

**An Archaeological Desk-Based Assessment of
Hill Crest School, Rye Road, Hastings, East Sussex
(incorporating an English Heritage Level 2 Historic Building Record of the School)**

NGR 584085 112133

**Prepared for
RH Partnership Architects Ltd**

**Michelle Statton
BA, MA, PIFA**

Updated by Jane Clubb BA MA

Project No. 4923

Report No. 2011160

**June 2009
Updated March 2010, June 2011**

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ABSTRACT

Archaeology South-East have undertaken an assessment of the archaeological effects of the proposed redevelopment of Hillcrest School, Rye Road, Hastings. The assessment reviewed archaeological data obtained from the Historic Environment Record (HER), as well as cartographic and documentary sources. The assessment concluded that there is a generally-low potential for archaeological remains to be present upon the Site. The Site, originally part of Fairlight Down, was in agricultural use until 1950 when the Hastings Modern Secondary School for Girls was built. The landscaping involved with the construction of the school and its subsequent extensions, is believed to have had at least a partly-detrimental effect on any surviving archaeological deposits in the area but the full extent of any such disturbance is uncertain. It is advised that a Watching Brief be undertaken during future geotechnical investigation of the Site, so as to further evaluate the potential for archaeological deposits to survive upon the Site.

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1.0 INTRODUCTION

Archaeology South-East (a division of the University College London Centre for Applied Archaeology) has been commissioned by RH Partnership Architects Ltd, on behalf of East Sussex County Council to carry out an archaeological appraisal, consisting of a desk-based assessment (DBA) and preliminary walkover survey, of proposed works at Hillcrest School, Rye Road, Hastings (Fig. 1). An English Heritage Level 2 Historic Building Record was carried out in May 2011 and is included within this revised report as Appendix 2.

This report follows the recommendations set out by the Institute of Field Archaeologists in *Standards and Guidance for Archaeological Desk-Based Assessments* (IFA 2001) and utilises existing information in order to establish as far as possible the archaeological potential of the Site.

The Site, an area of land located on the east of Rye Road (A259), is shown on Fig. 1, centred on National Grid Reference 584085 112133. A wider Study Area, extending for 1 kilometre from the centre of the site, has been considered to place the Site in context (Fig. 1). The terms Site and Study Area will be used accordingly in this report.

It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching are usually needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

In drawing up this desk-based assessment, cartographic and documentary sources held by the East Sussex Record Office have been consulted. Archaeological data was obtained from the East Sussex Historic Environment Record (HER). Listed Building and Conservation Area data was acquired from English Heritage and the East Sussex County Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate Internet databases interrogated. This included the Magic website, which holds government digital data of designated sites (Scheduled Ancient Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. Aerial photographs, supplied by the National Monuments Record have also been consulted but no additional historic landscape features were identified.

Following the completion of the report, Archaeology South-East were made aware of archive documents relating to the building and site held at Hastings Museum. These could not be consulted within the time-frame of the project.

2.0 SITE TOPOGRAPHY AND GEOLOGY

Hillcrest School is sited in Ore, which constitutes the largest suburb and Local Government Ward of Hastings in East Sussex. It is located to the north-east of the town on the main road to Rye (the coastal A259 road). Originally the Site formed part of Fairlight Down, which has over time been variously divided between the parishes of Fairlight, Guestling and Ore. Currently, the western part has been absorbed into the urban aspect of Hastings, whilst the eastern vicinity has been incorporated into Hastings Country Park. A small area is still in Guestling Parish. Heath land such as Fairlight Down was once common, along with ancient wood and coppice, in the topographic region referred to as the High Weald. This district, which covers the north and east of Sussex, is further characterised by its hills and deep steep-sided valleys. These features are the result of the region's underlying geology.

Most of Sussex is situated on the southern flank of the Wealden Anticline, a dome of layered Lower Cretaceous rocks. This upfold crosses the northern part of the country in an east-west direction. Trending in the same direction are a number of minor folds, which corrugate both flanks of the anticline (Williams 1999). Both the crest of the anticline and its subsidiaries' have been stripped away by erosive action. This has exposed the various sedimentary beds as a series of east-to-west-trending outcrops, which become progressively younger in a north-south direction (Williams 1999). The Site, as with much of the High Weald, coincides with the outcrop of the Hastings Group.

The sedimentary sequence of the Hastings Group is comprised of the Tunbridge Wells Sand formations, Wadhurst Clay and Ashdown beds. They are all flood-plain deposits laid down by rivers during the Cretaceous period. A geo-technical report (R/R1177) undertaken as part of works for an extension to the school in 1979 could not be obtained in time for this report. However, the Geological Survey of England and Wales (sheet 320/321: Hastings and Dungeness 1:50,000 ed.) shows that the Development Site is situated specifically on the Ashdown beds, which occur between 180-215 m above OD. These are the oldest deposits in the Hastings Sequence, dating to around 130 million years ago. They comprise an unstable mix of sandstone, siltstone, mudstone and clay, which is overlain by argillic brown earths, rich in silt and fine sand.

3.0 PLANNING BACKGROUND

3.1 Town and Country Planning Legislation and Procedures

Government guidance to local authorities is given in Planning Policy Guidance Notes (PPGs). 'PPG16 covers Archaeology and Planning. PPG 15 "Planning and the Historic Environment", although concerned principally with listed buildings and conservation areas, also includes references to elements of the historic environment.

Consideration of detailed planning issues is beyond the remit of this report, but the general background as relating to archaeological matters can be briefly summarised as follows:

Archaeological remains should be seen as a finite, and non-renewable, resource...care must be taken to ensure that [they] are not needlessly or thoughtlessly destroyed. (PPG 16 para. 6).

Where nationally important remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation. [In the case of] remains of lesser importance...planning authorities will need to weigh the relative importance of the archaeology against other factors including the need for the proposed development (PPG 16 para. 8).

If physical preservation in situ is not feasible, an archaeological excavation...may be an acceptable alternative (PPG 16 para. 13).

...the key to the future of the great majority of archaeological sites lies with local authorities, acting within the framework set by central government...Appropriate policies in development plans and their implementation through development control will be especially important. (PPG 16 para 14).

3.2 South East Plan

The South East Plan (published 06/05/2009) sets out strategic policies concerning the whole of the South East Region, and partly replaces the now defunct county-level structure plans. The relevant policy covering the historic environment is summarised below:

Policy BE7: Management of the Historic Environment

Seeks to encourage local authorities and other bodies to support the conservation and, where appropriate, the enhancement of the historic environment.

3.3 Hastings Local Plan

The Borough of Hastings policy of conserving and enhancing the heritage for the benefit of present and future generations is set out in the Hastings Local Plan, (adopted April 2004). Under the Planning and Compulsory Purchase Act 2004, a 'Local Development Framework' (LDF) must be developed to replace the Hastings Borough Local Plan by 2011. Until then, the Local Plan contains a number of key policies relating to archaeology, historic landscapes, Listed Buildings and Conservation Areas, which are summarised below:

Policy C1; C2; C8; C10

Covers development within conservation areas, which are defined as having of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The policies are designed to provide sensitive management of change within an area rather than no change at all; they cover issues of roofing materials, replacing doors and windows, and demolition.

Policy C3; C4; C7; C9

Care must be taken to maintain the special architectural or historic character of listed buildings. Listed buildings can be damaged inadvertently by unsympathetic alteration or extension. These policies cover the development of Listed Buildings, building materials, the replacement of doors and windows and their demolition.

Policy C6

The Borough Council will identify, record and protect archaeological sites and historic elements in the landscape and encourage and develop the educational, recreational and tourist potential of archaeological sites and monuments through suitable management and interpretation. Where development may affect land of archaeological significance or potential, the Council will expect applicants to have properly assessed and planned for the archaeological implications of their proposals.

Policy NC2; NC3

Designated Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves will be safeguarded and protected. Proposals for development within SSSIs, or likely to have an adverse effect on them directly or indirectly, will be subject to special scrutiny. Where development is permitted, the Council may attach planning conditions and/or may seek to enter into legal agreement(s) to ensure the continuing protection and enhancement of the nature conservation and/or geological interest and to provide appropriate compensatory measures and/or site management.

Policy NC4; NC5; NC6

Covers the allocation of nature reserves and sites of Nature Conservation Importance.

Policy NC8; NC9

Outlines general planning requirements designed to minimise damage to wildlife and habitats, and sets out the information required to accompany planning applications in order to assess the impact of proposed developments.

Policy NC10; NC11; NC12

These policies cover Ancient and Preserved Woodland, stating that the layout of any development encroaching into, or close to, such woodland must take account of the designation and be designed so as to minimise the impact upon it.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

The East Sussex Historic Environment Record was consulted, together with the NMR National Inventory and Excavation Index. Listed Building and Conservation Area data was acquired from English Heritage and the Borough of Hastings. Details were taken of all archaeological sites and listed buildings within a 1 kilometre radius of the centre of the Site (hereafter referred to as the Study Area). The identified sites are tabulated in Appendix 1 and shown plotted on Fig. 1.

4.2 Scheduled Ancient Monuments and Designated Sites

These comprise cultural heritage sites of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development and include Scheduled Ancient Monuments (SAMs), Listed Buildings, Historic Parks and Gardens, and Conservation Areas. These designations and others, such as Archaeologically Sensitive Areas and Areas of High Archaeological Potential, are typically detailed in County Structure Plans, Unitary Development Plans and Borough Council Local Plans with appropriate planning policies pertaining to each category.

Scheduled Ancient Monuments (SAM)

No SAMs are recorded within the Study Area.

Archaeologically-Sensitive Areas

Four archaeologically-sensitive areas are recorded within the Study Area, all of which are external to the Site (See Fig. 1).

Conservation Areas

A short distance to the east of the Development Site is the most northern part of the Hastings Country Park Nature Reserve. The reserve, which covers a 345ha area, is of significant importance both nationally and internationally for its biodiversity and geology and has therefore been granted both Site of Special Scientific Interest (SSSI) and candidate Special Area of Conservation (cSAC) status.

Listed Buildings

There are twelve listed buildings in the Study Area (see Fig. 1 - numbers **5, 11-21**). All of the Listed Buildings within the Study Area date to the post-medieval period and are Grade II listed. None of these lie within the Site boundary.

Historic Parks and Gardens

There are no historic parks or gardens with statutory protection recorded within the Study Area.

Other Designated Sites

There are at least five areas of ancient and semi-natural woodland in the Study Area, including Coghurst and Ten Acre woods.

4.3 Archaeological Periods Represented

The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Anglo-Saxon (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1485)

Post-medieval (AD 1486 to date)

4.4 Prehistoric

Evidence for prehistoric activity within the Weald has consisted mainly of isolated finds of artefacts such as bronze axeheads and flint arrowheads. The only prehistoric find within the Study Area is a Neolithic flint axe [3]. It was recovered from a deep trench near the Fairlight reservoir, just a few metres from the Site.

The Wealden sand ridges are known to have been used within the later Mesolithic period and there have been finds of this period recorded at West and East Hill Hastings. Little evidence from the Neolithic and Bronze Age periods has been recorded in the area but Neolithic flints and Bronze Age flints and pottery have been found at Castle Hill and there are possible Bronze Age barrows at East Hill, which indicates that there is activity in this general area. Very few ceremonial sites are recorded in the Weald and no settlement sites are known until the Iron Age, when defended hilltop enclosures (such as the possible examples on the East and West Hills, Hastings) were established, probably in association with iron extraction. Prehistoric material in the river valleys and coastal flats has either been eroded by water action or deeply buried beneath later deposits (James 2006b).

4.5 Romano-British

From 100 BC the people of southern Britain came into increasing contact with the Roman Empire, culminating in 43AD with the Roman invasion of Britain. The period AD43 – c. AD 410 is characterised and dominated by the introduction of Roman culture in all its forms, as Britain became absorbed into a huge continental empire. During this period Sussex formed part of the client kingdom of the Regni, whose capital was based at Chichester.

Local traditions have, in the past, highlighted several features of Roman date within the Hastings area. For example, a circular mound on the East Hill, now thought to be the remains of a medieval windmill, was identified as a possible pharos or lighthouse. A similar example survives at Dover (Baines 1986, 1). Similarly the rectangular enclosure on East Hill was variously interpreted as a Roman marching camp or signal station (Baines 1986, 2), whilst Romano-British pottery recovered from the vicinity (Moore 1974), and a poorly-provenanced find of tesserae (mosaic cubes) has led to speculation about the existence of a Roman villa on the hill.

However, in truth, Roman activity and settlement in the area is sparse, as in the Weald in general, in particular the eastern part. The other major sites of the period generally occupy the river valleys and coastal plains. However, it has been inferred from documentary sources that a trackway [9], which possibly has its origins in the prehistoric period, ran through

Fairlight, Battle and along Netherfield Ridgeway. Another road [8] of Roman date has been inferred as passing through the Study Area, being routed between Rochester, Maidstone and Hastings. Close to the possible route of this road opposite the Oddfellows PH in Ore, a coin [10] of Constantine II has been recovered.

4.6 Anglo-Saxon

There is little evidence for the continued presence of a British indigenous population following the collapse of Roman rule. The area of densest Early-Saxon settlement in Sussex, as identified by cemeteries, is thought to have lain further west between the Ouse and Cuckmere rivers (Bell 1978). Indeed, overall, the settlement hierarchy of Eastern Sussex developed much more slowly than elsewhere, and even in the 13th century there were relatively few commercial centres (Gardiner 1999).

Evidence of later Saxon settlement at Hastings comes from the Burghal Hidage, a 10th century document (surviving as a later copy) listing the defensive sites (*burhs*) set up by Alfred the Great to counter Danish attacks. The exact location of the Saxon settlement is unknown, with both the West and East Hills in Hastings failing to produce any evidence. Place-name evidence also points to the Saxon origins of the village of Fairlight, located to the east of the Development Site. The name Fairlight (first attested in 1176) is derived from the Old English words for 'bracken clearing', suggesting a cleared area in a locality largely utilised as common waste, and thereby providing an insight into the long and laborious process by which the relatively-poor soils of the locality were brought under cultivation (James 2006b).

No sites of this date have been recorded within the Study Area.

4.7 Medieval

No entry for Hastings exists in the Domesday Book, apart from a note elsewhere in the document indicating that the Abbot of Fecamp (in Normandy) had four burgesses and fourteen cottars in the town. Meanwhile, a reference to Fairlight actually pertains to a different place, an outlying holding of Ditchling manor near East Grinstead. Instead, both the Old Town of Hastings and Fairlight appear to have been part of the large manor of Rameslie, which was granted to Fecamp Abbey in 1017 (Padgham 2004) and which lay within the Hundred of Guestling. Following the Conquest, the area became part of the holdings of the Count of Eu, within the honour and rape of Hastings (Salzman 1973, 175).

In specific terms of the Site, it is identified to have been situated on what is later known as Fairlight Down. Common waste in medieval settlements was often used to locate ancillary structures or services. This pattern was followed at Fairlight, with the siting of the former windmill [4] at North's Seat

in 1462 (which was replaced by smock mill in 1819 and continued in use until it burnt down in 1869). The waste was often compartmentalised to reflect differing ownership or usage, and a prominent bank at Fairlight Down may be that shown to bisect the area before snaking around the Mill Farm windmill on the 1728 estate map (James 2006b). The Study Area therefore probably comprised small islands of open arable fields¹ around small farming settlements, surrounded by larger patchworks of enclosed pasture, woodland and heathy common waste such as Fairlight Down.

4.8 Post-Medieval

The period from the 15th century onwards saw the emergence of a modern market economy, and the decline of the more communal aspects of the preceding period, although enclosed land held in severalty was always predominant in the Weald. The small areas of open-field arable that did exist were probably subject to piecemeal enclosure and consolidation of scattered strips from the 16th century onwards. Indeed, it is in 1556 that the first reference to Fairlight Down is made, when the area in Guestling is recorded as being held by George Batselor (Bachelor), of Yielding Manor, for the rent of one shilling from the Manor of Yielding. This area, just north of the Development Site is still known as Bachelor's Bump.

In a survey of 1560 the Manor of Ore claimed a right of pasturage on the Down and took ownership of some twenty acres of it. The first Land Tax return in 1692 shows that that Down was owned by Lord Montague, and that the unenclosed area was being let out to tenants for grazing (Dance 2000). In 1691, George Batselor's part of the down in Guestling passed to John Humphrey and then in 1729 to William Acton of Rye who already held rights in the Fairlight portion (Dance 2000). The Battle of Abbey then purchased the land and lease from Acton, taking full control of Fairlight Down by 1781. It is the plan of their estate, then held by Sir Godfrey Vassil Webster Bart, that provides the first detailed use of the whole of Fairlight Down.

The plan, produced in 1795 (Figure 2), shows the Down encompassing an area that reaches from The Ridge and Fairlight Road to the South, to the bottom of Bachelors Bump. The east to west extent runs from approximately where the Fire Station is on The Ridge to Mill Lane, although the northern area includes Mill Farm and Wards Plantation. The area south of this is known, from an estate map of 1728 of Fairlight Place Farm, to have already been enclosed, along lines which are still visible today. Most of the land (including the area of the Site) is open but a few dwellings are apparent, including one enclosed dwelling in the middle of the heath

¹ Recent work in the Weald has suggested that open field arable cultivation, albeit small-scale and irregular in form, was carried out to a far greater degree than was previously thought (Williamson 2000). Traditionally, the Weald was considered to be overwhelmingly pastoral in nature.

with a second enclosure located directly to the south of it. This is, judging from later maps, likely to be Down Farm. Other activity on the down is minimal; there is a mill halfway along a track way, the route of which Mill Lane now follows. A gallows is located in the southeast corner, just below Down Farm, and a quarry is located a short distance from the junction of what are now Old London Road and The Ridge join in the southwest corner of the area.

The next available map is an OS draft 1inch edition produced just five years after the Estate plan, in 1800 (Figure 3). Already by this point the most westerly part of the Down has undergone enclosure. There is also an increase in the number of dwellings shown, most notable of which is one sitting half way up the west side of a track-way that was later to become Winchelsea Road. This is likely to be the building later known as the Kings Head Public House. The OS draft map shows a less-complex arrangement of tracks and footpaths across the heath than on the 1795 map but this is likely to be a function of the scale of the mapping. The Ridge is represented as a road, but a track followed the line of Winchelsea Road towards Guestling and Rocks Lane branched from it as another track. Another track ran from the Ridge toward Fairlight on the same route as Fairlight Road. Branching off from this and joining the Winchelsea-aligned track was another track that is now followed by Mill Lane.

The subsequent Ore parish map of 1817 (Fig. 4) and tithe maps of Fairlight (1839, Fig. 5), Ore (1840, Fig. 6) and Guestling (1842, Fig. 7) only ever show part of the Down. It is noticeable that the Parish boundaries were altered slightly during the early 19th century as the Ore parish map of 1817 shows the Fairlight boundary running straight between the eastern corner of Fairlight Road to just past the Kings Head PH. The maps show the three parishes meeting at a boundary stone located where the older of the two reservoirs now is. The parish and tithe maps continue to illustrate the gradual enclosure of the Down. No parliamentary enclosure order appears to have been issued and the process was either illicit or by agreement with the tenants (Dance 2000). The apportionment to the Ore Parish map of 1817, lists the Site area as still being owned by Edward Milward. The Tithe maps show that the land passed to a relative, Sarah Milward, who was letting it out as a number of fields to tenants who used it for the purposes of pasture and meadow. By the mid 19th century, many of the fields were used for arable cultivation, although a scatter of pasture and meadow were also recorded together with woodland.

Little had changed in the study area by the time that the Ordnance Survey map of 1873 – 75 (Fig. 8) was surveyed. A field between the fork of Rock Lane and Winchelsea Road is now in use as Ore cemetery and home to the Mortuary Chapel. The field enclosures within the area of the Site have been consolidated so that the area of the site at this time comprises the majority of four large fields. The top field of the Site (denoted as 696), is the only one to have a noticeable feature in it and is shown as being largely

furze (gorse). The only major change to the Site is the addition of the foot path which delineates the northern and eastern perimeter. It runs from just before the top bend in Winchelsea Road in a southeast direction, and adjoins Mill Lane on its bend before breaking direction and running south parallel with Winchelsea Road.

The 1899 OS map (Fig. 9) shows little alteration, although the residential development of Ore is becoming apparent. However, the only change within the Site is the appearance of two ponds in the northernmost field (denoted as 650).

The 1909-10 edition OS map (Fig. 10) shows the construction of Fairlight Reservoir just to the east of the Site. This is entirely enclosed in an iron-rail fence and has a pump house (still visible today) located half-way along its western perimeter. An access road from the south has been created along the line of the former footpath.

The 1929 OS map (Fig. 11) shows that the residential houses that currently border a section of the Winchelsea Road boundary of the site have been built by this time and Winchelsea Road is denoted as Red Lake Road.

Although a more urban aspect is acquired by Ore throughout the early 20th century it is not until post World War II that the area becomes recognisable as the residential area that it is now. The origins of the development have been encapsulated in many of the street names, for example, Churchill Avenue and Montgomery Street. It was as part of this development that Hastings Modern Secondary School for Girls was built on the Site. The School opened in 1950 and is clearly evidenced by the 1956 OS map (Fig. 12) as comprising one large building with four playing fields, three tennis courts and two points of access from Winchelsea Road. The same map also shows a new Redlake Primary School beyond the southern boundary of the Site.

By the production of the 1972-76 OS map (Fig. 13) the Study Area is very much as it is at present. The second Fairlight reservoir and Rye Road, which both sit on the boundaries of the Site, are both shown, although unfortunately neither of their exact dates of construction is known. The area that forms the northernmost part of the Site is also now shown as wooded.

Hastings Modern Secondary School for Girls is now a mixed school known as Hillcrest. It has not been possible to pinpoint exactly when the name change took place, but following the government's issue of Circular 10/65 in 1965, secondary-modern schools were phased out in favour of the comprehensive system. Most had been replaced by the mid-70s and although the school is labelled with its original name on the 1972-76 OS map, the name and school system presumably changed not long after this date. In 1979 the first of a series of three additional buildings were

constructed on the site. These utilised the two playing fields located to the north of the Site, and an area to the rear of the main building, in front of the tennis courts. A full description of the school in its current state is included in the following section.

A number of HER entries for the study area record surviving post-medieval features. An earthwork [1] remains on the former site of the Bachelor's Bump windmill (destroyed by fire in 1867) to the north of the site. The remnants of a two storey smock mill [6] burnt down in 1823 are located c. 0.8km to the south east of the site. A horse gin pump [2] survives in a private garden c. 0.4km to the north east of the site and a clay pipe kiln [7] was recorded c. 0.4km to the south of the site.

5.0 WALKOVER SURVEY (see Figs. 14-28)

A rapid walkover survey by the author was undertaken in respect of the site on 10th June 2009. Conditions were reasonable, being generally dry but overcast.

The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, in order that they may be described and added to the existing archaeological dataset for the appraisal site.

The Site itself is a sub-rectangular area located on the eastern side of Rye Road, which is part of the A259, a major road which runs east from Emsworth in Hampshire along the coast to Folkestone. The Site, which currently forms the grounds of Hillcrest School, has been cut into steep east-to-west-sloping terrain, with an estimated overall rise of around 20m from the road to the highest level on site which is the area in use as tennis courts.

Originally the campus comprised just one building, with two playing fields to the north and a further two behind the residential houses on Rye Road to the south. Behind the building on the eastern perimeter were three tennis courts. The campus now has four blocks:

A Block: This is a late 1970's extension built on what was originally a playing field located to the north of the main school building. It is situated on a levelled area approximately 4m higher than the road level. To the rear of A block near the northern perimeter of the school are three temporary huts. The area between the two structures is an asphalt playground. A block is used for teaching, but the school library and canteen are also located here.

B Block: This is the original and largest of the school buildings. Built in 1950, it is reputed to have been designed to have a secondary use as an

emergency hospital (pers. comm. Mr Orston, School Caretaker) but no further information could be found to support this idea. It is built of brick and orientated north–south, with an area of grass with mixed trees separating it from the main road. The front of the building is at a similar ground level to Block A, just a few metres above road level, but the rear of the building exits onto a much-higher ground level. At the front (north) end of the building is a small tarmaced car park, accessible from Rye Road. A series of seven flags stands just outside the building, and another stands in isolation on a small island of vegetation in the car park. A commemorative stone laid by the Rev. Canon J. Morgan is located in the wall next to the main entrance.

Language College: The language block is believed to have been built in the 1990s (pers. comm. Mr Ormston, School Caretaker) and is located to the rear of B Block. It is built on a terraced area located at a higher level than that of any of the other buildings.

Sports Centre: This building is situated to the east of A Block, built in the 1980s (pers. comm. Mr Ormston, School Caretaker) on part of the campus previously utilised as a sports field. The building has a large car park to its front, with access to Rye Road running between Blocks A and B. The Sports Centre is open to the public at the weekend and after school from 5:30pm (run by Freedom Leisure). There are two halls on the ground floor and a gym equipped with a variety of machines of the first floor.

In the remainder of the campus there are three hard-surfaced playgrounds, two playing fields, one astroturf pitch and the three tennis courts. An area of modern woodland behind A Block and the sports centre also belongs to the school and forms part of the proposed development area. Two concrete pads are visible by the tennis courts and main sports field; these were the bases for storage containers used to house sports equipment (one of which is visible on the 1956 OS map). On the western edge of the main sports field are two sand strips used for the long jump/ triple jump.

The site is bounded to the west by Rye Road directly and then a row of residential houses. To the north and east it is enclosed by a public footpath, which can be traced through the map regression to the late 18th century. To the south, the school abuts Red Lake Infant School. The whole site is entirely enclosed by a wire fence, which for a brief stretch by A block is reinforced with trees. The school has three access points from Rye Road. The northernmost two, which are for vehicles, lead to the main building and sports block. The most southerly entrance, just opposite the Kings Head public house, is for pedestrians. A further entrance to the grounds exists to the rear of the school between the playing fields and tennis courts.

No other historic landscape features were noted.

6.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

A preliminary review of the cultural heritage evidence detailed earlier indicates that the Site has generally low archaeological potential. This archaeological potential is considered by period and then in terms of significance.

6.1 Prehistoric

Given the preference generally shown to visible hilltops for occupation and settlement in prehistory it is perhaps surprising that the Hastings area has produced little significant material of prehistoric date. To date only the occasional isolated find has been recovered and singularly these cannot be taken to represent anything more than 'casual losses'. However, there have been few detailed studies in the immediate area, and thus there is uncertainty as to the total level of prehistoric activity in the area: a paucity of finds within the study area may not rule out the existence of other archaeological remains.

Palaeolithic: With regards to this period, the potential for remains and finds is low.

Mesolithic: During the Mesolithic period, sand ridges in the Weald were areas of activity. There have been some finds of this period upon the West and East Hills at Hastings (pers. comm. C. Johnson, County Archaeologist), and therefore it is possible that there may be some Mesolithic remains in the vicinity of this Site.

The potential for remains of this period therefore is considered to be medium.

Neolithic: There has been a Neolithic flint axe discovered within the Study Area [3], though as stated above, this is likely to be a 'casual loss'. Other finds from the wider area include flints found on Castle Hill, Hastings (pers. comm. C. Johnson, County Archaeologist).

The overall potential for remains or finds for this site is considered to be low.

Bronze Age: Though there have been no Bronze-Age finds within the Study Area, there is known Bronze-Age activity around Hastings, based upon the discovery of barbed and tanged arrow heads from Castle Hill, and some flint and pottery from fissures and the possible barrow(s) on the East Hill.

The potential for this period is considered to be low.

Iron Age: There are sites attributable to this period on both the East and West Hills, and though there have been no Iron-Age finds within the study area, there may have been Iron-Age traffic in the vicinity of the Site, as a result of movement between the sites closer to the coast and sites to the north and west, where the iron industry was developing.

6.2 Romano-British

Evidence for Roman settlement in the area is scattered and fragmentary. As yet there is no archaeological evidence to confirm the presence of the Roman road and track-way which has been inferred from documentary sources. However, during the Roman period, the iron industry was of considerable importance in this part of the High Weald, and there would have been a need for access to and from inland sites and from thence to the coast: at this time, existing track-ways, such as those used during the Iron Age, and especially those which followed ridge-ways, would have been formalised (pers. comm. C. Johnson, County Archaeologist). Along these routes there would be evidence for roadside activity; also, small nucleated settlements might be expected to be encountered, especially as the latter were frequently located along the major roads leading to London, particularly at river crossings. Overall though, given the absence of any significant Roman artefacts from the vicinity, such as pottery, which is usually highly visible, it is suggested that there was limited activity in the vicinity during this period.

The potential of the area for this period is considered to be low.

6.3 Anglo-Saxon

Later Saxon settlement in the area is evidenced by documentary references to a defended site (a *burh*) and a mint. The exact location of these sites is unknown, but they are thought to lie in the coastal region of Hastings. Place-name evidence also suggests that Fairlight may have become inhabited around this time. However, later cartographic sources show the Site primarily as waste heath land, this, in conjunction with the lack of known archaeology in the Study Area, suggests that the Site was not used in a significant way during this period and that it remained peripheral to settlement.

The potential of the Site for this period is low.

6.4 Medieval

It is possible that during this period, there was some piecemeal enclosure of the common on which the Site is situated, but across much of the Weald, settlement remained scattered throughout the medieval period. The marginal Wealden soils, whether clay or sand, were exploited in a secondary manner from established settlements on the better soils of the

coastal plain and chalk downland. The impact on the landscape will therefore have been minimal, and normal agricultural regimes will have continued with little disturbance from occasional hunting parties.

The potential of the Site for this period is low.

6.5 Post-Medieval

The cartographic evidence shows that by the 18th century the Site was one of the few areas not to have been enclosed for agricultural purposes, although this had changed by the early 19th century. The first major development to the Site occurs in 1950 with the building of the School. Subsequently a number of extensions have been made including the A Block, the Language Block and Sports Centre.

The potential of the Site for this period is low.

6.6 Summary of Potential

A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

The potential for discovery of new sites has been revealed by a review of known archaeological sites in the immediate vicinity. The estimated potential for sites and/or findspots being located within the appraisal area can be summarised thus:

Prehistoric – Low; with the potential for Mesolithic remains considered as medium

Romano-British – Low

Anglo-Saxon - Low

Medieval - Low

Post-Medieval – Low

To conclude, the Site is considered to lie within an area of low archaeological potential.

7.0 EXISTING IMPACTS ON ARCHAEOLOGICAL POTENTIAL

The geology of the site is mixed but essentially argillic brown earths, rich in silt and fine sand, which should be neutral to acid. This should allow for

the good survival of animal and plant remains, whilst most pottery survives reasonably well in all soil conditions.

The site was, until the early 18th century, waste heath land forming part of Fairlight Down. Enclosure of the land led to its mixed use as arable, pasture and meadow for a century after. However, in 1900 Fairlight reservoir was built, along with its main supply which is believed to run in a westerly direction down the Site, as evidenced during the site walkover by patches of visibly damper ground.

Developments within the Study Area increased from the 1920's, but it was not until 1950 that any development occurred on the Site. Whilst originally only consisting of one building, intensive landscaping was involved in the construction of the school and its facilities. It is likely, given the multiple ground platforms on the site, that the slope has been cut into as well as built up in some places. Consequently, there is not likely to be a good survival rate for any archaeological deposits within the area. That said, as it has not been possible to examine the geotechnical data it remains unknown as to what extent the build up of colluvial deposits may have acted to protect any potential archaeology. The build up of colluvium will be greater lower down the Site, but it is on the lower ground levels that the larger scale buildings are situated, and in addition to the landscaping involved in their construction their foundations and amenities may have also had an adverse effect on any archaeological features or deposits.

Further ground disturbance is believed to have occurred with the construction of a second undercover reservoir behind the school some time between 1950 and 1970. The mains supply for this reservoir is believed to run across the southern end of the school grounds, under the sports field (again suggested by the presence of damp ground and reeds).

8.0 ASSESSMENT OF FUTURE IMPACTS

Archaeological Deposits

At this stage no details are currently available of the physical impact of the proposed redevelopment as there are no detailed proposals of foundation design and so forth: therefore the impact can only be considered in the broadest terms.

Three preliminary options for the redevelopment of the Site have been suggested (Figs. 29 - 31). All of the options involve the demolition of the current school buildings and the construction of the new school building partially within the footprint of the old and partially beyond it. All three options also include a car parking and access area to the north of the proposed new school building within the area of the current A Block.

The games courts and playing fields will remain in the same configuration as current in all options.

Construction

The likely impacts of the construction phase are relatively straightforward to identify. The high level of ground disturbance from activities such as excavations for footings, service runs and ground reduction have the potential to destroy or seriously damage any sub-surface deposits. There is a generally low potential for archaeological deposits on the Site and an uncertain nature of survival of any such deposits but if any sub-surface archaeological deposits do survive then impacts on these from construction are likely to be significant.

Listed Buildings

The identified Listed Buildings within the Study Area are too far from the Site, and separated by intervening buildings, for the development to have any impact on their fabrics and settings.

9.0 RECOMMENDATIONS

The Site has been identified as possessing overall a low potential to encounter archaeological remains. This assessment is based on an analysis of the known archaeological resource within 1km of the Site as recorded on the Historic Environment Record, together with a recent regional assessment of the wider context across Hastings as a whole.

Landscaping of the site is believed to have had an effect on any potential archaeological deposits within the area. However in the absence of geotechnical data it is difficult to quantify this. The level of the top of the natural sand is unknown, and any archaeological deposits surviving may have been protected by colluvial deposits. Obviously, given the current terracing of the Site and the fact that much of it has not suffered intrusive building work it is plausible that the potential protective effect of any collivium may vary greatly across the Site. In order to develop a better understanding of the ground conditions of the site it is advised that a watching brief takes place during future geotechnical investigation ahead of any development works. The results of which, in conjunction with the details of the proposed redevelopment, will inform any further archaeological mitigation.

Prior to the demolition of the 1950 school building, a basic historic building record (equivalent to an English Heritage Level 1 or 2 Survey) should be made.

10.0 ACKNOWLEDGMENTS

The author would like to thank the following for their help and advice in the preparation of this report:

Casper Johnson, East Sussex County Council
Greg Chuter, East Sussex County Council
Richard James, Archaeology South-East

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Anon. *Estate Map of Fairlight Place* (1728) (ESRO BAT 4422) (Reproduction in HAARG Journal 19/20).

William Ticehurst, *Fairlight Down, belonging to Sir Godfrey Vassal Webster, bt.* (1795) (ESRO BAT 4433)

OS Draft One Inch (Old Series) c.1800

Ore Parish Map (1817) (XA15/2)

Ore Tithe Map (1840)

Guestling Tithe Map (1842)

Fairlight Tithe Map - John Adams (1839) (ESRO TD/E 38)

OS 1:2500 1873-75 Edition

OS 1:2500 1899 Edition

OS 1:2500 1909-10 Edition

OS 1:2500 1929 Edition

OS 1:2500 1956 Edition

OS 1:2500 1972-76 Edition

**APPENDIX 1: SUMMARY TABLE OF HER AND LISTED BUILDING ENTRIES
(REFER TO FIG. 1)**

	SMR/LB no.	NGR (TQ)	Monument/ Component Type	Description	Period
1	MES1011	584060 112580	Earthwork	Bachelor's Bump windmill site. Destroyed by fire in 1867, now a grass covered mound.	Post-medieval
2	MES832	584600 112400	Horse Gin Pump	Located in a private garden this horse gin pump has a raised horse track and two throw pump (to which the gin is still connected). There is no indication of a shelter over the pump.	Post-medieval
3	MES847	584140 12040	Axe	Polished and reworked Neolithic flint axe. Now in Hastings Museum.	Neolithic
4	MES998	584340 111900	Windmill	Site marked by a circular bank with a central mound. Possibly a beacon site, later used by a windmill circa 1462 – 1869, now landscaped.	Medieval; Post-medieval
5	MES3951	583330 118500	House	Old Coghurst House, a two storey red brick building dating to the 17 th century.	Post-Medieval
6	MES1000	583460 111680	Windmill	Smock mill built in 1823. Burnt down in 1900, the remaining two-storey brick base is used as a store.	Post-Medieval
7	MES7347	583805 111597	Pipe Kiln	Remains of pipe kiln discovered to the rear of pipe makers cottage. Kiln lining and stems in quantity, but only late bowls. None seen with makers marks.	Post-Medieval
8	MES2461	579060 139880	Road	Roman road, inferred from documentary sources as running from Rochester through Maidstone to Hastings.	Roman
9	MES3434	579090 114190	Track way	Prehistoric or Roman track way, inferred from documentary sources, running from Fairlight through Battle to Netherfield.	Prehistoric / Roman
10	MES848	583670 111390	Coin	A third brass of Constantine II found during excavations opposite the Oddfellows public house on Old London Road, Ore.	Roman
11	LB294001	584245 112473	Hotel	Guestling Lodge Hotel. Circa 1840 in Tudor style.	Post-Medieval
12	LB409561	584982 112207	House	Belswine's Lodge, Martineau Lane. Originally the Lodge of The Hall dates to mid 18 th century.	Post-Medieval
13	LB293828	585110 111790	Hotel	Fairlight Lodge Hotel on Fairlight Road. Dates to the late 18 th century, with 19 th and 20 th century additions.	Post-Medieval
14	LB293827	584017 11309	House	Sundial Cottage on Fairlight Road, early 19 th century.	Post-Medieval

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15	LB293825	583928 111451	House	Numbers 94 and 96 Fairlight Road. A pair of two storey early 19 th century cottages.	Post-Medieval
16	LB294094	584417 111436	House	17 th century timber framed house with later alterations on Tilekiln Lane.	Post-Medieval
17	LB293826	584916 111315	House	Fairlight Place on Fairlight Road. 16 th century date with later additions.	Post-Medieval
18	LB294029	583610 111314	Church	Small church on Old London Road. Dates to the late 19 th century.	Post-Medieval
19	LB293824	583669 111309	House	The Willows, mid 18 th century house on Fairlight Road, Ore.	Post-Medieval
20	LB293829	583253 111297	Structure	Supplies depot building on Frederick Road, previously St Helens Hospital. Dates to the early 19 th century.	Post-Medieval
21	LB409614	584780 113080	Public House	White Hart Public House on Rye Road, Ore. Probably late C17 timber-framed building, refaced in the C18 and much altered since.	Post-Medieval

APPENDIX 2:
HISTORIC BUILDING RECORD

HILLCREST SCHOOL, HASTINGS, EAST SUSSEX

HISTORIC BUILDING RECORD

(NGR TQ 8409 1213)

Commissioned by
East Sussex County Council

ASE Project No. 4923
Report No. 2011119
Site Code: HSH 11

May 2011

Prepared by Jane Clubb

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1.0 INTRODUCTION

1.1 In May 2011 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) was commissioned by East Sussex County Council to carry out a Historic Building Record of Hillcrest School, Hastings, East Sussex (DBA Report Fig. 1), prior to its demolition in the course of redevelopment of the school into the new Hastings Academy.

2.0 SCOPE & METHODOLOGY

2.1 This report represents the findings of the historic building record undertaken in May 2011 by Jane Clubb and Amy Williamson.

2.2 The required level of recording as defined by English Heritage is Level 2. The purpose of a English Heritage Standard Level 1-2 report is to create a descriptive record intended to describe a building or group of buildings when no fuller record is required or to provide an introduction to a more detailed record that may follow. The survey will usually include access to the interiors of the structures in order to describe and photograph them to provide an overview of the development of the building or group. A drawn record will usually include plans but is not intended to be comprehensive (English Heritage, 2006: 15).

2.3 Unless noted to the contrary, the assessments involve a visual inspection of the fabric, both internally and externally, including any accessible roof voids and basement areas. Except where building works are being carried out, intrusive techniques are inappropriate. Interpretation of the fabric and fittings therefore relies principally upon inspection of the visible evidence.

2.4 For the structures at Hillcrest School, a drawn record was made based on checking and annotating the existing plans provided by the client. No further drawings were produced. The drawings are intended for illustrative use only and should not be scaled from.

2.5 Subject to accessibility, a photographic record was made of the external and internal elevations and layout of the buildings (English Heritage, 1996). The photographic survey included general external and internal elevations and architectural detail, fixtures and fittings.

2.6 A descriptive record was made of the development of the site using the analysis of the buildings and the previous historical information gathered as part of the archaeological desk-based assessment of the site, to which this report is included as an Appendix.

2.5 The archive for this site will be lodged at the East Sussex Record Office.

3.0 ARCHITECTURAL DESCRIPTION OF THE BUILDINGS (FIG. A1)

3.1 Initial phase (Block B: Figs. A2-A7)

- 3.1.1 The concept of Secondary Modern schools, of which this was one when it was first built, was created by the passing of the 1944 Education Act. As the type of school was new, new buildings were required to house the students, for which no models existed as they did for the grammar schools and technical colleges (Harwood 2010: 75-6). Thus the architects of these buildings could use whatever inspiration was readily at hand. The first school building on this site was built in 1950 (Plate 3) to take full advantage of the spectacular site on which it stood, commanding views westward over the West Hill (Plate 2) and south towards the sea. The main part of the building comprised a visually-dominant, approximately-north-south-aligned block running parallel to the slope of the hill (Plate 1). This block incorporates a tower which rises, blank-faced above the roof of the structure to either side, through the two-storeyed main block. The style of the school is particularly of the early era of secondary modern school building, rather than the late 1960s-70s period, which saw schools constructed with a more open-plan form (*ibid.*: 77)
- 3.1.2 Due to the slope of the ground, which rises uphill to the east, the block outlined above is two storeyed for the most part, the first floor being on a level with the ground-floor rooms in the parallel range to the east. The two north-south ranges are linked by the main hall and a corridor extending along its southern side. The hall rises to two-storey height but is open to the upper ceiling and incorporates a balcony/mezzanine at the western end, with stairs rising into a room at the base of the tower. At the eastern end of the hall there is a raised stage.
- 3.1.3 The building was designed to house all the component elements of the school under one roof, with separate wings dedicated to specific functions. The main entrance lies directly to the west of the assembly hall in the short east-west link range and is an open-plan space with a dominant staircase rising to a mezzanine from which the assembly hall, on the upper ground floor, is accessed. In the north end of the western range lay the dining room and the kitchens, with the storerooms at the northernmost end. To the south of the entrance hall lay the large practical rooms for science and 'housecraft', the number and layout of which was replicated on the first floor. These rooms were accessed from a corridor running the length of the eastern wall which dog-legs at the southern end in order to lead into the central corridor in the southern part of the range. At the right-angle of the corridor there is a staircase in a turret projecting to the east. The southern part of the range housed a gymnasium at the very end, with changing rooms, lavatories and store rooms to the north. This end of the range is single-storeyed, though the gymnasium is taller than the changing rooms to the north.

- 3.1.4 The single-storeyed range lying to the south of the east end of the hall, houses cloakrooms and lavatories lying on either side of a central corridor. The girls' entrance was on the eastern side of this range, at the southern end, which gave the students immediate access to their changing and washing facilities.
- 3.1.5 The eastern north-south aligned range comprises a corridor against the western wall with classrooms on its eastern side. There were initially four classrooms of varying sizes, arranged in pairs, with storerooms between each pair. A further two classrooms were added at the northern end: these, like the WC block to the west (see below), were omitted in the initial phase of building operations, though included in the proposed plans, and annotated accordingly. Between this pair of rooms and the next classroom there is a staircase, which was originally positioned at the end of the range. Another staircase lies at the southern end of this range, between the classrooms and the distinctive apsidal feature at the southern end housing the staffroom on the ground floor with the library above (Plates 4 and 5). This range is fully two-storeyed.
- 3.1.6 As is practical in a school building, the separate rooms are accessed from long, straight corridors. The ground-floor corridors have at least one external doorway forming a fire exit, and they lead from larger circulation spaces which often have their own dedicated exit. The emphasis in these areas is the provision of light: large windows are incorporated into the wall design (Plate 5) in order to light the corridors against external walls, with the arrangement of windows mirrored in the wall dividing the corridors from the classrooms, these internal windows acting as borrowed lights. Those corridors which are internal, with rooms on both sides, incorporate skylights or a raised section within the flat roof with windows in the side walls.
- 3.1.7 The whole structure has a uniformity of external appearance which has been very little altered by the introduction of modern elements such as UPVC windows to replace the original Crittall glazing. The emphasis has been placed on almost-continuous glazing within the background of a brick-built wall in plain, stretcher-bonded brick. Windows have been incorporated in many places, including the widespread use of rooflights. These are concentrated mainly in the single-storeyed 'service' areas, such as corridors and changing rooms, but have also been incorporated into the roof over the eastern range, where they provide extra light into the first-floor classrooms (Plate 6).
- 3.1.8 The interior of the building has been much modernised, though it is likely that the smoothly-plastered wall finishes and vinyl floors are original. Some rooms, such as the main assembly hall, have wooden parquet flooring. In a similar manner the fittings and furniture have been replaced since the early 1950s, except in the gymnasium and associated changing rooms, which still appear to retain their original fittings (Plates 7 and 8; and

see below). The scheme of glazing is continued on the interior by glazed panels in the original doors, some of which survive (Plate 9).

- 3.1.9 The plans drawn up at the end of the 1940s show a small, single-storeyed structure to the west of the eastern range towards the northern end, housing WCs and linked to the main building by a short, narrow corridor (Plate 10). A note underneath the plan drawing states 'To be omitted in initial phase of building operations'. On the Ordnance Survey maps this part of the structure was not shown in 1956, but was extant by 1976. Though it is clear from the structure that it was built subsequently to the main range, it is not clear exactly when this block was built. Though it has the appearance of an afterthought, this was clearly part of the original scheme, added after initial construction.

3.2 Extensions to the main building (Fig. A8)

- 3.2.1 Between 1976 and the present day the original school building was extended at the northern ends of the west and east ranges. A small, single-storeyed extension was added to the west range, projecting westwards from the former store-rooms serving the kitchen. This comprises a large classroom space lit by windows in the west wall with subsidiary rooms to the east and south. A multi-room, partly-two-storeyed extension was built at the end of the east range, also on the western side (Plate 11). This wraps around the northern side of the added WC block, adding, initially, two classrooms to the west and one classroom to the north. The northern classroom has a fourth room above it, though this space does not lie as high as the first floor of the main range.
- 3.2.2 Both of these extensions were constructed in breeze block which are visible on the interior faces of the walls; they are clad in brick externally, so they blend in with the existing mid-20th-century building. In a further attempt to make the structures blend well with the existing building, the windows follow the same pattern, being inserted into the wall in large groups to provide the greatest possible light with fewest interruptions. In addition, there are rooflights in the eastern half of the roof of the western range extension and two dormer windows lighting the first-floor room of the extension to the eastern range.
- 3.2.3 However, there was obviously a determined effort to make the extension to the eastern range visually different from the existing building. The method used to create that difference was to form the extension in a series of 'blocks', each housing a room or suite of rooms, and to cap each block with a sloping roof. That over the southern room slopes away from a high west wall in which there is a bank of tall, obscured-glass windows (Plate 11). The roof to the north has a westwards-sloping roof; the two-storeyed section has a roof of which the main slope falls to the west, where there

are two dormer windows, with a short return slope to the east. The rooms within the single-storeyed part of the structure were open to the roofs, displaying metal trusses supporting open-weave chipboard panelling (Plate 12). The upper parts of the walls of this extension are clad in plastic weatherboarding.

3.3 Additional structures built after 1976 (Fig. A9)

- 3.3.1 Three buildings have been constructed around the original school since 1976: Block A, which houses the present cafeteria and extra classrooms; Block C, the Language College; and Block D, the sport and fitness centre. There are also late-20th-century portacabins standing to the north of Block A.
- 3.3.2 Block A (Plate 13) stands architecturally as a complete departure from the style of the main school. Its external walls are constructed in panels, the central sections with glazed upper panels and opaque, green and brown spandrel panels and the side sections in vertical concrete panels. This is a style of construction common in school buildings of the later 20th century and is similar to that used at St. Crispin's School, Wokingham, Berkshire, a Grade-II-listed building (Harwood 2003: 372-3). It is of lowercase 'h' plan on the ground floor, the tall 'stalk' of which (aligned approximately north-south) rises with a 'T' plan on the first floor. The short stalk of the 'T' is positioned in the centre of the building and comprises a light-well over the dining hall on the ground floor, around which the rest of the building is positioned.
- 3.3.3 This block houses the cafeteria and associated kitchens, the library, classrooms and offices. The kitchens, dining hall and library are within the single-storeyed part of the building, with classrooms to the west on two floors. On the ground floor there is an emphasis on large circulation spaces: the entrance lobby to the south of the dining hall is open to the dining hall to the north and the corridor to the west; the stairs have large lobbies at their feet. There is less unused room on the first floor, the space being divided into large classrooms probably always used as teaching rooms and laboratories for science classes.
- 3.3.4 It is presumed that the construction of Block A allowed the school functions which require large spaces – i.e. laboratories and kitchens – to be moved out of the main school building to allow for the increase of classroom space linked with an increase of students but possibly also a change in subjects studied. That there was a rise in the number of students is inferred by the substantial residential housing development in the immediate vicinity of the school just prior to the 1970s.
- 3.3.5 The Sports Centre (Plate 14), which lies to the east of Block A, standing further up the slope, was built in the late 1980s. It is in a distinctive style, unlike either the main school or the adjacent Block A. It is very

approximately of 'T'-plan, the northern range being slightly longer than the three ranges which project to the south at right angles. Each range is capped with a pitched roof, the three parallel southern ranges having a triple-'M'-profile roof. Internally, these roofs are constructed with steel trusses, the abutting roofs supported on angled steel members.

- 3.3.6 On the exterior the walls are constructed in brick with evenly-spaced, full-height piers on the otherwise-blank walls. These piers correspond on the interior with straight joints in the breeze-block wall (Plate 15). The reason for the incorporation of these straight joints is not known: they may have been included as a purely aesthetic feature with no or little structural function. Indeed, the structure seems to have been designed to allow the frame and corresponding structure to be seen and appreciated.
- 3.3.7 There are two sports halls on the ground floor, one in the large northern range and one in the eastern of the three parallel ranges, both open to the roof. The changing rooms lie to the west, with a fully-equipped gym and small tuck shop above them on the first floor. This upper storey is reached by a straight flight of stairs in the central and narrowest of the three parallel ranges, which also forms the corridor and main circulation space within the structure.
- 3.3.8 Unlike the other structures on the site, and partly due to the function of the building, this structure incorporates few windows. Windows are relatively undesirable in changing rooms and inappropriate in the sports halls, but the gym and circulation spaces are lit mainly by modern fluorescent light fittings instead of windows. The windows which have been incorporated seem more decorative than functional, except for the large glazed section in the canted south wall of the central parallel range: there are three, small triangular windows in the south wall of the west parallel range, and small windows lighting the ground-floor rooms in the western wall. There are larger windows above these, lighting the gym, including a triangular dormer window breaking the eaves of the western roof slope. The two sports hall are lit by artificial light, though there are borrowed lights from the gym and circulation areas at the upper level of the walls.
- 3.3.9 The Language College (Plate 16) was opened in 1995. It stands to the east of the main school, positioned approximately mid-way along the eastern range. It is a brick-built structure which stands on an almost-rectangular footprint, the end walls being stepped to increase the visual interest. In part it replicates the style of the main school building in the use of brick and the banks of windows on each floor: the building is two-storeyed. However, it differs from the main school building in its roofline, which is pitched and incorporates deep oversailing eaves as a design feature. The classrooms inside have a regular layout: four on each floor arranged two on either side of a central corridor. Each pair of classrooms is separated by a pair of cupboards, each serving one classroom, replicating the arrangement within the east range of Block B. There are

staircases at each end of the corridor within a separate lobby area and there are small offices towards the northern end of the building.

3.3.10 The interior walls have the appearance of being constructed in large panels laid over the building's frame. It is not known at the present time whether the building is of mass construction, possibly brick-clad breeze block, or whether the bricks and internal wall panels have been placed over a steel frame. Here, as in Blocks A and B, the interior is light and airy, enhanced by the lofty storey heights on the first floor and the continuous windows lighting each classroom (Plate 17).

3.4 Interiors

3.4.1 All of the buildings used for non-sports school activities are fitted out accordingly on the interior. There are fitted cupboards around many of the larger classrooms, especially those which are used for lessons of a more practical nature, such as science, technology or music. Seats and desks are modern and mostly freestanding. The northern ground-floor classroom in Block A is a small drama studio fitted with lighting rigs and curtains.

3.4.2 In some areas of the school the original fittings survive. Within the main school, Block B, these original fittings seem to be limited to a small number of doors, windows, and the gymnasium and some changing room facilities.

3.4.3 Originally, on the eastern side of the corridor leading to the gymnasium, there were two changing rooms positioned on either side of a shower room, each with access to the central room. There were two store rooms at the northern end. To the west of the corridor lay an apparatus store, a lavatory, a drying room and the mistress' changing room. Though the gymnasium, at the south end of the corridor, still retains its wooden bars, ropes and oak benches (Plate 7), the changing rooms have been altered to allow for the use of the space by both girls and boys: the school was, of course, originally a girls' school. This has been achieved by blocking one door from the shower room, separating the northern changing room (Plate 8). The adjacent store room was converted to an additional shower room. The apparatus store has been converted to a second lavatory. Many of the fittings are still in situ, including the tiling in the original shower room and the coat hooks above benches in the changing room. The WC cubicles are formed by melamine partitions, as they are in the rest of the school.

3.4.4 A clear illustration of the modernisation of the school can be seen in the former girls' entrance area, which originally comprised changing rooms, lavatories and WCs. Now it forms part of the music department: the corridor has been truncated; the lavatory has become a classroom, opened up to part of the former corridor, and the WCs have been converted to a recording studio suite, the windows blocked on the interior and extra partitions inserted. The changing rooms are now used as small

classrooms and offices dealing with the pastoral care of the students. However, these changes took place over a period of time: one member of staff remembered the corridor ending outside a tiny tuck shop which has since closed.

- 3.4.5 One space, the main assembly hall, does not appear to have altered. This retains the mezzanine (balcony) and proscenium-arch stage with the tall windows and wooden parquet flooring which it has had from the outset (Plate 18). This space, together with the well-lit corridors, form the backbone of the structure which has remained surprisingly unaltered. The expansion has been limited to modest extensions and some subdivision and opening-up of interior spaces within the earliest structure; when more space was required; that space was created in separate, freestanding buildings placed away from the main block and not detracting visually from the main 1950s façade.
- 3.4.6 In the earlier of these additional blocks – Block A – there is one classroom which retains its original furniture: this is the first-floor room immediately to the south of the light-well, between this and the southern stair. Around the edge of the room there are continuous, varnished-wood worktops with cupboards below. Against the northern wall is fitted a rolling blackboard (Plate 19), and in the eastern half of the room are four small ‘islands’, each housing a small sink and tap, with the pipes concealed in the cupboard below the sink (Plate 20). It is likely that the remainder of the rooms on this floor were fitted out in a similar manner, but have been updated since. It is not known why these old fittings survive in just this one room.

ACKNOWLEDGEMENTS

Archaeology South-East would like to thank Alice Smyth of East Sussex County Council for commissioning this work.

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Harwood, E. 2003. *England: A Guide to Post-War Listed Buildings*. London: Batsford

Harwood, E. 2010. *England's Schools: History, Architecture and Adaptation*. Swindon: English Heritage

OASIS ID: archaeol6-104220

Project details

Project name	Hillcrest School, Hastings
Short description of the project	English Heritage Level 2 historic building record of the school buildings.
Project dates	Start: 15-05-2011 End: 30-05-2011
Previous/future work	Yes / No
Any associated project reference codes	HSH 11 - Sitecode
Any associated project reference codes	4923 - Contracting Unit No.
Type of project	Building Recording
Site status	None
Current Land use	Community Service 1 - Community Buildings
Monument type	SCHOOL Modern
Significant Finds	NONE None
Methods & techniques	'Photographic Survey', 'Survey/Recording Of Fabric/Structure'
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	EAST SUSSEX HASTINGS HASTINGS Hillcrest School, Hastings
Postcode	TN35 5DN
Study area	1.70 Hectares
Site coordinates	TQ 84085 12133 50.8787167552 0.617054005171 50 52 43 N 000 37 01 E Point

Project creators

Name of Organisation	Archaeology South-East
Project brief originator	East Sussex County Council
Project design originator	Archaeology South-East
Project director/manager	Ron Humphrey

Project supervisor	Jane Clubb
Type of sponsor/funding body	East Sussex County Council
Name of sponsor/funding body	East Sussex County Council

Project archives

Physical Archive Exists?	No
Physical Archive recipient	n/a
Digital Archive recipient	Hastings Museum
Digital Media available	'Images raster / digital photography','Text'
Paper Archive recipient	Hastings Museum
Paper Media available	'Miscellaneous Material','Photograph','Report'

Entered by	Ron Humphrey (r.humphrey@ucl.ac.uk)
Entered on	28 June 2011

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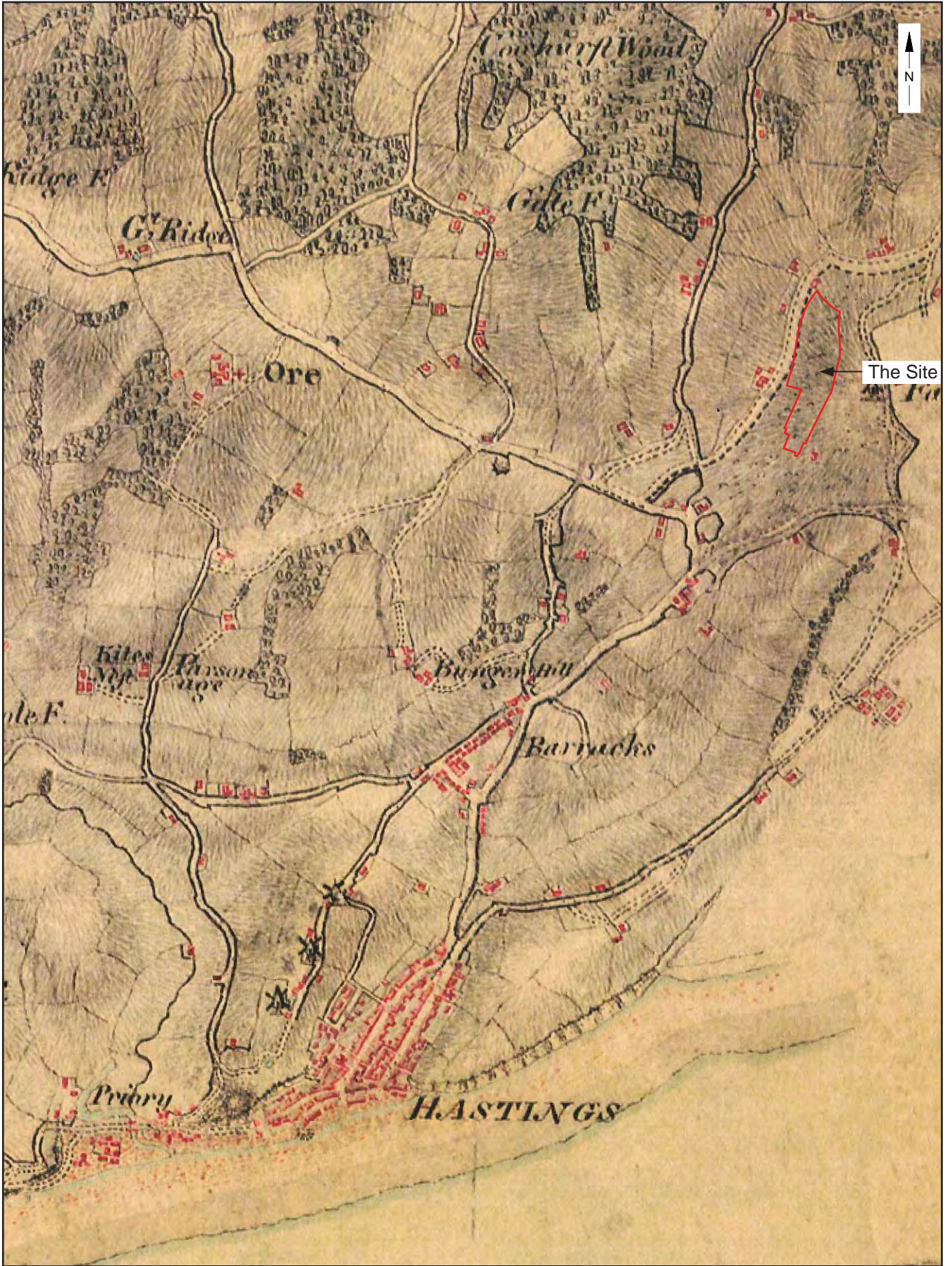


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Project Ref: 3919	June 2009	Site location plan and SMR data		
Report Ref: 2009098	Drawn by: HLF			

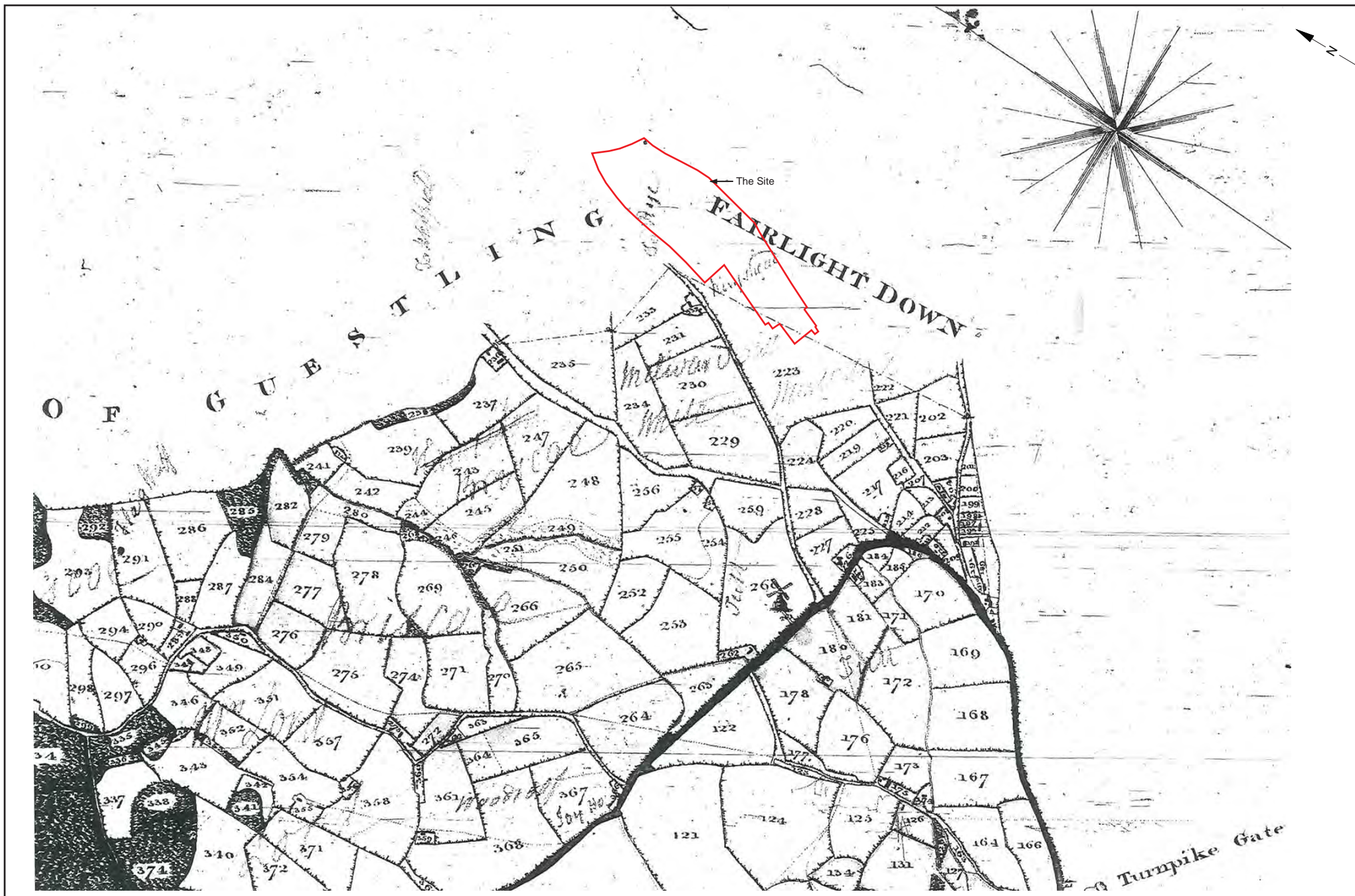
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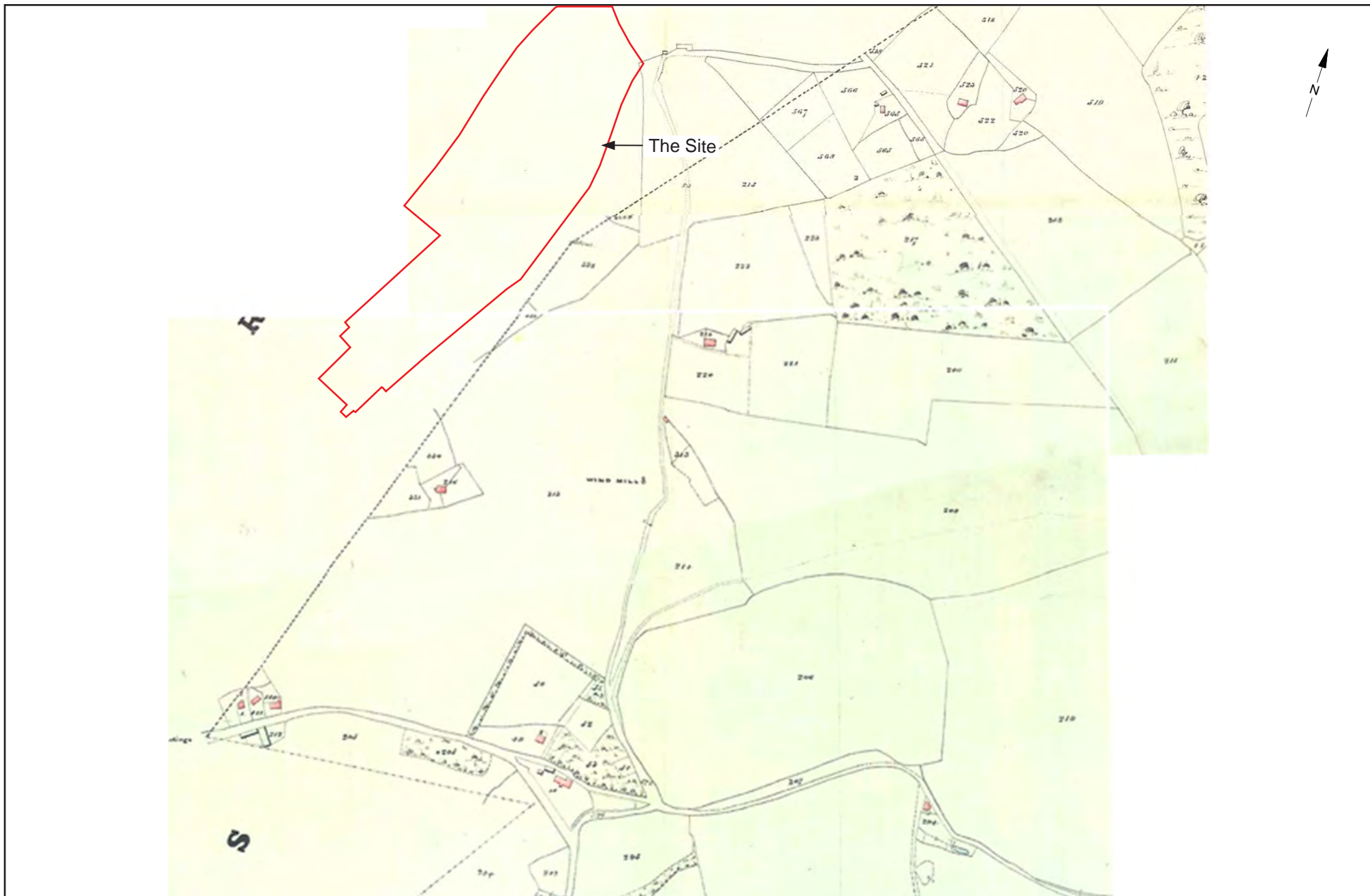
© Archaeology South-East		An Archaeological Desk-Based Assessment of Hillcrest School, Hastings, East Sussex		Fig. 2
Project Ref: 3919	June 2009	William Ticehurst, Fairlight Down, belonging to Sir Godfrey Vassal Webster, 1795		
Report Ref: 2009098	Drawn by: HLF			



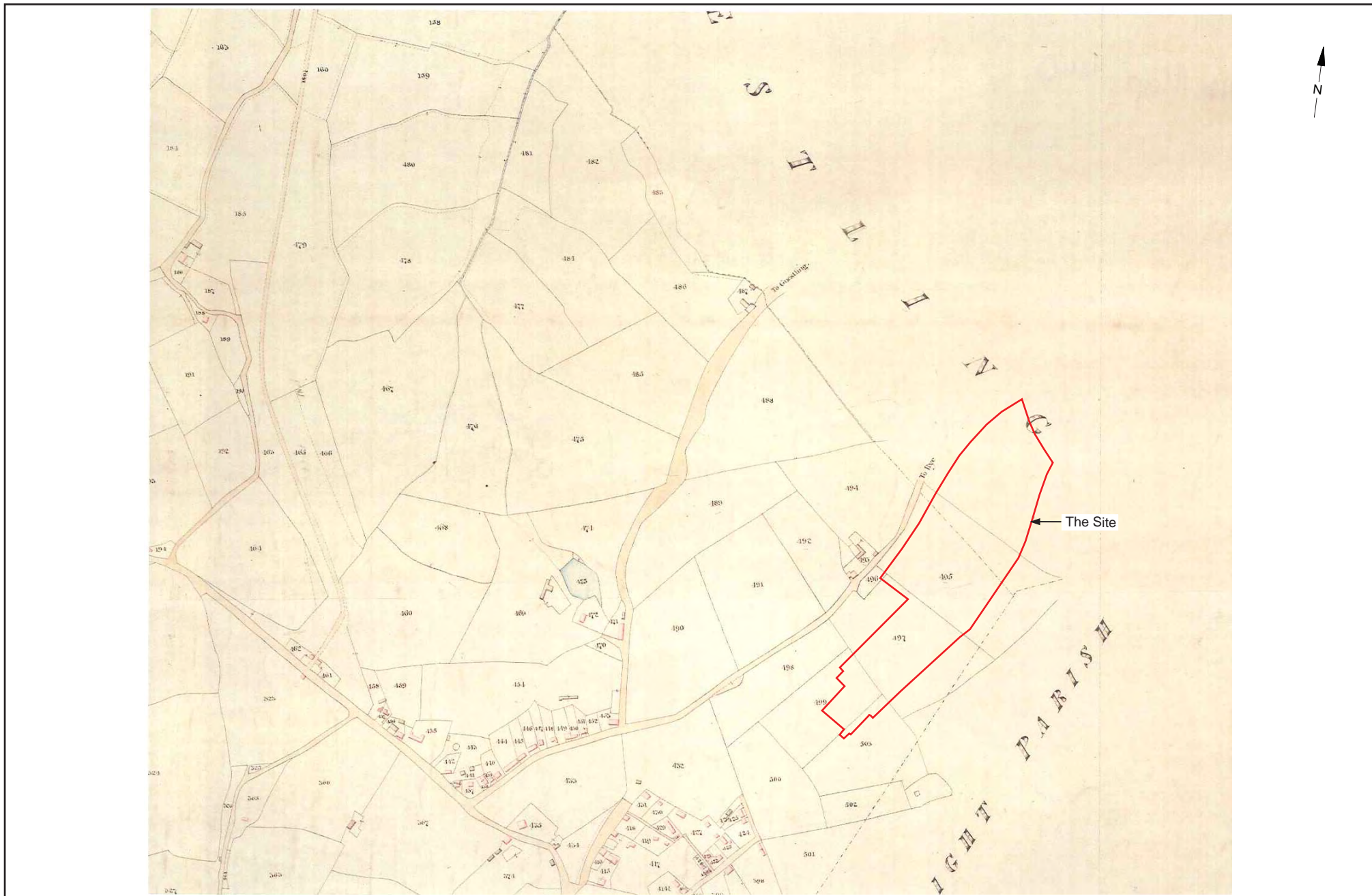
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Project Ref: 3919	June 2009		
Report Ref: 2009098	Drawn by: HLF	OS draft (old series) c.1800	



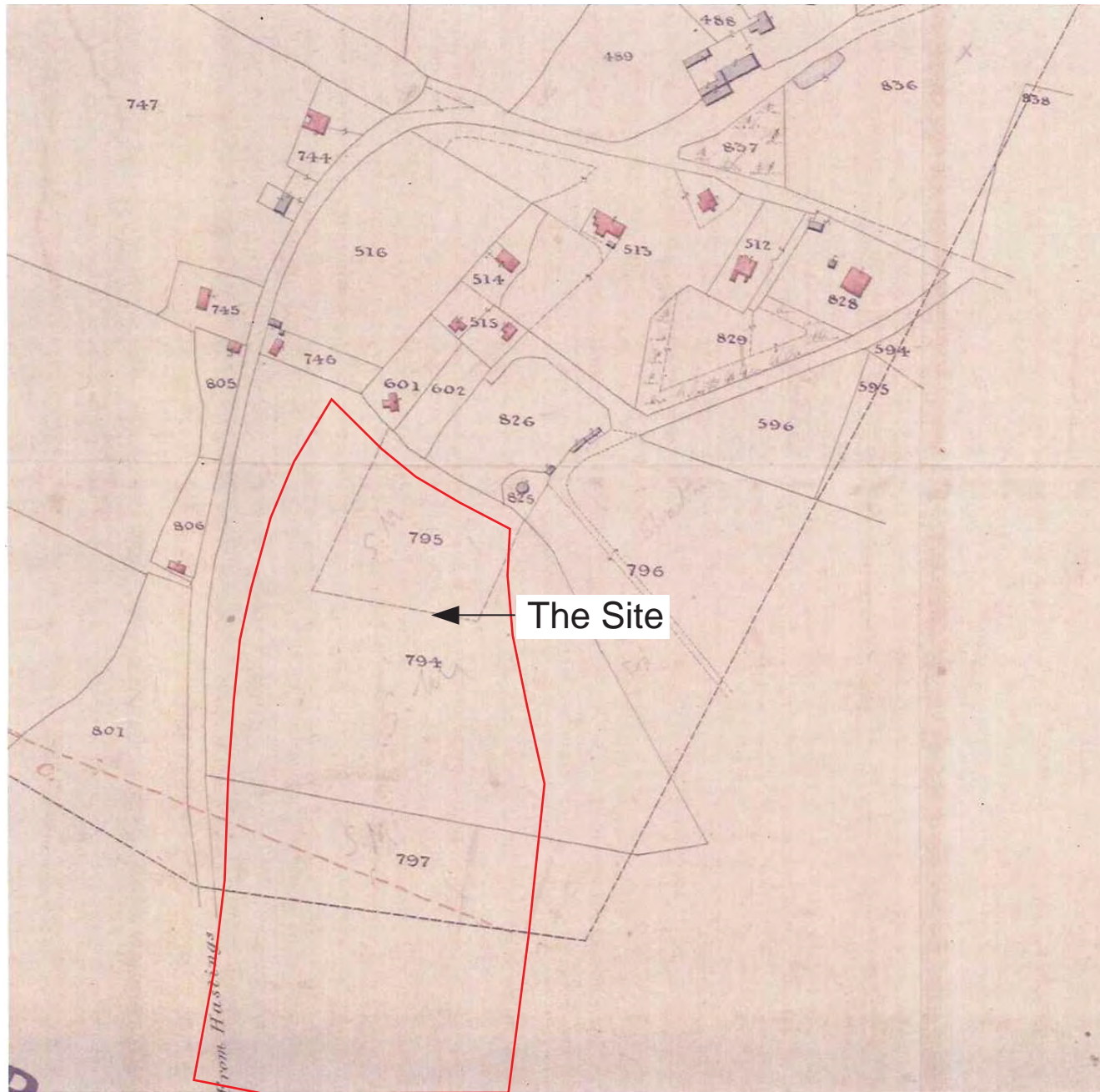
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Project Ref: 3919	June 2009	1817 Ore parish map	
Report Ref: 2009098	Drawn by: HLF		



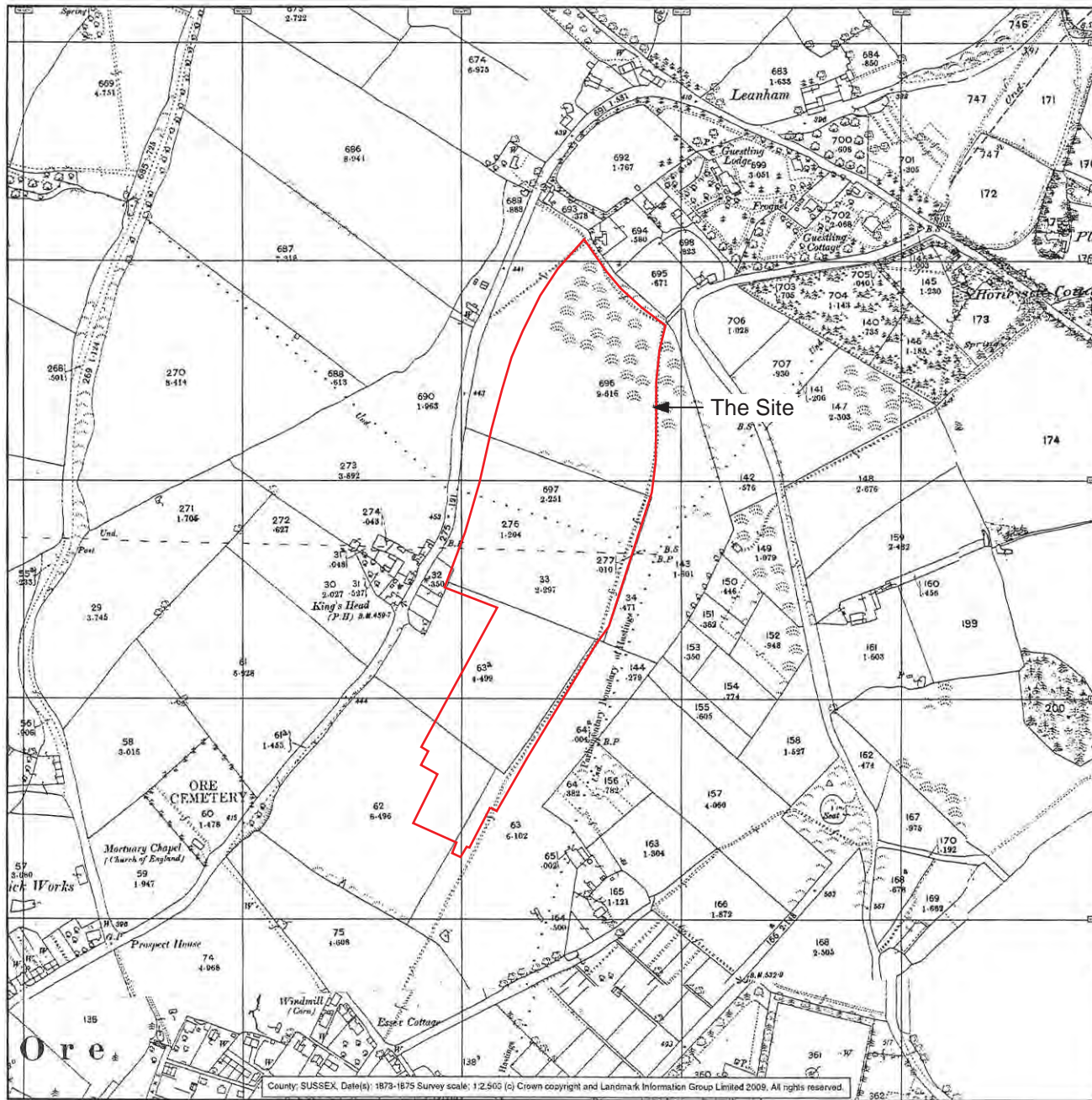
© Archaeology South-East		An Archaeological Desk-Based Assessment of Hillcrest School, Hastings, East Sussex	Fig.5
Project Ref: 3919	June 2009		
Report Ref: 2009098	Drawn by: HLF	John Adams Fairlight Tithe map 1839	



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Project Ref: 3919	June 2009	Tithe map of Ore 1840	
Report Ref: 2009098	Drawn by: HLF		



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Project Ref: 3919	June 2009		
Report Ref: 2009098	Drawn by: HLF	Tithe map of Guestling 1842	



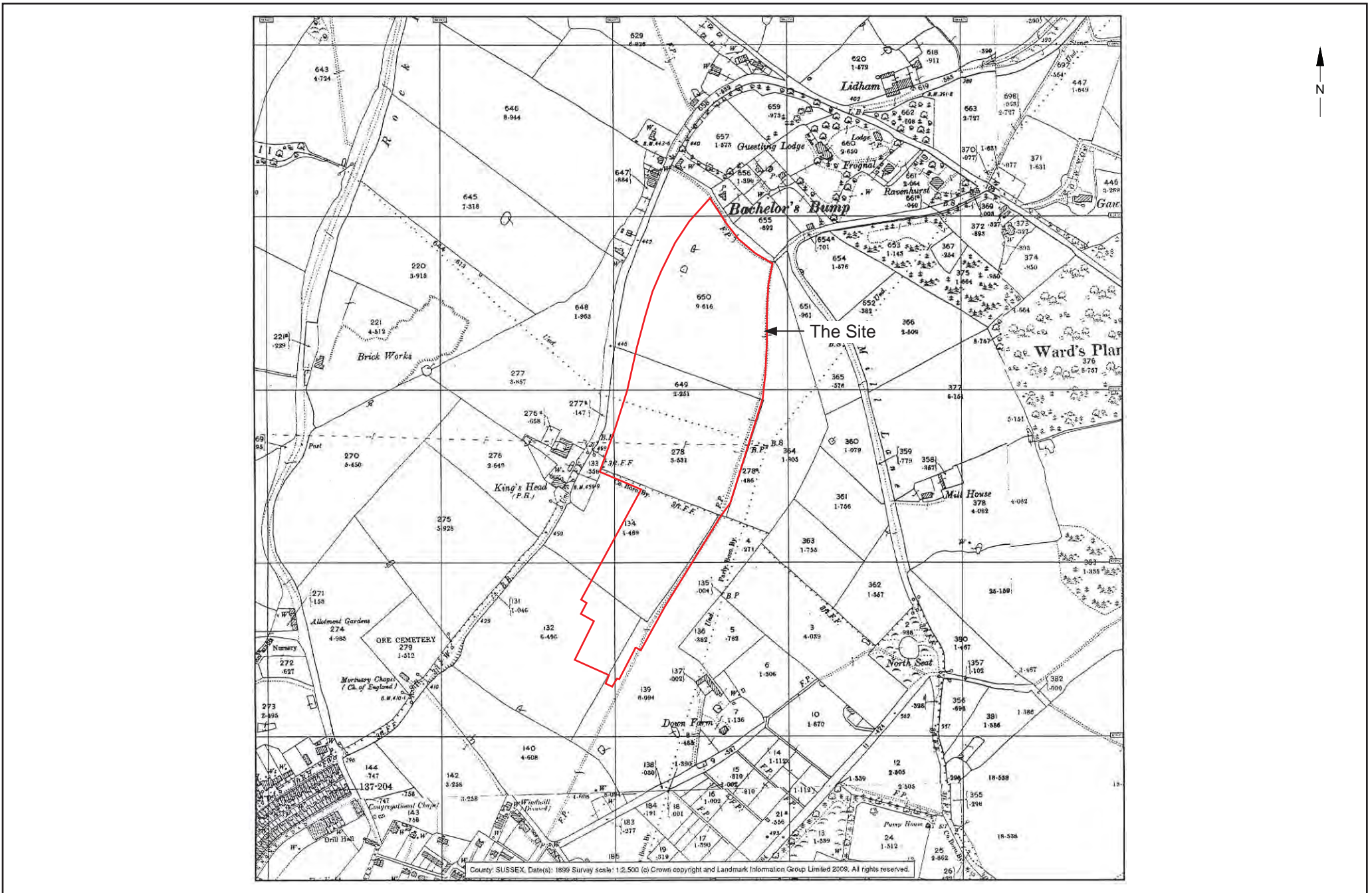
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Project Ref: 3919
Report Ref: 2009098

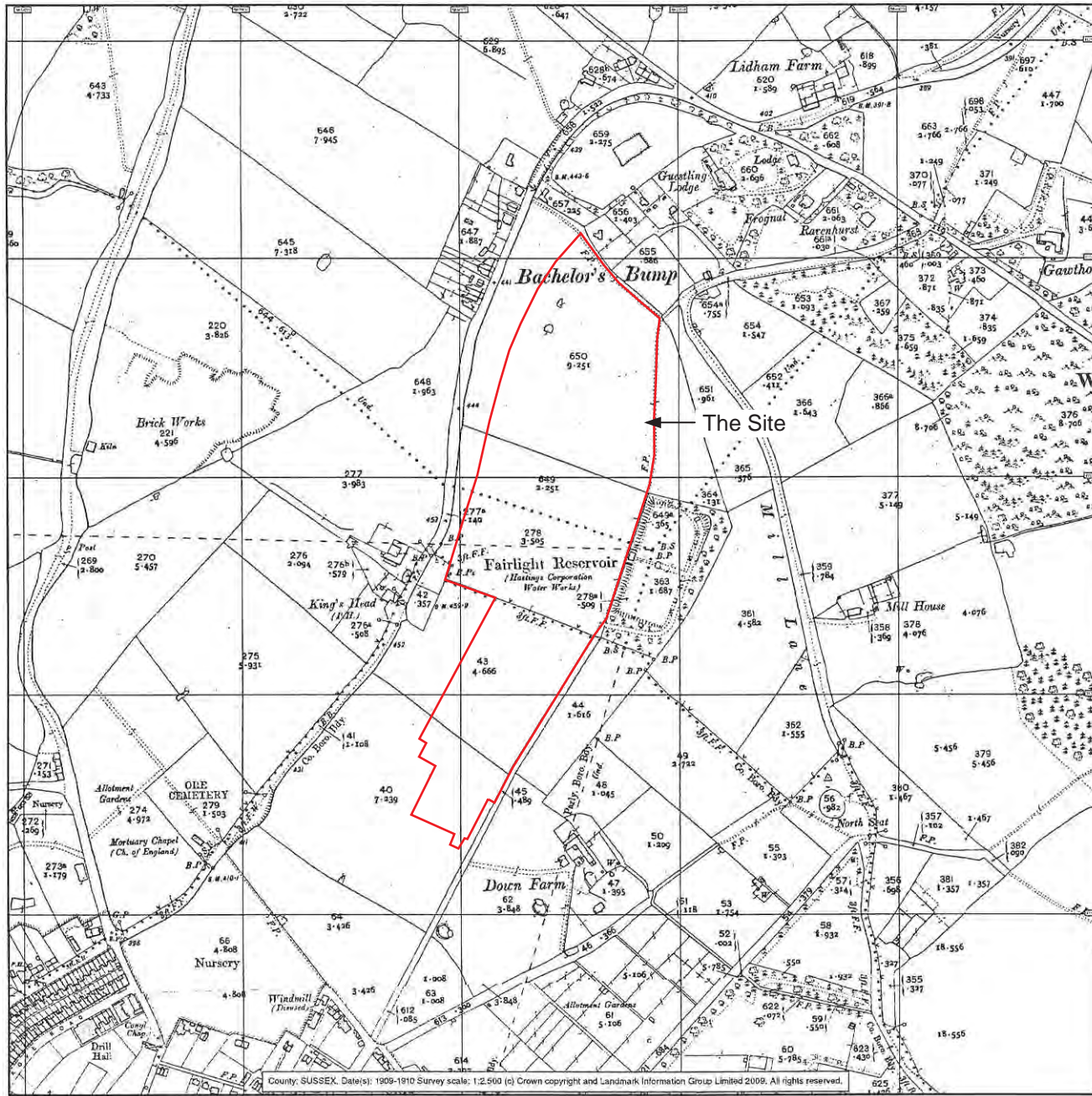
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1873 edition OS map



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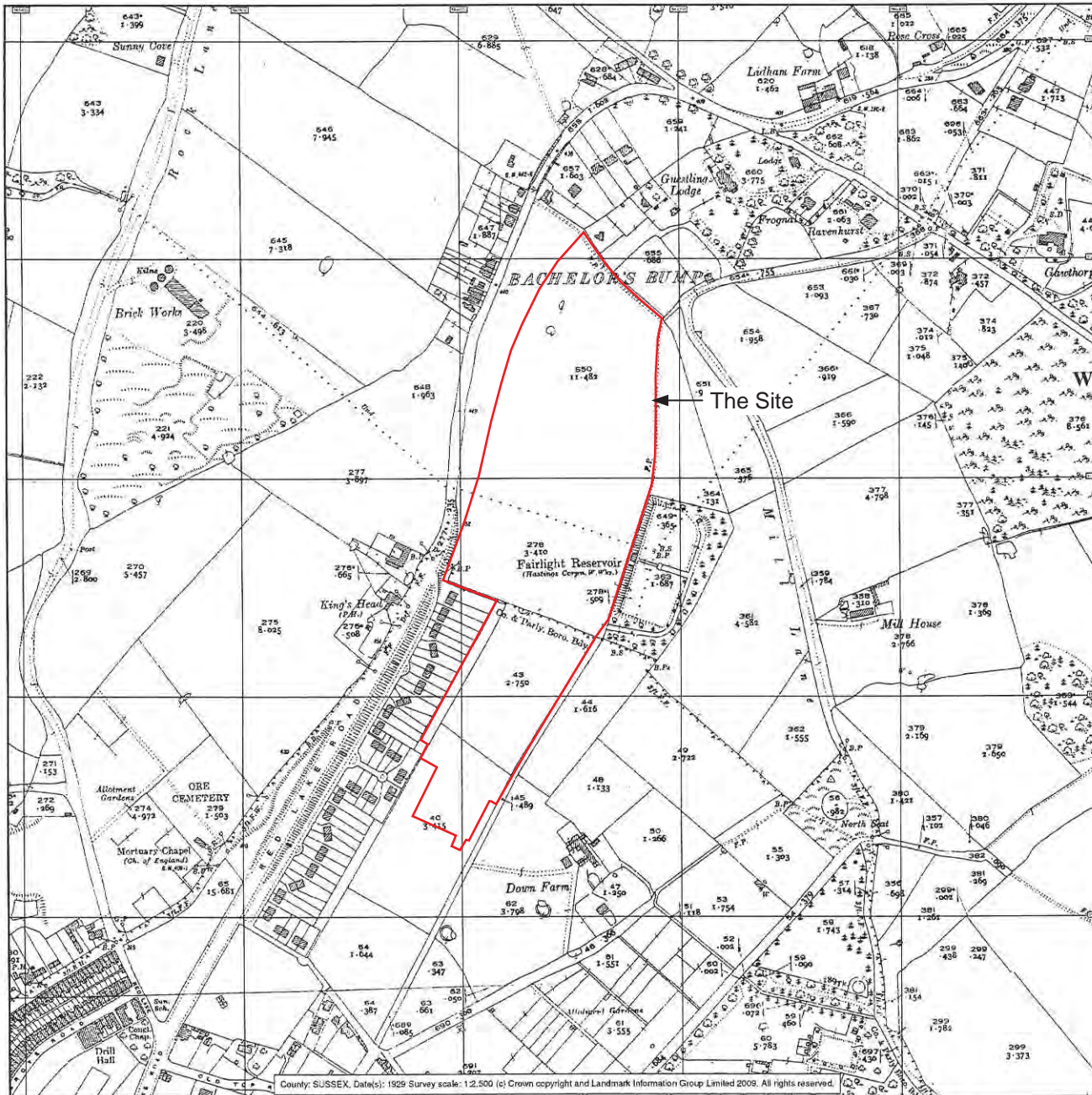
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1909 edition OS map



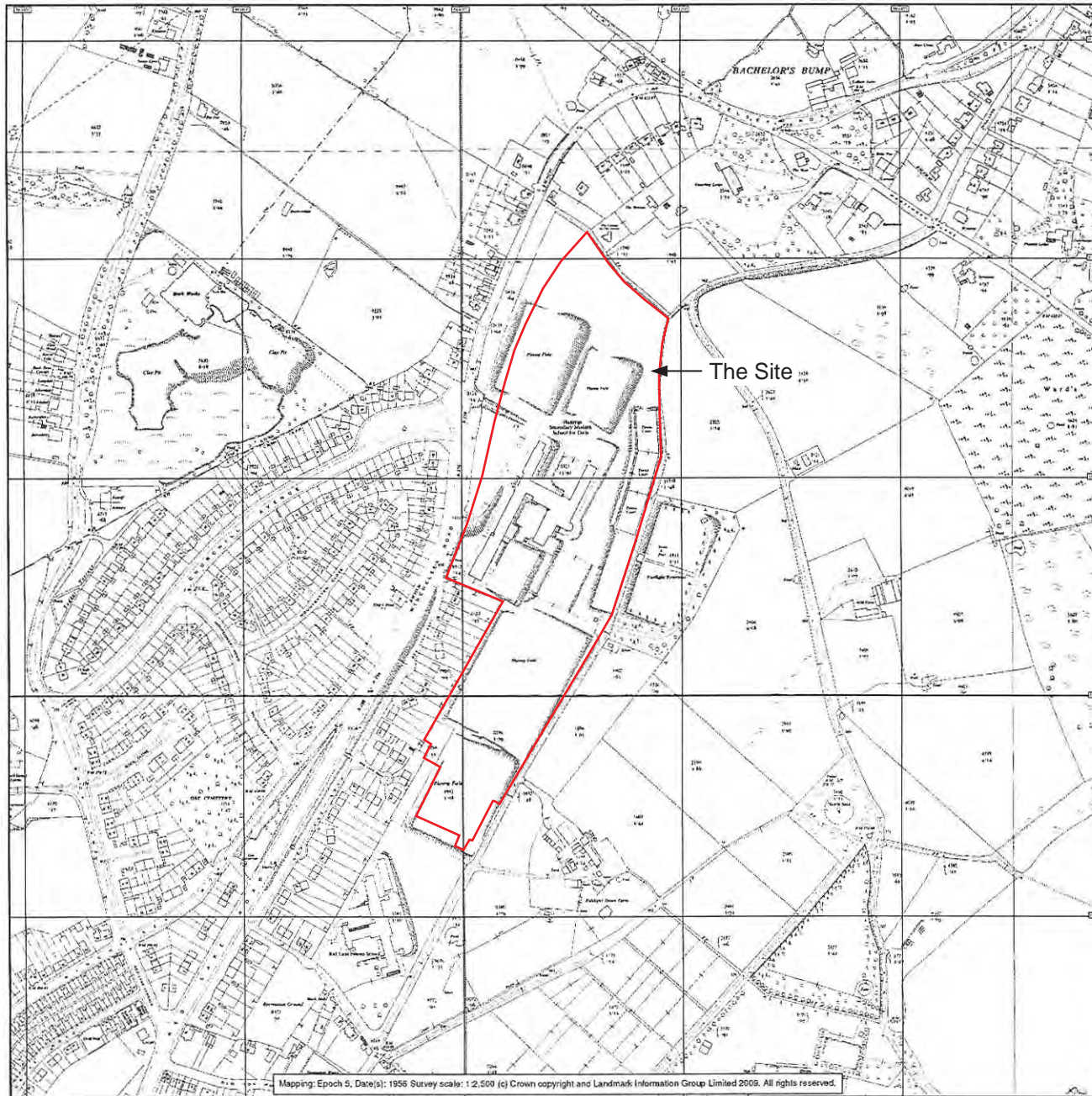
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Fig. 12



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1972 - 1976 edition OS map

Fig. 13



Fig. 14 - View of main block and entrance facing North



Fig. 15 - View of A block facing North

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Fig. 16 - View of temporary blocks facing North East



Fig. 17 - View of A block facing North West

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Fig. 18 - View of sports centre facing North



Fig. 19 - View of rear of main block facing South

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Fig. 20 - View of tennis courts facing North

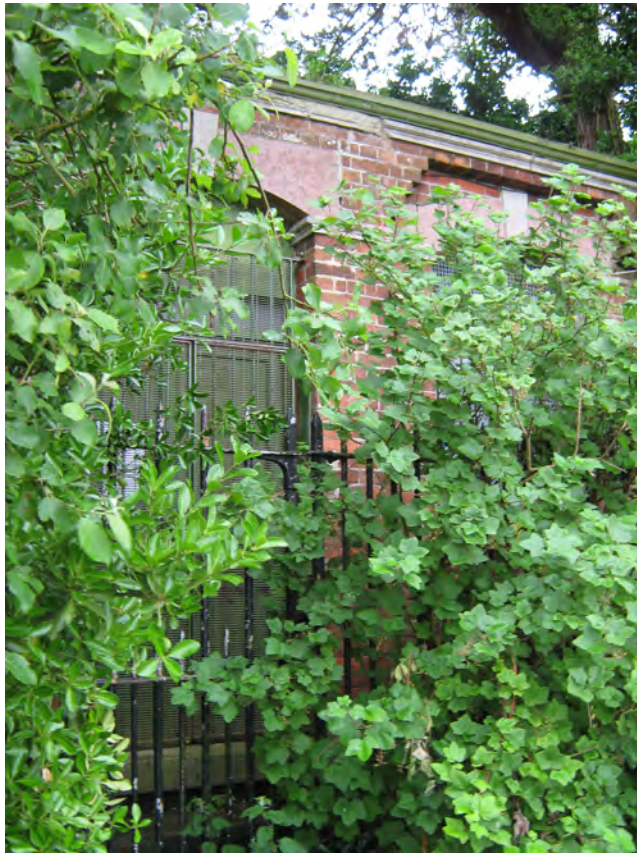


Fig. 21 - View of building associated with reservoir facing South East

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Fig. 22 - View of covered reservoir facing North East



Fig. 23 - View of sports pitch facing South

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Fig.24 - View of old astro pitch facing South West



Fig.25 - View of rear of main block and language block facing North East

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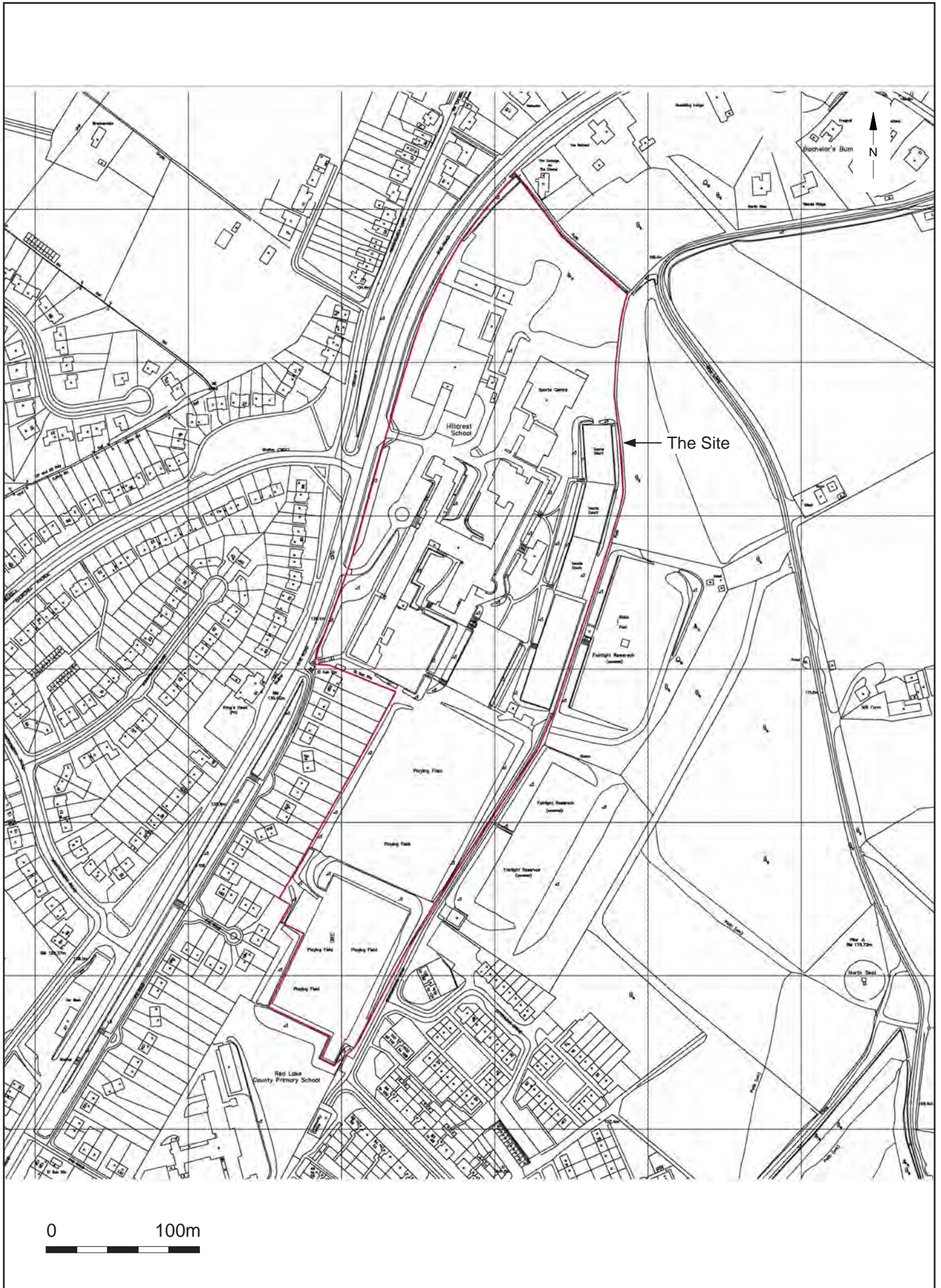


Fig. 26 - View of pedestrian entrance and Kings Head facing South West

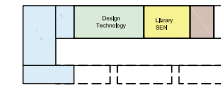
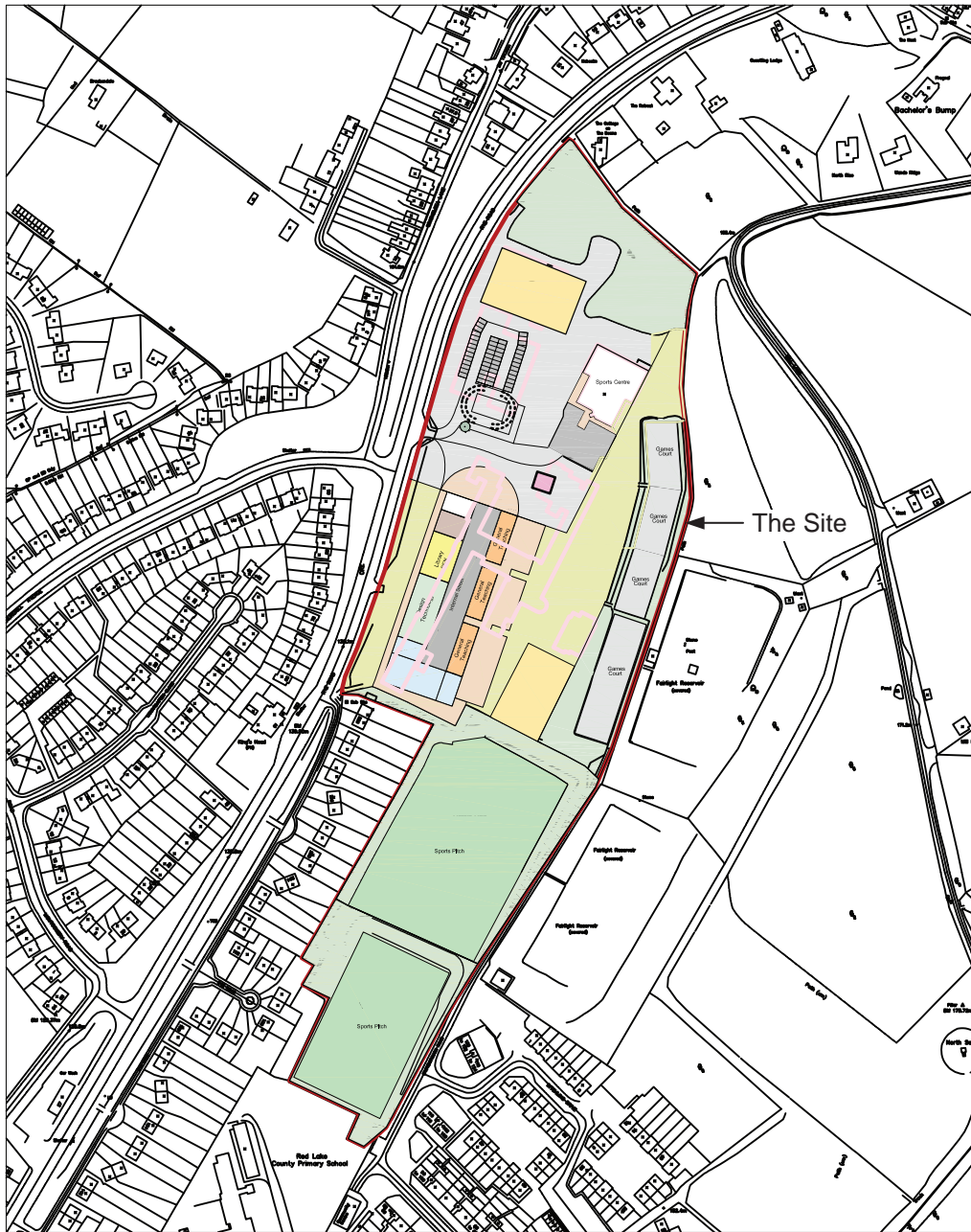


Fig. 27 - Commemorative stone by front main block entrance

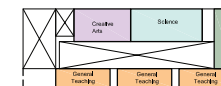
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Report Ref: 2009098	Drawn by: HLF		



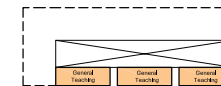
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Project Ref: 3919	June 2009	Site as existing (Plan provided by RH Partnership Architects)	
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Ground Floor Plan



First Floor Plan



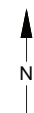
Second Floor Plan

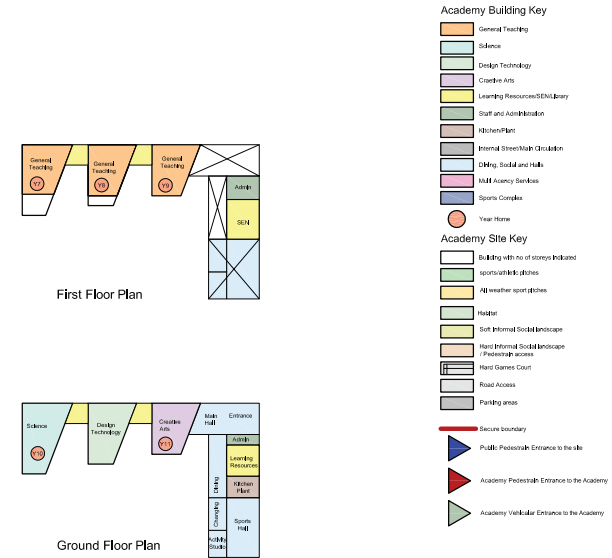
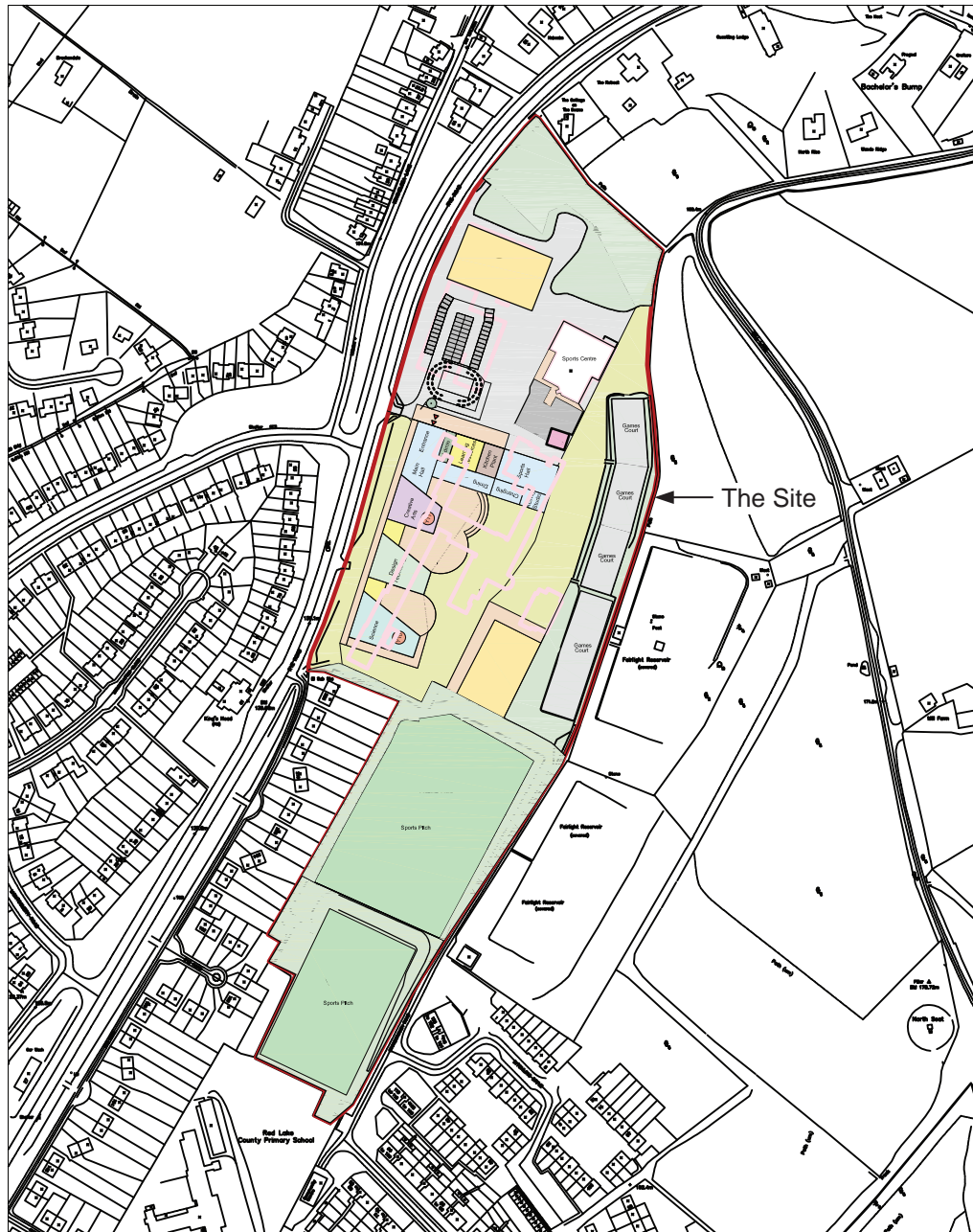
Academy Building Key

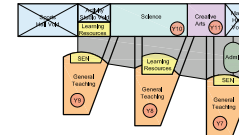
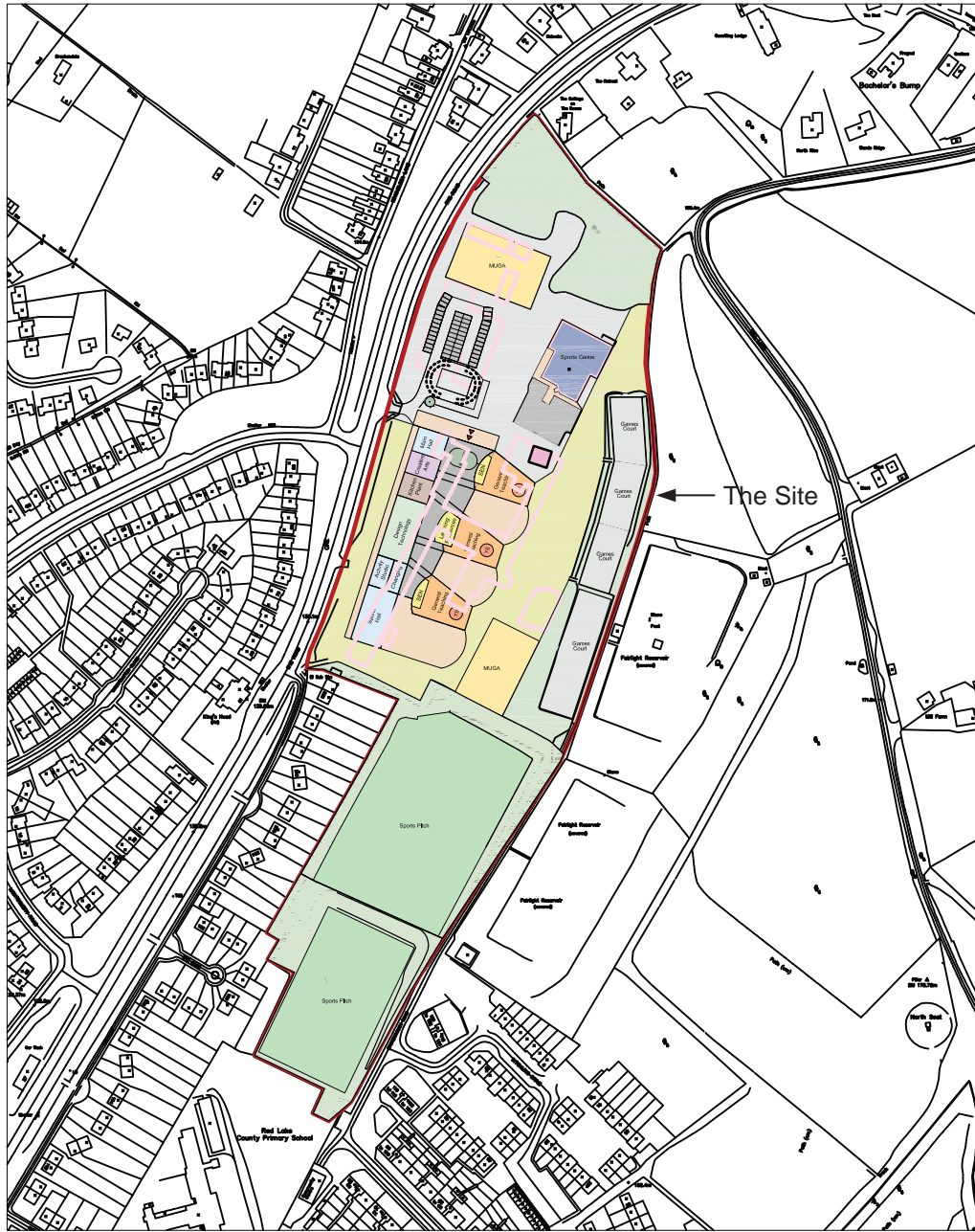
- General Teaching
- Science
- Design Technology
- Creative Arts
- Learning Resources/SEN/Library
- Staff and Administration
- Reception
- Internal Street/High Circulation
- Dining, Social and Halls
- Multi Agency Services
- Sports Complex
- Year Home

Academy Site Key

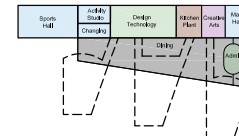
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- sports/other pitches
- All weather sport pitches
- Hardhat
- Soft Internal Social Landscape
- Hard Internal Social Landscape
- Pedestrian access
- Hard Games Court
- Road Access
- Parking areas
- Secure boundary
- Public Pedestrian Entrance to the site
- Academy Pedestrian Entrance to the Academy
- Academy Vehicular Entrance to the Academy







First Floor Plan



Ground Floor Plan

Academy Building Key

- General Teaching
- Science
- Design Technology
- Creative Arts
- Learning Resources/SENLibrary
- Staff and Administration
- Kitchen/Plan
- Internal Street/Map Orientation
- Dining, Social and Halls
- MFL Agency Benches
- Sports Complex
- Year Home

Academy Site Key

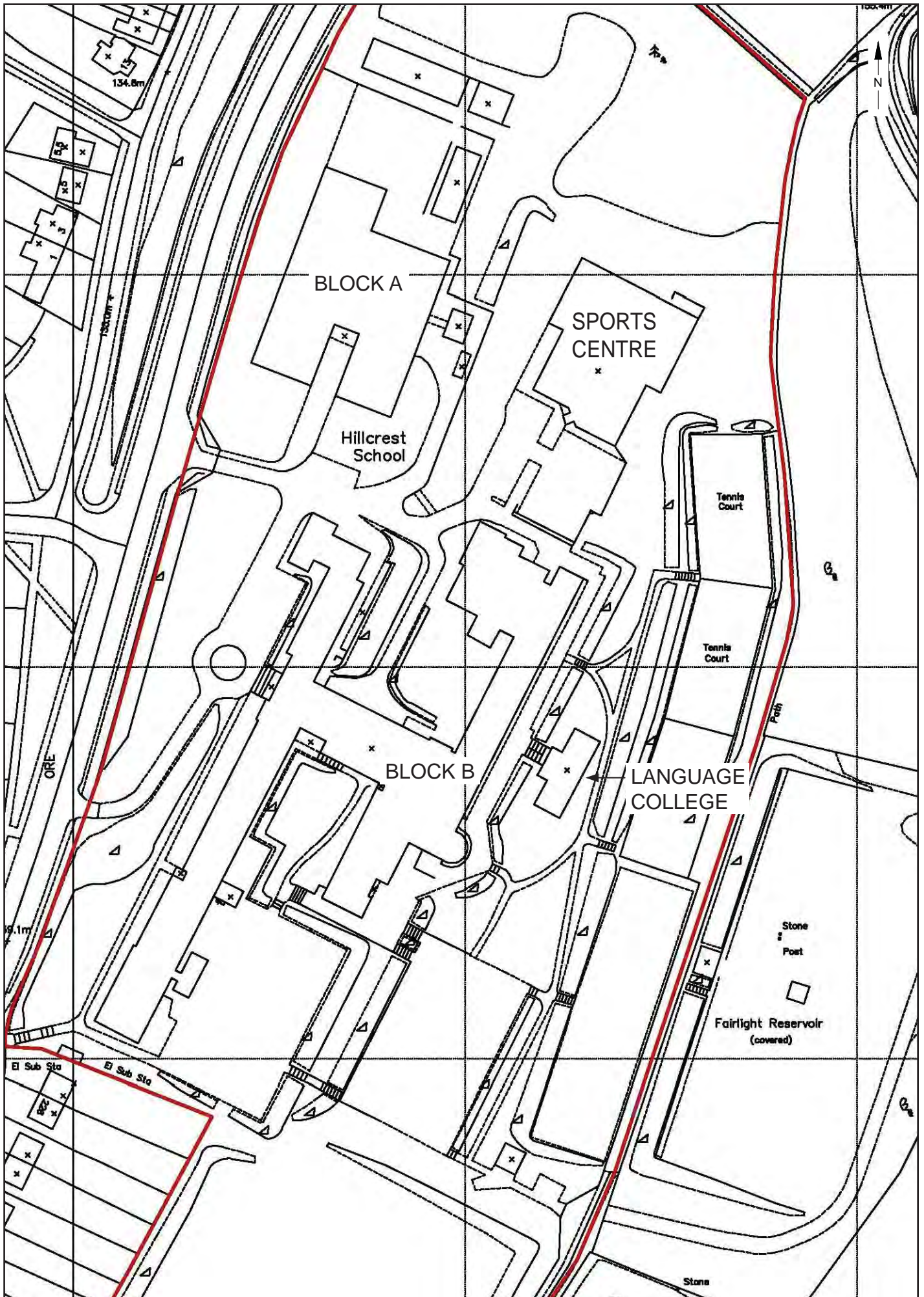
- Building with no of stores indicated
- floors/levels/lobbies
- All weather sport/dubuis
- Hardturf
- Soft Internal Social/Benches
- Hard Internal Social/Benches / Pedestrian access
- Hard Games Court
- Road Access
- Parking areas
- Secure boundary
- Public Pedestrian Entrance to the site
- Academy Pedestrian Entrance to the Academy
- Academy Vehicular Entrance to the Academy



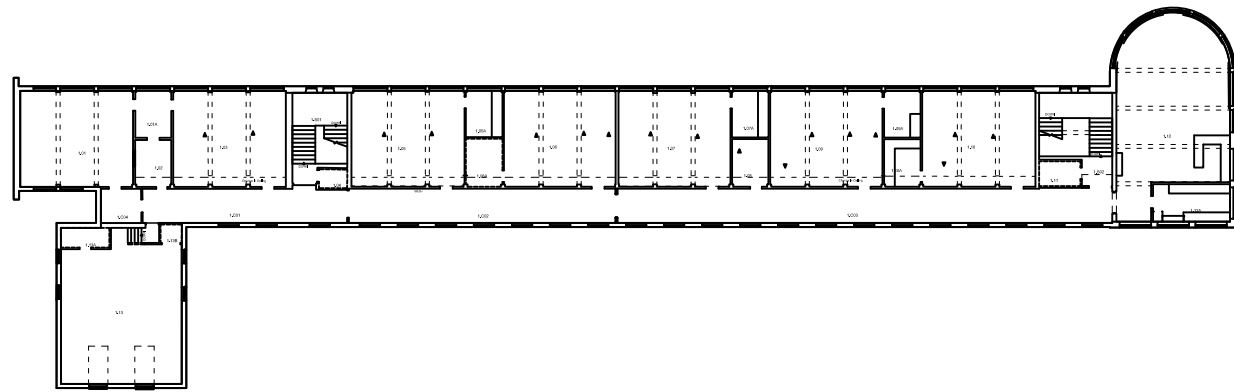
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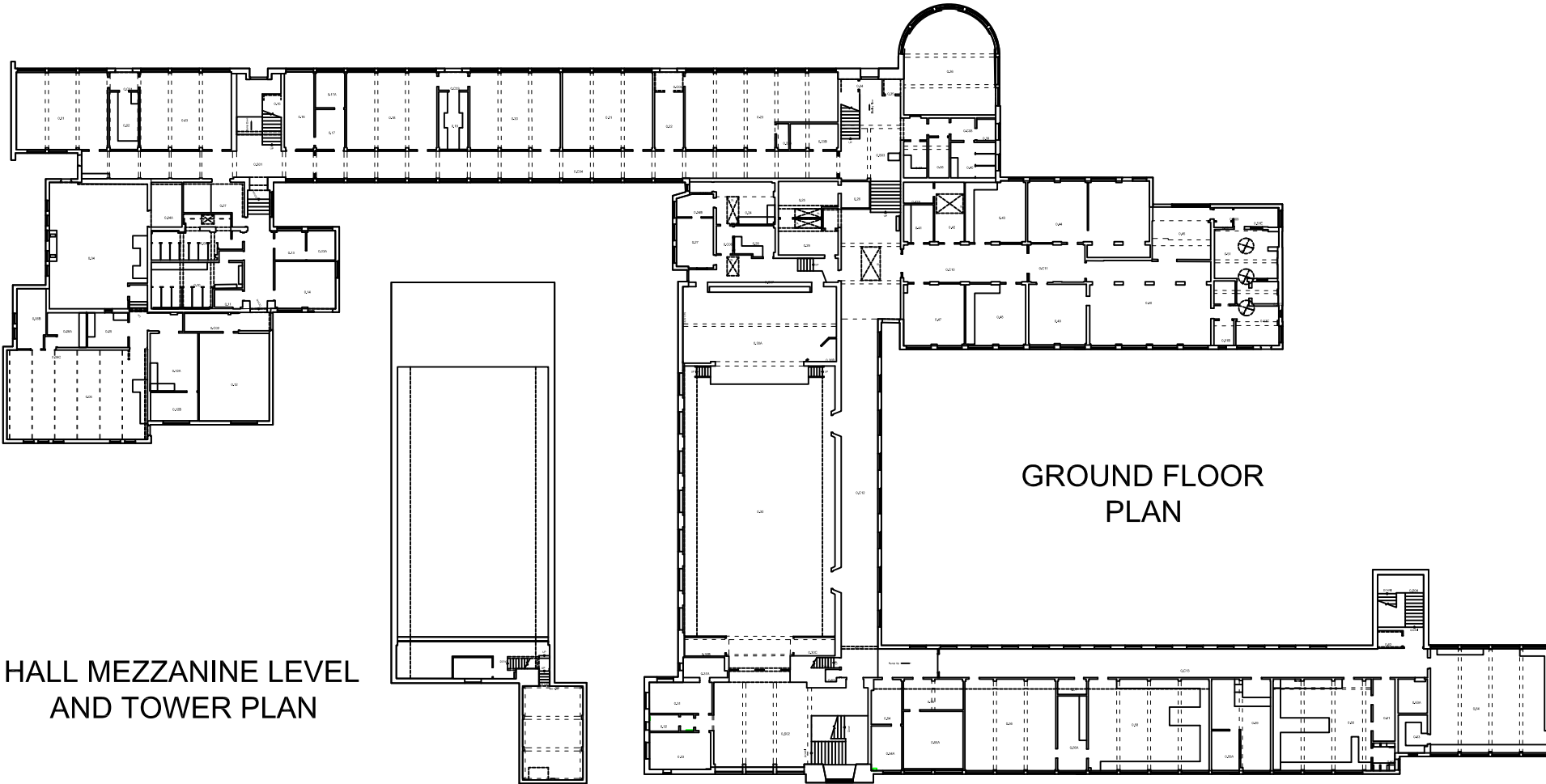
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 Hastings, East Sussex
 Preliminary development: Option 7
 (Plans provided by RH Partnership Architects)



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Project Ref: 4923	May 2011	Location Plan	
Report Ref: 2011119	Drawn by: JFC		



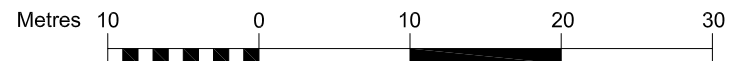
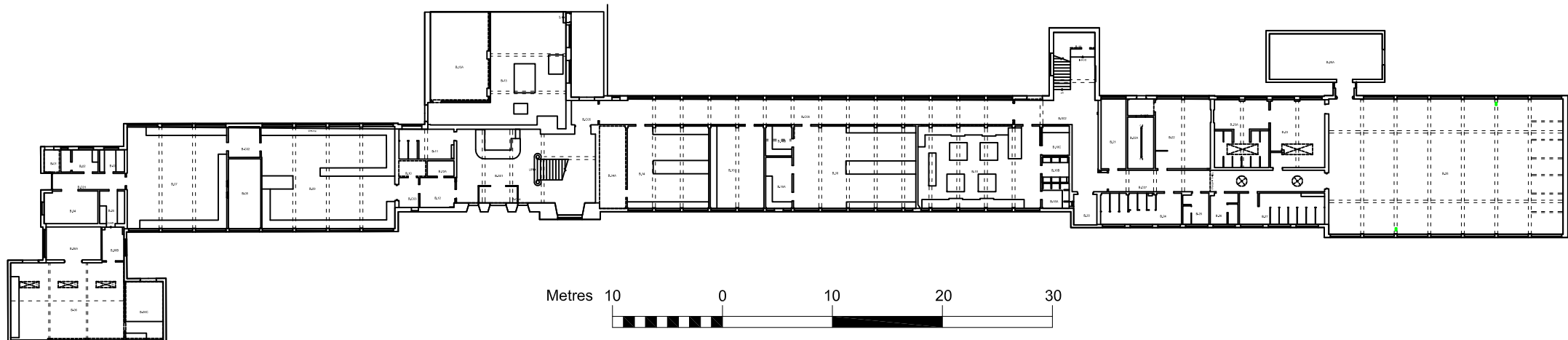
FIRST FLOOR AND
MEZZANINE LEVEL PLAN

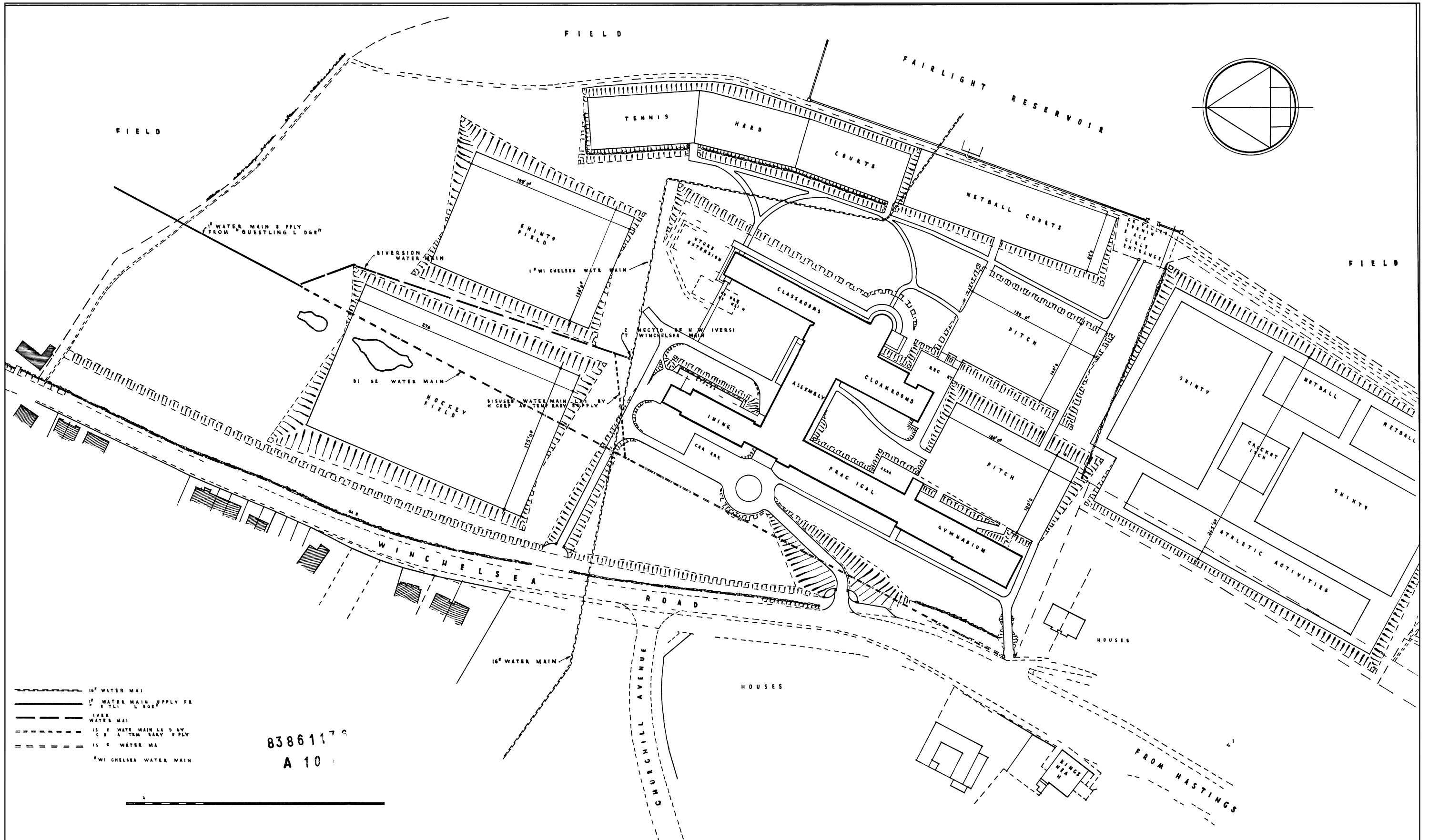


GROUND FLOOR
PLAN

HALL MEZZANINE LEVEL
AND TOWER PLAN

LOWER GROUND
FLOOR PLAN





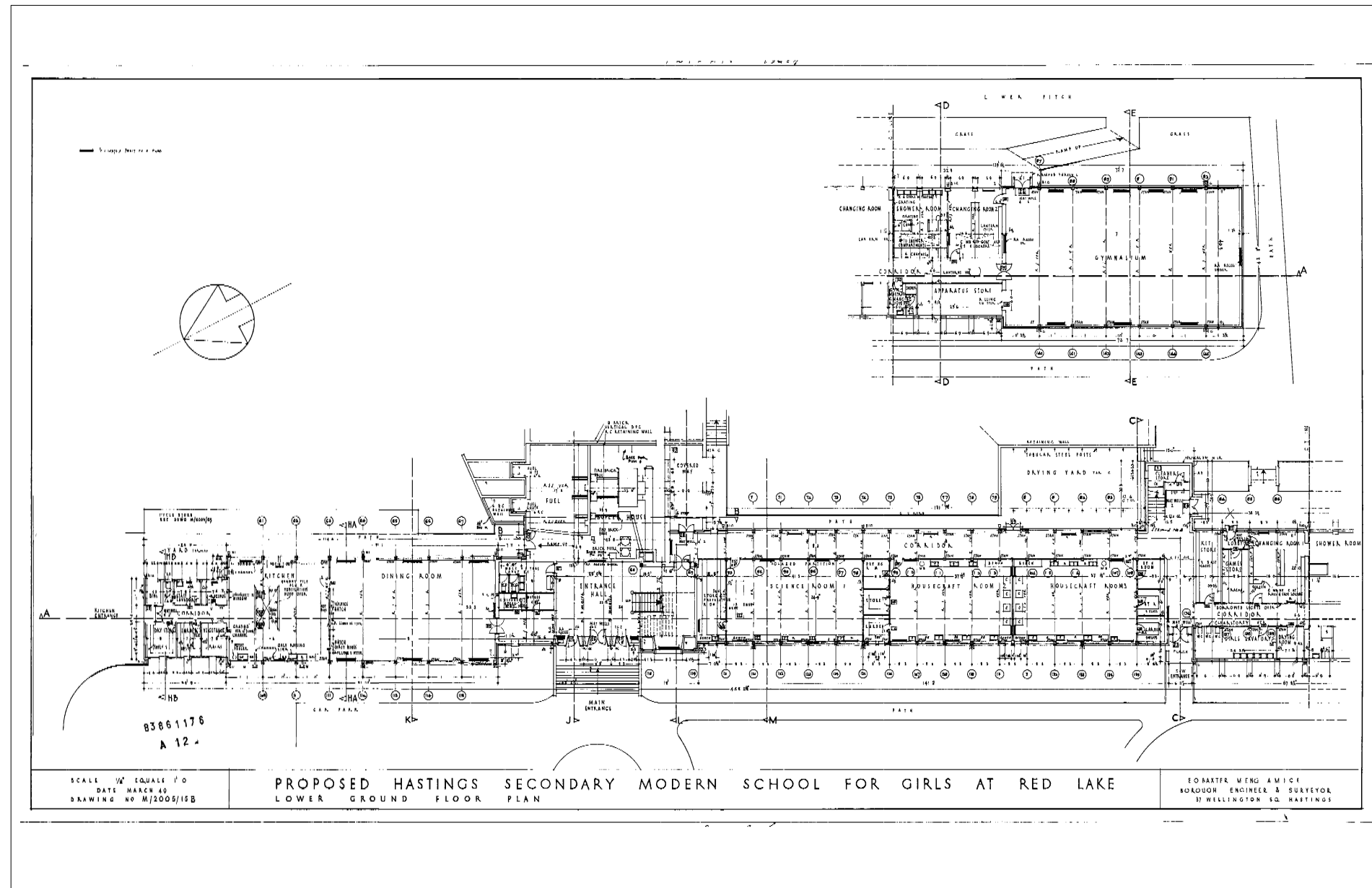
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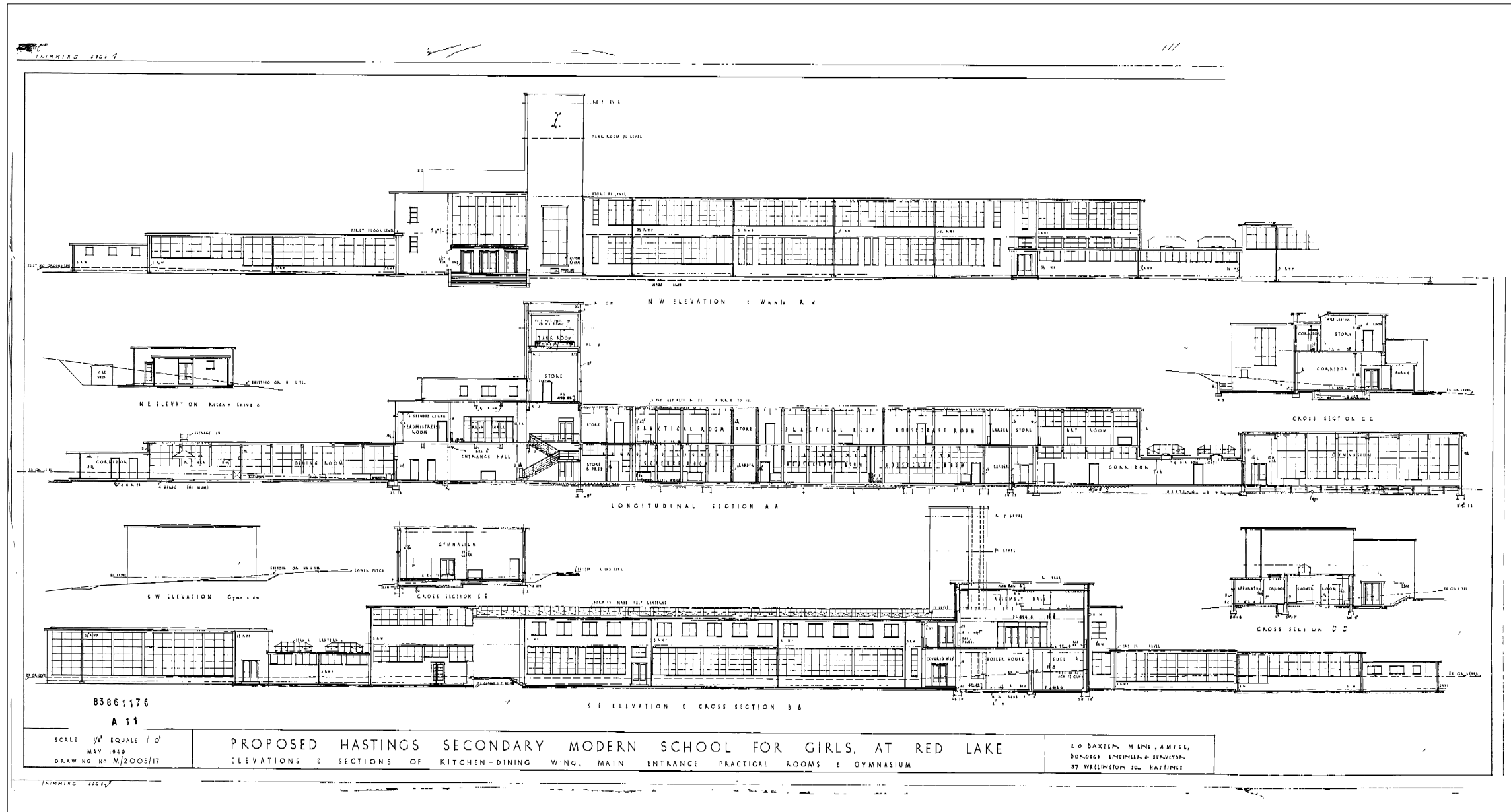
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 DIVERSION OF WATER MAIN

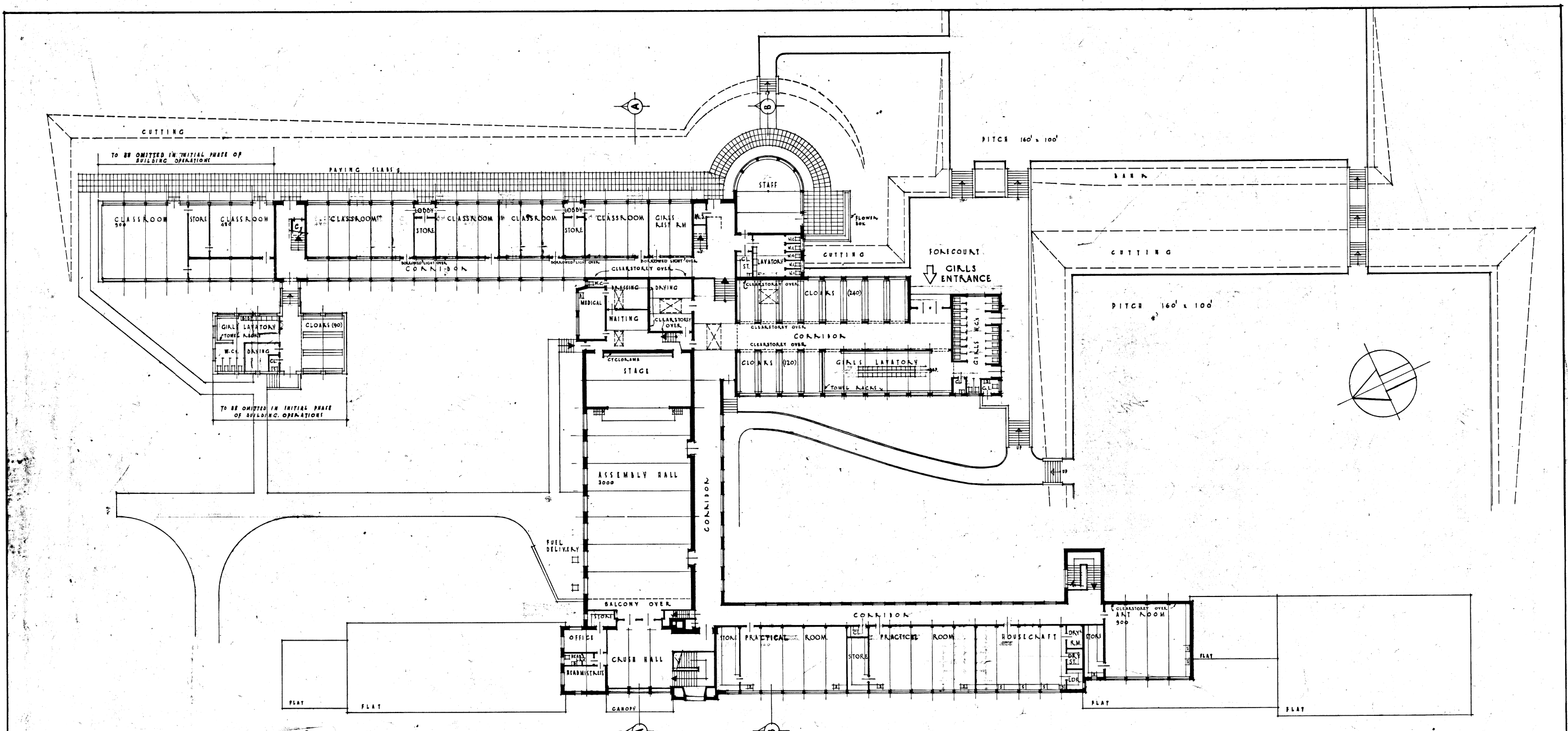
E O BAXTER MENG MICE
 BOROUGH ENGINEER & SURVEYOR
 37 WELLINGTON SQUARE

40" x 26"

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Project Ref: 4923	May 2011	Site plan, August 1951		
Report Ref: 2011119	Drawn by: JFC			







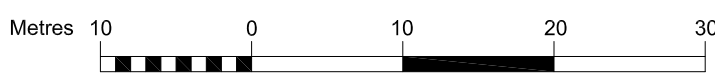
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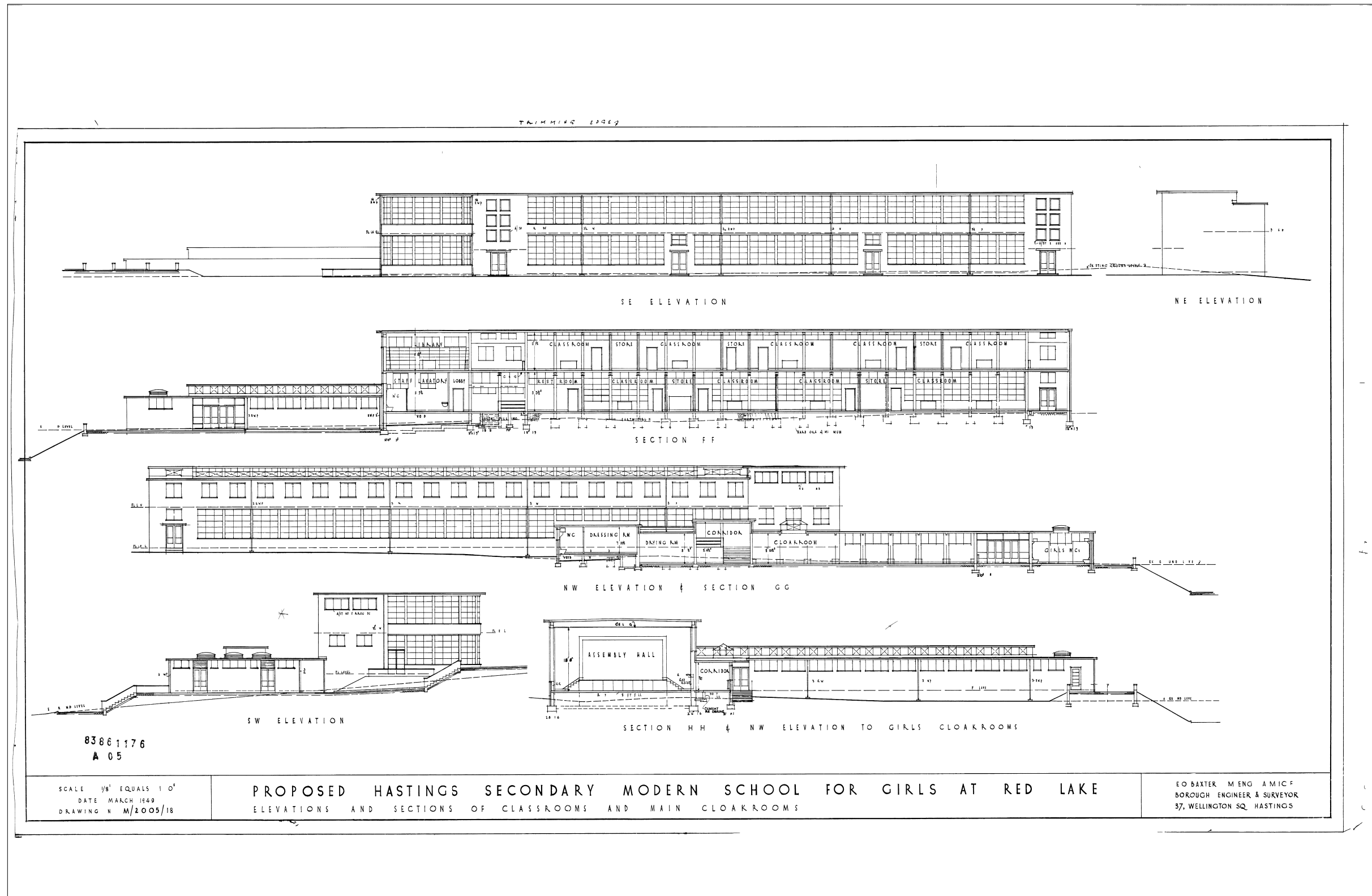
PRINCIPAL GROUND FLOOR PLAN.

COUNTY BOROUGH OF HASTINGS.
**PROPOSED HASTINGS SECONDARY MODERN SCHOOL FOR GIRLS
 AT RED LAKE.**

SCALE 1/16" = 1'-0"
 SKETCH DESIGN
 DATE DEC. 1948
 DWG NO M/2005/SC

E. O. BAXTER M. Eng. A.M.I.C.E.
 SURVEYOR ENGINEER
 37 WELLINGTON SQ.



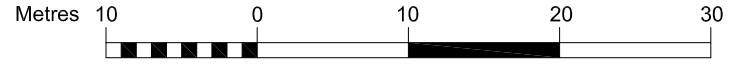


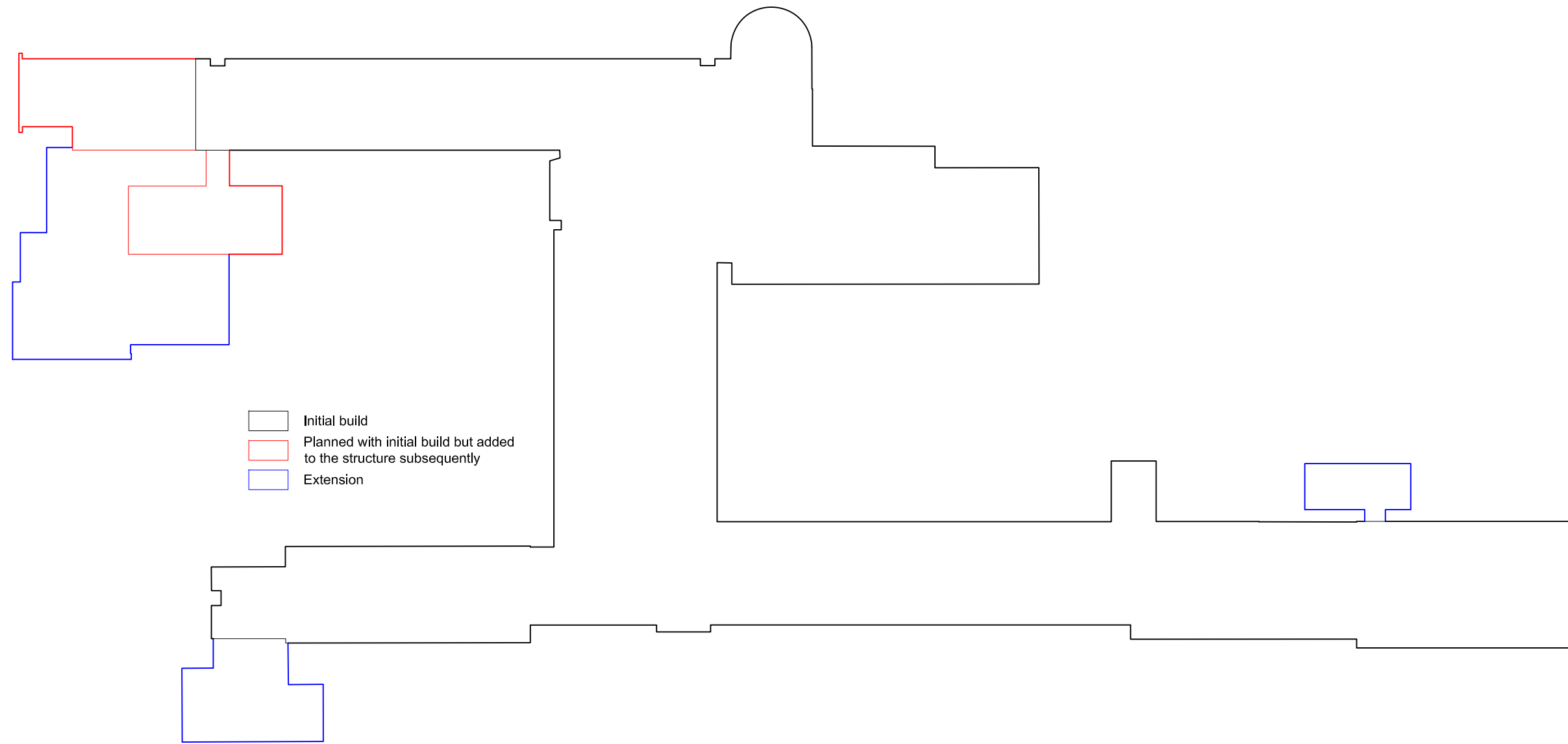
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SCALE 1/8" EQUALS 1 0"
DATE MARCH 1949
DRAWING NO. M/2005/18

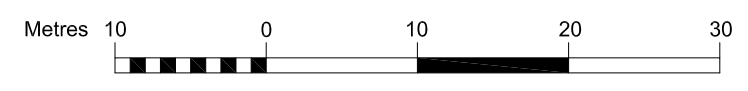
PROPOSED HASTINGS SECONDARY MODERN SCHOOL FOR GIRLS AT RED LAKE
ELEVATIONS AND SECTIONS OF CLASSROOMS AND MAIN CLOAKROOMS

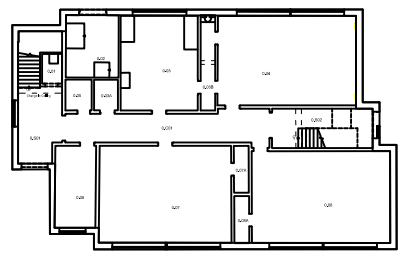
E.O. BAXTER M. ENG. AMICF
BOROUGH ENGINEER & SURVEYOR
37, WELLINGTON SQ. HASTINGS



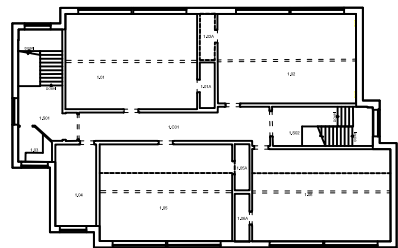


- Initial build
- Planned with initial build but added to the structure subsequently
- Extension



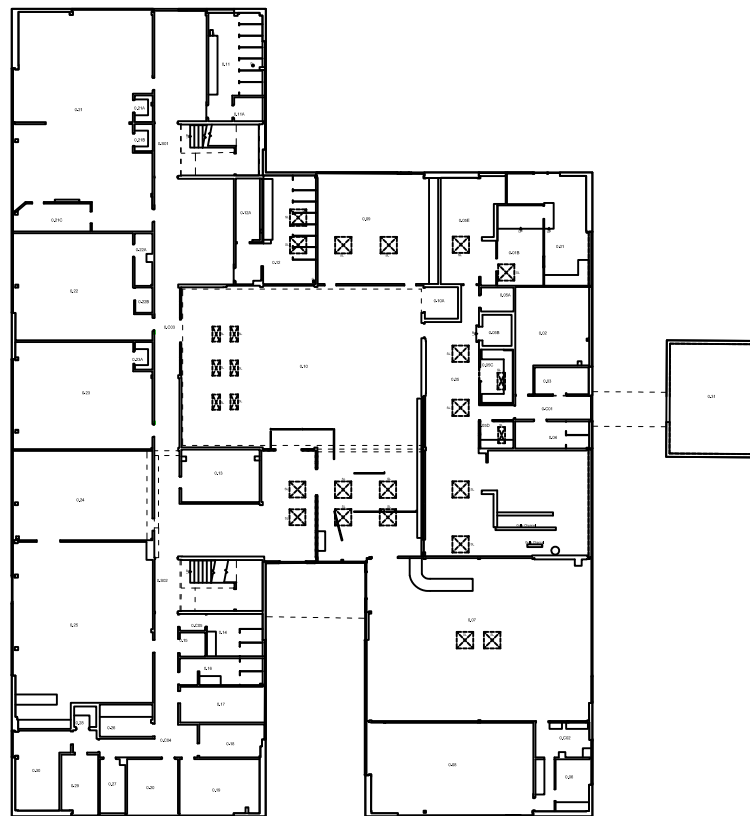


GROUND-FLOOR PLAN



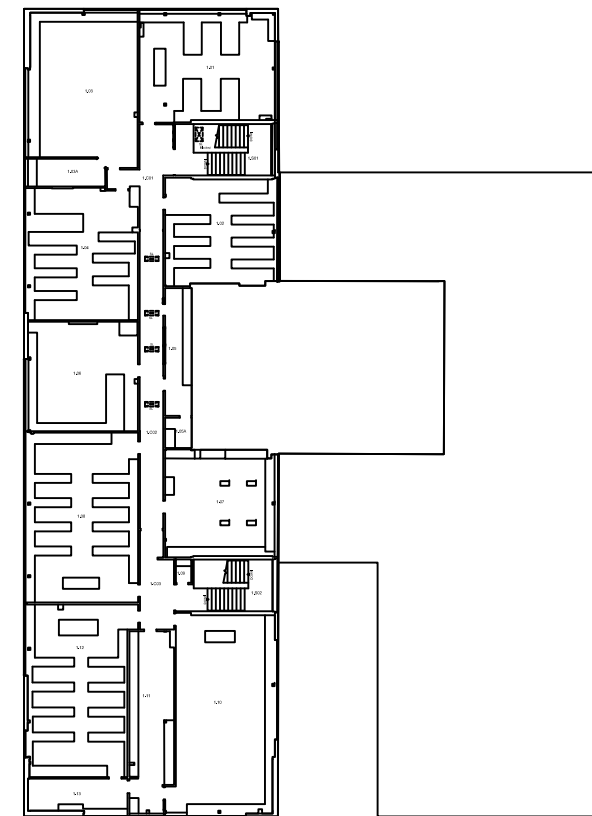
FIRST-FLOOR PLAN

BLOCK C:
Language Centre

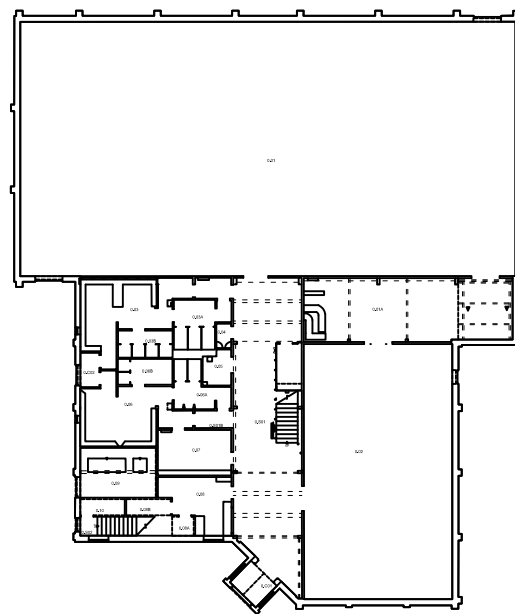


GROUND-FLOOR PLAN

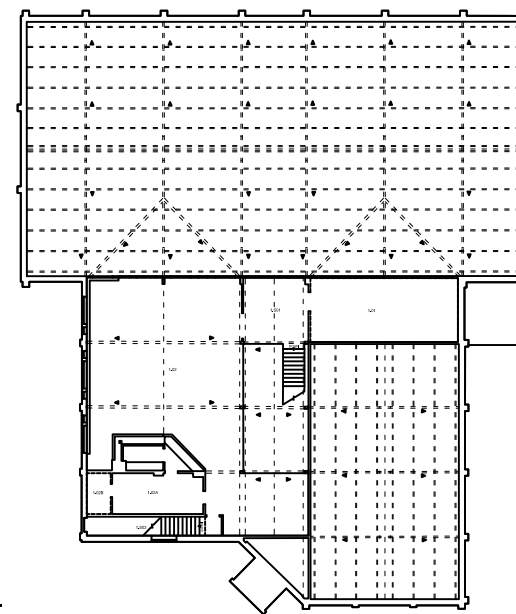
BLOCK A



FIRST-FLOOR PLAN



GROUND-FLOOR PLAN



FIRST-FLOOR PLAN

BLOCK D:
Sports Centre





Plate 1

The western (front)
façade of Block B



Plate 2

The prospect from
Hillcrest School looking
westwards

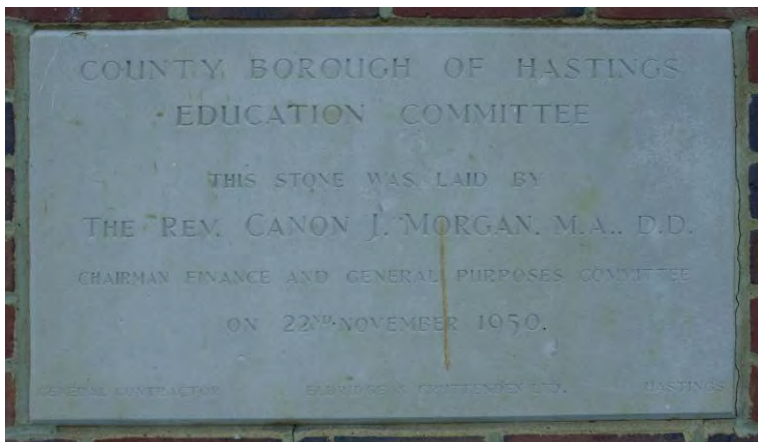


Plate 3

Commemorative plaque
on the western façade of
the tower in Block B



Plate 4

A view of Block B from the south. The apsidal staffroom is on the right and the gymnasium is on the left.



Plate 5

The eastern façade of the eastern range with the apsidal staffroom on the left, showing the distinctive continuous glazing lighting the classrooms



Plate 6

Interior view of a classroom in the east range showing the rooflights increasing the light within the room



Plate 7

The original gymnasium with its associated fittings intact



Plate 8

The original shower room in Block B showing the blocked door which once led to the northern changing room



Plate 9

An original double-leaved door leading from the lobby outside the main hall entrance to the main corridor leading eastwards past the main hall's south wall



Plate 10

The originally-omitted extension to the east range. The pitched roof over the later extension can be seen in the background.



Plate 11

The additional structure to the west of the east range showing the bank of windows in the high wall



Plate 12

Detail of the roof construction in the eastern to the east range



Plate 13

Block A, taken from the south-east



Plate 14

The Sports Centre, taken from the south



Plate 15

View of one sports hall showing straight joints in the breeze blocks defined by the pale grey colour



Plate 16

The Language College, taken from the south-west



Plate 17

Interior view of a first-floor classroom in the Language College showing the high ceiling and the continuous fenestration created a light and airy interior



Plate 18

The main assembly hall



Plate 19

Interior of original 1970s science classroom showing fitted cupboards and rolling blackboard




Plate 20

Surviving sink 'island',
part of the original 1970s
laboratory furniture

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