

The Grove School, St Leonards, East Sussex
Historic Environment Desk-Based Assessment
and Historic Buildings Record

NGR 578500 110396
NGR TQ 785 104

Prepared for
Miller Bourne Architects

Ellen Heppell
Contributions by Hannah Green & Guy Hopkinson

Project No. 6959
Report No. 2014304

September 2014

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Summary

This Desk-Based Assessment has been prepared for the former Grove School, St Leonards, East Sussex. The site is currently occupied by school buildings, playing fields, parking areas and sports courts all of which are no longer in use.

The Grove is thought to have been the site of the Atte Grove house/manor, first mentioned in the late 13th century. The medieval building was replaced by a new building in 1483. This in turn was largely rebuilt in 1804 and further modernised prior to 1869. The house was situated to the west side of the present school buildings. The school was built on the site in the 1950s.

Significant terracing has been undertaken on the site which will have resulted in the disturbance, damage or loss of any archaeological remains present.

The historic stables are the only pre-20th century building on the site and have been subject to a Level 2 (English Heritage 2006) building survey. The school buildings have been subject to a Level 1 survey.

The assessment has concluded that:

- There are no designated assets within the site;*
- No significant setting issues have been identified with regard to designated assets;*
- The site contains an Archaeological Notification Area;*
- The site has non-designated built-heritage assets;*
- The site has the potential for non-designated heritage assets (below-ground archaeological remains) to be present;*
- Some are likely to have been disturbed by subsequent activity;*
- The development may impact on any such remains present, assuming they have survived;*
- It is recommended the LPA and their archaeological advisors be consulted in order to determine the requirement for, and scope of, any further archaeological work.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Centre for Applied Archaeology UCL) has been commissioned by Miller Bourne Architects to carry out an archaeological appraisal in relation to the proposed residential development at the site of the Grove School (most recently known as the St Leonard's Academy). The appraisal comprises a desk-based assessment (DBA) and preliminary walkover survey (Figure 1). Supplementary Historic Building Surveys of the school buildings and a stable and have also been undertaken, the results of which are provided in Appendices 2 and 3 respectively.
- 1.2 This report follows the recommendations set out by the Institute for Archaeologists in their *Standard and Guidance for historic environment desk-based assessment* (IfA 2012). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the site and its environs, in order to identify any known or potential heritage assets within the site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The site is centred on National Grid Reference TQ 78541 10443 (Figure 1). For the purposes of this assessment, the extents of the site have been taken to be those identified in the plans provided by Miller Bourne Architects. The site covers an area of c. 9.55 ha. For the purposes of the archaeological assessment a wider study area of 1km has been considered to place the site within its wider context (Figure 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Grove School, which was most recently part of the St Leonards Academy, was closed in recent years. It was formerly the site of a mansion/house, The Grove, which is thought to have its origin in the medieval period. The proposed development site (Figure 2) encompasses the school buildings, various outbuildings (including the historic stables), parking areas, drives and paths, sports courts, woodland and scrub and an extensive playing field. The site is bounded to the north by Dogkennel Wood and the west, south and east by suburban development. Vehicular access to the site is off Darwell Close with additional pedestrian access off Crowhurst Road.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the study area were obtained from the Historic Environment Record (HER) held by East Sussex County Council and from the East Sussex Record Office (The Keep) and the local studies collections of Hastings Museum. Listed Building and Conservation Area data was acquired

from English Heritage and East Sussex County Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, English Heritage National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.

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

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

- 2.1.1 The site is situated to the west of Crowhurst Road and north of Harley Shute Road and Darwell Close on the outskirts of St Leonards. The surrounding area comprises suburban development, parks and woodland set within an undulating landscape (Figure 1).
- 2.1.2 The school site is situated at the crest of a hill, at 42m OD (Figure 2) with the landscape sloping downwards to the west, north and south. The lowest point of the site is located in the southwest corner of the site, at 19.48m OD. There are significant changes in level on the site, as illustrated on Figure 2; the sports field in front of the school has been levelled resulting in significant banks between it and the school buildings, adjacent properties and the main drive. Similarly the historic stables are located some 2m higher than the parking area to the south. This in turn is some 5m higher than the sports courts to the south.
- 2.1.3 Much of the northern part of the site is occupied by the school buildings, comprising the original 1950s buildings and later extensions. The historic stables are all that remains of 'The Grove', a county house/farm which once stood on the site. The west of the site, with the exception of the sports courts and car park, is covered by trees and scrub. The northern perimeter of the site is also wooded. A large sports field, which once included a running track, cricket greens and other sports facilities, takes up much of the remainder of the site.

2.2 Geology

- 2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the natural geology of the site comprises the Tunbridge Wells Sand Formation. No superficial geology is recorded on the site.
- 2.2.2 No recorded geotechnical works have been carried out within or immediately adjacent to the site.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed 08/09/2014

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 12 (paragraphs 126-141) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities '*should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*'.
- 3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*'.
- 3.1.4 The NPPF is supported by Planning Policy Guidance, launched in March 2014 (<http://planningguidance.planningportal.gov.uk/>). In specific relation to historic environment issues, the pre-existing planning guidance (*PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guidance*, issued in 2010) remains in place until good practice advice (currently out for consultation) has been issued by English Heritage and the Historic Environment Forum.

Local Planning Policy

3.2 Hastings Borough Council Local Plan

- 3.2.1 The Hastings Borough Council Local Plan (adopted in 2004) also has policies relating to the historic environment, set out in Chapter 9b (http://www.hastings.gov.uk/environment_planning/planning/hastings_local_plan/ch9b_historic_environment/). This local plan is currently being updated. The following have relevance to the current site and study area;

POLICY C1: Development within Conservation Areas

Planning permission for development proposals within and adjacent to conservation areas will not be granted unless:-

- a) *The proposal would preserve or enhance the buildings, related spaces, the streetscene and other features that contribute to the character or appearance of the area;*

- b) *There is a high standard of design and detailing which reflects the surrounding architectural style, scale, massing, boundary treatment and site coverage;*
- c) *Trees, gardens, spaces between buildings and other open spaces (and particularly parks and gardens in conservation areas) which contribute to the character of the area should not be lost;*
- d) *High quality/traditional materials and finishes that are sensitive to neighbouring properties must be employed;*
- e) *The layout and arrangements of the building(s) should follow the pattern of existing development and plot widths;*
- f) *The character and amenity of the area would be safeguarded following the accordance of the development with suitable car parking and access requirements.*

The Council will expect all planning applications to be accompanied by sufficient information to allow a full assessment of the proposal to be made and will refuse planning permission if such information is not provided.

POLICY C6: Archaeological Sites and Ancient Monuments

Planning permission will not be granted for development that would adversely affect a Scheduled Ancient Monument or other nationally important archaeological site or monument or their settings, unless the applicant has:-

- a) *Undertaken an adequate assessment of the archaeological implications of the proposal; and*
- b) *Demonstrated that the particular archaeological site(s), monument(s) and setting(s) will be satisfactorily preserved either in situ or by record (i.e. adequately investigated and the results reported).*

3.2.2 The Local Plan (adopted 2004) also notes that:

The Borough Council will identify, record and protect archaeological sites and historic elements in the landscape and encourage and develop the educational, recreational and tourist potential of archaeological sites and monuments through suitable management and interpretation. On sites of archaeological significance, particularly in those areas identified as being 'Areas of Archaeological Interest' on the Proposals Map, the Council will require that the archaeological aspects of development proposals are examined and evaluated before planning applications are determined. The Council regards preservation in situ as more satisfactory than by record. (Para 9.140)

3.3 Other Planning Background

3.3.1 Reference to the Hastings Borough Council Plan Proposals Map also shows the following Planning Policies relate to the site:

POLICY SP1: Playing Fields and Sports Pitches

Planning permission for the reduction in size or number of playing fields or sports pitches will not be granted unless:-

- a) *Existing facilities are surplus to requirements; or*
- b) *The proposal would serve to upgrade the sports facilities on the site; or*
- c) *The proposed development is necessary to meet an important national, regional or local need and alternative provision is made that enhances, or is equivalent to, existing recreational facilities; or*
- d) *In the case of a school site, the proposal is for educational purposes that are essential and cannot be satisfactorily accommodated elsewhere.*

POLICY S6: Land Allocated for Non-Retail Uses

Planning permission will not be granted for retail development on land allocated on the Proposals Map for industrial/employment development, housing, playing fields or open space.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the study area derived from the sources set out in 1.6 and including additional assets, where appropriate, identified from field survey. The identified assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1.

4.2 Nationally and Locally Designated Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include both buildings and archaeological sites. Some assets can be nationally designated, by legislation, or locally listed by the local planning authority. Many assets are listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not lessen the significance of any potential heritage asset.

4.2.2 Designated heritage assets are of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development. Nationally designated assets include Scheduled Monuments (SM), Listed Buildings, Historic Parks and Gardens and Historic Battlefields. These designations and others such as Conservation Areas and Archaeological Priority Zones/Archaeological Notification Areas/Archaeologically Sensitive Areas are typically detailed in Local Authority Plans.

Nationally Designated Heritage Assets

Listed Buildings

4.2.3 There are no listed buildings within the site itself. There are five listed buildings within the wider study area (Figure 1). All are Grade II listed and post-medieval in date:

- Drinking Fountain (Grade II) (1) – 480m from the site.
- Chieveley Cottage (Grade II) (2) – 890m from the site.
- Rose Cottage (Grade II) (3) – 890m from the site.
- Filsham's Farmhouse (Grade II) (4) – 665m from the site.
- Mayfield Farmhouse (Grade II) (5) – 760m from the site.

Other Nationally Designated Assets

4.2.4 There are no examples of the following nationally designated heritage assets within the site or wider study area:

- Scheduled Monuments
- Registered Historic Parks and Gardens
- Registered Historic Battlefield

Locally Designated Heritage Assets

Archaeological Notification Areas (ANA)

4.2.7 Archaeological Notification Areas have been identified by the East Sussex County Council Archaeology Team, who advise the LPA on archaeological matters. These are areas of archaeological interest which are a material consideration in terms of the Hastings Borough Local Plan. The following ANAs, illustrated on Figure 1, are of relevance to this study.

- The Grove (ANA 1514). The site of medieval and post medieval manor house. Located within the site.
- Church Wood (ANA 617). Medieval church and deserted village site. 300m from the site.
- Hollington Park (ANA 616). Iron working sites. 320m from the site.
- Stone Court Manor (ANA 1545). Buried structure, possible ice house. 970m from the site.
- Hollington Stream (ANA 119). Romano-British site. 370m from the site.

More details as to the monuments can be found in the chronological narrative presented below.

Conservation Areas

4.2.8 The site does not lie within a Conservation Area. The closest Conservation Area is that of Springfield Road the edge of which lies c.1km from the edge of the site thus on the very edge of the study area (Figure 1).

4.3 Archaeological Periods

4.3.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. The location of heritage assets is presented on Figure 4 unless otherwise indicated.

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

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

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

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

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

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

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

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.4 Historic Landscape Character

4.4.1 According to the East Sussex Historic Landscape Characterisation (HLC) database curated by ESHER, the western part of the site, that is the site of The Grove and associated gardens is identified as being 'Regenerated Woodland' of 19th century to modern date. The remainder of the site is identified as being within 'Expansion – suburbs' (the school buildings) and 'Sports Fields'.

4.5 Previous Archaeological Investigations

4.5.1 The HER records a single investigation within the site (**A** on Figure 3); the collation of documents and images relating to The Grove which were submitted to the ESCC Archaeology Team by Ms. S. Evans 2014 (hereafter referred to as Evans 2014). The results of this and the other investigations have been incorporated into the chronological narrative below as appropriate.

4.5.2 There have been a number of investigations in the wider study area (Figure 3). These comprise:

B (EES15300): Evaluation.

C (EES14068): Evaluation. Trenches excavated in 1996. Medieval (12th-13th century) features and artefacts are noted in the description. No corresponding monument records.

D (EES15879): Survey. Building impact assessment.

E (EES15892): Geoarchaeological works. No further details.

F (EES15981): Watching Brief. Late post- medieval and modern remains only.

G (EES15989): Geophysics. No further details

H (EES14004): Watching Brief. No archaeological remains.

I (EES14078): Desk-Based Assessment.

4.6 Prehistoric

- 4.6.1 There are no references to known prehistoric remains within the site or the wider study area. The general background to this period in the county is summarized below.
- 4.6.2 Evidence for the Palaeolithic in Sussex is well known on the Coastal Plain, with the internationally renowned site at Boxgrove in West Sussex, however further evidence, mostly as scattered artefacts, notably hand axes, has been uncovered in the Hastings area. This includes Upper Palaeolithic flint scatters recently found during the Bexhill Link Road works (*pers. comm.* Casper Johnson, ESCC). During the subsequent Mesolithic period, the south east of England was transformed through environmental change and rising temperatures, encouraging the growth of forests across Sussex and surrounding areas by 6,000 BC (Drewett, Rudling and Gardiner 1988, 11). By this date the majority of Mesolithic activity in Sussex was occurring in isolated zones, including the High Weald, and are represented in archaeological record mainly through flint debris or rock shelters. While Hastings lies on the eastern edge of the High Weald, the majority of known Mesolithic sites occur further to the west, although a recent survey of Hastings Country Park has revealed Mesolithic flint scatters in that area, suggesting localised hunting activity (James 2006) and recent work on the Bexhill Link Road had uncovered extensive evidence for Mesolithic activity on the spurs of higher ground overlooking valleys such as the Site (*pers. comm.* Casper Johnson, ESCC).
- 4.6.3 The Neolithic period represented the first farming communities in the south east and saw the widespread deforestation of areas across Sussex, in order to create open space for farming activities (Drewett 2003). Many impressive monuments to this period such as causewayed enclosures, long barrows and flint mines have been discovered on the South Downs. Evidence for the Neolithic period in the area surrounding Hastings has enhanced by recent work on the Bexhill Link Road, again on spurs of higher ground, and including flint scatters and hearths associated with Neolithic pottery, a set of postholes suggesting a structure and groups of axes. Of particular significance are waterlogged wood platform structures representing possible platforms and trackways in the marshy low-lying valley bottom; although similar to the Bronze Age site at Shinewater in Eastbourne, this new example appears, on preliminary dating, to be Neolithic in date (*pers. comm.* Casper Johnson, ESCC).
- 4.6.4 The Early Bronze Age has been characterised by three markers; the introduction of a type of pottery known as Beaker ware, the introduction of the production of metals such as gold and copper and

later bronze and finally the construction of a new type of ceremonial site, the round barrow. Recent work has increased the evidence for this period in the Hastings area, with work on the Link Road producing quantities of barbed and tanged arrowheads, a hengiform ring ditch associated with a cremation and a series of burnt mounds (*pers. comm.* Casper Johnson, ESCC). Work at Catsfield, to the north of the Study Area, has produced four ring ditches suggestive of a barrow cemetery. The Later Bronze Age in Sussex sees the expansion of agricultural activities and more permanent settlement, evidence of which can be seen on the Coastal Plain and west of the River Adur. East of the River Adur evidence for this period becomes sparser (Hamilton 2003) and this pattern is prevalent in the Hastings area, although recent work on the Link Road has produced evidence for field systems and a driveway.

- 4.6.5 The agricultural expansion continued through to the Iron Age and further developed with the construction of a number of hillforts, primarily on the South Downs. The Middle and Late Iron Age sees an increase in population and settlement density in the county. In Hastings there are a number of Iron Age sites excavated in the 1970s suggesting occupation along the coast (James 2006), and recent work on the Link Road has produced evidence at Adams Farm for a possible Late Iron Age or Early Romano-British settlement site.
- 4.6.6 Traditionally, the area around Hastings was generally thought to have been sparsely settled and inhospitable to early communities – recent fieldwork has transformed this picture, with significant amounts of multi-period settlement evidence from the higher spurs overlooking Combe Haven, with further evidence from the wetlands themselves, suggesting a complex inter-relationship between these landscape types (*pers. comm.* Casper Johnson, ESCC).

4.7 Romano-British

- 4.7.1 The Roman invasion of Britain brought with it an expansion in agricultural and industrial activities and the growth of new centres of urban settlement in Sussex, at Chichester, Pulborough and Hassocks. While the western and central parts of the county were becomingly more densely populated, the archaeological evidence in the east suggests a different story. In and around the Hastings area, evidence for the Roman period has been somewhat lacking, with most occupation occurring in the High Weald in association with exploitation of the natural resources of the area for iron production (Rudling 1999). Recent work on the Link Road has produced extensive evidence from bloomery sites on the higher ground around Combe Haven, with one site containing 14 bloomeries and a square enclosure. Other settlement sites are also known, suggesting a wider range of settlement activity beyond ironworking (*pers. comm.* Casper Johnson, ESCC).

- 4.7.2 There are no references to remains of this date within the site, while a single reference to Romano-British remains in the wider study area relates to a pottery lamp found on the east side of Hollington Stream (6 on Figure 4). This find is the foci of the Hollington Stream ANA.
- 4.7.3 To the west of the stream R.C. Hussey suggested that ephemeral earthworks in the vicinity of the Filsham Valley School were the remains of a fortified camp built by Julius Caesar as the bridgehead for his second British expedition in 54BC (Hussey 1858). However there is no evidence for this (Caesar is generally believed to have landed at Deal in Kent, and the random nature of the plotted earthworks is in stark contrast to the disciplined regularity of Roman military engineering) and the earthworks are considered to be medieval field boundaries (see below).

4.8 Anglo-Saxon

- 4.8.1 The area of densest Early Saxon settlement in Sussex, as identified by cemeteries, is thought to have lain further west between the Ouse and Cuckmere rivers (Bell 1978). The people of the Hastings area, after whom the town was named (the Haestingas), appear to have maintained an identity separate from that of Sussex until quite late in the period. Later Saxon settlement is known at Hastings from the Burghal Hidage, a 10th century document listing defensive sites (burhs) set up by Alfred the Great to counter Danish attacks. Recent work at Filsham Valley school has produced evidence for mid-late Saxon land enclosure (Russel 2012), and work at the later manorial site of Upper Wilting has revealed evidence for ditches, gullies, beam slots and three corn driers (*pers. comm.* Casper Johnson, ESCC).
- 4.8.2 The site largely lies within the historic parish and manor of Hollington which, prior to the Norman Conquest, was held by Goodwin and Alstan. It is recorded as Holintun/Horintone/Holintone. The name derives from 'dwelling in a hollow' (Salzman 1937).

4.9 Medieval

- 4.9.1 Following the Conquest of 1066, William the Conqueror carved the southeast up into a series of north-south aligned territories called rapes, which he put in the safe custody of his most trusted battlefield commanders. The Rape of Hastings was entrusted to Robert, Count of Eu. Robert retained 1 ½ hides and 2 vir gates in demesne and Battle Abbey had a further virgate. The remainder was in the hands of William, Reinbert the Sherriff, Hugh and Ulward (Salzman, 1937). In the 13th and 14th centuries it was in the hands of the 'de Hastings' family. In the late 14th century it passed to Sir Edward Dalyngridge and remained in his family through the late 15th century when it passed to the Pounce family.

- 4.9.2 Part of the manor was leased to Nicholas atte Groue, documented in 1296, Gilbert att Grove is mentioned in 1327 and 1332 and William att Grove held land in the parish in 1394. Whilst the medieval foci of the att Groue/Grove estate/manor has not been definitively established, the continuation of the place-name and traceable ownership of land would suggest it was at or close to the later site of subsequent mansion, The Grove (**7**). The latter was owned by the Levett family; Richard Levet is recorded as having re-built The Grove in 1483 (HER MES892 and Evans 2014). The family retained The Grove through to the early 17th century.
- 4.9.3 In the wider study area there is evidence for dispersed settlement scattered around the landscape. Recorded HER sites comprise:
- 8** Possible site of a deserted medieval village in Church Wood. Remains comprise earthworks and medieval pottery (HER MES986)
 - 9** Possible medieval hamlet in the vicinity of St Leonards Church (HER MES 19469)
 - 10** Site of the old vicarage of St Leonards
 - 11** Site of a church (HER MES996)
 - 12** Filsham Farm, medieval farmstead and manor recorded in 1086 (HER MES19472)
 - 13** Medieval field system which survived as earthworks and visible on some aerial photographs (HER MES 896)

4.10 Post-Medieval and Modern

- 4.10.1 As noted above the medieval mansion of the Atte Grove family had been replaced by a new building (**7**), when the estate passed to the Levett family in the 15th century. This Tudor mansion and accompanying estate remained in the Levett family until the death of John Levit in 1585 when it passed to his sister Mary who, in 1586, married Sir Thomas Eversfield (Arnott 1869). The estate subsequently passed through the Eversfield family until their estates were sold off in the early 20th century.
- 4.10.2 The Tudor Mansion (**7**) (illustrated by S.H. Grimm in 1784 & other images dating to 1804 (Plate 1)) was largely demolished in 1804 as the mansion was in a dangerous state, with the chimneys liable to collapse. The new mansion (**14**) was in turn rebuilt or renovated prior to 1869 (Arnott 1869). Arnott notes that much of the old house was retained in the new residence and reference to images (reproduced in Evans 2014; Plate 2 and Plate 3) would suggest that the modernisation comprised extensions and the addition of false fronts to the older parts of the mansion.
- 4.10.3 Historic maps show that to the rear (north) of the house were various outbuildings which presumably include the stables (**15**) and a kitchen garden/ orchard (**17**). The south front of the house was situated on a

substantial terrace, clearly visible in photographs, with gardens in front of it (16) leading down to the pond. These too were terraced, some variations in level and stairs being identifiable in the late 20th century.

- 4.10.4 The rear of the house and the outbuildings was approached via a drive which ran from Crowhurst Road. There was a lodge (18) at this entrance until the late 20th century. This drive ran through a wooded area. The main access to the house was along a wooded drive from Harley Shute Road, with a lodge (19) by the entrance. Part of this driveway survives as Darwell Close with the remainder being the school drive. To the south and west of the drive lay a landscaped park with stands of conifers.
- 4.10.5 In 1906 the estate passed to Charles Cyril Eversfield. It is described as being:
... dwelling house with lodges and conservatories, stables, outbuildings, orchards, shrubberies and pleasure grounds and appurtenance thereto called Grove (Quoted in Langdon 2010).
- 4.10.6 The Grove was advertised for auction in 1911 by the trustees of Charles Gilbert Eversfield (Evans 2014). At this time it was being leased by A.P. MacEwen Esq. The house is described as being brick built and stuccoed with a tiled roof and having 16 bedrooms. There were also glass-houses and conservatories. The stables (15) are described as being modern and arranged around a paved yard and comprising paved stalls, loose boxes, a coach house, motor house and mans room (Evans 2014 and Plate 4). The Grove passed out of the hands of the Eversfields in 1921 when it passed to Sir Frederick Henry Richmond Bt. (Evans 2014).
- 4.10.7 During World War II the estate was used as a Prisoner of War camp for Italians or Germans (Evans 2014 and Palfrey-Martin pers comm). The prisoners were reported to be housed in the stable block and worked in nearby gardens, including the kitchen gardens at The Grove.
- 4.10.8 By the early 1950s the house was derelict and, in 1952, The Grove was acquired through compulsory purchase by Hastings Borough Council for £6820, to be developed as 'The Grove School for Boys'. School construction was undertaken and it was opened in 1956. The equivalent school for girls was at Hillcrest School (formerly known as Red Lake) which was constructed at broadly the same time, opening in 1952, and shares many architectural details with The Grove.
- 4.10.9 The original school buildings are the eastern block of buildings (Figure 2) and are modernist in style (e.g. Plate 5 and Plate 6). In addition to the school buildings an extensive sports field was constructed to the south of the main school buildings, this included a significant amount of earthmoving to create a flat area which was

used for various sports and included a cricket square, an athletics track, discus/hammer throwing nets, with embankments forming a spectator area (Palfrey-Martin pers comm and Evans 2014). Reference to historic mapping and photographs in the National Monuments Record would suggest that the house was still standing although in ruins through the 1950s and 1960s.

- 4.10.10 In the late 1960s or 1970s the school was extended, the house demolished and the sports court (later also a parking area) was established on its site (Figure 2). These works were probably undertaken to prepare the school for the admission of girls; the school became a co-educational comprehensive school in 1978. Hillcrest also became co-educational at this time. Further extensions were added to the building in recent decades, along with additional sports courts on the site of the garden terrace and adjacent to the driveway.
- 4.10.11 Three comprehensive secondary schools within the borough (The Grove, Hillcrest, and Filsham Valley) have subsequently been approved for closure and been replaced by the St Leonards Academy on the Filsham School site. Filsham is situated to the south of the site. Hillcrest became the Hastings Academy. The academies opened in 2011.
- 4.10.12 The Grove School was briefly used as a campus for the new academy but has since been closed and the site proposed for residential development.

4.11 Other

- 4.11.1 For the purposes of the post-medieval and modern section of the chronological narrative above, this study has focussed on the site itself. The following post-medieval heritage assets have been identified in the wider study area:

- 20** Farmhouse at Filsham (HER MES936)
- 21-22** Stone Court lodge and icehouse (HER MES2154 and 2188)
- 23-24** Mayfield Farm (HER MES957-8)
- 25** Railway line, established in the 1850s

- 4.11.2 The following undated assets are also recorded in the wider study area;

- 26** Bloomery ad dam at Hollington Park (HER MES984)
- 27** Earthworks associated with iron working (HER MES995)

Both comprise earthworks which may be associated with iron working and may perhaps be relatively early in date. They form the core of the Hollington Park Archaeological Notification Area.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 No estate maps survive for the appraisal site, neither does the St. Leonards Tithe map. The Yeakell and Gardener 2" map of 1778 (not reproduced) does show The Grove but with little detail. It is possible to discern the house, outbuildings to the rear and the enclosed kitchen garden. The north drive is marked.
- 5.2 The earliest detailed map of the site is an estate map dating to 1835 held in the Hastings Museum collections. This shows much the same layout as described by Arnott in 1869 and on historic Ordnance Survey mapping. The mansion is situated to the south of what would appear to be walled garden to its rear. Beyond this (to the north and west) lie a number of outbuildings – one of which (labelled 'X' on Figure 5) is situated on the site of the historic stables. These are arranged around a pond.
- 5.3 Much the same layout is illustrated on the 1873 25" Ordnance Survey maps (Figure 6 and Figure 7) other than in the area to the southwest of the mansion where the boundaries have been altered following the construction of the railway. The terracing of the gardens is clearly shown. Subsequent mapping dating to 1909 (Figure 8) shows pathways through this garden to the pond with a pump house also being marked. The 1928-9 (Figure 9) and 1938 editions are the only one on which The Grove is marked by its alternative name of Hollington Hall. They also show the growth of woodland in the gardens to the front of the house.
- 5.4 Post 1950s mapping (e.g. Figure 10 to Figure 12) show the establishment and extension of the school on the site. The most significant features to be noted on these maps are the banks and terrace in the vicinity of the sports court and sports field and courts which are indicative of a significant amount of earthmoving. These are still extant and are indicated on Figure 2 and illustrated on Plate 7 and Plate 8.

6.0 WALKOVER SURVEY

- 6.1 A walkover survey by the author was undertaken of the site on 3rd September 2014. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid, within the parameters of the project, and was not intended as a detailed survey.
- 6.2 The walkover established that the site has received a significant degree of landscaping related to both the historic house and the

school itself. Selected levels have been marked on Figure 2 and are derived from a site survey provided by the client. It would appear likely that the school buildings sit along the highest point of the ridge and that there may be some localised cut and fill in this area to create the platforms for the building. To the south of these it is likely that the northern part of the sports field has been cut into the natural slope, evidenced by the presence of banks. The material from this bank is likely to have been used to raise the ground level towards the south and west of the field where there are steep drops to the surrounding land (e.g. Plate 9 and Plate 10).

- 6.3 To the west of the site, in the vicinity of the site of the house and gardens terracing has also been undertaken. In this area it is more difficult to assess where cut and fill has taken place due to thick vegetation.
- 6.4 Buildings on site comprised the historic stables and the school buildings themselves (discussed in Appendices 2 and 3 below). Both were boarded up and the latter in the process of demolition.
- 6.5 A rapid assessment of the potential impact on the settings of designated heritage assets in the vicinity of the site was undertaken. Although the site is located in a prominent position it is well screened by trees, vegetation and modern suburban development. There are limited views in and out of the site and none of the designated assets were visible at the time of the walkover, although the possibility that there could be glimpsed seasonal views of these assets cannot be entirely discounted.

7.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

7.1 Introduction

- 7.1.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are some known heritage assets within the proposed development area, comprising the historic house and gardens of the Grove. None are designated. Five listed buildings are located in the study area. There are few known heritage assets within the wider study area, but this is likely, at least in part, to reflect the paucity of archaeological investigation rather than a true absence of remains – recent fieldwork in similar topographical locations to the site in the wider area has suggested considerable potential for all pre-medieval archaeological periods.
- 7.1.2 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the proposed development area.

7.2 Prehistoric

- 7.2.1 Prehistoric evidence in the Hastings area has traditionally been regarded as limited, comprising the Iron Age hillfort on East Hill and localised scatters of artefacts. Recent work on topographically similar locations to the site (upland spurs overlooking Combe Haven) has produced evidence for extensive multi-period prehistoric occupation. The possibility that as yet unknown remains of this date may be present on site cannot be discounted.
- 7.2.2 The potential of the site to contain as yet unknown heritage assets of this date is considered to be moderate.

7.3 Romano-British

- 7.3.1 Romano-British evidence in the study area is limited to a localised artefact, a single pottery lamp. Evidence in the wider Hastings area for remains of this date has been enhanced by recent fieldwork.
- 7.3.2 The potential of the site to contain as yet unknown heritage assets of this date is considered to be moderate.

7.4 Saxon

- 7.4.1 While Hastings was a centre of activity in the Anglo-Saxon period including its creation as a defensive burgh, no evidence exists for this period within the study area. The possibility that as yet unknown remains of this date may be present on site cannot be discounted.
- 7.4.2 The potential of the site to contain as yet unknown heritage assets of this date is considered to be low.

7.5 Medieval

- 7.5.1 Medieval heritage assets, in the form of the medieval mansion/manor of the Attre Grove are thought to be present within the site boundaries, and are likely to be in the vicinity of the later Tudor mansion. Consequently medieval archaeological remains may be present, although are likely to have been impacted by subsequent activity.
- 7.5.2 The potential of the site to contain as yet unknown heritage assets of this date is considered to be moderate.

7.6 Post-Medieval and Modern

- 7.6.1 Post-medieval heritage assets, in the form of the historic stables and the site of the post medieval Grove House and gardens are known to be present within the site. Any below ground assets (i.e. archaeological remains) are likely to have been impacted by subsequent activity.
- 7.6.2 The potential of the site to contain as yet unknown heritage assets of this date is considered to be high.
- 7.6.3 Modern remains on the site comprise the school buildings and grounds. Whilst relatively recent in date they represent the establishment of secondary education in the town and could therefore be considered to be heritage assets of local significance.

7.7 Summary of Potential

- 7.7.1 A desk-based assessment can generally only consider the potential of a site in principle. As is the case here, its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 7.7.2 The potential for discovery of new heritage assets has been revealed by a review of the known cultural heritage baseline in the immediate vicinity. The estimated potential for heritage assets being located within the site can be summarised thus:
- Prehistoric: Moderate
 - Romano-British: Moderate
 - Saxon: Low
 - Medieval: Moderate

- Post-Medieval and Modern: High

7.8 Preliminary Assessment of Significance

- 7.8.1 The significance of a heritage asset is ‘the value of a heritage asset to this and future generations because of its heritage interest.’ (NPPF 2012, Glossary). Given that this desk-based assessment has only been able to establish the potential for heritage assets to be present within the site in principle the significance of such assets cannot be conclusively determined at the present time. The available evidence would suggest that any assets present are most likely to be of local to perhaps regional significance.

8.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

8.1 Previous land-use on the site is likely to have had a significant impact on any heritage assets of archaeological interest present. Much of the site has clearly been terraced either as part of the gardens of the post-medieval house or during the construction and extension of the school and associated fields, sports courts etc. Such landscaping is likely to have resulted in the disturbance, damage or loss of any below ground heritage assets in those areas where ground reduction has taken place. Conversely in those areas which have been levelled such assets may have been protected but may be buried at depth. It has not been possible to conclusively establish areas of cut and fill at the present time as no geotechnical information is available.

9.0 IMPACT OF PROPOSED DEVELOPMENT

9.1 In considering the significance of the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the asset and the likely degree of impact (e.g. how much of the asset will be destroyed). Although presence/absence and significance of any heritage assets on the site is undetermined there is potential for such assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are considered to be adverse.

9.2 The proposed development comprises the development of housing over the majority of the site along with associated infrastructure such as roads, parking areas and services. The existing woodland and scrub area to the west of the site will be retained, but will presumably be cleared so that it is accessible. Existing woodland screening around the site is to be retained.

9.3 Impacts on designated heritage assets

Physical impacts on designated heritage assets

9.3.1 There are no designated assets on the site and accordingly no impact on such assets will take place.

Setting Issues relating to designated heritage assets

9.3.2 No significant setting issues relating to designated assets have been identified. Those assets identified lie at some distance from the site and are screened by existing planting which will be retained. There may perhaps be some glimpsed seasonal views over to and from the site.

9.4 Impacts on non-designated heritage assets

- 9.4.1 The historic stables and the school buildings will be demolished and thus will be adversely impacted by the proposed development.

- 9.4.2 Should heritage assets of archaeological interest (i.e. archaeological remains) be present on site they may, in some areas, already have been impacted by previous development. Should they survive in undisturbed or built up areas they may be impacted by groundworks associated with the development.

10.0 DISCUSSION AND CONCLUSIONS

- 10.1 The assessment has outlined the archaeological potential of the site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. The study has however established that there is moderate potential for below-ground heritage assets (i.e. archaeological remains) to be present on the proposed development area and that built heritage assets are present.
- 10.2 Given that the site lies within an Archaeological Notification Area and that the presence or absence of remains has not been conclusively determined it is likely that further works will be required. The requirement for, and scope of such works, will be determined by the Local Planning Authority (Hastings Borough Council) and their archaeological advisors (East Sussex County Council).
- 10.3 In the first instance the Archaeology Team of East Sussex County Council has required that a Level 1 survey of the school and a Level 2 survey of the stables be undertaken as a mitigation measure by ensuring their preservation by record. The results of these surveys are provided in Appendices 2 and 3.
- 10.4 In terms of the below-ground remains there are likely to be large areas where any such remains will have been truncated but such areas are ill defined at the present time. It is considered that it would be useful for any geotechnical works to be subject to archaeological monitoring (either in the field or through analysis of the logs) in order to better determine the extents of cut and fill. This would allow any further intrusive works, such as trial trenching, to be better targeted on those areas with potential and determine the presence or absence of such remains.
- 10.5 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording are likely to be required to ensure the preservation by record of any threatened remains. It is recommended the LPA and their archaeological advisors be consulted in order to determine the requirement for, and scope of, any further archaeological work.

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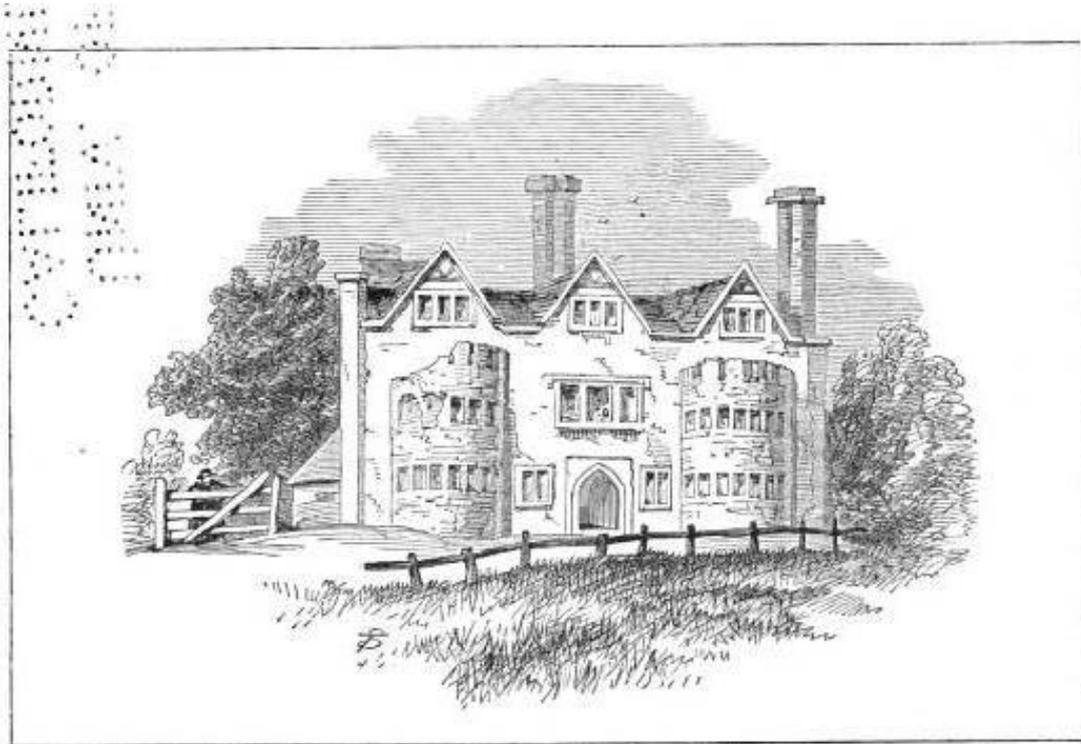
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Plates (Desk-Based Assessment)



GROVE HOUSE, HOLLINGTON, 1804.

Plate 1. Grove House, 1804 (6959-0065)



Plate 2. Post-1804 mansion showing terracing (6959-0067)



Plate 3. Post-1804 mansion showing terracing (6959-0068)

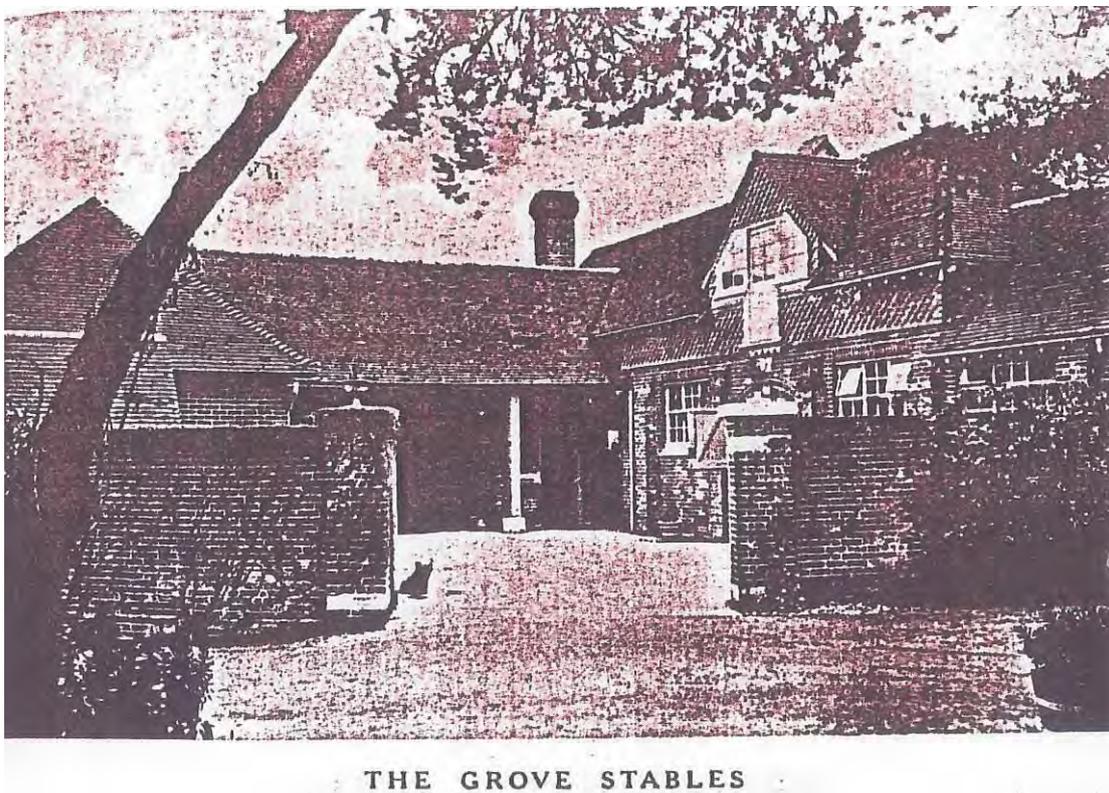


Plate 4. Stables (6959-0069)



Plate 5. The school, facing north (6959-0070)



Plate 6. Rear of the school (6959-0071)



Plate 7. Bank on the south side of the school field (6959-0072)



Plate 8. Bank on the west side of the school field (6959-0073)



Plate 9. Bank between the car park and stables (6959-0074)



Plate 10. View up to the car park area (6959-0066)

Appendix 1: Summary Table of HER and Listed Building Entries (refer to Figure 4)

(Listed Building numbers are in italics)

| Site | HER/LBS No. | Description | Period |
|------|----------------------------|---|----------------|
| 1 | DES1130 <i>1389635</i> | Drinking Fountain | Post Medieval |
| 2 | DES881 <i>1191169</i> | Chieveley Cottage | Post Medieval |
| 3 | DES1043 <i>1043510</i> | Rose Cottage | Post Medieval |
| 4 | DES882 <i>1191207</i> | Filsham's Farmhouse | Post Medieval |
| 5 | DES1043 <i>11353176</i> | Mayfield Farmhouse | Post Medieval |
| 6 | MES8473 | Pottery lamp found on the east side of Hollington Stream | Romano-British |
| 7 | MES892 | The Grove – 13 th and 15 th century house/manor | Medieval |
| 8 | MES986 | Possible site of a deserted medieval village in Church Wood | Medieval |
| 9 | MES 19469 | Possible medieval hamlet in the vicinity of St Leonards Church | Medieval |
| 10 | | Site of the old vicarage of St Leonards | Medieval |
| 11 | MES 996 | Site of a church | Medieval |
| 12 | MES19472 | Filsham Farm,,; medieval farmstead and manor recorded in 1086 | Medieval |
| 13 | MES 896 | Medieval field system which survived as earthworks and visible on some aerial photographs | Medieval |
| 14 | MES892 | The Grove – post –medieval house dating to the early and mid-19 th centuries | Post Medieval |
| 15 | | Stables and outbuildings to the rear of the Grove. | Post Medieval |
| 16 | | Terraced gardens at The Grove | Post Medieval |
| 17 | | Kitchen garden and orchard at The Grove | Post Medieval |
| 18 | - | Lodge by Crowhurst Road entrance | Post Medieval |
| 19 | - | Lodge by Harley Shute Road entrance | Post Medieval |
| 20 | MES936 | Farmhouse at Filsham | Post Medieval |
| 21 | MES2154 | Stone Court lodge | Post Medieval |
| 22 | MES2188 | Stone Court icehouse | Post Medieval |
| 23 | MES 957 | Mayfield Farm | Post Medieval |
| 24 | MES958 | Mayfield Farmhouse | Post Medieval |
| 25 | | Railway line | Post Medieval |
| 26 | MES984 | Bloomery and dam at Hollington Park | Undated |
| 27 | MES995 | Earthworks associated with iron working | Undated |

Appendix 2: 1950s School Building - Level 1 Historic Building Record

Introduction

This Historic Building Record to Level 1 standard (English Heritage 2006) is produced as a supporting document for the Desk-Based Assessment for The Grove, St. Leonards, Hastings, East Sussex (Centered at NGR TQ 78387 10548). The client Miller Bourne Architects and East Sussex County Council requested that the 1950s school complex be recorded to English Heritage Level 1 prior to the site's redevelopment. The site was visited by Guy Hopkinson and Hannah Green on the 26th August 2014 in order to undertake the recording work. Miller Bourne Architects has supplied a photographic record of the site (compiled in 2013) for the purpose of providing a basic visual description of the site. A selection of these photographs has been reproduced below as plates, and their locations shown on Figure 13.

Overview of the Site

The Grove site is situated in St. Leonards, to the northwest of Hastings, in East Sussex. Crowhurst Road runs along the site's eastern boundary, with Harley Shute Road situated to the south. Darwell Road encircles the northern and western edges of the school complex and Wishing Tree Lane runs through the eastern side of the site, in a northerly direction from Harley Shute Road. The school's northern and western boundaries are enclosed by woodland. The land surrounding the southern and eastern sides of the site is used for residential housing purposes.

The Grove site is occupied by a purpose-built school building complex dating from the 1950s. The site covers an area of 9.25ha of land; an area of 55,975m² of land was formerly used for playing field purposes. The site occupies a relatively flat area of land with the school building complex situated to the north of the site, running from east to west (Figure 2). The remaining stable structure (of earlier construction) is located to the northwest of the main school building complex, to the west of Darwell Road that runs through the sites western edge.

Description of the Buildings

The Grove School building was constructed in the 1950s; detached structures and later alterations have been added to ensure the building remained fit for modern teaching purposes. The school building comprises a series of adjoining structures that form a connected building complex that follows a broad rectangular plan. The building complex runs parallel to the site's northern boundary. The building was constructed in line with the principles set out for educational facilities following the Second World War. Its construction

has optimised the use of prefabricated components in conjunction with brick exterior walls, while the classrooms, passageways and reception areas have large steel-framed exterior windows and glass panelled doors to maximise the use of light, space and ventilation within the building. The building elevations predominantly consist of one and two storeys with flat roof construction. An exception to this layout is the central section of the northern elevation and western elevation which both have pitched roof constructions and the southern elevation, which consists of a three-storey structure with a pitched roof.

Eastern Boundary - Detached Buildings



Plate 2.1 This detached rectangular structure is of a later construction date than the main school building and consists of two storeys, with a projection on its northern elevation. Situated at the northeast corner of the main school building, facing north (6959-0036)



Plate 2.2 This detached building follows a square layout with porch and access ramp running along its western elevation. It occupies an elevated position located to the extreme eastern end of the main school building, facing southeast (6959-0033)

Eastern Elevation - Main School Building



Plate 2.3 Eastern elevation and southern elevation of the detached building located to the far eastern end of the northern elevation of the main school building, facing north (6959-0059)



Plate 2.4 Eastern elevation and extreme eastern end of the northern elevation. This section is a one-storey, flat roof structure with its north and west faces looking out onto a small forecourt, facing southwest (6959-0034)

Northern Elevation - Main School Building



Plate 2.5 Eastern end of the northern elevation, facing southwest towards a partially enclosed courtyard (open at the north end) (6959-0035)



Plate 2.6 Eastern end of the north elevation, facing south (6959-0037)



Plate 2.7 Curved façade and access ramp of the eastern projection located on the northern elevation, facing south (6959-0064)



Plate 2.8 Curved façade and western side of the eastern projection located on the northern elevation, facing southeast (6959-0038)



Plate 2.9 Central section of the north elevation, to the east of the main reception entrance, facing south (6959-0039)



Plate 2.10 Main reception entrance with covered porch projecting north, located in the central section of the northern elevation, facing southwest (6959-0040)



Plate 2.11 Central section of the northern elevation, situated to the west of the main reception entrance, facing southwest (6959-0041)



Plate 2.12 Western end of the northern elevation, facing east from a series of shallow semi-circular steps leading to a lower level forecourt (6959-0047)



Plate 11 From within the 'L' shaped recess located to the western end of the northern elevation. Leading to a partially enclosed courtyard open at the west end, occupying an elevated position, facing east (6959-0043)



Plate 2.14 From within the 'L' shaped recess located to the western end of the northern elevation. Leading to a partially enclosed courtyard open at the west end, occupying an elevated position, facing northeast (6959-0045)



Plate 2.15 Taken from inside the partially enclosed 'L' shaped lower courtyard (open at the northern side), located to the western end of the northern elevation, facing south (6959-0044)



Plate 2.16 Taken from the elevated 'L' shaped courtyard recessed into the western end of the northern elevation, facing southwest towards the lower level courtyard (open at the north end) (6959-0046)



Plate 2.17 Western end of the northern elevation, situated to the south of a semi-circular low-level forecourt. The ground level section is constructed using prefabricated steel framed panelling, with large external windows and glass panelled doors, facing west (6959-0042)



Plate 2.18 Extreme western end of the northern elevation, facing south (6959-0048)

Western Elevation – Main School Building



Plate 2.19 Northern end of the western elevation, occupying an elevated position at the top of an incline to the west, facing east (6959-0049)



Plate 2.20 Southern end of the western elevation, each block occupies land at a lower ground level than the previous to accommodate for the change in ground height, facing southeast (6959-0050)

Southern Elevation - Main School Building



Plate 2.21 Extreme western end of the southern elevation. This block is situated at the lowest level of the western incline. This elevation optimises the use of external prefabricated wall panelling and continuous glass window panelling at both stories, facing north (6959-0051)



Plate 2.22 Recess (rectangular in plan) located to the western end of the southern elevation. Consisting of a partially enclosed courtyard (open at the southern end), facing north (6959-0052)



Plate 2.23 Recess (rectangular in plan) located to the western end of the southern elevation, facing towards the eastern wall enclosure within the courtyard (6959-0053)



Plate 2.24 Central structure that forms part of the southern elevation, occupying a rectangular layout and built at the same ground level

as the far western end. A two-storey structure with pitched roof construction, facing north (6959-0055)



Plate 2.25 Eastern elevation of the central block which forms part of the southern elevation, facing west (6959-0056)



Plate 2.26 Eastern end of the southern elevation, a three-storey structure, consisting of a pitched roof and projecting balconies running continuously along the eastern end of the block at the second and

third floors. Occupying an elevated position in comparison to the central block constructed at a lower ground level, facing northeast
(6959-0054)



Plate 2.27 Entrance to the eastern end of the southern elevation, detail of access steps and the balcony, facing north (6959-0057)



Plate 2.28 Eastern end of the southern elevation, taken from the elevated forecourt with detailing of the balcony construction, facing west towards the central block (6959-0061)



Plate 2.29 Eastern end of the southern elevation, taken from the elevated forecourt, facing northeast (6959-0062)



Plate 2.30 Eastern end of the southern elevation, detail of the projection (oblong shaped) with curved façade adjoining this block and the far eastern end of the southern elevation, facing northeast (6959-0063)



Plate 2.31 Eastern end of the southern elevation, projection with curved façade (foreground) with clock tower to the north (background), facing north (6959-0058)



Plate 2.32 Extreme eastern end of the southern elevation, facing northwest towards the projection and clock tower (6959-0060)

Appendix 3: Former Stable - Level 2 Historic Building Record

Introduction

This Historic Building Record is produced as a supporting document for the Desk-Based Assessment of The Grove, St. Leonards, Hastings, East Sussex (centred at NGR TQ 78387 10548). The client, Miller Bourne Architects, and East Sussex County Council requested that the former stable be recorded to English Heritage Level 2 prior to the site's redevelopment.

Scope & Methodology

Following discussion with East Sussex County Council, it was decided that the building be subject to recording at English Heritage Level 2. A Level 2 record is essentially a descriptive record, and is defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). The recording was carried out in accordance with the IfA's *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (IfA, last updated 2008).

The site was visited by Guy Hopkinson and Hannah Green on the 26th August 2014 in order to undertake the recording work, which entailed the compilation of written notes and the production of a photographic record. The drawn record is based on a combined Ordnance Survey block plan and topographic survey produced by Miller Bourne Architects, annotated to illustrate photograph location points and included within this report as (Figure 15).

The photographic record was made using digital photography. Within the report selected images have been reproduced as plates, together with a full index of the digital photography and location plots. A full catalogue of all the photographs is included in the archive.

At the time of recording the building was without electricity, all windows and doors blocked, and access was through a small hole in the brickwork of the southern elevation. The available access to the upper floor was considered too unstable to gain full entry, though photographs were obtained through the loft hatch.

Site Location

The former stable is situated approximately fifty metres to the west of the school buildings, on the edge of Dogkennel Wood (NGR 578354 110497). The land to the south is at a lower level, having been terraced to form a parking area, and an area of hardstanding fronts the building.

Description of the Building

General

The former stable is rectangular in plan, aligned on an east-west axis, with an extension to the east which is flush with the principal façade but does not reach the full depth of the building. It is of red brick laid in stretcher bond throughout, the main body of the building being one and a half storeys while the eastern outshut is single storeyed. The structure has a pitched roof with hips over the west and eastern ends of the main building, and a lower pitched roof over the outshut, again hipped at the east. The roof is tiled and has rounded ridge tiles, and holds a single skylight in the southern pitch over the centre of the main building.

Exterior

The south elevation forms the main façade, divided into five bays by external buttresses which in the main protrude a brick's length (25cm), with stepped chamfers spanning the uppermost eight courses (Plate 3.1). The central bay houses a large double door with relieving arch above, the arch being formed by two courses of headers laid on end followed by a single course of headers laid on edge and with a central concrete keystone extending into the brickwork above (Plate). The current door is of painted metal, sealed shut at the time of survey. To either side, beyond the flanking buttresses, the adjacent bays hold large window openings which are now in-filled with breeze blocks. The sills to the windows are no longer extant, but the heads remain and are formed of rubbed soldier bricks giving a chamfered lower edge. The top of the window heads is in line with the chamfered buttress tops and keystone to the door arch. The westernmost bay wall has been partially rebuilt and no evidence survives of any opening it may have held (Plate). The easternmost bay (the south elevation of the outshut) also held a wide window aperture, again now blocked, and is buttressed at its eastern end. Between the eaves and first floor level the façade is weather-boarded.

The east elevation is almost entirely covered in vegetation, only a fraction of the rear portion of the main building being exposed of which little can be said (Plate).

The north elevation is similarly shrouded in vegetation (Plate). Here, to the rear of the building, the roof of the main structure is half hipped. As with the south elevation, external buttresses define five bays, four within the main body and one formed by the outshut. Each of the bays in the main building holds a single small high-level window, all now blocked. These have concrete sills and heads, the heads carrying a single course of on edge header bricks (Plate 3.6). The eastern end of the elevation, part of the outshut set back from the

main body of the building, holds a similar small window, though without the course of header bricks above the head (Plate 3.7).

The southern two thirds of the west elevation are rendered, obscuring any detail in the brickwork, while the remainder is exposed but devoid of features (Plate).

Interior

Internally the structure is divided into two rooms, one occupying the eastern extension (inaccessible at the time of survey) and the remainder of the building comprising one open room. All internal fittings have been stripped.

Ground Floor

The stable floor is typical of its kind, having shallow drainage runs (Plate), though was largely obscured at the time of survey. Internally the walls (apart from the rebuilt southwest corner) are rendered approximately 18 courses (c.1.35m) above floor level to the bottom of the upper floor joists, where a wooden cornice is evident (Plate). The presence of the cornice, and the fact that the render has been scored to imitate brickwork, illustrates a high degree of attention to detail within the building. The bottom edge of the render is roughly finished (Plate), the lower part of the walls presumably having originally been concealed by panelling.

All previous openings in the walls were either blocked or boarded, and those already mentioned in the description of the elevations will therefore not be readdressed here. Two doorways not visible externally, however, were evident within the building. The first is the access to the outshut, in the eastern wall of the main room. This has a stone sill and arched head obscured by render, scored to imitate an arch comprising two courses of on edge header bricks closed at either side by single soldier bricks (similar decoration has been applied to the internal arch of the blocked door in the southern elevation). The door frame is wooden, but the door itself currently panelled with sheet metal (Plate). The other blocked door is in the west elevation, at the southwest corner. Here the wall is not rendered, and the arched head is of the same construction as that imitated in render opposite (Plate). The lower half of this doorway was obscured at the time of survey.

Plate also shows a wall scar to the north of the doorway, the rebuilt section of the southwest corner, and a remnant wall/pillar to the east of the rebuild. The floor at this location was not visible and the previous extent of these walls is therefore unknown.

The cornice mentioned previously and lack of render above it (Plate) suggest the ceiling would have been plastered, though no trace remains. The upper floor joists are reinforced by a single transverse

band of cross strutting running centrally along the building (Plate) and a small loft hatch just west of the centre of the room allows access to the upper floor.

Upper Floor

The upper level is floored with wide modern floor boards. The walls extend to a height of approximately 0.60m (8 courses) above the boarding with a raised wall plate resting above. The only feature visible in the walls is a row of headers positioned more or less centrally in the eastern wall (Plate).

The roof trusses are of bolted 'queen-stud' form with slim braces (Plate). Short ties extend horizontally between the braces and top of the wall plate. There is a single purlin in each roof pitch supporting common rafters which meet at a ridge board at the apex. A single modern skylight is held in the southern roof pitch.

Discussion & Conclusions

Although no definite date for the construction of the stables has been found, its general structural form suggests a date c. 1800, with cartographic evidence showing a building at this location in 1835, earlier maps being of insufficient detail to draw any inferences. The 1835 map (reproduced as Figure 5 in the Desk Based Assessment section of this report) depicts a group of three buildings here, arranged round a pond. The Hollington tithe map, dated 1847 (Figure 14) shows a similar arrangement, though with two buildings shown at the location of the stable. It seems most likely that the northernmost of the two buildings relates to the stable.

Documentary sources describe the stable complex as comprising paved stalls, loose boxes, a coach house, motor house and man's room, all arranged round a walled courtyard. Although now somewhat dilapidated and without its associated ancillary buildings, the stable would clearly have been quite well appointed (also suggested by the remaining internal detailing such as scored render and cornices).

Evidence of former walls and structures presumably associated with the stable complex is indicated by the remnants of a curved wall extending southwards from the eastern end of the building (Plate), a platform adjoining the west elevation (Plate) and an area of tiling to the south (Plate 3.19). These ancillary buildings are shown on the only available archive photograph of the stables (Plate). Although of rather poor quality, this image clearly illustrates the degree of remodelling to the roof. The current skylight has replaced the former dormer which previously held a loading door flanked by windows, the upper floor presumably being a hay loft. The current weatherboarding on the south façade also seems to be a replacement of earlier hanging geometric tile cladding, again illustrating the attention to

detail in the building's design and finishes and presumably reflecting the grandeur of the other estate buildings.

A large chimney is depicted to the west of the building, presumably rising from a structure situated on what now forms the raised platform to the west of the building, accessed via the door evident in the internal elevation of that wall. The remnants of curved wall encountered during fieldwork clearly relate to the courtyard wall shown in the archive photograph, and the observed rebuild of the southwest corner of the stable building was presumably a result of the north-south aligned range at that location being removed.



Plate 3.1 Stable, southern and eastern elevations, facing northwest (6959-0017)



Plate 3.2 Stable, southern elevation, central entrance doorway, facing north (6959-0019)



Plate 3.3 Stable, far western end of the southern elevation, facing northwest
(6959-0018)



Plate 3.4 Stable, northern elevation of outshut, east elevation of main building, facing southwest (6959-0023)



Plate 3.5 Stable, northern and western elevations, facing southeast (6959-0025)



Plate 3.6 Stable, northern elevation, detail of blocked window, facing south (6959-0027)



Plate 3.7 Stable, northern elevation of the far eastern projection, facing southwest (6959-0022)



Plate 3.8 Stable, western elevation, facing east (6959-0024)



Plate 3.9 Stable, interior, detail of ground level flooring, facing north (6959-0003)



Plate 3.10 Stable, interior, ground floor, detail of ceiling cornice, facing southeast (6959-0011)



Plate 3.11 Stable, interior, ground floor, detail of rendered brickwork on the southern elevation, facing southwest (6959-0014)



Plate 3.12 Stable, interior, ground floor, blocked doorway leading to the far eastern end of the structure, facing east (6959-0010)