach, suitable only for small fishing boats. The river between Lewes and Newhaven was canalized rapidly after the formation of the Lower Ouse Navigation Company in 1791, and from Lewes to Upper Ryelands Bridge (2.5km south-east of Balcombe) in 1790-1812, by the Upper Ouse Navigation Company.¹⁷

2.3.2 Road

Seaford lies on the A259 (the main Eastbourne-Brighton road). This avoids the historic core of the town and the other historic settlements engulfed by Seaford's 20th-century expansion. No roads in the immediate area were turnpiked. Roads reach the town from Lewes, either side of the Ouse valley: that via Southease, Piddinghoe and Newhaven is a rural lane, whilst the eastern road (historically, the main Lewes-Seaford road) is now a trunk road (A26). Former (probably drove) routes run northwards over the South Downs into the Weald. That through East Blatchington is now only a track beyond the built-up area, but that through Sutton and Alfriston is a minor road.

2.3.3 Railway

The London Brighton and South Coast Railway (LBSCR) opened a line from Lewes to Newhaven in 1847, and this was extended as single line to a terminus at Seaford in 1864.¹⁸ The line remains in frequent use.

2.4 Evidence for pre-urban activity

2.4.1 Prehistoric

None of the excavations or evaluations in Seaford has revealed prehistoric archaeology, but prehistoric finds have been made elsewhere in or near the town, mostly at unspecified locations:

- Seaford area – Palaeolithic ovates, tranchet axes, microliths, Bronze Age knives, arrowheads, a broken Neolithic polished axe, hammer stones and numerous flakes found c.1910 [HER reference: TV 49 NE17 – ES1703].

- Chyngton Farm area – Bronze Age artefacts, including nine pieces of melted bronze, weighing 7lbs, found with Bronze Age pottery, found beside Eastbourne Road c.400m west of Chyngton Farm [HER reference: TV 59 NW9 – ES1721].

- Seaford area – Iron Age (800 BC-42 AD) Gaulish coin (Evans type A:3, uninscribed AV 1/4-stater) [HER reference: TV 49 NE9 – ES1695].

2.4.2 Romano-British

Although there are no major Roman roads in the vicinity of Seaford, Margary identified a Seaford-Firle Beacon-Heighton Street-Ripe route as Roman. This passes Sutton Place and goes over the golf course to Black Stone.¹⁹

One excavation has produced significant evidence of Roman activity in, or near, the EUS study area:

- Fitzgerald Avenue – Iron Age and Romano-British site discovered in 1937 with development of this part of the town, immediately east of Corsica Hall. An evaluation in 1985 preceded the construction of Sunningdale Close and appears to mark the eastern edge of the settlement, thus making the site quite distinct from the Romano-British cemetery excavated by Pitt-Rivers in 1876, now lying under the golf course to the east.²⁰

Elsewhere in or near the EUS study area, there have been Romano-British find spots:

- East Blatchington church – two Roman urns of coarse pottery were dug up in the tower in 1860, containing charred bones and representing cremations [HER reference: TV 49 NE1 – ES1687].

- Near the old bed of the River Ouse at Seaford – Roman bronze figurine found beneath 4.6m of gravel. It was a representation of Harpocrates, the God of Silence, possibly brought to Britain by a Roman soldier as an amulet [HER reference: TV 49 NE22 – ES1708].

- Seaford area – Roman gold coins of Constantius II found while trenching at Seaford [HER reference: TV 49 NE2 – ES1688].

2.4.3 Early Anglo-Saxon

There have been no Early Anglo-Saxon finds in or near the EUS study area.

2.4.4 Implications of pre-urban archaeology

The implications from all the pre-urban finds are clear: considerable evidence for Romano-British, and earlier, occupation in the vicinity of the EUS study area has been found and should be anticipated in any archaeological excavation in the area.

3 HISTORY

3.1 Origins: 11th-12th centuries

3.1.1 Place-name

While all supposed pre-Conquest references to Seaford have been dismissed as spurious,²¹ mostly quite rightly, the most recent and authoritative analysis of the contemporary account of the translation of the relics of St Leofwynn in 1058 supports the interpretation of *Sevordh* (literally *sea-ford*) therein as the estuarine harbour of the River Ouse with its long shingle bar (section 2.2.2).²²



Fig. 3. St Leonard's church – in existence by c.1100.

3.1.2 Norman origins

Recently it has been suggested that 12 unidentified messuages in Domesday Book belonging to the manor of Laughton represent the new town of Seaford under construction in 1086.²³ More convincingly, it has also been argued that the 39 inhabited and 20 uninhabited dwellings listed with the Lewes borough entry in Domesday Book, yet within Pevensey Rape, are not evidence for an early suburb at Cliffe, but relate to Seaford.²⁴ However, Seaford is not mentioned by name in Domesday Book. The absence is consistent with the fact that the only

reliable pre-Conquest reference to Seaford applies to a geographical area rather than a settlement (section 3.1.1). The earliest reference to the town is a charter of William de Warenne in which he granted to Lewes Priory the pre-emption (*primum mercatum*) for the purchase of meat, fish and other goods, after the purchases of his own household, at his markets at Lewes, Seaford, and elsewhere.²⁵ The apparent late 11th-century date of this charter has been used as evidence for the date by which Seaford had become an 'established market centre' in the most authoritative review of medieval Seaford.²⁶ However, after initially dating the charter to c.1089 Louis Salzman corrected what had been a considerable error: it was in fact a charter of no earlier than 1138.²⁷ While a much later foundation would help explain the absence of 12th-century documentary evidence for growth of the town (and, indeed, the lack of 12th-century archaeology), the architecture of the substantial church supports origins for the town before the late 11th century (section 4.1.1). Moreover, a grant of land in Seaford to Lewes priory c.1140 affirms the same gift made 'long before' by the grantor's father (i.e. between 1088 and 1138).²⁸ What is less clear, however, is the nature of the settlement served by the church before the mid-12th century.

The new port evidently replaced Lewes, 14km upstream, in a similar way to which New Shoreham replaced Steyning. However, the creation of a port on the Ouse was not driven by the rivalry seen on the Adur (between the lord of the Rape of Bramber and Fécamp Abbey), for Seaford was held partly by William de Warenne (lord of the Rape of Lewes and holder of Lewes itself), the Prior of Lewes, and the Count of Mortain (lord of the Rape of Pevensey).²⁹ This does not imply that Seaford was the planned result of lordly collaboration. As elsewhere, the involvement of the lords is likely to have been no more than an attempt to regularize the development of an impromptu settlement brought into being by its convenience as a location for trade.³⁰ The natural inadequacies of both Lewes and Pevensey as ports in a period of increasing coastal trade and the obvious value of the river-mouth location are likely to have stimulated the evident co-operation between the lords of the two rapes and the prior. The fact that emergent Seaford effectively controlled seaborne access to inland Lewes also meant that for the de Warennes a stake in the new town was essential notwithstanding its location in the neighbouring rape.

Whatever the uncertainties of its origins, it is clear that by 1204 Seaford was established as a

significant port, since a tax on merchants saw Seaford render nearly £13. This was slightly more than the payment from Rye (£11), considerably more than Pevensy's £1, but less than Winchelsea's £62, Chichester's £23, and Shoreham's £20.³¹

3.1.3 Early urban characteristics

Evidence for the early development of the town is limited. The hospital of St Leonard was founded for lepers in 1147, but was located outside the town.³² A grant of land to Lewes priory in 1150 refers to seven house-plots (*mansuras terre*) that lay in the direction of the portion (*versus partem*) of the monks (seemingly the part of the town held by the priory).³³ These may have been burgage tenements that initially paid 12d each. In 1180 the market was shifted inland away from its previous site by the shore.³⁴

3.1.4 The church

There is no early documentary record of the church, and it is only the architectural evidence that tells us of its probable late 11th-century date and its substantial enlargement in the early 12th century (section 4.1.1). The parish itself was known as Sutton *cum* Seaford as late as the 19th century, and it is likely that an estate called Sutton (within which the town developed) formed part of the Anglo-Saxon *parochia* of the minster church at Bishopstone.³⁵ The French dedication of St Leonard for the church in Seaford certainly suggests a post-Conquest foundation,³⁶ and, given the architectural evidence, a late 11th-century carving of the parish out of the earlier Bishopstone *parochia* is most probable.

3.2 The later medieval town

3.2.1 The port

Seaford's new-found significance is evident in the reign of King John. Gervase of Canterbury records that in coming to claim the crown in 1199, John landed at the port.³⁷ More significant, however, was the role played by Seaford during the invasion of England by Prince Louis of France in May 1216. This saw the desertion of King John by Gilbert of Laigle, an Anglo-Norman magnate who held lands in England and France that included Seaford. The port remained loyal, however, and in September 1216 was the recipient of a thankful letter from the king.³⁸

From the end of the 13th century Seaford was an important centre for the export of wool and corn.³⁹ Detailed study of the wool trade in the late 13th century has revealed that, in sharp

contrast to Winchelsea and Shoreham (and even more so to the Kentish ports), Seaford was not used by alien (i.e. continental) merchants or ships. Merchants exporting from Seaford were local, dominated by those based in the town and an almost equal number at Lewes. Thus, while the 1296 Subsidy Rolls show Seaford with the greatest number of resident wool merchants in Sussex, the exported volume in 1289-90 was a quarter of the c.400 sacks of wool leaving Shoreham. Nevertheless, Seaford's export of wool was similar to that of Chichester around this time, and more than twice that shipped from Winchelsea and Pevensy combined.⁴⁰

It remains unclear as to what degree Seaford functioned as the coastal out-port of wealthier Lewes, and what this meant in terms of mercantile practice. Evidently direct trade between Lewes and the continent simply made use of Seaford – such as when Lewes Priory imported a cargo of Caen stone through Seaford in 1225, and when John le Beure of Lewes hired a ship and crew of 13 from Seaford for the Gascon wine trade in 1258.⁴¹ The number of merchants residing within Seaford itself, and the interest of the Count of Mortain (lord of Pevensy Rape) and, subsequently, the Duchy of Lancaster suggest, however, that it was much more than a mere down-river harbour for Lewes.

The Cinque Port status of Seaford is a further indication of the significance of the port. Although lying west of the Cinque Ports (a confederation with privileges in exchange for ship-service to the king), Seaford became a member, or limb, of Hastings by 1229-30, and possibly had this status earlier.⁴² In 1302 Seaford was required to supply a ship for the war with Scotland. In 1336 Seaford's quota of ships for national service was increased from one to two.⁴³ The following year, however, Seaford was only able to provide one ship when Edward III summoned his fleet in response to Philip VI's invasion of English-held Aquitaine. This was a small part of the 169-strong fleet, of which a considerable 55 were from the Cinque Ports. Seaford's modest contribution put it in the same naval service league as Pevensy and Faversham, and, of the Cinque Ports in Sussex, below Rye (four ships), Hastings (10) and Winchelsea (25).⁴⁴ Only 10 years later, however, Seaford apparently provided five ships and 80 men, but, if so, this was exceptional.⁴⁵

3.2.2 The town

In parallel to the port on which it was so dependent, the town was successful during the 13th and early 14th centuries. Borough status is

recorded from 1235, but probably dates from c.1140.⁴⁶ The hospital of St James of Sutton by Seaford was founded before 1260.⁴⁷ In 1298 the town was called on to return to members to the parliament that met in York, and in 1301 an annual fair was granted (25th July, St James's day).⁴⁸ By the late 13th century most of the tenements comprised fractions or multiples of the original burgage holdings,⁴⁹ suggesting an active property market and typical shaping of the urban environment by burgeoning distributive trades. Seaford's watermill was located next to the marsh in the 13th century and, thus, may have been a tide mill.⁵⁰

Early in the 14th century fire and piracy were reported as causing poverty. A trebuchet is recorded in 1334, assumedly as a defence measure. The advent of the Hundred Years' War (1337) accelerated French raids on the unwallied town, and fields nearby were abandoned. The Black Death had a considerable effect in the late 1340s, with tenements lying unoccupied in 1355. French raids that had burnt much of the town, and pestilence were both blamed for the dire state of the town in 1356-7. Another attack and burning of the town occurred around 20 years later (probably in 1377).⁵¹ In the midst of this, inundation by the sea in 1368 had ruined the hospital of St Leonard, and there is no evidence that it ever recovered.⁵² Mark Lower (a 19th-century antiquarian) suggested, without sound documentary evidence, that Seaford was temporarily relocated to a new town ('Poyning's Town') south-east of modern Chyngton Farm in the mid-14th century (see also section 4.1.3).⁵³

The dramatic events seem to have accelerated an earlier economic decline seen in a fall in rentals in the second half of the 1280s.⁵⁴ Moreover, the 14th-century waning of Seaford was inevitable as the interests of the king and English merchants shifted westwards, away from the Cinque Ports. This was compounded by other economic factors, such as the decline of the Great Yarmouth herring fisheries (to which the Cinque Ports had such privileged access)⁵⁵ and, more locally, the misfortunes of Lewes (from 1361 no longer a key centre of seigneurial power).⁵⁶ Thus, a slight recovery in the 1390s still saw Seaford considerably impoverished compared with its state 100 years earlier.⁵⁷

More significant was the sustained economic growth from the mid-15th century to the early 16th century, as measured in steadily rising rents.⁵⁸ This may have been in part stimulated by the increased dependency of Lewes on Seaford as, possibly from c.1400, the River Ouse ceased to be navigable by sea-going vessels.⁵⁹ Simultaneously, however, the same natural

forces were at work at the port (and, indeed, most other Cinque Ports), and it is likely that its capacity to provide an adequate harbour for (the now larger) ships was less than it had been in the 13th century.

3.3 The town c.1500-1850

3.3.1 Economic history

Deterioration of the harbour was obvious to all by the early 16th century. The longshore drift that had created the shingle spit forcing the exit of the river eastwards towards the cliffs of Seaford Head was a continuing process that had been exacerbated by medieval reclamation of salt-marsh, and the consequent reduction in tidal scour and increase in silting. By 1500 it is likely that there was a shingle bar across the river mouth above low water level. Drainage of the valley had also deteriorated so that formerly valuable meadows were now mostly under water and devalued. A radical solution for both the navigability of the River Ouse and, especially, the drainage of the valley was sought by the Prior of Lewes and other Commissioners of the Sewers. The possibility of realigning the lower Ouse and creating a new haven was raised as early as 1528. This was finally undertaken in 1539 by cutting through the shingle spit approximately at the location of the current outfall of the river at Newhaven. At this date Seaford's harbour was described as a 'duckpool' not worthy of military defence.⁶⁰ By 1596 the only landing place at Seaford was the beach itself.⁶¹

For a town so heavily reliant on its function as a port, the loss of its harbour and its river connection to Lewes must have been considerable and immediate. That Seaford had an insufficiently diversified economy to survive this loss is indicated by a survey of tenements held by the Duchy of Lancaster in 1563. This shows a large and central part of the town characterized by spacious plots, with numerous gardens presumably occupying the site of abandoned tenements.⁶²

The granting of a charter of incorporation in 1544 seems ironic given the decline of the town, but was more a reflection of Henry VIII's need for ships and the inability of Hastings (a head Cinque Port of which Seaford was a limb) to provide sufficient at this date.⁶³ The following year saw an attack immediately west of Seaford led by Claude d'Annabant, high admiral of France, which was quickly repelled by Sir Nicholas Pelham and a local force. Despite such action within living memory and its incorporated

status, Seaford only offered one *fawcon* and two *fawconettes* in the pre-Armada survey of the Sussex coast in 1587.⁶⁴

The coastal location meant more modest marine activity after the loss of Seaford's harbour. Seven fishermen were recorded in 1565, but the largest boat was only two tons.⁶⁵ Beach landings of small trading vessels were also possible, and later the occasional collier is recorded doing just that (in 1793 and 1848).⁶⁶

Use of Seaford for bathing from the 1750s echoed much more dramatic development at Brighton and, to a lesser degree, at Hastings. By 1813 there were only three bathing machines and baths, and the town had failed to establish itself as a significant resort.⁶⁷

The immediate effects on population of the replacement of the port by Newhaven are difficult to gauge as the Cinque Ports were largely exempt in the 1524 subsidy: only aliens were assessed and Seaford had none.⁶⁸ The total population of around 170 recorded in 1565, however, is likely to have been considerably smaller than 40 years earlier. Population remained at c.170 in 1577, but had risen to c.180-225 in 1620, c.270 in 1676, and c.315 in 1724.⁶⁹ In 1801 the population was 847, hardly rising to 997 in 1851.

3.3.2 Church and religion

This period began with the drama of Henry VIII's Dissolution of the Monasteries. Although the hospital of St Leonard is not recorded after the 14th century, the hospital of St James was still in the patronage of Robertsbridge Abbey in 1534, and it presumably ceased when the abbey was dissolved soon after.⁷⁰ The parish church was institutionally more robust, and the post-medieval decline in fortune of the town had a greater impact.

Bishop Bower's survey of 1724 identified no Roman Catholics (no recusants having being recorded in 1676 either⁷¹), but Protestant nonconformity was represented by three families.⁷² A Congregationalist chapel was established in East Street in 1823.⁷³

3.3.3 Urban institutions

Although post-medieval Seaford had many of the features of other decayed towns, such as its returning of two members of Parliament until identified as one of 56 rotten boroughs and disenfranchised under the first electoral Reform Act (1832),⁷⁴ the evidence of population shows that its decline was not as dramatic as, say, that of its fellow Cinque Port of Winchelsea. During

the steady population growth of the 17th century the settlement still merited description as a town, retaining its market (recorded as late as 1712)⁷⁵ and borough institutions that included the town hall. The latter also seems to have functioned as court house, and provision for punishment and correction apparently extended to stocks, pillory, and gaol.⁷⁶

Seaford had its own workhouse in the 18th century, but this closed as a result of the 1834 Poor Law Amendment Act, with Seaford falling under the new Eastbourne Union (1835), served by the workhouse established in the former cavalry barracks at Eastbourne.⁷⁷

3.3.4 Defence

The vulnerability of Seaford Bay to attack meant that defences were required even after loss of the harbour and river outfall. In the pre-Armada survey of 1587, trenches and flankers for 'small shotte' were proposed in front of the town, while two demi-culverins were required for the cliff (i.e. Seaford Head).⁷⁸ Seven new brick batteries were proposed in Sussex in 1759, in response to the Seven Years' War (1756-63),⁷⁹ including one at Blatchington and one at Seaford. The battery at Seaford Beach had five 12-pounders, a powder magazine, gunners' barracks and a well.⁸⁰



Fig. 4. The Martello Tower, looking towards Seaford Head.

The advent of the French Revolutionary and Napoleonic Wars (1793-1815) saw the creation of a chain of Martello towers 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 1793-4.⁸¹ That at Seaford (No. 74) was finished in 1810, the last to be built and the westernmost of the Sussex and Kent line that

stretched from Folkestone.⁸² Originally it was armed with one 24-pounder.⁸³ At the end of the war the Martello tower system ceased to be maintained. Ironically the only action seen at Seaford during the war was mutinous. In April 1795 the Royal Oxfordshire Militia at Blatchington barracks, having endured the harsh winter of 1794-5 and suffering from poor food supplies, rioted and looted foodstuffs in Seaford and at Bishopstone Tide Mills.⁸⁴

3.4 Expansion: c.1850-2004

3.4.1 Economic history

The development of other resorts along the south coast gave some urgency to Seaford's wish to be connected by railway, and to catch up on its earlier failure to join the likes of Brighton and Eastbourne. Eventually, in 1864 the line from Lewes to Newhaven (of 1847) was extended, as a single line, to a terminus in the town. Work on a sea wall began the following year, though this was destroyed in storms in 1875. Early speculative development of large terrace housing occurred at Pelham Road (by 1873). Seaford development by this time was limited to the Assembly Rooms (1770) and baths (in isolation at the end of The Causeway), but subsequent replacement of the sea wall encouraged development of an esplanade and more roads across the marshy common and former harbour between Steyne Road and the seafront (St John's Road and West View). The most impressive feature of the nascent resort was the Esplanade Hotel (1891). In the early 1890s the Seaford Bay Estate Co. proposed a pier opposite their hotel, and eight parallel roads of terraced housing to the south-east of The Causeway, extending as far as the cliffs. By the outbreak of the First World War, however, almost no part of the scheme had been executed, and the failure of Seaford to develop as a resort was all too evident. The schemes failed since they were undercapitalized and lacked the social cache of a major patron that marked the contrasting successful development of Bexhill between 1870 and 1910.⁸⁵

Seaford did see some growth in the aftermath of the railway, however, as the population rose from 1,150 in 1861, to 2,651 in 1901. The development of convalescent homes and residential schools were a particular feature of the subdued coastal town, and this continued to be so during the first half of the 20th century. During the inter-war period, schools were concentrated to the east of the town and to the north (around the former village of East

Blatchington), with grounds equal to the whole of the town's built-up area.⁸⁶

The distinguishing feature of the 20th century, however, was the growth of the residential area and population, both between the wars and, especially, since 1945: the population more than doubled in the second half of the 20th century,⁸⁷ and in 2001 stood at 22,826.⁸⁸ The context of Seaford's 20th-century growth, however, is more remarkable than the event in isolation: the town became the eastern limit of a linear suburban development stretching almost unbroken along the coast from Pagham to Seaford.⁸⁹

3.4.2 Church and religion

The increasing population required additional provision of Anglican churches. St John the Evangelist, Wilmington Road, was a church hall used for services from c.1914, built as the first part of an unrealized scheme to build a new church and rectory,⁹⁰ and absorption of East Blatchington brought with it the pre-existing medieval parish church of St Peter. Provision for Protestant nonconformism and Roman Catholicism also developed in the later 19th century and early 20th century. The Congregational chapel in East Street was replaced by the church (now styled United Reform) in Clinton Place (1877); a Roman Catholic chapel was built in 1900 in Southdown Road (Anney Convent) and the Roman Catholic church of St Thomas More, Sutton Road, in 1935; a Methodist chapel was built in Steyne Road in 1894; and a Baptist church was built in Broad Street in 1901 (now replaced by the 1970s church in Belgrave Road).⁹¹

3.4.3 Urban institutions

After over three centuries of questionable urban status, it was in a period of growth that saw the demise of the town's corporation (1886).⁹²

4 ARCHAEOLOGY

4.1 The medieval town

4.1.1 Buildings



Fig. 5. St Leonard's church: west end of south wall. This shows the Romanesque clerestory window and nave arcade.

The parish **church of St Leonard** provides the earliest clear evidence for the foundation of Seaford. Taylor examined the building in considerable detail in the 1930s, identifying two distinct Romanesque phases: initial construction of the church with a cruciform and aisleless plan c.1090; followed c.1120 by the addition of aisles to the nave, which involved cutting through the side walls to make arcades opening into aisles and leaving lengths of the earlier nave wall c.2.75m long between the arches of the arcades in preference to piers. Rebuilding c.1200 included replacement of the nave arcades (with cylindrical piers and stiff-leaf capitals) and addition of a new clerestory (with window shafts on the exterior), so that the main structural evidence for the early development of the church is now confined to the western bay of the nave, since c.1485 occupied by a west tower.⁹³

Taylor's reconstruction of the church from the early 12th century onwards appears correct, but his evidence for a c.1090 church is perhaps not

as conclusive as he argues. Of particular concern is the fact that the fabric of the Romanesque clerestory and that around the earliest arcade is significantly different (e.g. there are considerable inclusions of ashlar at the upper level), which undermines the argument that this is a wall of one build and through which arches were cut c.1120. Also suspect is his argument that the lack of the alignment between the surviving western arches of the north and south nave walls and the small clerestory windows above them is indicative of different periods, for a similar lack of alignment is evident between the windows of the 12th-century aisles and the arcades (coeval in Taylor's analysis).

These anomalies suggest a more complex series of phases, perhaps including modification to the design during protracted construction. Without more detailed analysis, the earliest reliably datable evidence for Seaford church is the sculptural detail for the earliest arcade (which includes scalloped capitals) and *ex situ* fragments of the Romanesque west doorway: these suggest a date of c.1100-20. Any previous phase is dependent of the dating of the earliest clerestory windows, for which a date range from the late 11th century to early 12th century is likely.

The decline of Seaford in the 14th century is evident in the structural history of the church. At some point before c.1450, much of St Leonard's church had fallen into ruination. Modest repairs saw the rebuilding of the south aisle of the nave and the insertion of the present tower within the arcade of the west end of the nave, but the eastern arm, including the likely transept and crossing tower, was not rebuilt.



Fig. 6. St Leonard's church: early 12th-century capitals of the former nave north arcade (now in the vestry).



Fig. 7. St Peter's church, East Blatchington: view from SW.

The **church of St Peter at East Blatchington** was, along with the rest of the small village, wholly detached from Seaford until the town reached it by the 20th century, and especially the post-1945, suburban expansion of the town. The earliest datable feature is of c.1200, but the north and south walls of the nave appear to be earlier (i.e. 12th century). The walls have internal offsets towards the east end of the nave, and this greater thickness suggests that there was an eastern tower as at Newhaven.⁹⁴ The surviving west tower is 13th century, as is the chancel and the former south aisle. The latter is represented by the blocked arches of the arcade.

The vaulted undercroft known as **The Crypt** in Church Street is a rare survival of secular medieval architecture in the town, and one of the few pre-1350 townhouses in Sussex outside the unusually well-preserved group at Winchelsea. The combination of details (the shouldered windows, the stop-chamfers of the doors, the wide vault ribs without corbels, and most especially the vault bosses with their naturalistic vegetation) dates it to c.1290-1300.⁹⁵ It has features found in many undercrofts in English townhouses of this period: it is oriented at right-angles to the street, is semi-subterranean, has a principal doorway to the outside, has a narrow intra-mural stair, is well lit, and has some architectural pretension (especially the quadripartite rib-vault with bosses). Unusually, however, it was not set on the contemporary street, but over 13m back, to the rear of a street-front building. In this it appears to echo the location of stone-built chamber blocks found on narrow tenements in the 12th century (surviving

examples include The Norman House, 48-50 Stonegate, York; and the former Guildhall, Canterbury).⁹⁶ However, it has been suggested that the undercroft may have been more easily accessed from the rear, perhaps from a yard.⁹⁷ Even if this were not the case, the location of the Seaford undercroft near the quay and its otherwise conventional late 13th-century form suggest that it owes more to the commercial split-level townhouses (of which 58 French Street, Southampton is a restored archetype) of the larger towns of this period than earlier residential chamber blocks. As such, the undercroft would have had a commercial function, either for bulky and expensive goods such as wine, or as a tavern, or, indeed, multiple or changeable use.⁹⁸ The decoration of one of the vault bosses with grapes and vine leaves has been connected with the wine trade,⁹⁹ but, while possible, it is well to remember that this sculptural motif is one of the most common at this period in any context.



Fig. 8. The Crypt, Church Street: view from rear of undercroft towards the street.

Chyngton House, Chyngton Lane, is a former farmhouse engulfed by 20th-century expansion of Seaford. Although it appears to date from the 18th century, 13th-century architectural features are reputed to have been discovered during works.¹⁰⁰ If so, it could represent survival of the manor house of the deserted medieval village of Chinting.

4.1.2 Excavations (Map 5)

Excavations of a small (7m x 7m) trench prior to demolition and redevelopment of **1-3 High Street** in 2001 produced some evidence of early to mid 12th-century activity, although most of the features were datable to the period 1200-1350. The 14th century saw the construction of one, probably two, buildings oriented at right-angles to the street. This period was accompanied by an absence of rubbish-pits, indicating that the area of the site fell inside wholly or partly stone-built houses on what had become a built-up street front. The site appears to have become open again by 1400, remaining so until the early 20th century. Pottery mainly dated from the 13th and early 14th centuries, and was dominated by locally made undecorated cooking pots. Sherds representing at least two 13th-century Rouen jugs and Scarborough ware indicate limited seaborne trade, as does the presence of West Country roofing slates.¹⁰¹

The construction of the new **Post Office, Church Street**, was preceded by archaeological excavation (1976). The site produced evidence of intensive activity in the form of 32 pits, a well, and the corner of a timber-framed building. Features and finds dated from the 13th and 14th centuries, but, despite proximity to the Romanesque church, there was no evidence of 12th-century activity. Only the south-western corner of the building was excavated, but this appeared to be oriented at right-angles or parallel to the street: it was demolished after 1400. Pottery was mainly local with only limited imports. Coastal trade is indicated by the presence of Rye wares, and West Country roofing slates.¹⁰²

Excavations at **The Crypt, Church Street**, took place in 1993, prior to restoration of the medieval undercroft and enclosing it in a protective building. The area excavated lay outside the undercroft, abutting its north and east faces, and extending as far as the street frontage (since 1947 set back c.3m from the previous and, possibly, medieval frontage). Four narrow tenements were identified, oriented at right-angles to the street. Hearths and an oven in the three northern tenements, and remains of a stone wall in the southern tenement (that with the undercroft at the rear) confirm that the street front was continuously built up by the second half of the 13th century. Rubbish-pits marked open areas behind the buildings. Pottery ranged from the 12th to 16th centuries, with the bulk from the 13th and 14th centuries. Surprisingly little was non-local, but coastal trade is indicated by sherds of Rye and Scarborough ware. The few

finds of imported pottery, and the presence of Flemish brick, provide evidence of limited trade with France, the Low Countries and the Rhineland. This is consistent with the evidence for surprisingly little seaborne trade at the other Seaford excavations, and is in sharp contrast to the large proportion of imports at the Sussex port of Winchelsea.¹⁰³

Small-scale archaeological evaluations on **Steyne Road** have attempted to locate the medieval quay. The 1977 excavation was located immediately west of 19 Steyne Road, on the north side of the street. A well, beam slot, pits, and a possible yard surface were located. Pottery was mostly 14th and 15th century, with some possibly of the 12th century. No evidence for the quay was discovered.¹⁰⁴ In 1979, two trenches were cut by machine on the south side of the street, some 250 east of the earlier excavation, on the site of 2-3 Court Leet and 1 Sea Cottages. The former was longer and the revealed slope suggested that it was located near the river bank, though evidence of a quay itself was lacking. Pottery was recovered dating from the 13th and 14th centuries.¹⁰⁵

Another trench was cut by machine in 1980 at the rear of **33 Broad Street**, near and parallel to the eastern boundary of the churchyard. Discoveries were minimal: two post holes, and two sherds of medieval pottery, one of which was 13th century.¹⁰⁶

Outside Seaford, recent excavations at **Bishopstone** have produced imported pottery and coins of 11th-century date, which suggest a port at the mouth of the Ouse at this time.¹⁰⁷

4.1.3 Topographic analysis (Maps 6-8)

The absence of substantial archaeological evidence has resulted in considerable ambiguity as to the chronology and topographical development of the town, especially during the late 11th and 12th centuries. Moreover, although the 13th and 14th centuries are better represented in the archaeological excavations these cover only a small area of the town and are not supported by any significant survival of medieval buildings.

The location of the river and harbour south of Steyne Road and west of College Road is suggested by evidence of early maps. Budgen's 1724 map of Sussex shows no evidence of the former outfall of the River Ouse, but Yeakell and Gardner's larger scale (i.e. 2-inch) 1778 map shows areas of standing water to the rear of the shingle. These are depicted as more fragmentary on the Ordnance Survey surveyors'

drafts of c.1805, and equate with the marshy 'Beame Lands' that separate the town and the seafront on the Ordnance Survey 1873 25" map. Given the corroborative evidence for the proximity of the river bank to the 1979 trenches at Steyne Road (section 4.1.2), it is almost certain that the mapped lagoons represent the outfall of the River Ouse, prior to the new cut at Newhaven c.1539 that effectively reinstated the outfall of the Roman period.

What remains unclear, however, is how far east the river outfall had been deflected by the developing shingle spit by the time Seaford was founded. It would seem unlikely that the Ouse was already in its early 16th-century position by the 11th century, since this requires that the river mouth stayed static and unchoked for nearly 500 years, despite long-shore drift and the reclamation of salt-marsh in the Ouse valley. What appear to be two residual outfalls on the Yeakell and Gardner, and the Ordnance Survey surveyors' draft maps (one west and one east of the Martello tower) appear to show this eastwards progression, but the dating of this to the medieval period is not certain.



Fig. 9. Yeakell and Gardner 1778 map (detail).



Fig. 10. Ordnance Survey surveyors' draft, c.1805 (detail).

Even if an eastward shift of the outfall during the medieval period is probable, it is unclear what impact this would have had on the location of the quay, or quays. David Freke has suggested that the town shifted or expanded, albeit improbably, from the south and east:¹⁰⁸ this has since been discounted.¹⁰⁹ There is significant evidence, however, that by the 18th century the town had shifted eastwards, or had contracted, by abandoning its western parts. A survey of the part of the town belonging to the Duchy of Lancaster (i.e. formerly of the Count of Mortain, lord of Revensey Rape) in 1563 largely corresponds to the extent of the town by the late 18th century. However, in 1563 the duchy holdings were abutted on their west by those of John Caryll, and these appear to represent the former holdings of Lewes Priory. Mark Gardiner has suggested that the fields shown as surrounded by roads in this area on the 1839 tithe map represent medieval built-up areas, extending as far as the modern junction of Dane Road and Marine Parade.¹¹⁰ The properties towards the west side of the 1563 part-town survey lie on Church Street and are more concentrated than those to the east, suggesting that they occupied the town centre at that date. Significantly, the architectural and archaeological evidence is concentrated on Church Street, although this in part reflects the choice of archaeological sites.

The tithe map shows other parts of the town within what appears to be the earlier, and presumably medieval, street plan that are likely to have been built up. These comprise the area north of the church, between Church Street and Broad Street; and the areas on the east side of Broad Street north of Croft Lane and Sutton Road.

A north-western limit to the town is provided by the ancient boundary of the Liberty of Seaford, here coincident with a former tributary of the River Ouse. Although built over today, this is evident from the drift geology (Map 2) and is still marked by East Blatchington Pond. To the south-west of this the line of the former stream runs immediately alongside Blatchington Road to the recreation ground next to the station.

There are no upstanding remains of Seaford's two medieval hospitals. The location of St Leonard's leper hospital remains uncertain, although its ruination by the sea in the 14th century suggests the coastal, or estuarine, area west of the town. By contrast the location of the hospital of St James of Sutton by Seaford may have been close to the town on the site later occupied by the workhouse (now Twyn House and Twyn Cottage, 3-5 Blatchington Road): this

has been argued on the basis of the workhouse occupying part of an enclosure named Spital Field, and lying adjacent to Chapel Field.¹¹¹



Fig. 11. 44-50 High Street. Behind the early 19th-century No. 50 (foreground) is the gable of a timber-framed 17th-century house, re-fronted with cobbles c.1800.

We have seen that Lower's suggestion for the temporary relocation of the town in the mid-14th century lacks sound documentary evidence (section 3.2.2). His theory partly drew on archaeological and topographic evidence too in that he observed earthworks and masonry relating to former buildings in fields known as Poyning's Town and Walls Brow, immediately south-east of Chyngton Farm, on the western slope of the Cuckmere valley.¹¹² It is far more likely, however, that such evidence – if indeed it represents medieval occupation at all – derives from the well-recorded settlement of Chinting (with a population of c.100 in 1327¹¹³), reduced to surviving Chyngton Farm by the late 16th century.¹¹⁴

4.2 The town c.1500-1850

4.2.1 Buildings

Seaford has 42 surviving buildings that date from between 1500 and 1850: four from the 17th century, 17 from the 18th century, and 21 from the first half of the 19th century

Only one of the 17th-century buildings is timber framed and this (44-8 High Street) is hidden by a later flint-cobble façade typical of the pre-railway building in the town. One of the 17th-century and four of the 18th-century buildings form part of what was a substantial farmstead at Chyngton House (the earliest of these being the dovecote) and two of the 18th-century houses are at East Blatchington (the extensive former Star Inn, and 26-8 Blatchington Hill). Within the historic town, the surviving 18th-century houses are predominantly modest in scale and architectural detail, and form a small cluster south-east of the church, with the exception of the former parish workhouse at 3 (Twyn Cottage) and 5 (Twyn House) Blatchington Road. Flint, or cobble, dominates the building materials. Stone House, Crouch Lane, (named after its mid-18th-century residents¹¹⁵) is in fact of brick and the most substantial surviving townhouse of the period.

Of the 21 buildings from 1800-40, three are within what was still the distinct village of East Blatchington, two are at Chington (cottages and a barn), and one at Sutton (Sutton Place itself, now confusingly styled 'Newlands Manor'). Within the historic core of the town, 1-4 Marine Terrace, Steyne Road, faces the sea at what was the southern edge of the town and, with its cast-iron verandas and rusticated ground floor, represents an early example of more ambitious resort architecture in the town (see cover). By way of contrast, nearby cottages at 5-9 Steyne Road are in modest vernacular style with tile-hung upper floors. Minor commercial buildings of flint and brick are also represented from this period in the form of the unlisted forge in Crouch Lane and the outbuilding in Pelham Yard, at the rear of 18 High Street.



Fig. 12. Early 19th-century outbuilding, or former workshop, Pelham Yard.

Corsica Hall represents the most substantial new residence of the 18th and 19th centuries, again sited to overlook the sea, slightly detached from the contemporary towns in its spacious holding (partly surviving as school grounds). Recently, and following a long tradition on similar lines,¹¹⁶ it has been suggested that the building was moved to Seaford 'en bloc' in 1783 from Wellingham, Ringmer, by Thomas Harben, and then rebuilt in 1823 on the hillock site of an old mill, and renamed Millburgh.¹¹⁷ Certainly Wellingham House was called Corsica Hall in the 1771 land-tax assessment.¹¹⁸ The Ordnance Survey surveyors' drafts (c.1805) are the first to show Corsica Hall at Seaford, at which point it is on its present site and with the 'L' shaped plan that it had later in the 19th century and which is still discernible today.¹¹⁹ The building has been modified and extended since, but the architectural details (including the austere Doric porticos) suggest a date of c.1800, consistent with its absence from Gardner and Gream's map of 1795 and the date of the present Wellingham House. Materials may have been bought from old Wellingham House, but the supposed construction date of 1783, a rebuild of 1823, and the role of Harben (a Lewes banker who died in 1803, but bankrupted in 1793¹²⁰) are implausible.



Fig. 13. Corsica Hall, south-west front.

The Martello Tower (No. 74) at Seaford has been restored (including the removal of a 1930s residential top storey) to its external form when completed by 1810, although its dry moat remains infilled.

Surviving secular institutional buildings from the period are represented by the town hall (rebuilt

in the 18th century) and the former workhouse (again 18th century).

There were few modifications to the churches in Seaford or East Blatchington during this period. Perhaps the most substantial was the addition of a chancel to St Leonards, by 1812, but this was not a lasting change for it was replaced 50 years later (see below).¹²¹

No other church and nonconformist buildings survive from this period: although the Congregational chapel in East Street survived its replacement in 1877 by that in Clinton Place, it was re-used as the Albert Hall,¹²² only for this to be replaced by modern flats.

4.2.2 Excavations (Map 5)

The excavations in Seaford have less value for this period largely due to truncation of the shallow stratigraphy and, ultimately, the selection of the sites.

Excavations at **The Crypt, Church Street**, revealed little post-medieval archaeology, partly due to machine removal of uppermost deposits, but also the lack of cut features from this period, reflecting little activity. While the undercroft entrance remained in use in the 16th century, contemporary digging of rubbish pits within the former built-up area of the tenement immediately to the north suggest that at least part of the street frontage had become open.¹²³

4.2.3 Topography (Maps 9-11)

The loss of the harbour in the early 16th century and subsequent depopulation or stagnation appears to have resulted in the abandonment of the western and, to a lesser extent, northern parts of the town argued above. That said, the survival of the medieval road layout in the west part of the town at the time of the Tithe map (1839) suggests that abandonment was perhaps neither immediate nor, initially, complete. The contraction and any shift in the focus of the settlement appear to have occurred within the medieval street pattern (section 4.1.3). The growth of the town in the 18th century saw minor new developments, including the construction of Seaford Battery (1759) on the beach accessed via The Causeway across the lagoons of the former river channel. The battery later suffered from erosion and was eventually washed away in 1860.¹²⁴ The military use of the seafront was bolstered by the construction of the Martello Tower at the beginning of the 19th century. Another road was added across the lagoons and marshland to the higher ground of the new Corsica Hall, c.1800, and substantial grounds

were laid out. Any use of the seafront for bathing seems to have attracted little development, although some semi-public function is likely for the building which by 1839 occupied the site that was later (i.e. in the late 19th century) the baths and which was immediately west of the fort (still surviving in 1839).

4.3 Expansion: c.1850-2004 (Maps 3, 12 and 13)

4.3.1 Buildings and topography

The majority of the buildings in Seaford date from this period, partly as a result of loss of earlier buildings, but mainly through expansion of the town. This growth was slow to accelerate after the railway arrived (1864), but from the First World War and, especially, since 1945 has been rapid. By 2005 the historic town was entirely encircled by suburban development.

Pre-1922 expansion continued the late 19th-century building near the station, along Claremont Road and to the north (e.g. Chichester Road, Brooklyn Road, Grosvenor Road, Kedale Road and Salisbury Road), linking the previously distinct village of East Blatchington to Seaford by patchy residential development. Slow speculative development continued at the roads set out north-east of the town (principally Sutton Park Road, Grove Road and Stafford Road).

Inter-war and post-1945 development has consolidated these areas and greatly extended the town, so that today it is larger than Lewes. The expansion of Seaford's suburbs has engulfed and substantially changed three adjacent settlements with medieval origins – Blatchington, Sutton and Chinting. East Blatchington (as it is now known to differentiate it from West Blatchington, north of Hove) was still a small Downland village c.800m north of Seaford, with a cluster of post-medieval houses and a farm around the crossroads and the medieval church of St Peter. Although a probable Anglo-Saxon estate (see section 3.1.4) Sutton parish had no recorded residents in 1428 and was absorbed by Seaford parish in 1509.¹²⁵ In the mid 19th century the location of the earlier settlement, and church, was marked by Sutton Place 1.2km east-north-east of Seaford (since 1905 re-styled as Newlands Manor – one of many private schools established during this period, mostly outside the EUS study area). Excavations by Curwen in 1944 located burials (one associated with 12th-century pottery) and medieval rubbish-pits.¹²⁶ The site has been largely destroyed by the suburban residential

development. Chinting was similar to Sutton in that it had been no more than a substantial farmstead (Chington, or now Chyngton, Farm) since the late 16th century.¹²⁷ Being 1.8km east of the historic core of Seaford and on the edge of the modern suburbs, it has been able to maintain its agricultural function, albeit slightly relocated to the east as the older farm buildings have been converted to residential use.



Fig. 14. Post-railway terrace housing in Pelham Road.

The arrival of the railway heralded new architectural forms and materials. The brick-built and stuccoed bay-windowed terraces of Pelham Road and Clinton Terrace followed closely on from the nearby station building of 1864. With up to five storeys, these are substantial houses that, together with the commercial buildings at the east end of Dane Road and the 1890s Bay Hotel further south on Pelham Road (now part public house and part residential), were conscious attempts to develop Seaford as a resort. The hitherto largely undeveloped seafront itself became a focus too from c.1890. Although the Esplanade Hotel (1891: itself ultimately succeeding the 18th-century Assembly Rooms) has gone amidst widespread late 20th-century residential infill and redevelopment, some late Victorian and Edwardian terraces survive on the Esplanade between St John's Road and The

Causeway and east of Ringmer Road. For long the only development between the Esplanade and Steyne Road, the 1890s terrace of 1-6 West View has also survived. This open area south of the historic town was only otherwise developed post-1945, with the recent terrace housing and blocks of flats a modest and belated realization of over-ambitious 19th-century plans (section 3.4.1). As with the Esplanade these streets have not gained a commercial character.

Within the historic town, this period has seen continuous piecemeal development and redevelopment, and consequent loss of historic buildings. The main shopping street, Broad Street, is now a mixture of 19th and, especially, 20th-century buildings. There has been no substantial planned retail redevelopment of the town centre, however, with the largest commercial venture being a single late 20th-

century supermarket on Dane Road. Small-scale residential infill has occurred, such as west of Crouch Lane and south of Crooked Lane.

Of the new churches and chapels built to serve the expanding population in this period several survive. Within the EUS study area there are the Congregational (now styled United Reform) church in Clinton Place (1877) and the Methodist church, Steyne Road (1894). Outside the EUS study area there are the Oratory of St Francis of Sales chapel (Anney Convent), Southdown Road (Roman Catholic: 1900), St John's church hall, Wilmington Road (Anglican church hall, but used for services until converted to a nursery: c.1914), and St Thomas More, Sutton Road (Roman Catholic: 1935).¹²⁸



Fig. 15. Seaford tithe map, 1839 (copy in East Sussex Record Office).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Although slow recovery followed the devastation by raids in the 14th century, the decline and, in the 16th century, final loss of its port and river explain why Seaford has retained so little medieval fabric. The medieval centre has been rebuilt or – where abandoned – reoccupied, so that the more historic parts today are better represented by buildings and plots of the 18th and 19th centuries. The church and The Crypt (a commercial townhouse) are notable medieval survivals. Expansion towards the seafront as an attempt to rival other burgeoning seaside resorts has been to the south of the earlier town, over the line of the former river channel, but even this area is now dominated by 20th-century development. There is considerable potential for buried archaeological evidence of the earlier port, whose origins lie in the 11th century, but this has only just begun to be realized by a few modest scale excavations and, as yet, even the extent of the town at its medieval zenith has yet to be determined.

5.1.2 Historic environment designations (Map 4)

There are 34 listed buildings or structures in the EUS study itself area (one Grade I, and 33 Grade II). Of these, one predates 1500; two are 17th century; 11 are 18th century; 15 are early 19th century; three are later 19th century; and five (flint walls) are difficult to date closely, but are probably of the 18th or 19th centuries.¹²⁹

There are an additional four important historic buildings recognized in this assessment that have not been listed (outbuildings and workshops of 19th-century date).

Outside the EUS study area (which represents the historic core of Seaford itself), there are a further 18 listed buildings engulfed by the extensive expansion of the town's suburbs in the 20th century. These comprise the church and houses in the former village of East Blatchington (including the Grade II* church of c.1200, and six Grade II listed houses dating from 1700 to 1840); a remnant of the medieval settlement of Sutton, Newlands Manor (Grade II; formerly Sutton Place, rebuilt in the early 19th century);

and the group of eight Grade II listed buildings formerly part of Chyngton Farm (the remains of the otherwise deserted medieval village of Chinting).

Seaford has a Conservation Area. The medieval undercroft known as The Crypt (Church Street), and the defensive Martello Tower (Esplanade) of c.1810 are Scheduled Monuments.

5.1.3 Historic building materials

Timber frame is restricted to 44-50 High Street, the one recognizably 17th-century building in historic Seaford itself, and reflects the lack of surviving pre-1700 buildings. Caen stone and flint rubble are used for the earlier buildings – St Leonard's church, St Peter's church (East Blatchington), and The Crypt, Church Street (here with sandstone vault ribs). Flint, or cobble, construction is also dominant amongst other early post-medieval buildings outside the centre of Seaford at the various buildings at Chyngton Farm, and is used in 19 of the 39 the buildings from 1700-1840, and at the undated (but probably 18th or 19th-century) listed walls. Brick is increasingly present in buildings from the 18th century onwards, although mathematical tile (two examples), weatherboard (three examples) and stucco (18 examples – mostly 19th century) are all used for facing.

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 6-13)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]
Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery
Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public
Farmstead/barn
Mill

Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]
Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water
Orchard
Market garden [inc. nursery]
Allotments
Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

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

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20th-century housing estate), different historic use of part of that area has been used as a basis for subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

This approach gives time-depth to the map-based character component of the Sussex EUS, and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 6-11) 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 Seaford (Maps 12 and 13)

Although Historic Character Types represent county-wide types, modern Seaford 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 *irregular historic plots* reflects the early importance of the town, albeit with relatively poor survival of identifiable areas of *regular burgage plots*, as a result of later medieval abandonment and post-medieval reorganization and expansion.

5.3 Historic Urban Character Areas (Map 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 Seaford combines five Historic Character Types that represent *regular burgage plots* and the *church/churchyard* dating from Period 5 (i.e. 1066-1149); *irregular historic plots* that date from Period 7 (1350-1499) to Period 9 (1600-99) as a result of re-use of the earlier regular burgage plots; and, again re-shaping the earlier urban landscape, a *suburb* from Period 11 (1800-40) and a *school* from Period 13 (1881-1913).

Combining this complexity into a single HUCA called *Church Street* 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) and waterways are kept separate as they frequently antedate surviving buildings or the known urban activity.

5.3.2 Archaeological potential

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

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

In assessing the likelihood of buried archaeology within areas in the towns there has been

consideration of the potential for archaeology 'buried', or hidden, within later buildings and structures, as well as that for below-ground features.

5.3.3 Historic Environment Value (Map 15)

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 Horsham District.

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 Seaford (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 Seaford's Historic Urban Character Areas (Map 15)

The following assessments of the Historic Urban Character Areas (HUCAs) of Seaford commence with those that make up the historic core. Inevitably, these assessments are more extensive than those that relate to recent

expansion of the town. HUCAs 11-13 sit outside the EUS study area, but are included here as they comprise areas of historic environment interest engulfed by the extensive expansion of the suburbs of Seaford in the 20th century. These HUCAs consist of the previously distinct medieval settlements of [East] Blatchington, Sutton, and Chinting (later Chington/Chyngton).

HUCA 1 Church Street (HEV 4)

HUCA 1 is in the centre of the medieval and modern town.

Today the frontages to Church Street and South Street are largely continuously built-up, with the exception of the churchyard. There are 22 listed buildings (25 Grade II; and one Grade I), of which one is Period 5 (1066-1149), one is Period 9 (17th century), seven are Period 10 (18th century) and 11 are Period 11 (1800-40). St Leonard's church (Grade I) is a large-scale Romanesque church (begun in the late 11th century, and modified c.1100-20 and again c.1200) largely built of Caen stone and dominating the northern part of this HUCA. The most remarkable secular building (scheduled rather than listed) is The Crypt – a late 13th-century vaulted undercroft set back from the west side of Church Street, formerly part of a commercial townhouse. It is now encapsulated within a protective modern building and used as a public exhibition space.

Burgage plots presumably dominated the area, but visible survival appears limited due to late medieval decline and later revival: the area between High Street and Church Lane is the most convincing.

The archaeological excavations in the town have been concentrated in this HUCA and have demonstrated that below-ground evidence of medieval plots and buildings survives, thus meaning that **archaeological potential** of this HUCA is high.

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

HUCA 1 has seen considerable change in the 20th century, in replacement of non-listed buildings (e.g. to build the Post Office), change of use (e.g. the conversion of part of the school to a surgery), and through street widening (especially at the junction of West Street and Church Street). The continuing commercial pressures on this area and the fact that the listed buildings and the scheduled monument 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 The Crouch (HEV 2)

HUCA 2 lies within the early medieval town, and at least partly remained occupied during the later medieval and post-medieval decline and subsequent revival.

Today the HUCA combines the continuously built-up commercial frontage of part of the High Street with a predominantly residential area to the south and east. There are five listed buildings (all Grade II) of which one is Period 9 (17th century), three are Period 10 (18th century), and one is Period 11 (1800-40). The earliest of these is a timber-framed building (44-50 High Street) later re-fronted with cobbles. There is also one unlisted building of local importance – the flint and brick The Forge, Crouch Lane, dating from the early 19th century. There are few obviously medieval boundaries surviving.

There has been significant post-1945 development especially between Crouch Lane and Crooked Lane, but elsewhere the **archaeological potential** of this HUCA is likely to be moderate: excavations just west of this HUCA (in HUCA 1 – see above) suggest survival despite late medieval and subsequent rebuilding.

The survival of a few post-medieval historic buildings; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

The combination of commercial pressures on the High Street and the scope for further infill development (or rebuilding of non-listed buildings), is countered by the modest Historic Environment Value and means that **vulnerability** is low. Internal and shop-front refitting of 44-50 High Street is perhaps the greatest threat.

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

HUCA 3 Broad Street (HEV 2)

HUCA 3 probably lies wholly within the early medieval town, but, if so, was largely abandoned so that as late as 1839 substantial parts were not built-up.

Today, the area is focused on Broad Street itself, the main shopping street in Seaford, and

includes other commercial areas such as Clinton Place, and the north side of part of the High Street. There is one listed building (Grade II), the brick and flint built late 19th-century Fitzgerald House, 1-14 Croft Lane – a former almshouse, now flats. Other 19th-century buildings such as the Congregational church (now styled United Reform church), Clinton Place (1877), and those on the north side of the High Street provide some additional architectural interest.

Few pre-1800 plots survive due to the abandonment of much of the HUCA to fields, although the areas east and west of the southern end of Broad Street do appear to retain some earlier property boundaries.

Considerable redevelopment, even of the areas already built-up in 1839, has occurred in the later 19th century and 20th centuries, suggesting that the **archaeological potential** of this HUCA is limited. Certainly, the only excavation in the area (at the rear of 33 Broad Street) was unproductive, but this was only a small trial trench.

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

HUCA 3 has seen considerable change in the 19th and 20th centuries, with creation of new roads (Clinton Place/Sutton Park Road). This is likely to continue in the form of replacement of unlisted buildings as a result of the commercial nature of most of the area. The modest Historic Environment Value of the area, however, means that **vulnerability** is low.

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

HUCA 4 Station (HEV 2)

HUCA 4 lies on the edge, if not outside, the medieval town, but near the centre of the modern town.

Today the HUCA comprises the railway station (a terminus) and adjacent buildings, many of a commercial nature. There are two listed buildings (both Grade II): the painted stucco railway station building itself of 1864; and 18th-century cobble-built 3-5 Blatchington Road (Twyn Cottage and Twyn House), until 1835 functioning as Seaford workhouse and possibly marking the site of the medieval hospital of St James. Almost no pre-1800 plots survive, as the area was almost entirely unoccupied as recently as 1839.

The 19th-century development associated with the building of the railway station, and the

subsequent post-1945 redevelopment of the former goods yard and sidings south of the station mean that the **archaeological potential** of this HUCA is limited, although the former workhouse site offers some potential.

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 low.

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

HUCA 5 Pelham Road (HEV 1)

HUCA 5 appears to lie wholly within the early medieval town, but was abandoned and as late as 1839 was not built-up.

Today, the area comprises commercial buildings on Dane Road (opposite the station) that include a modern superstore, and housing along Pelham Road and Green Lane. There are no listed buildings, but some architectural interest is provided by the late 19th-century stuccoed bank on the corner of Pelham Road and Dane Road and the contemporary, and similarly styled, terrace of 1-10 Pelham Road. There are no pre-1800 plots.

Archaeological excavations nearby in HUCA 1 suggest that medieval deposits may have survived 19th and 20th-century revival, but the density (and in some cases repeated nature) of redevelopment is such that the **archaeological potential** of this HUCA is likely to be limited.

The lack of many historic buildings and plots; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 1.

Although there has been significant recent redevelopment, the modest Historic Environment Value of the HUCA means that the **vulnerability** is low.

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

HUCA 6 Esplanade (HEV 1)

HUCA 6 lies wholly south of the medieval town, and was virtually unoccupied as late as the 1870s. The area was developed over waste partly representing the former line of the River Ouse (before relocated to an outfall at Newhaven in the 16th century), as a seaside development spearheaded by the now lost

Assembly Rooms and the Esplanade Hotel. There are no listed buildings or early plots.

Although there is potential for geoarchaeological study of the evolving shoreline and the former outfall of the River Ouse, the lack of previous known occupation and the density of development (excepting the beach) means that the **archaeological potential** of this HUCA is limited.

The lack of historic buildings and plots; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 1.

Although there has been substantial late 20th-century redevelopment, the modest Historic Environment Value of the HUCA means that the **vulnerability** is low.

Research questions especially relevant to this HUCA relate to the location of the river (RQ9).

HUCA 7 Corsica Hall (HEV 2)

HUCA 7 almost certainly lies wholly south-east of the medieval town, and was virtually unoccupied as late as c.1800, when the substantial house and park of Corsica Hall was created.

Today, the informal parkland has in part been given over to late 19th and 20th-century suburban ribbon development along Cricketfield Road, and part absorbed within the grounds of adjacent Seaford Head Community College. Corsica Hall itself (Grade II) is the only listed building in the HUCA, and retains its c.1800 stucco Neoclassical form, albeit extended: it is (in 2005) unused. To the north of Steyne Road, the late 19th-century flint and brick National School survives, also part of Seaford Head Community College.

The location outside the medieval and post-medieval town and the absence of any known archaeology in the area means that the **archaeological potential** of this HUCA is likely to be limited.

The single substantial historic building, and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

The significant redevelopment of the former private residence and park of Corsica Hall and its current (2005) abandoned and boarded-up state mean that **vulnerability** is high. The most obvious threats are to the survival of the c.1800 listed building itself, possible conversion and subdivision, and the redevelopment of the surrounding land.

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

HUCA 8 Martello Tower (HEV 2)

HUCA 8 lies wholly south-east of the medieval town, and was unoccupied until Seaford Martello Tower was finished in 1810, the last to be built and the westernmost of the Sussex and Kent line that stretched from Folkestone. Part of the HUCA overlies the likely line of the former outfall of the River Ouse before it was relocated to Newhaven in the 16th century.

Today, the area comprises the Martello Tower (now Seaford Museum) and the adjacent beach and field to the north. The brick-built Martello Tower is a Scheduled Monument and also a listed building – somewhat surprisingly only Grade II.

Although there is potential for geoarchaeological study of the evolving shoreline and the former outfall of the River Ouse, the lack of previous known occupation means that the **archaeological potential** of this HUCA is limited.

The single and accessible Scheduled Monument/historic building, and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

Although there has been no significant recent redevelopment, the open nature of much of the HUCA means that **vulnerability** is medium. Perhaps the greatest threats are to the hitherto isolated setting of the Martello Tower and to the open nature of the land to the north.

Research questions especially relevant to this HUCA relate to the location of the river (RQ9).

HUCA 9 Steyne Road (HEV 1)

HUCA 9 appears to lie mostly south of the early medieval town, but probably includes the area occupied by quays and wharfs. The current built-up area was developed over waste partly representing the former line of the River Ouse (before relocated to an outfall at Newhaven in the 16th century), as a seaside development spearheaded by 19th-century development on what is now the Esplanade (HUCA 6). Today, the area is dominated by residential development comprising houses and blocks of flats. There are no listed buildings or early plots, but some architectural interest is provided by the Methodist church, Steyne Road (1894) and by the adjacent mid 20th-century Kemp Bros. garage.

Archaeological excavations along Steyne Road suggest that medieval deposits have survived the 19th and, especially, 20th-century development, though these are likely to be concentrated along the northern edge of the HUCA. To the south of this there is potential for geoarchaeological study the former line of the River Ouse. This suggests that the **archaeological potential** of parts of this HUCA is moderate, but otherwise limited.

The lack of historic buildings and plots, and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 1.

Although there has been significant recent redevelopment, the modest Historic Environment Value of the HUCA means that the **vulnerability** is low.

Research questions especially relevant to this HUCA relate to the location of the quay and river (RQ9).

HUCA 10 East Blatchington [an area of interest outside historic Seaford] (HEV 3)

HUCA 10 comprises the small medieval village of East Blatchington, engulfed by the 20th-century suburban expansion of nearby Seaford.

Today the HUCA is a residential suburb. There are nine listed buildings or structures (eight Grade II; and one Grade II*), of which one is Period 5 (1066-1149), one is Period 9 (17th century), two are Period 10 (18th century) and three are Period 11 (1800-40). Two undated flint walls probably date to the 18th or 19th centuries. St Peter's church (Grade II*) is a modest medieval parish church (begun in the 12th century, and expanded in the 13th century with the surviving west tower, chancel, and a – later removed – south aisle). The church is largely of flint (with some ashlar) as are most of the other historic buildings, including the 18th-century former Star Inn (Grade II), now a private residence. Many of the plot boundaries are pre-1800.

Although there have been no recorded archaeological excavations in the former village, the lack of redevelopment within most of the historic plots suggests that the **archaeological potential** of this HUCA is moderate.

The survival of medieval and, especially, post-medieval buildings, and some early plot boundaries; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 10 has seen considerable change in the 20th century in its conversion from small

detached village to forming part of the large suburbs of Seaford. Within the HUCA itself this has resulted in the demolition of Blatchington Court (a substantial house, latterly a school, immediately west of the church) in 1992, and the subsequent residential redevelopment. Similar replacement of especially unlisted buildings and infill within larger gardens is possible and means that the **vulnerability** of the HUCA is high.

Research questions especially relevant to this HUCA relate to settlements adjacent to Seaford (RQ14, RQ17).

HUCA 11 Sutton [an area of interest outside historic Seaford] (HEV 2)

HUCA 11 comprises the site of the deserted medieval village of Sutton, engulfed by the 20th-century suburban expansion of nearby Seaford. This redevelopment partly removed the small cluster of remaining farm buildings that survived into the 19th century, some being re-used in the present housing.

Today the HUCA is a residential suburb and a school. There is one listed building, stuccoed Sutton Place (Grade II), built c.1840 as a direct successor to an earlier house.

Although the former settlement included buried remains of a church or chapel precisely located on historic large-scale Ordnance Survey maps until c.1939, the density of redevelopment suggests that the **archaeological potential** of this HUCA is limited.

The survival of post-medieval minor former farm buildings and Sutton Place (now styled Newlands Manor); and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 11 has seen dramatic change in the 20th century in its conversion from a cluster of buildings representing a deserted, or shrunken, medieval settlement to forming part of the large suburbs of Seaford. Within the HUCA itself this has resulted in major residential redevelopment. Similar replacement of remaining minor unlisted buildings and infill within larger gardens is possible and means that the **vulnerability** of the HUCA is medium, especially to any surviving archaeology.

Research questions especially relevant to this HUCA relate to settlements adjacent to Seaford (RQ14, RQ17).

HUCA 12 Chyngton [area of interest outside historic Seaford] (HEV 2)

HUCA 12 comprises the shrunken medieval village of Chyngton (sometimes conflated with ‘Poyning’s Town’ – an implausible hypothesis for the temporary relocation of Seaford here in the 14th century), engulfed by the 20th-century suburban expansion of nearby Seaford. This redevelopment, and changes in agriculture, have led to the partial residential conversion of Chyngton Farm – since the early 17th century the only surviving element of the earlier village.

Today the HUCA is part residential suburb and part working farm. There are eight listed buildings (all Grade II), of which one is Period 6 (1150-1349), one is Period 9 (17th century), four are Period 10 (18th century), and two are Period 11 (1800-40). Chyngton House is the earliest of these, and has been dated to Period 6 on the basis of reputed 13th-century features, despite its otherwise 18th-century character. All the buildings are of flint and form an extensive farm complex, including a dovecote (17th century), barn, cowshed and outbuildings: all these historic parts of the farm have been converted to residential non-agricultural use.

The density of redevelopment suggests that the **archaeological potential** of this HUCA is limited.

The survival of medieval and post-medieval former farm buildings, and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 11 has seen dramatic change in the 20th century in its conversion from a farmstead (itself

representing a deserted, or shrunken, medieval settlement) to forming part of the large suburbs of Seaford. Within the HUCA itself this has resulted in major residential redevelopment and conversion of all historic farm buildings. Although there is little scope for further development, alterations to the buildings and garden landscaping could impact on the listed buildings and any buried archaeology, meaning that **vulnerability** of the HUCA is medium.

Research questions especially relevant to this HUCA relate to settlements adjacent to Seaford (RQ14, RQ17).

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

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 Seaford				
<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 Regular burgage plots Irregular historic plots School/college Suburb	1. Church Street	High	4	High
Irregular historic plots Informal parkland Public Suburb	2. The Crouch	Moderate	2	Low
Irregular historic plots Retail and commercial Suburb	3. Broad Street	Limited	2	Low
Irregular historic plots Station, sidings and track Retail and commercial Public Suburb	4. Station	Limited	2	Low
Retail and commercial Utility Suburb	5. Pelham Road	Limited	1	Low
Beach/cliffs Seafront Suburb	6. Esplanade	Limited	1	Low
School/college Suburb	7. Corsica Hall	Limited	2	High
Other fortification Informal parkland Beach/cliffs Seafront Utility	8. Martello Tower	Limited	2	Medium
Public Retail and commercial Suburb	9. Steyne Road	Moderate (in parts, otherwise limited)	1	Low
N/A – outside the EUS area of historic Seaford	10. East Blatchington	Moderate	3	High
N/A – outside the EUS area of historic Seaford	11. Sutton	Limited	2	Medium
N/A – outside the EUS area of historic Seaford	12. Chington	Limited	2	Medium

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

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 Seaford 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 and date of the first church of St Leonard?

RQ3: What evidence is there for the unplanned development of Seaford as a consequence of trade?

RQ4: What was the extent, form, and economic nature of the earliest settlement at Seaford?

6.3 Early medieval town

Archaeological excavations have yet to locate the extent of the town or the quay:

RQ5: What was the extent of the town in the 11th and 12th centuries, and to what degree did it change over this period?

RQ6: 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?

RQ7: What different economic zones were there during this period, and how did they change?

RQ8: What was the form of the church during, and as a result of, its 12th-century and c.1200 modifications?

RQ9: What was the location and form of the port (and river), and what was the nature of the seaborne trade?

RQ10: What evidence is there for the economy of the town, especially with regard to its relationship with Lewes?

RQ11: To what degree was multiple lordship reflected in the topography and the socio-economic structure of the town?

6.4 Later medieval town

RQ12: How severe was the decline of the town in the 14th century, and what long-term impact did this, and the nature of the revival, have on its economic basis and its topography and buildings?

RQ13: What different zones (e.g. social differentiation, or types of activity: especially consider industry), were there during this period, and how did they change?

RQ14: What was the nature of the adjacent settlements of Blatchington, Sutton, and Chinting, and how did their economy relate to that of Seaford?

6.5 Post-medieval town

RQ15: What different zones (e.g. social differentiation, or types of activity), were there during this period, and how did they change?

RQ16: How did the creation of Newhaven and the loss of the port at Seaford change the economic basis, and the topography and buildings of the town?

RQ17: What was the nature of the adjacent settlements of Blatchington, Sutton, and Chinting, and how did their economy relate to that of Seaford?

7 Notes

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

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

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

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

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

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

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

³ Pelham, R. A., 'The exportation of wool from Sussex in the late thirteenth century', *SAC* 74 (1933), 131-9; Pelham, R. A., 'The distribution of wool merchants in Sussex in 1296', *SNQ* 4 (1933), 161-3; Pelham, R. A., 'Further evidence of the distribution of wealth in mediæval Sussex', *SNQ* 5 (1935), 18-19; Pelham, R. A., 'Sussex wool ports in the 13th century: 3 - Seaford', *SNQ* 5 (1935), 166-171.

⁴ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 189-212.

⁵ Combes, P., 'Bishopstone: a pre-Conquest minster church', *SAC* 140 (2002), 49-56.

⁶ Freke, D. J., 'Excavations in Church Street, Seaford 1976', *SAC* 116 (1978), 199-224; Brothwell, D., 'Notes on the Mammal Remains in Medieval Pits and Well at Seaford Church Street, 1976', *SAC* 117 (1979), 231-3.

⁷ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 189-212.

⁸ Stevens, S., 'Excavations at 1-3 High Street, Seaford, East Sussex', *SAC* 142 (2004), 79-92.

⁹ Freke, D. J., 'Excavations in Steyne Road, Seaford 1977', *SAC* 117 (1979), 233-4.

¹⁰ Freke, D., & Rudling, D., 'Recent archaeological trial trenching in Seaford, Sussex', *SAC* 121 (1983), 209-11.

¹¹ *Ibid.*

¹² Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 189-212.

¹³ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937).

¹⁴ 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.

¹⁵ Bates, M., 'Geoarchaeological Assessment', in Dunkin, D., *An Archaeological Assessment (Stage 1) of the Proposed Newhaven Harbour Link Road and Associated Developments, Newhaven, East Sussex* (unpub. Archaeology South-East project no. 776, 1998), 26-35.

¹⁶ Robinson, D. A., & Williams, R. B. G., 'The landforms of Sussex', in Geographical Editorial Committee of the University of Sussex (eds.), *Sussex: Environment, Landscape and Society* (1983), 33-49, at 43-5.

¹⁷ Brent, C., *Georgian Lewes 1714-1830* (1993), 21-2.

¹⁸ Farrant, J., 'Growth of Communications 1840-1914', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 80-1.

¹⁹ Margary, I. D., *Roman Ways in the Weald* (1948), 193-6.

²⁰ Smith, V. G., 'Iron Age and Romano-British Site at Seaford', *SAC* 80 (1939), 293-305; Holgate, R., 'Excavations in Seaford, 1985', *SAC* 124 (1986), 254-6.

²¹ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 189-212, at 189. Previously, Martin Bell expressed a similar view, although was less dismissive of the apparent reference to Seaford in the account of the translation of St Leofwynn: Bell, M., 'Excavations at Bishopstone', *SAC* 115 (1977), 245, n. 1

²² Blair, J., 'The historical evidence for Bishopstone as a minster', in Thomas, G., *Bishopstone: the landscape and settlement of a reclaimed tidal inlet* (project design for an archaeological survey, January 2002: http://www.sussexpast.co.uk/research/page.php?sp_page_id=40).

²³ Brent, C., *Pre-Georgian Lewes* (2004), 123.

²⁴ Pers. comm. Pamela Combes in Whittick, C., 'Cartographic and documentary sources', in *Lewes Riverside: a report on the historical and archaeological significance of the Lower High Street and Cliffe High Street area* (unpubl. report, The Conservation Studio, February 2002), vol. 2, no pagination.

²⁵ Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 1', *SRS* 38 (1932), 7-9.

²⁶ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 189. Martin Bell also overlooked the correction in his discussion of the early documentary evidence for Seaford: Bell, M., 'Excavations at Bishopstone', *SAC* 115 (1977), 245.

²⁷ Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 2', *SRS* 40 (1934), xxiii.

²⁸ Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 1', *SRS* 38 (1932), 177.

²⁹ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 189.

³⁰ Pers. comm. Dr Mark Gardiner, The Queen's University of Belfast.

³¹ Thompson, K., 'Lords, castellans, constables and dowagers: the Rape of Pevensey from the 11th to the 13th century', *SAC* 135 (1997), 209-20, at 220, n. 97; Brent, C., *Pre-Georgian Lewes* (2004), 136. NB figures have been rounded to the nearest pound.

³² Salzman, L. F., 'Religious Houses', in Page, W. (ed.), *Victoria County History* 2 (1907), 105-6.

- ³³ Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 1', *SRS* 38 (1932), 177.
- ³⁴ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 190.
- ³⁵ Combes, P., 'Bishopstone: a pre-Conquest minster church', *SAC* 140 (2002), 49-56.
- ³⁶ Pers. comm. Dr Mark Gardiner, The Queen's University of Belfast.
- ³⁷ Other, arguably less reliable, sources prefer Shoreham: Page, W. (ed.), *Victoria County History* 2 (1907), 129.
- ³⁸ Thompson, K., 'Lords, castellans, constables and dowagers: the Rape of Pevensey from the 11th to the 13th century', *SAC* 135 (1997), 209-20, at 214-5.
- ³⁹ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 190.
- ⁴⁰ Pelham, R. A., 'The exportation of wool from Sussex in the late thirteenth century', *SAC* 74 (1933), 131-9; Pelham, R. A., 'The distribution of wool merchants in Sussex in 1296', *SNQ* 4 (1933), 161-3; Pelham, R. A., 'Further evidence of the distribution of wealth in mediæval Sussex', *SNQ* 5 (1935), 18-19; Pelham, R. A., 'Sussex wool ports in the 13th century: 3 - Seaford', *SNQ* 5 (1935), 166-171.
- ⁴¹ Brent, C., *Pre-Georgian Lewes* (2004), 123 & 135.
- ⁴² Page, W. (ed.), *Victoria County History* 2 (1907), 130.
- ⁴³ Lower, M. A., 'Further memorials of Seaford', *SAC* 17 (1865), 141-63, at 145-6; Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 40-1 & 51.
- ⁴⁴ Sylvester, D., 'The development of Winchelsea and its maritime economy', in Martin, D. & B., *New Winchelsea, Sussex: a medieval port town* (2004), 13-14.
- ⁴⁵ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 41. If Taylor's source is reliable, this combination of 80 mariners and five ships suggests that they were extremely small vessels for the period.
- ⁴⁶ Bleach, J. & Gardiner, M., 'Medieval Markets and Ports', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 42-3.
- ⁴⁷ Salzman, L. F., 'Religious Houses', in Page, W. (ed.), *Victoria County History* 2 (1907), 105.
- ⁴⁸ Lower, M. A., 'Further memorials of Seaford', *SAC* 17 (1865), 141-63, at 145-6; Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 40.
- ⁴⁹ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 190.
- ⁵⁰ Salzman, L. F., (ed.), 'The chartulary of the priory of St. Pancras of Lewes: Part 1', *SRS* 38 (1932), 180.
- ⁵¹ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 41-2; Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 191-2.
- ⁵² Salzman, L. F., 'Religious Houses', in Page, W. (ed.), *Victoria County History* 2 (1907), 106.
- ⁵³ Lower, M. A., 'Memorials of the Town, Parish and Cinque Port of Seaford, Historical and Antiquarian', *SAC* 7 (1854), 73-150, at 84; and Lower, M. A. & Cooper, W. D., 'Further Memorials of Seaford', *SAC* 17 (1865), 141-63, at 162. This idea was accepted then subsequently refuted by G. R. Burleigh: Burleigh, G. R., 'An Introduction to Deserted Medieval Villages in East Sussex', *SAC* 111 (1973), 45-83, at 73-5; Burleigh, G. R., 'Further Notes on Deserted and Shrunken Medieval Villages in Sussex', *SAC* 114 (1976), 61-8, at 65. The Poyning's Town theory has continued to be perpetuated since: e.g. Odam, J., *Bygone Seaford* (1990): no pagination.
- ⁵⁴ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 190-1.
- ⁵⁵ Sylvester, D., 'The development of Winchelsea and its maritime economy', in Martin, D. & B., *New Winchelsea, Sussex: a medieval port town* (2004), 18.
- ⁵⁶ Brent, C., *Pre-Georgian Lewes* (2004), 150.
- ⁵⁷ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 192.
- ⁵⁸ Ibid.
- ⁵⁹ Brent, C., *Pre-Georgian Lewes* (2004), 180.
- ⁶⁰ Brandon, P. F., 'The Origin of Newhaven and the Drainage of the Lewes and Laughton Levels', *SAC* 109 (1971), 94-106; Farrant, J. H., 'The evolution of Newhaven harbour and the Lower Ouse before 1800', *SAC* 110 (1972), 44-60; Woodcock, A., 'The Archaeological implications of coastal change in Sussex', in Rudling, D., (ed.), *The Archaeology of Sussex to AD2000* (2003), 1-16, at 9-10.
- ⁶¹ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 52.
- ⁶² Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', *SAC* 133 (1995), 191-2.
- ⁶³ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 51.
- ⁶⁴ Lower, M. A., *A Survey of the Coast of Sussex made in 1587* (1870): no pagination.
- ⁶⁵ Brent, C. E., 'Rural Employment and Population in Sussex Between 1550 and 1640', *SAC* 114 (1976), 27-48, at 31.
- ⁶⁶ Farrant, J. H., 'The seaborne trade of Sussex 1720-1845', *SAC* 114 (1976), 97-120, at 112.
- ⁶⁷ Farrant, S., 'The early growth of the seaside resorts c.1750 to 1840', in Geographical Editorial Committee of the University of Sussex (eds.), *Sussex: Environment, Landscape and Society* (1983), 208-20, at 215.
- ⁶⁸ Cornwall, J. (ed.), 'The Lay Subsidy Rolls for the County of Sussex 1524-25', *SRS* 56 (1956).
- ⁶⁹ Brent, C. E., 'Urban Employment and Population in Sussex Between 1550 and 1660', *SAC* 113 (1975), 35-50, at 36; Ford, W. K. (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78, 180. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676), 275% for adult males (1577), and 450% for families (1565, 1620 and 1724).
- ⁷⁰ Salzman, L. F., 'Religious Houses', in Page, W. (ed.), *Victoria County History* 2 (1907), 105-6.
- ⁷¹ McCann, T., 'Religious Observance in the 17th Century', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 56-7
- ⁷² Ford, W. K. (ed.), 'Chichester Diocesan Surveys 1686 and 1724', *SRS* 78, 180.
- ⁷³ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960* (2004), 49.
- ⁷⁴ Childs, R., 'Parliamentary Representation', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 72-

3. The returning of MPs from Seaford had lapsed between c.1400 and 1641.

⁷⁵ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 54.

⁷⁶ Odam, J., *Bygone Seaford* (1990): no pagination.

⁷⁷ Wells, R., 'The Poor Law 1700-1900', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 70-1; Morrison, K., *The Workhouse: A Study of Poor-Law Buildings in England* (1999), 80-1.

⁷⁸ Lower, M. A., *A Survey of the Coast of Sussex made in 1587* (1870): no pagination.

⁷⁹ Woodburn, B., 'Fortifications and Defensive Works 1500-1900', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 102-3.

⁸⁰ Goodwin, J. E., *Fortification of the South Coast: The Pevensey, Eastbourne and Newhaven Defences 1750-1945* (1994), 2.

⁸¹ Goodwin, J. E., *Fortification of the South Coast: The Pevensey, Eastbourne and Newhaven Defences 1750-1945* (1994), 7.

⁸² Clements, W. H., *Towers of Strength: The Story of the Martello Towers* (1999), 15-16.

⁸³ *Ibid.*, 167.

⁸⁴ Longstaff-Tyrrell, P., *The Seaford Mutiny* (2001).

⁸⁵ Odam, J., *Bygone Seaford* (1990): no pagination; Lowerson, J., 'Resorts, ports and "sleepy hollows": Sussex towns 1840-1940', in Geographical Editorial Committee of the University of Sussex (eds.), *Sussex: Environment, Landscape and Society* (1983), 221-34, at 222 & 225; Brandon, P., & Short, B., *The South East from AD 1000* (1990), 298-300.

⁸⁶ Brandon, P., & Short, B., *The South East from AD 1000* (1990), 298; Odam, J., *Bygone Seaford* (1990), Fig. 10.

⁸⁷ Boughton, S., & Hardman, K., 'Population Change 1951-2001', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 120-1.

⁸⁸ 2001 census data.

⁸⁹ *Ibid.*; Gray, F., 'Population Change 1911-1951', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 114-15.

⁹⁰ Linsell, R., & Skues, V., *The Parish and Church of St Peter East Blatchington* (church guide, 2004), 4.

⁹¹ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960* (2004), 48-9.

⁹² Odam, J., *Bygone Seaford* (1990), unpaginated.

⁹³ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937).

⁹⁴ Pevsner, N., in Nairn, I., & Pevsner, N., *The Buildings of England: Sussex* (1965), 482-3.

⁹⁵ A recent survey of the undercroft dated it rather improbably to the mid-13th century, but without any apparent analysis of the chronologically diagnostic features: Martin, D. and B., 'The standing remains', in Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', SAC 133 (1995), 197-9.

⁹⁶ 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 48-9.

⁹⁷ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', SAC 133 (1995), 211.

⁹⁸ 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; Harris, R. B., *The Origins and Development of English Medieval Townhouses Operating Commercially on Two Storeys* (unpub. University of Oxford D.Phil thesis, 1994), 214-47.

⁹⁹ Martin, D. and B., 'The standing remains', in Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', SAC 133 (1995), 199.

¹⁰⁰ English Heritage listed building description: no. 292601 (last updated 14.7.1975).

¹⁰¹ Stevens, S., 'Excavations at 1-3 High Street, Seaford, East Sussex', SAC 142 (2004), 79-92.

¹⁰² Freke, D. J., 'Excavations in Church Street, Seaford 1976', SAC 116 (1978), 199-224.

¹⁰³ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', SAC 133 (1995), 189-212.

¹⁰⁴ Freke, D. J., 'Excavations in Steyne Road, Seaford 1977', SAC 117 (1979), 233-4.

¹⁰⁵ Freke, D., & Rudling, D., 'Recent archaeological trial trenching in Seaford, Sussex', SAC 121 (1983), 209-11.

¹⁰⁶ *Ibid.*

¹⁰⁷ Pers. comm. Mark Gardiner.

¹⁰⁸ Freke, D. J., 'Excavations in Church Street, Seaford 1976', SAC 116 (1978), 203-4.

¹⁰⁹ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', SAC 133 (1995), 203.

¹¹⁰ *Ibid.*, 189-91.

¹¹¹ Lower, M. A., 'The Hospital of Lepers at Seaford', SAC 12, 112-16, at 112.

¹¹² Lower, M. A., 'Memorials of the Town, Parish and Cinque Port of Seaford, Historical and Antiquarian', SAC 7 (1854), 84.

¹¹³ Derived from 21 taxpayers: Lower, M. A. & Cooper, W. D., 'Further Memorials of Seaford', SAC 17 (1865), 141-63, at 162.

¹¹⁴ Burleigh, G. R., 'Further Notes on Deserted and Shrunken Medieval Villages in Sussex', SAC 114 (1976), 65.

¹¹⁵ Lower, M. A., *Memorials of Seaford* (1855), 53-4.

¹¹⁶ E.g. Lower, M. A., *Memorials of Seaford* (1855), 52-3.

¹¹⁷ Longstaff-Tyrrell, P., *The Seaford Mutiny* (2001), 7.

¹¹⁸ Brent, C., *Georgian Lewes* (1993), 51.

¹¹⁹ Note that, although shown on what is titled 'Yeakell and Gardner's Map of Sussex (1783)' in Brent, C., *Georgian Lewes* (1993), 4, this map is in fact the Ordnance Survey Old Series one-inch map published in 1813.

¹²⁰ Brent, C., *Georgian Lewes* (1993), 56-7.

¹²¹ Taylor, J. G., *The parish church of St Leonard, Seaford* (1937), 56-7.

¹²² Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960* (2004), 49.

¹²³ Gardiner, M., 'Aspects of the history and archaeology of medieval Seaford', SAC 133 (1995), 189-212.

¹²⁴ Goodwin, J. E., *Fortification of the South Coast: The Pevensey, Eastbourne and Newhaven Defences 1750-1945* (1994), 2.

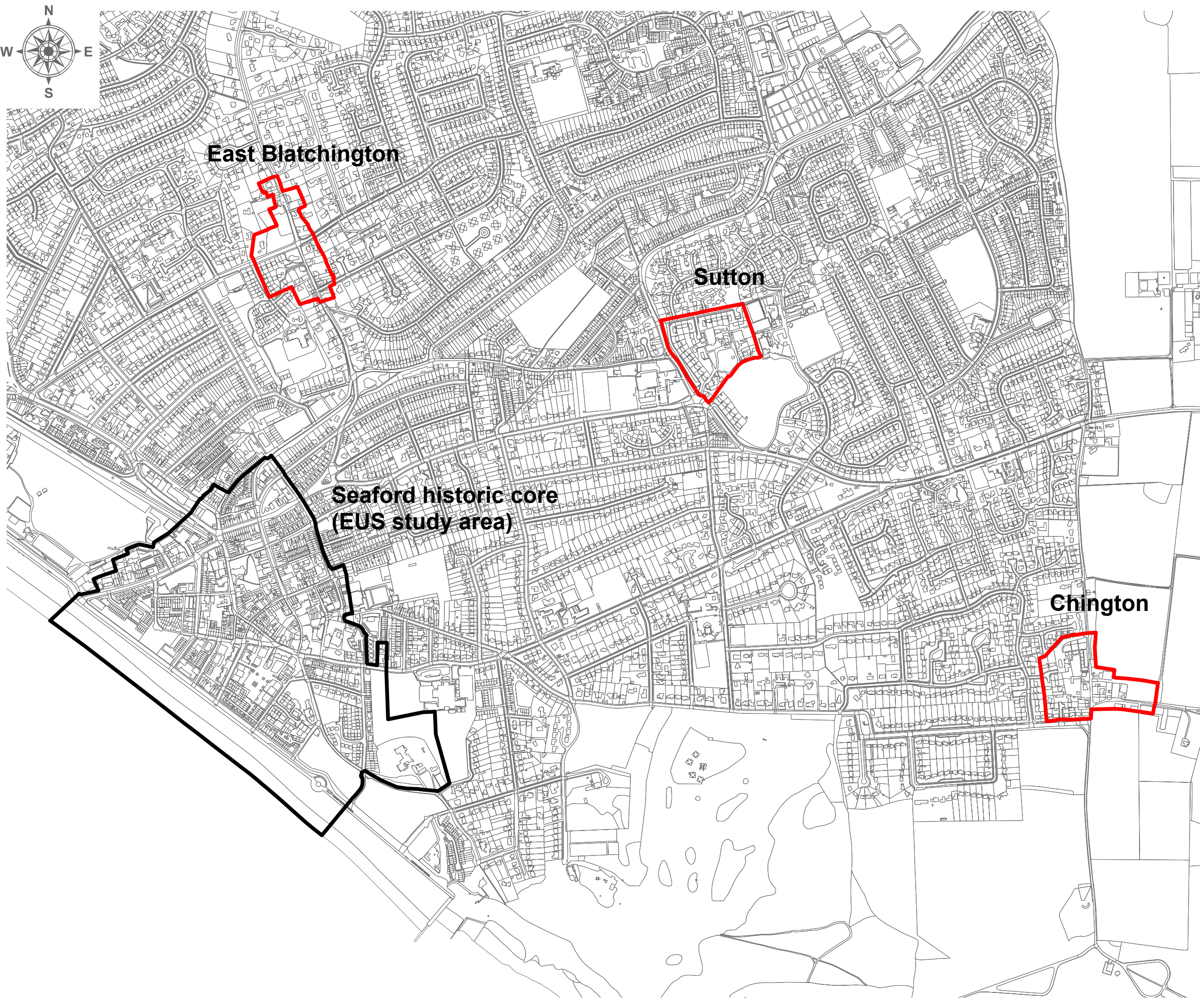
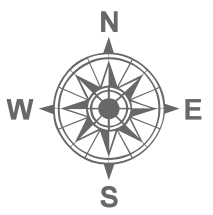
¹²⁵ Brandon, P., & Short, B., *The South East from AD 1000* (1990), 104-6.

¹²⁶ Burleigh, G. R., 'Further Notes on Deserted and Shrunken Medieval Villages in Sussex', SAC 114 (1976), 67-8; East Sussex Historic Environment Record ref. TV 49 NE7 – ES1693.

¹²⁷ Burleigh, G. R., 'Further Notes on Deserted and Shrunken Medieval Villages in Sussex', SAC 114 (1976), 65.

¹²⁸ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c. 1760 and c. 1960* (2004), 48-9.

¹²⁹ 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.



East Blatchington

Sutton

**Seaford historic core
(EUS study area)**

Chington

Sussex EUS





ENGLISH HERITAGE

SEAFORD MAP 1

**Extent of Seaford
EUS study area**

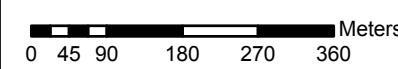
**Note: three areas
outside the study area
also have historic
value and are referred
to in the report. These
comprise:
East Blatchington
Sutton
Chington**

KEY

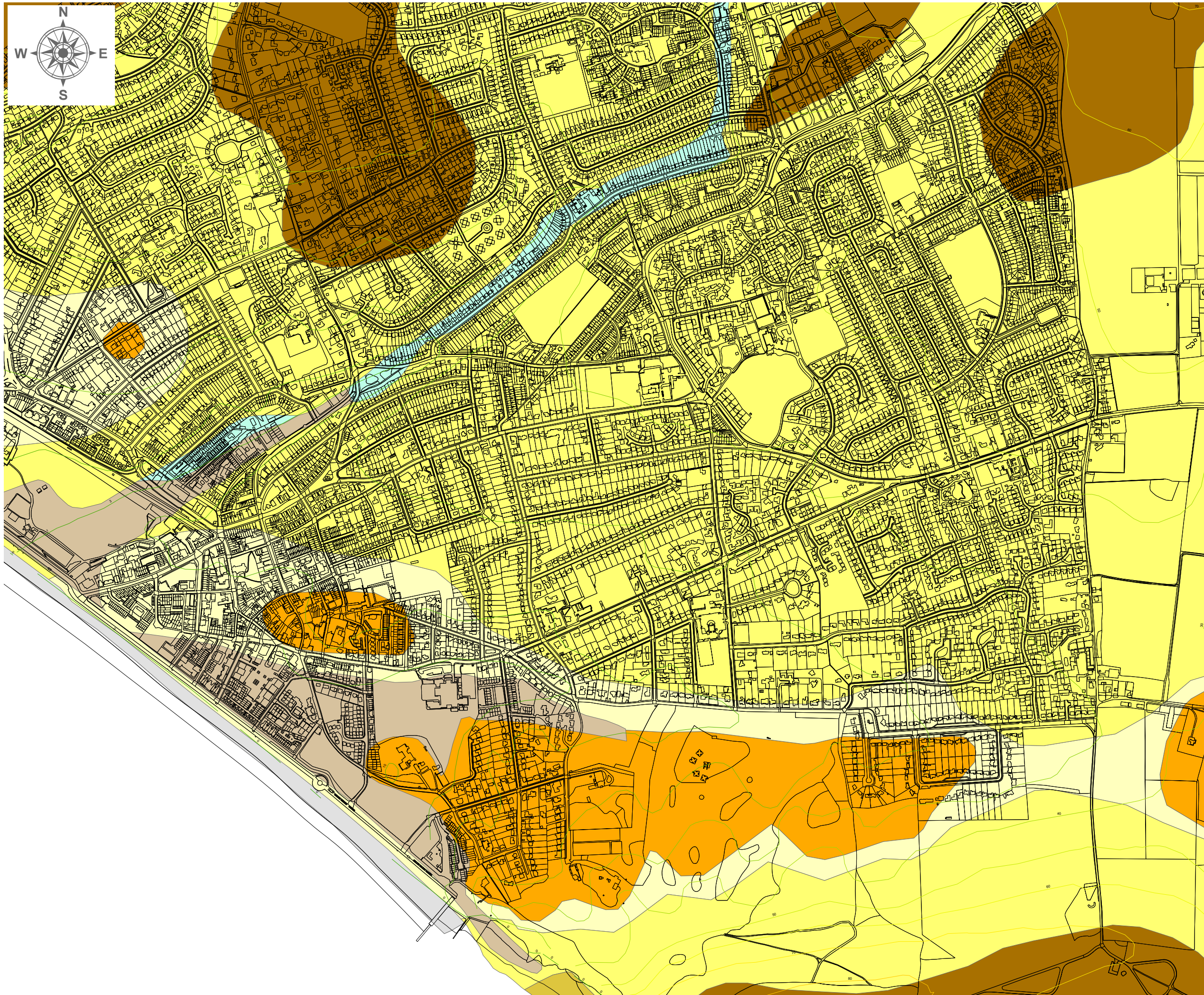
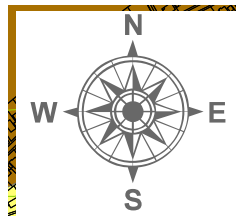
-  EUS_boundary
-  EUS_area_of_interest

**EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
March 2005**

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Sussex EUS



ENGLISH HERITAGE

SEAFORD MAP 2

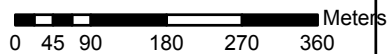
Solid and drift geology,
with 10m contours

KEY

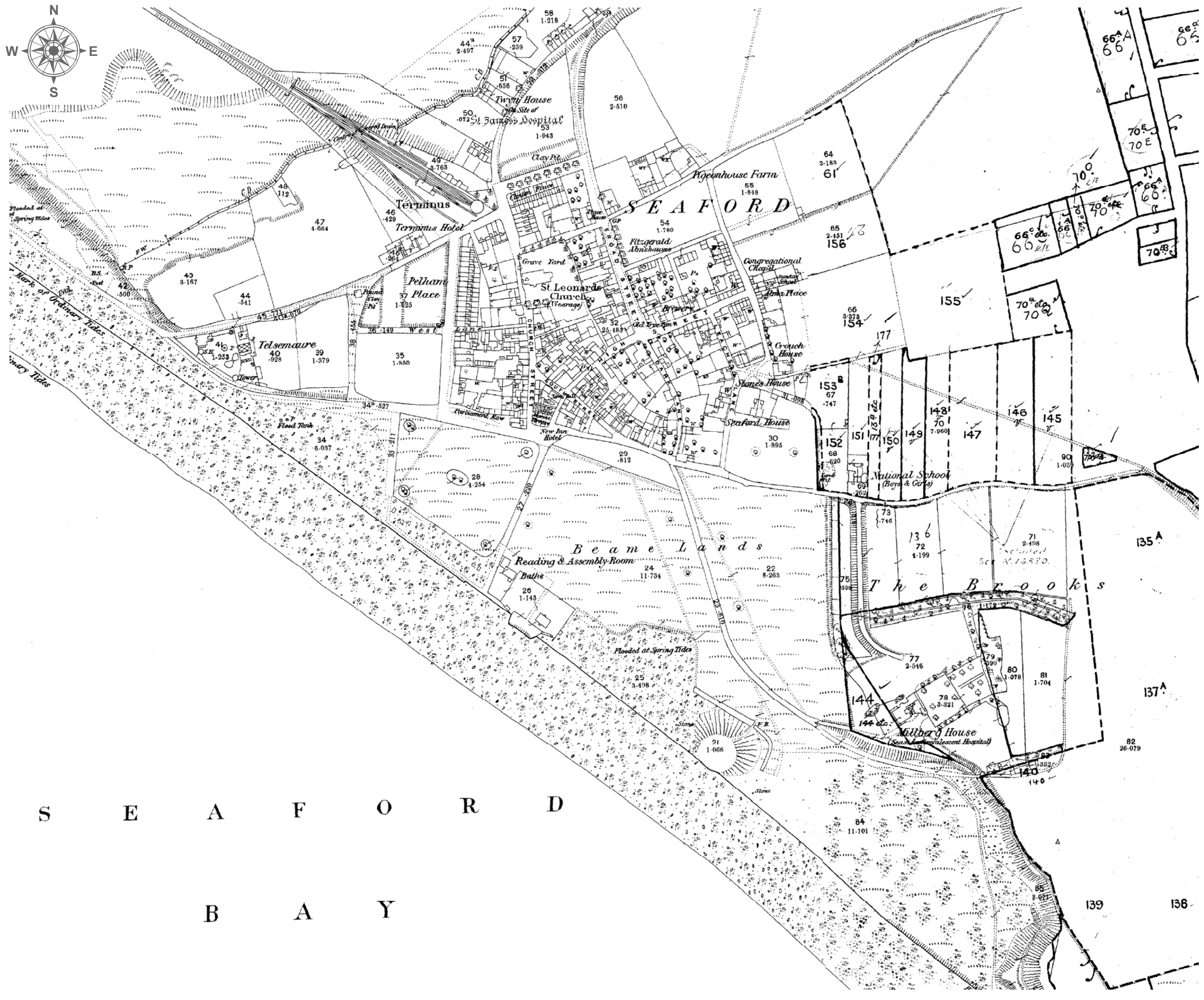
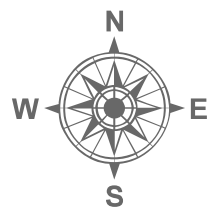
- Drift geology**
- ALLUVIUM
 - BEACH AND TIDAL FLAT DEPOSITS
 - CLAY-WITH-FLINTS
 - HEAD (UNDIFFERENTIATED)
- Solid geology**
- CULVER CHALK FORMATION
 - LAMBETH GROUP
 - NEWHAVEN CHALK FORMATION
 - SEAFORD CHALK FORMATION

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December 2004

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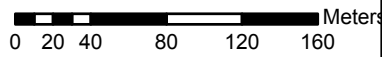


ENGLISH HERITAGE

SEAFORD MAP 3
Ordnance Survey
1st Series 25" (1873)

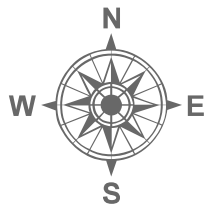
EUS research and mapping:
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March 2005

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S E A F O R D
B A Y



Sussex EUS



ENGLISH HERITAGE

SEAFORD MAP 4

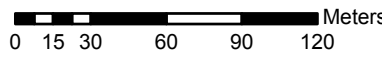
Historic buildings and Scheduled Monuments in the EUS study area. NB Grades of listed buildings are shown. No grade means that the building is not listed, but has significant historical value as determined by the Sussex EUS.

KEY

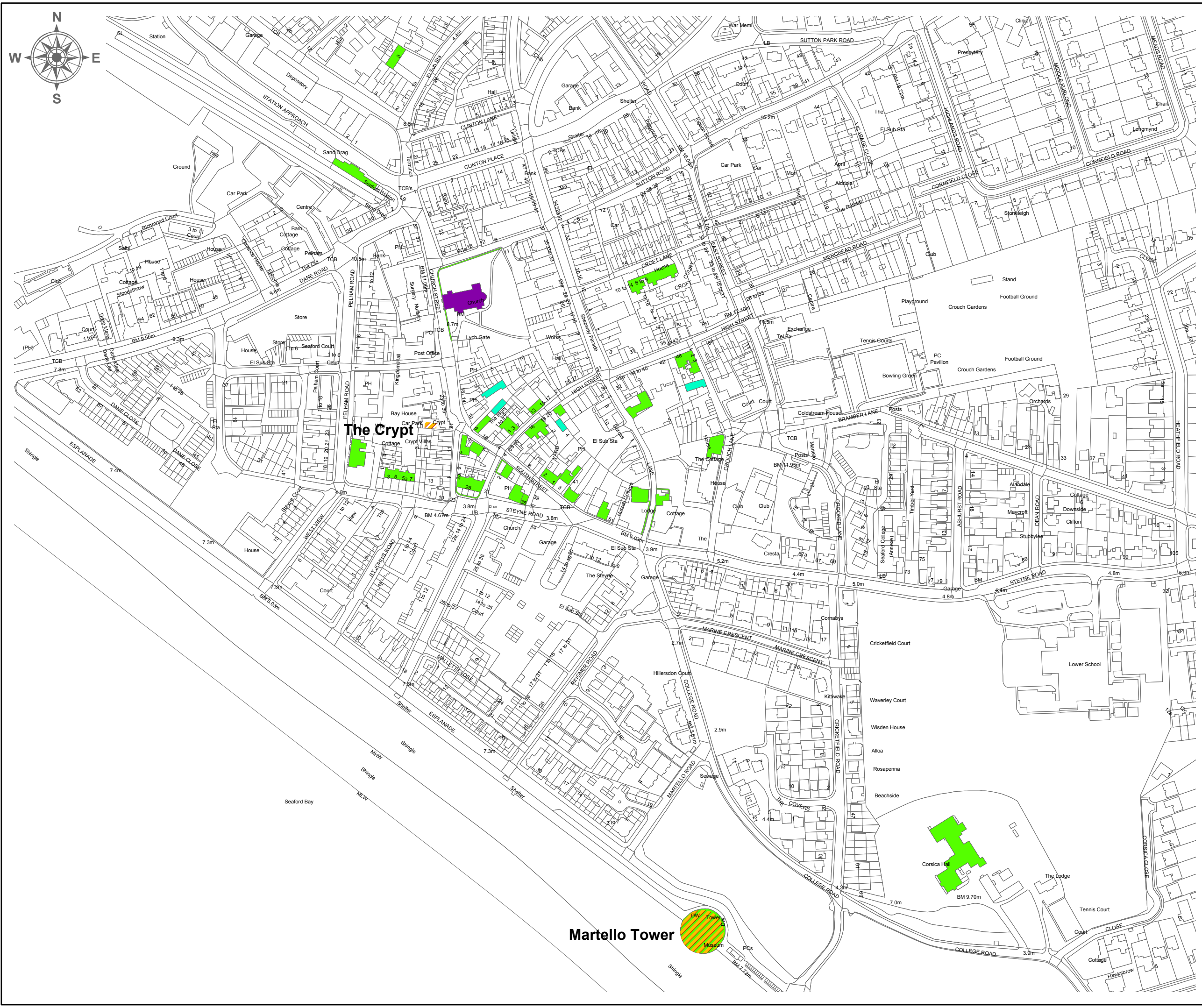
- Seaford buildings
- Grade
 - I
 - II
 - None
- Scheduled Monuments

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Martello Tower



The Crypt

Corsica Hall

BM 9.70m

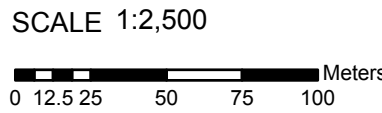


SEAFORD MAP 5
Archaeological excavations in the EUS study area 1976-2005

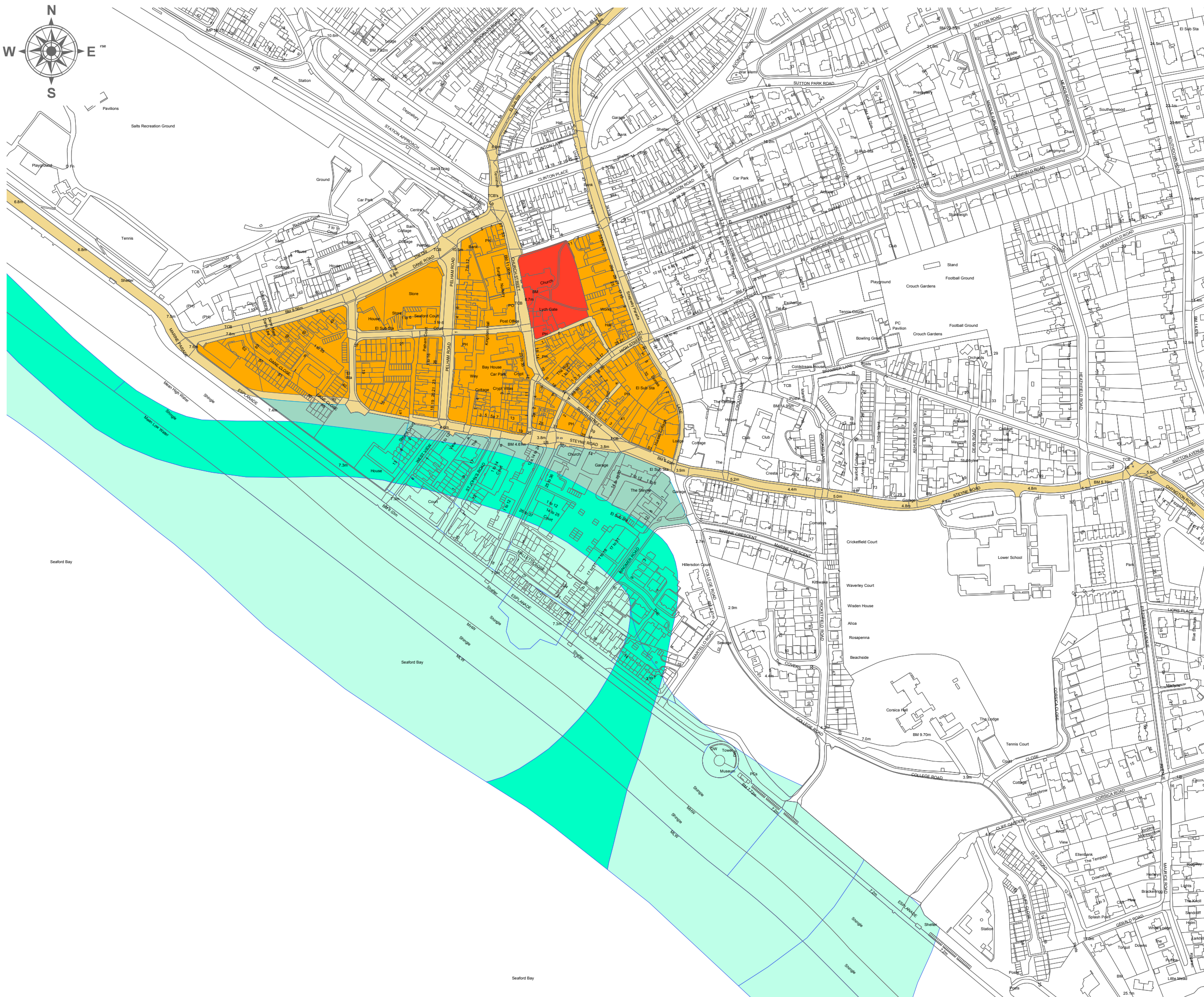
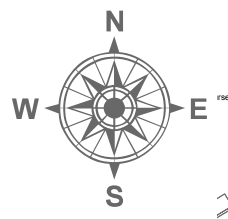
KEY

Seaford excavations

EUS research and mapping:
 Dr Roland B Harris BA DPhil MIFA
 March 2005



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ENGLISH HERITAGE

SEAFORD MAP 6 Period 5 (1066-1149)

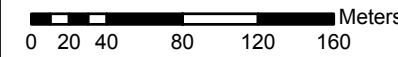
Note: considerable uncertainty remains as to the exact extent of the Period 5 town and the land use therein.

KEY

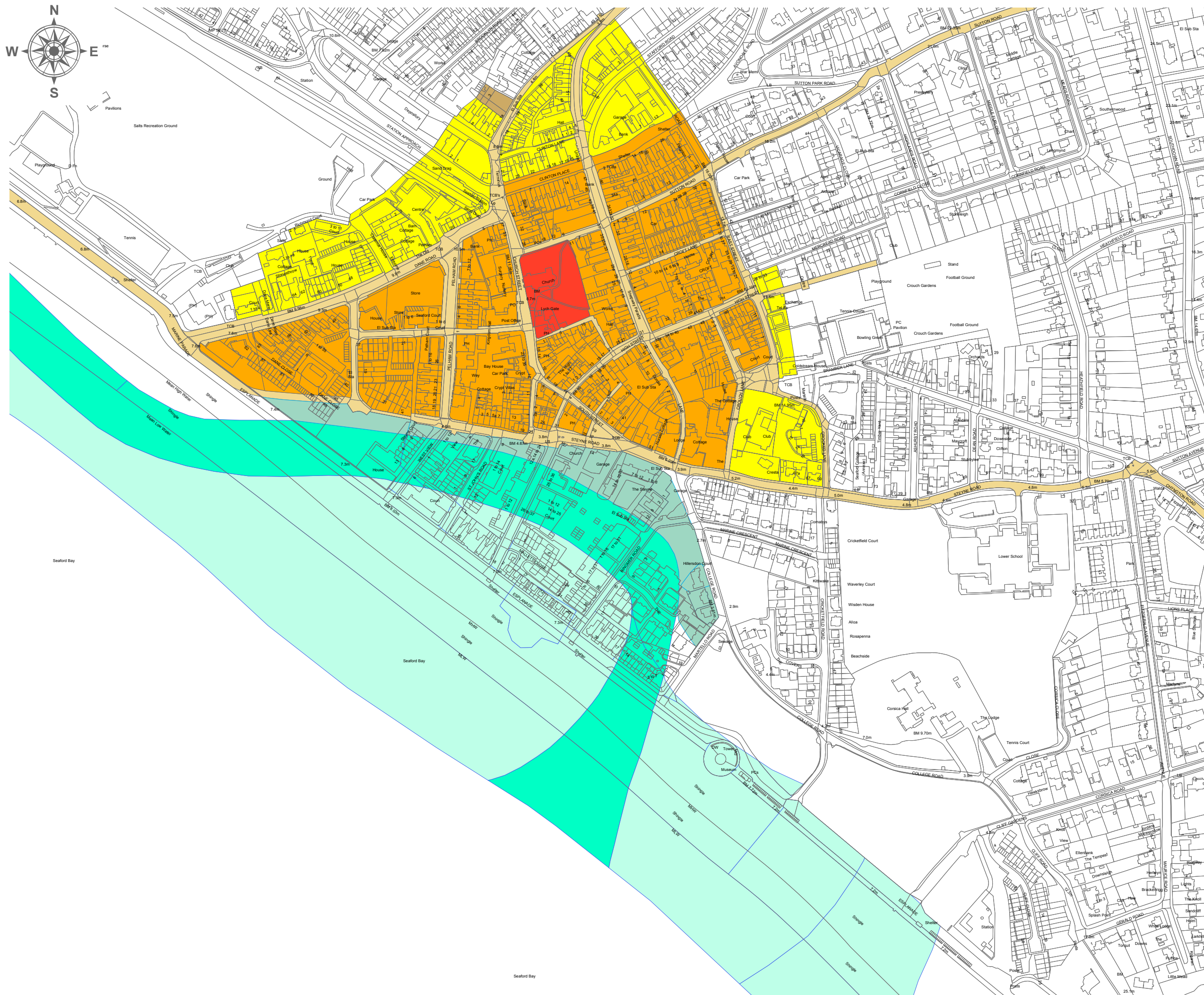
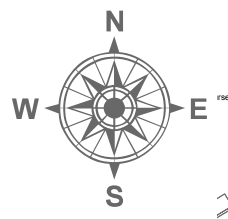
- HCT**
- Beach/cliffs
 - Church/churchyard
 - Inland water
 - Lane/road
 - Quay/wharf
 - Regular burgage plots

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SEAFORD MAP 7 Period 6 (1150-1349)

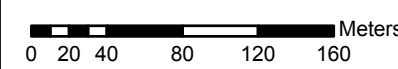
Note: considerable uncertainty remains as to the exact extent of the Period 6 town and the land use therein.

KEY

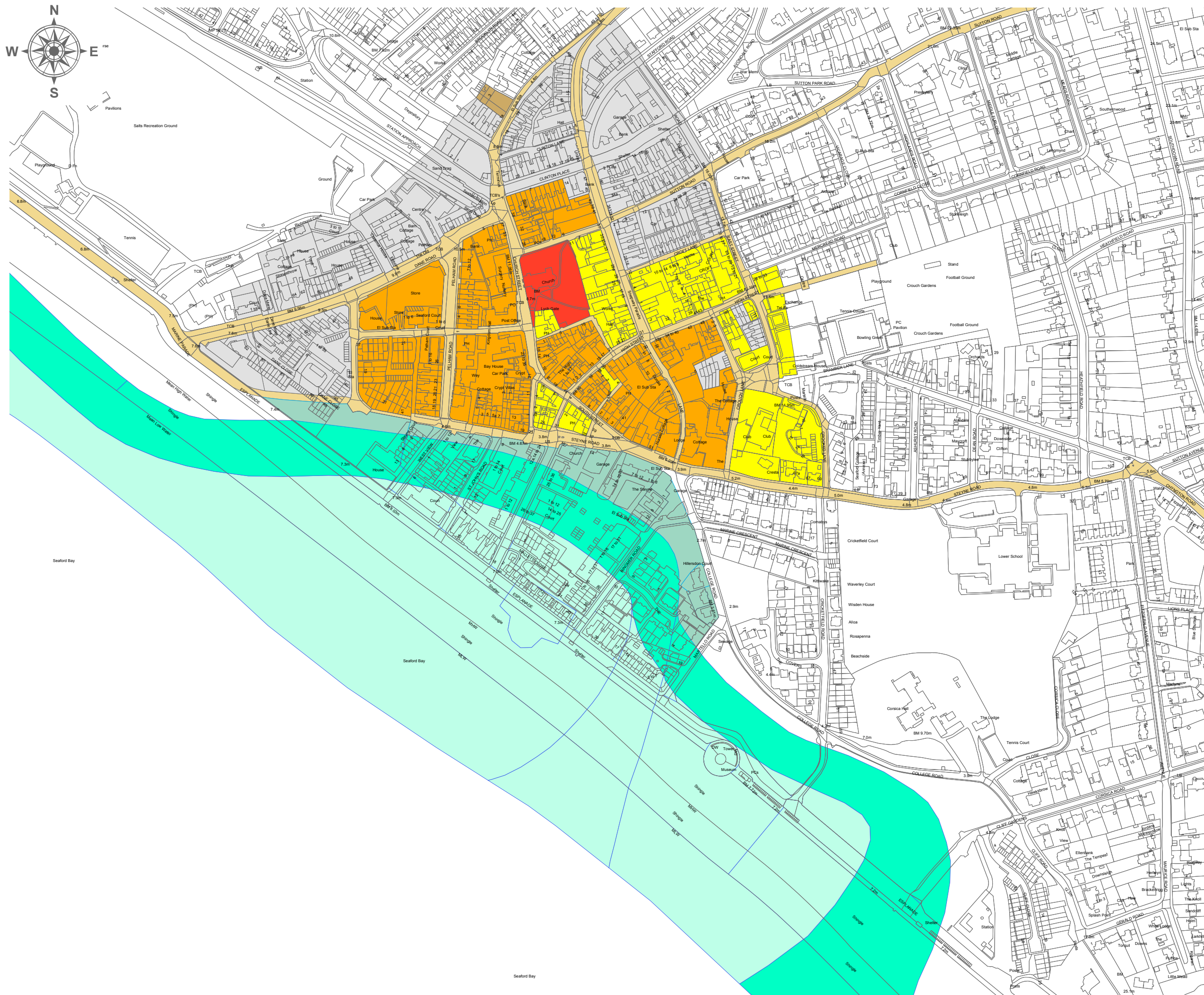
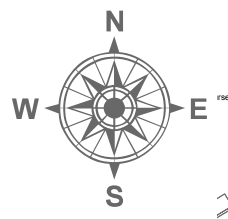
- HCT**
- Beach/cliffs
 - Church/churchyard
 - Inland water
 - Irregular historic plots
 - Lane/road
 - Public
 - Quay/wharf
 - Regular burgage plots

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SEAFORD MAP 8
Period 7 (1350-1499)

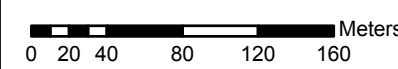
Note: considerable uncertainty remains as to the exact extent of the Period 7 town and the land use therein.

KEY

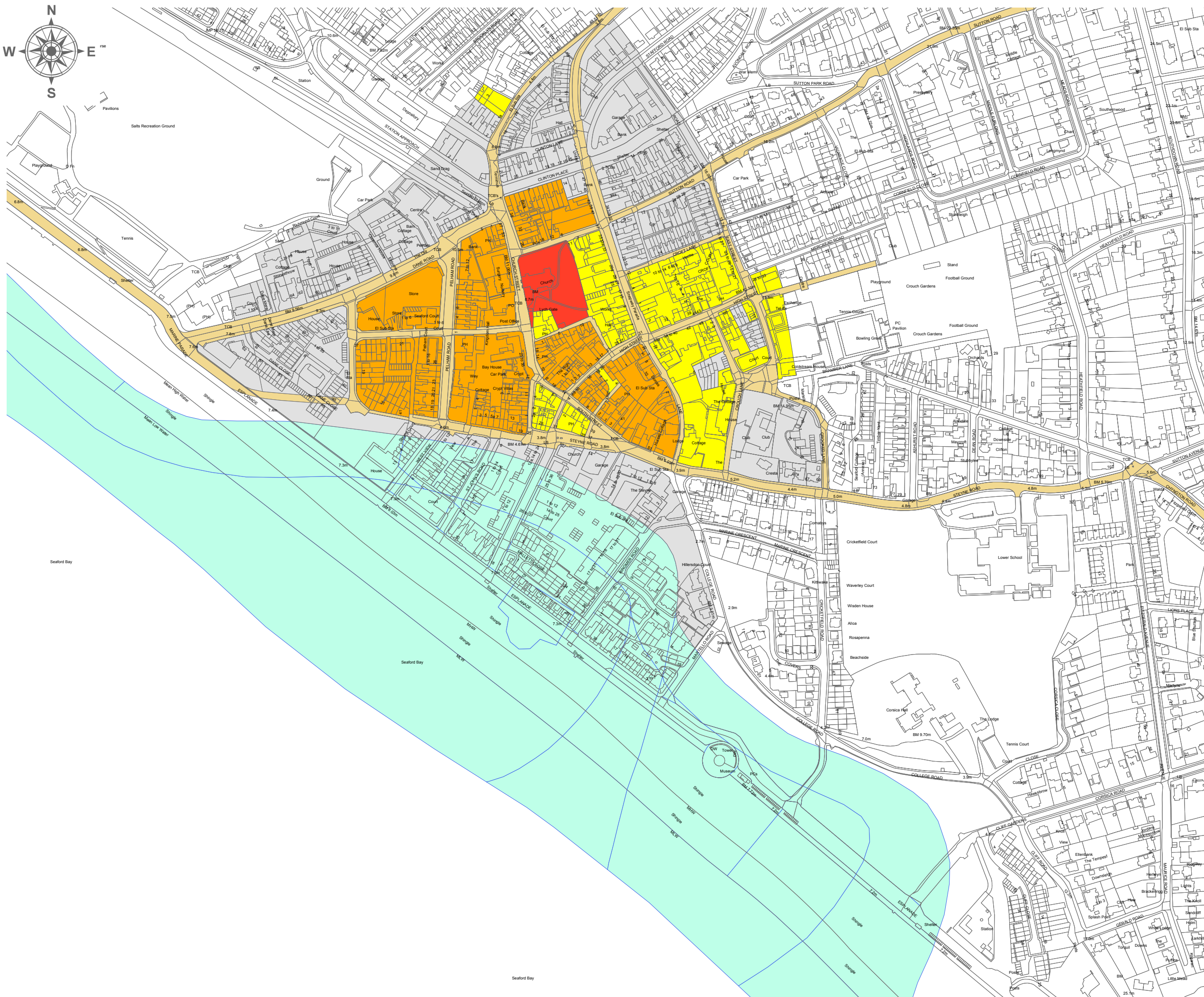
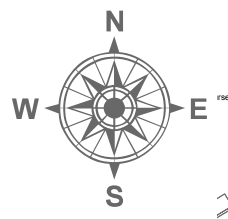
- HCT**
- Beach/cliffs
 - Church/churchyard
 - Inland water
 - Irregular historic plots
 - Lane/road
 - Public
 - Quay/wharf
 - Regular burgage plots
 - Vacant

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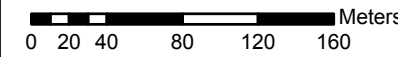
SEAFORD MAP 9 Period 8 (1500-1599)

KEY

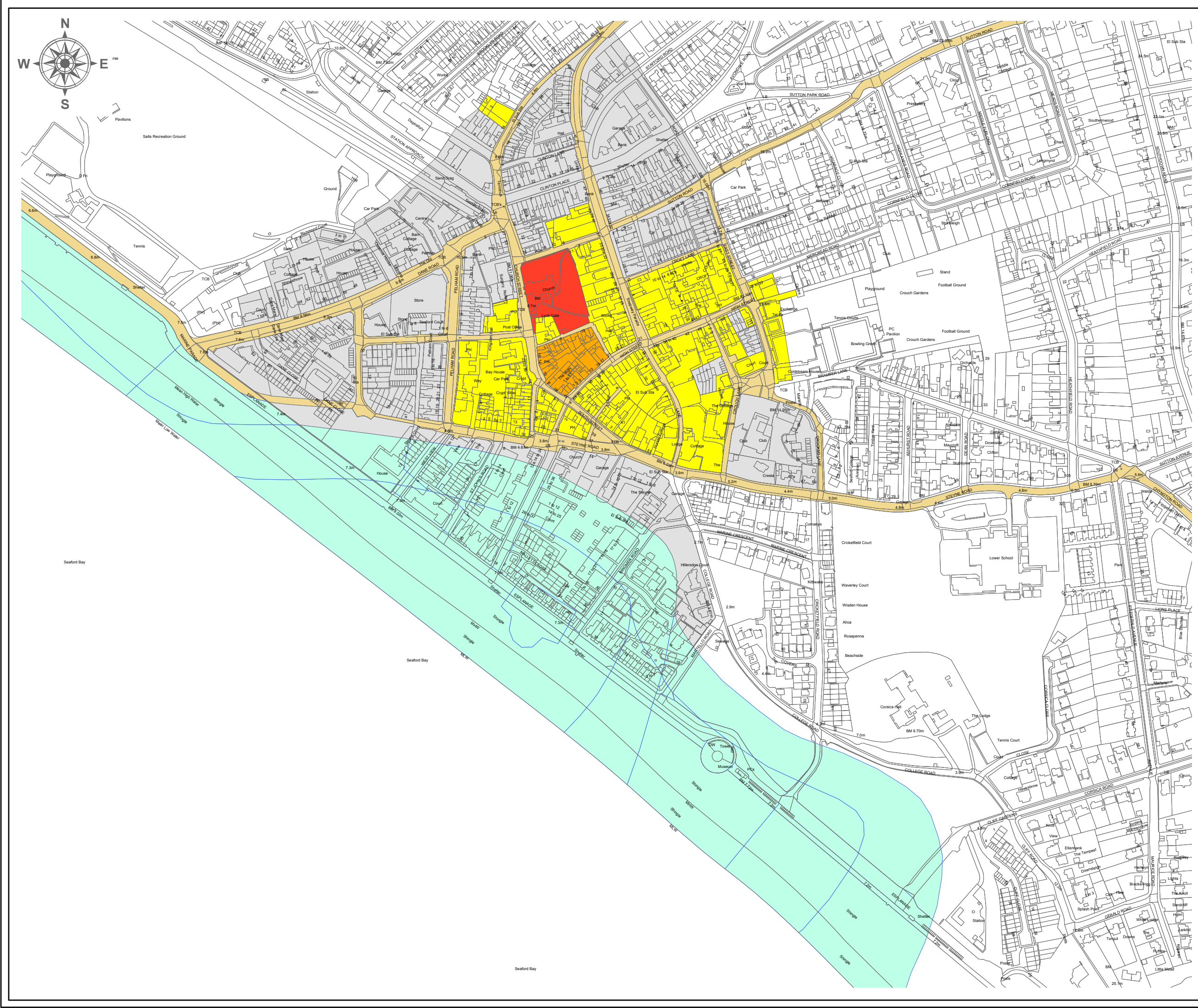
- HCT**
- Beach/cliffs
 - Church/churchyard
 - Irregular historic plots
 - Lane/road
 - Regular burgage plots
 - Vacant

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SEAFORD MAP 10
Period 9 (1600-1699)

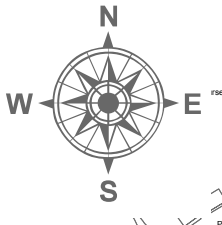
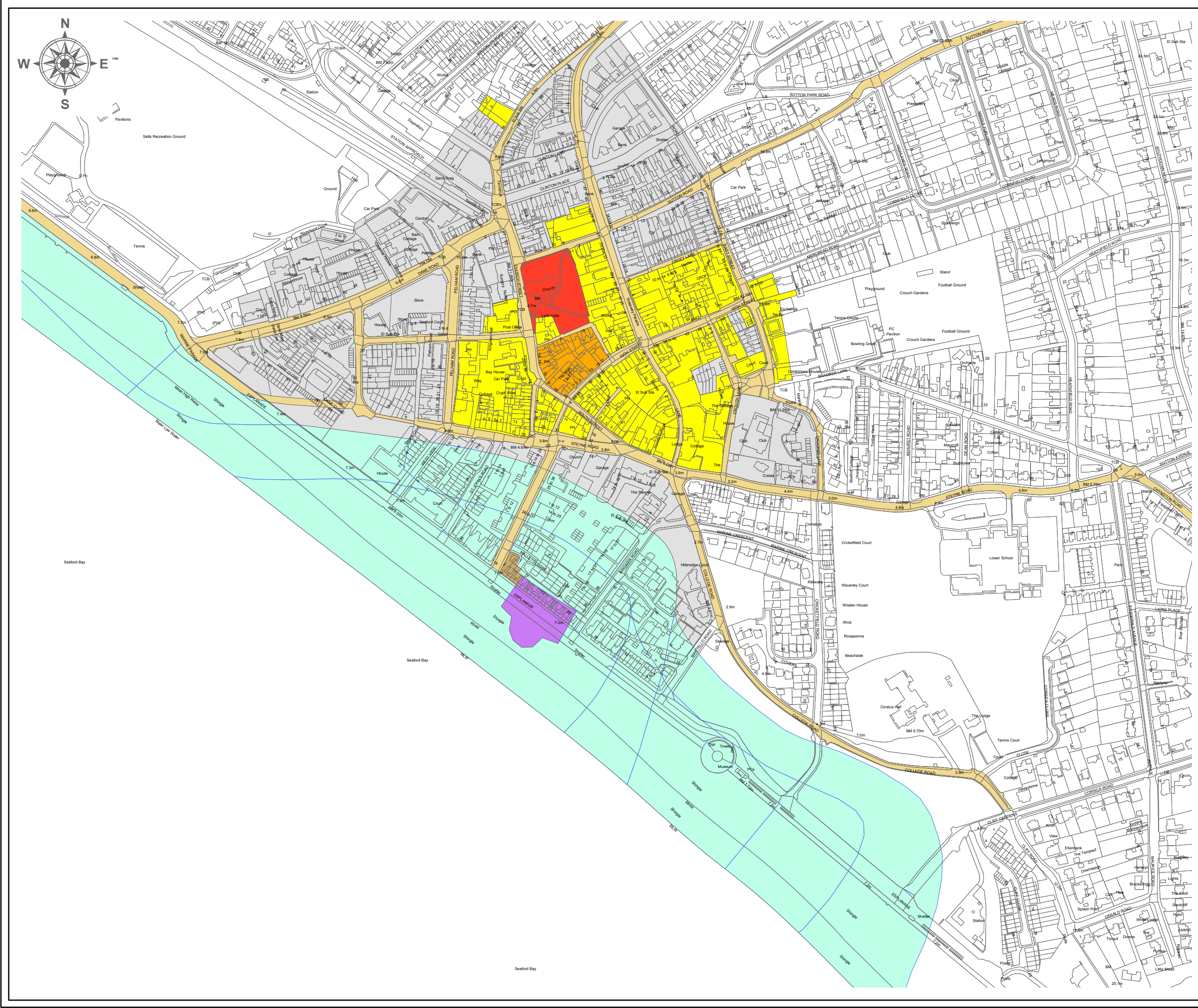
KEY

- HCT**
- Beach/cliffs
 - Church/churchyard
 - Irregular historic plots
 - Lane/road
 - Regular burgage plots
 - Vacant

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SEAFORD MAP 11
Period 10 (1700-1799)

KEY

HCT

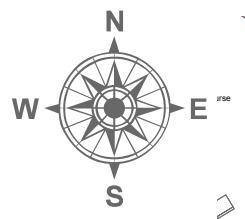
- Beach/cliffs
- Church/churchyard
- Irregular historic plots
- Lane/road
- Other fortification
- Public
- Regular burgage plots
- Vacant

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Meters

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ENGLISH HERITAGE

SEAFORD MAP 12

Historic Character Types (HCTs) 2005

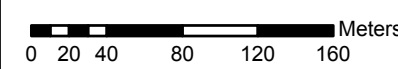
KEY

HCT

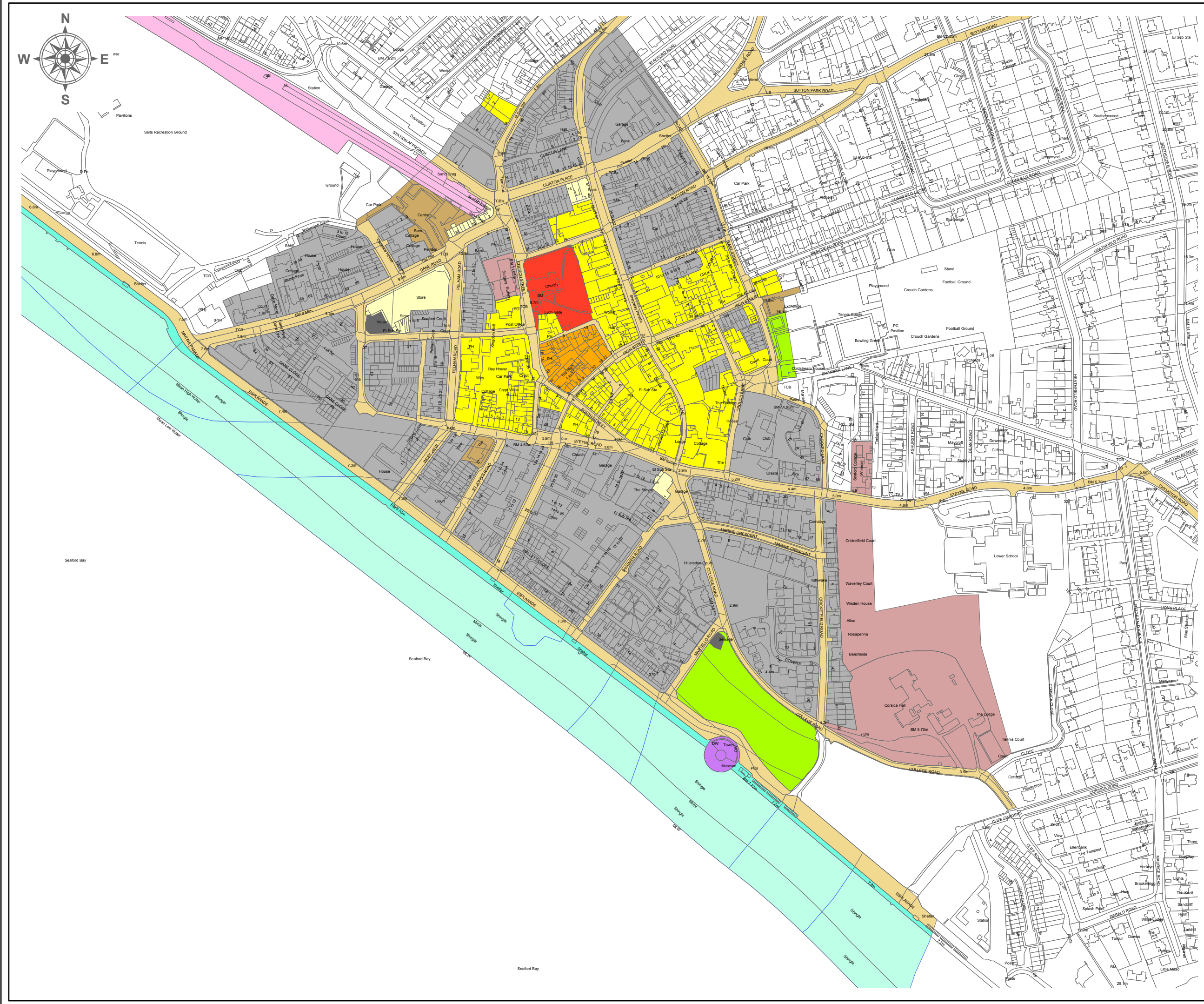
- Beach/cliffs
- Church/churchyard
- Informal parkland
- Irregular historic plots
- Lane/road
- Other fortification
- Public
- Regular burgage plots
- Retail and commercial
- School/college
- Seafront
- Station, sidings and track
- Suburb
- Utility

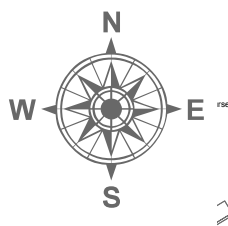
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ENGLISH HERITAGE

SEAFORD MAP 13 Historic Character Type areas showing the principal period from which present character is derived

KEY

PERIOD

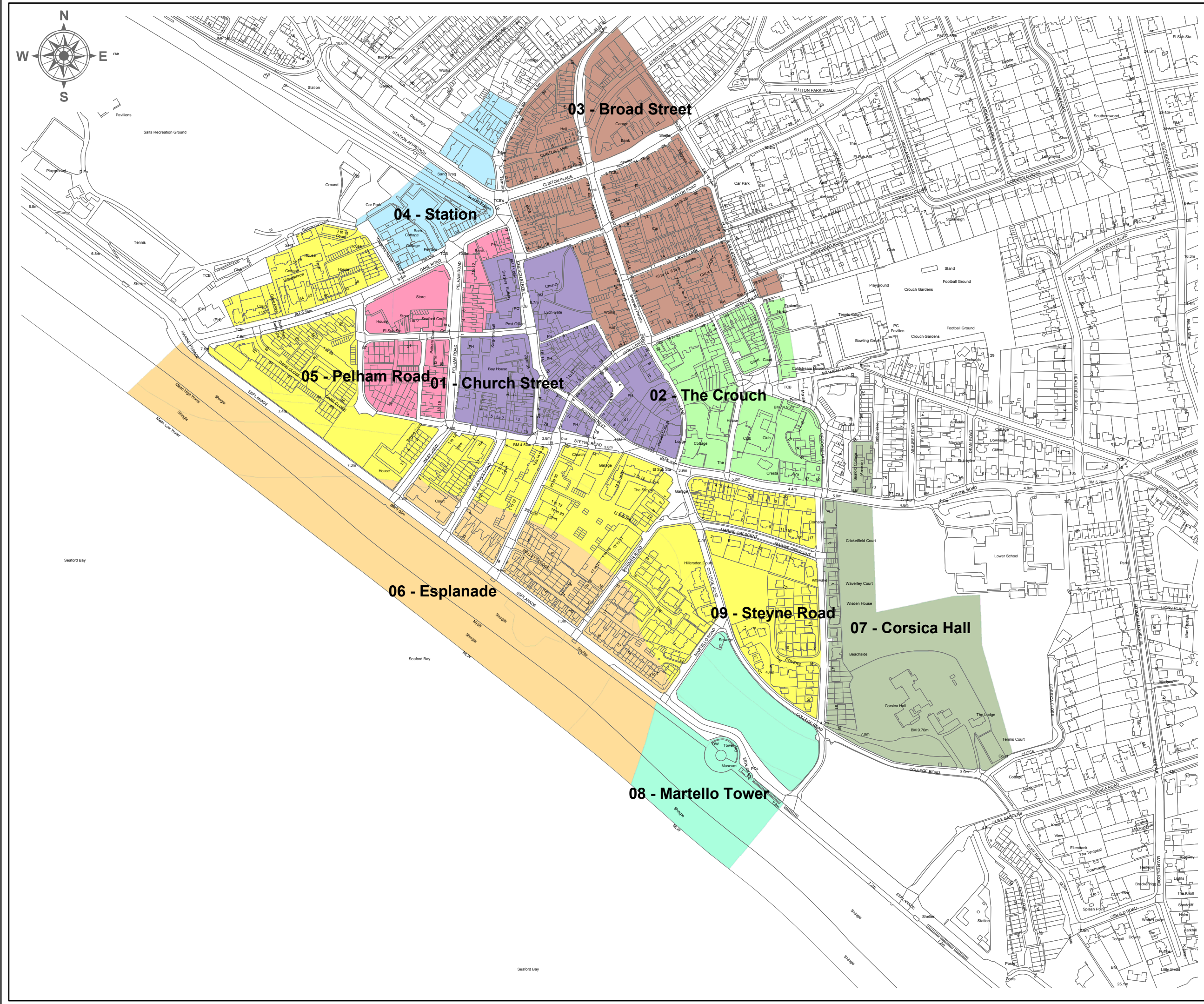
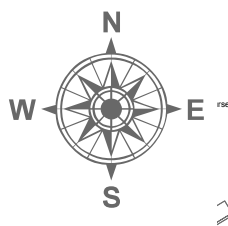
Red	5
Orange	6
Yellow-Orange	7
Yellow	8
Dark Green	9
Light Green	10
Lightest Green	11
Dark Grey	12
Medium Grey	13
Light Grey	14
White	15

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ENGLISH HERITAGE

SEAFORD MAP 14

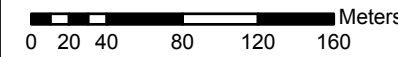
Historic Urban Character Areas (HUCAs) of EUS study area.
NB for other areas of interest outside the study area that also comprise HUCAs see Map 1.

KEY

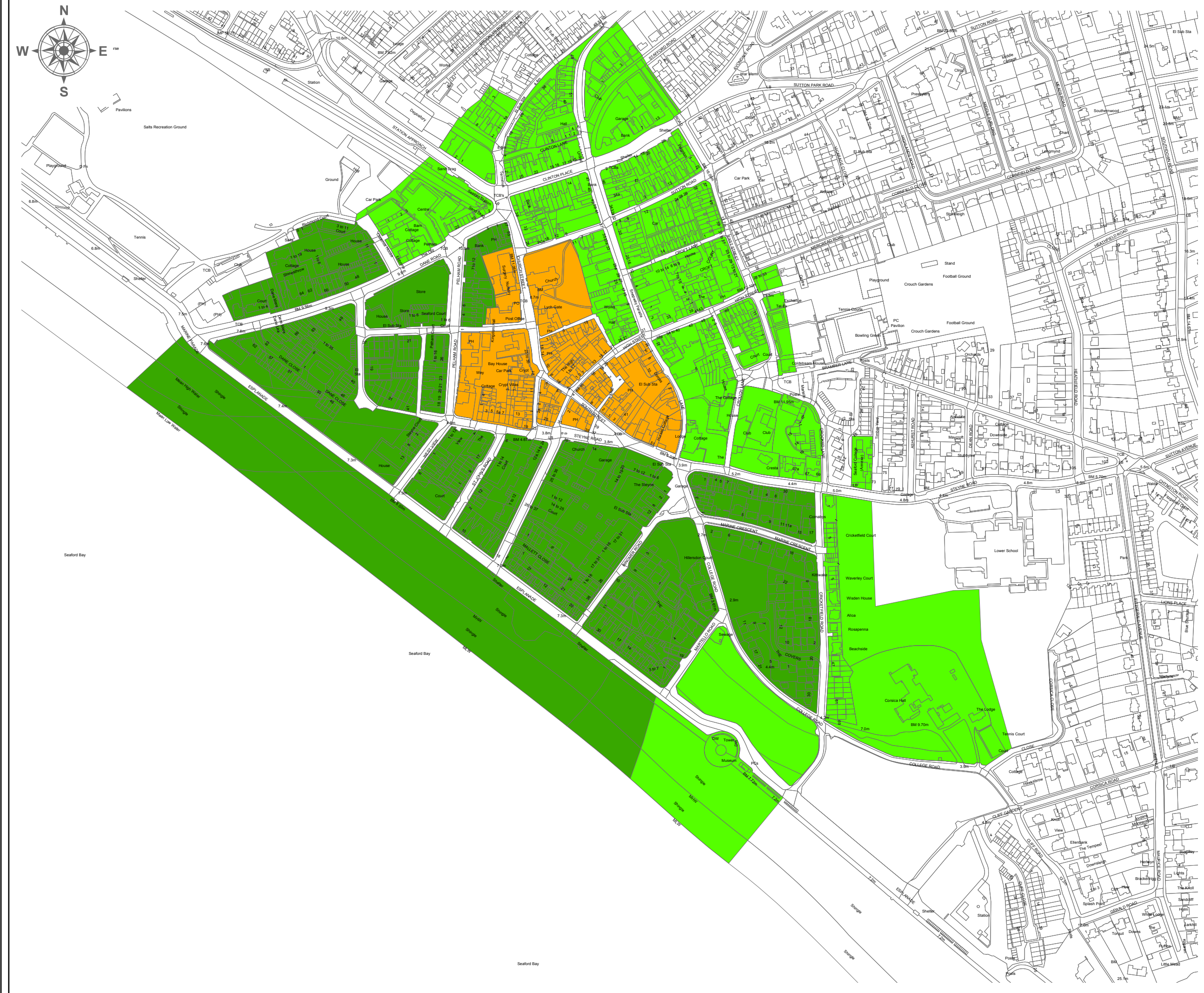
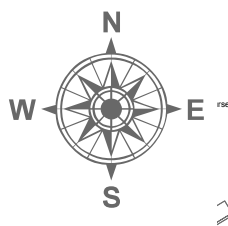
- HUCA**
- 01 - Church Street
 - 02 - The Crouch
 - 03 - Broad Street
 - 04 - Station
 - 05 - Pelham Road
 - 06 - Esplanade
 - 07 - Corsica Hall
 - 08 - Martello Tower
 - 09 - Steyne Road

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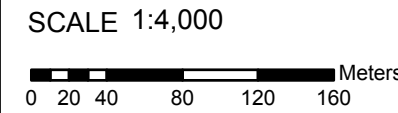
SEAFORD MAP 15
Historic Environment Value (HEV) - assessed for Historic Urban Character Areas (HUCAs) of EUS study area.

KEY

HUCA_HEV

1
2
4

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