



**Chris Butler MfA  
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**A Desk-based Assessment at  
Belmore Road, Eastborne  
East Sussex**

Project No. CBAS0486

by  
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## **Summary**

*Chris Butler Archaeological Services Ltd was commissioned by Eastbourne Homes Ltd (The Client) to carry out an archaeological Desk-based Assessment at Belmore Road, Eastbourne, East Sussex, in order to establish the likely presence and importance of any archaeological remains that may be affected by the proposed development of new dwellings at the site.*

*The Desk-based Assessment has established that the site may have witnessed farming for most of its past use. The area is situated in an area that could be ideal for prehistoric occupation but due to the lack of previous archaeological occupation this is unknown. The site was first developed in the late 19th - early 20th century creating a terraced housing area with spaces between the rear gardens of the houses. The site fills one of these rear sites and seems to be developed once before which may have had a large impact on any potential archaeology.*

*Pre-existing archaeological deposits within the site, such as those that represent medieval and Post Medieval farming, are likely to survive beneath the car park.*

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- Appendix 1       HER Summary

## **1.0 Introduction**

- 1.1** Chris Butler Archaeological Services Ltd was commissioned by Eastbourne Homes Ltd (The Client) to carry out an archaeological Desk-based Assessment at Belmore Road, Eastbourne, East Sussex, in order to establish the likely presence and importance of any archaeological remains that may be affected by the proposed development of new dwellings at the site.
- 1.2** The site of the proposed development is located in Eastbourne town centre, to the rear of a row of terraced houses on Belmore Road, and is centred at TV 6165 9958 (Fig. 1). It is a four sided plot of land with its rear boundary at almost a 45 degree angle and measures 689.6 square meters. The site is bound by residential terraced houses on three sides and commercial property at its rear. The site is flat and lies at just above sea level. It is currently an unoccupied site with the building boarded up.
- 1.3** The site lies outside of Archaeological Notification Areas. The closest to the site is situated at the end of Belmore Road, TA centre DES9278, identifying the area of Napoleonic barracks. Other ANAs in the vicinity cover the remains of a Roman villa, a fort, barracks and many find spots including a Bronze Age Axe. All these areas can be viewed on Fig 2. The Redoubt (DES8213) is a Scheduled Ancient Monument, and there are 44 Listed Buildings within 1km of the site.
- 1.4** The geology of the site, according to the British Geological Survey, comprises Upper Greensand overlain by a superficial deposits of Alluvium<sup>1</sup>. Upper greensand is a sedimentary bedrock formed 94 to 112 million years ago in the cretaceous period. The alluvial deposit is formed of clay, silt, peat and sand a proximally two million years ago in the Quaternary period.
- 1.5** This Desk-based Assessment initially covers the objectives and scope of the report, then discusses the methodology used in the survey, followed by a review of the archaeological and historical assets of the area. Before a conclusion is drawn together, former impacts upon any potential archaeology within the site are assessed, as is the possible archaeological impact of the proposed development.

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<sup>1</sup> <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, viewed 7/5/2014

## **2. Objectives and Scope of Report**

- 2.1** The objective of this report 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.
- 2.2** This will allow an assessment of the merit 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 1km around the site centre. The survey will also take 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.

### **3. Methodology**

**3.1** This Desk-based Assessment has been prepared in accordance with the requirements of the *National Planning Policy Framework* (DCLG 2012); 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 (121/14)
- PastScape (formerly part of the National Monuments Record or NMR)
- Access 2 Archives
- Historic mapping
- East Sussex Record Office (ESRO)
- Personal and online library resources
- British Geological Survey

**3.3** The following maps were used:

- Saxton (1607)
- Speed (1610; uninformative)
- Morden (1695; uninformative)
- Bowen (1756; uninformative)
- Kitchen (1750 and 1763; uninformative)
- Yeakell and Gardiner (1778-1783)
- Cole (1808; uninformative)
- Moule (1837; uninformative)
- Dugdale (1840; uninformative)
- 1841 Westham Tithe map (ESRO TD E 084)
- 1<sup>st</sup> Edition OS Map (1875-1876)
- 2<sup>nd</sup> Edition OS Map (1899)
- 3<sup>rd</sup> Edition OS Map (1910)
- 4<sup>th</sup> Edition OS Map (1925)

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

**3.4** The Monuments recorded on the HER are listed in Appendix 1 to this report and shown on Fig. 3. They are mentioned in the text where relevant. Historical and other sources are given as footnotes as appropriate.

- 3.5** The site was visited on the 6<sup>th</sup> May 2014 by Rachel Cruse. As can be seen from Figures 3 the site is located within a residential area. The ground is flat and is bounded by walled gardens and a commercial property at its rear. The site is only accessed by a drive off Belmore Road between the terraced houses and at its front there are some car parking spaces laid in concrete and a modern garage (Plates 1, 2 and 3).



**Plate 2:** Parking area at the front of the building.



**Plate 3:** View towards Longstone Road.



**Plate 1:** Access off Belmore Road

- 3.6** The building is situated in the centre of the site. A large two story building that has 5 chimney breasts and an irregular window lay out. The main building has a construction date stone laid at the base of the front wall (Plate 4), it reads :-

*To the Glory of God, This stone was laid by the Mayoress of Eastbourne Mrs Bolton.  
8th December 1913.*



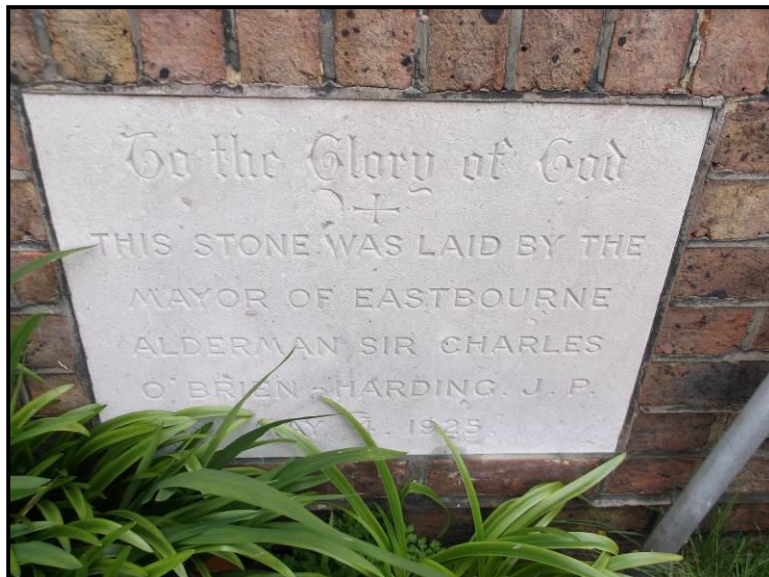
At the buildings' rear there is a single storied extension with another date stone (Plate 5), which reads:-

*To the Glory of God, This stone was laid by the Mayor of Eastbourne Alderman Sir Charles O'Brien-Harding. J.P. May 4th 1925.*

These two stones suggest that this building was constructed possibly by the church and it was more than a house.



**Plate 4:** Foundation stone commemorating the start of construction of the main building.



**Plate 5:** Foundation stone commemorating the start of construction of the extension.



## **4.0 Archaeological & Historical background**

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the area, defining its location and extent, character, date, integrity, state of preservation, and quality.
- 4.0.2 A 500m radius of the East Sussex Historic Environment Record (ESHER) has recorded very few sites of archaeological, historical or architectural merit within the immediate vicinity of the site (Fig. 3). Background information to the site is, therefore, largely dependent upon historical mapping.
- 4.0.3 The ESHER records just nine events within the 500m radius search area. None are particularly close to the site, however, Figure 4 depicts all the events in the area.
- 4.0.4 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 of the site. This evidence will include that taken from similar landscapes and geologies.
- 4.0.5 One major factor that affects this area, and therefore the understanding of how the local landscape would have been used in any period, is the state of the Levels. During different periods this area of low-lying land may have been permanently flooded, tidally inundated or marshy ground until permanently reclaimed in the medieval period. Where such information is known it is discussed in each relevant period.

### **4.1 *Palaeolithic Period (750,000BC to 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 of the evidence for human activity in this period comes from isolated finds of stone tools, often in secondary deposits.
- 4.1.2 No Palaeolithic flintwork has been recovered from the site or its locality. Palaeolithic finds and deposits have been discovered to the south-west of the site (Fig. 3). These included a handaxe (MES660), a fossilised elephant tooth (21345) and a Pleistocene deposit (20254). These three discoveries are close together and as such hint to there being Palaeolithic activity in Eastbourne.

- 4.1.3 The likely potential for in-situ Palaeolithic archaeology being present on the site is considered to be low.

## **4.2 Mesolithic Period (10,000BC to 4,000BC)**

- 4.2.1 The start of the Mesolithic period saw 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 basis<sup>2</sup>. The Levels were cited above sea level during the Mesolithic period, and have subsequently been covered with an accumulation of peat<sup>3</sup>.
- 4.2.2 There is no evidence for Mesolithic activity in the vicinity of the site. However, there are numerous find spots of Mesolithic flintwork from around the edges of the Levels (Fig. 4), just above where the peat horizon stopped encroaching at the 5m contour line. For instance, tranchet axe-sharpening flakes, cores, debitage, scrapers and microliths were recovered amongst other Mesolithic material to the northeast of Langney, between Westham and Pevensey<sup>4</sup>. Further to the north, a tranchet axe<sup>5</sup> has been found at Hankham, as has other Mesolithic flintwork (MES5042 and MES5051). The distribution of finds may indicate that the Levels provided an ideal landscape for hunting and fishing throughout the Mesolithic period<sup>6</sup>.
- 4.2.3 According to the map regression the site once was located on the edge of the levels. there are no Mesolithic discoveries close by, however, there is a low possibility due to its original location.

## **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. Environmental evidence suggests that some woodland was being cleared, and small-scale agricultural activities are likely to have started. However, the scatters of Neolithic flintwork and the individual finds of Neolithic axes<sup>7</sup> suggest that activity, probably associated with hunting and fishing, continued around the edges of the marshy Levels during this period.

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<sup>2</sup> 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 and Publications Ltd, 29-38.

<sup>3</sup> Butler, C. 2002. 'A Mesolithic site and later finds at Magham Down, near Hailsham, East Sussex', *Sussex Archaeological Collections* **140**, 139-144.

<sup>4</sup> Burton, C.E.C-H. 1940. 'Mesolithic and Bronze Age Flints at Westham, Pevensey', *SN&Q* **8**, 43-44.

<sup>5</sup> Wymer, J.J. 1977. *Gazetteer of Mesolithic sites in England and Wales*. CBA Research Report **22**.

<sup>6</sup> Butler, C. 2002. 'A Mesolithic site and later finds at Magham Down, near Hailsham, East Sussex', *Sussex Archaeological Collections* **140**, 139-144.

<sup>7</sup> *Ibid.*

4.3.2 Other changes in the earlier part of the Neolithic period include the construction of large-scale monuments. The closest such site is the causewayed enclosure located at Combe Hill on the South Downs above Willingdon. It would have looked out across the Levels, and may have exerted an influence over this area<sup>8</sup>.

4.3.3 Neolithic finds are absent from the area around the site. Nevertheless, the likelihood of finding Neolithic artefacts at the site is considered to be medium, on considering its location beside the Levels.

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

4.4.1 The Bronze Age saw continued clearance of the woodland in the adjacent Weald and Downland landscapes, although there is little evidence for complete clearance or widespread agriculture. The period of greatest exploitation appears to have been in the Late Neolithic and Early Bronze Age, which may suggest that the soils became exhausted and settlement retreated subsequently<sup>9</sup>.

4.4.2 The evidence suggests that the Levels continued to be used for hunting and fishing, although the peat had begun to accumulate during this period<sup>10</sup>, perhaps allowing greater access into the area.

4.4.3 Within the 500m area around the site there are three Bronze Age discoveries. The first two are find spots (MES621) a macehead which was found at Bedford Well Waterworks outside Eastbourne town centre, on the margin of the Levels, and (MES630) axes which were discovered on Terminus Road. The third find spot was a pit containing Bronze Age finds (MES634).

4.4.4 Further afield in 1995, a Late Bronze Age timber platform and associated trackway (MES7375) were discovered on Shinewater Marsh. Copper-alloy artefacts, pottery and worked and burnt flint were recovered during the limited excavations<sup>11</sup>. This and other trackways / causeways (MES15463 and MES16119) hint at extensive Late Bronze Age activity on the Willingdon Levels.

4.4.5 Given the evidence for Bronze Age activity associated with the Levels, and the evidence of the levels once bordering the site, there is a medium possibility that

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<sup>8</sup> Oswald et al. 2001. *The Creation of Monuments*. Swindon: English Heritage.

<sup>9</sup> Needham, S. 1987. 'The Bronze Age' in *The Archaeology of Surrey to 1540*, 97-137. Guildford: Surrey Archaeological Society.

<sup>10</sup> Woodcock, A. 2003. 'The Archaeological implications of Coastal Change in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*. Heritage Marketing and Publications Ltd.

<sup>11</sup> Grestorex, C. 2003. 'Living on the Margins? The Late Bronze Age Landscape of the Willingdon Levels', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*. Kings Lynn: Heritage Marketing and Publications Ltd.

Bronze Age sites or finds may be found at the site. These could be well preserved if waterlogged peat deposits are present.

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

4.5.1 During the Early Iron Age, it seems likely that the Levels became untenable due to flooding from the sea<sup>12</sup>. This may have led to a decrease in activity in the area or more probably a retreat to the higher ground again.

4.5.2 One major feature of the Iron Age is the hillfort, of which 25 are known from Sussex. Many of these appear to have originated in the Late Bronze Age, with some having become important centres of control and redistribution in the Middle and Late Iron Age. It seems unlikely that the sphere of influence of any Sussex hillfort extended to the Levels. The nearest evidence of Iron Age settlement is at Westham (MES5032 and MES5031).

4.5.3 No Iron Age finds or features have been recovered close to the site. However there are two Iron Age coins (MES658 and MES659) known from Eastbourne beach. This would imply that there is a low chance of encountering evidence for Iron Age settlement or activity at the site.

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

4.6.1 The Roman invasion of Britain in 43AD resulted in dramatic changes to this island's social and economic environments<sup>13</sup>. It is likely that many of the rural farmsteads and associated field systems that were in existence in the Late Iron Age continued throughout the Roman period. Where they have been excavated elsewhere, they provide evidence for a mixed farming economy of crops and animal husbandry.

4.6.2 The Eastbourne Roman villa (MES628; Site 3) was first identified in 1712 with the discovery of a Roman bath probably sited c.110m to the northeast of the site between Cavendish Place and Queens Gardens (Fig. 5)<sup>14</sup>. Building debris and tesserae were found at the site, along with evidence of burning and a possible mosaic. Subsequent excavations in 1841 uncovered further evidence of the villa including a corridor, approximately 4m wide, which ran broadly north from the cliff edge c.70m to the east of the site. Coins, mortar, roof tiles and other finds were recorded from the site, as well as a large area of tessellated pavement. During construction in 1853, two

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<sup>12</sup> Greatedorex, C. 2003. 'Living on the margins? The Late Bronze Age Landscape of the Willingdon Levels', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*. Kings Lynn: Heritage Marketing and Publications Ltd.

<sup>13</sup> Rudling, D. 2003. 'Roman Rural Settlement in Sussex: Continuity and Change', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*. Kings Lynn: Heritage Marketing and Publications Ltd.

<sup>14</sup> Sutton, T., Stevens, L. and Gilbert, R. 1973. *The Eastbourne Roman Villa*. Sussex Archaeological Society.

large column bases were discovered approximately 80m to the northeast of the site, at the south end of Cavendish Place. Samian ware and other remains were found during further excavations in 1879.

- 4.6.3 The exposed building remains may suggest that the Roman villa was laid out around a corridor or courtyard<sup>15</sup>. If a courtyard villa, the remains recorded to the east may represent an east wing adjacent to the former cliff edge whilst the baths would represent the northern edge of the complex. As such, the remnants of the west wing may potentially lie within, or in close proximity to, the site.
- 4.6.4 There have been no new discoveries of the villa since 1879<sup>16</sup>. A single trench was excavated in 1997 at Nos. 99-107 Seaside Road, 140m to the north of the site (EES14105; Site 4). Despite the site having been located beside the Roman baths, no archaeological finds or features were discovered during the evaluation. The topography of the site suggested that any archaeological remains were likely to have been entirely removed by ground reduction<sup>17</sup>.
- 4.6.5 The coastline in the Roman period was very much different from today (Fig. 6), with the site having been located close to the water's edge or even under water. The Roman Saxon Shore Fort at Pevensey (MES4712) was built in the late 3<sup>rd</sup> century AD, on a peninsula that jutted out into the sea and provided shelter for a port (ME16194S) on its protected north side. A Roman settlement developed at Westham, outside the large fort. Another coastal settlement may have been sited in the area of Roseland's, Eastbourne as a possible water hole, containing Roman pottery, was discovered here during roadwork's in 1929 (MES516).
- 4.6.6 Other Roman sites in the area are hinted at by the discovery of two coins (MES629) one depicting Constantine, discovered 1710, and one depicting Postumus, discovered 1709. There is also evidence for burials (MES20255) discovered close to Eastbourne train station.
- 4.6.7 There is no evidence of a Roman presence in close proximity of the site, and so there is low potential for discovering Roman remains at the site.

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<sup>15</sup> Blick, N. and Coleman, L. 2011 *Burlington Hotel Car Park, Eastbourne, East Sussex: Written Scheme of Investigation for an Archaeological Evaluation*. Cotswold Archaeology.

<sup>16</sup> *Ibid*

<sup>17</sup> ASE. 1997. *An Archaeological Evaluation at 99-107 Seaside Road, Eastbourne, East Sussex*. Archaeology South-East.

#### **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, with many areas previously cultivated having reverted to woodland, although the Weald remained an important area of grazing for pigs and other animals<sup>18</sup>.
- 4.7.2 The absence of Saxon finds and features suggests that few people lived in the area of the site during the Saxon period, as it was still marginal land at this time. Therefore, the site has a low likelihood of containing evidence for Saxon activity.

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

- 4.8.1 The Domesday Book records Eastbourne hundred reads:-

*The Count of Mortain holds Eastbourne in Lordship. King Edward held it. There were 46 hides. Land for 28 ploughs. In lordship 4 ploughs; 68 villagers and 3 smallholders with 28 ploughs. 1 mill at 5s; 16 salt-houses at £4 40d; meadow, 25 acres; from pasture £6<sup>19</sup>.*

- 4.8.2 There is little medieval evidence in the vicinity of the site. MES7022 is the location of a watermill which is recorded as early as the 16th century but probably has medieval origins. There is no record of the mill after the 17th century. There is French Burr stone and pottery known from the site which is stored in Eastbourne Local History Museum.
- 4.8.3 As there is very sparse evidence for the medieval period there is low potential for medieval archaeology on the development site.

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

- 4.9.1 A letter by Henry VIII<sup>20</sup>, dated 12<sup>th</sup> July 1509, commissioned the prior of St Pancras monastery, amongst others, to construct sewers through various areas including ‘through the marsh of Wellyngdon and Moryngesmyll to Langneygotte, and thence to sea’. Whether a sluice gate or an actual upstanding gate providing access out of the marsh, Langney Gate is sited at Langney Bridge, towards the base of Langney Rise. Today, Willingdon and West Langney Sewer and Langney Sewer meet a short distance to the west of Langney Gate, to flow past it as Langney Sewer.

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<sup>18</sup> Gardiner, M. 1990. ‘The Archaeology of the Weald - A Survey and a Review’, *Sussex Archaeological Collections* **128**, 33-53.

<sup>19</sup> Morris, J. (Ed.) 1976. *Domesday Book: Sussex*. Chichester: Phillimore & Co. Ltd.

<sup>20</sup> <http://www.british-history.ac.uk/report.aspx?compid=102620>

- 4.9.2 Saxton's map of Sussex, 1607 (Fig. 7), depicts several the parishes, hamlets, villages and the market town of E'bourne, all of which make the modern town of Eastbourne. The Crombles pond is illustrated and is a feature which survives into the present day. There is an expanse of land to the east which is marked as a large beach.
- 4.9.3 Little has changed for Speed's map of Sussex, dated 1610, (not depicted), however the illustration of a large number of ships in Pevensey Haven suggests that this area was thriving in trade. Morden's map of the county (not depicted) shows a similar situation in 1695. Bowen's map of 1756 (not depicted) is comparable but less detailed, and does not show the beach. The maps of Kitchen (1750) (not depicted), Cole (1808) (not depicted), Moule (1837) (not depicted) and Dugdale (1840) (not depicted) show the gradual increase in the road network and from the 1808 map onwards Sea Houses is marked.
- 4.9.4 A map of 'East Bourne' by Richard Budgen in 1724 (not depicted) shows the main settlement of 'E. Bourne' to have developed inland on high ground; this area of Eastbourne with the Parish Church of St Mary's is now called Old Town. The road along which the main settlement was built (today's High Street) continued downhill, past the manor house of 'Bourn Place', to the cluster of buildings labelled 'S. Bourn'. A road joined South Bourn with 'Seahouses' (MES7931) further east along the coast. The land to the East of Sea Houses was undeveloped land, presumably farmland, and it is here that the site is located. The 'Ancient Roman Station' has been approximately located on Budgen's map to the south of a large house with its own access road. The house can be identified as Field House (MES16352) and the road as Lion Lane.
- 4.9.5 A horizontal air mill was built by Thomas Mortimer in 1758, on a low cliff directly east of the present pier (MES7018). When the mill ceased working in 1768 due to storm damage, it was converted into a dwelling known as 'The Roundhouse' (Fig. 2). It was eventually washed away when the sea undercut the cliff in 1840.
- 4.9.6 Yeakell and Gardner's map of 1778-1783 (Fig. 8) depicts the site and it surrounding area as fields. Not far to the south there is the village of Sea Houses.
- 4.9.7 The 1801 map of the Duke of Cavendish estates at Eastbourne (Fig. 9) shows the 'Round House' as having been accessed off a track that ran past 'Susan's Farm'. Susan's Farm is 'Susans', a house recorded on an 1875-1876 town plan as having stood on the north side of a road (Avenue Road, later to become Elms Avenue) which is the next street north of the site. In his 'Eastbourne Memories of the Victorian Period 1845-1901' (published c.1910)<sup>21</sup>, George Chambers records that a carved inscription on the farm house of 'The Susans' dates the building to 1714. Figgs map of 1816<sup>22</sup> shows similar details to the 1801 map.

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<sup>21</sup> <http://www.sussexhistory.co.uk/eastbourne-memories/eastbourne-history.html>

<sup>22</sup> ESRO GIL/3/17/1



- 4.9.8 The Ordnance Survey surveyor's draft of 1813<sup>23</sup> (not reproduced) reveals the defensive strategy adopted during the Napoleonic Wars. In the early 19<sup>th</sup> century, a line of Martello towers was built to defend the coastline between Eastbourne and Pevensey<sup>24</sup> (MES512 covers Towers 69-72 between Eastbourne and Langney Point, and MES513 / MES7994 represents Tower 68 which stood slightly inland of Langney Point on St. Anthony's Hill). The coastal forts at Langney were re-armed and two batteries (MES7955) were built to protect their rear. A third battery was strategically sited at Langney Gate (MES7949). A redoubt was constructed outside Eastbourne and barracks (such as MES7947) were established behind it and along the coast road (the Seaside section of the A259).
- 4.9.9 The 1838 Tithe map for Eastbourne Parish (Fig. 10) depicts almost the same field system as that shown on the Yeakell and Gardner map. The site is located in one of two fields, it is unclear the exact location of the site. Plot 385 is owned by Lord Burlington and is occupied by Richard Mockett who uses the field as Pasture. The other field, Plot 389, is owned and occupied by John Mann who also used the field as pasture. There are eight plots adjoining these two (322, 381, 384, 386, 388, 390, 409, 408), all are registered pasture with two containing structures and the northern most plot contains two ponds. The full descriptions and land owners are in the Apportionment with Fig. 10. It should be noted that the village of Sea Houses has expanded considerably towards the area of the site.
- 4.9.10 Shortly after 1857-1862<sup>25</sup>, a tramway was built to run onto The Crumbles where it served the beach gravel extraction industry (the gravel pits are recorded as MES7969-MES7971). The beach was also used for firing practice by 1874 (firing ranges MES7961 and MES7962).
- 4.9.11 By the first edition OS map of 1875 (Fig. 11) the village of Sea Houses has merged into the now formed Eastbourne Town. This expansion of the town coincided with the construction of the railway (MES643), with the surviving buildings constructed in the late regency style, and the pier (MES638) creating Eastbourne as a coastal holiday destination. The site at this time is still undeveloped pasture with drainage gullies due to its bordering location of the now named Southbourne Level.
- 4.9.12 A terrace of 19 houses (Nos. 5-23) was built on Grand Parade between 1851 and 1855 (MES639 is a Grade II\* Listed Building; Site 7) with the Burlington Hotel only constituting the central portion. A terrace on Cavendish Place (Nos. 1-24) was built at the same time as the Grand Parade terrace (MES647 is a Grade II Listed Building, Site 8). Eastbourne Pier was built in 1866-1872 (MES638; Site 9).

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<sup>23</sup> <http://www.visionofbritain.org.uk/maps>

<sup>24</sup> Butler, C. 2007. *East Sussex under Attack*. Stroud: Tempus Publishing.

<sup>25</sup> Botha, A. 2006. *The Crumbles Story*. Eastbourne: ALB Books.

- 4.9.13 Other than the grounds of another big house (Rose Mount) on Victoria Place (now Terminus Road), the only other large open space within the vicinity of the site was the open land of Field House (Site 5).
- 4.9.14 The 2<sup>nd</sup> Edition OS map of 1899 (Fig. 12) shows the site to still be pasture but urban construction now borders the site, with the southern diagonal boundary of the site formed. The southern ends of New Road and Sydney Road have been constructed, however there are still several farm buildings, a nursery and drainage ditches visible to the north of the site. Eastbourne is generally still expanding.
- 4.9.15 There is a great change between the 2<sup>nd</sup> and 3<sup>rd</sup> Edition (1910) Ordnance Survey maps (Fig. 13). Belmore Road and its surrounding streets have been constructed. Interestingly the area of the site is now formed but there is no evidence of any construction on the site itself.
- 4.9.16 By 1925, as shown on the 4<sup>th</sup> Edition OS map (Fig. 14) depicts the current building in its current form, including the extensions. The commemorative stones on the building suggest an initial construction date of 1913 and the extension added in 1925. The surrounding area is now labelled as the Cavendish Ward. There is very little change between 1925 and the 1930 map (Fig.16).
- 4.9.17 During the Second World War, the coastline was put into a state of defence with anti-tank cubes, walls and ditches (e.g. MES7997), minefields (e.g. MES8007) and scaffolding having been located on The Crumbles, and other defences such as pillboxes having been positioned to its rear (e.g. MES7999, MES8017 and MES8018)<sup>26</sup>. On 14<sup>th</sup> September 1940, three enemy aircraft unloaded at least sixteen bombs along a strip between the seafront and the railway<sup>27</sup>. Four of the bombs dropped into the sea beside Burlington Hotel whilst others struck in front and behind the hotel, Elms Avenue and Seaside Road. A map showing all known recorded bomb sites around Eastbourne<sup>28</sup> (Fig. 15) reveals a number of bombs where dropped in the vicinity of the site, with an area to the south west being heavily bombed.
- 4.9.18 OS maps after the Second World War show very little to no change to the site.
- 4.9.19 Post medieval evidence on the site is sparse. Other than the current standing building there is low potential for post medieval archaeology on site.

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<sup>26</sup> Butler, C. 2007. *East Sussex Under Attack*. Stroud: Tempus Publishing.

<sup>27</sup> Humphrey, G. 1998. *Eastbourne at War*. S.B. Publications.

<sup>28</sup> *Ibid*

## 5.0 Impact of Development

- 5.1 This Desk-based Assessment has established that there is low potential for archaeological evidence of human activity within the site. Although this may partly reflect the lack of archaeological intervention that has taken place within the area, it nonetheless strongly emphasises the original marginal location of the site, adjacent to the Levels, throughout prehistory and into the Roman and Saxon periods. These lands are likely to have been exploited for their resources throughout this broad time frame, it may only have been in the Saxon period that the local area was first settled, as documented in the Domesday Book.
- 5.2 If the site was possibly cultivated in the past, ploughing may have disturbed or destroyed any shallow archaeological layers present. The excavation of any associated drainage is likely to have had the same impact upon any archaeological remains found at a greater depth below the ground surface. The main impact upon the archaeological potential of the site is, however, the construction of the current building and its later alterations. The areas least impacted will, therefore, be sited beyond the properties footprint, within the lawn of the encircling garden, and it is here that any archaeological features will possibly survive beneath the ground surface. The site does not appear to have been levelled to any obvious degree.
- 5.3 The development will have no impact on the Redoubt (Scheduled Ancient Monument) and it has no direct visibility to the Listed Buildings associated. Consequently, there are no anticipated effects on the setting of these designated sites.
- 5.4 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**

<b>Period</b>	<b>Potential</b>
Palaeolithic	Low
Mesolithic	Low
Neolithic	Low
Bronze Age	Low
Iron Age	Low
Roman	Low
Saxon	Low
Medieval	Low
Post Medieval	Low

- 5.5 The proposed development for new housing at the site is currently in the process of gaining planning permission. The excavation of any footings and service trenches within the lawn may cause the most damage to any surviving archaeological deposits within the site. The overall impact is, however, partly dependent upon the depth of the overburden overlying the natural. If thin, groundwork's with a shallower depth of impact may also have a detrimental effect upon the archaeological resource.

## **6. Conclusions**

- 6.1** The site is located on the edge of the Levels, and as such may have witnessed limited exploitation of its natural resources prior to the Saxon period when the area was first possibly settled. In the medieval period, from the 12<sup>th</sup> century onwards, the site is likely to have been used for grazing. Gradually the site was engulfed by Eastbourne's expansion leaving this area undeveloped until 1913. The buildings' use is unknown but it could be concluded from the foundations date stone there is a religious connection.
- 6.2** It has not been possible to establish whether there is any below-ground archaeology present on the site, due to the non-intrusive nature of this Desk-based Assessment and the lack of previous archaeological work in close proximity to the site. Pre-existing archaeological deposits within the site, such as those that represent medieval and Post Medieval farming, are likely to survive beneath the lawn of the rear garden.
- 6.3** Given the site's location and the lack of previous archaeological investigation, it is recommended that a programme of archaeological work be undertaken prior to planning consent for the proposed development. An evaluation excavation would enable further decisions to be made regarding the mitigation strategy for either in-situ preservation of the archaeology or its preservation by record in accordance with the National Planning Policy Framework. It is also recommended further work be undertaken on the historic standing building which is due to be demolished as part of the development. As a minimum an English Heritage Level 2 survey would be recommended to understand the building further before it is demolished.

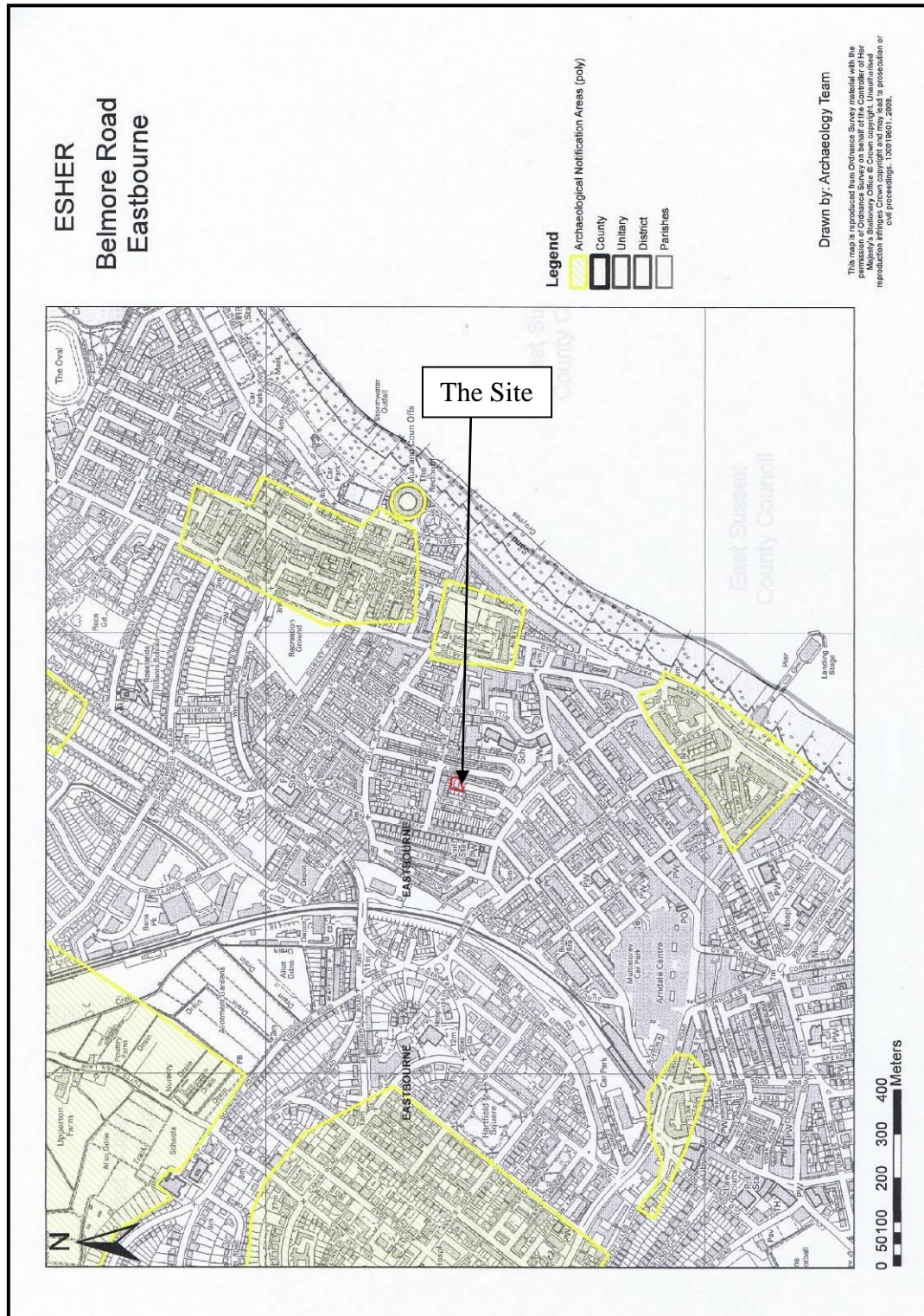
## **7. Acknowledgements**

- 7.1** I would like to thank Eastbourne Homes Ltd for commissioning this Desk-based Assessment. Thanks are extended to the staff of East Sussex Record Office. Sophie Unger, Assistant County Archaeologist provided copies of the East Sussex HER.



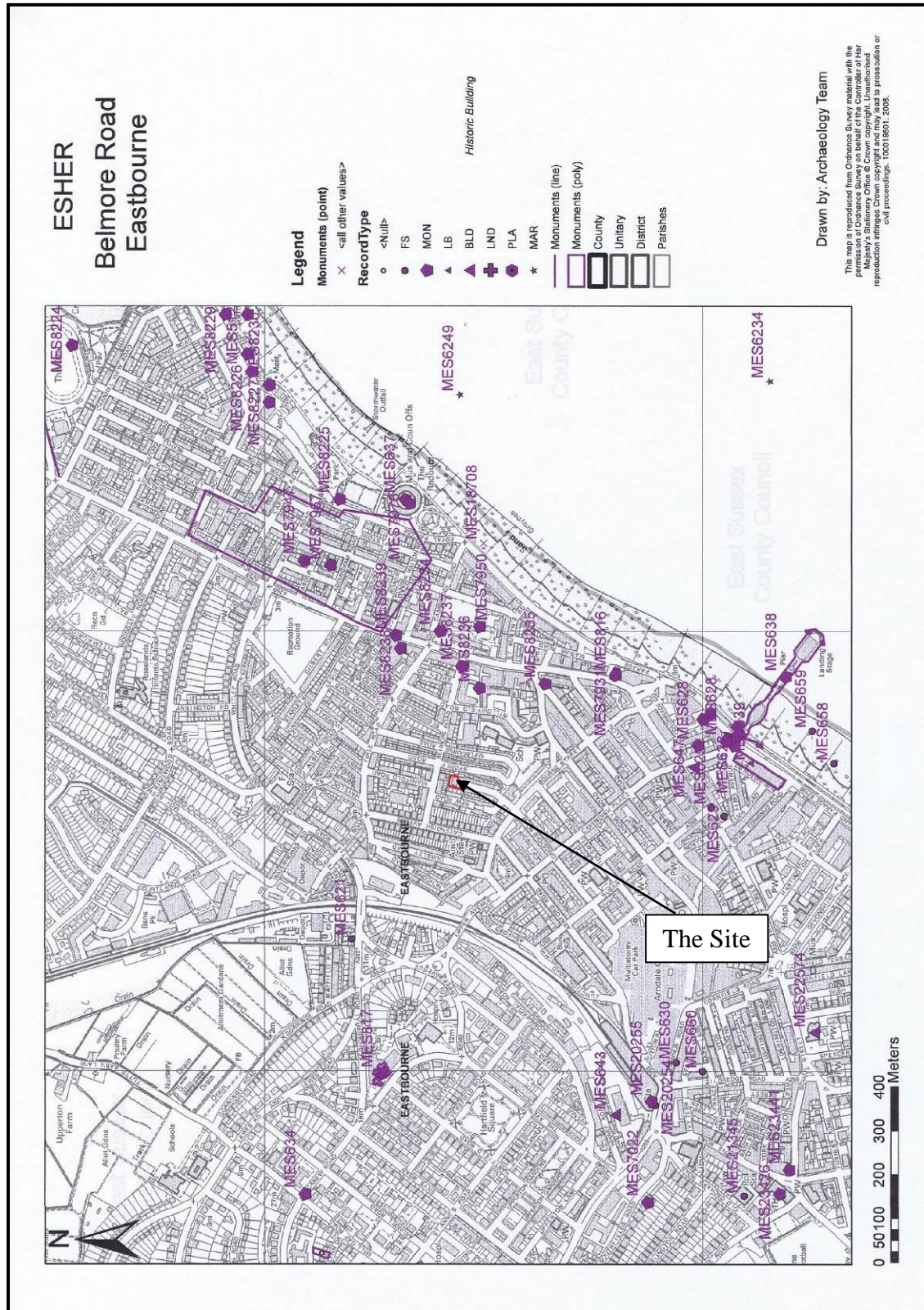
Fig. 1: Belmore Road, Eastbourne: Site Location Map  
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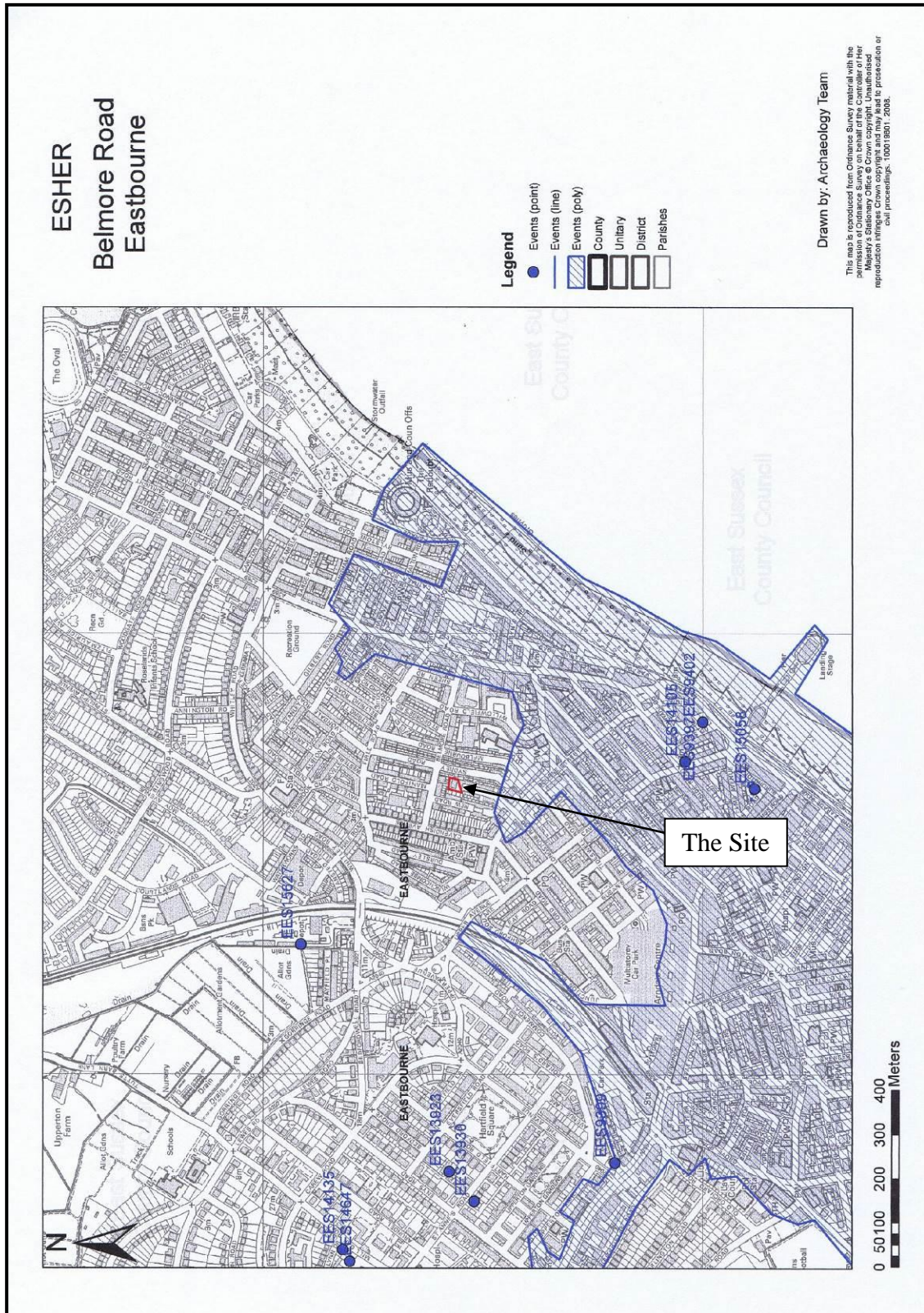
**Fig. 2: Belmore Road, Eastbourne: ANA Map**  
(Adapted from map provided by ESCC)  
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**Fig. 3: Belmore Road, Eastbourne: HER Map**  
(Adapted from map provided by ESCC)  
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**Fig. 4: Belmore Road, Eastbourne: Events Map**  
(Adapted from map provided by ESSC)  
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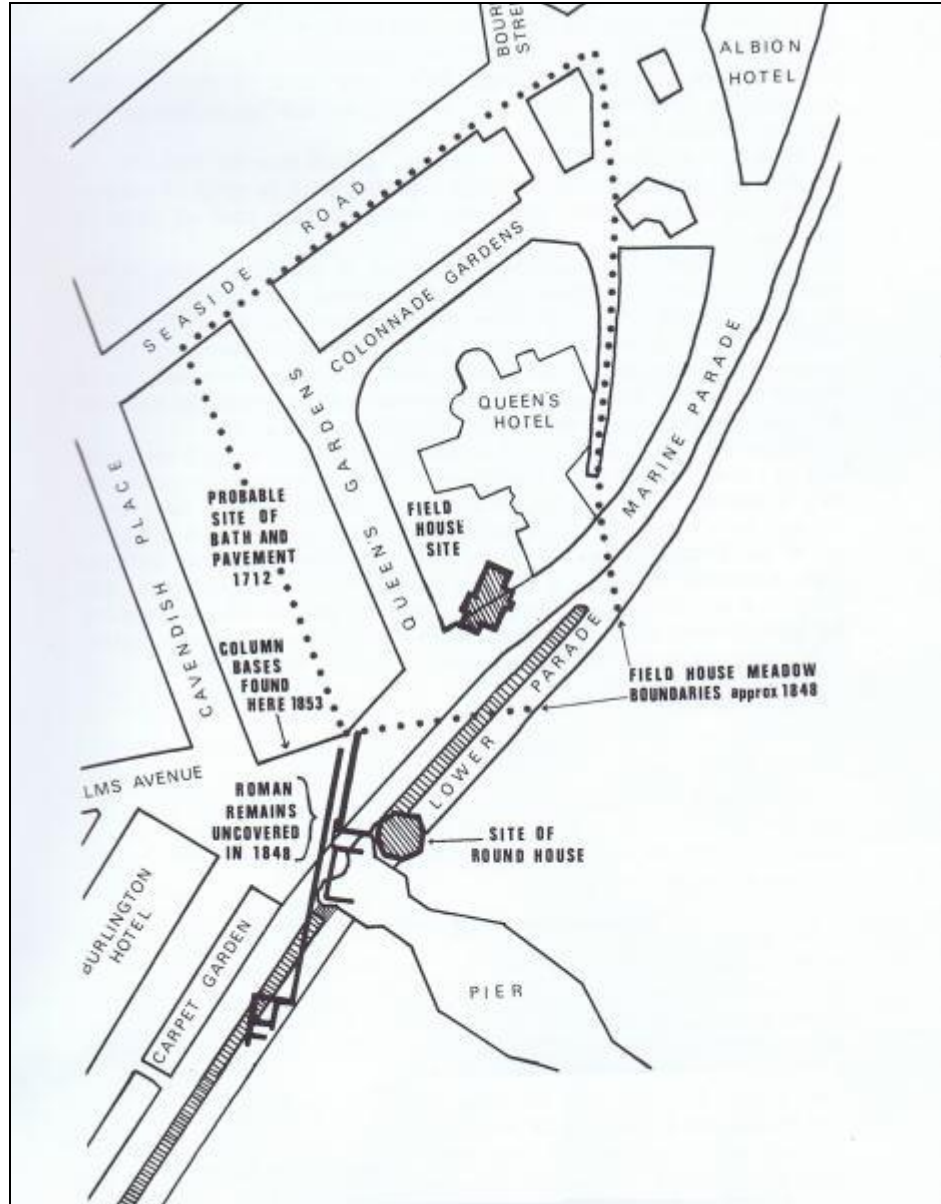


Fig. 5: Belmore Road, Eastbourne: Location of Roman Remains  
(Reproduced from Sutton, T., Stevens, L. and Gilbert, R. 1973. *The Eastbourne Roman Villa*.  
Sussex Archaeological Society)



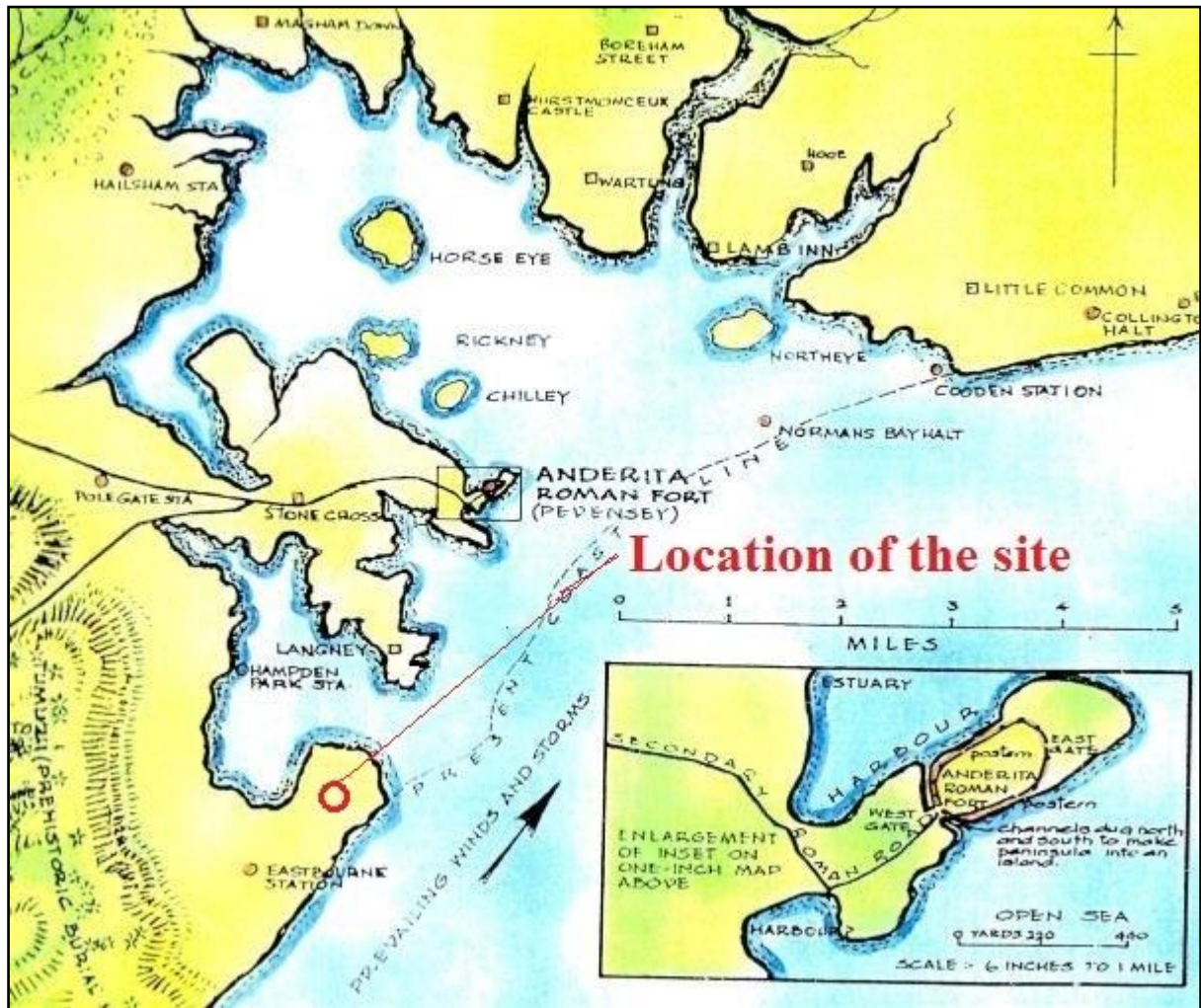


Fig. 6: Belmore Road, Eastbourne: Location of Roman Remains





Fig. 7: Belmore Road, Eastbourne: Saxton's 1607 map





Fig. 8: Belmore Road, Eastbourne: Yeakell and Gardener

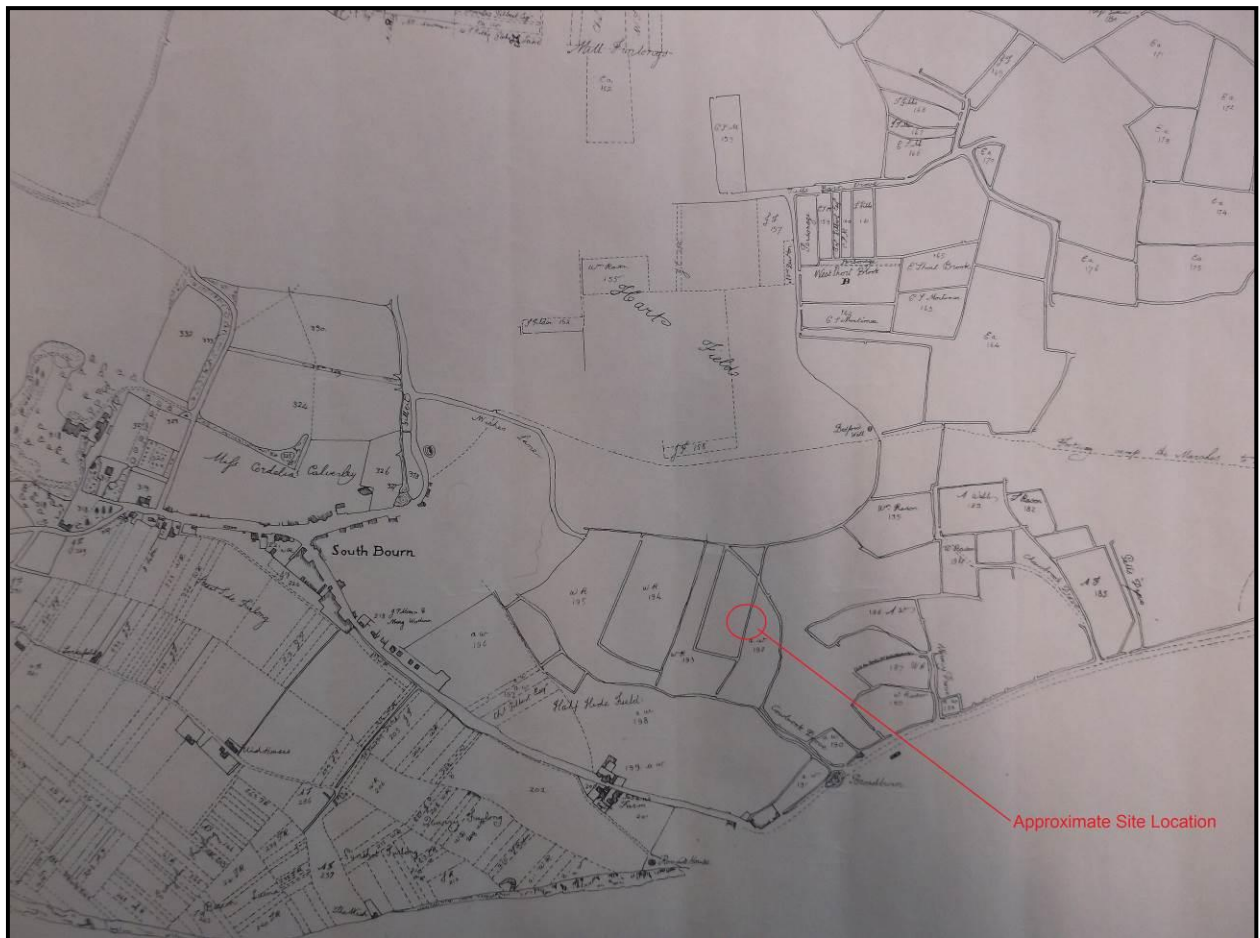


Fig. 9: Belmore Road, Eastbourne: 1801 Map of the Duke of Cavendish estates at Eastbourne  
(Reproduced with permission Eastbourne Museum Services)



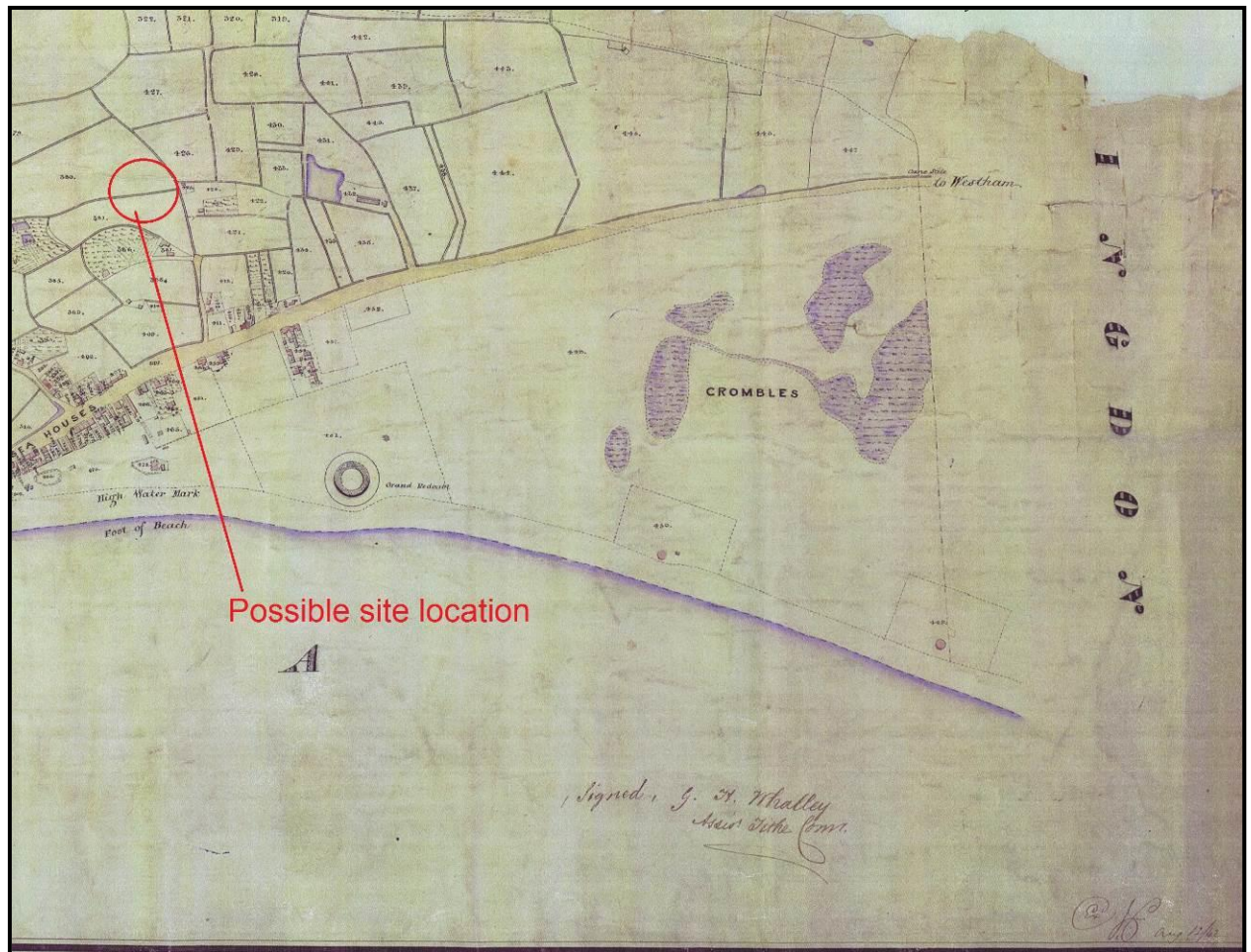


Fig. 10: Belmore Road, Eastbourne: 1841 Eastbourne Tithe Map.

### Apportionment

Plot	Landowner	Occupier	Farm name	Name of land	Cultivation second occupier
380	Lordn Burlington	Joseph Filder	Susans Farm	Cow Brook	Arable
381	Lord Burlington	Richard Reed		Back Wormy	Pasture
386	Charles Hoad	Charles Hoad		Field near Sea Side	Pasture and others
387	Charles Hoad	Charles Hoad		Cottage, lodges, yards &c	No data and others
421	Richard Reed	Richard Reed		Chapmans Marsh	Pasture
422	Richard Mockett	Richard Mockett		Chapel Field	No data
423	Richard Mockett	Thomas Hoad		Chapel and garden	No data
424	Richard Mockett	Richard Mockett		Chapel Field	No data
425	Richard Mockett	Richard Mockett		Lodge and yard	No data
426	John Mann	John Mann		Inner Chaw Brook	Pasture and others
427	Lord Burlington	Joseph Filder	Susans Farm	Chaw Brook	Arable
428	Lord Burlington	Joseph Filder	Susans Farm	Chaw Brook	Arable





Fig. 11: Belmore Road, Eastbourne: 1<sup>st</sup> Edition OS Map (1874)



Fig. 12: Belmore Road, Eastbourne: 3rd Edition OS Map (1899)





Fig. 13: Belmore Road, Eastbourne: 4<sup>th</sup> Edition OS Map (1910)



Fig. 14: Belmore Road, Eastbourne: 4<sup>th</sup> Edition OS Map (1925)

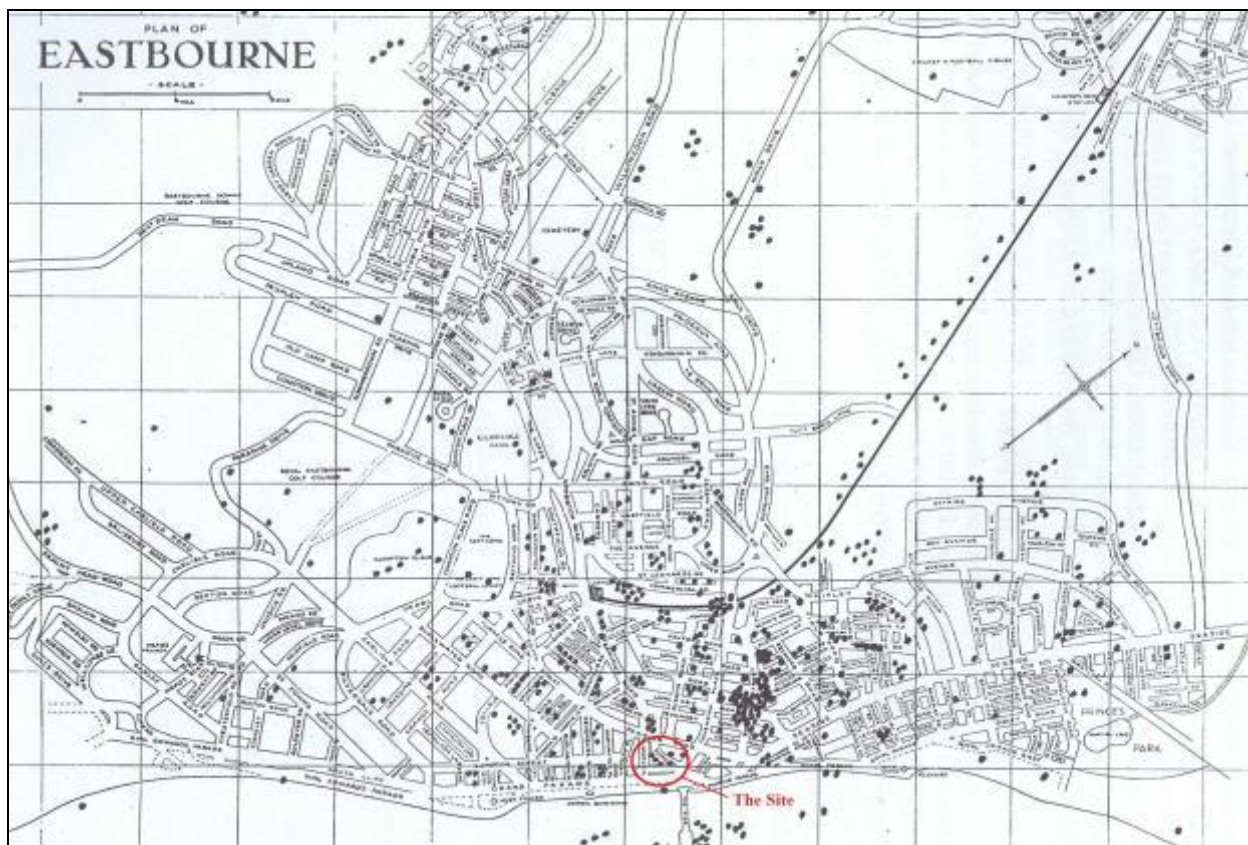


Fig. 15: Belmore Road, Eastbourne: Map showing recorded bomb sites  
around Eastbourne  
(Reproduced from Humphrey, G. 1989. *Wartime Eastbourne* Beckett Features)

## Appendix 1: HER Record

<b>HER No.</b>	<b>NGR</b>	<b>Period</b>	<b>Type of Site</b>	<b>Notes</b>
MES512	TQ 6328 0042	Post Medieval	Martello Tower	Nos 69-72
MES612	TV613 998	Bronze Age	Find Spot	Mace Head
MES628	TV617 989	Roman	Monument	Villa
MES629	TV6159 9897	Roman	Find Spot	Coin
MES630	TV6102 9906	Bronze Age	Find Spot	Axes
MES634	TV6072 9990	Bronze Age	Monument	Pit and finds
MES637	TV6230 9968	19th Century	Monument	Fort
MES638	TV618 988	19th Century	Monument	Pier
MES639	TV6168 9887	19th Century	Building	Burlington Hotel
MES643	TV609 992	19th Century	Building	Railway Station
MES647	TV6169 9902	19th Century	Building	House
MES658	TV617 987	Iron Age	Find Spot	Coin
MES659	TV613 980	Iron Age	Find Spot	Coin
MES660	TV61 99	Palaeolithic	Find Spot	Axes
MES816	TV619 992	19th Century	Monument	Hospital
MES817	TV609 997	19th Century	Monument	Hospital
MES6234	TV62570 98848		Maritime	Davenport
MES6249	TV6100 9889	Post Medieval	Maritime	1879 Wreck
MES7018	TV6178 9892	18th Century	Monument	Horizontal Air Mill
MES7022	TV6070 9913	Med to Post Med	Monument	Watermill
MES7931	TV61900 99200	Post Medieval	Monument	Houses
MES7947	TV 62164 99897	19th Century	Barracks	Napoleonic
MES7950	TV62010 99510	19th Century	Barracks	Napolionic
MES7967	TV62150 99850	19th Century	Monument	Coastguard Station
MES7976	TV6229 9967	20th Century	Monument	WW2 Anti Aircraft Battery
MES8224	TQ6265 0044	19th to 20th Century	Monument	Boat repair shop
MES8225	TV62300 99830	19th to 20th Century	Monument	Bowling Club
MES8226	TQ62590 00030	19th to 20th Century	Monument	Rowing Club House
MES8227	TV62520 99990	19th to 20th Century	Monument	Working men's club house
MES8228	TQ62630 00040	AD 19th Century to AD 20th Century 1800 to 1999	Net Shops	Two Fishermans net stores



<b>HER No.</b>	<b>NGR</b>	<b>Period</b>	<b>Type of Site</b>	<b>Notes</b>
MES8229	TQ62720 00090	AD 19th Century to AD 20th Century 1800 to 1999	Net Shops	Four Fishermans net stores
MES8230	TV62560 99990	AD 19th Century to AD 20th Century 1800 to 1999	Royal Navy Shore Establishment	Sea Cadet Headquarters
MES8234	TV62000 99600	20th Century	Monument	Army Office
MES8235	TV61880 99360	19th to 20th Century	Monument	Methodist Chapel and Nursey
MES 8236	TV6187 9951	19th to 20th Century	Monument	Coach Works
MES8237	TV61920 99550	20th Century	Monument	Forma Regal Cinema
MES8238	TV61960 99690	20th Century	Monument	Forma Gaiety Cinema
MES8239	TV61990 99700	20th Century	Monument	Former Lloyds Bank
MES16352	TV6181 9898	Post Medieval	Monument	Documentary evidence site of field house
MES18708	TV6220 9950	Unknown	Find Spot	
MES20254	TV609 991	Palaeolithic	Find Spot	
MES20255	TV6093 9911	Roman	Monument	Burials
MES21345	TV6017 9890	Palaeolithic	Find Spot	Elephant Tooth
MES22574	TV6108 9874	19th Century	Building	Church
MES23426	TV6072 9882	20th Century	Monument	WW1 Memorial
MES23441	TV6077 9880	19th Century	Monument	Site of Building

## **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 for Archaeologists, and a Fellow of the Society of Antiquaries of London. He was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6<sup>th</sup> Form College having qualified (Cert. Ed.) as a teacher in 2006.

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

His publications include *Prehistoric Flintwork*, *East Sussex Under Attack* and *West Sussex Under Attack*, all of which are published by Tempus Publishing Ltd.

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

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