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**A Desk-based Assessment at
Edgmond Chapel,
Church Street, Old Town,
Eastbourne, East Sussex**

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Summary

This Desk-based Assessment has been prepared for a site at Edgmond Chapel, Church Street in Old Town, Eastbourne in order to establish the likely presence and importance of any archaeological remains and original features of the building that may be affected by the proposed redevelopment of the site into a Supported Living Centre for people with a learning disability.

The desk-based assessment has shown that the site is situated in an area of intensive medieval activity focussed on Church Street, with the site having been occupied from then through to the present day. It is very likely that any development will damage or destroy archaeological remains preserved on the site.

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1. Introduction

- 1.1** Chris Butler Archaeological Services Ltd has been commissioned by JPK Project to carry out an Archaeological Desk-based Assessment on land at Edgmond Chapel, Church Street, Old Town, Eastbourne (Fig. 1). This is in order to establish the likely presence and importance of any archaeological remains, together with any features of the building which may be original, which may be affected by the proposed conversion of the church to a Supported Living Centre, comprising 16 studio apartments and eight flatlets, for people with a learning disability. This report meets the requirements of Planning Policy Statement 5 (PPS5).
- 1.2** The site is centred on TV 5972 9392 (Fig. 1) in Old Town, Eastbourne, and is currently occupied by the former Edgmond Evangelical Church and its private car park. It is a sub-rectangular plot of land bound by Church Street (the A259) to its north side, Brightland Road to its south side, and the terraced properties of both these roads to its west and east sides.
- 1.3** The site is situated on an east-facing hillslope, and runs gently downhill from approximately 35.3m OD at its northwest corner to approximately 33.6m OD at its northeast corner. The land within the site also declines gently downslope to Church Street, from approximately 37.1m OD at its rear where the ground level is almost 1.5m lower than the footpath along Brightland Road.
- 1.4** The site lies within an Archaeological Notification Area that defines the Medieval and Post Medieval Old Town of Eastbourne (Fig. 1). The eastern half of the site is also located within the Old Town Conservation Area.
- 1.5** The geology of the site, according to the British Geological Survey (sheet 303), shows the site to be situated on Holywell Nodular Chalk. The soil at the site is described as a freely draining, lime-rich loamy soil¹.
- 1.6** The Extensive Urban Survey (EUS) for Eastbourne² has characterised the site as falling within an area of irregular historic plots, established alongside and behind Church Street, to either side of St Mary's Church, sometime between 1150 and 1349. The EUS includes the site within Historic Urban Character Area 1 (Old Town) and states that 'The survival of medieval and post-medieval buildings, and some early plot boundaries; and the [high] archaeological potential give this HUCA an Historic Environment Value (HEV) of 4' (the highest is 5).

¹ <http://www.landis.org.uk/soilscapes/>

² Harris, R.B. 2008 *Eastbourne: Historic Character Assessment Report*, Sussex Extensive Urban Survey.

- 1.7** This report initially covers the objectives and scope of the survey, the methodology used, and a review of the archaeological and historical heritage of the area, together with a brief assessment of the current building. Finally, in drawing towards a conclusion, past impacts on the site are assessed, as is the potential impact of the proposed development.

2. Objectives & Scope of Report

- 2.1** The objective of this Desk-based Assessment is to gain information about the known or potential archaeological resource of the site and its immediate area. This will include information relating to the presence or absence of any archaeology, its character and extent, date, integrity, state of preservation, and the relative quality of the potential archaeological resource. This report meets the requirements of Planning Policy Statement 5 (PPS5).
- 2.2** This information will allow an assessment of the merits of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where necessary, the formulation of a strategy for further investigation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be defined.
- 2.3** The report will consider the archaeological resource within a radius of 500m around the site, whilst also taking into account sites further afield where these may be considered to have an impact or relevance to the site in its landscape setting.
- 2.4** It should be noted that this report can only take into account the existing known archaeology, and by its nature cannot provide a complete record of the archaeological resource of the site. Its intention is to provide an overview of the known archaeology in the area of the site, from which judgements can be made about the potential archaeological resource of the site itself.
- 2.5** This report also includes a summary of the building, identifying and describing possible original features, so that they can be taken into account when considering the conversion of the church.

3. Methodology

3.1 This Desk-based Assessment has been prepared in accordance with the requirements of Planning Policy Statement 5 (PPS5), the *Standard and Guidance for Archaeological Desk-based Assessment* (Institute of Field Archaeologists 2001), and the *Standards for Archaeological Fieldwork, Recording and Post Excavation Work in East Sussex* (ESCC 2008).

3.2 The research for this Desk-based Assessment has included an analysis of the following resources:

- ESCC Historic Environment Record (HER)
- Historic mapping
- NMR Records
- Defence of Britain database
- British Geological Survey
- Personal & Public library resources
- Eastbourne Museums Service
- Eastbourne Natural History & Archaeological Society

3.3 The following maps were used:

- W. Grier, 1631 (Eastbourne Museums Service)
- Yeakell and Gardner, 1778-1783
- Duke of Cavendish estate map, 1801 (Eastbourne Museums Service)
- W. Figg, 1816 (ESRO - GIL/3/17/1)
- Map of Eastbourne and its environs, 1819
- 1841 Eastbourne Tithe map (ESRO - TD/E 085)
- 1st Edition OS Map (1875)
- 2nd Edition OS Map (1899)
- 3rd Edition OS Map (1910)
- 4th Edition OS Map (1930)
- Later OS maps (1959, 1972 and 1989)

Information gained from the map regression exercise is contained in the Post Medieval section below.

3.4 The Archaeological Sites and Listed Buildings recorded on the HER are shown on Figs. 2 and 3, and are listed in Appendices 1 and 2 to this report. They are mentioned in the text where relevant. Historical and other sources are given as footnotes as appropriate.

4. Archaeological & Historical Background (Figs. 2 and 3)

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the area, briefly defining its location and extent, character, date, integrity, state of preservation, and quality.
- 4.0.2 A small number of archaeological interventions have occurred within a 500m radius of the site centre. The largest, and most important to the archaeological potential of the site, was an excavation that Eastbourne Natural History and Archaeological Society undertook between 1977 and 1984³. It was carried out to the south side of Church Street, once the buildings there had been cleared in the early 1970's for a road widening scheme, and extended from Edgmond Hall (i.e. the site) eastwards to almost Borough Lane. Medieval and Post Medieval building remains, including at least eight cellars, were recorded along with seven wells, six cess pits and three 12th century lime kilns. A full site report has yet to be written, although a report was produced on the Old Jesus House (a medieval building of the Brotherhood of Jesus) and an adjacent 13th century vicarage (MES782)⁴, as well as on the kiln site (MES765)⁵.
- 4.0.3 The review of each period will also bring in evidence from a wider area, especially where there is little known archaeological evidence locally. This will enable a more accurate judgement to be made about the archaeological potential for the site. This evidence will include that taken from similar landscapes and geologies.

4.1 Palaeolithic Period (750,000BC – 10,000BC)

- 4.1.1 This period covers a huge expanse of time, during which early hominid occupation of Southern Britain was intermittent. The period is divided into warm and cold periods, with the evidence suggesting that hominid occupation occurred during some of the warm periods. Apart from a small number of exceptional sites (e.g. Boxgrove), most evidence for human activity in this period comes from isolated finds of stone tools, often in secondary deposits.

³ Stevens, L. 2012. 'Eastbourne Urban Medieval Excavation Project', a brief synopsis of the excavations by Eastbourne Natural History and Archaeological Society prepared for CBAS.

⁴ Stevens, L. 1978. Jesus House and Vicarage Site, Interim Report, Eastbourne Urban Medieval Excavation Project, Eastbourne Natural History and Archaeological Society.

⁵ Stevens, L. 1990. 'Three lime burning pits, Church Street, Eastbourne', *Sussex Archaeological Collections* 128.

- 4.1.2 There have been no discoveries of Palaeolithic artefacts in the immediate vicinity of Eastbourne. This may be due to a lack of intrusive archaeological work in the area, and it is possible that Palaeolithic material may yet be discovered in the superficial Head deposit that overlies the chalk along the bottom of the Bourne dry-valley (today, the Bourne had been reduced to a stream that flows from near St Mary's Church to the sea). No Palaeolithic evidence was, however, observed when a geo-archaeological trench, 85m long by 2m wide, was opened in 1980 across the dry-valley and Bourne floodplain in the Star Brewery site, east of the church (EES7043).
- 4.1.3 The site lies above the old floodplain, where there is no Head, and so there is little likelihood that Palaeolithic finds will be present on the site.

4.2 *Mesolithic Period (10,000BC – 4,000BC)*

- 4.2.1 The start of the Mesolithic period sees Britain largely covered by pine and birch woodland, which was gradually replaced by a mixed deciduous woodland that provided an ideal environment for the bands of hunter-gatherers who exploited the resources on a seasonal basis⁶.
- 4.2.2 There is no evidence for Mesolithic activity in the locality of the site. However, find spots of Mesolithic flintwork have been recorded around the edges of the adjacent Levels⁷, at a height just above the 5m contour level. These sites may indicate that the Levels provided an ideal landscape for hunting and fishing throughout the Mesolithic period⁸.
- 4.2.3 Furthermore, there is some confirmation that Mesolithic hunter-gatherers used the resources of the South Downs, especially during the Later Mesolithic, either to hunt and gather or to obtain flint with which to make their tools. The majority of this evidence is recorded on outcrops of Clay-with-Flints which tend to cap some of the highest points of the Downs. The site sits on the very eastern edge of the Downs and the nearest outcrops to it are to the west of the Old Town, by Eastbourne Downs Golf Club, and on Warren Hill slightly further to the south.
- 4.2.4 Although the site may be ideally located for the exploitation of both the Levels and the Downs, it is unlikely that Mesolithic finds or features will be exposed on the site during groundworks associated with the redevelopment.

⁶ Holgate, R. 2003. 'Late Glacial and Post-glacial Hunter-gatherers in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 29-38.

⁷ Wymer, J.J. 1977. *Gazetteer of Mesolithic sites in England and Wales*, CBA Research Report 22.

⁸ Butler, C. 2002. 'A Mesolithic site and later finds at Magham Down, near Hailsham, East Sussex', *Sussex Archaeological Collections* 140, 139-144.

4.3 *Neolithic Period (4,000BC to 2,500BC)*

- 4.3.1 A number of changes occurred during the Neolithic, some of which may have had an impact on the local area. Some of the woodland was being cleared and small scale agricultural activities are likely to have started. However, environmental evidence suggests that although the South Downs may have been largely cleared of woodland by the end of the Neolithic, leaving an open landscape, there is little evidence for ploughing having taken place⁹.
- 4.3.2 Other changes in the earlier part of the Neolithic period include the construction of large-scale monuments. The closest to the site is the causewayed enclosure at Combe Hill on the Downs above Willingdon, which may have exerted an influence over the surrounding area, including the site¹⁰. Occasional Neolithic flint finds reveal that the Willingdon Levels continued to be exploited.
- 4.3.3 Only one known Neolithic site is recorded within a 500m radius of the site centre; residual Neolithic pottery was found in the fill of the medieval kilns (MES824) excavated at the Star Brewery site, north of the High Street, in 1980 (EES9403).
- 4.3.4 The large-scale excavations to the east of the site in the late 1970's and early 1980's were apparently devoid of Neolithic features and finds¹¹, even the odd residual sherd expected from a site that has been occupied since the medieval period. The possibility that the site will contain Neolithic remains is therefore low.

4.4 *The Bronze Age (2500BC to 800BC)*

- 4.4.1 The Bronze Age saw the final clearance of the last woodland on the South Downs, and environmental evidence suggests that the Downland was given over to an open grazed landscape with limited arable agriculture until the end of the period when arable land appears to have increased¹².

⁹ Wilkinson et al. 2002 'The Excavation of Six Dry Valleys in the Brighton Area: The Changing Environment', in Rudling, D. (ed) *Downland Settlement and Land-Use*, London, Archetype Publications Ltd.

¹⁰ Oswald et al. 2001 *The Creation of Monuments*, Swindon, English Heritage.

¹¹ Stevens, L. 2012. 'Eastbourne Urban Medieval Excavation Project', a brief synopsis of the excavations by Eastbourne Natural History and Archaeological Society prepared for CBAS.

¹² Wilkinson et al. 2002 'The Excavation of Six Dry Valleys in the Brighton Area: The Changing Environment', in Rudling, D. (ed) *Downland Settlement and Land-Use*, London, Archetype Publications Ltd.

- 4.4.2 The evidence suggests that the surrounding Downland landscape was populated by small farming settlements, surrounded by fields during the Middle and Later Bronze Age. Activity continued at the Willingdon Levels in the Bronze Age¹³, with a Later Bronze Age timber platform and associated trackway (MES7375) having been discovered at Shinewater Marsh in 1995.
- 4.4.3 Two Early Bronze Age beaker burials (MES750) were uncovered during building works to the south of the site, east of Love Lane. Slightly further afield, to the northeast of the Old Town, a Bronze Age burial urn (MES623) was found in the 1960's in the grounds of the further education college on St Anne's Road. At nearby Mill Gap Road, Bronze Age features (MES634) were identified comprising a possible pit with a cinerary urn and a possible midden with layers of shell intermixed with pottery, flint and charcoal.
- 4.4.4 With a number of burials having been recorded, the wider landscape around the site was undoubtedly settled in the Bronze Age. Findings from the extensive Church Street excavations¹⁴ would suggest, however, that occupation did not take place close to the site. It is therefore considered unlikely that the site will comprise any substantial evidence of Bronze Age activity.

4.5 *The Iron Age (800BC to 43AD)*

- 4.5.1 During the Early Iron Age it seems likely that the pattern of settlement and agriculture seen in the Later Bronze Age continued, although house structures dating to this period are rare. The field systems carried on in use throughout the Iron Age, whilst some of the settlements originating in the Later Bronze Age also appear to have remained in use into the Early Iron Age.
- 4.5.2 Iron Age pottery was recovered from the Church Street excavations¹⁵, and an Iron Age site (MES7043) was recorded at the Star Brewery site (EES9403). Here, a discrete lens of Iron Age pottery in a buried soil below a lynchet suggested to the excavator that a settlement existed at the foot of the lynchet¹⁶. The high number of Iron Age artefacts recovered from the lynchet and the colluvium (or hillwash) may confirm this. At the very least, the evidence indicates that farming extended down to the edge of the Bourne floodplain. A second Iron Age lynchet was excavated in Gildredge Park¹⁷, to the southeast fringe of the site.

¹³ Greatorex, C. 2003 Living on the Margins? The Late Bronze Age Landscape of the Willingdon Levels in Rudling, D. *The Archaeology of Sussex to AD2000*, Heritage Marketing & Publications Ltd

¹⁴ Stevens, L. 2012. 'Eastbourne Urban Medieval Excavation Project', a brief synopsis of the excavations by Eastbourne Natural History and Archaeological Society prepared for CBAS.

¹⁵ Ibid.

¹⁶ Allen, M.J. 2007. 'Prehistoric and medieval environment of Old Town, Eastbourne', *Sussex Archaeological Collections* **145**, 33-66.

¹⁷ Stevens, L. 1987. 'Excavation of a lynchet, Gildredge Park, Eastbourne' *Sussex Archaeological Collections* **125**, 69-74.

- 4.5.3 Beyond a 500m radius of the site centre, a settlement was occupied on Ocklynge ridge in the Later Iron Age. A cable trench excavated in 1984 on St Anne's Road revealed pits filled with a considerable quantity of pottery and animal bone¹⁸. Later Iron Age settlement on this hill was proven to be more substantial in 1997 and 1998 when a large scale excavation occurred on the crest of St Anne's Road¹⁹. A pit complex was exposed at the site, which yielded finds indicative of domestic activity. Two parallel ditches excavated at the site are believed to have flanked a drove way which may have served a broadly contemporary field system, defined by several linear ditches and gulleys.
- 4.5.4 With Iron Age pottery having been found adjacent to the site, the implication is that this land, and probably the site itself, were both cultivated during the Iron Age, with the pottery having been brought in with the manure. The quantity of Iron Age pottery does not appear to have been so great as for the site director to suggest that the associated settlement was located close by²⁰. Therefore, the possibility exists that the site may contain evidence of cultivation in the form of, for example, pottery, field boundary ditches, drainage channels and lynchets.

4.6 *The Roman Period (43AD to 410AD)*

- 4.6.1 The Roman invasion of Britain in 43AD resulted in dramatic alterations to this island's social and economic environments. It is likely that many of the rural farmsteads and associated field systems that were in existence in the Later Iron Age continued in use throughout the Roman period. This was probably the case at the Star Brewery site, as the 1980 excavation (EES9403) not only found an Iron Age lynchet (MES7043) but residual Roman pottery²¹.
- 4.6.2 Roman villas are almost entirely concentrated on the Sussex Coastal Plain and to the immediate north of the South Downs. The nearest villa to the site was discovered in the 18th century, close to the pier on Eastbourne seafront²².
- 4.6.3 Other than the evidence from the Star Brewery site, proof of Roman activity close to the site is limited to the findspot of a Roman coin dating to the 1st century AD (MES17244); this was found in 1958, to the north of the site, in the garden of 38 Gore Park Road.

¹⁸ Stevens, L. 1987. 'A Late Iron Age site at St. Anne's Road, Eastbourne' *Sussex Archaeological Collections* **125**, 75-80.

¹⁹ <http://www.archaeologyse.co.uk/04-projects/east-sussex/St-Annes-Road-ECAT/index.htm>

²⁰ Stevens, L. 2012. 'Eastbourne Urban Medieval Excavation Project', a brief synopsis of the excavations by Eastbourne Natural History and Archaeological Society prepared for CBAS.

²¹ Allen, M.J. 2007. 'Prehistoric and medieval environment of Old Town, Eastbourne', *Sussex Archaeological Collections* **145**, 33-66.

²² Stevens, L. & Gilbert, R. 1973. The Eastbourne Roman Villa, Crain Services.

- 4.6.4 Nonetheless, several Roman sites have been discovered just beyond a 500m radius of the site centre, which are indicative of settlement in the wider vicinity. For instance, to the northwest of the site, a stone hearth with Roman finds (MES556) was uncovered during a road cutting beside Victoria Drive. Just under 100m to the north of this site, two pit-like features (MES546) were found during the construction of Victoria Drive in 1891. One of the pits was roughly lined and partially paved and may have been an oven. North of this site on Eldon Road, Roman remains (MES537) were located during road construction in 1897. These remains comprised a midden with an inhumation burial and eight or nine surrounding rubbish pits.
- 4.6.5 Evidence of Roman occupation has also been uncovered to the southwest of the Old Town, at the higher end of Pashley Road where a small fragment of Roman roofing tile was found amongst domestic refuse (MES575), and to the northeast of the Old Town, between the A2270 and A2021, where a rubbish pit was recorded (MES 515). A small Roman cremation cemetery (MES559) was discovered close to the Pashley Road site during road building in 1913.
- 4.6.6 Although there is no supporting evidence, possible cultivation of the site may have continued from the Iron Age into the Roman period, just as it may have done at the Star Brewery site. Hence, Roman remains similar to those suggested for the Iron Age may be discovered at the site.

4.7 *The Saxon Period (410AD to 1066AD)*

- 4.7.1 In the early Post-Roman period there was a change in the economy and land-usage on the South Downs. Arable cultivation was replaced by a pastoral regime, and some regeneration of woodland and scrub occurred²³.
- 4.7.2 Evidence for Saxon settlement is difficult to find, with the discovery and excavation of large settlements, such as Bishopstone²⁴, being comparatively rare, as is the discovery of isolated Saxon buildings, such as the Sunken Featured Building at Itford Farm, to the north of Newhaven²⁵. On the other hand, Saxon cemeteries and individual graves are often found. Burials are probably the most common form of evidence for Saxon settlement and provide us with good evidence for the social structure and nature of Saxon society.

²³ Gardiner, M. 2003. 'Economy and Landscape Change in Post-Roman and Early Medieval Sussex, 450-1175', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd.

²⁴ Bell, M. 1977. 'Excavations at Bishopstone', *Sussex Archaeological Collections* **115**.

²⁵ James, R. 2002. 'The excavation of a Saxon *grubenhause* at Itford Farm, Beddingham, East Sussex', *Sussex Archaeological Collections* **140**, 41-7.

- 4.7.3 No Saxon burials have been found within a 500m radius of the site centre. However, a large number of inhumations were discovered in a field to the northeast of the Old Town in 1877 and with subsequent discoveries, they are known to have formed part of a larger cemetery on the crest of St Anne's Road (MES620). This cemetery includes the 192 burials that were excavated at the Later Iron Age pit complex, and which ranged in date from the 5th-6th century to 7th-8th century²⁶.
- 4.7.4 Saxon activity did, nonetheless, occur closer to the site as Late Saxon pottery was found at the Star Brewery site (MES7043; EES9403), where it may have been brought in with the manure from nearby farms²⁷, and to the west of the site in the area of Dacre Road (MES612).
- 4.7.5 The earliest documentary evidence for Eastbourne appears in an Anglo-Saxon charter of 963²⁸. This names the place as East Hale and refers to both the Bourne and an old hythe, thereby implying that the settlement developed as a minor port or landing place in the Late Saxon period. Prior to the conquest, Eastbourne was a royal manor, whose church Edward the Confessor granted to the abbey of Fécamp in 1054²⁹.
- 4.7.6 Given the paucity of evidence within close proximity to the site, settlement associated with the cemetery on St. Anne's Road was probably located outside the Old Town, on the north side of the Bourne dry-valley. Nonetheless, it is possible that there may be some evidence of Saxon activity on the site, as Eastbourne appears to have its origins in the Saxon period.

4.8 *The Medieval Period (1066AD to 1500AD)*

- 4.8.1 After 1066, the Manors of Eastbourne and Willingdon were granted to the Count of Mortain, the half-brother of William I³⁰. By 1086, Borne (as Eastbourne was then named) was substantial, comprising 46 hides³¹. It was occupied by 68 villagers and 3 smallholders, and had a watermill, a fishery, 16 salthouses and land for 28 ploughs. Although the Domesday Book records no church, its presence in Borne is implied by the mention of a priest³².

²⁶ <http://www.archaeologyse.co.uk/04-projects/east-sussex/St-Annes-Road-ECAT/index.htm>

²⁷ Allen, M.J. 2007. 'Prehistoric and medieval environment of Old Town, Eastbourne', *Sussex Archaeological Collections* **145**, 33-66.

²⁸ Harris, R.B. 2008. *Eastbourne: Historic Character Assessment Report*, Sussex Extensive Urban Survey.

²⁹ Gardiner, M. & Whittick, C. 1990. 'Some evidence for an intended collegiate church at Pevensey', *Sussex Archaeological Collections* **128**, 261-2.

³⁰ Barker, E.E. 1949. 'Sussex Anglo-Saxon Charters Part III', *Sussex Archaeological Collections* **88**, 51-113.

³¹ <http://www.domesdaybook.co.uk/sussex1.html#eastbourne>

³² Harris, R.B. 2008. *Eastbourne: Historic Character Assessment Report*, Sussex Extensive Urban Survey.

- 4.8.2 According to the Extensive Urban Survey (EUS) of Eastbourne³³, the central layout of the Old Town had been established as early as 1150 but perhaps as late as 1349. The focal point of the settlement was the church (DES541), which stood on Church Street in grounds bound by Church Lane to the west and Ocklynge Road to the east. Church Lane forked westwards to form Parsonage Road. A large farm with a big pond stood behind Parsonage Road and the church. Church Street extended eastwards downhill to become the High Street. Borough Lane ran southwards between the two. The south end of Green Street had been laid out by 1349, as had the west arm of Vicarage Road (off which Brightland Road is accessed). Settlement developed along Church Street, the High Street, to either side of the church and down Borough Lane. It encompassed the site and spread as far west as Vicarage Road. The EUS has characterised this entire settlement as ‘irregular historic plots’³⁴.
- 4.8.3 St Mary’s Church (DES541) was built between 1160 and 1190, although only the nave and chancel survive from this date. It is the earliest surviving building within the Old Town. A lime kiln site (MES765) was discovered on Church Street, just opposite the western limits of the churchyard. One of the three kilns on this site was secularly dated to the 12th century and so it is possible that the lime produced at this site was used in the mortar for the building of the church. Another lime kiln site (MES824), of similar size and date, was found during excavation of the Star Brewery site.
- 4.8.4 Remains dating to as early as the 13th century were excavated opposite the church on Church Street (MES782; EES9381). These included the foundations of the Old Jesus House (a building of the Brotherhood of Jesus) and an adjacent 13th century vicarage and its late 17th century rebuild³⁵, together with wells, cess pits and cellars.
- 4.8.5 Borne was granted an annual fair in 1232 and a weekly market in 1315-16³⁶. The granting of the market may, however, have only formalised customary use rather than represent any dramatic change in the nature of the settlement or its economy³⁷.
- 4.8.6 In the early 14th century Eastbourne, as it was then called³⁸, was modest in size with a population of possibly c.135 people in 1332³⁹. In 1340, Eastbourne had the most profitable farming of the marshland parishes around Pevensey⁴⁰. The settlement’s prosperity at this time may explain the enlargement of the church (DES541), with the addition of aisles sometime between 1310 and 1350.

³³ Harris, R.B. 2008. *Eastbourne: Historic Character Assessment Report*, Sussex Extensive Urban Survey.

³⁴ *Ibid*

³⁵ http://sasnews.pastfinder.org.uk/pdf/newsletter_031.pdf

³⁶ Stevens, L. 1987 ‘Urban Environment of Medieval Borne’, in Allen *et al* (Eds) *Aspects of Archaeology in the Lewes Area*, Lewes Archaeological Group.

³⁷ Harris, R.B. 2008. *Eastbourne: Historic Character Assessment Report*, Sussex Extensive Urban Survey.

³⁸ *Ibid*.

³⁹ Hudson, W.H. 1899. ‘The Hundred of Eastbourne and its six ‘Boroughs’’, *Sussex Archaeological Collections* **42**, 180-208.

⁴⁰ Dulley, A.J.F. 1966. ‘The Level and Port of Pevensey in the Middle Ages’’, *Sussex Archaeological Collections* **104**, 26-45.

- 4.8.7 In the late 15th century a tower was built onto St. Mary's Church (DES541). The Lamb Inn (DES505; Grade II Listed), which stands at the corner of Church Street and Ocklynge Road, may have originated as a timber framed hall house at about the same time as the tower's construction.
- 4.8.8 The Church Street excavations (Appendix 3) have revealed a high density of medieval remains to the south side of the road, beside the site, and reveal that there is a very high likelihood of the site containing similar medieval features such as cess pits and wells, and even cellars and building foundations. Indeed, three wells are already known on the site and although undated, are probably medieval. A book on the history of Edgmond Church⁴¹, by Victor George Walkley, records that two of the wells were backfilled when Edgmond Lodge was built to the west of the church (see section 4.9). These two wells were rediscovered when the building was demolished in 1971 for the road widening scheme. The third well lies beneath the floor of the chapel, and was brought into use again when the bapistry was built (when the bapistry emptied, the water drained away into the well).

4.9 *The Post Medieval Period (1500AD to the Present Day)*

- 4.9.1 A rectory, now known as The Old Parsonage (DES518; Grade II* Listed), was built in the early 16th century on a terrace behind St Mary's Church (DES541), on the south side of Bourne Stream⁴². It had a rectangular farmyard complex to its east side, which included an extant barn (DES475; Grade II Listed). Two 16th century cottages (DES492; Grade II Listed) stand close to the church, at the junction between Church Street and Borough Lane.
- 4.9.2 In 1574, the manor of Eastbourne was partitioned into three quasi-manors: Eastbourne Gildredge, Eastbourne Selwyn (late Parker) and Eastbourne Burton (late Wilson)⁴³. The 16th century part-timbered manor house of Gildredge House (DES502; Grade II Listed) stands some 230m to the east of St Mary's Church, on the south side of the High Street. This building was a yeoman's house that Nicholas Gildredge adopted as his manor house.
- 4.9.3 The earliest detailed map of Eastbourne is by Grier and dates to 1631 (Fig. 4). The church (DES541) and rectory (DES518) are shown on the map close to the gable fronted house that belongs to Mr Burton (this may be the Burton's manor house). The settlement does not appear to have developed much since the end of the 15th century, although the map does not show the full extent of the town. With buildings lining the south side of Church Street, west of the church, the site may have had a building or two standing within it.

⁴¹ Walkley, V.G. 1972. *A Church Set on a Hill; the story of Edgmond Hall, Eastbourne, 1872-1972*, Upperton Press.

⁴² Stevens, L. 1987. 'Urban Environment of Medieval Borne', in Allen *et al* (Eds) *Aspects of Archaeology in the Lewes Area*, Lewes Archaeological Group.

⁴³ <http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=179-gilbert&cid=1-4#1-4>

- 4.9.4 The Yeakell and Gardner map of 1778-1783⁴⁴ shows the full size of 'East Bourn'. The site may yet again have had a building standing within it.
- 4.9.5 An 1801 map produced for the Duke of Cavendish (Fig. 5) only shows properties owned by the Duke. At least three buildings appear to have been built within the site, with one standing slightly back from Church Street. Figg's map of 1816 (Fig. 6) seems to show the site as having an additional building beside the road. Due to its small scale, the 1819 map of Eastbourne and its environs does not provide any further information on the site.
- 4.9.6 The 1841 tithe map (Fig. 7) shows the site to comprise three plots. Most of Plot 86 lies within the site boundary, and is occupied by a house, school, coach house and one other building, probably a stable. On the basis of the more detailed 1801 map (Fig. 5), the school looks to have been the additional building, in which instance it has been misplaced on the Figg map (Fig. 6).
- 4.9.7 The other plot in the site that fronts Church Street is not numbered, which may suggest that the sole building within it is owned by the government. This is the building set back from the road, as seen on the 1801 map (Fig. 5), and which can be identified as Edgmond Chapel. The third plot in the site is also not apparently numbered, and is possibly a garden at the back of Plot 86.
- 4.9.8 Walkley's history of Edgmond Chapel⁴⁵ details how William Brodie felt constrained to leave St Mary's Church (DES541) in 1871, having been a member of the Church of England for fifty years. He subsequently gave gospel services in a local infant school established by his sister and then, in 1872, purchased a building opposite the school for use as a meeting room. This building was a preparatory school for boys called The Gables⁴⁶. Due to great local interest, the adjoining property was acquired in the same year. This belonged to the government and was an excise office used by the coastguard as their headquarters and for the storage of contraband goods. Apparently, several vaults were still in use for storage when the building was purchased. The building was converted into the Mission Hall with a seating capacity of three to four hundred.

⁴⁴ http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm

⁴⁵ Walkley, V.G. 1972. *A Church Set on a Hill; the story of Edgmond Hall, Eastbourne, 1872-1972*, Upperton Press.

⁴⁶ <http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=179-ni&cid=8&kw=edgmond%20hall#8>

- 4.9.9 The 1st Edition OS map of 1875 (Fig. 8) shows the coach house and probable stable of The Gables to have been demolished and replaced with a building fronting Church Street and two smaller buildings to its rear. The school was also knocked down. The building of the first meeting room (i.e. the house of the former school) was extended back, as was the Mission Hall which was for a schoolroom⁴⁷. The Mission Hall was described in about 1875 as a ‘plain building....comfortably fitted up and lighted. There are no pews, but....chairs are used as seats and a platform serves the purpose of the pulpit....’⁴⁸.
- 4.9.10 By 1899, as seen from the 2nd Edition OS map (not reproduced here due to its small scale), Edgmond Lodge had been built to the west of the Mission Hall. This building was to accommodate worshippers who resided outside Eastbourne⁴⁹. Brightland Road had been laid out by this time, with terraced houses having been constructed along its south side and part of its north side.
- 4.9.11 The site changed little between 1899 and 1930, as revealed by the 3rd and 4th Edition OS maps of 1910 and 1930 (only the 3rd Edition has been reproduced, Fig. 9). A building had been built between 1899 and 1910 to the rear of the site, alongside Brightland Road. By 1959 (Fig. 10), the Mission Hall had become known as Edgmond Hall and two new buildings had been built behind Edgmond Hall and Edgmond Lodge (No. 41 Church Street).
- 4.9.12 By 1972 (Fig. 11), Edgmond Lodge and Nos. 43 and 47, the two buildings which stood to the west of the lodge either wholly or partly within the site, were demolished, along with nearly every other building that stood along the south side of Church Street, from Vicarage Road to almost Borough Lane (Edgmond Hall was the only building not to be pulled down, as it was determined that this decision could be delayed). This large scale demolition was for the provision of a road widening scheme. It enabled Edgmond Hall to be extended westwards, and a car park to be laid. An electric sub-station had been erected to the rear of the site by 1972.
- 4.9.13 Planning permission (EB/1978/0344)⁵⁰ was unconditionally approved in September 1978 to build a single storey extension to the schoolroom at the side of Edgmond Chapel, as it was then called. This extension can be seen on the 1989 OS map (Fig. 12). By this date, two of the three buildings to the rear of the site had been removed, whilst a building had been built directly west of the sub-station.

⁴⁷ Walkley, V.G. 1972. *A Church Set on a Hill; the story of Edgmond Hall, Eastbourne, 1872-1972*, Upperton Press.

⁴⁸ *Ibid*

⁴⁹ *Ibid*

⁵⁰ <http://planningapps.eastbourne.gov.uk/welcome.asp?validated=true>

- 4.9.14 Planning permission (EB/1991/0135)⁵¹ was conditionally approved in May 1991 for the: construction of a first floor rear extension to provide classrooms, office, crèche, W.C. and store; construction of a single storey extension adjoining the car park to provide a store; construction of a single storey hall adjacent to Brightland Road (connected to the main building by a covered bridge); extension to the car park, involving the removal of the single storey hall building; and re-roofing of the main building. The last time the chapel had been reroofed was in 1924⁵².
- 4.9.15 Edgmond Hall was apparently taken over by an Evangelical congregation in 1993. The extensions to the east side of the church were removed sometime between 1989 and the present day, and replaced with a boiler room and another similarly sized room.

⁵¹ <http://planningapps.eastbourne.gov.uk/welcome.asp?validated=true>

⁵² Walkley, V.G. 1972. *A Church Set on a Hill; the story of Edgmond Hall, Eastbourne, 1872-1972*, Upperton Press.

5 The Building (Figs. 13 & 14)

General External Description

- 5.1** The chapel is north-south aligned with the original main entrance located in the centre of the northern wall, which fronts onto Church Street, and is on a higher level than the road. The northern and eastern walls of the original chapel are the only ones visible. Both of these have a rendered finish with incised lines imitating stone blocks. These have been painted in an off-white colour. There is a side entrance to the eastern side of the chapel, against the eastern end of the north wall. The entrance with an arched head is in the centre of a short length of rendered covered wall. Both the original southern and western walls of the chapel are concealed by later extensions.
- 5.2** The northern elevation has four plain pilasters. The original entrance is located between the two inner pilasters, and is sheltered by a shallow porch (**Plate 1**), this is reached by a flight of five steps. The porch comprises an open pediment ended roof, which is supported by a half pillar at either end. This structure is completely of wooden construction, with the shallow roof of the porch being covered in ashfelt sheets. Although, now sealed, the access to the chapel was through a Georgian six-panelled door, a type which became the standard design during that period⁵³.
- 5.3** Either side of the central entrance there is a window. These are metal framed with three columns of five panes. The head of the window is arched, and forms a fan light. This has a design of a plain semi-circular pane of glass with three angled ribs radiating from it (**Plate 2**).



Plate 1: Edmond Chapel: Porch



Plate 2: Edmond Chapel: Example of window

⁵³ Hall, L. 2007. *Period House Fixtures and Fittings 1300-1900*. Countryside Books. Newbury.

- 5.4 The eastern elevation is the only other original part of the chapel that is visible from the exterior of the building. This is rendered in the same material as the north elevation, and as before has the incised lines imitating stone blocks. There are four plain pilasters with a window in each of the bays created by the pilasters. These windows are of the same type and design as those on the north elevation of the building.
- 5.5 At the southern end of the original chapel there is a modern two storey extension, with a single storey extension running along both the original chapel and the later southern extension. The top of the western wall of the chapel is visible above the flat roof of foyer extension, where the three fan lights of the windows and the top of four pilasters can be seen, implying that this wall was a mirror image of the eastern wall (**Plate 3**). The whole building looks to have been re-roofed, probably in 1924 (see 4.9.14 above). The roof over the original chapel at the northern end is hipped, with the southern end being gabled at the southern end over the two storey extension. The northern part of the foyer extension on the western side of the chapel has a flat roof. On the ridge approximately above the southern wall of the chapel is a small decorative bell tower, of wooden construction. This dates to the time of the re-roofing of the building.



Plate 3: Edgmond Chapel: Western Elevation

Survey of Interior

- 5.6 The chapel is entered via either of the two entrances in the western wall to the main body of the chapel. The main body of the chapel measures 14.5m north to south by 10.6m east to west. In the north wall of the chapel the two windows noted in the external description are apparent, but there is no visible evidence for the interior of the main entrance, due to a large wooden board obscuring it.

- 5.7** The three windows (already described) are regularly positioned in the eastern wall, and have a narrow band of moulded wooden beading around the window recesses. It is apparent that the western wall had the same layout of windows as in the eastern wall. However, due to the insertion of the later entrances in both the northern and southern end of this wall, and the blocking in of the centre window, only the fan lights to these windows remain. The window in the centre is described by the wooden moulding beading surround still *in-situ*. There is also a wooden rail forming a narrow shelf, running around the northern, eastern and western walls, at 1.35m above floor level. This is possibly an original feature as it is incorporated into the wooden surround of the window recesses (**Plate 4**).

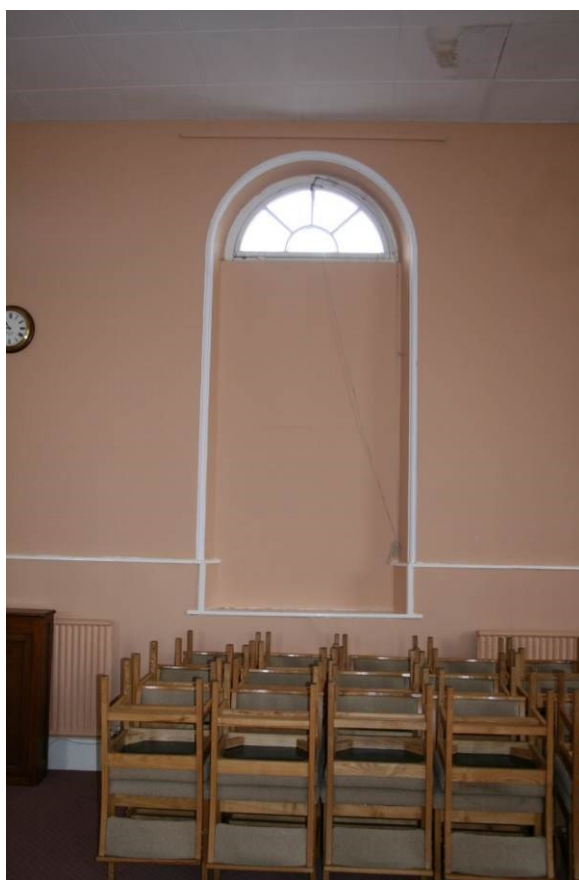


Plate 4: Edgmond Chapel: Moulding around windows and rail

- 5.8** Besides the windows and the rail there are no other original features surviving in the interior of the chapel. All walls are plastered, with most of the southern wall being removed for access into the southern extension; this is now set of sliding doors. The east and west walls of the building are slightly recessed inwards before the doors in the southern wall. Above the door in a central position is a rectangular window, with a metal vent either side. The northern, eastern and western walls have a high plain wooden skirting boards, this is of a lower type on the southern wall. The centre part of the ceiling is arched, with the whole ceiling covered in polystyrene tiles. The floor is carpeted, with a baptismal pool located at 3.75m from the southern wall.

- 5.9** The eastern wall of the single storey foyer extension is the western exterior wall of the chapel, with the three southern pilasters being apparent on the wall (**Plate 5**). This appears to be the earlier of the two extensions, with a plaque on the north wall giving the date of 29th November 1982 for the refurbishment and extended foyer. On the western side of the foyer there are three WC's and a prayer room. In the north-western corner of the foyer is the current main entrance, which consists of UVPC double doors. There are two full height UVPC windows to the east of the entrance. At the southern end of the foyer is a modern staircase to the first floor of the southern extension, constructed of metal balustrades with a wooden hand rail.



Plate 5: Edgmond Chapel: West wall of Foyer showing Pilasters

- 5.10** The southern extension is the latest of the extensions, and consists of two rooms on the ground floor. The largest on the eastern side measuring 10.2m north south by 7.6m east west, with all the features in the room being modern. There are two UVPC double doors in the eastern wall and two windows of the same material in the southern wall. In the western wall there is a modern doorway and two hatches to the smaller kitchen at the western side of the ground floor. The first floor is accessed via the staircase at the southern end of the foyer; this consists of four rooms with a large store in the south-western corner.

Discussion

- 5.11** Due to later refurbishments and extensions being constructed on the southern end and western side of the original chapel building, there are very few features relating to the early phase of the building visible. However, both the windows with their fan lights above, and the now redundant entrance in the centre of the north wall, appear to be Georgian in date.

- 5.12** The western wall of the chapel is preserved as the eastern wall of the foyer. The remaining features on this wall consist of only the lower part of three southern pilasters. Viewed externally above the flat roof of the foyer extension the top of all four of the pilasters are visible, as are the three fan lights of the blocked windows of the western wall (**Plate 6**). Enough evidence remains to say that the western wall was a mirror reflection of the eastern.



Plate 6: Edgmond Chapel, Eastbourne: Western elevation, looking northeast

- 5.13** The two storey extension on the southern end of the chapel has destroyed any earlier evidence of the early life of the building here as the wall was almost totally removed to provide the large opening into the ground floor of the extension.
- 5.14** The survey has confirmed that the original building is consistent with having been built in the late 18th or early 19th century, having a number of surviving Georgian features. Although the building has undergone changes over its later life, enough features remain to make this an interesting building, and to preserve the surviving features and fabric.

6 Impact of the Development

- 6.1** This Desk-based Assessment has established that very little is known about the site and its immediate surroundings until the medieval period. The Palaeolithic and Mesolithic periods are not represented in the archaeological records and the Neolithic and Roman periods are solely depicted by residual pottery. The site of a pair of Beaker burials and the site of a lynchet with a concentration of associated finds may respectively imply, albeit rather indirectly, the presence of an Early Bronze Age and Iron Age settlement within a 500m radius of the site. This area was certainly cultivated in the Iron Age, and, although the evidence is somewhat lacking, presumably continued to be farmed from then onwards.
- 6.2** Due to the past work of the Eastbourne Natural History and Archaeological Society, much is known about medieval Old Town. The site was located on the main thoroughfare, a short distance to the west of St Anne's Church, the focal point of the settlement. The Extensive Urban Survey for Eastbourne believes the site to have been part of the settlement from 1150-1349 onwards. Three wells are already known about from the site, with one beneath the chapel and the other two below the car park, and these are probably medieval in date. A considerable number of medieval features have been recorded to the immediate east of the site, south of Church Road, including building foundations, cellars and cess pits, in addition to wells, and these features may also be contained on the site.
- 6.3** The earliest map evidence dates to 1631 and although this shows that buildings lined the south side of Church Street, it does not show for definite that the site itself was built upon. This can only be determined from a map of 1801, which shows three buildings on the site; these are identified on the 1841 tithe map as a house and its coach house in one plot, and an unnamed building to their east in a second plot. By 1816, a third building looks to have joined the house, and this is possibly the school seen on the tithe map. The school is known to have been a preparatory school for boys called 'The Gables'.
- 6.4** The date of 1801 is the earliest acquired for Edgmond Chapel. According to one source, informative on the history of the church, this building was an excise office with storage vaults at the time of its purchase in 1872 for use as a Mission Hall for an independent church. Earlier in the same year, The Gables (with its house, outbuildings and school) had been bought for the first meeting place of this newly established church. By 1875, the school had been knocked down, the outbuildings had been replaced with a probable terraced building with two houses, and the church (now Edgmond Hall) had a schoolroom built onto it. Edgmond Lodge had been built by 1899, between the church and the house of the former school.

- 6.5** This arrangement of buildings largely continued, with only the addition up to three buildings to the rear of the site, until Edgmond Lodge and the terraced building were demolished in the early 1970s' for the road widening scheme. By this time, an electric sub-station had been built on the site. Edgmond Hall was extended in the late 1970's and the complex of Edgmond Chapel underwent considerable redevelopment in the early 1990's.
- 6.6** The site has witnessed a number of building phases over the past two centuries or so, and has at some point in time apparently been terraced, most noticeably to the rear of the site. Nonetheless, this has not fully destroyed any archaeological remains within the site, as evidenced by the survival of the three medieval wells beneath the chapel and its car park.
- 6.7** Given the evidence accumulated during this Desk-based Assessment, the probability of finding remains from each of the different archaeological periods is shown in Table 1 below:

Table 1

Period	Probability
Palaeolithic	Low
Mesolithic	Low
Neolithic	Low
Bronze Age	Low
Iron Age	Possible
Roman	Possible
Saxon	Possible
Medieval	Very High
Post Medieval	Very High

7 Conclusions & Recommendations

- 7.1** The building survey has confirmed that the original building is consistent with having been built in the late 18th or early 19th century, having a number of surviving Georgian features. Although the building has undergone changes over its later life, enough features remain to make this an interesting building. It is therefore recommended that the surviving features are retained in any redevelopment of the building. A watching brief should be maintained during any demolition work to enable the recording of any features of the original building, currently hidden by the later extensions, which can be added to the current record of the building.
- 7.2** The proposed development of the site will involve the retention of the existing chapel building, and the construction of residential accommodation on the current car park (Fig. 15).
- 7.3** The likely presence of important medieval remains across the site means that any intrusive works are likely to damage or destroy below-ground archaeology. Although the 19th and 20th century buildings, together with the services that run through the site (Fig. 15), may have already damaged the archaeology, evidence from the adjacent excavations has demonstrated that archaeological remains will survive within these past impacts. It is therefore recommended that a programme of archaeological works is instigated to establish the presence and survival of the potential remains, in accordance with PPS5. A number of evaluation trenches could be excavated across the site to confirm the presence and absence of the remains and their condition, prior to a decision being made on the planning application.

8 Acknowledgements

- 8.1** I would like to thank JPK Project for commissioning this survey. Greg Chuter, Assistant County Archaeologist at ESCC, provided copies of the East Sussex HER. I would also like to thank Lawrence Stevens for providing information about the 1977-1984 excavations on Church Street, and Jo Seaman of Eastbourne Museums Service for providing access to the maps in his possession. Thanks must also be extended to the staff at East Sussex Records Office for their assistance.

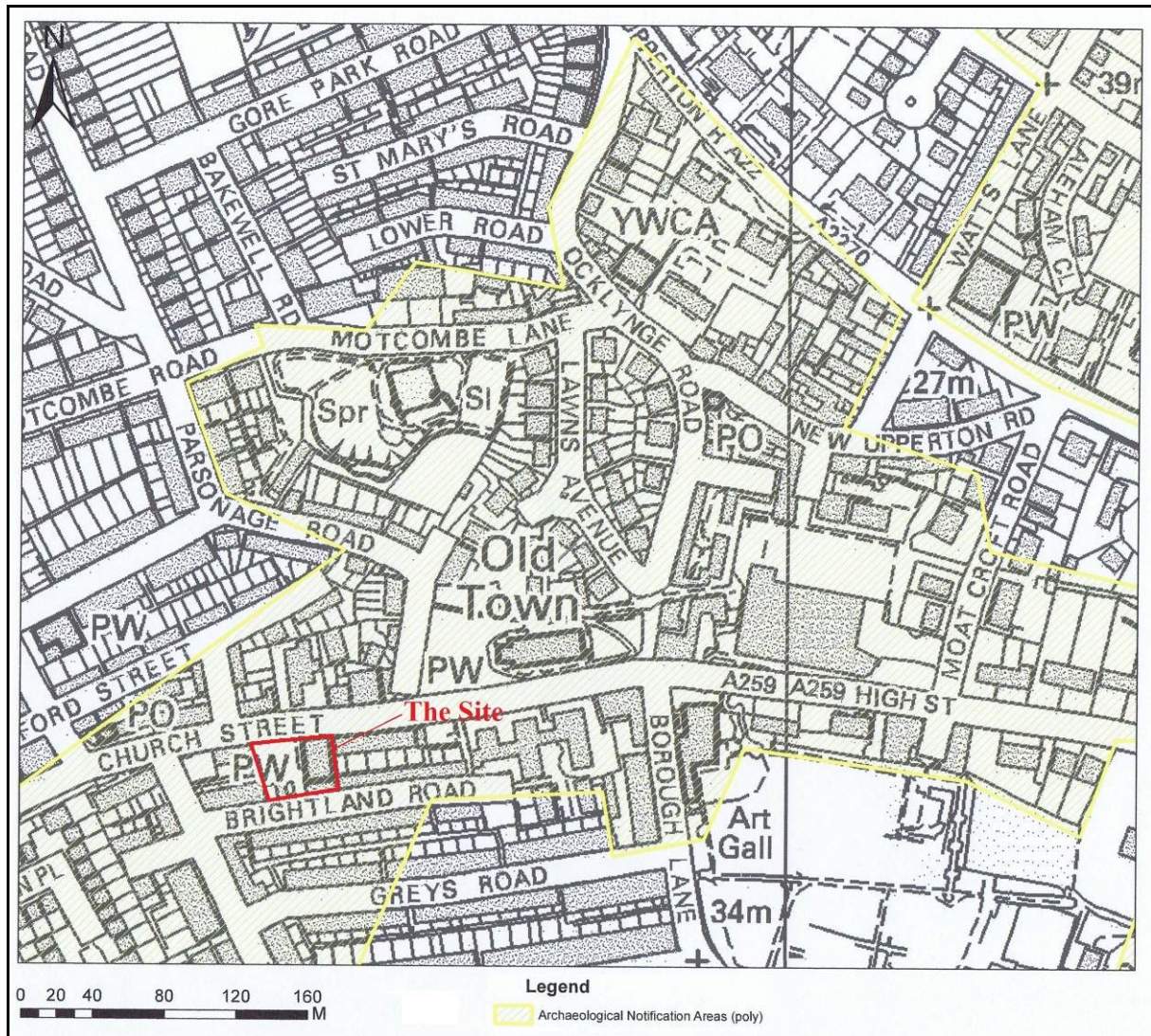


Fig. 1: Edmond Chapel, Eastbourne: Site Location and Archaeological Notification Areas
(adapted from map provided by ESCC)

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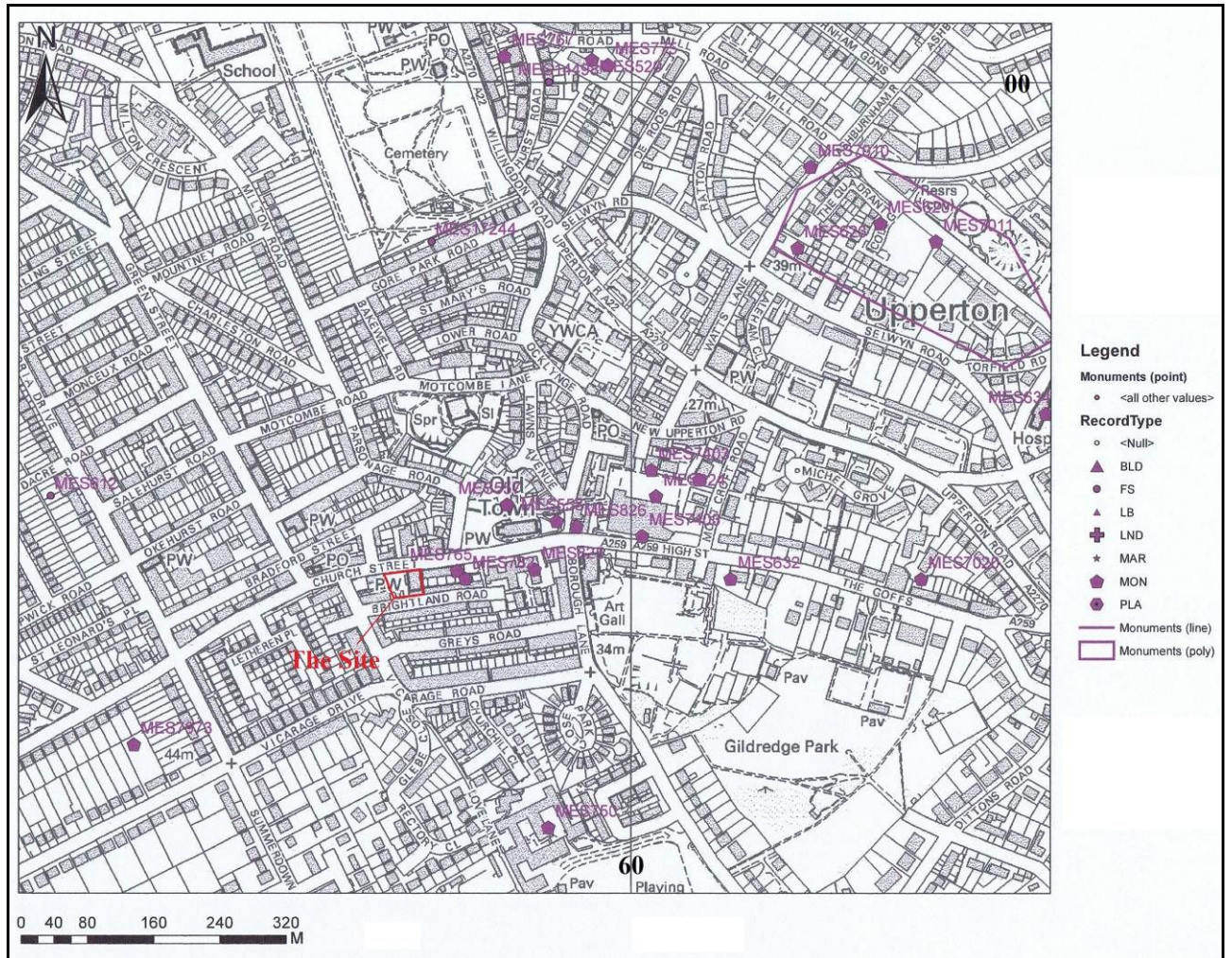


Fig. 2: Edgmond Chapel, Eastbourne: Archaeological Sites Recorded on the HER
(adapted from map provided by ESCC)
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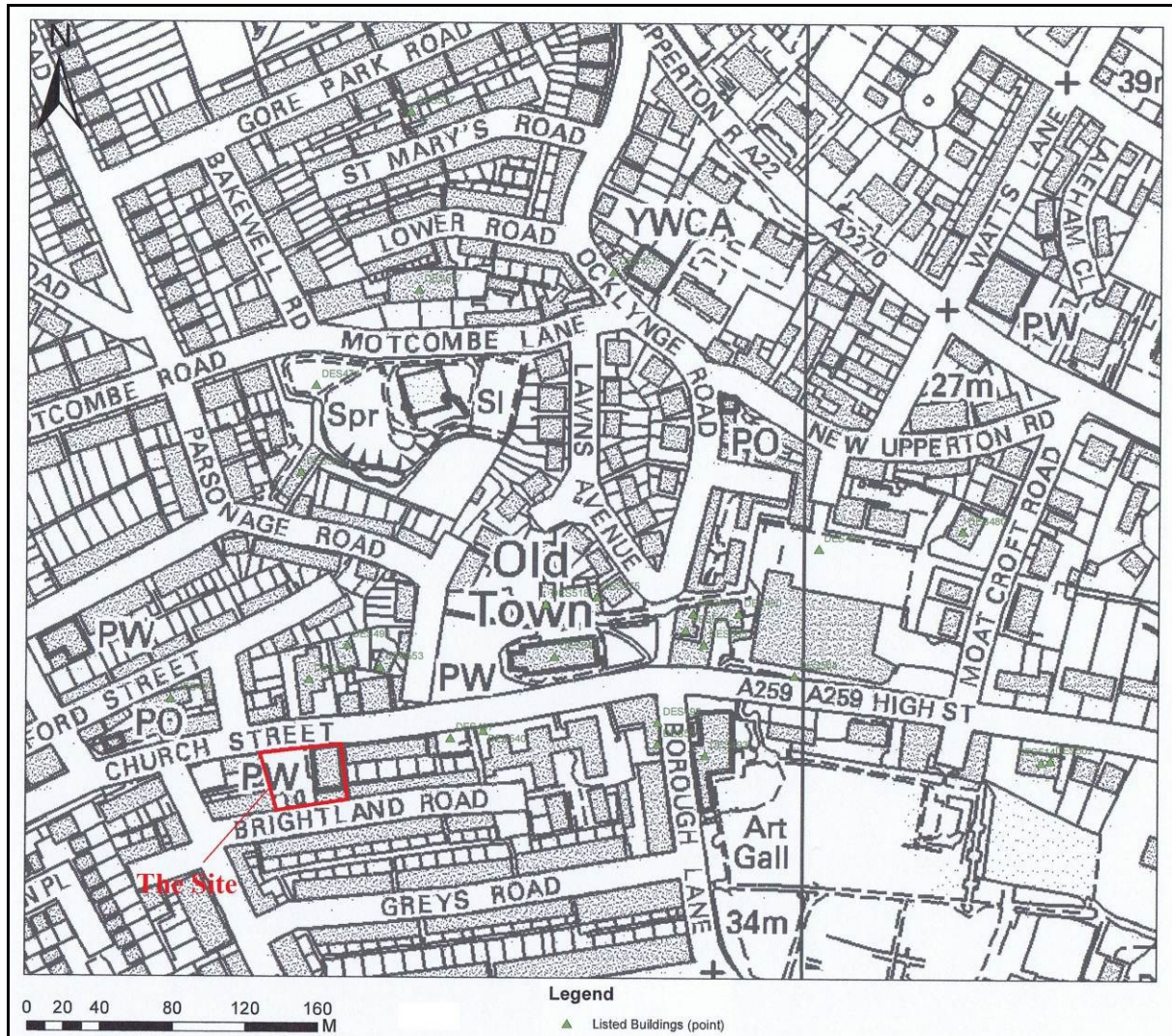


Fig. 3: Edmond Chapel, Eastbourne: Listed Buildings Recorded on the HER
(adapted from map provided by ESCC)
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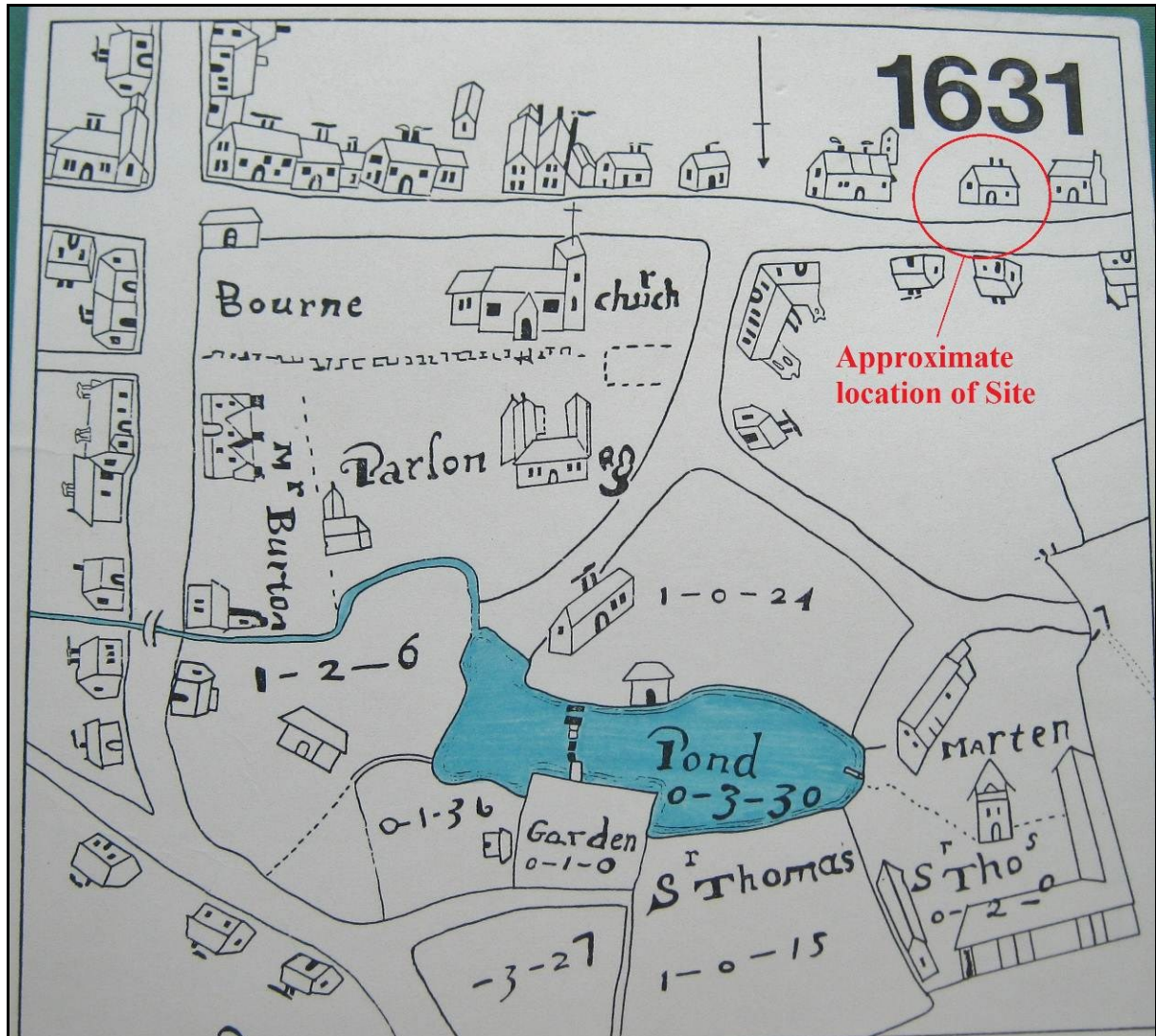


Fig. 4: Edmond Chapel, Eastbourne: Grier Map of 1631, showing approximate location of the site
(reproduced with permission Eastbourne Museums Service)



Fig. 5: Edgmond Chapel, Eastbourne: Duke of Cavendish Map of 1801
(reproduced with permission Eastbourne Museum Services)



Fig. 6: Edmond Chapel, Eastbourne: Figg Map of 1816
(Copyright ESRO GIL/3/17/1)



The Site

Fig. 7: Edmond Chapel, Eastbourne: Eastbourne Tithe Map of 1841
(Copyright ESRO TD/E 085)

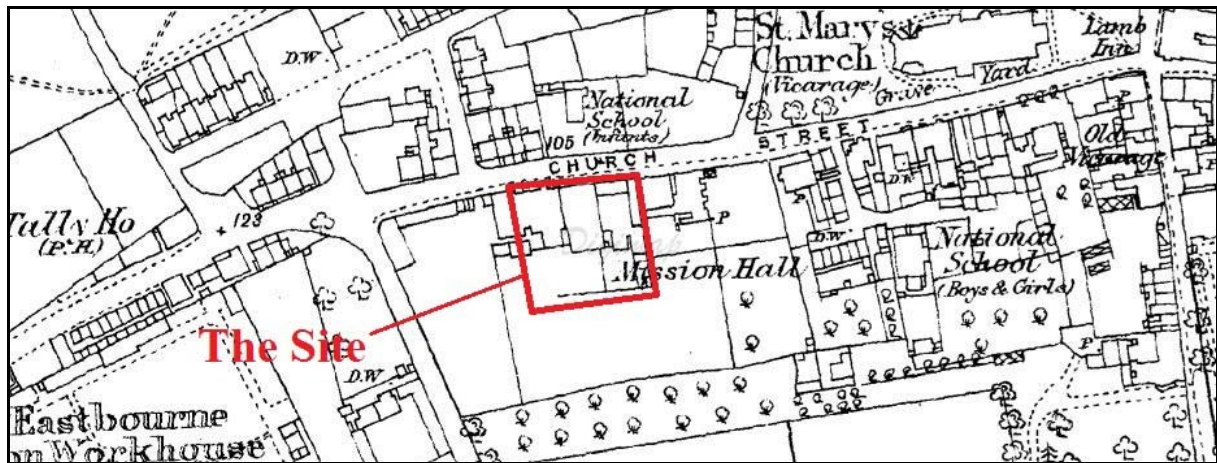


Fig. 8: Edmond Chapel, Eastbourne: 1st Edition OS Map, 1875



Fig. 9: Edmond Chapel, Eastbourne: 3rd Edition OS Map, 1910



Fig. 10: Edmond Chapel, Eastbourne: 1959 OS Map
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Fig. 11: Edmond Chapel, Eastbourne: 1972 OS Map
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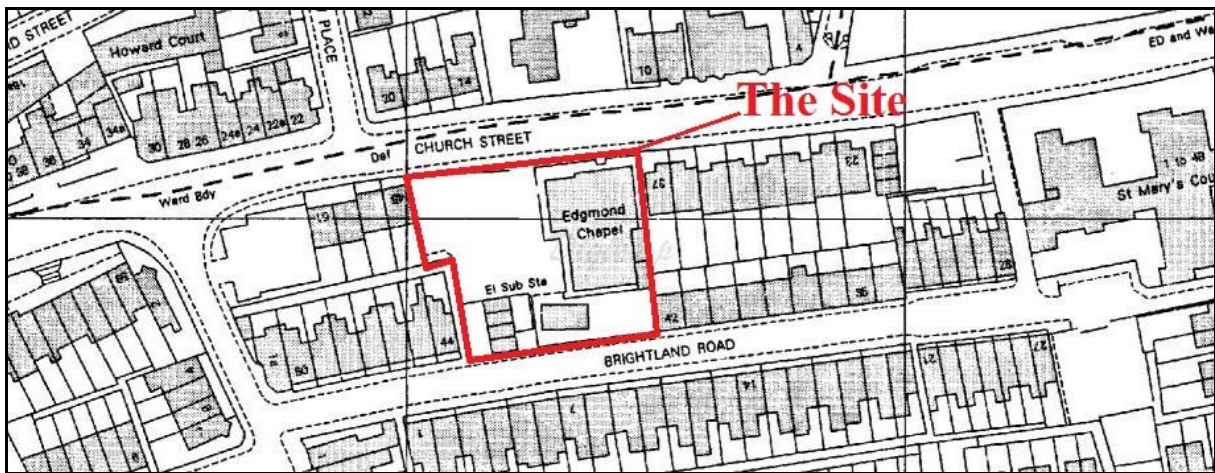


Fig. 12: Edmond Chapel, Eastbourne: 1989 OS Map
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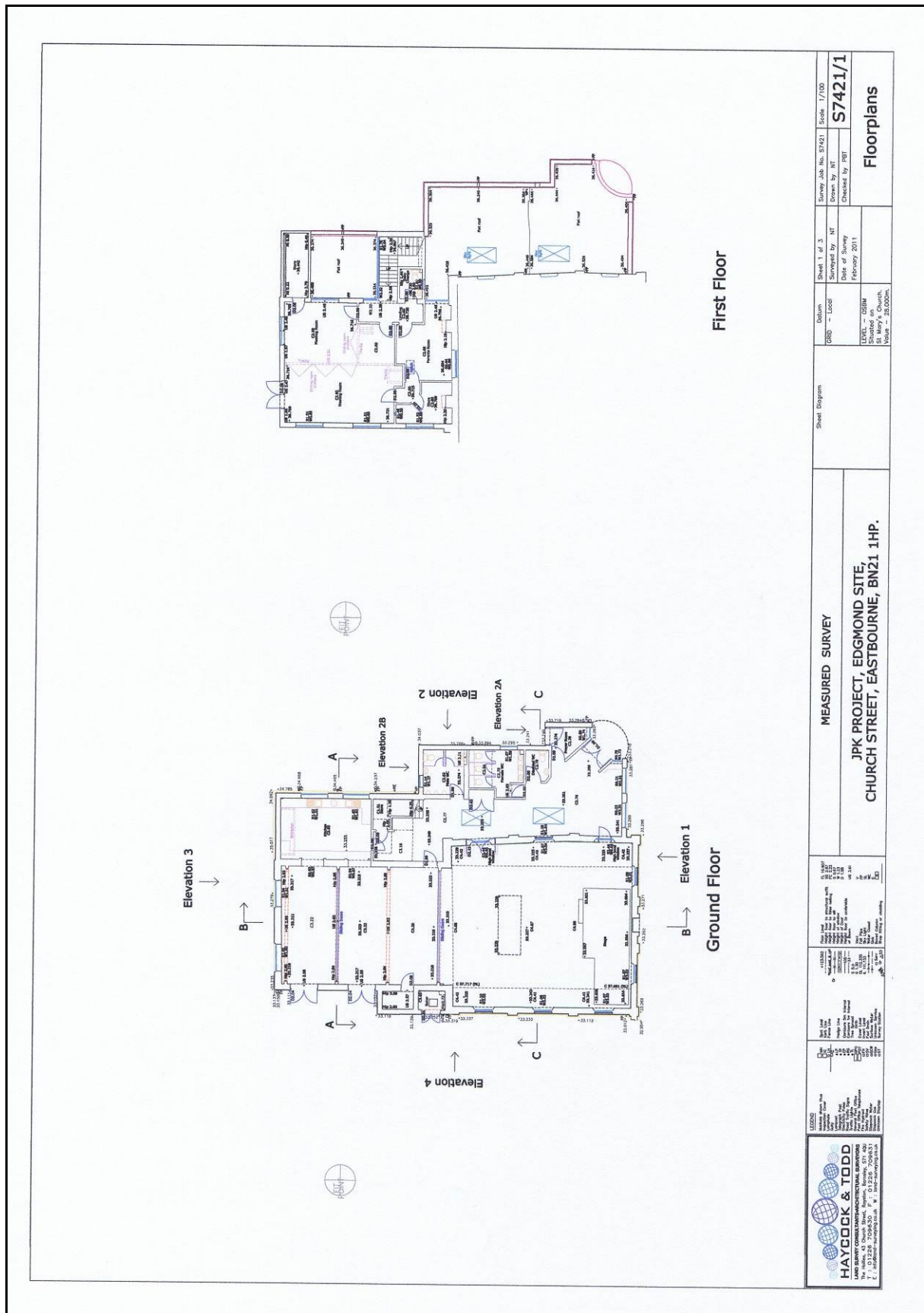


Fig. 13: Edgmond Chapel, Eastbourne: Plan of Current Building
(adapted from architects drawing)

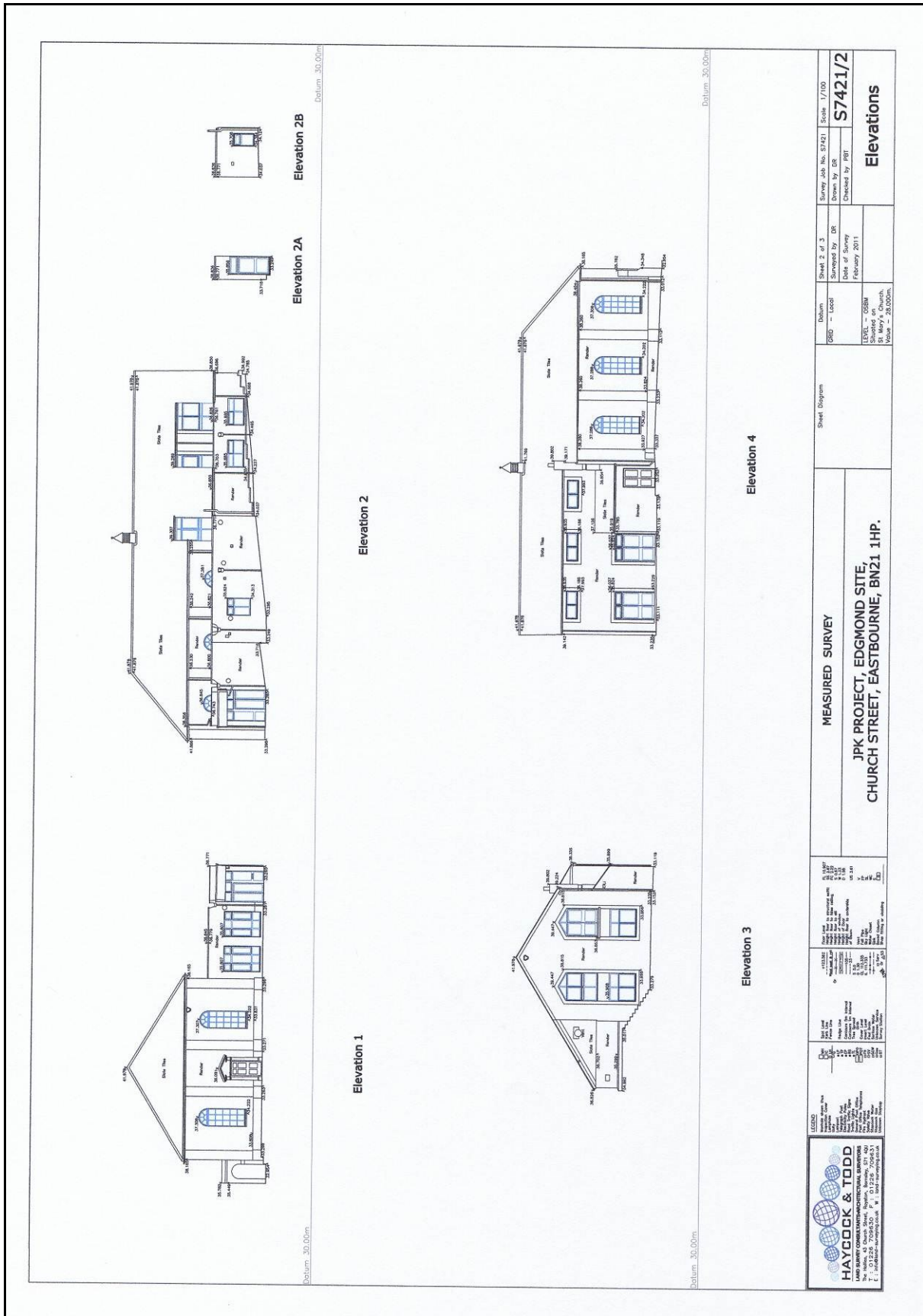


Fig. 14: Edgmond Chapel, Eastbourne: Elevations of Current Building
(adapted from architects drawing)



Fig. 15: Edgmond Chapel, Eastbourne: Development Plan, also showing services.
(Adapted from architects drawing)



Plate 7: Edmond Chapel, Eastbourne: North facade



Plate 8: Edmond Chapel, Eastbourne: Car park area

Appendix 1: Archaeological Sites Recorded on the HER (500m radius)

HER No.	NGR	Period	Type of Site	Notes
MES558	TV 5991 9947	Medieval	Cross	Stands in St Mary's churchyard. Brought from Cornwall in 1817. Once stood in the grounds of the Manor House before it was given to the church in the 19 th century.
MES612	TV 593 995	Saxon	Pottery sherds	Late Saxon in date.
MES750	TV 599 991	Bronze Age	Beaker burials	Two Early Bronze Age beaker burials were found by Sussex Archaeological Society during building operations in 1969 (EES9384).
MES765	TV 5979 9941	Medieval	Three lime kilns	Excavation undertaken sometime between 1977 and 1984 beside No. 23 Church Street by Eastbourne Natural History and Archaeological Society, in advance of road widening. One of the three kilns (MES765) was securely dated to the 12 th century.
MES782	TV 598 994	Medieval	13 th century house and vicarage, well, cess pits and cellars	1977 excavation (EES9381) undertaken at Church Street by Eastbourne Natural History and Archaeological Society in advance of road widening. Revealed the 13 th century foundations of the Old Jesus House and vicarage, along with wells, cess pits and cellars (MES782). Features datable from the 13 th century onwards.
MES824	TV 6003 9950	Medieval	Three lime kilns	1980 excavation (EES9403) undertaken at the Star Brewery site by the Eastbourne Natural History and Archaeological Society. The kilns (MES824) were dated to c.1175. Residual Neolithic and Roman pottery was found in the fill of the kilns.
MES7043	TV 60019 99492	Iron Age to Medieval	Possible Iron Age settlement site, and Late Saxon and early Medieval pottery.	A geo-archaeological trench, 85m long by 2m wide, was excavated by Eastbourne Natural History and Archaeological Society across the Bourne dry-valley and former floodplain at the Star Brewery site in 1980 (EES9403; MES7043).
MES7973	TV 59400 99200	Post Medieval	Napoleonic barracks	Site of 19 th century Napoleonic Barracks. Removed and built over.
MES17244	TV 5975 9980	Roman	Coin of Claudius	-
MES19560	-	Post Medieval	Mid 18 th manor house	Gildredge Manor, 9-11 Borough Lane. Built in 1743.

Appendix 2: Listed Buildings Recorded on the HER (200m radius)

HER No.	NGR	Period	Type of Site	Notes
DES518	TV 59858 99489	Post Medieval	-	The Old Parsonage, Ocklynge Road. Built as the rectory in the early 16 th century. Grade II* Listed.
DES494	TV 59652 99436	Post Medieval	Barn	Pillory Barn, 18 Bradford Street. Large barn dated 1813. Grade II Listed.
DES554	TV 59728 99447	Post Medieval	Former village school	12 Flint Halls, 18 Church Street. Built in the 19 th century. Grade II Listed.
DES496	TV 59749 99466	?	Formerly a row of three cottages	3-5 Bradford Street. Grade II Listed.
DES553	TV 59767 99454	?	Two cottages	1 and 2 Church Lane. Grade II Listed.
DES565	TV 59723 99561	?	Barn	Barn on Motcombe Road. Formed part of Motcombe Farm. Grade II Listed.
DES497	TV 59806 99415	Post Medieval	-	31 Church Street. Built in the 18 th century. Grade II Listed.
DES540	TV 59824 99419	Post Medieval	-	27 and 27a Church Street. Built in the 18 th century or earlier. Grade II Listed.
DES475	TV 59886 99493	Post Medieval	Barn	Old Parsonage Barn. One of the outbuildings of The Old Parsonage (DES518). Built in the 16 th century. Grade II Listed.
DES541	TV 59863 99460	Medieval and Post Medieval	Church and churchyard wall	Church of St Mary and churchyard wall, Church Street. The nave and chancel were built between 1160 and 1190. The aisles were built between 1310 and 1350. The tower was built in the late 15 th century. Grade II* Listed.
DES492	TV 59920 99424	Post Medieval	Two cottages	No. 4 (includes former no. 6), Borough Lane. Originally two 16 th century cottages. Grade II Listed.
DES551	TV 59920 99412	Post Medieval	-	No. 8 (Borough House), Borough Lane. Built in the 18 th century. Grade II Listed.

Appendix 3: Map showing the location of the 1970/80's Excavation

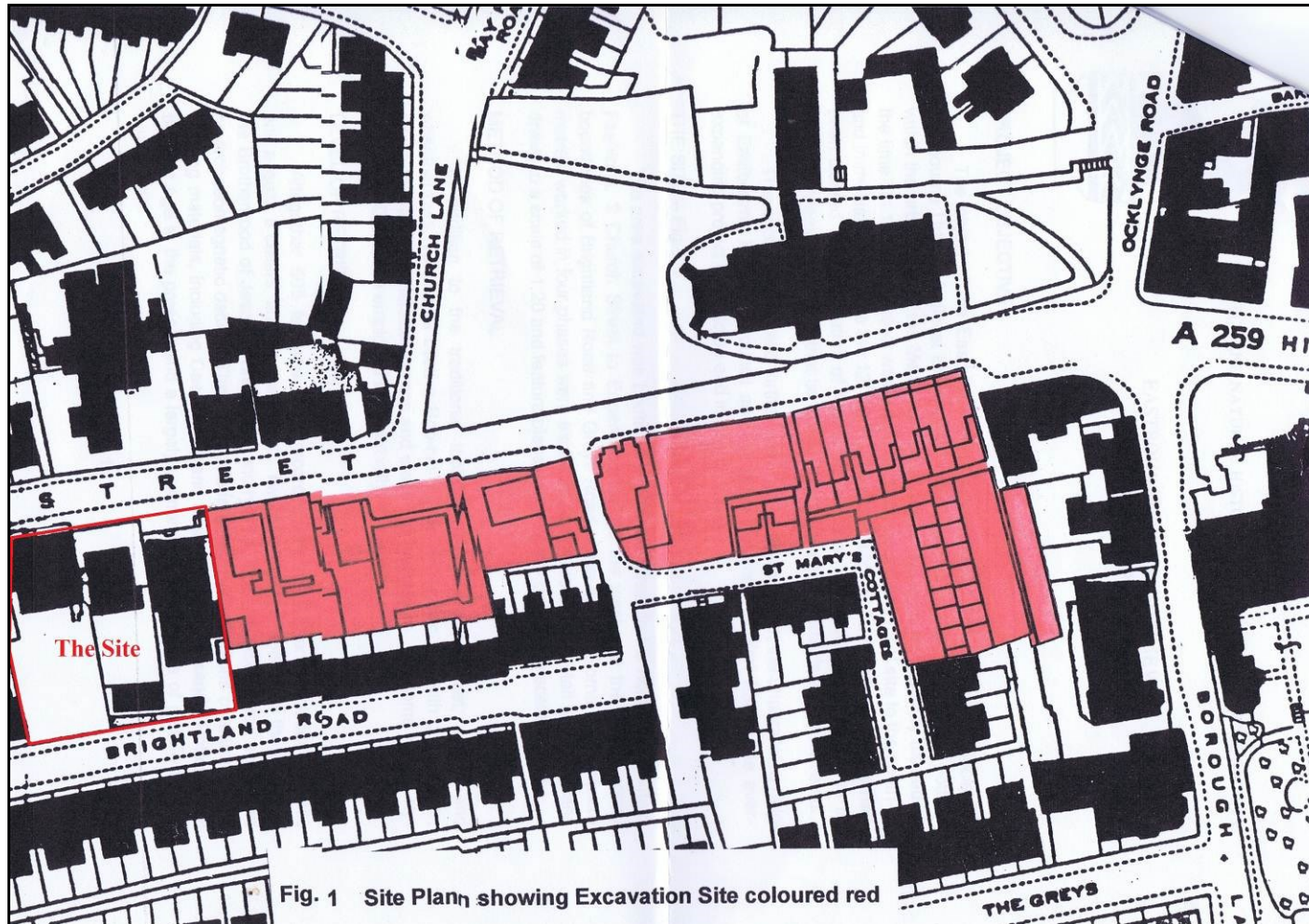


Fig. 1 Site Plan showing Excavation Site coloured red

(Adapted from map provided by Lawrence Stevens)

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Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Institute of Field Archaeologists, a committee member of the Lithic Studies Society, and is a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcomvbe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

Chris Butler Archaeological Services Ltd is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Fieldwalking, Landscape & Woodland surveys, Post Excavation Services and Report Writing.

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