

Seaford Head Sixth Form Centre, Seaford, East Sussex

Historic Building Recording



**Commissioned by
Kier Construction**

**Project no. 6432
Site Code: SIX13**

An Historic Buildings Record
of
Seaford Head Sixth Form Centre, Seaford, East Sussex

(NGR 548625, 988120)

Commissioned by
Kier Construction

Project No. 6432

Site Code: SIX13

Report No. 2013323

December 2013

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SUMMARY

In December 2013 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic buildings record at Seaford Head Sixth Form Centre, Seaford, East Sussex BN25 1AL. The work was commissioned by Kier Construction and requested by the Lewes District Council, to be addressed as a condition placed on planning consent (ref. LW/3173/CC) relating to the demolition of the existing caretakers accommodation and the renovation and extension of the existing school buildings to create a new sixth form centre for Seaford Head Academy.

The school was established before 1874 with a pair of large classrooms and adjoining master's house. At the beginning of the 20th century it had grown to encompass a hall and other facilities, together with detached buildings which were developed into classrooms from the 1960s onwards. Operating as the sixth form for Seaford Head School, it closed for redevelopment in 2009.

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1.0 INTRODUCTION

1.1 In December 2013 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic buildings record at Seaford Head Sixth Form Centre, Seaford, East Sussex BN25 1AL. (NGR 548625, 988120; Fig. 1).

1.2 The work was commissioned by Kier Construction and requested by the Lewes District Council, to be addressed as a condition placed on planning consent (ref. LW/3173/CC) relating to the demolition of the existing caretakers accommodation and the renovation and extension of the existing school buildings to create a new sixth form centre for Seaford Head Academy. Condition 13 of the planning consent states that:

No demolition or development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Condition 14 of the planning consent states that:

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 13 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

2.0 SCOPE & METHODOLOGY

2.1 The recording involved the survey of the buildings to Level 2 as defined by English Heritage (2006) and as set out in the Written Scheme of Investigation (Shapland 2013). A plan showing the structures surveyed has been reproduced as Figure 2.

2.2 A photographic record was made of the exterior and interior of the buildings comprising digital images duplicated with 35mm black and white photography, including general external and internal views, with additional detailed shots where necessary. An index of the digital and film photography, together with location plans, are included as an appendix to the report.

2.3 The written description and photographic record is supplemented by a drawn record of the site provided by the client, checked by the surveyors on-site and augmented with additional features where necessary.

2.4 A Desk-Based Assessment? has previously been prepared for the site, which has been used to inform the background research (Heppell & Cole 2013).

3.0 SITE LOCATION AND SETTING

- 3.1 The site lies on the north side of Steyne Road to the main campus of Seaford Head School, and comprises the a Victorian school building, caretaker's house and other associated outbuildings on a rectangular plot stretching north from the street frontage (NGR 548625, 988120; Fig. 1).
- 3.2 The site was established before 1874, and is bounded by Steyne Road to the south, Steyne Close to the west, and commercial and residential property bonding the site to the north and east. The site slopes up from the street, at eight metres above Ordnance Datum.

4.0 STATUTORY DESIGNATIONS

Archaeological Notification Areas

- 4.1 The site lies within the Archaeological Notification Area of Seaford and Seaford Head, which defines an area where there is a high potential survival of archaeological remains.
- 4.2 The site contains no listed buildings and lies neither within a Conservation Area or the adjacent South Downs National Park.

5.0 HISTORIC BACKGROUND

- 5.1 An account of the archaeological and historical background of the site and its vicinity has already been undertaken (Heppell and Cole 2013), from which the following summary is drawn. Until the medieval period, the college grounds – including the site – was probably low-lying marshy pasture. Seaford's economic fortunes revived with the arrival of the railway in the mid-19th century, and the site was exploited as agricultural land (Figure 4).
- 5.2 The National School for Boys and Girls was established by 1874. It first consisted of a pair of large classrooms – one each for girls and boys – with an adjoining master's house (Figure 5). The grounds to the north were segregated, again presumably on gender lines, with a sanitary block at the rear. A separate master's garden was provided. The gender segregation of the outside space had ended by 1898 (Figure 6), and the school underwent a dramatic expansion during the early decades of the 20th century (Figure 7). The grounds were opened up and a hall and new sanitary block constructed onto the original building, forming a small central courtyard with a large yard behind containing detached sheds and service buildings. This layout remained largely unchanged until the 1960s, when the school was incorporated into the Seaford College of Education. The buildings in the yard were converted into classrooms, and a large addition classroom block – no longer extant – constructed (Figures 8-10).

6.0 DESCRIPTION OF THE BUILDINGS

6.1 Layout

6.1.1 The main school building at the southern end of the site consists of a classroom block occupying its southern and western ranges, and a caretaker's house on its eastern range. A large hall was subsequently built on the north range, and a toilet block and corridor placed to infill the central courtyard. A detached shed and separate classroom lie in the yard to the north of the main school building.

6.2 Caretaker's House (Plates 1-8)

6.2.1 Date of construction: pre-1874

6.2.2 The caretaker's house occupies the east range of the main school buildings, and is it narrowly contemporary with the classroom block to the west.

Exterior (Plates 1-3)

6.2.3 The house walls are of uncoursed flint with side-alternate quoins and other details of London stock brick. It is 'L'-shaped in plan, two stories in height and has a tiled roof with gable ends to the north, south and east. Externally, the south and east elevations are cement rendered with an incised ashlar effect. The south elevation has flat-headed windows with modern fenestration; those to the east have cambered heads, which are visible on the un-rendered north elevation as having brick sills and pointed segmental relieving arches. That part of the west elevation not abutted by the classroom block is wholly ivy-covered. The north elevation has the stump of a chimney stack with tumbled brickwork, which has been reduced in height and incorporated into the slope of the present roof. The house is entered from the east via a doorway with a cambered head containing a pointed segmental frame hung with a ledged and battened timber door, and lights in the spandrels above.

6.2.4 The house is abutted on its north side by a lean-to outdoor brick toilet block with a three-panelled timber door. This was later enclosed by a walled yard with stretcher bond London stock brick walls and red brick details, including a doorway from the courtyard to the west and a pivoting six-light window with a segmental head and sloping tiled sill. The yard is contemporary in date with the adjacent hall and toilet block. It has since been roofed to provide a utility room for the main house, and its east wall re-aligned and accessed via a doorway with a ledged, braced and battened door with adjacent timber top-hung window.

Interior (Plates 4-8)

6.2.5 At ground floor level, the house has living rooms to either side of a stair, and a kitchen occupying the toe of its 'L'-shaped plan to the northeast. The doorways at this level retain their original moulded architraves but lack doors, and potentially original roll-moulded skirting extends throughout. The chimney breasts are present, but their chimney-pieces are no longer extant. The original herringbone brick floor survives only in the under-stairs cupboard.

6.2.6 The dog-leg stair to the first floor level has symmetrical splat balusters and square newel-posts with simple conical finials. The landing has a curious two-light east-facing window with a sloping sill and lintel stepped to accommodate the slope of

the roof. The bedrooms to the north and south retain their door architraves – hung with modern doors – and potentially original skirting. Both fireplaces are missing, but that to the south has an open brick fireplace with a segmental head of type intended to house an iron grate for coal. The room above the kitchen has been subdivided into a modern bathroom suite. The roof is of simple paired rafter construction with a ridge piece.

6.3 Classroom Block (Plates 9-14)

6.3.1 Date of construction: pre-1874

6.3.2 The classroom block occupies the southern and western ranges of the main school building. It adjoins the caretaker's house, with which is it narrowly contemporary.

Exterior (Plates 9 & 10)

6.3.3 Like the caretaker's house, the walls of the classroom block are of uncoursed flint with side-alternate quoins, bands and other details of London stock brick. A presumed sandstone foundation stone in the south elevation, plaque in the south-facing gable and crest in the west elevation are all too weathered to interpret. The block is a single storey in height with a gable-ended tiled roof with sprocketed eaves and tumbled brickwork. It has large casement windows with cambered brick heads: that of the south-facing gable has a segmental pointed relieving arch above. The doorway is in the south range, it has a segmental head and two-leaf doors with glazed panels and a four-pane light above.

Interior (Plates 11-14)

6.3.4 The classroom block originally consisted of a pair of large teaching rooms forming its south and west ranges divided by a short entrance passage. Each had a fireplace in its long wall with a chimney stack projecting externally: both stacks have since been truncated and incorporated into the school's interior. The simple chimney-pieces have stop-chamfered details and shallow moulded mantles. The classroom doorways have segmental heads and bull-nosed jambs and original six-panelled glazed doors with brass furniture. The windows lack architraves, and instead have bevelled jambs internally and simple timber sills. The roof is constructed from trusses resting on curved corbels and supported by curved wind-braces, and is matchboarded internally. Its structure is hidden in both rooms by a modern suspended ceiling. The north end of the western room has been subdivided into a separate classroom.

6.4 Hall Block (Plates 15-17)

6.4.1 Date of construction: early 20th century

6.4.2 The hall block occupies the north range of the main school building. It is a later addition to the classroom block, which it abuts, but is contemporary with the toilet block. Its construction necessitated the extension of the original entrance passage in the classroom block into a corridor running through the building.

Exterior (Plates 15 & 16)

- 6.4.3 The hall block is made from London stock brick laid in an English bond, with quoins, bands and other details of red brick. Its west elevation rests on the site's west boundary wall, which is of flint with London stock brick quoins and matches the construction of the classroom block. The hall has a gable-ended tiled roof with pairs of tall rectangular louvred ventilation openings at its apex. The gables are dominated by large serliana windows with four-over-four pane timber sashes and tilting lights above. The eastern serliana incorporates a doorway on its north side, hung with a six-panelled timber door which has a four-pane light above. A second doorway with a flat head of soldier-course red bricks lies to the south of this window: it has an original two-leaf glazed panelled door leading to the corridor, which would have been the main egress to the playground. The hall's long north wall has a pair of exceptionally tall sash windows with rubbed brick heads partially housed within dormers, and an additional sash window of only two-over-four panes adjacent to the east.

Interior (Plates 17 & 18)

- 6.4.4 The hall is accessed via a corridor extending north from the original entrance passage of the classroom block, with which it communicates via a segmental archway. The doorway to the hall is has a segmental head of bull-nosed bricks: a second doorway lies adjacent. This, together with the relative narrowness of these doorways, indicates that the hall was originally intended to be divided into a pair of classrooms, or was otherwise segregated by age or gender. The hall itself has a modern floor covering and a pair of simple chimney-pieces similar to those in the classroom block. Its roof trusses are carried by moulded corbels resting on plain brick pilasters. The trusses have arched braces, iron brackets and collars, and were designed to be seen to roof height, although they are now partially obscured by a modern suspended ceiling.
- 6.4.5 A small boiler room is housed in the space between the hall and the classroom block. It has no window to the west, only a small inserted opening with a concrete lintel, now blocked, and it accessed via a doorway from the main corridor. It has a flat roof with a timber skylight. A timber cupboard fitted into its south wall may lie within a former opening original to the north wall of the classroom block.

6.5 **Toilet Block** (Plates 19 & 20)

- 6.5.1 Date of construction: early 20th century
- 6.5.2 The toilet block abuts the north side of the classroom block and forms a small internal courtyard with the caretaker's house on its east side. It is contemporary in date with the hall block and associated corridor, which it adjoins.

Exterior (Plate 19)

- 6.5.3 The toilet block is of identical construction to the hall block, and has a sloping tiled roof. It has pivoting windows with sloping tiled sills looking out into the central courtyard. A further pair of windows with fixed lights of twelve panes from the look over the courtyard from the north, associated with the hall block corridor. The courtyard itself is surfaced with concrete.

Interior (Plate 20)

6.5.4 The block is divided into three toilets: male, female and a smaller one for staff. The staff toilet has an original six-panelled door and a second such door with a six-pane light above to its cubicle. The toilet is original with a replacement high-level cistern supported by elaborate original scrolled brackets. The basin and the brackets which support it may also be original to the suite. The male and female toilets are accessed via wide segmental arches not originally intended to be hung with doors, meaning that privacy would have been limited to the cubicles within. Their dividing wall is of timber planks, and they contain no original sanitary features.

6.6 **Shed (Plate 21)**

6.6.1 Date of construction: early 20th century

6.6.2 The shed is located opposite the east gable of the hall, and rests upon the site's east boundary wall. It is constructed from bricks dissimilar to those used in the main school building, laid in a Flemish bond, and has a doorway with a battened door and strap hinges in its south wall. Its single-pitched roof has a modern covering of corrugated metal. Its interior was not accessible.

6.7 **Detached Classroom (Plate 22)**

6.7.1 Date of construction: early 20th century & 1960s

6.7.2 A single-storey detached classroom of red brick laid in an English bond lies to the north of the main school building, abutting the site's east boundary. It has a pitched roof with a prominent brick chimney abutting its south gable end. It has no original windows or doorways: its formerly open west wall has been replaced by a modern prefabricated extension, added between 1964 and 1974, which provides the building with access and light. A Flemish bond brick extension with a single-pitched roof abuts the building from the north. Internally, the building retains its open shedding to the south and a single large classroom to the north, notable for its steel tension trusses and the iron columns supporting a steel beam in the place of the original west wall.

7.0 DEPOSITION OF THE ARCHIVE

- 7.1 The project archive will be deposited with Seaford Museum, under the site code SIX 13. The archive will comprise all survey material collected and produced in undertaking the project.

8.0 ACKNOWLEDGEMENTS

- 8.1 Archaeology South-East would like to thank Kier Construction for commissioning the work and providing the drawings and background information.

9.0 BIBLIOGRAPHY/SOURCES CONSULTED

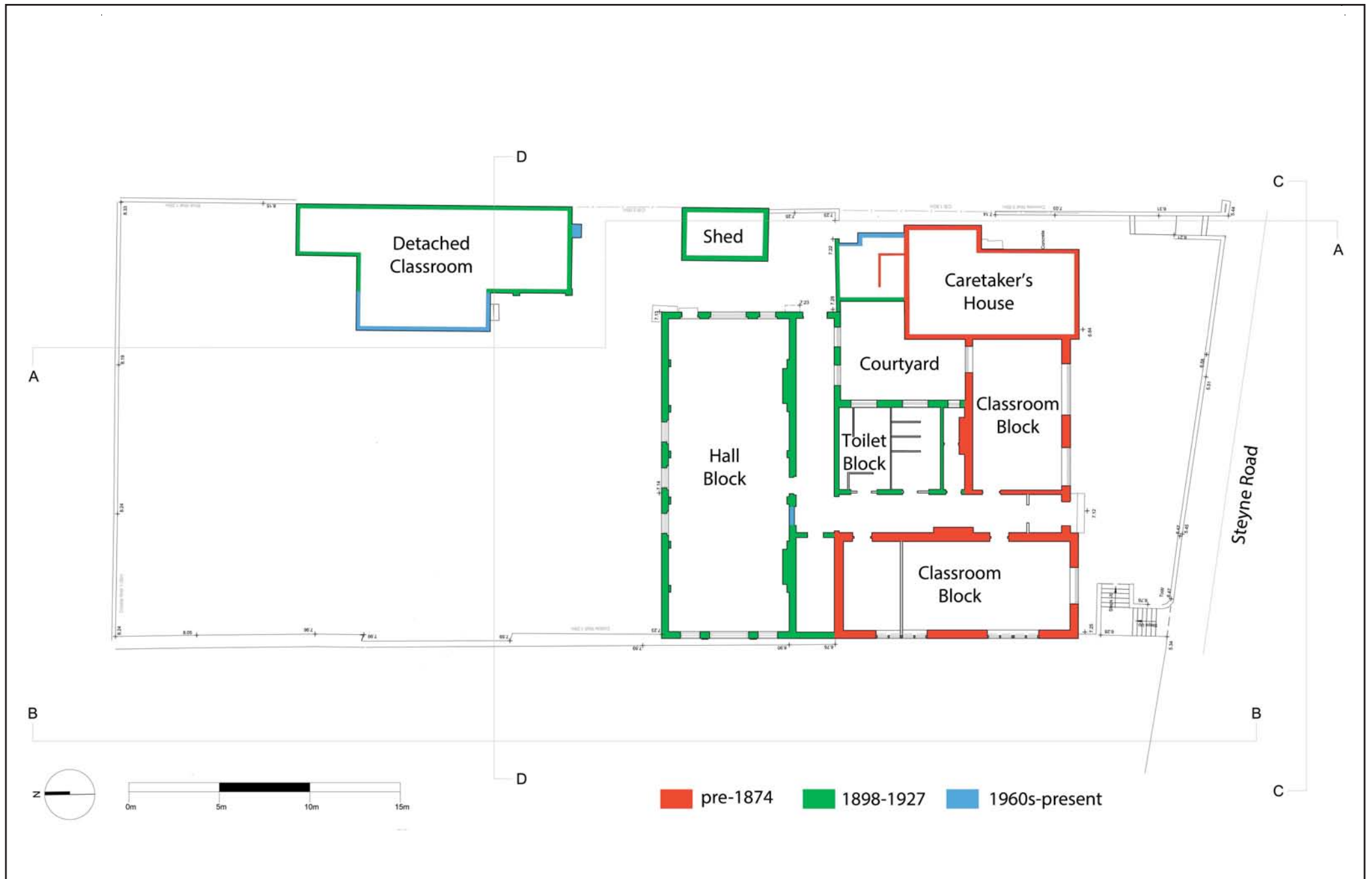
English Heritage. 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon: English Heritage.

Heppell, E. and Cole, R., 2013. *An Archaeological Desk-Based Assessment at Seaford Head Sixth Form Centre, Seaford, East Sussex*. Unpublished ASE Report No. 2013188.

Shapland, M. G., 2013. *Seaford Head Sixth Form Centre, Seaford, East Sussex: Written Scheme of Investigation*. Unpublished ASE Report.



© Archaeology South-East		Seaford Head 6th Form Centre, Seaford	Fig. 1
Project Ref: 6437	December 2013	Site location	
Report No: 2013323	Drawn by: MGS		



© Archaeology South-East		Seaford Head 6th Form Centre, Seaford	Fig. 2
Project Ref: 6437	December 2013	Existing Site Plan Showing Building Phases & Section Lines	
Report No: 2013323	Drawn by: MGS		



AA - EXISTING EAST ELEVATION



BB - EXISTING WEST ELEVATION

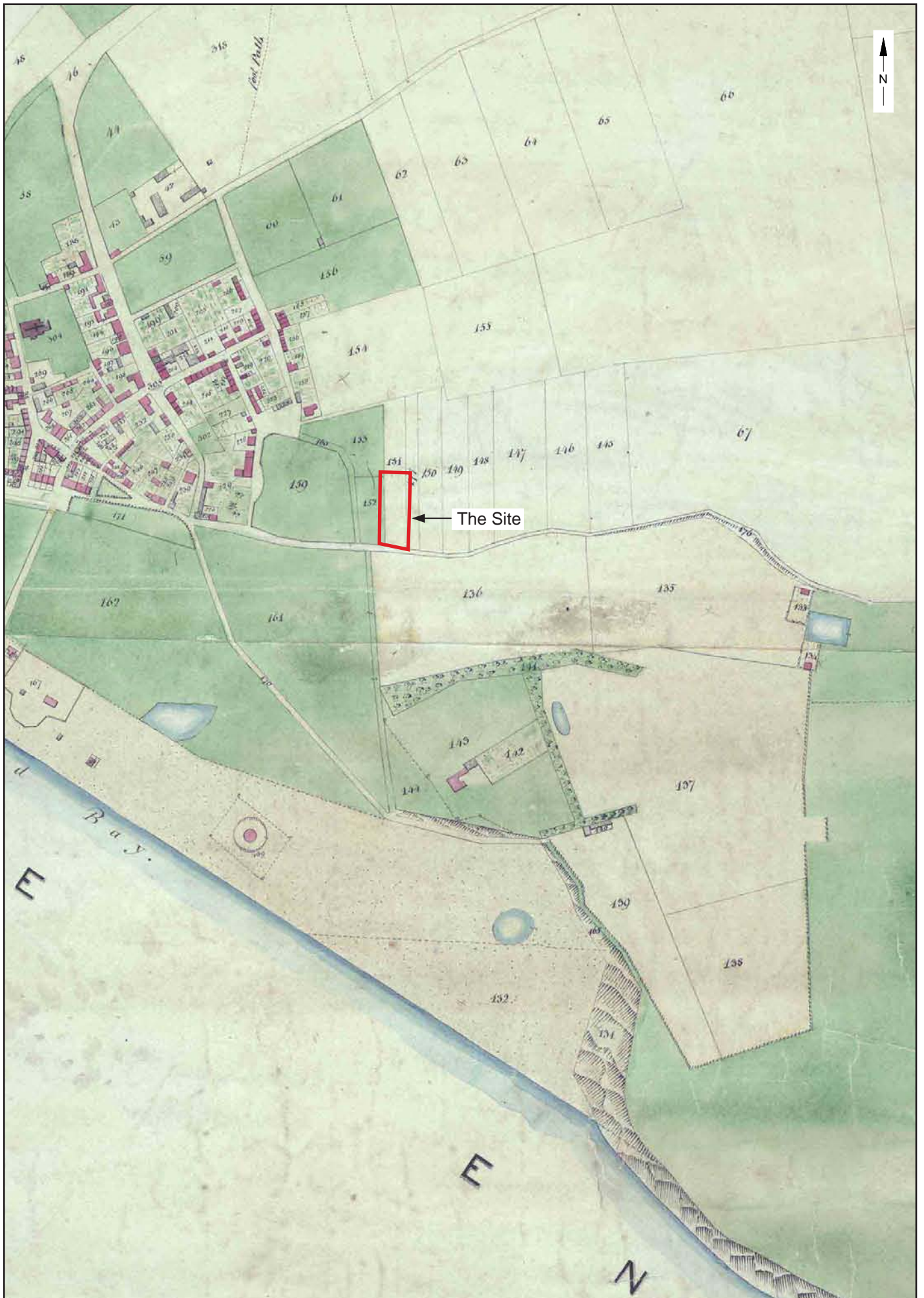


CC - EXISTING SOUTH ELEVATION

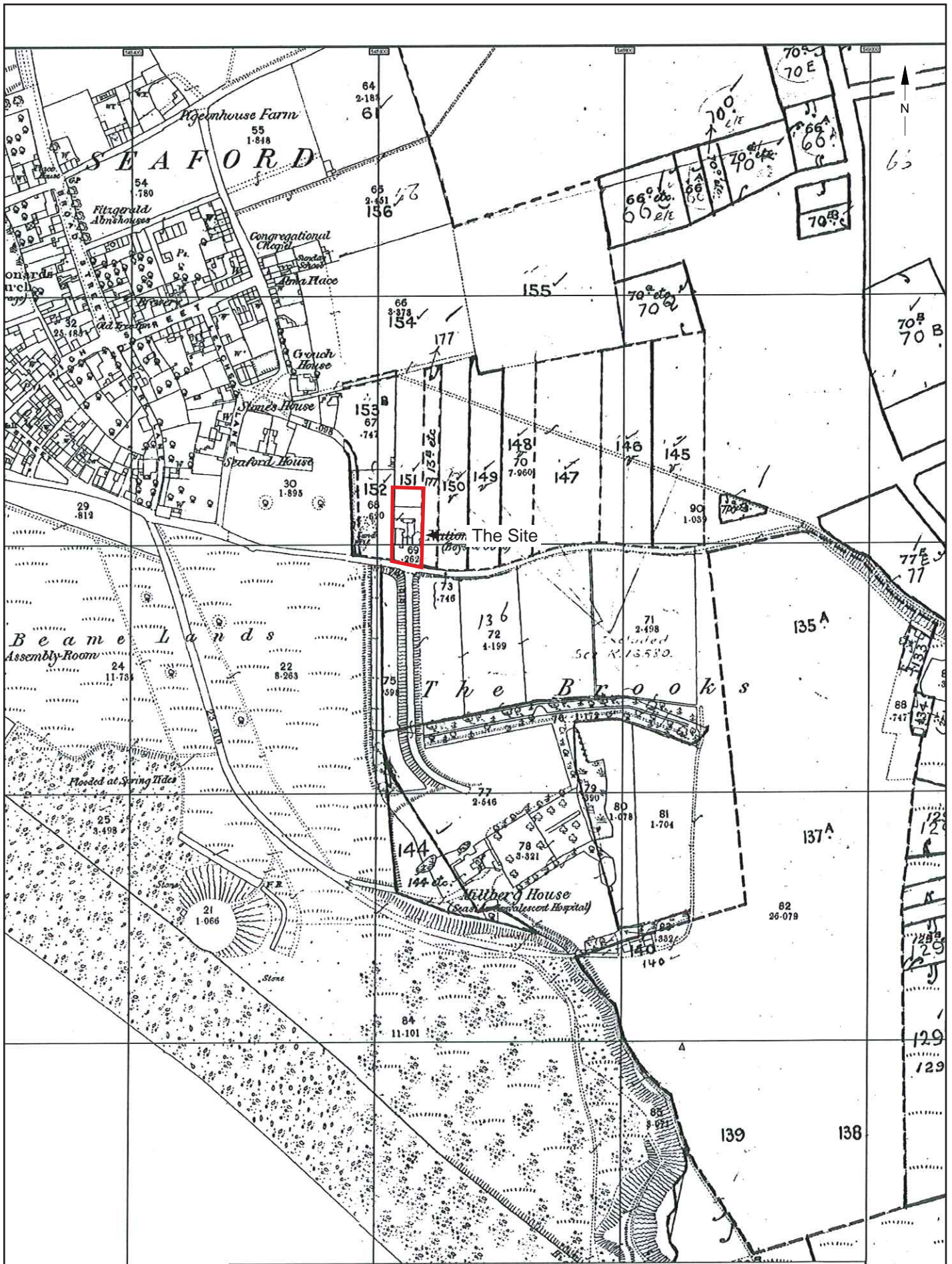


DD - EXISTING NORTH ELEVATION



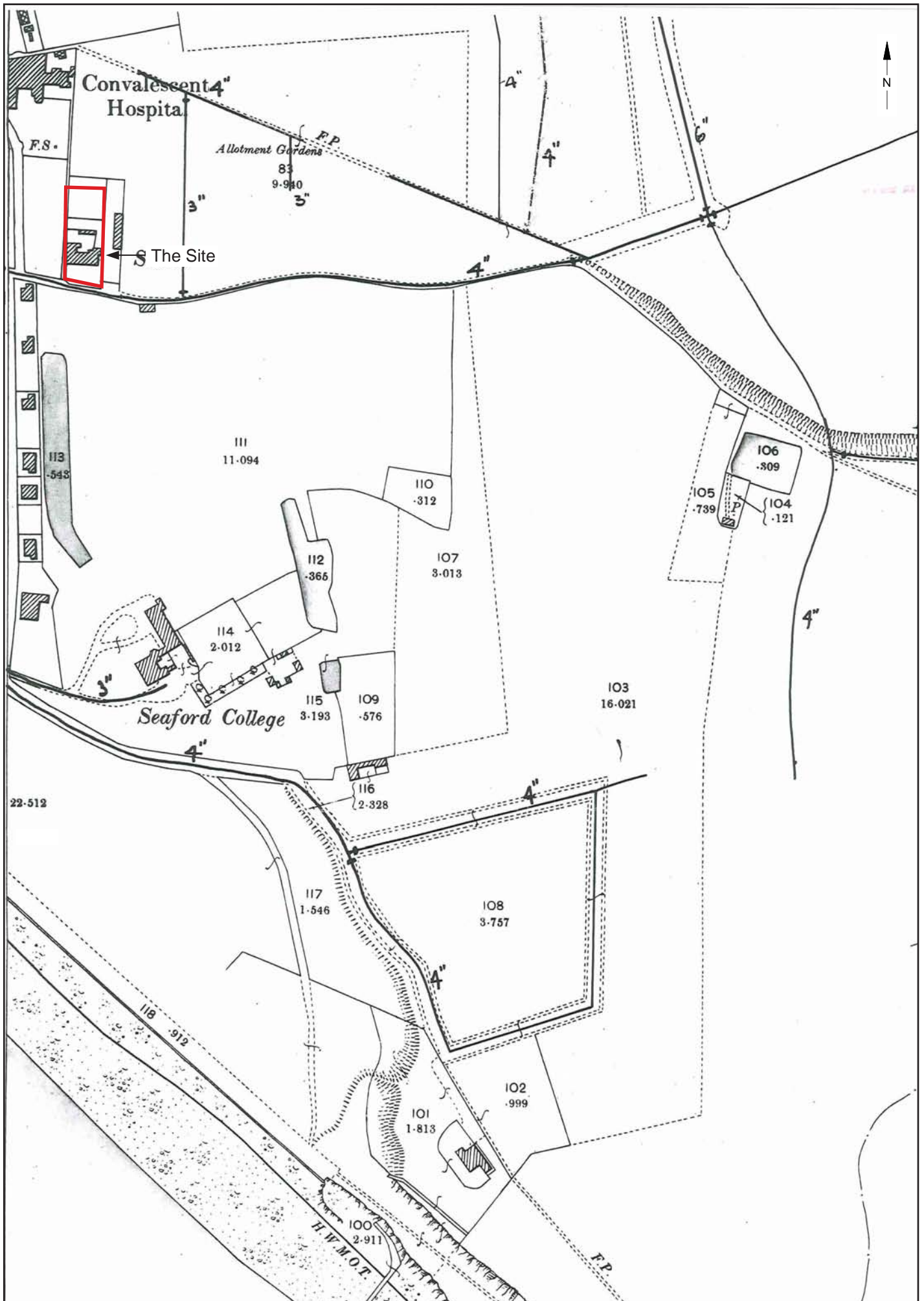


© Archaeology South-East		Seaford Head 6th Form Centre, Seaford	Fig. 4
Project Ref: 6432	December 2013	Seaford Tithe map, 1839	
Report Ref: 2013323	Drawn by: RHC		

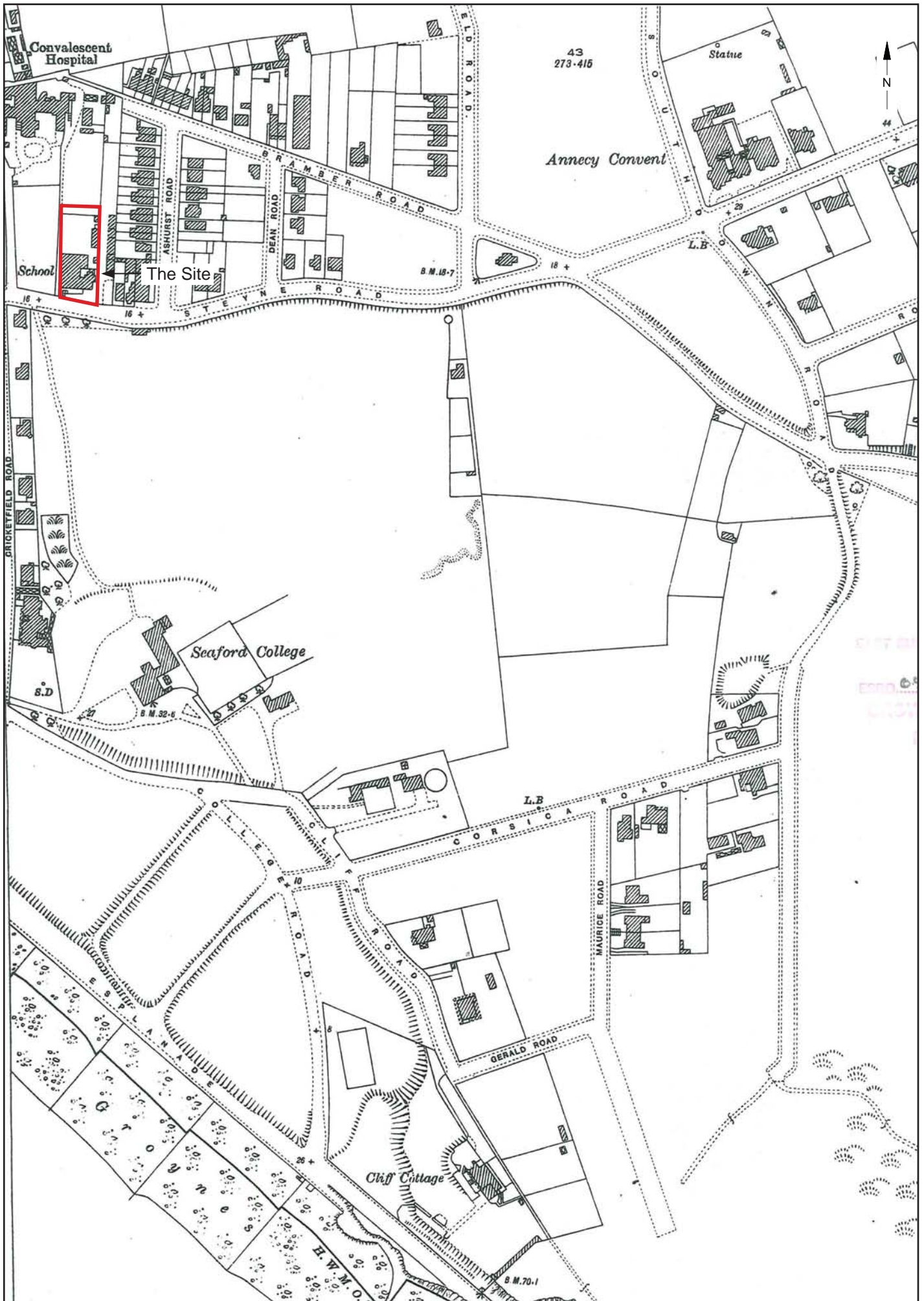


County: SUSSEX, Date(s): 1874 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2009. All rights reserved.

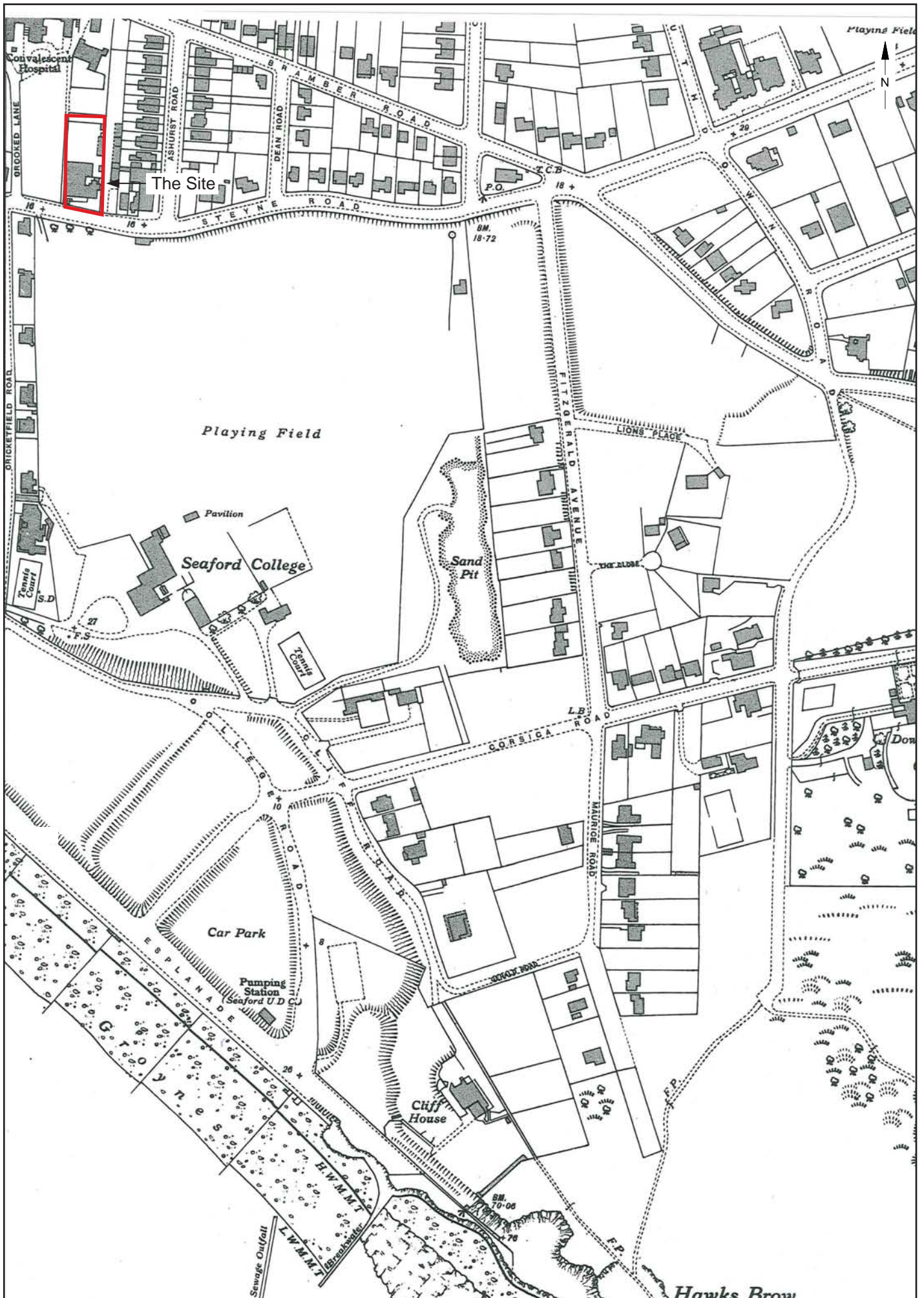
© Archaeology South-East		Seaford Head 6th Form Centre, Seaford		Fig. 5
Project Ref: 6432	December 2013	Ordnance Survey 25" map 1874		
Report Ref: 2013323	Drawn by: RHC			



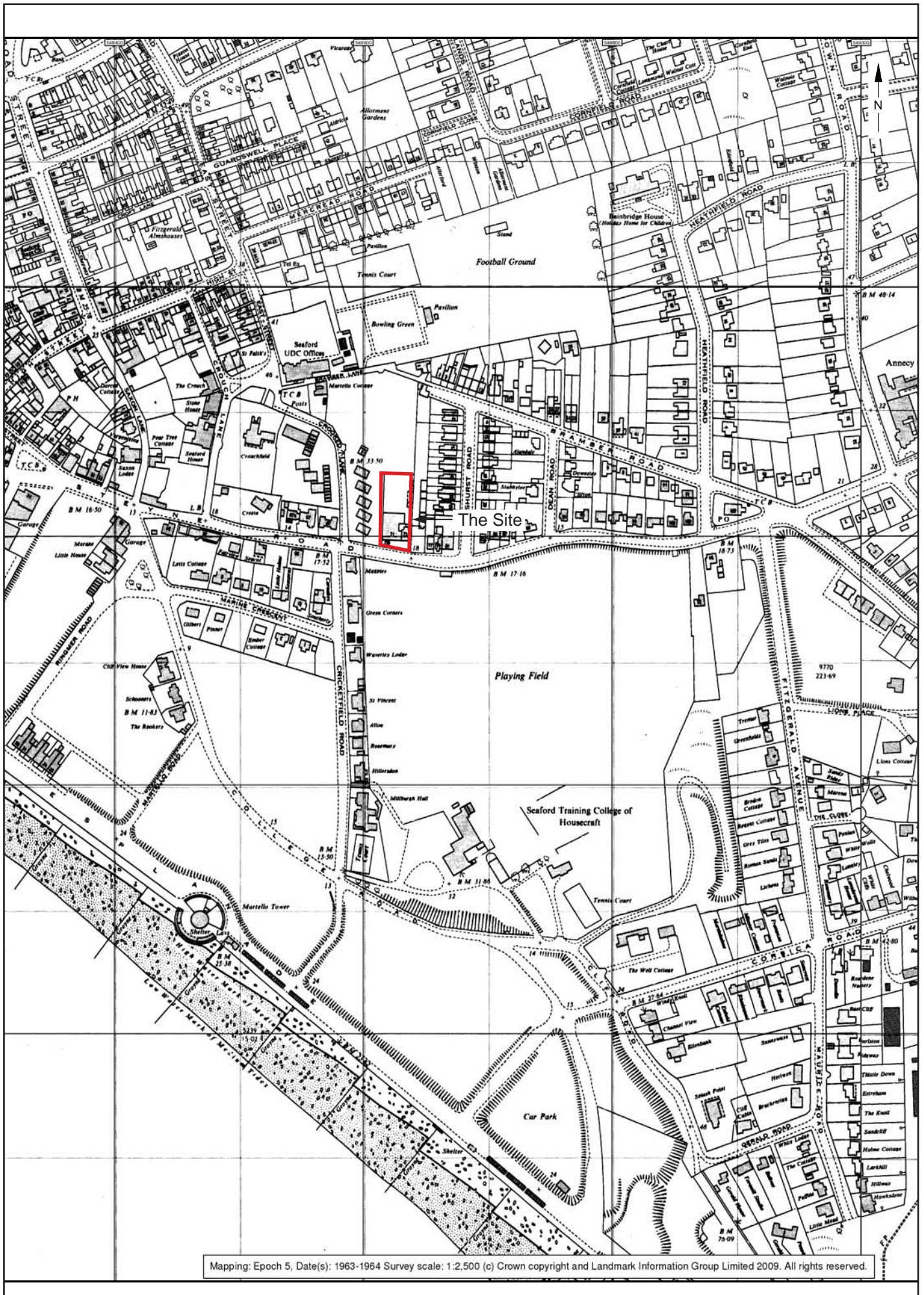
© Archaeology South-East		Seaford Head 6th Form Centre, Seaford	Fig. 6
Project Ref: 6432	December 2013	Ordnance Survey 25" map, 1899	
Report Ref: 2013323	Drawn by: RHC		



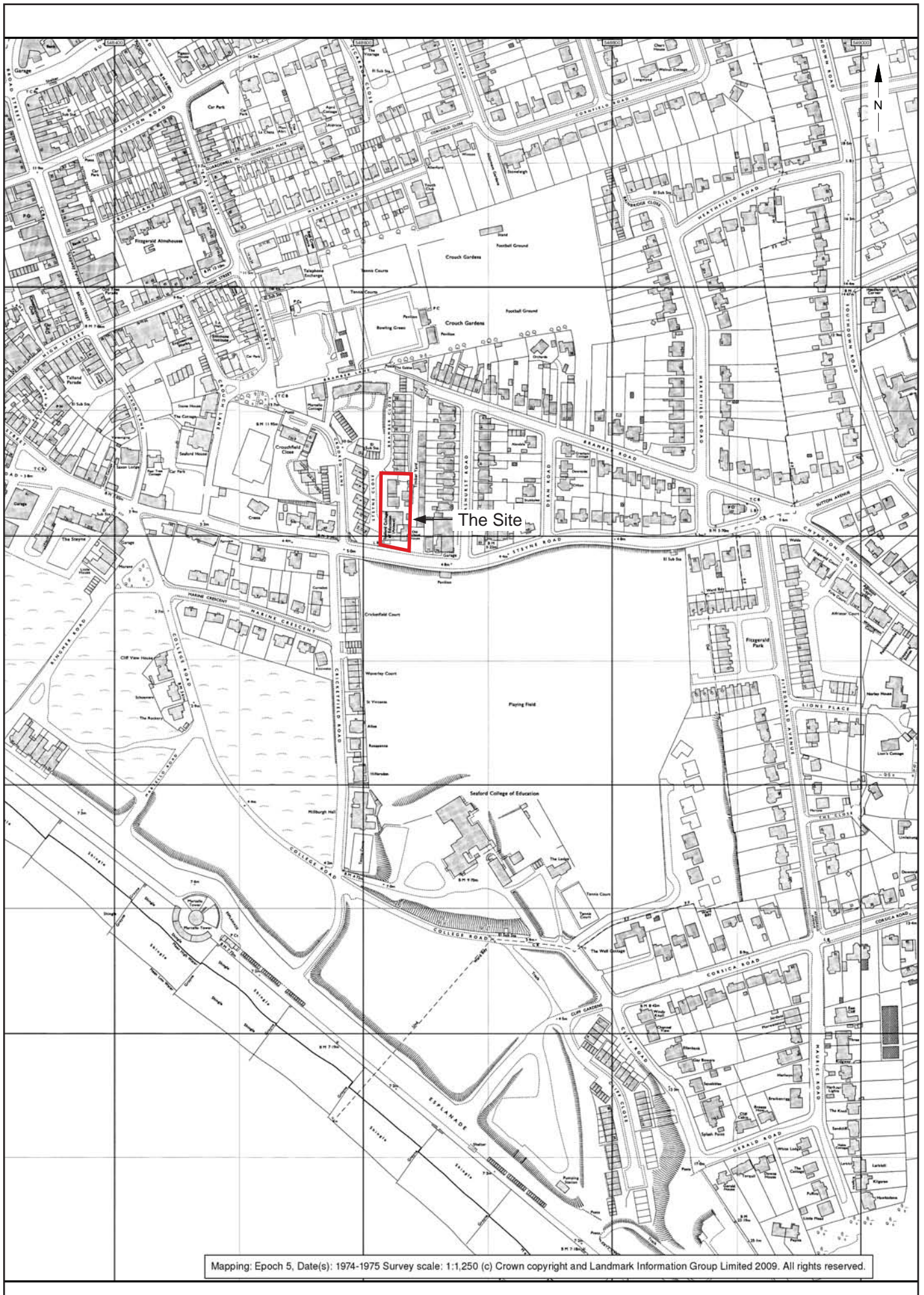
© Archaeology South-East		Seaford Head 6th Form Centre, Seaford	Fig. 7
Project Ref: 6432	December 2013	Ordnance Survey 25" map, 1927	
Report Ref: 2013323	Drawn by: RHC		



© Archaeology South-East		Seaford Head 6th Form Centre, Seaford	Fig. 8
Project Ref: 6432	December 2013	Ordnance Survey 25" map, 1938-1939	
Report Ref: 2013323	Drawn by: RHC		



© Archaeology South-East		Seaford Head 6th Form Centre, Seaford		Fig. 9
Project Ref: 6432	December 2013	Ordnance Survey 1:2500 map 1963-1964		
Report Ref: 2013323	Drawn by: RHC			



© Archaeology South-East		Seaford Head 6th Form Centre, Seaford	Fig. 10
Project Ref: 6432	December 2013	Ordnance Survey 1:1250 map 1974-1975	
Report Ref: 2013323	Drawn by: RHC		



Plate 1

The main school building, looking northwest



Plate 2

Caretaker's house, north elevation

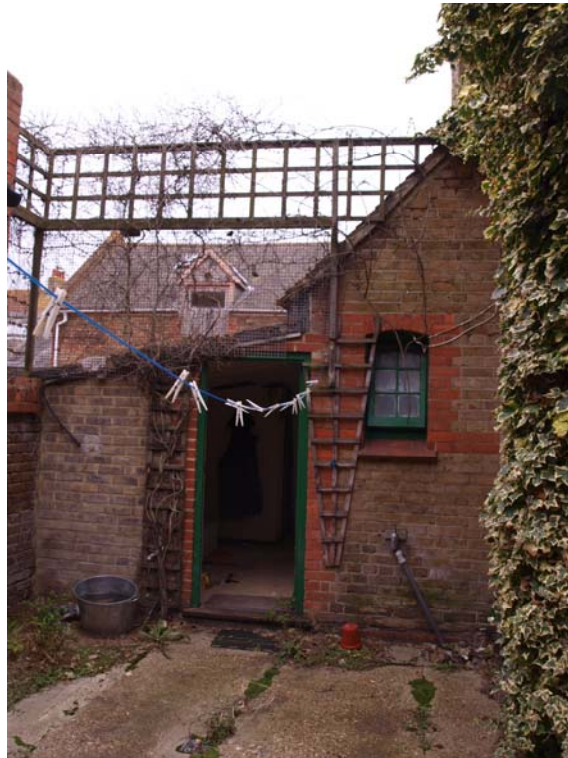


Plate 3

Caretaker's house, looking east from the courtyard



Plate 4

Caretaker's house, ground floor living room



Plate 5 (6279-018)

Caretaker's house, ground floor dining room



Plate 6

Caretaker's house, detail of stair



Plate 7

Caretaker's house, first floor bedroom



Plate 8

Classroom block, south elevation



Plate 9

Classroom block, west elevation



Plate 10

Classroom block, western room



Plate 11

Classroom block, detail of chimney piece



Plate 12

Classroom block, detail of roof truss



Plate 13

Hall block, north elevation



Plate 14

Hall block, east elevation



Plate 15

Hall block, looking east



Plate 16

Hall block, detail of chimney piece



Plate 17

Toilet block, east elevation onto courtyard



Plate 18

Toilet block, detail of cistern



Plate 19

Shed, looking northeast



Plate 20

Detached classroom, looking northeast

APPENDIX 1: OASIS FORM

OASIS ID: ARCHAEO6-166329

Project details

Project name Seaford Head Sixth Form Centre, Seaford, East Sussex

Short description of the project In December 2013 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic buildings record at Seaford Head Sixth Form Centre, Seaford, East Sussex BN25 1AL. The work was commissioned by Kier Construction and requested by the Lewes District Council, to be addressed as a condition placed on planning consent (ref. LW/3173/CC) relating to the demolition of the existing caretakers accommodation and the renovation and extension of the existing school buildings to create a new sixth form centre for Seaford Head Academy. The school was established before 1874 with a pair of large classrooms and adjoining master's house. At the beginning of the 20th century it had grown to encompass a hall and other facilities, together with detached buildings which were developed into classrooms from the 1960s onwards. Operating as the sixth form for Seaford Head School, it closed for redevelopment in 2009.

Project dates Start: 02-12-2013 End: 06-12-2013

Previous/future work No / Yes

Any associated project reference codes SIX13 - Sitecode

Any associated project reference codes 2013323 - Contracting Unit No.

Type of project Building Recording

Site status (other) Archaeological Notification Area

Current Land use Other 2 - In use as a building

Monument type SCHOOL Post Medieval

Project location

Country England

Site location EAST SUSSEX LEWES SEAFORD Seaford Head Sixth Form Centre

Postcode BN25 1AL

Study area 1500.00 Square metres

Site coordinates TV 48625 88120 50 0 50 40 23 N 000 06 13 E Point

Height OD / Depth Min: 7.00m Max: 10.00m

Project creators

Name of Organisation Archaeology South East

Project brief originator Kier Construction

Project design originator Archaeology South-East

Project director/manager Ron Humphrey

Project supervisor Michael Shapland

Funding body Kier Construction

Project archives

Physical Archive ? No

Digital Archive? No

Recipient Seaford Museum

Paper Contents "Survey"

Paper Media available "Photograph"

Appendix 2: Index of Digital Photographs



6432-01
Caretaker's Block. Facing west



6432-02
Caretaker's Block. Facing northwest



6432-03
Caretaker's Block entrance. Facing west



6432-04
Caretaker's Block. Facing north



6432-05
Classroom Block. Facing southeast



6432-06
Hall Block. Facing east



6432-07
Classroom Block shield detail. Facing east



6432-08
Hall Block. Facing southeast



6432-09
Hall Block. Facing south



6432-10
Hall Block. Facing southwest



6432-11
Caretaker's Block. Facing south



6432-12
Front Elevation. Facing north



6432-13
Detached Classroom. Facing northeast



6432-14
Shed. Facing southeast



6432-15
Shed. Facing northeast



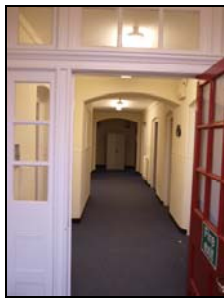
6432-16
Detached Classroom interior. Facing northeast



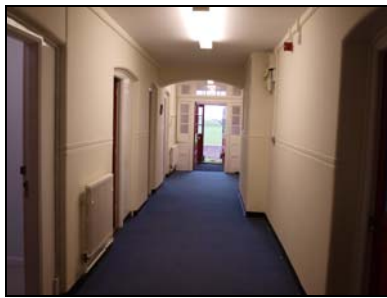
6432-17
Detached Classroom interior. Facing south



6432-18
Detached Classroom. Facing southeast



6432-19
Classroom Block entrance. Facing north



6432-20
Classroom Block corridor. Facing south



6432-21
Classroom Block corridor. Facing east



6432-22
Classroom Block corridor. Facing west



6432-23
Classroom Block interior. Facing north



6432-24
Classroom Block interior. Facing south



6432-25

Classroom Block interior. Facing west



6432-26

Hall Block boiler room. Facing west



6432-27

Classroom Block interior. Facing east



6432-28

Classroom Block interior. Facing west



6432-29

Toilet Block staff WC. Facing east



6432-30

Toilet Block female WC. Facing northwest



6432-31

Toilet Block male WC. Facing east



6432-32

Hall Block interior. Facing east



6432-33

Hall Block interior. Facing west



6432-34

Hall Block interior. Facing south



6432-35

Hall Block roof truss. Facing southeast



6432-36

Hall Block interior. Facing north



6432-37
Caretaker's Block interior. Facing west



6432-38
Caretaker's Block ground. Facing southwest



6432-39
Caretaker's Block ground. Facing north



6432-40
Caretaker's Block ground. Facing south



6432-41
Caretaker's Block ground. Facing southeast



6432-42
Courtyard. Facing southwest



6432-43
Courtyard. Facing west



6432-44
Courtyard. Facing south



6432-45
Caretaker's Block first floor. Facing west



6432-46
Caretaker's Block first floor. Facing east



6432-47
Caretaker's Block first floor. Facing northwest



6432-48
Caretaker's Block first floor. Facing north



6432-49
*Caretaker's Block first floor. Facing
northeast*



6432-50
*Caretaker's Block first floor. Facing
northwest*



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