
Project:	Hastings Priory Street Car Park Development		
Our reference:	100107670 -ENV-MMD-DOR-001	Your reference:	
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Approved by:	Ross Cameron	Checked by:	Rachael Attwood
Subject:	Hastings Priory Street Car Park – Historic environment technical note		

1 Introduction

1.1 Overview

This historic environment technical note has been produced by Mott MacDonald Limited on behalf of Hastings Borough Council in advance of proposed development at Priory Street Car Park, Hastings.

This high-level historic environment technical note has been requested by Hastings Borough Council to understand any heritage constraints, archaeological potential and consent requirements for the works, and to make recommendations for further work, where appropriate.

1.2 Site location

The site is located on Priory Street, Hastings in East Sussex, TN34 1EA (NGR TQ 81491 09502) and is shown in Figure 1.1. The site is currently primarily occupied by a multistorey carpark, with a large retail unit (ESK) to the south, and a youth centre to the north.

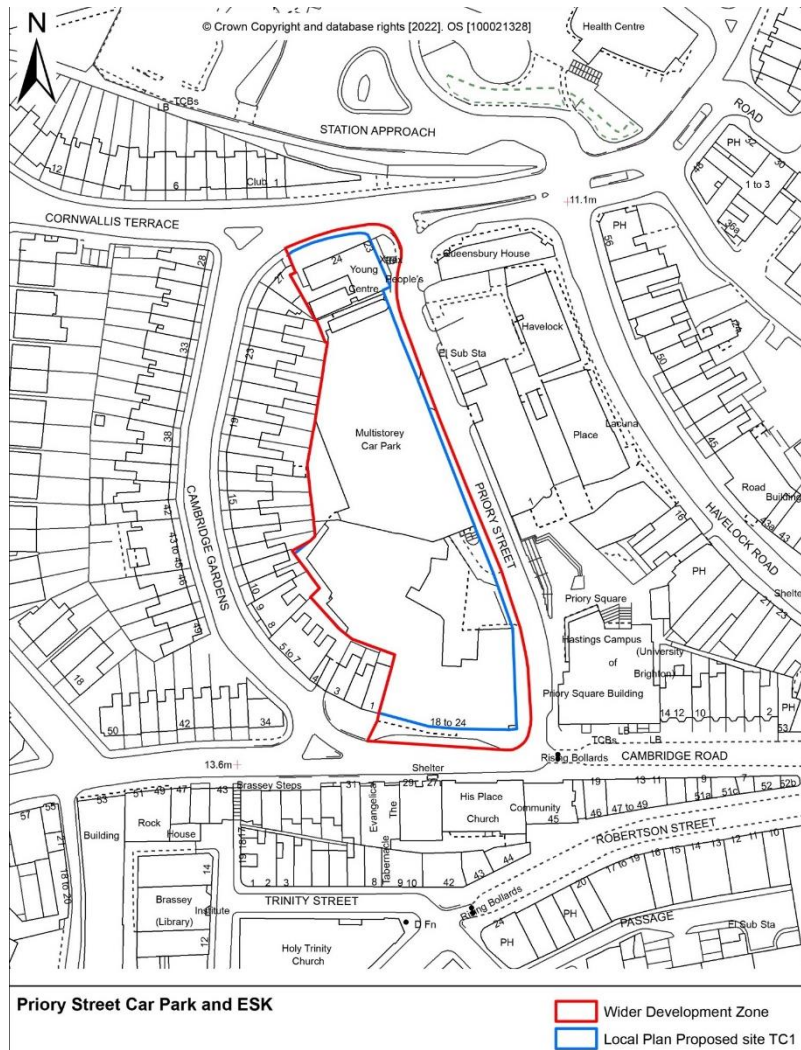
1.3 Scope of technical note

This historic environment technical note provides a high-level appraisal of the historic development of the area, including designated and non-designated heritage assets and archaeological potential. The technical note does not constitute a comprehensive historic environment desk based assessment, should one be required..

1.4 Scheme description

The design is currently in the early stages of optioneering; however, it is likely to include the demolition of all existing structures on site, general earthworks and piling, followed by the construction of a new structure or structures.

Figure 1.1: Site location plan



Source: Hastings Borough Council

2 National and local planning policy

2.1 Overarching legislation

The overarching legislation in relation to heritage and archaeology in Britain is provided by:

- The Ancient Monuments and Archaeological Areas Act 1979¹
- The Planning (Listed Building and Conservation Areas) Act 1990²

¹ Ancient Monuments and Archaeological Areas Act, 1979 [online] available at: <https://www.legislation.gov.uk/ukpga/1979/46/contents> (last accessed November 2021)

² The Planning (Listed Building and Conservation Areas) Act, 1990 [online] available at: <https://www.legislation.gov.uk/ukpga/1990/9/contents> (last accessed November 2021)

2.2 National Planning Policy Framework³

The National Planning Policy Framework (NPPF) was published on 27th March 2012, revised on the 24th July 2018 and updated on the 20th July 2021, and replaced all previous national planning policy documents. Paragraphs 189 – 208 of the NPPF address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development.

2.3 Local Planning Policy

Hastings Development Management Plan was adopted by Hastings Borough Council in September 2015. Part iv discusses Historic and Natural Environment Policies and the following policies address the historic environment:

- Policy HN1 – Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)
- Policy HN2 – Changing Doors, Windows and Roofs in Conservation Areas
- Policy HN3 – Demolition involving Heritage Assets
- Policy HN4 – Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest
- Policy HN5 – Non-Designated Heritage Assets
- Policy HN6 – Former Convent of Holy Child Jesus, Magdalen Road⁴

3 Methodology

3.1 Consultation

No consultation has been undertaken by Mott MacDonald to date. Consultation with statutory stakeholders, including the local archaeological advisor, conservation officer and Historic England if considered necessary, is advised once the survival of archaeology is better understood and the designs for the proposed development have progressed.

3.2 Technical note methodology

Baseline information has been gathered within a 500m radius from the site boundary (hereby referred to as the 'study area') for non-designated heritage assets; a 1km radius has been used for designated heritage assets. This search radius is considered sufficient to produce a comprehensive baseline for the site. This will allow for an understanding to be established of the archaeological potential and historic significance as well as any alterations to setting, and subsequently for appropriate mitigation to be recommended for the Scheme regarding the historic environment.

This technical note has been informed by desk-based research, utilising the following sources:

- An examination of local, regional and national planning policies in relation to the historic environment;
- A search of the Historic England National Heritage List for England (NHLE) dataset for designated heritage assets within the study area;

³ National Planning Policy Framework, 2021 [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf (last accessed November 2021)

⁴ Hastings Development Management Plan, 2015 [online] available at: https://www.hastings.gov.uk/content/planning/planning_policy/local_plan/dm_plan_siteallocations/pdfs/dmpjune2015 (last accessed March 2022)

- A search of the East Sussex Historic Environment Record (HER) for archaeological sites, archaeological findspots, locally listed buildings, archaeological priority areas and archaeological event locations within the study area⁵;
- An examination of Google Earth Pro, for historic aerial images;
- An examination of the British Geological Survey (BGS) data;
- An inspection of the cartographic evidence for the land use history of the site; and
- An examination of the other available online historic sources (identified in footnotes where relevant).

Appendix A shows the location of known historic environment features within the study area. Those that are discussed in the text have been allocated a unique Mott MacDonald reference number (MM01, MM02 etc.), which are also shown in Appendix A.

A site visit was carried out on 16th March 2022 to understand the topography and current land use of the site. The basement of the retail unit was unable to be accessed, and so another site visit is recommended at a later date as the project develops in order to help clarify the survival potential of archaeological remains in this area.

3.3 Guidance

This historic environment technical note has been produced in line with the following guidance:

- The 2008 Historic England Conservation Principles, Policies and Guidance;
- The 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2020);
- The 2015 Historic England Management of Research Projects in the Historic Environment (MoRPHE): Project Managers Guide;
- The 2015 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment (GPA2);
- The 2017 Historic England Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3);
- The 2020 Design Manual for Roads and Bridges (DRMB) LA 104 – Environmental assessment and monitoring; and,
- The 2020 DRMB LA 106 – Cultural heritage assessment.

3.4 Assumptions and limitations

This historic environment technical note has been produced using desk-based research only; no archival research, or invasive investigation has been undertaken specifically for the production of this technical note. This is a high-level appraisal using only the sources above listed and is therefore indicative rather than comprehensive; it does not constitute a comprehensive historic environment desk based assessment, should one be required.

The following assumptions and limitations have been assumed for this historic environment technical note;

- the technical note is reliant on available data. Designated data and HER data is up to date as of March 2022.
- databases are limited in their ability to predict new sites and the information from the NHLE and HER has been used as a starting point for further research rather than as a definitive list;
- the current understanding of the extent and survival of archaeological remains within the study area is based on data relevant to the appraisal which has been selected based on professional judgement. However, the specific nature, extent, date, degree of preservation and significance of known and potential

⁵ Purchased 28th March 2022

archaeological remains is impossible to predict without invasive investigation. There is the possibility that further or more complex unknown buried archaeological deposit exists which has not been recorded within the HER;

- documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective;
- historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment; and
- the scheme is currently in optioneering; the main purpose of this document is to inform design and is not intended to be used to support a planning application.

4 Historic environment baseline

4.1 Geology and topography

The British Geological Survey (BGS)⁶ maps a deposit of head in the area of the site, comprising clay, silt and gravel, with a band of alluvium to the immediate north and east, reflecting the floodplain of a former waterway. The bedrock comprises mudstone of the Wadhurst Clay formation, with Sandstone, Siltstone and Mudstone of the Ashdown formation mapped by the BGS to the immediate south.

The site has been levelled for the purposes of the carpark, but the elevation of the general area decreases southwards towards the seafront.

4.2 Designated heritage assets

There are two Scheduled Monuments, one Grade II* Registered Park and Garden, one Grade I Listed Building, eight Grade II* Listed Buildings and 228 Grade II Listed Buildings within 1km of the site. There are no World Heritage Sites, Registered Battlefields or Protected Wrecks within 1km of the site.

4.2.1 Scheduled Monuments

There are two Scheduled Monuments within 1km of the site:

- Hastings Castle, 430m to the east of the site (MM01, NHLE 1017539)
- Hastings Town Wall, 950m to the east of the site (MM02, NHLE 1002291)

4.2.2 Registered Parks and Gardens

There is one Grade II* Registered Park and Garden within 1km of the site:

- Alexandra Park, 580m to the north of the site (MM03, NHLE 1001384)

4.2.3 Built heritage

4.2.3.1 Designated Built Heritage Assets

There are 237 Listed Buildings within 1km of the site. Of which, one is Grade I listed, eight are Grade II* listed and 228 are Grade II listed. Due to the density of Listed Buildings in the Old Town Area to the east of the site, only Grade II listed buildings within 500m are listed below, of which there are 66.

⁶ BGS, 2022 *Geology of Britain map viewer* [online] available at: <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>

Grade I Listed Buildings

- Hastings Castle, 500m to the east of the site (MM13, NHLE 1001384. This Listed Building falls within the Scheduled Monument area, NHLE 1017539)

Grade II* Listed Buildings

- Church of the Holy Trinity, 70m to the south-west of the site (MM15, NHLE 1043423). This asset is also recognised on Historic England's Heritage at Risk register as being in poor condition and slowly decaying.⁷
- 1-12, 12A and 12B Pelham Arcade, 490m to the south-east of the site (MM14, NHLE 1043389). This asset is also recognised on Historic England's Heritage at Risk register as being in poor condition and slowly decaying.⁸
- Chapel to the Former Convent of the Holy Child Jesus, 730m to the west of the site (MM16, NHLE 1043478)
- 1-8, Pelham Crescent, 511m to the east of the site (MM17, NHLE 1191926)
- 7 and 8, Pelham Place, 546m to the east of the site (MM18, NHLE 1191986)
- Baptist Church, 300m to the west of the site (NHLE 1286663)
- Church of St Clement, 941m to the west of the site (NHLE 1286732)
- Church of St Mary in the Castle, 484m to the west of the site (NHLE 1353209)

Grade II Listed Buildings

- United Reformed Church Formerly Congregational Church (MM27, NHLE 1393646). This asset is also recognised on Historic England's Heritage at Risk Register as in poor condition and at immediate risk of further deterioration or loss of fabric.⁹
- 16-20, White Rock (NHLE 1043379)
- 21 And 22, White Rock (NHLE 1043380)
- 40 And 41, White Rock (NHLE 1043381)
- 3, York Buildings (NHLE 1043385)
- Brassey Institute (MM22, NHLE 1043388)
- Drinking Fountain Immediately north-east of Holy Trinity Church (MM23, NHLE 1043397)
- Mornington Mansions (NHLE 1043401)
- 3 And 4, Wellington Square (NHLE 1043402)
- 5, Wellington Square (NHLE 1043403)
- 10-13, Wellington Square (NHLE 1043404)
- 18, Wellington Square (NHLE 1043405)
- 22, Wellington Square (NHLE 1043406)
- 23, Wellington Square (NHLE 1043407)
- 28, Wellington Square (NHLE 1043408)
- 34 And 35, Wellington Square (NHLE 1043409)
- 36-40, Wellington Square (NHLE 1043410)
- 46, Wellington Square (NHLE 1043411)

⁷ Historic England, 2022 *Heritage at Risk entry 12078* [online] available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/12078>

⁸ Historic England, 2022 *Heritage at Risk entry 50100* [online] available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/50100>

⁹ Historic England, 2022 *Heritage at Risk entry 12349* [online] available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/12349>

- 10, Russell Street (NHLE 1043429)
- 6 and 7, Castle Cliff (NHLE 1043578)
- 50 and 52, Castle Hill Road (NHLE 1043580)
- 58, Castle Hill Road (NHLE 1043581)
- 18A and 18B, Castle Hill Road (NHLE 1043582)
- 3, Castle Street (NHLE 1190764)
- 8, Castle Street (NHLE 1190768)
- 6-9, Wellington Square (NHLE 1192253)
- 14-17, Wellington Square (NHLE 1192257)
- 20, Wellington Square (NHLE 1192262)
- 24, Wellington Square (NHLE 1192271)
- 30 and 31, Wellington Square (NHLE 1192277)
- 41-43, Wellington Square (NHLE 1192281)
- Hastings Pier (NHLE 1192411)
- The Town Hall (NHLE 1245060)
- 21, Robertson Street (MM24, NHLE 1268148)
- Lift Shaft and Winding Mechanism to Rear of Numbers 40 and 41 White Rock (NHLE 1268253)
- The Havelock Public House (MM25, NHLE 1268280)
- 12 And 13, York Buildings (NHLE 1286590)
- 23 and 24, White Rock (NHLE 1286616)
- 45, Wellington Square (NHLE 1286660)
- 1 and 2, Wellington Square (NHLE 1286690)
- 26 and 27, Wellington Square (NHLE 1286704)
- 8, Russell Street (NHLE 1286752)
- 54, Castle Hill Road (NHLE 1293641)
- 60, Castle Hill Road (NHLE 1293643)
- 46 and 48, Castle Hill Road (NHLE 1293680)
- 5 and 6, Albert Road (NHLE 1353126)
- 56, Castle Hill Road (NHLE 1353145)
- 62, Castle Hill Road (NHLE 1353146)
- 5, Castle Street (NHLE 1353147)
- 19, Wellington Square (NHLE 1353223)
- 25, Wellington Square (NHLE 1353224)
- 29, Wellington Square (NHLE 1353225)
- 44, Wellington Square (NHLE 1353226)
- 47, Wellington Square (NHLE 1353227)
- Wellington Terrace (NHLE 1353230)
- 4 and 6, Russell Street (NHLE 1353233)
- 12, Russell Street (NHLE 1353234)
- 14, Claremont (MM26, NHLE 1353250)
- Boer War Memorial (NHLE 1393520)
- Former Memorial Photographic Studios (MM28, NHLE 1393677)

- Palace Court Including Former Arthur Green, 34 White Rock (NHLE 1393761)
- Carlisle Parade Car Park including the subway, entrance ramps, sunken garden and three shelters, and five additional Shelters on Eversfield Place (NHLE 1400579)

Conservation Areas

The site is located within Hastings Town Centre Conservation Area (MM04), which is also recognised on Historic England's Heritage at Risk register. The Conservation Area, which was designated by Hastings Borough Council in 1996, has been assessed by Historic England as being in poor condition, which is deteriorating¹⁰. The designation documentation¹¹ for the Conservation Area states that:

The effect of designation is that special attention is to be paid to the desirability of preserving or enhancing the character or appearance of the area designated. In particular, controls are applied:-

1. *to require, except in certain specified circumstances, the prior consent of the Local Planning Authority or the Secretary of State for the Environment to the whole or partial demolition of any buildings;*
2. *to the display of advertisements;*
3. *to protect all trees within Conservation Areas from any acts which would be prohibited by a Tree Preservation Order.*

Therefore, all proposals that require demolition in this area will require planning consent.

There are eight other Conservation Areas within 1km of the site:

- White Rock, Hastings (MM05, 105m to the south-west of the site)
- Cornwallis Gardens, Hastings (MM06, 55m to the west of the site)
- Eversfield Palace, St Leonards (MM07, 380m to the south-west of the site)
- Warrior Square, St Leonards (MM08, 920m to the south-west of the site)
- Magdalen Road, St Leonards (MM09, 665m to the west of the site)
- Old Town, Hastings (MM10, 290m to the east of the site)
- King's Road, St Leonards (MM11, 930m to the west of the site)
- Blacklands, Hastings (MM12, 515m to the north east of the site)

4.2.4 Local Designations

4.2.4.1 Archaeological Notification Areas

The HER maps one Archaeological Notification Area¹² within 500m of the site:

- St Andrew's Church, Castle Hill Road: 13th century church (MM73)

Archaeological Notification Area associated with the site of a medieval church and potentially a graveyard.¹³

4.3 Historic map regression

The cartographic evidence utilised for this technical note dates to the post-medieval and modern periods and comprises maps that date to the 19th to the 20th century. Maps consulted are included in Table 4.1, with a description of any changes.

¹⁰ Historic England, 2022 *Heritage at Risk entry 2193* [online] available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/2193>

¹¹ Hastings Borough Council, 1996 *Hastings Town Centre Conservation Area*

¹² An area designated by the local authority for having a notably high potential for archaeological remains.

¹³ East Sussex HER entry DES13813

Table 4.1: Historic map regression for the site of Priory Car Park.

Map	Description
Suthsexia vernacule Sussex 1659	The earliest map found online that shows Hastings dates to 1659. However, due to the scale of the map, no detail of the town can be seen.
Ordnance Survey Drawings: Hastings (OSD 103) 1806	Hastings is seen as an established seaside town, with settlement focussed around what is now the Old Town. The Priory is labelled on the map to the west of the main settlement, with some buildings seen to the south along the seafront. Otherwise, the area of the Priory is in largely undeveloped land. The land to the north of the Priory comprises large irregular enclosed fields. A small waterway can be seen running south into the sea to the east of the priory.
Ordnance Survey 1 st ed. 6": mile Sussex Sheet LXXI 1873	This map shows the town of Hastings in much more detail than the previous map, which has appeared to have developed further westward. Priory Street can be seen as a minor street lined with buildings. The site of the 'Holy Trinity Priory (Black Canons of St Austin)' is shown to the west of Priory Street, and Priory Farm is also located in an open area of undeveloped land to the west of Priory Street.
Ordnance Survey 2 nd ed. 6": mile Sussex Sheet LXXI.NW 1900	The area of the site shows increasing development, as the previously undeveloped area to the west has now been built on, including Cambridge Gardens and Cornwallis Terrace. The buildings that line Cambridge Gardens are likely the same buildings that border the site to the west today. The buildings within the site area that border Priory Street look to be the same as those in the previous map, albeit extended to the west slightly.
Ordnance Survey 6":mile Sussex Sheet LXXI.NW 1927	The area of the site between Priory Street and Cambridge Gardens is almost entirely developed, although the function of the buildings is not clear from the map.
Ordnance Survey 6":mile Sussex Sheet LXXI.NW 1950	No change from previous map.

Source: Old Maps Online, 2022

Table 4.2: Google Earth Pro examination for the site of Priory Car Park.

Year	Description
1985	Resolution too low to see detail.
2004	The carpark has now been built on the site, facing Priory Street. The building that houses ESK in the south of the site has been built as well. The terraced houses along Cambridge Gardens reflect those shown in the historic mapping.
2018	No change. Site is as is today.

Source: Google Earth, 2022

4.4 Archaeological and historic background

Table 4.3: Archaeological and historic periods used for the purpose of this technical note.¹⁴

Prehistoric Period Dates	Historic Period Dates
Palaeolithic 500,000 to 10,000 BC	Roman AD 43 to 410
Mesolithic 10,000 to 4,000 BC	Early medieval AD 410 to 1066
Neolithic / Early Bronze Age 4,000 to 1,600 BC	Medieval AD 1066 to 1540
Middle Bronze Age 1,600 to 1,100 BC	Post-medieval AD 1540 to 1900
Late Bronze Age 1,100 BC to 700 BC	Modern AD 1900 to present
Early Iron Age 700 to 400 BC	
Middle Iron Age 400 to 100 BC	

¹⁴ Periods List (Historic England), [online] available at: <http://heritage-standards.org.uk/wp-content/uploads/2015/08/Periods-List-HE-FISH-WP.pdf>, (last accessed June 2021).

Prehistoric Period Dates

Historic Period Dates

Late Iron Age 100 BC to AD 43

Source: Mott MacDonald

The dates outlined in **Table 4.3** are subjective, but are used to ease discussion and are obtained from the list of the main archaeological and cultural periods of Britain compiled by Historic England (HE), in conjunction with professional judgement.

The historic environment baseline has been compiled using the data available from a search of the HER for non-designated heritage assets and from the NHLE for designated heritage assets that have been recorded within the study area to date.

4.4.1 Prehistoric (500,000 BC – AD 43)

The waterlogged nature of the alluvial deposits that are present to the west of the site create an optimum environment for the preservation of organic palaeoenvironmental remains such as seeds, pollens and molluscs which are valuable for reconstructing past environments. However, the deposits of clay, silt and gravel that have been recorded by the BGS within the site are not conducive to the preservation of palaeoenvironmental remains.

HER data dating to the prehistoric period is limited to one findspot, of Palaeolithic date.

- White Rock, Hastings: Palaeolithic core and Mammoth molar (MM55)

4.4.2 Roman (AD 43 – AD 410)

Following the Roman invasion in AD43, a road network was established connecting all of the major Roman Settlements, including at Chichester (*Noviomagus*) and Dover (*Dubris*). There has been evidence for the area of Hastings to have been used as a small port during this period, although it is thought that many of the associated structures have now been lost to the sea.¹⁵

HER data dating to the Roman period within the study area is limited to one findspot:

- 68 Braybrooke Road: Roman coin (MM57)

4.4.3 Early medieval (Saxon) (AD 410 – AD 1066)

The name 'Hastings' is thought to have early medieval origins, derived from the Old English "*Haestingas*". By the time of the Domesday Survey in 1086, Hastings was a recorded settlement. However, it had no recorded population which was sometimes the case for either large towns or abandoned settlements.¹⁶ Evidence suggests that Hastings grew as a port town throughout the 9th and 10th centuries.

East Sussex HER maps two monuments of early medieval date within the study area:

- Haestingacaestre: Saxon burh (MM36)
- Hastings: tentatively Anglo Saxon mint (MM37)

4.4.4 Medieval (AD 1066 – AD 1540)

Following the Norman Invasion in 1066, the settlement at Hastings rapidly developed, with Hastings Castle as a main focal point. Motte castles are medieval fortifications introduced into Britain by the Normans. Hastings Castle (MM01) was the first such castle to be built after the Norman invasion of 1066 and features in the Bayeux Tapestry, and is now scheduled.¹⁷

¹⁵ The Hastings Chronicle, 2022 [online] available at: <https://hastingschronicle.net/key-events/origins-of-hastings/>

¹⁶ Open Domesday, 2022 [online] available at: <https://opendomesday.org/place/TQ8009/hastings/>

¹⁷ Historic England, 2022 List Entry 1017539 [online] via: <https://historicengland.org.uk/listing/the-list/list-entry/1017539>

East Sussex HER maps one monument of medieval date within the site:

- Holy Trinity Priory, Hastings: Medieval priory and chapel (site of) (MM30)

The HER entry states:

Holy Trinity was founded as a house of Augustinian Canons probably during the reign of Richard I [1189-99]. In 1413 it moved to Warbleton due to encroachment of its lands by the sea. The old priory churchyard continued to function for a while – burials were recorded there as late as 1533 [Salzman 1921, 36] – and the church is said to have maintained parochial status. A deed of 1615 refers to ‘the site of the old Hastings Priory and the chapel of Holy Trinity near Hastings’

Masonry belonging to the old priory was recently excavated during the building of the new Ritz Cinema in Cambridge Road. The Ritz cinema has now been demolished and a partial excavation by D Martin, prior to re-development, found courses of walling, stairs and window jambs lying c. 1.5m below the present ground level in the area centred TQ 8147 0945¹⁸. There is now no trace of the remains of the priory.¹⁹

The old town of Hastings was protected towards the sea by a town wall, part of which was built in the 14th century to protect the town from the French (MM02), and is now scheduled.²⁰

The HER maps a further six monuments dating to the medieval period within the study area:

- Medieval burials recorded during watching brief (MM39)
- Hastings Stade Beach, Hastings: 16th century pier (MM43)
- St Michael's Church (Site Of): Medieval church (MM56)
- Royal East Sussex Hospital: Medieval kilns (MM58)
- Priory Farm, Hastings: Medieval farm (MM33)
- St Andrew-Sub-Castro Church. Hastings: 13th century church (site of) (MM35)

4.4.5 Post-medieval (AD 1540 – AD 1900)

The town of Hastings grew throughout the post-medieval period, particularly in the 18th and 19th centuries. Historic mapping indicates that settlement was initially focussed around what is now known as the Old Town, before extending west towards the area of the site.

East Sussex HER maps 15 monuments dating to the post-medieval period within the study area:

- Bohemia Road, Hastings: Windmill (site of) (MM38)
- Near Robertson Street: 18th century settlement (site of) (MM42)
- 5 South Terrace, Hastings: 19th century building (MM46)
- Near Hastings Railway Station: 18th-19th century Brick kiln (MM47)
- 2-7 Havelock Road, Hastings: 19th century building (site of) (MM48)
- Wellington Gardens, Wellington Square, Hastings: 19th century gardens (MM49)
- Castle Rocks, 200Yds (183m) Offshore Hastings: NERISSA (Wreck) (MM53)
- Hastings Station: 19th century station (MM60)
- 1 - 3 Portland Villas, Castle Hill Passage: 19th century pottery and undated animal bone found in watching brief (MM63)
- Cornwallis Street Car Park, Hastings: 19th century buildings (Site of) (MM54)

¹⁸ In the south-west corner of the site

¹⁹ East Sussex HER reference MES864

²⁰ Historic England, 2022 List Entry 1002291 [online] via: <https://historicengland.org.uk/listing/the-list/list-entry/1002291>

- Hastings Citadel, Hastings: 19th century building (MM59)
- Hastings Infirmary, Whiterock: 19th century hospital (MM31)
- Hastings Infirmary: 19th century hospital (MM32)
- Hastings Pier: 19th century pier (MM34)
- Bohemia Estate: 19th century Ornamental Garden (MM71)

4.4.6 Modern (AD 1900 – present)

Hastings continued to grow throughout the 20th century, and was a target for the German Luftwaffe between 1940 and 1945. During this time, 550 High Explosive (HE) bombs and 16 flying bombs fell on the town, causing widespread damage.

The East Sussex HER maps ten monuments dating to the modern period within the study area:

- White Rock Gardens: air raid shelter (MM40)
- Hastings Beach: 19th century submarine (MM41)
- Hastings, Post Office: WW1 & WW2 Plaque Memorial (MM44)
- Hastings, Post Office: Postal and Engineering Staff WW2 Memorial (MM45)
- White Rock Gardens (White Rock Pleasure Grounds) Hastings: 20th century Gardens (MM50)
- Linton Gardens, Hastings: 20th century Garden and Park (MM51)
- St Mary's Railway Mission Hall, Hastings: 19th century Mission Hall (MM52)
- 39 Cambridge Gardens, Hastings: possible air raid shelter (MM61)
- Electric Light Works, Hastings: 20th century Electric Power Station (MM62)
- Harold Place, Hastings: 20th century Public Toilets (MM60)

4.4.7 Unknown

The HER maps one asset of unknown date within the study area:

- The Alley, Claremont, Hastings: Undated Cave System (MM29)

4.5 Archaeological investigations

East Sussex HER maps one archaeological investigation that has taken place within the site:

- Holy Trinity Priory, Hastings: Excavation (MM30)

Emergency excavations carried out in advance of the construction of a cinema. This uncovered the chapter house, dormitory undercroft and sections of the refectory, cloisres and rere-dorter. At least four phases of construction were recorded dating between the late 12th century to the 14th century.²¹

The HER maps another nine archaeological investigations within the study area:

- Hastings Castle: excavation, evaluation and watching brief (MM01)
- UHC2 Building, (Priory Quarter Development), Cambridge Road: Watching Brief (MM67)
- Hastings Cricket Ground: Watching Brief (MM70)
- Hastings Castle, Castle Road, Hastings: Watching Brief (MM71)
- 1-3 Portland Villas, Castle Hill Passage: Watching Brief (MM63)
- The Gap Site, 11-15 Havelock Road: Watching Brief (MM65)
- Former Site of the Royal East Sussex Hospital, Hastings: Watching Brief (MM31)

²¹ East Sussex HER entry EES9314

- Watching Brief (MM61)
- 43 Castle Hill Road, Hastings: Watching Brief (MM39)

4.6 Heritage surveys and assessments

East Sussex HER maps one desk based assessment that the area of the site falls into:

- Priory Quarter: Desk Based Assessment (MM66)

The HER entry states:

Wessex Archaeology were commissioned by Whitbybird, on behalf of SEASPACE, to undertake an assessment of the historic built environment of the Priory Quarter, Hastings town centre, centred on NGR 518470 109540. This assessment relates to the proposed comprehensive redevelopment of the area for mixed uses, and the report will become one of the technical appendices of the Environmental Impact Assessment being prepared to support the planning application for the redevelopment. The aim of the assessment is to identify those components of the built environment which contribute to the special architectural and historic character of this part of the town centre, and to assess the potential impact on that special character of the redevelopment proposals.²²

The HER maps a further eight assessments within the study area:

- Station Plaza, Station Approach: Desk Based Assessment (MM64)
- Hastings Railway Station Goods Yard, Hastings: Desk Based Assessment (MM67)
- The Gap Site, 8-12, Havelock Road, Hastings, East Sussex: Desk Based Assessment (MM65)
- The America Ground, Hastings: Desk Based Assessment (MM68)
- Site of Old Harbour Wall, Stade, Hastings: Desk Based Assessment (MM43)
- Friends Meeting House, Hastings: Heritage Assessment (MM46)
- Cornwallis Street Car Park, Hastings: Heritage Assessment (MM54)
- Harold Place Restaurant Pavilion, Harold Place, Hastings: Desk Based Assessment (MM60)

East Sussex HER maps four surveys within the study area:

- 2-7 Havelock Road, Hastings: Photographic Survey (MM48)
- 'The Alley' Caves & Cliff, Claremont, Hastings: Geotechnical Survey (MM29)
- Hastings Library & 12 Claremont, Hastings: Building Survey (MM68)
- Penguin Snooker Club, Priory Street, Hastings: Survey (MM69)

5 Archaeological potential and significance

5.1 Assessment of significance

The significance of heritage assets has been based on criteria outlined in Table 5.1. The assessment of significance derives from a combination of designated status and professional judgement. The Secretary of State for Culture Media and Sport's non-statutory criteria for the scheduling of ancient monuments, assessment criteria adopted by Historic England as part of the Monument Protection Programme (MPP), and the Secretary of State's Principles of Selection Criteria for Listed Buildings, will be considered as part of this assessment.

²² East Sussex HER entry EES15601

Table 5.1: Criteria for assessing significance

Significance	Typical criteria
Very High	World Heritage Sites, assets of acknowledged international importance, assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Registered Battlefields, undesignated assets of schedulable quality, undesignated monuments, sites or landscapes that can be shown to have specific nationally important qualities, and assets that can contribute significantly to national research objectives.
Medium	Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas, undesignated sites of high importance identified through research or survey, monuments or sites that can be shown to have important qualities in their fabric or historical association.
Low	Undesignated assets - buildings, structures, monuments or archaeological sites with a local importance for education or cultural appreciation, and which add to local archaeological and historical research. Very badly damaged assets that are of such poor quality that they cannot be classed as high or medium, parks and gardens of local interest.
Negligible	Heritage resources identified as being of little historic, evidential, aesthetic or communal interest; and resources whose importance is compromised by poor preservation or survival, or by contextual associations to justify inclusion into a higher grade.

Source: After LA 104 – Environmental assessment and monitoring: Table 3.2N (2020)

5.2 Survival of archaeological deposits

The construction of the carpark and neighbouring buildings will have severely truncated archaeological remains. There is likely a higher degree of survival towards the south of the site, where less ground levelling is evident. Further assessment into the survival of the priory in areas of the site that appear less truncated is needed to fully understand the survival potential of archaeological remains.

5.3 Archaeological potential

Where the ground has been previously disturbed by development, the potential for archaeological remains is low to negligible. The table below states the potential for archaeological remains in areas of the site where there is no evidence of previous ground disturbance.

Table 5.2: Archaeological potential of the site

Historic asset	Significance	Potential
Paleoenvironmental remains	Low or medium depending on extent.	The below ground deposits within the site, as recorded by the BGS, are not conducive to the preservation of paleoenvironmental remains, the potential of which is therefore considered to be low .
Prehistoric remains	In-situ remains would be of medium significance, given likely level of truncation. Residual remains would be of low significance.	Evidence for prehistoric activity within the study area is limited to two findspots; the potential for such remains is therefore considered to be low .
Roman remains	In-situ remains would be of medium significance, given likely level of truncation. Residual remains would be of low significance.	Evidence for Roman activity within the study area is limited to one findspot; the potential for such remains is therefore considered low .
Early medieval remains	In-situ remains would be of medium significance, given likely level of truncation. Residual remains would be of low significance.	There may have been an early medieval settlement at Hastings prior to the Norman Invasion, but it is unlikely that such remains would have survived the multi-phased development of Holy Trinity Priory. The potential for early medieval remains is therefore considered low .

Historic asset	Significance	Potential
Medieval remains	In-situ remains would be of medium to low significance, depending on their state of preservation. Residual remains would also be of low significance.	The site is known to have housed a former medieval priory, excavations around which have revealed multiple phases of development throughout the medieval period. Potential for such remains is therefore considered high , although the extent to which they survive remains unknown.
Post-medieval remains	Low significance	Historic mapping dating to the early 19 th century suggests that the area of the priory remained clear of development until the early modern period, when Hastings began to extend westward from the Old Town. The potential for post-medieval remains is therefore considered to be low .
Modern remains	Negligible significance	There is a low potential for archaeological remains of Modern date.

Source: Mott MacDonald, 2022

6 Impacts

6.1 Overview

This assessment is based on the guidance contained in Historic England Advice Note 12 – Statement of Heritage Significance: Analysing Significance in Heritage Assets (2019). Paragraph six of this guidance outlines the steps which should be taken to establish potential impact of the scheme on the significance of heritage assets and where appropriate justify any harmful impacts and identify mitigation and enhancements. These steps are:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise, and mitigate negative impact, in a way that meets the objectives of the NPPF; and
5. Look for opportunities to better reveal or enhance significance.

In accordance with paragraph 190 of the NPPF and the Historic England guidance the level of detail supplied is proportionate to the level of significance of the asset and the overall effect the scheme will have.

6.2 Built Heritage

The identification of impacts on built heritage assets in the vicinity of a site take into account any temporary or permanent changes to the asset's setting.

6.2.1 Designated assets

The site is located within Hastings Town Centre Conservation Area (MM04), which has been recognised as 'deteriorating' within Historic England's Heritage at Risk Register. The proposed development presents the opportunity to add value to the Conservation Area and therefore should seek to enhance its character, in line with paragraph 206 of the NPPF:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

By doing so, there is the opportunity to remove the Conservation Area from the Heritage at Risk Register.

Grade II listed United Reformed Church Formerly Congregational Church (MM27) is located 30m south of the proposed development, and Former Memorial Photographic Studios (MM28) is located 80m to the south-east, both of which are intervisible with the site. Grade II* listed Church of the Holy Trinity (MM15) is located 70m to the south-west of the site, but is not intervisible. Grade II listed 14 Claremont (MM26), Brassey Institute (MM22), Drinking Fountain Immediately north-east of Holy Trinity Church (MM23), 21 Robertson Street (MM24) and The Havelock Public House (MM25) are all within 100m of the site. All of these assets are considered of high heritage value because of their heritage importance on a national scale. The construction phase of the proposed works has the potential to temporarily alter the setting of these buildings through sound intrusion from construction activities such as demolition, piling and metalworking.

However, as with the Conservation Area as a whole, the proposed development presents the opportunity to add value to the Listed Buildings that has been lost over time, particularly those intervisible with the scheme, and should aim to complement the character of the buildings. The removal of unsympathetic development would also help to restore value to these buildings.

The impact on built heritage will be assessed in more detail once the designs for the proposed works have progressed.

6.3 Archaeological remains

Given the asset's elevated location, the new development would be visible from Hastings Castle (MM01). Furthermore, the castle is also visible from the site. The scheme therefore presents the opportunity to add value to the setting of the castle and the design should seek to enhance the relationship between the two medieval sites.

The impact on buried archaeological remains cannot be fully assessed until their survival is properly understood, and the designs for the proposed works are finalised. Should remains of the medieval priory (MM30) survive in good condition, the new proposal should consider altering its design, such as the locations of potential basements and foundations, to accommodate the preservation of the priory. Additionally, all planned demolition should be carried out in a controlled manner to facilitate its preservation, accompanied by an archaeological watching brief. Should the medieval priory survive in exceptional condition, there may be opportunities for public outreach through the conservation and public display of the asset.

7 Conclusions and recommendations

7.1 Conclusions

The site of Priory Car Park in Hastings is located within 1km of two Scheduled Monuments, one Grade II* Registered Park and Garden and 237 Listed Buildings. The site is located within Hastings Town Centre Conservation Area (MM04), which is also recognised on Historic England's Heritage at Risk Register as in a deteriorating poor condition. The site is intervisible with two Grade II listed buildings, one of which (United Reformed Church Formerly Congregational Church (MM27)) is also recognised on Historic England's Heritage at Risk Register as being in poor condition and at immediate risk of further rapid deterioration or loss of fabric.

Data obtained from the East Sussex HER indicates that there is a high potential for archaeological remains of medieval date, namely relating to the former priory, and a low potential for archaeological remains of all other periods. However, the extent that such remains survive is currently unknown.

The proposal involves the demolition of buildings within a conservation area, however these buildings make a negative contribution to the setting of a number of designated assets and do not add to the character of the conservation area. The proposed demolition and redevelopment of the Priory Car Park site presents the opportunity to add value to heritage assets that have been lost through the construction of this building. This could include enhancing the character of Hastings Town Centre Conservation Area (MM04) and improving the setting of the United Reformed Church Formerly Congregational Church.

The extent of survival of archaeological remains is currently unknown, however excavations to the south revealed the priory at a depth of 1.5m below the current ground level. Therefore, despite the development of the car park, there is potential for archaeological remains to survive at some depth. Should remains of the medieval priory survive in good condition, the scheme should seek to conserve the asset in situ, through design adaptations. There may also be the opportunity to engage the public with the asset, if its survival is considered exceptional.

7.2 Recommendations

It is recommended that the demolition methodology for the Priory Car Park is carefully considered, in order to avoid disturbance of potential archaeological remains below. Should intrusive works below the lowest building level be proposed, this should be kept to a minimum. Consultation with the East Sussex Archaeology Service is strongly recommended as per best practice and to ensure any archaeological

deposits are appropriately safeguarded. Any intrusive works during demolition are likely to involve, as a minimum, monitoring by an archaeological contractor, but also present an opportunity to better understand the extent, nature and survival of any remains.

It is recommended that further assessment is undertaken of the site, once the survival of archaeological remains is better understood and the designs for the proposed redevelopment, including demolition plans and building design, have progressed further. This will enable an informed impact assessment on both the archaeological remains and the neighbouring built heritage assets. All future work should be completed in agreement with and consultation of the East Sussex Archaeology Service.

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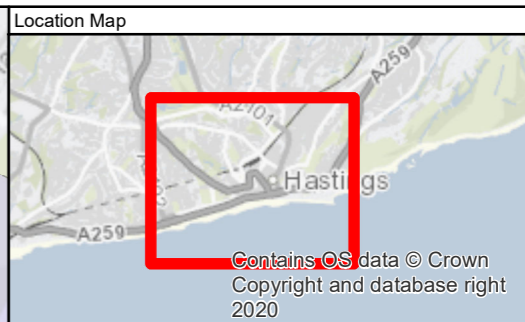
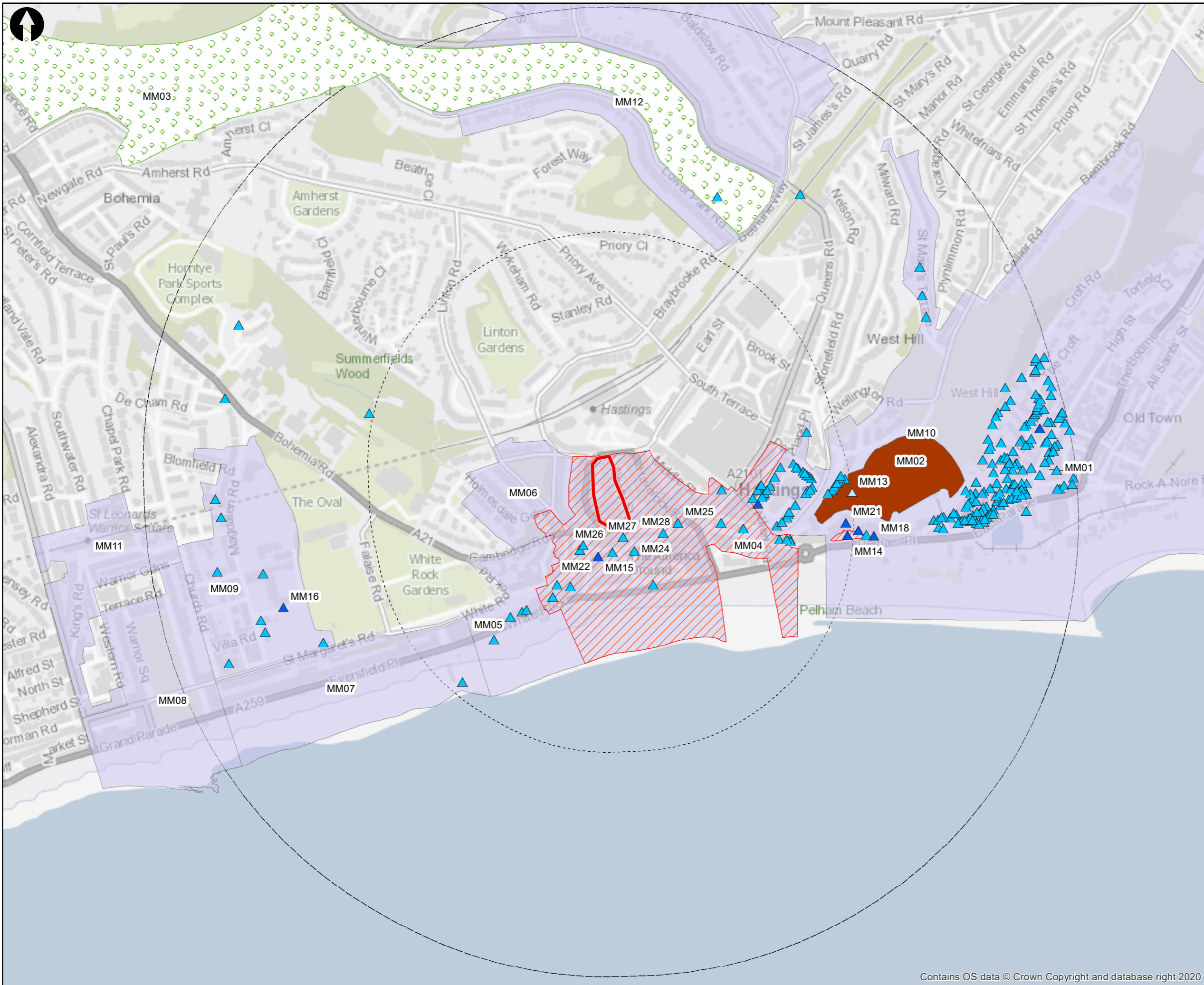
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A. Maps of heritage assets, archaeological investigations and finds

Figure A.1:



Key to Symbols

- Scheduled Monument
- Listed Buildings**
- Grade**
- I
- II
- II*
- Registered Parks and Gardens
- Heritage at Risk
- Conservation Areas
- site boundary
- 500m study area
- 1000m study area

Notes

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1	30/03/22	ED	Designated Data	RA	CH
Rev	Date	Drawn	Description	Ch'k'd	App'd

M	M	Mott MacDonald House 8-10 Sydenham Road Croydon, CR0 2EE United Kingdom T +44 (0)20 8774 2000 F +44 (0)20 8681 5706 W mottmac.com
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Client



Title

Map showing designated heritage assets within 1km of the site

Designed	E Dennis	Eng Check	
Drawn		Coordination	
GIS Check		Approved	

Scale at A3	Status	Rev	Security
1:8,000	PRE	P1	STD

Drawing Number
100107670 -ENV-MMD-DR-001

