

## Archaeology Desk-Based Assessment



**2102 West Hove Seafront / Kingsway to the Sea  
Brighton & Hove  
East Sussex**

On behalf of

**Untitled Practice LLP**

**May 2022**

## GENERAL ENQUIRIES

**e:** [info@borderarchaeology.com](mailto:info@borderarchaeology.com)    **t:** 01568 610101    **w:** [borderarchaeology.com](http://borderarchaeology.com)

### Administration

The Plaza, Owen Way, Leominster Enterprise Park, Leominster, HR6 0LA

### Post-Ex Facility – Leominster

**t:** 01568 610101  
**e:** [postex@@borderarchaeology.com](mailto:postex@@borderarchaeology.com)

### Post-Ex Facility – Milton Keynes

**t:** 01908 533233  
**e:** [postexmk@borderarchaeology.com](mailto:postexmk@borderarchaeology.com)

## REGIONAL OFFICES

### Milton Keynes

Unit 4, Twizel Close  
Stonebridge  
Milton Keynes  
MK13 0DX

**t:** 01908 533233

### Leeds

No 1 Leeds  
26 Whitehall Road  
Leeds  
LS12 1BE

**t:** 0113 8187959

### London

4-4a Bloomsbury Square  
London  
WC1A 2RP

**t:** 02033 015670

### Newport

Merlin House  
No1 Langstone Business Park  
Newport  
NP18 2HJ

**t:** 01633 415339

### Bristol

First Floor,  
Citibase Bristol Aztec West  
Aztec Centre, Aztec West  
Almondsbury  
Bristol  
BS32 4TD

**t:** 0117 9110767

### Winchester

Basepoint Business Centre  
Winnall Valley Road  
Winchester  
SO23 0LD

**t:** 01962 832777



## COMPILATION

Lyndsey Clark BSc (Hons.) ACIfA

## ARTWORK

Holly Litherland BA (Hons.)

## EDITING

Stephen Priestley MA MCIffA

## FINAL EDIT & APPROVAL

George Children MA MCIffA

## REPORT REFERENCE

BA2245WHS

## GRID REFERENCE

NGR: TQ 28215 04433 (E)

NGR: TQ 26826 04649 (W)

## OS LICENCE NUMBER

100055758

## HER REFERENCE

018/22

## DATE

May 2022

*Cover: View looking east across bowling greens at Hove and Kingsway Bowling Club, Hove*

**ISO 9001 | ISO 14001 | ISO 45001**

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to the Client and the Council for the use of the report by the Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

**Contents:**

|    |   |    |
|----|---|----|
| 1  | Executive Summary .....   | 1  |
| 2  | Introduction.....   | 2  |
| 3  | Site Description.....   | 2  |
|    | 3.1 Soils and Geology.....  | 2  |
| 4  | Methodology .....   | 5  |
|    | 4.1 Aims and Objectives .....   | 5  |
|    | 4.2 Criteria for Assessment of Potential and Importance of Archaeological Assets..... | 5  |
|    | 4.3 Consultation of Archaeological Records.....                                       | 6  |
| 5  | Archaeological Assessment .....   | 7  |
|    | 5.1 Previous Archaeological Investigations .....                                      | 7  |
|    | 5.2 Prehistoric.....  | 8  |
|    | 5.3 Romano-British .....  | 9  |
|    | 5.4 Medieval .....  | 9  |
|    | 5.5 Post-medieval .....   | 10 |
| 6  | Historic Environment Record Gazetteers and Maps .....                                 | 18 |
| 7  | Site Description.....   | 26 |
| 8  | Conclusions.....  | 32 |
|    | 8.1 Potential Impacts.....  | 32 |
|    | 8.2 Overall Conclusions .....   | 34 |
| 9  | Copyright .....   | 34 |
| 10 | References .....  | 35 |
| 11 | Cartography and Aerial Photography .....  | 36 |
| 12 | Appendix 1: Historic Maps.....  | 37 |

---

---

## 1 Executive Summary

---

Border Archaeology has been instructed by Untitled Practice LLP to produce an Archaeology Desk Based Assessment regarding improvements to c. 1.5km of West Hove's seafront. The results of this Assessment may be summarised thus:

**Prehistoric:** The potential to encounter evidence of prehistoric remains has been assessed as **Low**. This assessment reflects the paucity of recorded sites and findspots of this date in the immediate vicinity of the Site, which suggests that it lay at some considerable distance from any significant focus of occupation during this period.

**Romano-British:** The potential to encounter evidence of Romano-British occupation in the vicinity of the Site has been assessed as **Low to Moderate**. Whilst there is a complete lack of recorded sites and findspots of this date within the immediate vicinity of the Site, there is a clear focus of Romano-British settlement and burial activity just beyond the study area to the N.

**Medieval:** The potential for encountering evidence of medieval occupation has been assessed as **Low to Moderate**. The proposal site lies within the Archaeological Notification Area (ANA) associated with the medieval and post-medieval village of Hove; additionally, the study area for the Site lay on the periphery of the ANA relating to the deserted medieval village of Aldrington. There would thus appear to be some potential for groundworks to reveal evidence of sub-surface deposits and features associated with these settlements.

**Post-Medieval:** The potential for encountering evidence of archaeological remains of post-medieval date has been assessed as **Moderate**. Cartographic evidence shows that the eastern extent of the Site was occupied by several properties at the time of the 1<sup>st</sup> Edition OS map until the late 1890s and as this part of the Site has remained largely undeveloped, apart from its use as a bowling green, there may be potential to encounter remains relating to the early post-medieval Village of Hove.

**Conclusion:** While the coastal location of the Site suggests there is potential for buried archaeology and waterlogged palaeo-environmental remains to survive, the archaeological potential of the Site has been assessed as **Low to Moderate**, with particular reference to encountering evidence of buried remains associated with the Romano-British, medieval and/or post-medieval periods. The potential of encountering evidence for prehistoric remains has been assessed as **Low**.

**Recommendation:** Based on the above assessment, it is respectfully suggested that should any groundworks be undertaken as part of the improvement works, then an appropriate programme of archaeological works will be required to determine the survival (extent, depth and significance) or absence of buried archaeological features and deposits within the Site, the details to be agreed with the Archaeological Officer at East Sussex County Council.

---

---

## 2 Introduction

---

Border Archaeology (BA) has been instructed by Untitled Practice LLP to undertake an Archaeology Desk-Based Assessment (ADBA) in connection with planned improvements to c. 1.5km of West Hove's seafront – including improved outdoor sport facilities and a new sport hub building set within an enhanced 'linear park' – following receipt of Levelling Up Funding from the government.

This ADBA assesses the impact of the proposed development on archaeological (buried) remains. It forms an initial stage of investigation of the proposal Site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets, defined as parts of the historic environment and considered significant because of their historic, evidential or aesthetic and/or communal interest.

## 3 Site Description

---

The proposed development area – which covers approximately 109,465 sq. m. and is located c. 3.2km to the WNW of Brighton Palace Pier – comprises the Western Lawns of West Hove seafront, extending from Hove Lagoon in the W (NGR: TQ 26826 04649; c. 6.5m AOD) to King Alfred Leisure Centre in the E (NGR: TQ 28215 04433; c. 7.7m AOD). The Site is bounded by Kingsway (A259) to the N, Hove Street to the E, Basin Road South to the W, and the seafront esplanade to the S (*fig. 1*).

While the proposed development area does not lie within an Archaeological Notification Zone, its eastern extent is situated within two Conservation Areas (*fig.2*), those of Sackville Gardens (DES9846) – which includes the Rockwater Hove restaurant and grounds, the Hove Beach Croquet Club lawns and part of the Hove & Kingsway Bowling Club grounds (Brighton & Hove City Council 2005a) – and Pembroke & Princes (DES9826), including the remainder of the lawns to the E (Brighton & Hove City Council 2005b). The Conservation Areas of Cliftonville (DES9764; NGR: TQ 2870 0472 – centred) and Old Hove (DES9818; NGR: TQ 2845 0481 – centred) are also located in close proximity to the Site.

### 3.1 Soils and Geology

The British Geological Survey records the underlying solid geology at the western end of the Site as comprising Clay, Silt and Sand bedrock of the Lambeth Group, formed approximately 48 to 59 million years ago in the Palaeogene Period within a local environment previously dominated by swamps, estuaries and deltas. This is overlain by undifferentiated Beach and Tidal Flat deposits of Clay, Silt, Sand and Gravel formed up to 3 million years ago in the Quaternary Period within a local environment previously dominated by shorelines.

At the eastern extent of the Site the sedimentary bedrock consists of Chalk of the Tarrant Chalk Member, which formed approximately 72 to 84 million years ago in the Cretaceous Period in a local environment previously dominated by warm chalk seas. The overlying superficial deposit comprises Storm Beach Deposits of Gravel that

---



formed in a local environment previously dominated by shorelines up to 3 million years ago in the Quaternary Period (BGS 2022).

Two boreholes are recorded at the eastern end of the proposed development area. The first, carried out in 1973 at NGR: TQ 28120 04460, recorded 0.07m of turf overlying topsoil to a depth of 0.3m below ground level (bgl); this was situated above Head deposits to a depth of 7.62m bgl, overlying Upper Chalk deposits to a depth of 198.12m bgl. The second borehole was excavated at NGR: TQ 28110 04470 in 1978. This recorded drift deposits to a depth of 9.5m bgl, overlying Upper Chalk deposits to a depth of 200m bgl (BGS 2022).

---





## 4 Methodology

---

### 4.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these assets (including an assessment of their character, extent and quality) within a local, regional and national context.

### 4.2 Criteria for Assessment of Potential and Importance of Archaeological Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the Site has been assessed according to the following scale:

**Low** – Very unlikely to be encountered;

**Moderate** – Possibility that features may be encountered in the vicinity of the Site;

**High** – Remains highly likely to survive in the vicinity of the Site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2<sup>nd</sup> Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16 (MCHLG 2021), in particular paragraph 194 stating that ‘*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary*’.

---

This Assessment also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the Brighton & Hove City Plan Part One (2016), with particular reference to CP15 (Heritage), and the Brighton & Hove Local Plan (2005c), with particular reference to Policies HE6 (Development within or affecting the setting of conservation areas), HE10 (Buildings of local interest) and HE12 (Scheduled ancient monuments and other important archaeological sites). These policies aim ‘...to protect and enhance important buildings and areas...’ including ‘important archaeological sites’ by providing a positive framework for their protection and enhancement. Policy HE12 in particular states that ‘Development proposals must preserve and enhance sites of known and potential archaeological interest and their settings.’

**Table 1: Factors for assessing the importance of archaeological and built heritage assets**

|                   |  |
|-------------------|--|
| <b>Very High</b>  | World Heritage Sites (including nominated sites).<br>Assets of acknowledged international importance.<br>Assets that can contribute significantly to acknowledged international research objectives.   |
| <b>High</b>       | Scheduled Monuments (including proposed sites).<br>Undesignated assets of schedulable quality and importance.<br>Assets that can contribute significantly to acknowledged national research objectives.  |
| <b>Medium</b>     | Designated or undesignated assets that contribute to regional research objectives.   |
| <b>Low</b>        | Designated and undesignated assets of local importance.<br>Assets compromised by poor preservation and/or poor survival of contextual associations.<br>Assets of limited value, but with potential to contribute to local research objectives. |
| <b>Negligible</b> | Assets with very little or no surviving archaeological interest.   |
| <b>Unknown</b>    | The importance of the resource has not been ascertained.   |

### 4.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the Site, information was collected on the known cultural heritage features within a 500m study area around the Site, the results of which are shown on a series of maps (*figs. 2-5; Tables 2-5*). These maps show the location of known archaeological and built heritage features (including Scheduled Ancient Monuments (SAMs), archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteers and referred to in the text.

The research carried out for this ADBA consists of the following elements:

- East Sussex Historic Environment Record (HER) – information from past investigations, find spots, documentary and cartographic sources and aerial photographs. A total of 42 archaeological monuments, 15 listed buildings, 15 locally listed Heritage Assets, 13 archaeological events, five Archaeological Notification Areas (ANAs) and four Conservation Areas (CAs) were recorded within the study area (ESHER Ref. 018/22);
- Historic England – information on statutory designations, including SAMs, Registered Parks and Gardens and Listed Buildings, along with identified Heritage at Risk;

- 
- British Geological Survey (BGS) – solid and drift geology digital mapping and geological borehole record data;
  - The British Library, National Archives, East Sussex Record Office – historic maps, illustrations, relevant primary and secondary sources;
  - Internet sources - LPA local plan and information on CAs, Archaeological Priority Areas (APAs) and locally listed buildings (LBs);
  - Britain from Above, the University of Sussex and the Royal Pavilion & Museums Trust – collections of historic photographs from the late 19<sup>th</sup> to mid-20<sup>th</sup> Centuries and oblique and vertical aerial photographs dating back to 1927 were consulted;
  - A site visit carried out on the 20<sup>th</sup> May 2022, which determined the existing land-use and previous building activity within the Site; observations made during the Site visit have been included in this report.

## 5 Archaeological Assessment

---

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the nature and significance of the archaeological resource and the potential impact on archaeological features and deposits within the Site.

### 5.1 Previous Archaeological Investigations

There have been 13 archaeological investigations in the vicinity of the study area, based on consultation of the East Sussex HER (*fig. 3*). Three of these were surveys, the first of which was carried out in 1974 by Sussex Archaeological Collections recording the Deserted Medieval Villages of East Sussex (E1 – EES17723). The second was an Extensive Urban Survey of Brighton and Hove (E2 – EES17229) carried out by English Heritage in 2007, while the third, undertaken by Wessex Archaeology in 2012, concerned a rapid coastal zone assessment (E4 – EES18634).

In addition, two Desk-based assessments (E8 – EES18555; & E9 – EES18637) and a Heritage Statement (E10 – EES19051) were undertaken in 2018 for properties at 29 and 31 New Church Road, Hove Enterprise Centre and Vallance Hall respectively; Historic Building Recordings were also carried out prior to demolition and redevelopment works at 191 Kingsway (E6 – EES16002) and the formerly mentioned 29 and 31 New Church Road (E11 – EES19302), with the latter also including a Watching Brief (E12 – EES19303).

Further Watching Briefs are recorded for 9 & 11 Hove Street (E5 – EES15883), 55 Sackville Gardens (E7 – EES17090) and 11 Braemore Road (E3 – EES19044), with no archaeological finds or features observed. The HER also records an Evaluation (E13 – EES20000) carried out directly N of the proposed development area at Sackville Hotel in 2019, however, no additional information is available for this site at present.

---

## 5.2 Prehistoric

Three prehistoric artefacts have been recorded within the 500m search radius of the Site (*fig. 4*), and whilst these are clearly residual, they do at least point to some level of prehistoric activity in the area. The East Sussex HER records these finds as: a Palaeolithic (Acheulian) hand-axe (#3 – MES1101) found in Coombe Rock geology at Portslade; a leaf-shaped flint arrowhead (#1 – MES1039) found in Vallance Gardens approximately 230m to the NE of the Site; and a small looped and socketed Late Bronze Age axe (#2 – MES1041) found approximately 420m to the N of Site during trenching at 50-52 New Church Road.

The remains of a possible Sea Henge (#42 – MES33122) comprising a circular arrangement of timbers was also sighted near to Medina groyne, approximately 670m to the ESE of Site, following a storm in the early 1950s; however, it is noted that the timbers may in fact have been the remains of a Victorian/Edwardian wooden groyne.

In the wider area, evidence for prehistoric activity is also limited, although a Middle Bronze Age barrow – known as Hove Tumulus (MES1042) – was excavated during the mid-19<sup>th</sup> Century to the rear of what is now No. 13 Palmeira Avenue, approximately 1.2km to the ENE of the development area. While there are many barrows on the South Downs, the Hove Barrow was the only definite example located on the coastal plain; it was also the largest, being between 15 to 20 feet high and having a circumference of 200 feet. Upon excavation, the remains of a dug-out oak coffin containing bone fragments, along with an amber cup, an axe-head of polished volcanic rock, a grooved bronze dagger and a small whetstone were revealed. The amber cup (*plate 1*) is now on display in Hove Museum and, as only one other has been identified in this country, it is considered to be one of the most important recovered objects dating to the Bronze Age (Middleton 1984, revised 2017).



*Plate 1: The Hove Amber Cup*  
(Reproduced by courtesy of the Royal Pavilion & Museums)



A second unconfirmed Bronze Age barrow (MES176), reported in association with an adjacent Belgic or Romano-British burial, is also said to have once existed on Church Hill, approximately 2.35km to the E of Site, while a collection of Neolithic and Early Bronze Age flints (MES1033) – including fragments of polished axes, hammerstones, cores, and scrapers – were recovered 2.24km NE of Site.

**Conclusion:** The potential to encounter evidence of prehistoric remains has been assessed as **Low**. This assessment reflects the paucity of recorded sites and findspots of this date in the vicinity of the Site. Should the proposed development reveal prehistoric remains, these would be considered to be of **High** significance, as there is currently a lack of recorded evidence for prehistoric activity in the vicinity of the study area.

### 5.3 Romano-British

The ANA relating to the Romano-British cemetery (DES9349; MES1083) on Coleman Avenue is situated approximately 600m to the N of the Site (NGR: TQ 2730 0516 – Centred; *fig. 5*), just beyond the limits of the study area. The research value of burials dating to this period is considered high, although it is noted that they are likely to have been highly impacted by modern development; other remains are considered to be of Low/Medium value.

While the East Sussex HER records no further findspots, features or sites of Romano-British date within the study area, several are recorded in the wider vicinity. These include; Romano-British pottery and tiles (MES358) found in Hove Park, approximately 1.6km to the NNE of Site; and West Blatchington Roman Villa (MES1095), located approximately 2.7km to the N of Site.

**Conclusion:** The potential to encounter evidence of Romano-British occupation in the vicinity of the Site has been assessed as **Low to Moderate**. Whilst there is a complete lack of recorded sites and findspots of this date within the immediate vicinity of the Site itself, there is a clear focus of Romano-British settlement and burial activity just beyond the study area to the N. Further evidence of Romano-British occupation or industrial activity, if encountered, would therefore be regarded as being of **High** importance as the extent and pattern of Romano-British settlement in this specific area remains poorly understood in archaeological terms.

### 5.4 Medieval

While not recorded in the Domesday Book of 1086, the place name 'Hove' has Old English origins, with *hūfe* meaning a hood – most likely a reference to a hood-shaped hill or shelter (Mills 1997, 189). The old parish of Hove was situated along the coast to the W of Brighton, reaching northwards to the lower slopes of the Downs with the village itself located at its western extent (British History Online 2022). As the village was subject to repeated inundations of the sea, erosion caused parts of it to be periodically washed away (*ibid.*) and, although the precise location remains unknown, the pre-1800 village (#6 – MES1040; *fig. 4*) was presumably located to the S of the settlement depicted on Yeakell and Gardner's 1778 Map of Sussex (*fig. 7*) – the earliest available map to show the study area in appreciable detail.

---

The Site itself lies within the ANA (DES9261; *fig. 5*) relating to the historic medieval and post-medieval village of Hove (#7 – MES16720; *fig. 4*), which is recorded as suffering from widespread poverty with buildings throughout the parish, including the churches, being in a state of decay. The ANA associated with the medieval Parish church of St Andrew (DES13588) – which is recorded as being of Saxon origin but was rebuilt from near derelict in 1836 – is located directly to the NE of the study area.

Directly to the NW of the study area, a third ANA relating to the site of the deserted medieval village of Aldrington (DES8418; *fig. 5*) is recorded, although the precise location of this settlement is unknown. Unlike Hove, Aldrington (#4 – MES22167; *fig. 4*) is listed in Domesday, written as *Eldretune* meaning a 'Farm/settlement connected with Ealdhere' or 'farm/settlement of Ealdhere's people' in Old English (University of Nottingham 2022). It is chronicled as being in the hundred of Aldrington with a population of 73 households, placing it in the largest 20% of settlements recorded. It is listed under two owners, with the tenant in chief being William of Warenne. The first listing records 41 villagers, 10 smallholders, seven ploughlands, and seven men's plough teams and had an annual value of six pounds in 1086. The second listing, valued at five pounds, records 10 villagers, 12 smallholders, four ploughlands, one lord's and two men's plough teams (Powell-Smith 2022). As with Hove, in the mid-14<sup>th</sup> Century Aldrington is recorded as having lost much land to the sea (Burleigh 1973).

The East Sussex HER also records documentary evidence of a 14<sup>th</sup> Century shipwreck (#5 – MES415; *fig. 4*) to the S of the Site, whose goods, including figs and grapes, were carried away by the local populace of 'Houve' when the owners escaped to land.

**Conclusion:** The potential for encountering evidence of medieval occupation has been assessed as **Low to Moderate**. The proposal site lies within the ANA associated with the medieval and post-medieval village of Hove; additionally, the study area is located on the periphery of the ANA relating to the deserted medieval village of Aldrington. There would thus appear to be some potential for groundworks to reveal evidence of sub-surface deposits and features associated with these settlements. Evidence of medieval occupation features and deposits, if encountered, would be considered to be of **Medium to High** importance as the precise location and extent of these settlements are yet to be established by archaeological investigations.

## 5.5 Post-medieval

As previously mentioned, Yeakell and Gardner's 1778 Map of Sussex (*fig. 7*) is the earliest available map to illustrate the study area in appreciable detail. It shows the Site encompassing a narrow strip of land extending in a WNW direction from the southern extent of Hove village along the shoreline to an inlet of the River Adur. To the N, the Site is bounded by what appears to be a small lane or trackway following the line of the coast, beyond which are partially enclosed agricultural fields and a few scattered properties.

A description of Hove village from the turn of the 18<sup>th</sup> Century called it 'a ruinous village, which the sea is daily eating up' and suggested that it was near deserted, although it is believed that total abandonment probably never occurred (Burleigh 1973). The village depicted on Yeakell and Gardner's Map comprises an NNE-SSW orientated linear settlement of a few houses, cottages and a Manor House situated along a single street (later named Hove Drove), with St Andrew's Church depicted away from the village to the NE. This church, along with a public house

named The Ship Inn, which was built in about 1702 at the southern end of the street, were notoriously used for storing contraband belonging to the many smugglers that frequented this part of the coast.

The Manor House, or Hove House as it was originally known, was located on the E side of the street and is said to have been built at some point around 1785, although an older property may have existed or was simply remodelled at this time; it was bounded by an 18<sup>th</sup> Century garden wall of flint pebble construction (#14 – MES26708; *fig. 4*). In the fields to the N of the development area, a small collection of buildings depicts the site of Wish Barn (#36 – MES34913; *fig. 4*).

The 1797 OS Surveyor's drawing of Lewes (*fig. 8*) shows little change in the vicinity of the Site, although the coastal lane/trackway appears to be a more substantial road by this time. Towards the western part of the development area, a small trackway can also be seen extending from this road in an NNE direction towards Wish Barn, where further buildings appear to have been constructed. A few additional buildings are also depicted in and around Hove, while several of the surrounding fields appear to have had their boundaries removed.

In 1832 The Brighton General Gas Light Company built a gasworks (Brighton & Hove Gas Works) on a site at the N end of Hove Drove; a brickyard (#33 – MES29379; *fig. 4*) – which was in operation by 1845 and continued until the late 1860s – was also established in this area, while a further brickyard, in operation by 1851, was situated at the southern end of Hove Drove (#34 – MES29380; *fig. 4*) in close proximity to the NE extent of the Site. These industries, along with the arrival of the railway to Brighton in 1840, resulted in increased development, particularly to the NE and E of the linear settlement; this is further evidenced by the recorded population growth of Hove from 101 people in 1801 to over 4,000 approximately fifty years later (British History Online 2022). The governance of Hove continued to develop throughout this period with the formation of the Brighton and Hove Parliamentary Borough in 1832, and then with the appointment of the Hove Commissioners in 1873 (*ibid.*).

By the time of the OS 1<sup>st</sup> Edition 6-inch map of 1879 (*fig. 9*) the development of Hove had also expanded along the shoreline to the S of the coastal road (now called Shoreham Road). At this time numerous building plots are depicted within the eastern Site boundaries, while Kings Way coastguard station (#31 – MES29270; *fig. 4*; *plate 2*) is depicted directly to the E of Site and Hove coastguard station (#35 – MES34753; *fig. 4*) is located to the N of this.

To the W of the development area, further industry is evident, with the former inlet of the River Adur having been canalised to form the east arm of the New Shoreham Harbour. This terminated at Wish Wharf (#39 – MES37054; *fig. 4*), where the Hartlepool Coal Depot, numerous timber ponds and a timber and stone yard were located. Within the western Site boundaries, a tidal pond, which connected to the canal via a sluice gate, is now depicted opposite two small buildings possibly associated with the nearby Adur Hotel.

Several changes are also evident in the boundaries of the surrounding fields, particularly those directly W of Hove where the land has been divided into smaller rectangular plots. A new trackway is also visible extending W from the gasworks in Hove, to Wish Barn, where it joins an NNE-SSW orientated trackway that leads to Wish Cottage and Shoreham Road respectively; Wish Brick Field (#11 – MES26432; *fig. 4*) has also been established by this point.

---



*Plate 2: Coastguards Station, Hove*  
(Reproduced by courtesy of the Royal Pavilion & Museums)

In the early 1890s the parishes of Hove and Aldrington were joined together to form an Urban District Council and shortly afterwards in 1898 Hove received its royal charter granting it borough status (Brighton History 2022). The OS 2<sup>nd</sup> Edition 25-inch map (*fig. 10*) of this period shows a rapidly developing landscape, with a number of the surrounding agricultural fields now given over to urban expansion. Hove Drove has been renamed Hove Street by this point and Hove Manor (#9 – MES23280; *fig. 4*) is now recorded on a slightly different alignment to that seen on the earlier mapping, possibly suggesting remodelling of the property has taken place.

To the W and NW of Hove Street, roads lined with houses, Victorian villas (including: #21 – MES27173; #32 – MES29362; #40 – MES37477; *fig. 4*) and seafront properties have been constructed. The property of Wish Barn is still depicted, although the boundaries of the surrounding fields are much altered and the former E-W aligned trackway from Hove no longer exists, although a small section of it appears to have been incorporated into the newly established allotment gardens located to the ENE of the property. To the W of Wish Barn, a recreation ground has been constructed and additional buildings can be seen to the N of this.

In addition to the residential properties a new general hospital (#8 – MES1180) and school (#20 – MES27172) were constructed along New Church Road, a WNW-ESE orientated thoroughfare with tramline that connected Hove with Aldrington. St Philip's Church – a Grade II listed, Arts and Crafts style building of red brick, flint and Portland stone (#37 – MES34983; B4 – 1187579; *figs. 2 & 4*) – was also situated along this road and an ANA associated with this church (DES13592; *fig. 5*) is located directly to the N of the study area.



The rapid urban expansion of the area during this period also led to the development of the seafront itself, and in turn the proposed development site. This land was acquired by the Hove Commissioners in 1895 (Middleton 2002, revised 2022) and it is presumed that the properties previously recorded at the eastern extent of the Site were demolished at this time, while the land to the W previously depicted as part of the beach was reclaimed.

In their place the Western Lawns – a series of private gardens associated with the neighbouring seafront residences – and scrubland surrounding the tidal pond were established (#26 – MES28901; *fig. 4*). The beach itself had also been divided by numerous wooden groynes constructed to reduce longshore drift, while matching seafront shelters (#16 – MES26711; B6 – 1187598; B8 – 1292365; & B7 – 1210002; *figs. 2 & 4*) were built along the esplanade between the lawns and beach and street lighting was installed (#28 – MES29047; #29 – MES29064; #30 – MES29065; *fig. 4*).

To the E of Site, the beach front was further developed by the installation of a sea wall with cast iron railings (#18 – MES26714; *fig. 4*). The Medina Baths, a laundry and women’s slipper baths built by the Hove Bath and Laundry Company in 1893-4, are also depicted in this area clearly illustrating the development of Brighton & Hove as a spa town during this period. The present-day Medina House (#17 – MES26712) is the only surviving feature of this historic seafront complex.

The beginning of the 20<sup>th</sup> Century saw the area surrounding the Site continuing to develop in line with urban expansion and, for the first time, the 3<sup>rd</sup> Edition OS map of 1911 (*fig. 11*) shows construction between the recreation ground and the land N of the tidal pond at the western extent of Site – known as Wish Ward. Wish Barn is still depicted; however, further residential development has encroached upon the land to the E of this property, with the earlier allotment gardens having been built upon and new ones provided directly NE of Wish Barn itself.

The increase in residential properties along Shoreham Road, directly N of the Site, resulted in further development of the Western Lawns and parts of the former reclaimed scrubland were given over to create new gardens to the W of the earlier ones; a bowling green is also now depicted on the lawns opposite San Remo terrace indicating a change from the earlier private lawns towards the creation of public amenities (*plate 3*). Although still depicted on the 3<sup>rd</sup> Edition OS map, a road-widening scheme along Hove Street around this time resulted in the demolition of The Ship Inn and a replacement public house, now known as The Ginger Pig (#13 – MES26707; *fig. 4*), was built nearby in 1914.

---



Plate 3: Western Lawns, Hove  
(Reproduced by courtesy of the Royal Pavilion & Museums)

The suggestion of adapting the tidal pond into a lagoon was first raised in 1900 as part of a scheme to enhance the seafront area; however, it was not until 1908 that improvement works, including the cleaning out and reshaping of the pond, were agreed (Middleton 2002, revised 2022). It was another six years, however, before Hove Council obtained the rights and interest to the foreshore of the Lagoon from a Mr Paget Baxter – although this was subject to him ‘retaining the right to place boats or canoes on the Lagoon for his own use’ (*ibid.*) – and a further nine years before work was finally started in 1923. It was at this time that Mr Baxter, who had acquired the rights of the Lord of Lancing Manor, declared that he also had rights over the Lagoon as a result of an 18<sup>th</sup> Century conveyance that had failed to be updated and a legal battle ensued, halting the initial development (*ibid.*).

In 1927 Hove Council finally obtained the legal rights to develop the land, with work on the Lagoon completed in 1930. The OS 4<sup>th</sup> Edition 25-inch map (*fig. 12*) of 1932, along with aerial photos of the site taken between 1927 and 1933 (Britain from Above 2022), shows the newly constructed Lagoon as a sub-rectangular feature with a partitioned ESE end. Its surrounds appear largely unlandscaped, with a urinal depicted in the NW corner and a cafe to the ESE with paths leading to the Western Lawns. These have been further enhanced with the introduction of recreational sports facilities, including tennis courts and croquet lawns; a sunken band stand, which was constructed in 1911 (Middleton 2001, revised 2022), is also present (*plate 4*), while a putting green, originally located next to the lagoon but moved due to damage cause by sea spray (Middleton 2002, revised 2022), is depicted to the N of the development area in Princes Crescent. The single bowling green previously seen on the 3<sup>rd</sup> Edition OS map has been expanded to include an Art Deco style pavilion (LLB12 – LLHA0234; #25 – MES28900; *figs. 2 & 4*), likely dating to 1925 when The Kingsway Bowls club was founded, and an additional three greens.



*Plate 4: The Bandstand, Western Lawns, Hove  
(Reproduced by courtesy of the Royal Pavilion & Museums)*

The OS 4<sup>th</sup> Edition map also shows that Shoreham Road has been renamed Kingsway by this time and the land to the N of this is now nearly fully developed, with no evidence for the 18<sup>th</sup> Century Wish Barn remaining. Hove Museum and Art Gallery (LLB10 – LLHA0137; #23 – MES27175; *figs. 2 & 4*) – a former Victorian villa named Brooker Hall – has also been established along New Church Road, the grounds of this property containing the Grade II listed Jaipur Gate (B5 – 1187580; *fig. 2*) – a Naqqakhana or drum platform carved from Bombay teak for the Maharajah of Jaipur in the late 19<sup>th</sup> Century which was presented to the Town Corporation by the Imperial Institute in 1926. A purpose-built fire station (#10 – MES25880; *fig. 4*), constructed to the N of Hove Manor in the mid-1920s, is also depicted.

By the time of the revised 1940s OS map (*fig. 13*) the area surrounding the Lagoon had been fully landscaped with numerous walkways and shelters; landing stages had also been added to the southern side of the larger lake to accommodate the adult boating and model yachting (*plates 5*), while the smaller partitioned lake to the ESE was used for children’s boating (Middleton 2002, revised 2022).





*Plate 5: The Lagoon, Hove*  
(Reproduced by courtesy of the Royal Pavilion & Museums)

Apart from the inclusion of public lavatories, little other changes are apparent in the immediate vicinity of the Site, although the Princes Crescent putting green has disappeared and a Grade II listed School of Nursing (B12 – 1298639; *fig. 2*) has been built in its place. To the E of the development area, the coastguard station is also no longer labelled as such (although the buildings still appear to remain) and a swimming bath complex has been constructed; Hove Manor has also been demolished and the land redeveloped by this point (*plate 6*).

The OS map of 1963 (*fig. 14*) once again shows little change to the proposed development area apart from the inclusion of a miniature golf course on the land between the Lagoon and tennis courts. To the E, the former coastguard station buildings appear to have been demolished and replaced, while the swimming baths are simply named Sports Centre.





Plate 6: RAF vertical photograph showing the site of the proposed development area and its environs, taken 19<sup>th</sup> April 1946  
(Reproduced by courtesy of the East Sussex Record Office)

**Conclusion:** The potential for encountering evidence of archaeological remains of post-medieval date has been assessed as **Moderate**. Cartographic evidence shows that the eastern extent of the Site was occupied by several properties at the time of the 1<sup>st</sup> Edition OS map (*fig. 9*) until their demolition prior to 1898 (*fig. 10*). This part of the Site was subsequently developed as a series of bowling greens at the beginning of the 20<sup>th</sup> Century and has remained as such thereafter. There may, therefore, be potential to encounter remains relating to the early post-medieval development of Hove Village at the eastern extent of the Site. Evidence of post-medieval dwellings and ancillary structures, if encountered, would probably be regarded as being of **Medium** importance in archaeological terms.

## 6 Historic Environment Record Gazetteers and Maps

| #   | EvUID    | Name  | Event Types                     | Date | NGR            |
|-----|----------|---|---------------------------------|------|----------------|
| E1  | EES17723 | East Sussex Deserted Medieval Villages: Survey  | Desk Based Assessment           | 1974 | TQ 6287 1102   |
| E2  | EES17229 | Brighton and Hove: Extensive Urban Survey   | Desk Based Assessment           | 2007 | TQ 2944 0542   |
| E3  | EES19044 | 11 Braemore Road, Hove: Watching Brief  | Watching Brief                  | 2012 | TQ 2748 0465   |
| E4  | EES18634 | South East Rapid Coastal Zone Assessment Survey, East Sussex Coastal: Archaeological Assessment | Desk Based Assessment           | 2012 | TQ 6217 0661   |
| E5  | EES15883 | 9 & 11 Hove Street, Hove, East Sussex: Watching Brief   | Watching Brief                  | 2014 | TQ 2829 0456   |
| E6  | EES16002 | 191 Kingsway, Hove: Historic Building Recording   | Building Survey                 | 2014 | TQ 27816 04548 |
| E7  | EES17090 | 55 Sackville Gardens Hove: Watching Brief   | Watching Brief                  | 2015 | TQ 27939 04829 |
| E8  | EES18555 | 29 and 31 New Church Road, Hove: Desk Based Assessment  | Desk Based Assessment           | 2018 | TQ 2807 0495   |
| E9  | EES18637 | Hove Enterprise Centre, Portslade: Desk Based Assessment  | Desk Based Assessment           | 2018 | TQ 2654 0476   |
| E10 | EES19051 | Vallance Hall, Hove Street, Hove: Heritage Statement  | Desk Based Assessment           | 2018 | TQ 2835 0474   |
| E11 | EES19302 | Nos. 29 and 31 New Church Road, Hove: Historic Building Recording                               | Building Survey                 | 2019 | TQ 2807 0495   |
| E12 | EES19303 | 29-31 New Church Road, Hove: Watching Brief and Historic Building Recording                     | Building Survey; Watching Brief | 2019 | TQ 2806 0494   |
| E13 | EES20000 | Sackville Hotel, 189 Kingsway, Hove: Evaluation   | Trial Trench                    | 2019 | TQ 2784 0455   |

Table 2: Gazetteer of archaeological events recorded within a 500m radius of the site based on consultation of the East Sussex Historic Environment Record (HER)

| #  | MonUID   | Name   | Mon Type                                    | Period                      | NGR            |
|----|----------|--|---|-----------------------------|----------------|
| 1  | MES1039  | Vallance Gardens: Neo arrowhead                              | Findspot                                    | Neolithic                   | TQ 2839 0461   |
| 2  | MES1041  | 50-52 New Church Road: LBA axe                               | Findspot                                    | Bronze Age                  | TQ 2797 0487   |
| 3  | MES1101  | Portslade area: Pal hand-axe                                 | Findspot                                    | Palaeolithic                | TQ 273 051     |
| 4  | MES22167 | Aldrington: Med settlement                                   | Settlement                                  | Medieval                    | TQ 2715 0502   |
| 5  | MES415   | Hove, Shoreham-By-Sea: C14 wreck                             | Wreck                                       | Medieval                    | TQ 2799 0400   |
| 6  | MES1040  | DMV  | Deserted Settlement;<br>Deserted Settlement | Medieval -<br>post-medieval | TQ 283 042     |
| 7  | MES16720 | Hove: medieval village                                       | Settlement; Village                         | Medieval -<br>post-medieval | TQ 2828 0462   |
| 8  | MES1180  | Hove General Hospital: C19 hospital                          | General Hospital                            | Post-medieval               | TQ 279 049     |
| 9  | MES23280 | Hove Manor: C19 building                                     | Building                                    | Post-medieval               | TQ 2832 0466   |
| 10 | MES25880 | Audley House: C20 building                                   | Building; Fire Station                      | Post-medieval               | TQ 2833 0470   |
| 11 | MES26432 | Wish Brick Field, Aldrington: C19 brickworks                 | Brickworks; Clay Pit                        | Post-medieval               | TQ 2734 0523   |
| 12 | MES26706 | 9, Leicester Lodge and Walls, Hove Place, Hove: C19 Building | Building; House; Flats                      | Post-medieval               | TQ 28663 04482 |

| #  | MonUID   | Name  | Mon Type   | Period        | NGR            |
|----|----------|---|--|---------------|----------------|
| 13 | MES26707 | 3, The Ginger Pig, Hove Street, Hove: C20 Public House                    | Building; Public House; Timber Framed Building   | Post-medieval | TQ 28268 04533 |
| 14 | MES26708 | Hove Street, Hove: C18 Wall   | Wall   | Post-medieval | TQ 28316 04617 |
| 15 | MES26709 | Regent House & Audley House, Hove Street, Hove: C20 Building              | Building; Fire Station; Flats  | Post-medieval | TQ 28345 04718 |
| 16 | MES26711 | Seafront Shelters, Hove: C19 Shelters                                     | Shelter  | Post-medieval | TQ 27643 04453 |
| 17 | MES26712 | Medina House, King's Esplanade, Hove: C19 Bath House                      | Building; Bath House   | Post-medieval | TQ 28542 04352 |
| 18 | MES26714 | Seafront railings, King's Esplanade, Hove: C19 Railings                   | Railings   | Post-medieval | TQ 29047 04257 |
| 19 | MES26715 | St Aubyns Mansions, King's Esplanade, Hove: C19 Flats                     | Building; Flats  | Post-medieval | TQ 28456 04361 |
| 20 | MES27172 | St Christopher's School, Hove: C19 Building                               | Porch; Building; House; School   | Post-medieval | TQ 28038 04956 |
| 21 | MES27173 | Aldrington House, Hove: C19 Building                                      | Building; Villa; Hospital  | Post-medieval | TQ 27972 04970 |
| 22 | MES27174 | 172, New Church Road, Hove: C20 House                                     | Porch; Hipped Roof; Gable; Building; House   | Post-medieval | TQ 26928 05107 |
| 23 | MES27175 | Hove Museum and Art Gallery, Hove: C19 Building                           | Building; Villa; House; Museum   | Post-medieval | TQ 28187 04923 |
| 24 | MES28894 | The Alibi, Victoria Terrace, Kingsway, Hove: C20 Building                 | Building; Public House; Hotel  | Post-medieval | TQ 28494 04429 |
| 25 | MES28900 | Kingsway Western Bowls Pavilion, Hove: C20 Pavilion                       | Building; Pavilion; Public Convenience   | Post-medieval | TQ 27873 04447 |
| 26 | MES28901 | Western Lawns and Hove Lagoon, Hove: C19/20 Lawns                         | Lawn; Marine Lake; Tennis Court; Bowling Green; Sunken Garden; Restaurant; Croquet Lawn; Bandstand | Post-medieval | TQ 27514 04563 |
| 27 | MES28931 | Carlisle Road / New Church Road, Hove: C19/20 Post Box                    | Post Box   | Post-medieval | TQ 27751 04952 |
| 28 | MES29047 | Kingsway / Kings Esplanade / Western Esplanade, Hove: C19/20 Street Light | Street Lamp  | Post-medieval | TQ 28355 04359 |
| 29 | MES29064 | Westbourne Place, Hove: C19/20 Street Light                               | Street Lamp  | Post-medieval | TQ 28051 04799 |
| 30 | MES29065 | Westbourne Villas, Hove: C19/20 Street Light                              | Street Lamp  | Post-medieval | TQ 27965 04718 |
| 31 | MES29270 | Kings Way, Hove: C19 coastguard station (site of)                         | Coastguard Station   | Post-medieval | TQ 2824 0441   |
| 32 | MES29362 | 191 Kingsway, Hove: C19 Building (site of)                                | Building   | Post-medieval | TQ 27814 04548 |
| 33 | MES29379 | Connaught Road, Hove: C19 Brickyard                                       | Brickyard  | Post-medieval | TQ 283 048     |
| 34 | MES29380 | Hove Street, Hove: C19 Brickyard  | Brickyard  | Post-medieval | TQ 282 045     |
| 35 | MES34753 | Hove Coastguard Station: C19 coastguard station (site of)                 | Coastguard Station   | Post-medieval | TQ 2828 0449   |
| 36 | MES34913 | Wish Barn, Brighton: C18 Building (Site of)                               | Building   | Post-medieval | TQ 2733 0489   |
| 37 | MES34983 | St Philip's Church, Hove: C19 Church                                      | Church; Building; Cemetery   | Post-medieval | TQ 2764 0501   |

| #  | MonUID   | Name   | Mon Type            | Period        | NGR          |
|----|----------|--|---------------------|---------------|--------------|
| 38 | MES36598 | Vallance Hall, Hove Street, Hove: C20 Building                 | Building            | Post-medieval | TQ 2835 0474 |
| 39 | MES37054 | Wish Wharf, Portslade: C19 Wharf (Site of)                     | Wharf; Timber Pond  | Post-medieval | TQ 2656 0479 |
| 40 | MES37477 | 29 & 31 New Church Road, Hove: C19 Villas                      | Cellar; Building    | Post-medieval | TQ 2807 0494 |
| 41 | MES37478 | West Hove Synagogue, New Church Road, Hove: Late C20 Synagogue | Building; Synagogue | Post-medieval | TQ 2808 0497 |
| 42 | MES33122 | West of Medina groyne: Possible Sea Henge                      | Henge               | Undated       | TQ 2859 0430 |

Table 3: Gazetteer of archaeological monuments recorded within a 500m radius of the site based on consultation of the East Sussex Historic Environment Record (HER)

| #   | DesigUID | PrefRef | Name   | Grade | NGR            |
|-----|----------|---------|--|-------|----------------|
| B1  | DES6782  | 1187564 | Albemarle Mansions including piers and walls returned along road frontage    | II    | TQ 28628 04399 |
| B2  | DES6787  | 1187569 | Victoria Terrace   | II    | TQ 27511 04475 |
| B3  | DES6796  | 1187578 | Nos 42 and 43 including walls and piers fronting road                        | II    | TQ 28627 04384 |
| B4  | DES6797  | 1187579 | Church of St Philip  | II    | TQ 27640 05015 |
| B5  | DES6798  | 1187580 | Jaipur Gate in Gardens of No 19  | II    | TQ 28194 04897 |
| B6  | DES6816  | 1187598 | Shelter At TQ 270 045  | II    | TQ 27021 04532 |
| B7  | DES6868  | 1210002 | Shelter At TQ 274 044  | II    | TQ 27511 04475 |
| B8  | DES6878  | 1292365 | Shelter At TQ 273 044  | II    | TQ 27369 04492 |
| B9  | DES6885  | 1292549 | Nos 2-6 (Even) including piers and railings                                  | II    | TQ 28420 04480 |
| B10 | DES6894  | 1280502 | Perimeter Wall to No 157, Perimeter Wall to No 157 Kingsway                  | II    | TQ 28072 04514 |
| B11 | DES6895  | 1280508 | Courtenay Beach, Courtenay House, Courtenay Terrace and Walls, Courtenay Tye | II    | TQ 28695 04380 |
| B12 | DES6920  | 1298639 | School of Nursing  | II    | TQ 28086 04559 |
| B13 | DES6921  | 1298640 | Courtenay Lodge and South East Boundary Wall, Courtenay Terrace              | II    | TQ 28702 04377 |
| B14 | DES6925  | 1298644 | Nos 2-8 including walls, piers and railings fronting road                    | II    | TQ 28627 04384 |
| B15 | DES6940  | 1298670 | Hove Public Library  | II    | TQ 28477 04786 |

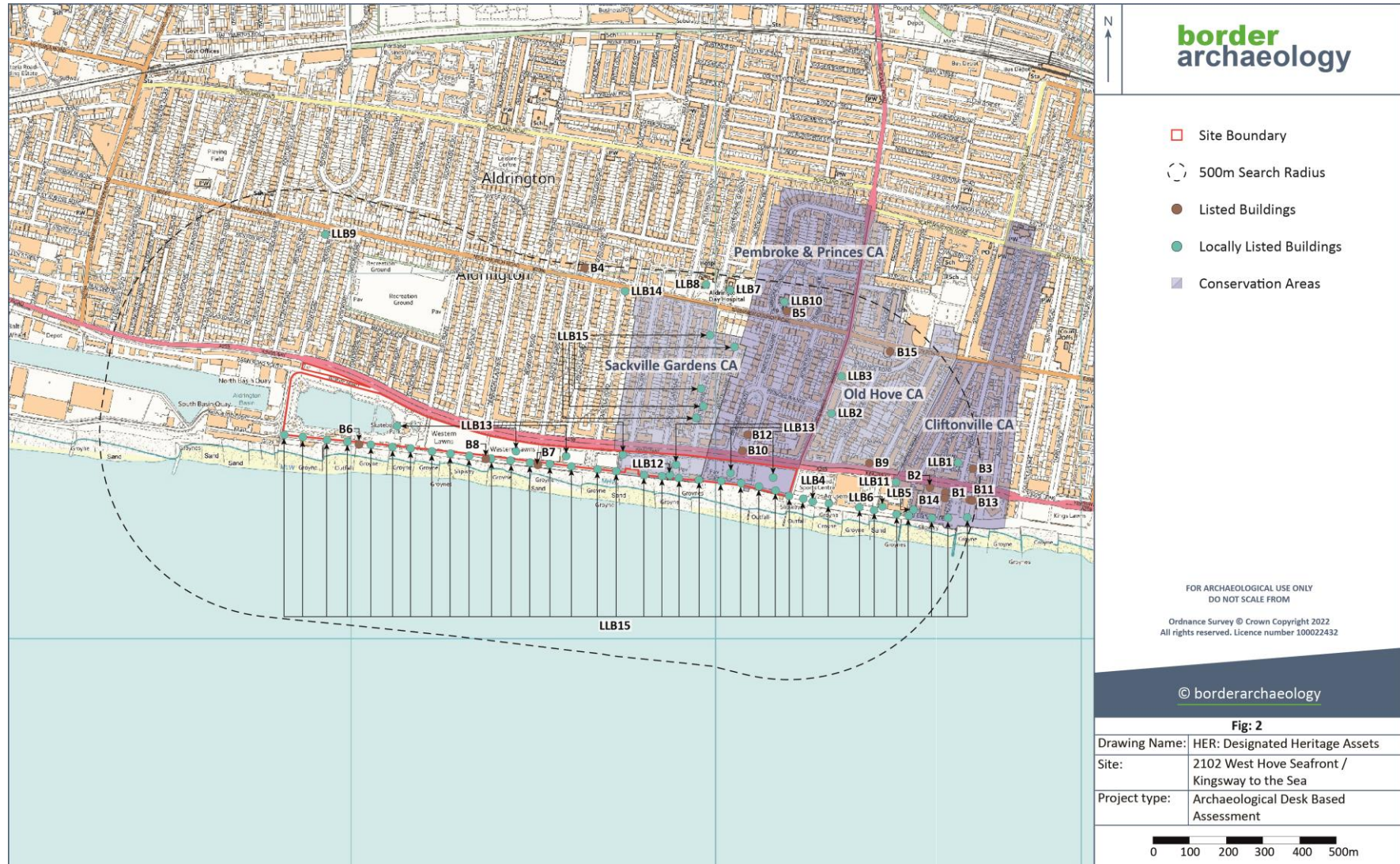
Table 4: Gazetteer of listed buildings recorded within a 500m radius of the site based on consultation of the East Sussex Historic Environment Record (HER)

| #    | DesigUID | PrefRef  | Name   | NGR            |
|------|----------|----------|--|----------------|
| LLB1 | DES12732 | LLHA0093 | 9, Leicester Lodge and Walls, Hove Place, Hove: C19 Building                   | TQ 28663 04482 |
| LLB2 | DES12734 | LLHA0095 | Flint wall between number 19 and Hove Manor Flats, Hove Street, Hove: C18 Wall | TQ 28317 04616 |
| LLB3 | DES12735 | LLHA0096 | Regent House & Audley House, Hove Street, Hove: C20 Building                   | TQ 28345 04719 |
| LLB4 | DES12737 | LLHA0098 | Seafront Shelters, Hove: C19 Shelters  | TQ 27643 04453 |
| LLB5 | DES12738 | LLHA0099 | Medina House, Kings Esplanade, Hove: C19 Bath House                            | TQ 28542 04352 |
| LLB6 | DES12741 | LLHA0102 | St Aubyns Mansions, Kings Esplanade, Hove: C19 Flats                           | TQ 28457 04362 |

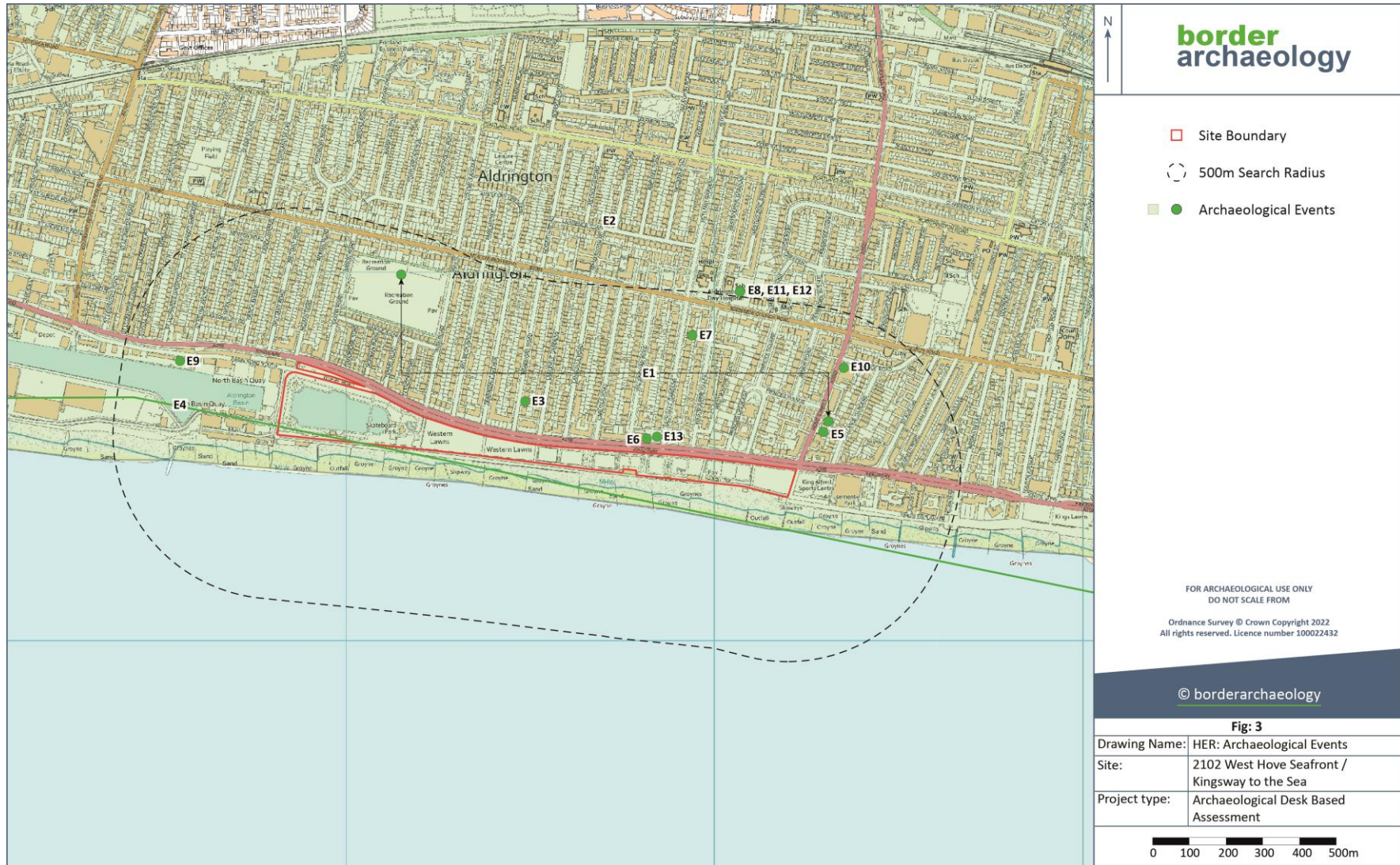


| #     | DesigUID | PrefRef  | Name  | NGR            |
|-------|----------|----------|---|----------------|
| LLB7  | DES12773 | LLHA0134 | St Christopher's School, Hove: C19 Building               | TQ 28039 04955 |
| LLB8  | DES12774 | LLHA0135 | Aldrington House, New Church Road, Hove: C19 Building     | TQ 27972 04971 |
| LLB9  | DES12775 | LLHA0136 | 172, New Church Road, Hove: C20 House                     | TQ 26929 05107 |
| LLB10 | DES12776 | LLHA0137 | Hove Museum and Art Gallery, Hove: C19 Building           | TQ 28187 04923 |
| LLB11 | DES12886 | LLHA0228 | The Alibi, Victoria Terrace, Kingsway, Hove: C20 Building | TQ 28493 04429 |
| LLB12 | DES12892 | LLHA0234 | Kingsway Western Bowls Pavilion, Hove: C20 Pavilion       | TQ 27874 04447 |
| LLB13 | DES12893 | LLHA0235 | Western Lawns and Hove Lagoon, Hove: C19/20 Lawns         | TQ 27641 04511 |
| LLB14 | DES12915 | LLHA0254 | Letterboxes Brighton & Hove: C19/20 Post Box              | TQ 27874 04447 |
| LLB15 | DES12925 | LLHA0255 | Street Lights Brighton & Hove: C19/20 Street Lights       | TQ 31904 05801 |

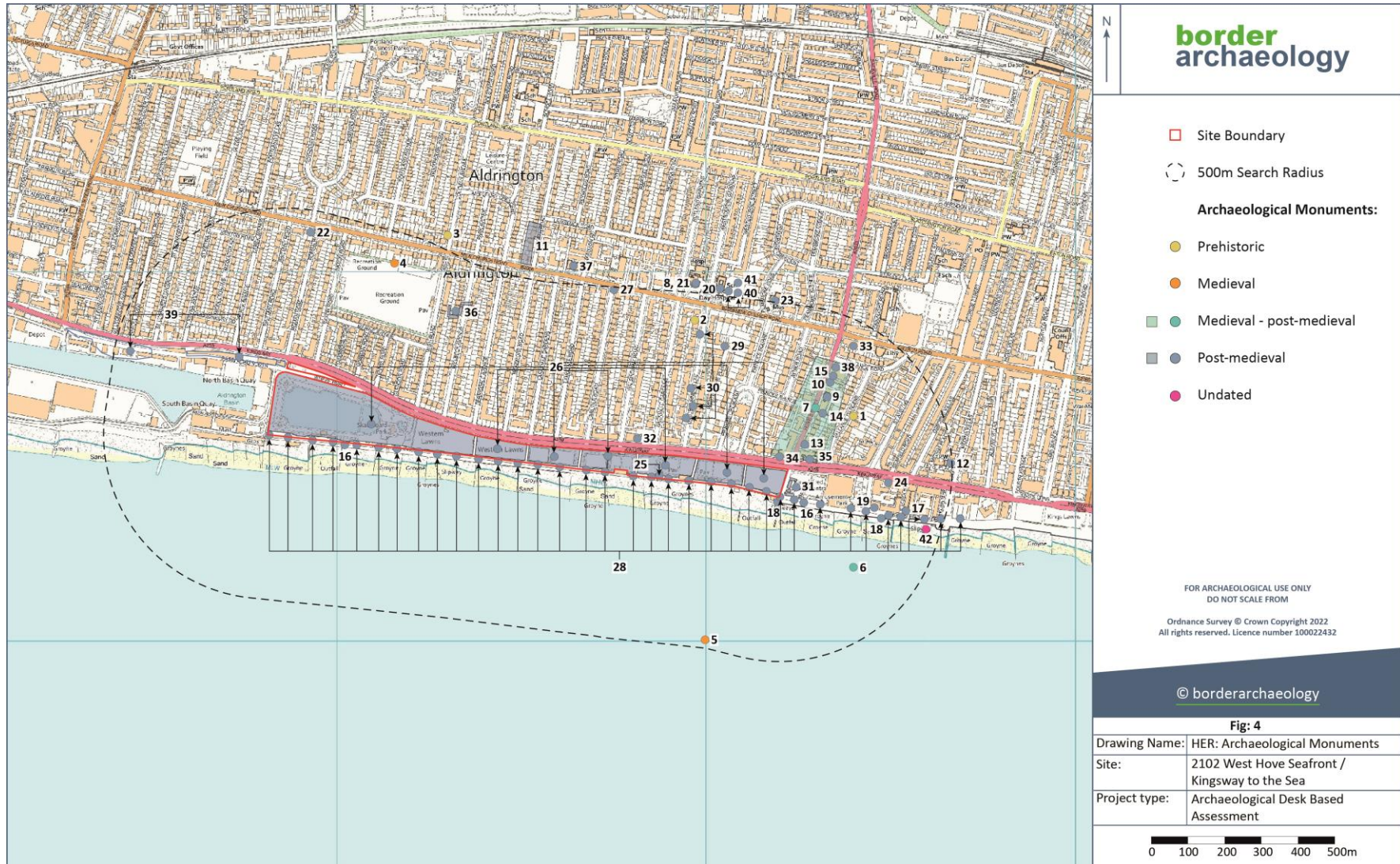
*Table 5: Gazetteer of locally listed heritage assets recorded within a 500m radius of the site based on consultation of the East Sussex Historic Environment Record (HER)*



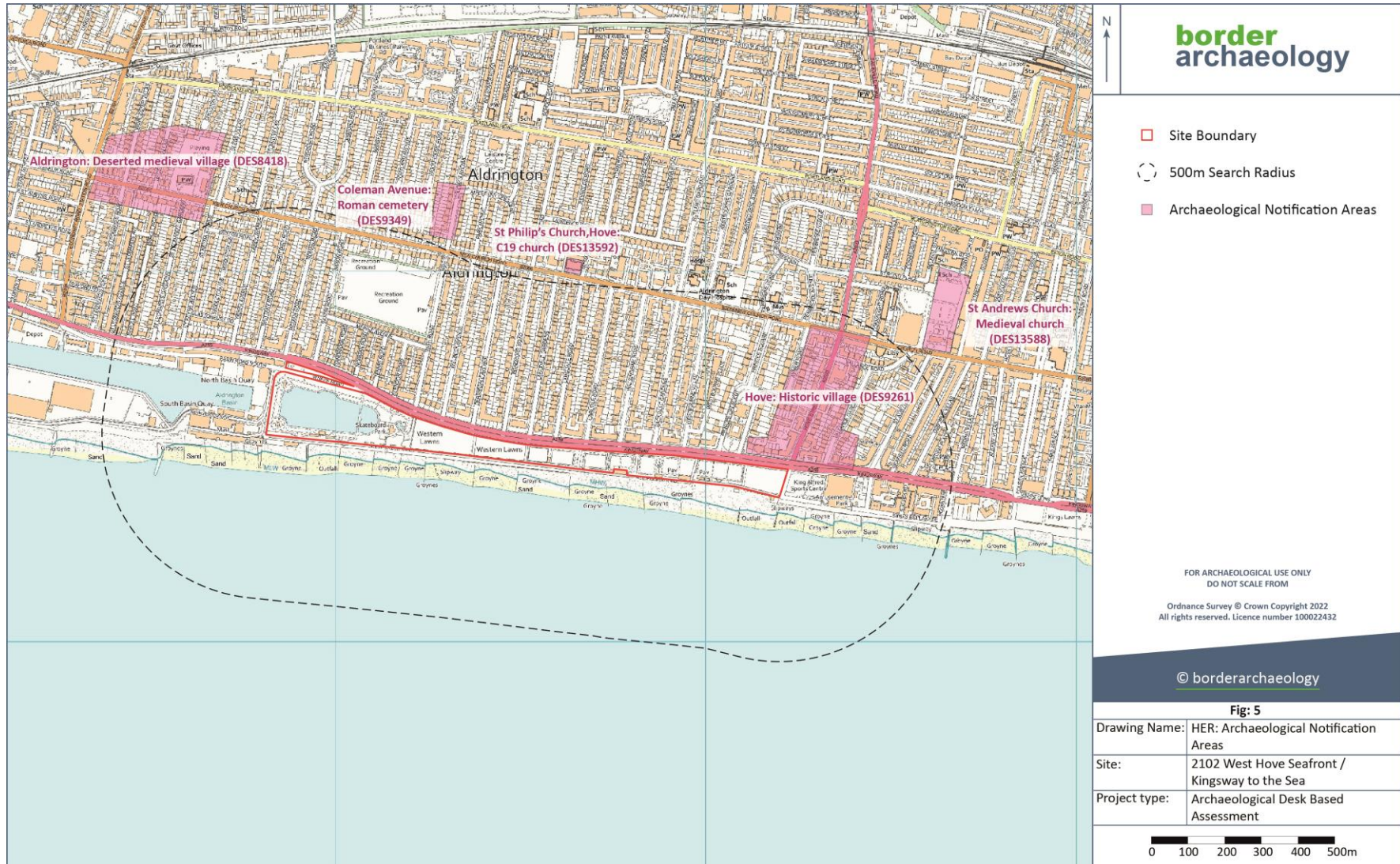














---

## 7 Site Description

---

The proposed development site covers an approximate area of 109,465sq. m., extending from Basin Road South in the W to Hove Street in the E, incorporating Hove Lagoon and the Western Lawns, tennis courts, croquet lawns, bowling greens and grassed areas between Kingsway and the seafront esplanade. It is overlooked to the N by a mixture of 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup> Century properties, while to the S rows of colourful beach huts line the seafront esplanade (*fig. 1; Plates 7-18*).

Following its initial development at the beginning of the 20<sup>th</sup> Century, the Site as a whole has remained largely unchanged, although the bandstand was demolished in the spring of 1965 (Middleton 2001, revised 2022) and the plot of land where it once stood is now the location of the Rockwater Hove restaurant.

No visible evidence of archaeological features was observed within the proposed development area during the recent Site visit.



*Plate 7: View of the Lagoon with partitioned pedalo area, looking N*

---



*Plate 8: View of partitioned pedalo area and children's play park, looking ENE towards Big Beach Cafe*



*Plate 9: View of Skateboard Park to the rear of the Big Beach Cafe, looking W*

---





*Plate 10: View of the Western Lawns looking WNW towards the Big Beach Cafe*



*Plate 11: View of the Western Lawns opposite Braemore Court, looking NW*

---



*Plate 12: View of Tennis Courts looking NE towards Rockwater Hove*



*Plate 13: View of Tennis Courts looking NW from Rockwater Hove*

---





*Plate 14: View of Rockwater Hove looking ENE*



*Plate 15: View of one of the Bowling Greens looking WNW from Public Lavatory*

---





*Plate 16: View of the Croquet Lawn looking ENE from the Public Lavatory towards the Pitstop Café and Hove & Kingsway Bowling Club*



*Plate 17: View of grassed area at eastern extent of the Site looking W*

---



*Plate 18: View of the beach huts lining the S boundary of the Site, looking NNW*

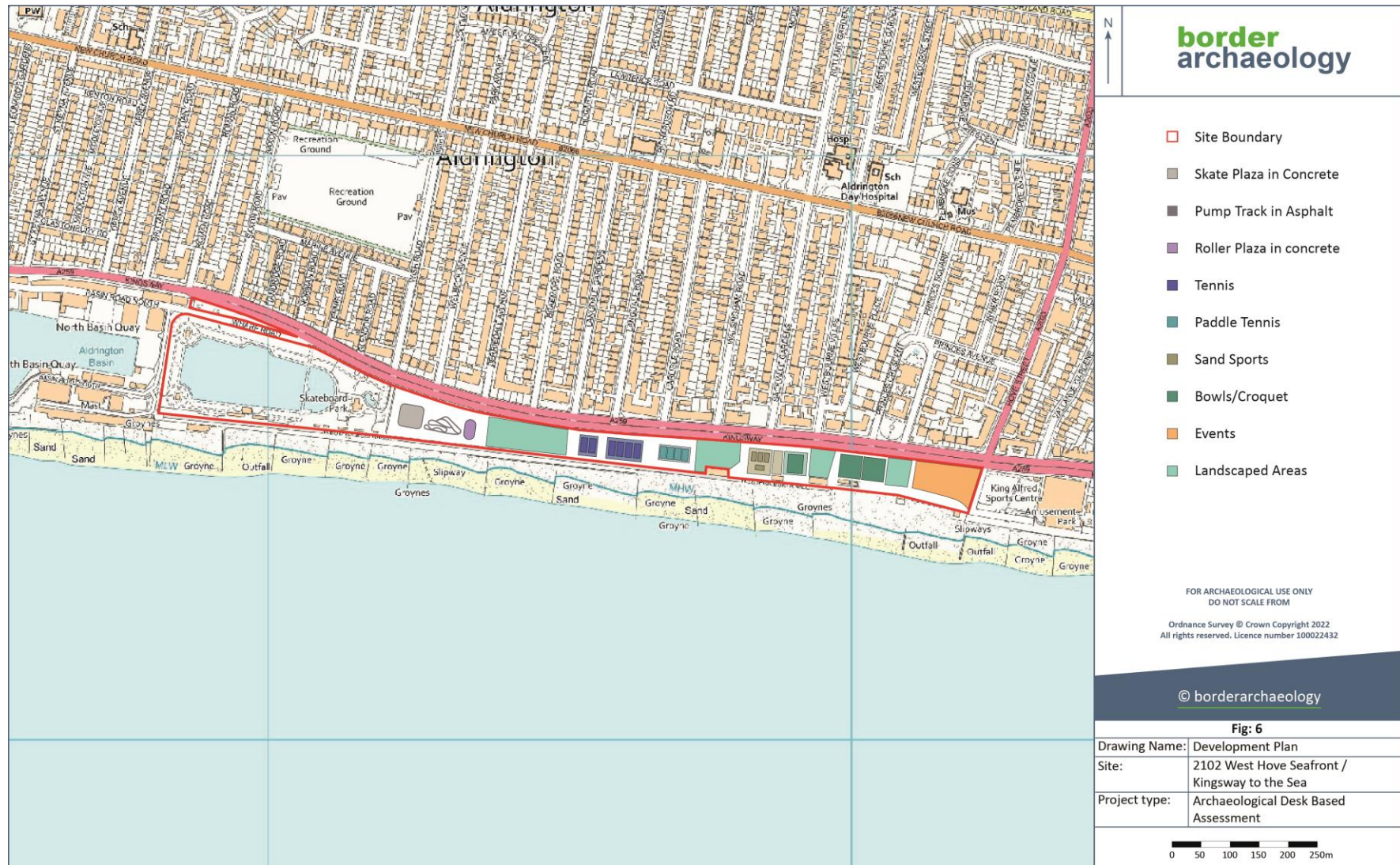
## 8 Conclusions

### 8.1 Potential Impacts

The following brief description of the proposed development is based on a Proposed Site plan Zone Diagram provided on 5<sup>th</sup> April 2022 (*fig. 6*). Subsequent publication of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

In brief, the development as currently proposed entails the extensive re-landscaping and improvement of the Site. This will include the introduction of new sporting facilities – such as concrete skate and roller plazas, an asphalt pump track, and sand sports and paddle tennis areas – which will be located alongside the current tennis courts, croquet lawn and bowling greens. These will be connected by a network of pathways and accessible routes interspersed with areas of lawn, meadow turf, perennial planting and trees. The Lagoon surrounds will also undergo landscaping, while the grassed area at the eastern extent of the Site will be used to host events; a new cycleway has also been proposed.





## 8.2 Overall Conclusions

The archaeological potential of the Site has been assessed in overall terms as **Low to Moderate** with particular reference to encountering remains of Romano-British, medieval and/or post-medieval date. Of particular importance is the potential for encountering evidence of settlement features associated with the medieval and early post-medieval development of Hove village. The likelihood of encountering prehistoric archaeology has been assessed as **Low**.

**Recommendations:** Based on the above assessment, it is respectfully suggested that should any groundworks be undertaken as part of the improvement works, then an appropriate programme of archaeological work will be required to determine the survival (extent, depth and significance) or absence of buried archaeological features and deposits within the Site, the details to be agreed with the Archaeological Officer at East Sussex County Council.

## 9 Copyright

---

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to the client and the Council for the use of the report by the client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

---



---

## 10 References

---

East Sussex Historic Environment Record: HER Report and GIS Dataset.

National Heritage List for England.

Brighton & Hove City Council, 2005a, *The Sackville Gardens Conservation Area Character Statement*, <https://www.brighton-hove.gov.uk/sites/default/files/articles/2020-05/The%20Sackville%20Gardens%20Conservation%20Area%20Character%20Statement.pdf> [accessed 17-05-2022].

Brighton & Hove City Council, 2005b, *Pembroke & Princes Conservation Area Character Statement*, <https://www.brighton-hove.gov.uk/sites/default/files/articles/2020-05/Pembroke%20%26%20Princes%20Conservation%20Area%20Character%20Statement.pdf> [accessed 17-05-2022].

Brighton & Hove City Council, 2005c, *Brighton & Hove Local Plan 2005*, <https://www.southdowns.gov.uk/wp-content/uploads/2015/04/Adopted-BHLP-2005.pdf> [accessed 17-05-2022].

Brighton & Hove City Council, 2016, *Brighton & Hove City Plan Part One: Brighton & Hove City Council's Development Plan*, [https://www.brighton-hove.gov.uk/sites/default/files/migrated/\\_article/inline/FINAL%20version%20cityplan%20March%202016compreswith%20forward\\_0.pdf](https://www.brighton-hove.gov.uk/sites/default/files/migrated/_article/inline/FINAL%20version%20cityplan%20March%202016compreswith%20forward_0.pdf) [accessed 17-05-2022].

Brighton History, 'Administration', <http://www.brightonhistory.org.uk/administration/> [accessed 23-05-2022].

Britain from Above, <https://www.britainfromabove.org.uk/en/search?keywords=hove%20lagoon&country=global&year=all&view=grid> [accessed 24-05-2022].

British Geological Survey, 'Geology of Britain Viewer', <http://mapapps.bgs.ac.uk/geologyofbritain/home> [accessed 17-05-2022].

British History Online, *A History of the County of Sussex: Volume 7, the Rape of Lewes*, L.F. Salzman (ed.), <https://www.british-history.ac.uk/vch/sussex/vol7/pp265-268> [accessed 20-05-2022].

Burleigh, R.G., 1973, 'An introduction to deserted medieval villages in East Sussex', *Sussex Archaeological Collections 111*, Vol 111, pp. 45-83, <https://doi.org/10.5284/1085717> [accessed 20-05-2022].

Highways Agency, 2020, *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment*.

Historic England, 2016, *Preserving Archaeological Remains*.

Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 Second Edition*.

---

Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*.

MHCLG, 2020, *National Policy Planning Framework*.

Middleton, J., 1984 (revised 2017), 'Ancient Hove & Portslade', *Hove in the Past*, <http://hovehistory.blogspot.com/2015/11/ancient-hove-and-portslade.html> [accessed 19-05-2022].

Middleton, J., 2001 (revised 2022), 'Hove Bandstand', *Hove in the Past*, <http://hovehistory.blogspot.com/search/label/Hove%20Bandstand> [accessed 24-05-2022].

Middleton, J., 2002 (revised 2022), 'Hove Lagoon', *Hove in the Past*, <http://hovehistory.blogspot.com/search/label/Hove%20Lagoon> [accessed 24-05-2022].

Mills, A.D., 1997, *Dictionary of English Place-Names*, Oxford University Press, Oxford.

Powell-Smith, A., 'Open Domesday', <https://opendomesday.org/place/TQ2705/aldrington/> [accessed 20-05-2022].

University of Nottingham, 2022, 'Key to English Place Names', <http://kepn.nottingham.ac.uk/map/place/Sussex/Aldrington> [accessed 20-05-2022].

## 11 Cartography and Aerial Photography

---

(All historic maps were obtained from the National Archives unless otherwise stated).

1778: Yeakell & Gardner's Map of the County of Sussex (East Sussex Record Office).

1797: Ordnance Survey Drawings: Lewes (British Library).

1879: OS 1<sup>st</sup> Edition 6-Inch Map.

1899: OS 2<sup>nd</sup> Edition 25-Inch Map.

1912: OS 3<sup>rd</sup> Edition 25-Inch Map.

1932: OS 4<sup>th</sup> Edition 25-Inch Map.

1947: OS Revision of 1940 25-inch Map.

---

12 Appendix 1: Historic Maps

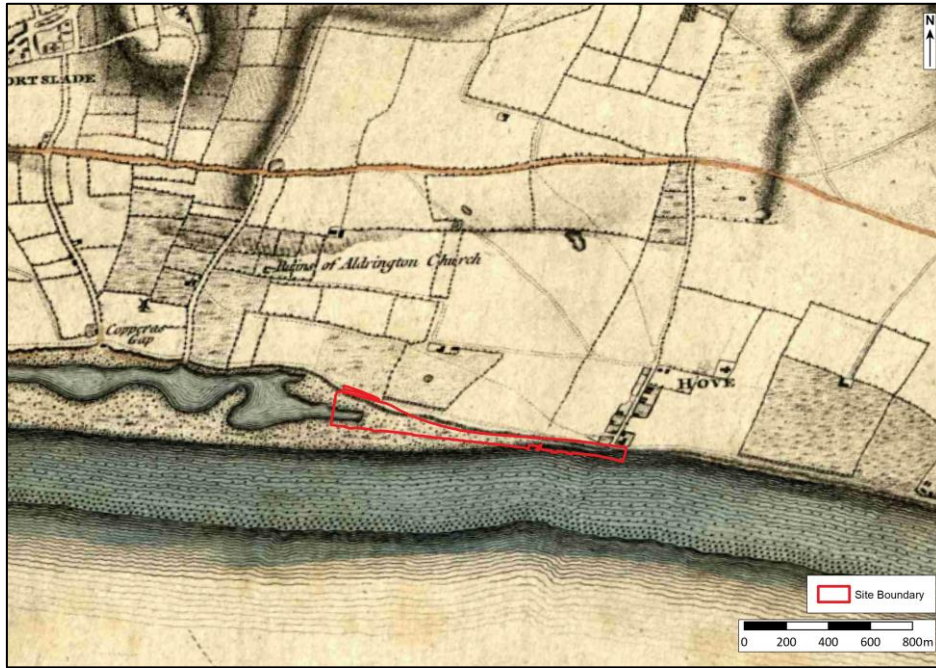


Fig. 7: Extract from Yeakell and Gardner's Map of Sussex (1778) (site boundary in red)  
(Reproduced by courtesy of the East Sussex Record Office)

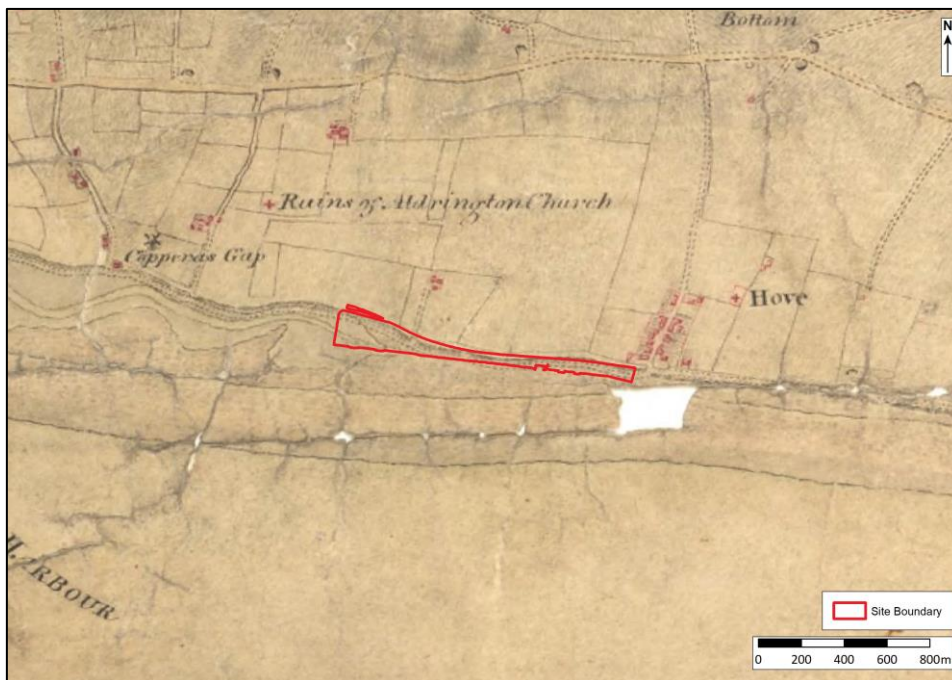


Fig. 8: Extract from the OS surveyor's drawing of Lewes (1797) (site boundary in red)  
(Reproduced by courtesy of the British Library)



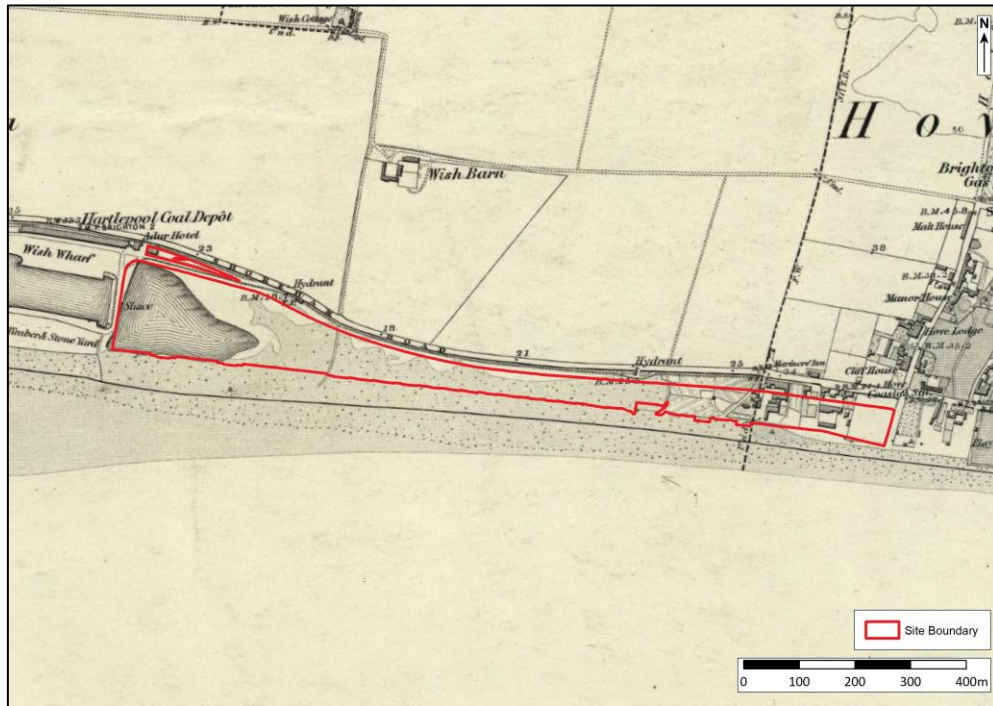


Fig. 9: Extract from the OS 1<sup>st</sup> edition 6-inch map of 1879 (site boundary in red)  
(Reproduced by courtesy of the National Archives)

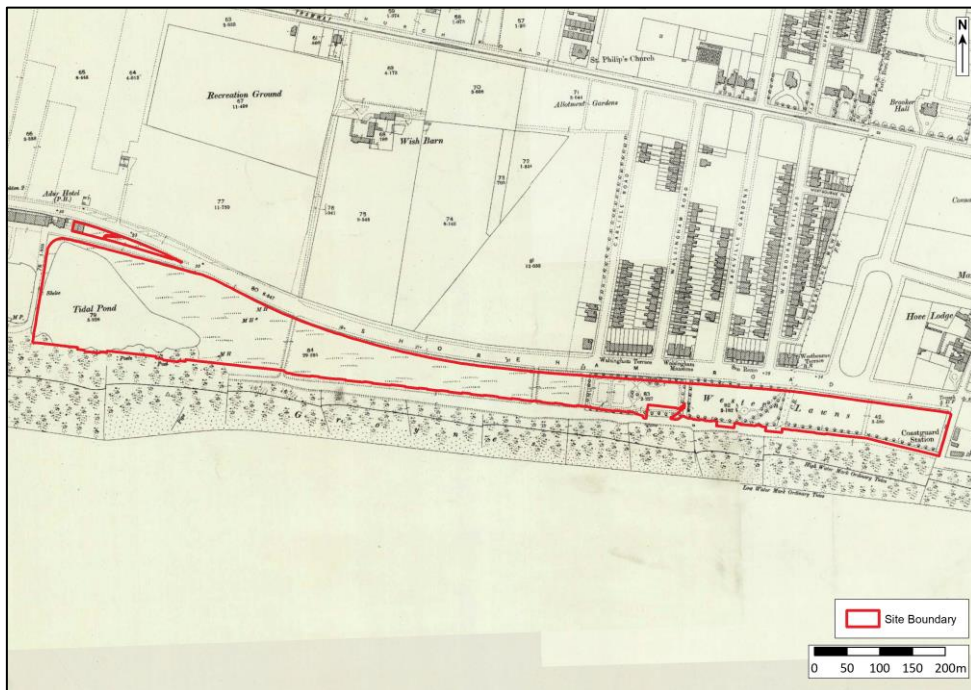


Fig. 10: Extract from the OS 2<sup>nd</sup> edition 25-inch map of 1898 (site boundary in red)  
(Reproduced by courtesy of the National Archives)



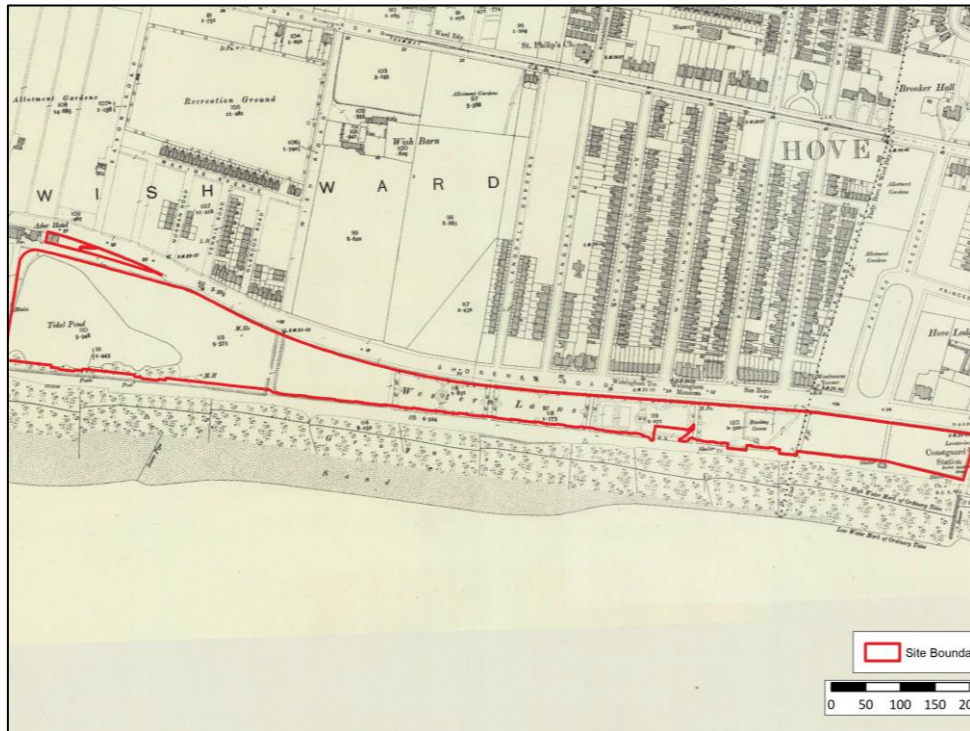


Fig. 11: Extract from the OS 3<sup>rd</sup> edition 25-inch map of 1912 (site boundary in red)  
(Reproduced by courtesy of the National Archives)

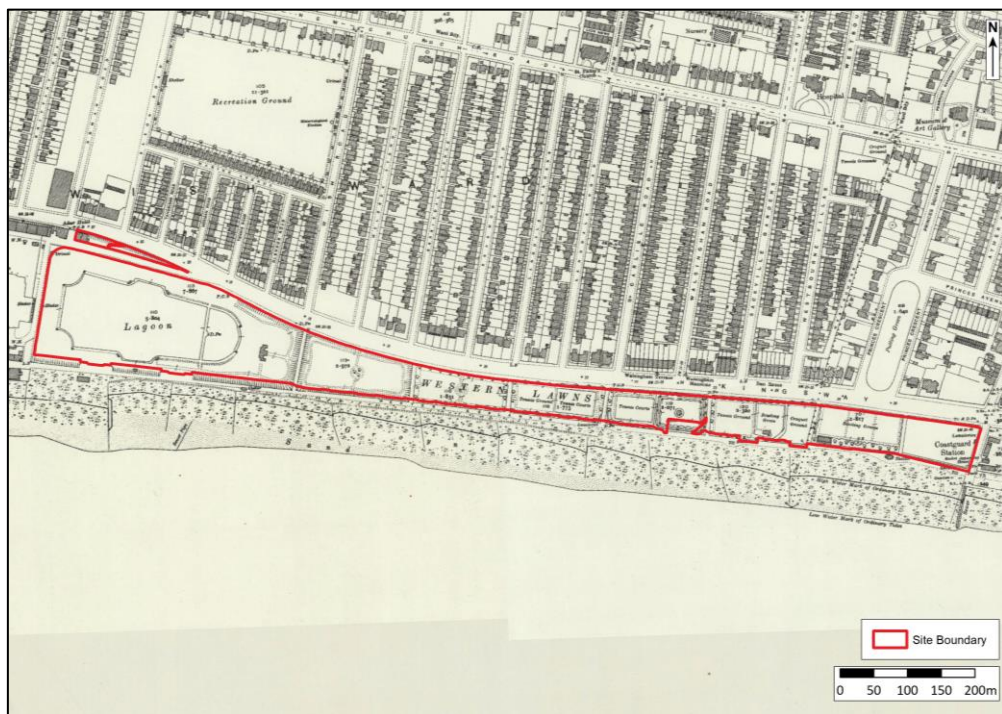


Fig. 12: Extract from the OS 4<sup>th</sup> edition 25-inch map of 1932 (site boundary in red)  
(Reproduced by courtesy of the National Archives)

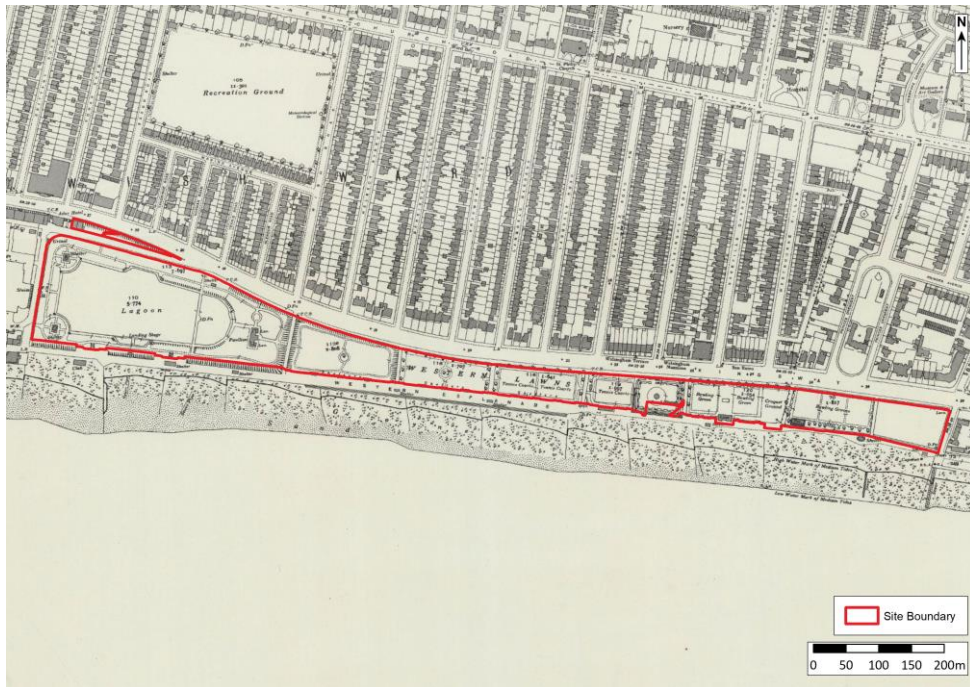


Fig. 13: Extract from the OS Provisional Edition 25-inch map of 1947 (site boundary in red)  
(Reproduced by courtesy of the National Archives)

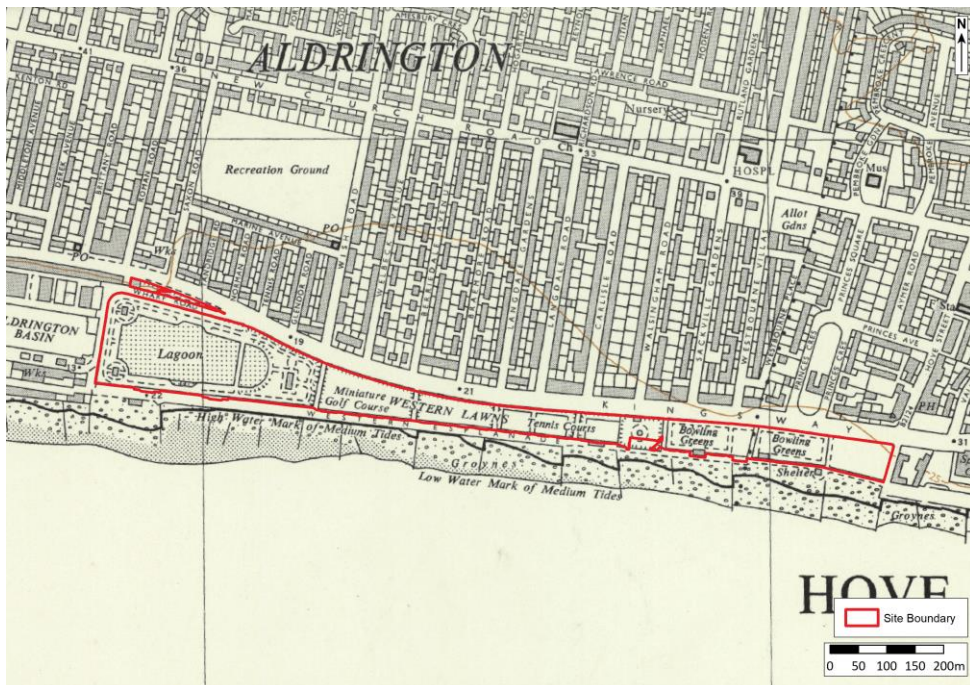


Fig. 14: Extract from the OS 1:10,000 National Survey of 1963 (site boundary in red)  
(Reproduced by courtesy of the National Archives)



| Document Title   |                                 | Document Reference |                             |
|--|---------------------------------|--------------------|-----------------------------|
| Archaeology Desk-Based Assessment<br>2102 West Hove Seafront / Kingsway to the Sea<br>Brighton & Hove<br>East Sussex |                                 | BA2245WHS          |                             |
| Compilation  | Lyndsey Clark BSc (Hons.) ACIfA |                    |                             |
| Editing  | Stephen Priestley MA MCIfA      |                    |                             |
| Artwork  | Holly Litherland BA (Hons.)     |                    |                             |
| Issue No.  | Status                          | Date               | Approved for issue          |
| 1  | Final                           | May 2022           | George Children<br>MA MCIfA |