

Hastings Castle

Statement of Significance

July 2022

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Hastings Castle

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Executive summary

Mott MacDonald (MM) have been commissioned by Hastings Borough Council (HBC) to undertake a RIBA Stage 1 Design report for Hastings Castle to support part of the overall Business Case for the Towns Fund Programme. 'Hastings Castle' is one of seven project themes that form part of the Town Fund deal and is considered the flagship project of the Hastings Town Investment Plan (HTIP).

This Statement of Significance (SoS) has been produced by MM on behalf of HBC to support the RIBA Stage 1 Design report. The SoS is primarily concerned with both the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (NHLE ID: 1017539; MM05) and the Grade I listed Hastings Castle (NHLE ID: 1043579; MM108). The proposed development site, hereafter referred to as 'the Site', incorporates the extent of the Scheduled Monument, along with East Hill, to the east of the Scheduled Monument boundary. The SoS has been produced to inform the detailed design of the developments at the Site to ensure that impacts to the historic environment are avoided, mitigated and/or justified. It will also help identify any opportunities to better reveal the significance of the historic environment as part of the overall works.

This SoS identifies and assesses the heritage significance of the Grade I listed Hastings Castle (MM108) and the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05), along with the Grade II listed West Hill Lift (NHLE ID: 1043546; MM80) which is located within the Site boundary. The scheduled area includes the remains of the castle of Norman origin, together with its rock-cut ditch, the remains of the Collegiate Church of St Mary and the earthworks known as the Ladies' Parlour. The Site is also located within the Conservation Area of Old Town, Hastings (MM02). Within the study area there are a further two Conservation Areas, 11 Grade II* listed buildings, 401 Grade II listed buildings, one locally listed building, two non-designated built heritage assets and three Archaeological Notification Areas.

The entire town of Hastings is closely associated with the Battle of Hastings which had a profound effect on British history; this took place at Senlac Hill, close to the present-day town of Battle, East Sussex, which is located approximately 11km north-west of Hastings. The town of Hastings has Anglo-Saxon origins and was a well-established settlement by the time of the Norman Conquest in AD 1066. The castle was constructed following the conquest, firstly as a motte and bailey castle, the construction of which is depicted in the Bayeux Tapestry. The castle site was first awarded to Robert, Earl of Eu, in 1069, as part of the Rape of Hastings and it is likely he constructed the first masonry defences on the site. The Collegiate Church of St Mary was constructed within the castle walls in the 14th century. In AD 1546, the college was suppressed. Following the dissolution of the church, the site was sold to Sir Thomas Pelham of Laughton and it was held by the Pelham family until the 19th century and was let out as pasture. The town of Hastings developed during the medieval and post-medieval periods, but the primary expansion, particularly in the Old Town, occurred during the Victorian period (c. AD 1837 – 1901). The Site was landscaped in the 19th century as a place to visit with a planned garden and excavations and some reconstruction took place at the Site during the 19th and early 20th centuries.

The Site is important as it is intrinsic to the visual landscape of the town. The association with the Battle of Hastings, which is internationally significant, and other nationally significant events also contributes to its importance. The church buildings that survive on Site have important surviving architectural details. There is also a high potential for archaeological remains from the prehistoric, medieval, post-medieval and modern periods and low for all other periods.

Proposed works at the Site have the potential to impact the Grade I listed Hastings Castle (MM108) and the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05), along with the Grade II listed West Hill Lift (MM80) and unknown buried archaeology. As such, a Heritage Statement for the West Hill Lift (MM80), and Heritage Impact Assessment for the Scheduled Monument (MM05), the Grade I Listed Building (MM108) and the West Hill Lift (MM80) should be produced at the RIBA Stage 2 and a Heritage Interpretation Plan and a Conservation Management Plan for the Site should be produced at the RIBA Stage 3. These plans would utilise the baseline information provided in this report and provide detailed plans on managing the historic environment at and around the Site.

This SoS has made recommendations to minimise impacts on the heritage assets, including alteration to the settings of the Grade I listed Hastings Castle (MM108) and the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05), along with the Grade II listed West Hill Lift (MM80) and impacts on unknown buried archaeology.

Acronyms and terms

- **Conservation Area:** Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Most conservation areas are designated by the Council as the local planning authority. In conservation areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special¹.
- **Listed Building:** If a building is considered by the Secretary of State (for Digital, Culture, Media and Sport) to be of special architectural or historic interest it will be included in a list of such buildings. The designation regime is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The list is maintained by Historic England and is available online through the National Heritage List for England (NHLE).
 - Grade I buildings are of exceptional interest. Just 2.5% of listed buildings are Grade I.
 - Grade II* buildings are particularly important buildings of more than special interest. 5.8% of listed buildings are Grade II*; and
 - Grade II buildings are of special interest warranting every effort to preserve them. Over 90% of all listed buildings are in this grade².
- **NHLE:** The National Heritage List for England (NHLE) is the only official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields³.
- **Scheduled Monument:** Scheduling is the selection of nationally important archaeological sites. Although archaeology is all around us, scheduled sites form a carefully chosen sample of them, which are closely managed. While some change may be possible, there is a presumption that they will be handed on to future generations in much the same state that we have found them. Scheduling derives its authority from the Ancient Monuments and Archaeological Areas Act of 1979⁴.
- **Significance:** Significance is one of the guiding principles running through the historic environment section of the National Planning Policy Framework (NPPF). The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting'. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets⁵.
- **Statement of Significance (SoS):** A Statement of Significance (SoS) must demonstrate an understanding of significance from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these. This understanding:
 - must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;

¹ Via: <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/> (last accessed May 2022).

² Via: <https://historicengland.org.uk/advice/hpg/has/listed-buildings/> (last accessed May 2022).

³ Via: <https://historicengland.org.uk/listing/the-list/> (last accessed May 2022).

⁴ Via: <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/> (last accessed May 2022).

⁵ Via: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf (last accessed May 2022).

- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

1 Introduction

1.1 Background

Mott MacDonald (MM) have been commissioned by Hastings Borough Council (HBC) to undertake a RIBA Stage 1 Design report for Hastings Castle to support part of the overall Business Case for the Towns Fund Programme. 'Hastings Castle', is one of seven project themes that form part of the Town Fund deal and is considered the flagship project of the Hastings Town Investment Plan (HTIP).

This Statement of Significance (SoS) has been produced by MM on behalf of HBC to support the RIBA Stage 1 Design report. This SoS identifies and assesses the significance of the Site and associated heritage assets.

The SoS is primarily concerned with both the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05) and the Grade I listed Hastings Castle (MM108). The proposed development site, hereafter referred to as 'the Site', incorporates the extent of the Scheduled Monument, along with the East Hill, to the east of the Scheduled Monument boundary (Figure 1.1 below).

The SoS has been produced to inform the detailed design of the developments at the Site to ensure that impacts to the historic environment are avoided, mitigated and/or justified. It will also help identify any opportunities to better reveal the significance of the historic environment as part of the overall works.

1.2 Project Overview

The town of Hastings has been awarded £24.3m from the Government's Towns Fund programme which was launched in November 2019. The aim of funding programme is to drive the economic regeneration of Hastings to deliver long term economic and productivity growth through investment in urban regeneration, infrastructure and connectivity.

Hastings was one of only 101 towns eligible to bid for up to £25 million from the Towns Fund, with HBC designated as the lead organisation for managing the development of the Town Deal, including the Town Investment Plan.

The programme, which was built around seven project themes, offers Hastings an incredible and exciting opportunity to drive forward sustainable growth and prosperity, ensuring that Hastings will continually thrive as a healthy, vibrant, and innovative seaside town that attracts people to visit, live, and work in.

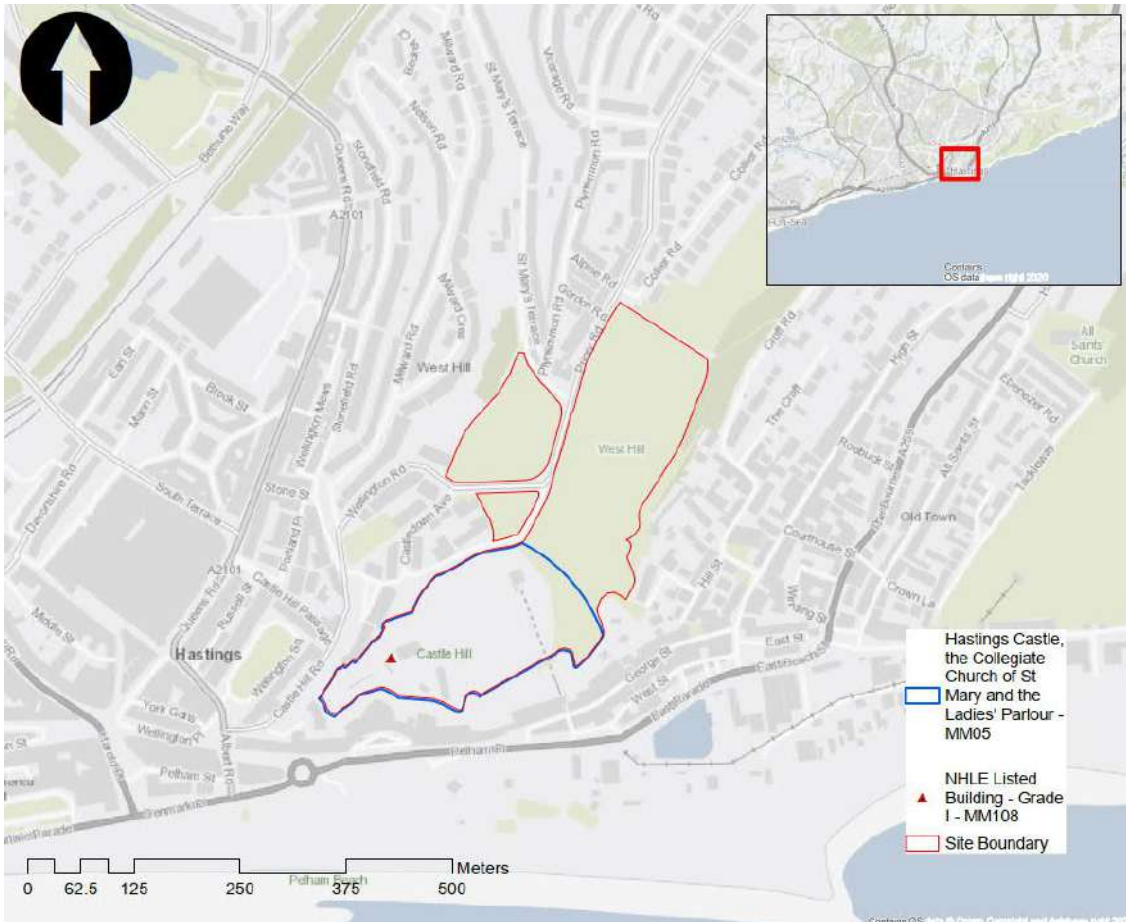
Transforming Hastings Castle into a leading destination is the flagship project of the Hastings Town Investment Plan (HTIP). The core objective is to ensure that the project will capture the imagination and the project that can drive a step change in the performance of the south coast's visitor economy. This objective will be the catalyst that will make Hastings once again become a 'must visit' destination.

HBC has been allocated just over £3m from the Town Deal fund for the castle project, subject to the approval of the business case. The project also aims to secure match funding of c. £3m to allow the ambition and vision for the castle to be realised.

HBC has set out a clear vision to turn Hastings Castle into a must-see visitor destination, providing full access for all with a real link between the building and the battle that made the town of Hastings famous around the world. It needs the ability to re-tell the castle's story using

all the available technology of today and implement the infrastructure to improve the visitor experience of the castle ensuring prosperity, sustainability and growth.

Figure 1.1: Location of Hastings Castle, with the Site boundary outlined in red and the Scheduled Monument outlined in blue



Source: Mott MacDonald (2022), contains data © ESRI and Ordnance Survey

This project focuses on the following key areas that covers:

- the Grade I listed Hastings Castle (MM108);
- the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05); and
- the Grade II listed West Hill Lift (MM80) – including the café, public toilets and the lift carriages.

In order to transform Hastings Castle into a leading destination, this proposed project includes making the following provisions:

- Re-instating the original entrance to the castle via a connection from the Ladies' Parlour;
- A covered area within the castle, subject to Historic England (HE) agreement;
- Landscaping the surrounding grounds;
- Making the West Hill lift fully accessible;
- Refurbishing the West Hill lift upper station, café and public toilets and adding an interpretation Centre; and
- Incorporating digital technologies to vastly improve the visitor experience.

The above sets out core strategies to deliver the necessary interventions that align with the castles ambition and vision.

2 Methodology

2.1 Introduction

This SoS identifies and describes the designated heritage assets within the Site and their significance, including contributions made by their settings. Descriptions of significance are focussed on assets with the potential to be impacted by works required for the development of the Site, but will also aim to provide a fuller understanding of the historic environment within which the castle and environs are located. It will also assess the potential for non-designated heritage assets at the Site, in particular archaeological remains. This will best inform the design of these proposed works but also ensure that this report can be used to inform further works, such as historic interpretation of the Site, which is currently being considered.

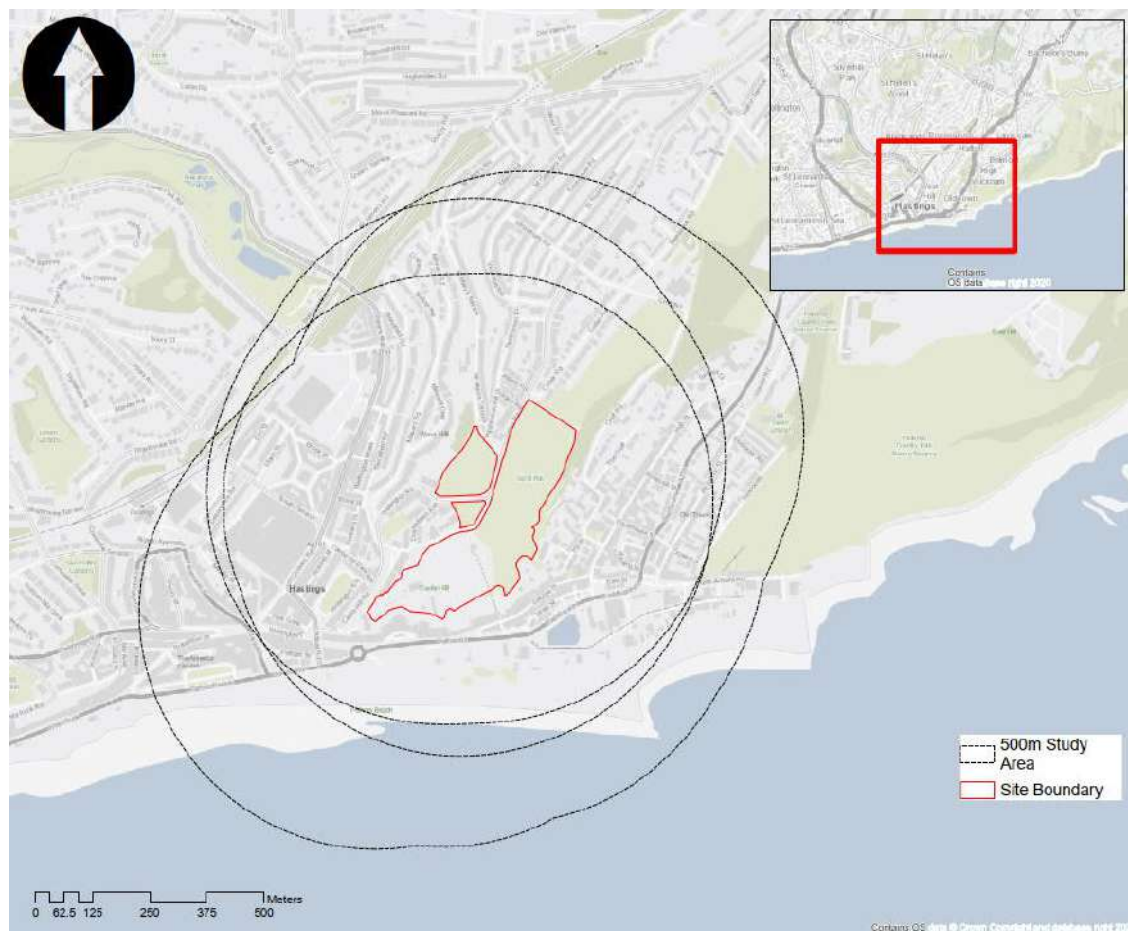
The report will also make general recommendations regarding heritage assets and areas which are sensitive to change. Recommendations will outline what can be done to avoid or mitigate harm and outline any opportunities to better reveal the significance of the heritage assets and historic environment more generally. It will also look at any further archaeological or historical investigation which may be required prior to works being designed/or undertaken.

2.2 Study Area

This SoS has used a study area (Figure 2.1 below) of 500m from the Site boundary for designated and non-designated heritage assets. In addition, a review of the wider area has been undertaken to identify any designated heritage assets beyond this study area which have the potential for long views towards the Site. These study areas have been identified using professional judgement following a site visit, including walkover of the local area, a review of heritage assets within a wider search area and consideration of existing development and topography.

A Zone of Theoretical Visibility (ZTV) has not been used for assessing the potential for impacts due to changes in setting of designated assets beyond the 500m study area. Given the project is at RIBA Stage 1 and only outline designs have been produced this would not be a proportionate approach.

Figure 2.1: 500m study area



Source: Mott MacDonald (2022), contains data © ESRI and Ordnance Survey

2.3 Desk-based Research

Desk-based research has been undertaken to inform the production of this SoS in line with the 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2020)⁶. The following resources have been consulted during this research:

- Relevant legislation, policy and guidance;
- Relevant Guidance from Historic England and the Chartered Institute for Archaeologists (CIfA)⁷;
- The NHLE, the register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields⁸;
- The local Historic Environment Record (HER) data, ordered from East Sussex Council Archaeological Services;
- Historic cartographic information, as available online; and

⁶ Chartered Institute for Archaeologists, 2020 Standard and guidance for historic environment desk-based assessment [online] available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf (last accessed May 2022).

⁷ Further details given in Section 3.5.

⁸ Via: <https://historicengland.org.uk/listing/the-list/> (last accessed May 2022).

- Relevant published and unpublished historical sources, as available online and in The Keep Archive Centre in Brighton, which was visited on 12th of April 2022 (references provided throughout this SoS).

Appendices C, D and E below show the location of known historic environment features within the study area. These have been allocated a unique Mott MacDonald reference number (MM01, MM02 etc.), which is listed in a gazetteer in Appendix F and is referred to in the text. All distances quoted in the text are approximate (within 5m) and are calculated from the centre point of the Site.

2.4 Walkover Survey

A site survey was undertaken by a heritage professional from MM on the 29th of March 2022. This included a walkover survey of Hastings Castle, the Ladies' Parlour, the surrounding area and nearby heritage assets. The purpose of this walkover survey was as follows:

- To understand and assess the setting of the key designated assets, including the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05), Grade I listed Hastings Castle (MM108) and the Grade II listed West Hill Lift (MM80);
- To help assess the significance of the designated heritage assets on site by viewing them in person;
- To better understand the extant historic fabric;
- To inform an appropriate study area and methodology to be used within this SoS;
- To better understand the baseline conditions of Hastings Castle and the surrounding area; and
- To better understand and identify heritage assets within this area.

The focus of the site visit was on the designated heritage assets within the Site boundary itself, although a walkover of the surrounding study area was undertaken to assess whether any other heritage assets within the study area had the potential to be impacted by development. This allowed for the content of this SoS to be made proportionate to the proposed works and possible impact these may have on the historic environment.

2.5 Stakeholder Engagement

A meeting was held with Historic England (HE) on 12th May 2022 for an initial consultation about the constraints and opportunities at the Site. Historic England concluded that there is a need to preserve heritage at the Site in a way that will be handed down to future generations. They can accommodate change at the Site, but stated that there needs to be clear justification and public benefit.

An initial meeting was held with the East Sussex County Archaeologist on 26th May 2022 for consultation about the project and to ascertain the potential archaeological mitigation requirements at the Site. The County Archaeologist concluded that Scheduled Monument Consent will need to be obtained before any work can take place at the Site. He also noted that the Site is entirely within the Archaeological Notification Area (ANA) of Hastings Historic Core (MM421), and any works outside of the Scheduled Monument but within the ANA will have to be undertaken in full consultation with the County Archaeologist. Initial archaeological mitigation was discussed, to fully understand the level of disturbance and the potential for undisturbed archaeological finds and features at the Site, including a potential targeted geophysical survey utilising advice from a geophysical specialist, and targeted trial trenching at areas where disturbance would occur. It was suggested that getting local involvement from local historical and archaeological societies would be a key component for the archaeological work at the Site

and that using a local artist to create reconstruction drawings for the information panels and marketing material would be recommended.

An initial meeting was held with the HBC Conservation Officer on 9th June 2022 for consultation about the project and to ascertain the potential conservation and historic building requirements at the Site. The HBC Conservation Officer outlined that their primary role in the project would be to examine and monitor any visual impacts to the townscape of the town of Hastings from the proposed development; including any potential impact on the key views, any potential impact on the character of the Old Town Hastings Conservation Area (MM02) and any changes to the settings of the nearby designated built heritage assets. It was noted that the open character of Castle Hill and the Ladies' Parlour are key to their significance. They concluded that change is needed and warranted at the Site, but that any change must be sympathetic to both the Site and the wider historic town and that a quality design with a light touch approach would be preferable. It was suggested that a Townscape Assessment is undertaken as part of the Heritage Impact Assessment during RIBA Stage 2.

Further consultation with Historic England, the East Sussex County Archaeologist and the HBC Conservation Officer is planned as the project progresses. This SoS has been sent to all three for comment and review and the comments from the East Sussex County Archaeologist have been incorporated into this draft. The comments from the other stakeholders will be incorporated into a future draft of this SoS.

2.6 Assessment of Significance

An assessment of significance takes account of the designated⁹ or non-designated¹⁰ status of the heritage asset.

It should be noted that a non-designated heritage asset can be of equal value to one that is designated.

Assessment of significance in this document has been carried out in accordance with relevant Historic England guidance¹¹, which notes that the significance of a heritage asset is the sum of its archaeological, architectural, artistic and historic interest¹².

- **Archaeological interest** – *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;*

⁹ Designated heritage assets are defined as "a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation." From Annex 2: Glossary, National Planning Policy Framework, Ministry of Housing, Communities & Local Government, June 2019 [online] available at: <https://historicengland.org.uk/advice/hpg/hpr-definitions/#:~:text=Definition%3A%20Designated%20Heritage%20Asset,designated%20under%20the%20relevant%20legislation.%22> (last accessed May 2022).

¹⁰ Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets, [online] available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated> (last accessed May 2022).

¹¹ Historic England, 2015 *Historic Environment Good Practice Advice in Planning: 2* [online] available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> (last accessed March 2022).

¹² Historic England, 2019 *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* [online] available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (last accessed March 2022).

- **Architectural and artistic interest** – *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture; and*
- **Historic interest** – *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

In line with the above guidance, this SoS aims to provide a succinct, balanced and unbiased assessment of significance of key heritage assets in the Site and study area. The contribution made by the setting of a heritage asset to its significance will also be assessed in line with Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*¹³.

The significance of heritage assets has been based on criteria outlined in Table 2.1. This assessment of significance derives from a combination of designated status and professional judgement. The non-statutory criteria set out by the Secretary of State for Digital, Culture, Media and Sport for the scheduling of ancient monuments and listed buildings, as well as assessment criteria adopted by Historic England as part of the Monument Protection Programme (MPP), will be considered as part of this assessment.

Table 2.1: Criteria for assessing significance

Significance	Typical criteria
Very High	Very high importance and rarity, international scale and very limited potential for substitution. These include World Heritage Sites, assets of acknowledged international importance, assets that can contribute significantly to acknowledged international research objectives.
High	High importance and rarity, national scale, and limited potential for substitution. Scheduled monuments, grade I, II* and II listed buildings and registered parks and gardens, conservation areas and registered battlefields where the asset and its setting retain archaeological, architectural, artistic and/or historic interest which contributes to their value. Non-designated monuments, sites or landscapes that can be shown to have specific nationally important qualities and assets that can contribute significantly to national research objectives.
Medium	Medium importance and rarity, regional scale, limited potential for substitution. Grade II listed buildings and registered parks and gardens, and conservation areas where changes to the asset or its setting have diminished the archaeological, architectural, artistic and/or historic interest which contributes to their value. Non-designated sites of regional importance identified through research or survey, monuments or sites that can be shown to have important qualities in their fabric or historical association.
Low	Low importance and rarity, local scale. Non-designated assets – buildings, structures, monuments, or archaeological sites with a local importance for education or cultural appreciation, and which add to local archaeological and historic research. Very badly damaged assets that are of such poor quality that they cannot be classed as high or medium, parks and gardens of local interest.
Negligible	Very low importance and rarity, local scale. Heritage resources identified as being of little archaeological, architectural, artistic or historic interest, resources whose importance is compromised by poor preservation or survival or by contextual associations to justify inclusion into a higher grade.

¹³ Historic England, 2017 *Historic Environment Good Practice Advice in Planning: 3* [online] available at: www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets (last accessed March 2022).

Source: Mott MacDonald, based on the value system in DMRB 2020 LA104, table 3.2N¹⁴

2.7 Assumptions and Limitations

The following assumptions and limitations have been assumed for this SoS:

- The SoS is reliant on available data. Designated data and HER data is up to date as of April 2022;
- Databases are limited in their ability to predict new sites and the information from the NHLE and HER has been used as a starting point for further research rather than as a definitive list;
- The current understanding of the extent and survival of archaeological remains within the study area is based on the relevant data. Professional judgement has been used in its selection. However, the specific nature, extent, date, degree of preservation and value of known and potential archaeological remains is impossible to predict without invasive investigation. There is the possibility that further or more complex unknown buried archaeology exists at the Site, which has not been recorded within the HER;
- Documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective;
- Historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment; and
- No archaeological fieldwork including geophysical survey or intrusive investigation has been undertaken at this stage of the project.

¹⁴ Highways England (2020) LA 104 – Environmental assessment and monitoring Revision 1 [online] available at: 0f6e0b6a-d08e-4673-8691-cab564d4a60a (standardsforhighways.co.uk) (last accessed November 2021)

3 Planning Policy, Legislation and Guidance

3.1 Introduction

It is important to understand the legislation and policy framework which governs changes to the historic environment when developing options and undertaking design work which may impact heritage assets. This section outlines the relevant legislative requirements and national and local planning policy which should influence the design of the proposed works at the Site.

3.2 Legislation

3.2.1 Planning (Listed Building and Conservation Areas) Act (1990)

This Act sets out the protection given to buildings of special architectural or historic interest through listing. It also sets out the process for designation of conservation areas, which are recognised as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

3.2.2 Ancient Monuments and Archaeological Areas Act (1979)

This Act sets out the legal protection given to archaeological remains in England, Scotland, and Wales. The Act outlines the process for scheduling and the protections afforded scheduled monuments and other ancient monuments.

3.3 National planning policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Of particular relevance to this SoS are the following paragraphs:

Paragraph 194: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 196: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 197: In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204: Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 205: Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Paragraph 206: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to

enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Paragraph 208: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

3.4 Local planning policy

3.4.1 Hastings Borough Council Corporate Plan (2020 – 2024)

HBC's Corporate Plan includes among its key priorities: 'to protect our historic built and natural environment'¹⁵.

3.4.2 Hastings Planning Strategy¹⁶

HBC's planning policies for the environment are set out in the Hastings Planning Strategy (2014). Most relevant to this strategy is Chapter 7: Protecting our Environment which includes policies:

3.4.2.1 Policy EN1: Built and Historic Environment

To promote understanding and appreciation of the historic environment the Council will, within three years from the adoption of the Development Management Plan, develop a historic environment strategy for the conservation of the historic environment, including those heritage assets identified as being most at risk through neglect, decay or other threats. This will reinforce the historic environment record for the borough, a key information source in assessing the impact of future development on the historic environment.

Importance will be placed on new development making a positive contribution to the quality, character, local distinctiveness and sense of place of historic buildings and areas.

Particular care will be given to protecting the significance and setting of the following heritage assets:

- e. Listed buildings;*
- f. Conservation areas;*
- g. locally listed heritage assets*
- h. historic parks and gardens;*
- i. scheduled monument sites; and*

¹⁵ Hastings Borough Council Corporate Plan (2020 – 2024) [online] available at: https://www.hastings.gov.uk/content/my_council/corporate_policies_plans/pdfs/corporate-plan (last accessed March 2022).

¹⁶ The Hastings Planning Strategy, 2014 [online] available at: http://www.planvu.co.uk/hbc2015/written/ps/contents_written_ps.php (last accessed March 2022).

j. areas of archaeological potential and known archaeological find sites

There is a presumption in favour of the conservation of heritage assets and their settings. The more important the asset, the greater the weight that will be given to the need to conserve it. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.

Development which sustains and enhances the significance of heritage assets and/or their setting will be encouraged. The Council will look for opportunities to enhance or better reveal the significance of the designated heritage assets, such as listed buildings and Conservation Areas, in the town. Investment in the appropriate repair and restoration of heritage assets, where works will enhance their significance, will be encouraged and supported by the Council.

There are many areas of the Borough where there is high archaeological potential, but where the extent of the likely finds is, as of yet, unknown. Great care needs to be taken to protect this archaeological resource through the planning process.

Detailed design policies to protect the town's heritage assets will be set out in the Development Management Plan.

3.4.2.2 Policy EN8: Open Spaces – Enhancement, Provision and Protection

The strategic policy direction for the provision and management of the town's open spaces is set out in the Parks and Open Spaces Strategy (2006). The Planning Strategy supports implementation of the Parks and Open Spaces Strategy by:

- a. the progressive enhancement of existing open space provision as identified on the Local Plan Policies Map rather than the creation of new provision, with priority for sites within or adjacent to the most deprived neighbourhoods. The development process will be one means of funding this enhancement through the pro-active use of planning agreements. However, where major new development is proposed in areas with no access to open space, the Council will ensure demand generated by the development is met through new provision.*
- b. the Development Management Plan will identify development sites where the provision of new, or enhancement of existing open space will be required. The open space contribution from 'windfall' development sites will be assessed in relation to need identified through the open spaces audit of 2006 and its subsequent updates. All provision will need to be in accordance with the Council's Quality Standard for Open Spaces.*
- c. the protection and enhancement of existing open spaces that are of town wide significance through the green infrastructure network (see Policy EN2). These are:... West Hill...*

Private open spaces and allotments will be identified in the Development Management Plan as part of the green spaces network and will be protected from development which would lead to loss of their open character, biodiversity or accessibility.

Open space provision will be monitored in line with the Natural England Accessible Natural Greenspace (ANGst) standards, and results will be published in the Local Plan Monitoring Report.

3.4.3 Hastings Development Management Plan¹⁷

Hastings Development Management Plan (HDMP) was adopted by HBC in September 2015. The HDMP identifies areas and individual development sites that could have a considerable impact - for better or worse - on the historic environment. They include Focus Area 9: Old Town and Focus Area 10: West Hill. Although Section 5 in the plan includes 'site design briefs', these are concerned primarily with land use and access. They do not provide guidance on the scale, appearance or architectural approach that would be appropriate on each site, other than to state the need to 'sustain and enhance the significance and setting of the [relevant] conservation area [and/or as appropriate] adjacent listed buildings.'

Part IV discusses Historic and Natural Environment Policies and the following policies address the historic environment:

3.4.3.1 Policy HN1 – Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)

Applications that have the potential to impact upon the significance of designated heritage assets (including conservation areas) will be assessed against the following criteria, to ensure that the proposed development sustains and enhances the significance of the heritage asset:

- d. The historic context, street patterns, plot layouts and boundary treatments, green space and landscaping, site levels, block sizes, siting, scale, height, massing, appearance, materials and finishes in relation to the heritage assets.*
- e. Good performance against nationally recognised best practice guidance on development in relation to heritage assets, including building in context, setting and views, architectural quality and local distinctiveness.*

Permission will be given for those schemes that show a full understanding of the significance of the asset and convincingly demonstrate how their chosen design sustains and enhances the significance of any heritage assets affected (including conservation areas).

The topography of Hastings means that the Council will give consideration to the impact of development on the setting of heritage assets, including the impact upon more distant views and from across the other sides of the valleys. The Council encourages proposals that sustain or enhance the setting of heritage assets.

Consideration will also be given to the impact of new development on the setting of the Hastings and St. Leonards seafront, almost all of which is covered by conservation area designation. This area currently enjoys relatively unimpeded long views, which are a key element of area character.

This policy is written for designated assets. However, non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments (given the results of a Historic Environment Record informed study), will be treated as having at least the same level of significance as other designated heritage assets.

3.4.3.2 Policy HN2 – Changing Doors, Windows and Roofs in Conservation Areas

In conservation areas, the Council will seek to maintain the form and appearance of original windows, doors and roofs where this contributes to the character of the building and the significance of the wider conservation area.

¹⁷ Hastings Development Management Plan, 2015 [online] available at: https://www.hastings.gov.uk/content/planning/planning_policy/local_plan/dm_plan_siteallocations/pdfs/dmpjune2015 (last accessed March 2022).

To ensure properties are repaired and maintained to a good standard, planning permission will be given for new windows that reflect the traditional proportions, materials, finishes and opening arrangements of those that were originally fitted in the building. Slim section replacement windows may be acceptable on hidden facades, or where they closely match the design of the original windows and would not harm the character and appearance of the building or wider area.

Proposals for new windows and doors on elevations that are visible from public areas within conservation areas will be expected to be a close replica of the form and appearance of the original windows and doors. On visible elevations in conservation areas, planning permission will be given for new doors that reflect the traditional appearance, proportions, materials and finishes of the doors that were originally fitted in the building.

Permission will be given for replacement roof coverings where the material proposed is a close replica of the original roof covering in terms of materials, profile and gauge. Alternative roofing materials may be considered acceptable in the following circumstances:

- a. Where the roof is totally hidden from public view;*
- b. Where the proposed roofing materials would not harm the character or appearance of the building or conservation area.*

3.4.3.3 Policy HN4 – Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest

For all applications affecting heritage assets with archaeological or historic interest or potential interest, the Council will require developers to submit an appropriate, Historic Environment Record (HER) informed, desk-based assessment and, where necessary, the results of a field evaluation. Applicants will be expected to demonstrate that the particular archaeological interest of the site will be satisfactorily preserved either in situ or by record.

3.4.3.4 Policy HN5 – Non-Designated Heritage Assets

Permission will be given for those developments that secure the preservation and enhancement of non-designated heritage assets and their settings. Schemes that show a positive commitment to retaining the asset, as an active part of the site will be encouraged.

Development that would result in the loss of, or demonstrably harm the significance or setting of a non-designated heritage asset, will be resisted, unless the proposed development has other public benefits that clearly outweigh the loss of, or harm to, the asset, or there is no other feasible means of bringing a key development site forward.

Where the loss of an asset cannot be avoided, it will be the responsibility of the developer to provide a fully documented and photographic record of the asset prior to its removal.

3.4.4 Hastings Central Conservation Area Appraisal and Management Plan¹⁸

Following the adoption of the Hastings Planning Strategy (3.4.2) and the Development Management Plan (3.4.3) both of which cover the whole of the Borough, the 'Hastings Town Centre and White Rock Area Action Plan' (AAP) is being prepared, which will cover seven conservation areas, including Hastings Town Centre (MM01) and Hastings Old Town (MM02). The draft Hastings Central Conservation Area Appraisal and Management Plan outlines the

¹⁸ Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan* [online] available at: https://www.hastings.gov.uk/content/planning/planning_policy/latest_news_consultations/467751/CAA_Consultation_pages_up_to_66.pdf (last accessed March 2022).

summary of special interest relevant to Hastings town centre, in terms of its historical, spatial and architectural significance.

3.5 Guidance

The following guidance was utilised in the production of this SoS:

- Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment¹⁹;
- CIfA Code of Conduct²⁰;
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking²¹;
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets²²;
- Institute of Environmental Management and Assessment (IEMA), CIfA, Institute of Historic Building Conservation (IHBC) Principles of Cultural Heritage Impact Assessment²³;
- Statements of Heritage Significance: Analysing Significance in Heritage Assets²⁴;
- Standard and Guidance for Historic Environmental Desk-based Assessment²⁵; and
- Listing Selection Guide: Industrial Buildings²⁶.

¹⁹ Chartered Institute for Archaeologists, 2020 *Standard and guidance for historic environment desk-based assessment* [online] available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf (last accessed May 2022).

²⁰ Chartered Institute for Archaeologists, 2014 *Code of Conduct* [online] available at: <https://www.archaeologists.net/sites/default/files/CodesofConduct.pdf> (last accessed May 2022).

²¹ Historic England, 2015 *Historic Environment good practice advice in planning: 2* [online] available at: www.historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking (last accessed March 2022).

²² Historic England, 2017 *Historic Environment good practice advice in planning: 3* [online] available at: www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets (last accessed March 2022).

²³ Institute of Environmental Management and Assessment (IEMA), CIfA, Institute of Historic Building Conservation (IHBC), 2021 *Principles of Cultural Heritage Impact Assessment in the UK* [online] available at: https://www.archaeologists.net/sites/default/files/i30361_iema_principlesofchia_v8.pdf (last accessed May 2022).

²⁴ Historic England, 2019 *Statements of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12* [online] available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (last accessed March 2022)

²⁵ Chartered Institute for Archaeologists (CIfA), 2020 *Standard and Guidance for Historic Environmental Desk-based Assessment* [online] available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf (last accessed March 2022).

²⁶ Historic England, 2017 *Industrial Buildings Listing Selection Guide* [online] available at: <https://historicengland.org.uk/images-books/publications/dlsg-industrial/heag134-industrial-buildings-lsg/> (last accessed March 2022).

4 Baseline

4.1 Topography and Geology

The remains of the castle and church on West Hill and the Ladies' Parlour located on East Hill are situated on a steep-sided promontory to the west of an outcrop, overlooking the English Channel. To the south-east and east lies the Old Town of Hastings, located in a valley through which the Bourne Stream formerly flowed. Another valley lies to the west, which once contained an open watercourse known as the Old Roar River and the harbour, which underlie the New Town.

The Scheduled Monument is at an elevation of c. 45-60m Above Ordnance Datum (AOD). Immediately to the north-east of the platform, on which the remains of the castle and church sit, is a deep man-made gully c. 8-10m deep, which lies between Castle Hill and the Ladies' Parlour.

The Scheduled Monument is located on the Wadhurst Clay Formation - Mudstone. This sedimentary bedrock formed approximately 134 to 139 million years ago in the Cretaceous Period, as indicated by the British Geological Survey (BGS) Geology of Britain viewer. According to the BGS viewer, these sedimentary rocks are fluvial, palustrine and shallow-marine in origin. The Site has no recorded overlying superficial materials²⁷.

Surrounding the Site on the west, east and southern elevation of the hill, the bedrock is Ashdown Formation - Sandstone, Siltstone and Mudstone. This sedimentary bedrock formed approximately 134 to 145 million years ago in the Cretaceous Period. These areas also have no overlying superficial deposits²⁸. There are shallow deposits of soil located on both the West and East Hill relating to human occupation at both locations.

Historic Landscape Characterisation (HLC) data records that Castle Hill is recorded as a 'Motte & Bailey' (HES48704). Ladies Parlour and West Hill are recorded as the 'Informal Recreation Ground on West Hill' (HES48709).

4.2 Designated Heritage Assets

There are no World Heritage Sites, Registered Battlefields or Registered Shipwrecks within the Site boundary or study area.

4.2.1 Scheduled Monuments

There is one Scheduled Monument located within the Site boundary: Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05). There is also one Scheduled Monument within the study area, Hastings Town Wall (MM04), located 160m to the east of the Site boundary.

4.2.2 Registered Park and Garden

There is also one Registered Park and Garden within the study area, Alexandra Park (MM419), located 445m to the north-west of the Site boundary.

²⁷ Via: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>, (last accessed March 2022).

²⁸ *Ibid.*

4.2.3 Conservation Areas

There is one Conservation Area within the Site boundary, Old Town, Hastings Conservation Area (MM02).

There are two Conservation Areas within the study area, Hastings Town Centre Conservation Area (MM01), located 75m to the south-west of the Site boundary and Blacklands, Hastings (MM03), located 430m to the north-west of the Site boundary.

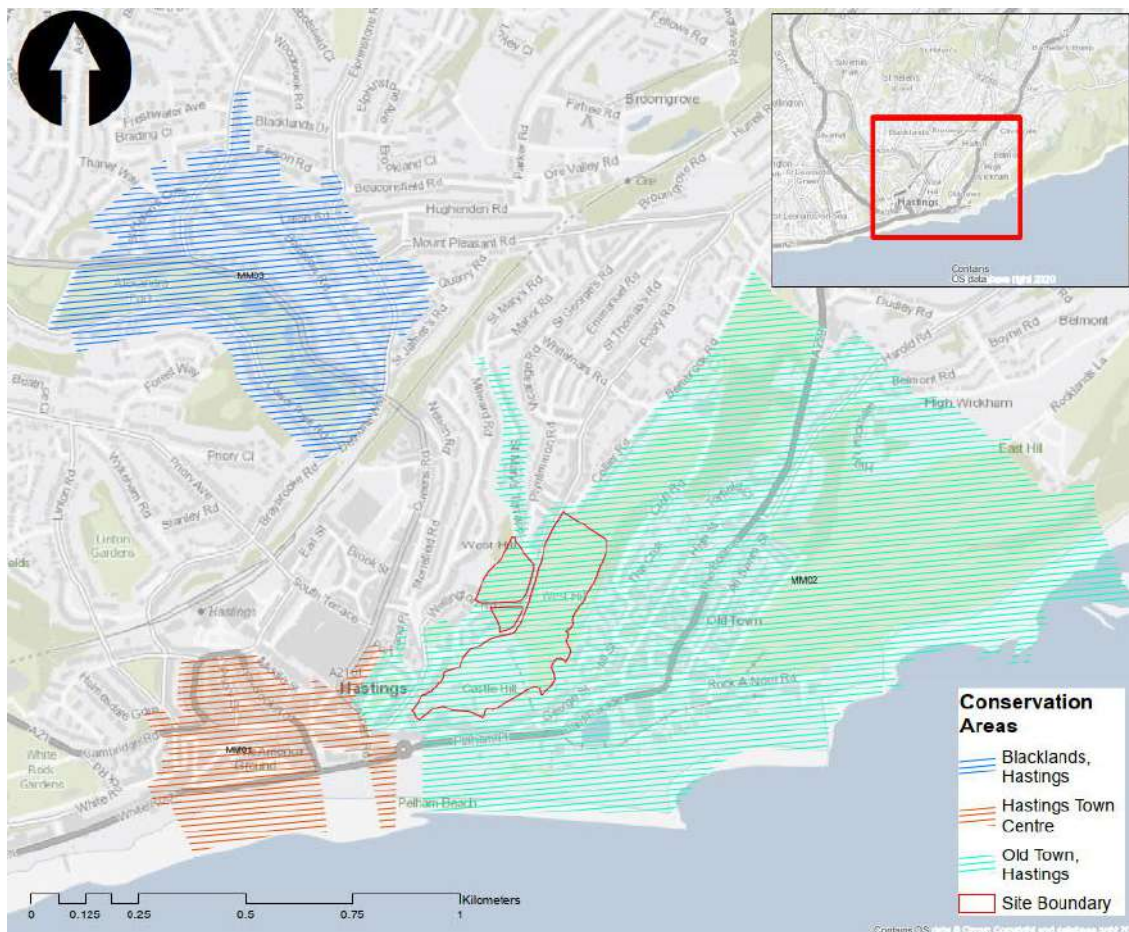
4.2.3.1 Hastings Town Centre Conservation Area (MM01)²⁹

The Hastings Town Centre Conservation Area (MM01) falls within the study area, located 75m to the south-west of the Site boundary (Figure 4.1). This Conservation Area includes the Victorian commercial and civic centre of the town, with some earlier buildings, many listed, especially around the 'Trinity Triangle' (part of the old 'America Ground').

Designated on 27th of March 1996, within the study area it includes the Grade II* listed MM266 and Grade II listed MM13, MM29, MM111, MM132, MM133, MM166, MM167, MM168, MM177, MM198, MM201, MM246, MM247, MM263, MM357, MM415, MM416 and MM417 as discussed in Section 4.2.4 and listed in Appendix B below.

²⁹ Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan* [online] available at: https://www.hastings.gov.uk/content/planning/planning_policy/latest_news_consultations/467751/CAA_Consultation_pages_up_to_66.pdf (last accessed March 2022).

Figure 4.1: Conservation Areas MM01, MM02 and MM03 in relation to the Site boundary



Source: Mott MacDonald (2022), contains data © ESRI, NHLE and Ordnance Survey

4.2.3.2 Old Town, Hastings Conservation Area (MM02)³⁰

The Site falls within the Old Town, Hastings Conservation Area (MM02) (Figure 4.1 above). This Conservation Area was designated on the 25th of October 1968 and contains within it the remainder of the designated assets within the study area, including one Grade I, 10 Grade II* and 380 Grade II listed buildings, as discussed in Section 4.2.4 and Appendix A below.

4.2.3.3 Blacklands, Hastings (MM03)³¹

The Blacklands, Hastings Conservation Area (MM03) falls within the study area, located 430m to the north-west of the Site boundary (Figure 4.1 above). This Conservation Area includes the southern part of Alexandra Park and an area of Victorian houses around it.

Designated on 27th of September 1973 and amended on 14th June 1989, within the study area it includes the Grade II* listed Registered Park and Garden, Alexandra Park (MM419).

4.2.4 Listed Buildings

There is one Grade I listed building located within the Site boundary, Hastings Castle (MM108).

³⁰ Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan* [online] available at: https://www.hastings.gov.uk/content/planning/planning_policy/latest_news_consultations/467751/CAA_Consultation_pages_up_to_66.pdf (last accessed March 2022).

³¹ *Ibid.*

There is one Grade II listed building within the Site boundary, West Hill Lift (MM80).

There are 11 Grade II* listed buildings within the study area:

- Church of St Mary in the Castle (MM232), located 35m to the south of the Site boundary;
- 1-8, Pelham Crescent (MM156), located 40m to the south of the Site boundary;
- 7 and 8, Pelham Place (MM157), located 50m to the south of the Site boundary;
- 1-12, 12A and 12B Pelham Arcade (MM15), located 60m to the south of the Site boundary;
- Church of St Clement (MM176), located 130m to the east of the Site boundary;
- Baptist Church (MM172), located 140m to the west of the Site boundary;
- The Stables Theatre (MM399), located 325m to the east of the Site boundary;
- Old Hastings House (MM278), located 375m to the north-east of the Site boundary;
- Net and Tackle Stores on beach including groups L to W (consecutive) (MM353), located 400m to the east of the Site boundary;
- Church of All Saints (MM373), located 430m to the east of the Site boundary; and
- Church of the Holy Trinity (MM266), located 490m to the west of the Site boundary.

There are 401 Grade II listed buildings within the study area. These assets have been grouped by location for ease of display and are listed in Appendix B below.

4.3 Non-designated Heritage Assets

4.3.1.1 Locally Listed Buildings³²

- Wellington Gardens, Wellington Square, Hastings (MM420), located 45m to the north-west of the Site boundary.

4.3.1.2 Non-designated Built Heritage Assets

- Hastings sea front, Hastings: World War Two Anti-tank blocks (site of) (MM442), located 210m to the south of the Site boundary; and
- Castledown House (MM424), located 30m to the north of the Site boundary.

4.3.1.3 Archaeological Notification Areas

- Hastings Historic Core (MM421), located within the Site boundary;
- St Andrew's Church, Castle Hill Road: 13th century church (MM422), located 30m to the north of the Site boundary; and
- East Hill and Country Park, Hastings: Iron Age fort and other remains (MM423), located 470m to the east of the Site boundary.

4.4 Historic Map Regression

The cartographic evidence utilised for this SoS dates to the post-medieval and modern periods and comprises maps of the 17th to the 20th centuries. Maps consulted are included in Table 4.1 below, with a description of any changes evident on this maps through time.

³² A 'locally listed building' is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical or environmental significance, [online] available at: <https://historicengland.org.uk/advice/hpg/has/locallylistedhas/> (last accessed May 2022).

Table 4.1: Historic map regression for the site of Hastings Castle and Ladies Parlour

Map	Description
Blaeu Atlas Maior 1662-5, Volume 5 Svthsexia, Vernacule Svssex ³³	Haftings (Hastings) is recorded on the map, in the hundred of Hastings Rape and the county of Sussex. A church and possibly another building is recorded on the map.
Tithe map of the Parish of St Mary in the Castle, Hastings, Sussex 1848 Scale: 1 inch to 8 chains ³⁴	Hastings Castle is located within numbered plot 205 on the map and the Ladies' Parlour is located within plot 204. There are scant details recorded, with no record of extant buildings or the layout of the site. The Victorian tea-room buildings appear to be the only ones recorded on site. A pond is recorded to the north-west of the current café / West Hill lift (MM80) location. Pelham Crescent and Pelham Place (MM15, MM156 & MM157) are recorded to the south of the Site, along with church of St Mary in the Castle (MM232).
Ordnance Survey, Town Plans of England and Wales, 1840s-1890s Hastings - Sussex LXXI.2.10 Surveyed: 1873, Published: 1875. Reprinted: 1885 ³⁵	The remains of Hastings Castle and St. Mary's Collegiate Chapel (MM05 & MM108) are recorded in detail on this map. The extant walls of the castle to the north and north-east are recorded, along with five towers, two along the north-west wall and three along the north-east and eastern portion of the remaining wall. A sallyport is recorded along the north-eastern wall. The church building is recorded along with a font along the north-western wall. The wall that is now present on site to the south-east of the building is not recorded here, indicating that it is likely a later addition / refurbishment at the Site. Two entrances to the Site are present; the current one at the North Gate and a postern at the east gate (between two towers). The Victorian landscaping of the Site is in evidence, with paths and flower beds marked across the Site. The fosse between the castle and Ladies' Parlour is recorded with the steep banks on either side indicated. There are two seat locations marks at the escarpment to the north of Ladies' Parlour.
Ordnance Survey, 1 st edition, 6 inch Sussex Sheet LXXI Surveyed: 1873, Published: 1878 ³⁶	The area in which Site is located remains unchanged.
Ordnance Survey, 2 nd edition, 25 inch Sussex LXXI.2 Revised: 1897, Published: 1899 ³⁷	The wall that is now present on site to the south-east of St. Mary's Collegiate Chapel is now recorded here.
Ordnance Survey, 2 nd edition, 6 inch Sussex Sheet LXXI.NE Revised: 1897, Published: 1900 ³⁸	The West Hill lift and tunnel (MM80) have been constructed and are recorded on the map.
Ordnance Survey, 2 nd edition, 25 inch Sussex Sheet LXXI.NW	There is a small building recorded within the castle walls, along the northern wall.

³³ Via: <https://maps.nls.uk/view/104188048>, (last accessed April 2022).

³⁴ Via: <https://escc.maps.arcgis.com/apps/webappviewer/index.html?id=94d9d72603034a85bb68bce793fb5a59>, (last accessed April 2022).

³⁵ Via: <https://maps.nls.uk/view/229917273>, (last accessed April 2022).

³⁶ Via: <https://maps.nls.uk/view/102347752>, (last accessed April 2022).

³⁷ Via: <https://maps.nls.uk/view/103674748>, (last accessed April 2022).

³⁸ Via: <https://maps.nls.uk/view/101435979>, (last accessed April 2022).

Map	Description
Revised: 1897 to 1898, Published: 1900 ³⁹	
Ordnance Survey, 2 nd edition, 25 inch Sussex LXXI.3 & 4 Revised: 1908, Published: 1909 ⁴⁰	Ladies' Parlour appears to be recorded as an amphitheatre with a sub-circular depression recorded which flattens out towards the south and the sea.
Ordnance Survey, 2 nd edition, 25 inch Sussex LXXI.2 Revised: 1908, Published: 1910 ⁴¹	The area in which the Site is located remains unchanged.
Ordnance Survey, 2 nd edition, 6 inch Sussex Sheet LXXI.NW Revised: 1908, Published: 1910 ⁴²	The area in which the Site is located remains unchanged.
Ordnance Survey, 25 inch Sussex LXXI.2 & 5 Revised: 1927, Published: 1928 ⁴³	The small building recorded in 1900 is no longer present on the map. A stone is recorded on the eastern edge of the fosse (on the south-western margin of the Ladies' Parlour).
Ordnance Survey, 25 inch Sussex LXXI.3 & 4 Revised: 1927, Published: 1928 ⁴⁴	The site of a Kitchen Midden is recorded to the south-east of Ladies' Parlour.
Ordnance Survey, 6 inch Sussex Sheet LXXI.NW Revised: 1927, Published: 1930 ⁴⁵	The area in which the Site is located remains unchanged.
Ordnance Survey, 6 inch Sussex Sheet LXXI.NW Revised: 1927, Published: ca. 1933 ⁴⁶	The area in which the Site is located remains unchanged.
Ordnance Survey, 25 inch Sussex LXXI.2 & 5 Revised: 1938, Published: 1946 ⁴⁷	The Victorian landscaping of the Site appears to be largely gone / overgrown at this stage.
Ordnance Survey, 6 inch Sussex Sheet LXXI.NW Revised: 1938, Published: ca. 1947 ⁴⁸	The area in which the Site is located remains unchanged.
Ordnance Survey, 6 inch Sussex Sheet LXXI.NE	Ladies' Parlour has been flattened out, with just a bank to the north remaining.

³⁹ Via: <https://maps.nls.uk/view/101435964>, (last accessed April 2022).

⁴⁰ Via: <https://maps.nls.uk/view/103674757>, (last accessed April 2022).

⁴¹ Via: <https://maps.nls.uk/view/103674745>, (last accessed April 2022).

⁴² Via: <https://maps.nls.uk/view/101435961>, (last accessed April 2022).

⁴³ Via: <https://maps.nls.uk/view/103674763>, (last accessed April 2022).

⁴⁴ Via: <https://maps.nls.uk/view/103674754>, (last accessed April 2022).

⁴⁵ Via: <https://maps.nls.uk/view/101435958>, (last accessed April 2022).

⁴⁶ Via: <https://maps.nls.uk/view/101469389>, (last accessed April 2022).

⁴⁷ Via: <https://maps.nls.uk/view/103674760>, (last accessed April 2022).

⁴⁸ Via: <https://maps.nls.uk/view/101435955>, (last accessed April 2022).

Map	Description
Revised: 1950, Published: ca. 1951 ⁴⁹	
Ordnance Survey, 6 inch Sussex Sheet LXXI.NW Revised: 1950, Published: ca. 1951 ⁵⁰	The area in which the Site is located remains unchanged.
Large-Scale National Grid Data TQ8209 - A Surveyed: 1955, Published: 1956 ⁵¹	The wall that that was recorded in 1899 to the south-east of the church building is now recorded as an overgrown bank, rather than a wall. The map also records that 'Mesolithic Flints, Iron Age & Medieval Pottery found' to the south of Ladies' Parlour.
Large-Scale National Grid Data TQ80NW - A Surveyed / Revised: 1954 to 1961, Published: 1962 ⁵²	The area in which the Site is located remains unchanged.

Source: National Library of Scotland (2022); East Sussex Record Office (2022)

4.5 Remote Sensing

4.5.1 Aerial Investigation

Historic England's Aerial Investigation and Mapping programme, formerly the National Mapping Programme (NMP), records a range of cropmarks in the landscape on the East Hill, within the study area⁵³. These are interpreted as a group of probable Second World War gun emplacements, two possible observation posts and an associated road, which were visible as cropmarks on aerial photographs taken in 1946. The sites comprise scuff marks and areas of disturbance in the grass⁵⁴.

A number of field boundaries are recorded running north-west – south-east within the Site boundary in the Ladies' Parlour and on the East Hill. This has been interpreted as the remains of a post-medieval field system, with potentially earlier origins which can be seen as a series of earthwork banks and lynchets⁵⁵. Within the Site boundary in the Ladies' Parlour, a further possible post-medieval, 20th century or Second World War pit is visible as a cropmark on aerial photographs. The site comprises an amorphous pit which measures circa 8.5m in diameter⁵⁶.

⁴⁹ Via: <https://maps.nls.uk/view/101435967>, (last accessed April 2022).

⁵⁰ Via: <https://maps.nls.uk/view/101435952>, (last accessed April 2022).

⁵¹ Via: <https://maps.nls.uk/view/103045593>, (last accessed April 2022).

⁵² Via: <https://maps.nls.uk/view/189261386>, (last accessed April 2022).

⁵³ Via: https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=d45dabecf5541f18255e12e5cd5f85a&ql=1*5ohvi9*ga*ODMzMTYwMTkzLjE2NTY2NjM3MDQ.*ga_023M0W1F6Y*MTY1NjY2MzcwNC4xLjAuMTY1NjY2MzcwOS41OA.&_ga=2.241557061.613251524.1656663706-833160193.1656663704, (last accessed July 2022).

⁵⁴ Historic England Monument No: 1537036, via: https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1537036&resourceID=19191, (last accessed July 2022).

⁵⁵ Historic England Monument No: 1483526, via: https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1483526&resourceID=19191, (last accessed July 2022).

⁵⁶ Historic England Monument No: 1536972, via: https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=1536972&resourceID=19191, (last accessed July 2022).

4.6 Previous Archaeological Investigations within the Site Boundary

A number of archaeological investigations have occurred within the Site boundary (Figure 4.2 below), both as a part of 19th and 20th curiosity and scholarly research about the castle and the Ladies' Parlour, and in the 21st century, in advance of small developments at the Site.

1824 – William Herbert conducted excavations at the Site for the owner, the Earl of Chichester. Herbert was also responsible for some repairs and reconstruction. In particular, he raised the chancel arch. This was prompted when in 1824, workmen stumbled upon the spiral stone staircase in the central tower at the bottom of which they discovered medieval stone coffins, fine white plaster on the walls of the tower, coins, a metal pitcher, fragments of stained glass, pottery sherds, a crucifix and a bell⁵⁷.

1896 – At the end of the 19th century, in 1896, Lewis Abbott excavated within some of the exposed fissures in the bedrock surrounding Castle Hill and uncovered within a deposit of humic soil flints artefacts and waste, animal bones and pottery sherds of an Iron Age date. He also recorded glazed pottery sherds of a probable medieval date, which had eroded out at the bottom of the cliff⁵⁸.

1968 – Excavations were undertaken at Hastings Castle as part of a research project on castles for the Royal Archaeological Institute. During an excavation of the possible defences, fragments of abraded Iron Age pottery were found in several trenches⁵⁹.

2008 – Archaeology South-East (ASE) were commissioned by Hastings Museum and Art Gallery to undertake an archaeological watching brief during the installation of a water pipe at Hastings Castle. The work comprised the excavation of approximately 100m of service trench, along a tarmac pathway and the replacement of a fence section. A structure and other assorted finds of a 19th century date were recovered. The stratigraphy consisted of modern deposits above natural sandstone⁶⁰.

2016 – An evaluation and watching brief (MM467) were undertaken in advance of the extension of an existing toilet block and the construction of a fence at Hastings Castle. The evaluation identified a substantial east to west aligned mortared sandstone wall in the southern side of the evaluation area, below an extant wall of probable 19th century date. The position and alignment of the earlier wall strongly suggests that it represents the remains of the Medieval curtain wall which would have extended from the eastern side of the castle's north gate. A series of made-ground deposits were identified on the northern side of this medieval wall, which were likely laid down in advance on the construction, in the 19th century, of a "caretaker's cottage" and associated ancillary buildings.

A substantial north-east to south-west aligned mortared sandstone wall, perhaps incorporating an opening, was also recorded in the western side of the watching brief area, between the site of the castle's south-west tower and the southern end of the medieval collegiate church. A tamped chalk surface was also identified, which may have served as a pathway towards the church's narthex or towards the south-west tower. Two fragments of disarticulated human remains, apparently from an adult, were also retrieved from a dumped deposit against the face of this sandstone wall, and may indicate the presence of inhumations within the castle walls. In addition, two masonry structures were recorded within the area of a proposed access ramp to the existing WC facilities, on the exterior of a 19th century extension to the northern side of the

⁵⁷ Chowne, P., and Orbaş, A. 2002 *Hastings Castle: Draft Conservation Plan*, Lord Cultural Resources Planning and Management Ltd. For Hastings Borough Council, p.8.

⁵⁸ *Idem*, p.6.

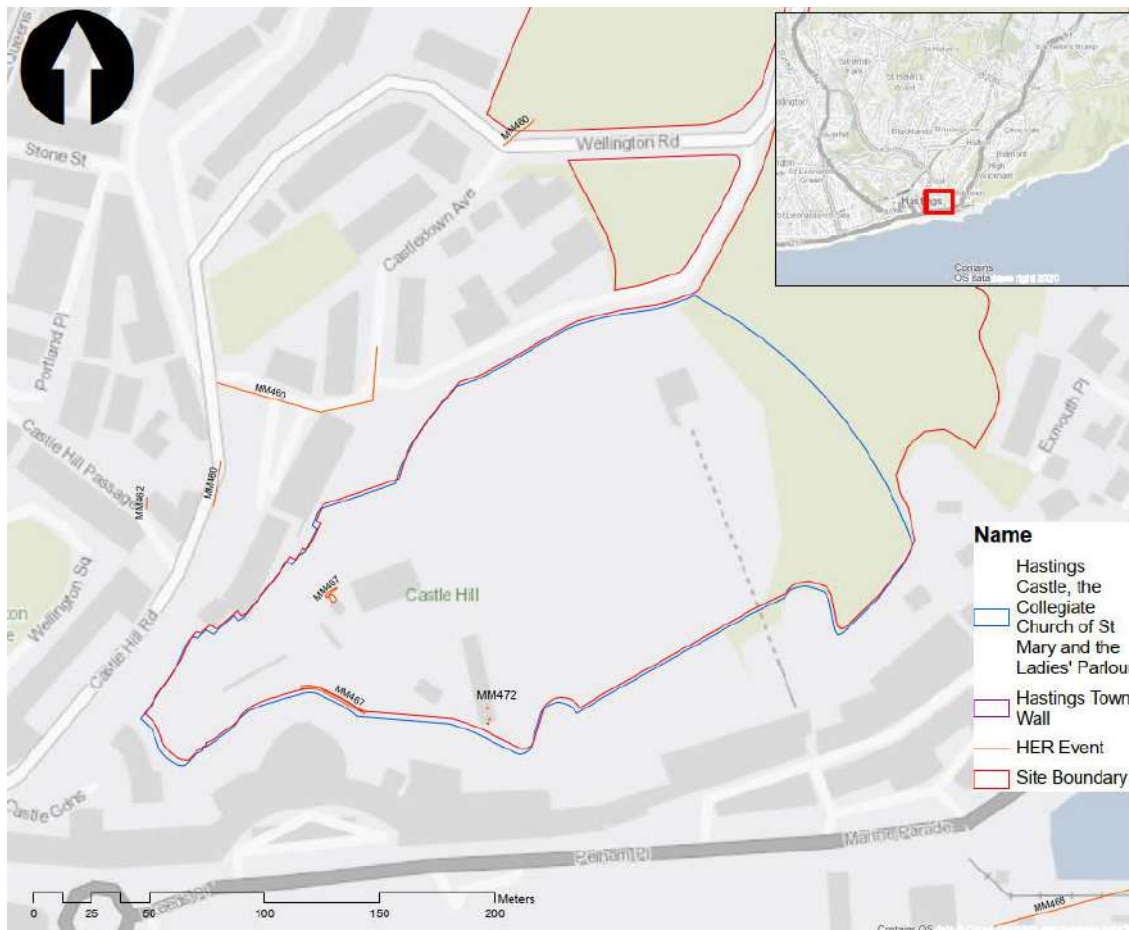
⁵⁹ *Ibid.*

⁶⁰ Whittaker, D. 2008 *Hastings Castle, Hastings, East Sussex: Archaeological Watching Brief*, Archaeology South-East

castle. These were shown to be of modern date, relating to the housing of drainage and electrical services, and of no archaeological importance⁶¹.

2019 – A watching brief (MM472) was undertaken at the Site, which involved the monitoring of three test pits. Test Pit 1 yielded flint debitage fragments and faunal bone fragments. Test Pit 2 yielded modern glass fragments, faunal fragment, medieval pottery sherds, flint debitage. Test Pit 3 yielded faunal remains, flint debitage and medieval pottery sherds⁶².

Figure 4.2: Previous archaeological investigations within the Site boundary



Source: Mott MacDonald (2022), contains data © ESRI, NHLE, Sussex HER and Ordnance Survey

4.7 Archaeological and historical development

4.7.1 Overview

This overview of the archaeological and historical background will include a review of the available historic environment information within the study area. The relevant non-designated assets and previous archaeological excavations are discussed in detail in Sections 4.7.2 to 4.7.7 and 4.5. The historic narrative of the baseline is provided chronologically as follows:

⁶¹ HER record: EES17552, *East Sussex County Council Event/Activity Full Report*

⁶² Cornwell, L., and Cornwell, K. 2019 *Archaeological Watching Brief: Eastern Curtain Wall, Hastings Castle, Hastings, East Sussex*, Hastings Area Archaeological Research Group.

Table 4.2: Archaeological and historic periods used for the purpose of this assessment⁶³

Prehistoric Period Dates		Historic Period Dates	
Palaeolithic	500,000 to 100,000 BC	Roman	AD 43 to 410
Late Glacial / Mesolithic	100,000 to 4,000 BC	Saxon	AD 410 to 1066
Early Neolithic	4,000 to 3,300 BC	Medieval	AD 1066 to 1540
Middle Neolithic	3,300 to 2,900 BC	Post-medieval	c.AD 1540 to 1900
Late Neolithic	2,900 to 2,200 BC	Modern	c.AD 1900 to present
Early Bronze Age	2,600 to 1,600 BC		
Middle Bronze Age	1,600 to 1,100 BC		
Late Bronze Age	1,100 to 700 BC		
Early Iron Age	800 to 300 BC		
Middle Iron Age	300 to 100 BC		
Late Iron Age / Roman Transition	100 BC to AD 43		

Source: Mott MacDonald (2022)

These dates in Table 4.2 above are subjective, but are used to ease discussion and are obtained from the list of the main archaeological and cultural periods of England compiled by Historic England, in conjunction with professional judgement.

The historic environment baseline has been compiled using the data available from a search of the East Sussex HER for heritage assets that have been recorded within the study area to date, by previous archaeological investigations. The information contained within the excavation reports for these previous investigations has also been examined and summarised to establish the findings of these investigations within the study area. An examination has also been made of sites within the wider landscape to assist in the interpretation of the heritage assets within the study area and to contribute to the understanding of the archaeological potential. Heritage assets that sit within the study area are labelled with MM numbers and those in the wider landscape are identified by their bibliographic reference.

Only the periods for which there is evidence for human occupation, involvement in the study areas or in the immediate landscape are discussed below.

4.7.2 Prehistoric (100,000 BC – AD 43)

Although the extent of archaeological investigations in Hastings is limited, they do confirm that there was human activity in the wider area from the prehistoric era onwards⁶⁴. Within the study area, the East Sussex HER does not record any prehistoric findspots or features. However, further research indicates that prehistoric evidence has been recorded both within the Site boundary and the study area.

The Ladies' Parlour and the remains of a cave in the sea-facing cliff below the castle have been demonstrated to be a site of Mesolithic activity⁶⁵ and this continues to be evidenced by human

⁶³ Via: <http://heritage-standards.org.uk/wp-content/uploads/2015/08/Periods-List-HE-FISH-WP.pdf> (last accessed April 2022).

⁶⁴ Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan* [online] available at: https://www.hastings.gov.uk/content/planning/planning_policy/latest_news_consultations/467751/CAA_Consultation_pages_up_to_66.pdf (last accessed March 2022).

⁶⁵ May, C.J. 1998 The Ladies' Parlour, Hastings in a Mesolithic context. In: *HAARG Journal New Series* No. 5; 7-13; Rudling, D., 1999 'Pre-1066 (A.D.) Land-Use/Occupation', in Martin, D., and Martin, B., *A Re-*

worked flints, primarily of a Neolithic date, eroding from the cliff face at the Ladies' Parlour. Although these collections of artefacts are from unstratified contexts, it does indicate that undisturbed prehistoric remains may exist almost anywhere on the promontory, which has not been disturbed⁶⁶. The cliff face has been collapsing since the 16th century at least⁶⁷.

In 1895 W. J. Abbott discovered an assemblage of flintwork from the rock shelters located between the Ladies' Parlour and the sea front. This assemblage is now held within the British Museum collection⁶⁸ and the approximate location of its recovery is recorded on 20th century OS maps (see Table 4.1). Numerous finds of worked flints were also recorded in the 19th and 20th centuries from the Ladies' Parlour locale and were identified as mostly of a Mesolithic date, which included c. 656 microliths and a tranchet axe, now held in the collection of Hastings Museum⁶⁹.

An excavation in 1989 at Hastings Castle produced six worked flints, including three broken blade fragments of a Mesolithic date⁷⁰. Excavations at the Phoenix Brewery in 1988, located 210m to the east of the Site boundary, a small assemblage of worked flint was recovered. This was identified as being of a Neolithic to Early Bronze Age date, with one Mesolithic burin also recovered⁷¹.

Given this evidence for dispersed large assemblages of Mesolithic and Neolithic flint at and near the Site, it is likely that there was Mesolithic and Neolithic settlement at that location.

Excavations carried out in 1968 recorded at least one, possibly two, Iron Age ditches in the Ladies' Parlour and also indicated that the lower part of the rampart in the north-east corner was possibly Iron Age in origin. The pottery related to these features was dated to the Middle Iron Age⁷². This Iron Age ditched enclosure has been interpreted as a promontory hillfort, which may explain the choice by the Norman army to locate their motte and bailey castle here post-invasion, to utilise a landscape that had already been altered for defensive purposes.

Immediately outside the study area the earthworks on East Hill appear to represent a Bronze Age round barrow and a substantial Iron Age hillfort⁷³.

4.7.3 Roman (AD 43 – 400)

Following the Roman invasion in AD 43, a road network was established connecting all of the major Roman Settlements, including at Chichester (*Noviomagus*) and Dover (*Dubris*). There has been evidence for the area of Hastings to have been used as a small port during this period,

interpretation of Hastings Castle, Hastings. East Sussex. Part I: Overview (unpublished Archaeology South-East report, project no. 1038), pp.8-9.

⁶⁶ Cornwell, L., and Cornwell, K. 2019 *Archaeological Watching Brief: Eastern Curtain Wall, Hastings Castle, Hastings, East Sussex*, Hastings Area Archaeological Research Group.

⁶⁷ Chowne, P., and Orbaş, A. 2002 *Hastings Castle: Draft Conservation Plan*, Lord Cultural Resources Planning and Management Ltd, p.3.

⁶⁸ Rudling, D., 1999 'Pre-1066 (A.D.) Land-Use/Occupation', in Martin, D., and Martin, B., *A Re-interpretation of Hastings Castle, Hastings. East Sussex. Part I: Overview* (unpublished Archaeology South-East report, project no. 1038), pp.8-9.

⁶⁹ *Ibid.*

⁷⁰ *Ibid.*

⁷¹ Rudling, D., Barber, L., and Martin, D. 1993 *Excavations at the Phoenix Brewery Site, Hastings, 1988*, SAC Vol. 131, 73-113.

⁷² Barker, P. A., and Barton, K.J. 1977 *Excavations at Hastings Castle, 1968*. The Archaeological Journal No. 134, 80-100; Rudling, D. 1999 'Pre-1066 (A.D.) Land-Use/Occupation', in Martin, D., and Martin, B., *A Re-interpretation of Hastings Castle, Hastings. East Sussex. Part I: Overview* (unpublished Archaeology South-East report, project no. 1038), p.13.

⁷³ Fradley, M., and Newsome, S. 2008 *East Hill, Hastings, East Sussex: a Landscape Survey and Investigation* (English Heritage Research Department report, no. 35, 2008).

although it is thought that many of the associated structures have now been lost to the sea⁷⁴. No significant evidence for Romano-British occupation has been found in Hastings and archaeological evidence would indicate that Margary's (1965) Roman Road south of Rochester runs to the Classis Britannica iron production site in Beauport Park⁷⁵.

Although archaeological investigations within or near the study area have failed to produce significant evidence of Romano-British archaeology, there has been a find spots of Romano-British pottery at Hastings Castle, found before 1905 in 'rock shelters'⁷⁶.

4.7.4 Early Medieval (AD 400 – 1066)

The first record of the place-name was in AD 771 when the South Saxon people of Hesting (*gens hestingorum*) were defeated by the Mercian King Offa. The settlement was named *Haestingaceastre* when the Anglo-Saxon burh was founded in about AD 878 probably as part of a system of 31 fortresses built by King Alfred to drive the Vikings out of Mercia and London. Hastings soon developed into a centre of trade sufficient to have its own mint by the late 10th century⁷⁷.

Evidence suggests that Hastings continued to grow as a port town throughout the 9th and 10th centuries. As with similar ports and landing places in the early medieval period, the growth of Hastings was underpinned by commerce (which included trade with the continent) and the fishing industry⁷⁸.

Within the study area, the East Sussex HER does not record any early medieval findspots or archaeological features.

4.7.5 Medieval (AD 1066 – 1540)

Hastings was a well-established settlement by the time of the Norman Conquest and had by then developed both in the Priory Valley to the west of the castle and the Bourne Valley to its east. The town had had one or more landing places safe and substantial enough to have been regarded as a port and there was also a landing to the west at Bulverhythe⁷⁹.

Following the Norman Invasion in AD 1066, the settlement at Hastings rapidly developed, with the castle as a main focal point. It has been suggested that the pre-Norman settlement at Hastings may have been concentrated closer to Pevensey Castle during the early 11th century and that it moved towards the present location of the Old Town in Hastings after the construction of the castle⁸⁰.

Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. Hastings Castle (MM05 and MM108) was the first such castle to be built after the Norman

⁷⁴ The Hastings Chronicle, 2022 [online] available at: <https://hastingschronicle.net/key-events/origins-of-hastings/> (last accessed April 2022).

⁷⁵ Harris, R.B. 2010 *Hastings: Historic Character Assessment Report*, Sussex Extensive Urban Survey (EUS) in association with Hastings Borough Council.

⁷⁶ Rudling, D. 1999 'Pre-1066 (A.D.) Land-Use/Occupation', in Martin, D., and Martin, B., *A Re-interpretation of Hastings Castle, Hastings. East Sussex. Part I: Overview* (unpublished Archaeology South-East report, project no. 1038), p.14.

⁷⁷ Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan*, p.17.

⁷⁸ Harris, R.B. 2010 *Hastings: Historic Character Assessment Report*, Sussex Extensive Urban Survey (EUS) in association with Hastings Borough Council

⁷⁹ Drury McPherson Partnership, 2017 *Hastings Heritage Report – for Hastings Borough Council*; Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan*, p.17.

⁸⁰ Open Domesday, 2022 [online] available at: <https://opendomesday.org/place/TQ8009/hastings/> (last accessed April 2022); Combes P., and Lyne, M. 1995 Hastings, Haestingaceaster and Haestingport, in *Sussex Archaeological Collections* 133, pp. 213-224.

invasion of AD 1066 and features in the Bayeux Tapestry. It was the principal fortification and later the administrative centre of the Rape of Hastings⁸¹.

By the time of the Domesday Survey in AD 1086, Hastings was a recorded settlement. However, it had no recorded population, which was sometimes the case for either large towns or abandoned settlements. By the late 12th century, the principal route from Hastings, northwards towards London had shifted westwards via the Ridge to Battle and then the new bridge over the Rother at Robertsbridge, towns of an 11th and 12th century origin. The harbour was compromised after storms in the late 13th century⁸².

Hastings was one of the five ports (the Cinque Ports), obliged to provide the Crown with marine feudal service, but from at least the early medieval period the town lacked a good, sheltered, harbour. The loss of land and erosion by the sea has been a constant and determining force in the evolution of the town since its earliest history. The settlement to the west of the castle was effectively abandoned during the 14th century in favour of the present old town, with a landing place at the mouth of the Bourne. Only two of seven medieval churches survive; All Saints dating from the early 15th century, and St Clements of c. AD 1400, the latter having been relocated inland from its primary site as a result of coastal erosion and the replacement was destroyed during the French attacks in AD 1377 and nothing of it remains⁸³. During the medieval period as a whole, despite brief periods of revival, the Hastings shipping fleet declined in favour of nearby Rye and Winchelsea, two other Cinque Ports, although the town remained a significant centre with an important fishing industry and fish-market⁸⁴.

The old town of Hastings was protected towards the sea by a town wall, part of which was built in the 14th century to protect the town from the French (MM04 and MM438), and part of this wall is now a Scheduled Monument⁸⁵.

The East Sussex HER includes six records of a medieval date including:

- The site of St Andrew-Sub-Castro Church (MM435), which dates to the 13th century, located 80m to the north of the Site boundary;
- A possible medieval sandstone wall and a number of medieval finds were recorded during a watching brief at 22 Hill Street (MM444), located 90m to the east of the Site boundary;
- A number of early medieval features spanning the 10th to 13th centuries were recorded during an excavation at Phoenix Brewery (MM446 and MM471), located 190m to the east of the Site boundary;
- The site of a 15th century jetty building (MM433), recorded in the 19th century but was subsequently demolished. It comprised a Wealden type hall house, comprising a long jettied section to the west, with a recessed hall to the east. A jetty across this recessed frontage at a higher level to that of the western jetty indicates the position of a floor inserted into the hall. It was divided into two dwellings by 19th century and demolished by c. 1823. The site is located 240m to the east of the Site boundary;
- A watching brief (MM462) maintained on foundations relating to underpinning of house foundations recorded a series of medieval burials, located 60m to the north of the Site boundary; and

⁸¹ Historic England, 2022 List Entry 1017539 [online] via: <https://historicengland.org.uk/listing/the-list/list-entry/1017539> (last accessed April 2022).

⁸² Drury McPherson Partnership, 2017 *Hastings Heritage Report – for Hastings Borough Council*.

⁸³ Via: <https://sussexparishchurches.org/church/hastings-st-clement-old-town/>, (last accessed May 2022).

⁸⁴ *Ibid.*

⁸⁵ Historic England, 2022 List Entry 1002291 [online] via: <https://historicengland.org.uk/listing/the-list/list-entry/1002291> (last accessed April 2022).

- An archaeological watching brief (MM463) was maintained on groundworks associated with the re-ordering of the Church of St. Clement, Old Town, which recovered three pottery sherds dating to the period AD 1225 to 1350, located 90m to the east of the Site boundary.

4.7.6 Post-medieval (AD 1540 – 1900)

The town began to develop as a seaside resort in the late 18th century, served by coaches and packet boats from London. By the early 19th century, the town was increasingly focussed on attracting wealthy visitors. Pelham Crescent and its very early shopping arcade (1824 to 1828), exemplify the urban resort architecture of the period, and the beginning of the Old Town's expansion westwards. St Leonards-on-Sea was a completely new resort town, begun c. 1826, separated from Hastings proper by a rocky promontory, the White Rock. St Leonards was designed and built as a major speculation by James Burton, a London developer with local connections, and continued by his sons, among them the notable architect Decimus Burton⁸⁶.

During the 1830s, the Priory valley, to the west of the castle hill, and its foreshore were drained to allow for urban development, which was greatly encouraged by the arrival of the railway in Hastings, with a station also west of the castle. From the mid-19th century, the town's centre was re-established in this area. The White Rock was dug away in 1834-35 to link St Leonards more easily with the town centre. The pier was built in 1869 to 1872 to the designs of the specialist Eugenius Birch. A new Town Hall was built in Queens Road in 1880-81⁸⁷.

The East Sussex HER records 10 records of a post-medieval date, including:

- A previously unrecorded smugglers tunnel discovered during a watching brief at Collier Road (MM447), located within the Site boundary;
- During an archaeological watching brief at The Stade (MM437 and MM465), a small number of post-medieval features were identified such as wall foundations, a small assemblage of post-medieval finds was also recovered. The assemblage was made up of pottery sherds and ceramic building material, located 205m to the south-east of the Site boundary;
- Post-medieval features were recorded at West Hill Pavilion Workshop (MM441 and MM458) including two post-medieval or modern walls, and a series of pits with associated finds, located 50m to the east of the Site boundary;
- A post-medieval pit and an 18th/19th century oathouse were recorded during a watching brief at 22 Hill Street, (MM444), located 85m to the east of the Site boundary;
- The site of Breeds Brewery (MM445), built c. 1822. It ceased functioning as a brewery in 1931 and underwent extensive changes through the 20th century, located 235m to the east of the Site boundary;
- A number of post-medieval features (MM446 and MM471) including a 16th century chimney breast, a cobbled surface, a hearth, stone wall and a cess pit later used as a lime kiln were recorded during excavations at the Phoenix Brewery, located 190m to the east of the Site boundary;
- A 18th to 19th century brick wall and stone drain were recorded during a watching brief at 24 Hill Street (MM434). The remains of a brick wall were observed at the southern end of the footings. Although no finds were recovered from this feature it is likely to be post-medieval date, or later, located 95m to the east of the Site boundary;
- An archaeological watching brief (MM463) was maintained on groundworks associated with the re-ordering of the Church of St. Clement, Old Town, Hastings, East Sussex. No structural evidence was found for the early church built at the site in c. 1286 but destroyed during a

⁸⁶ Harris, R.B. 2010 *Hastings: Historic Character Assessment Report*, Sussex Extensive Urban Survey (EUS) in association with Hastings Borough Council.

⁸⁷ Drury McPherson Partnership, 2017 *Hastings Heritage Report – for Hastings Borough Council*.

French raid of 1377. However, the recovery of three pottery sherds dating to the period 1225 to 1350 does provide tangible evidence for local medieval activity, located c. 330m from the Site. A total of eight intramural brick, mortar and / or stone burial chambers, six intramural inhumations devoid of chambers, four extramural inhumations and two other intramural grave cuts were discovered during the project. Two previously unexposed inscribed grave markers / memorials and an unscribed stone slab were also revealed. Bricks sampled from both investigated structures have been assigned to the early / mid-18th to the 19th century, located 115m to the east of the Site boundary;

- Three evaluation trenches (MM466) were excavated on the site of 59, High Street. This site is thought to have the remains of Hastings Town Wall running diagonally across it, which had been discovered by HAARG in 1984. In the course of these excavations the original HAARG trench was re-located, but the remains of the town wall were not seen. Post-medieval activity is suggested by the recovery of sherds of pottery and clay tobacco pipe in deposits preserved below the existing concrete floor, whilst a deposit, possibly the fill of the town ditch or a pit, was also found, located 170m to the east of the Site boundary; and
- Excavations at 11 Courthouse Street (MM453) by HAARG revealed a 17th century clay floor surface along with various small finds, located 230m to the east of the Site boundary.

4.7.7 Modern (AD 1900 – Present)

By the early 20th century, the town boasted several new churches, a magnificent public park (Alexandra Park; MM419), numerous civic buildings, theatres, hotels and extensive terraces of substantial stuccoed houses. Visitors to the West and East Hills were served by a pair of funicular lifts (1889/91 and 1900/2 respectively). The town's growth continued into the 1930s with a number of municipal improvements, including a new promenade from the Pier to Warrior Square designed by the Borough Engineer, Sidney Little, who was also responsible for creating underground car-parks on the sea front. Of the same period is the immense Marine Court (1936/8) on St Leonards seafront; popularly said to be based on the form of an ocean liner⁸⁸.

Hastings continued to grow throughout the 20th century and was a target for the German Luftwaffe between 1940 and 1945. During this time, 550 High Explosive bombs and 16 flying bombs fell on the town, causing widespread damage. After 1945, it began to decline, and numerous historic buildings in the Old Town and on the sea front were lost and much of the redevelopment was, at best, utilitarian. After 1971, Hastings became one of a number of places in which the population was greatly increased (by c. 25,000 over two decades) to accommodate working class Londoners displaced by slum clearance, in spacious new suburban public housing estates. Demand for the sort of large houses that had served visitors for the previous century dropped away dramatically, and many fell into poor condition⁸⁹.

Relatively little new development took place in the Old Town during the early-mid 20th century, preserving its medieval street pattern of burgage plots separated by the narrow alleys, locally called 'twittens', characteristic of Sussex coastal towns; and continuing to house the fishing families. A considerable number of late medieval timber-framed buildings survive⁹⁰.

The East Sussex HER records one record of a modern date; Hastings sea front, Hastings: WW2 Anti-tank blocks (site of) (MM442), anti-tank blocks running, in two to three rows running W - E on Hastings seafront, located 205m to the south of the Site boundary.

⁸⁸ Harris, R.B. 2010 *Hastings: Historic Character Assessment Report*, Sussex Extensive Urban Survey (EUS) in association with Hastings Borough Council.

⁸⁹ Drury McPherson Partnership, 2017 *Hastings Heritage Report – for Hastings Borough Council*.

⁹⁰ Drury McPherson Partnership, 2017 *Hastings Heritage Report – for Hastings Borough Council*.

4.8 Key Heritage Assets

The following key heritage assets have been identified within the Site which are discussed in further detail:

- Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour, scheduled and Grade I listed (MM05 and MM108);
- West Hill Lift (MM80); and
- Old Town, Hastings Conservation Area (MM02).

4.8.1 Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05 and MM108)

4.8.1.1 Description – Scheduled monument

The scheduled area includes the remains of the castle of Norman origin, together with its rock-cut ditch, the remains of the Collegiate Church of St Mary and the earthworks known as the Ladies' Parlour. The extant remains of the castle and church are also Grade I listed (MM108). The Ladies' Parlour forms part of a defensive enclosure, which occupied the whole promontory, although one half of its original area was taken over by the Norman Castle. The earthwork bank stands as high as 4m in places, and was potentially constructed during the Iron Age (800 BC – AD 43)⁹¹. The ditch runs north-west to south-east between Castle Hill Road and the cliff edge above Burdett Place.

'Hastings Castle was the first such castle to be built after the Norman invasion of 1066 and features in the Bayeux Tapestry. Its subsequent history is well documented both historically and archaeologically. Promontory forts were defensive enclosures, some being occupied continuously while others were used as places of refuge. They were constructed during the Iron Age (700BC to AD43), most being abandoned during the 1st century BC. Such monuments are rare nationally, and are especially rare outside Cornwall. The Ladies' Parlour survives well despite in places having been damaged and partially buried by the earthworks of the later Norman castle and disturbed by recent partial excavation. Colleges were groups of ecclesiastical buildings used by small communities of priests living under a less strict rule than in monasteries. Their purpose was to offer prayers on behalf of a patron or founder. Most were established between the 11th to 15th centuries. Early examples, such as at Hastings, are rare survivors. Together, the association of the promontory fort, the castle and the collegiate church, each important in its own right, greatly increases the significance of the monument as a whole⁹².'

Although the Site is primarily named and known for the presence of the castle, it is mostly the ecclesiastical rather than the military buildings that survive on the Site today. It has been suggested that the foundation of the church at the may pre-date the Norman conquest, based on an undated petition possibly related to the Site appointment of a commission on 14th May AD 1299, which implies the foundation of a chapel on the site before AD 1066. It has been suggested that the building located to right adjacent to the unfinished motte on the Bayeux Tapestry is this earlier church⁹³.

The church that survives extant on the Site today is the collegiate church of St Mary's. The college of canons occupied the site from AD 1330/1 to 1546, with a short period of disturbance

⁹¹ Cornwell, L., and Cornwell, K. 2019 *Archaeological Watching Brief: Eastern Curtain Wall, Hastings Castle, Hastings, East Sussex*, Hastings Area Archaeological Research Group.

⁹² HER record: DES8063, *East Sussex County Council Designation Full Report*

⁹³ Chowne, P., and Orbaş, A. 2002 *Hastings Castle: Draft Conservation Plan*, Lord Cultural Resources Planning and Management Ltd., p.7.

for defence during the French invasion during the 14th century. It was a collegiate church and served by a college of secular canons, who together formed a chapter (the administrative council of the church). They served the Count of Eu, as custodian of the castle. The canons likely had both an ecclesiastical role, but also undertook an administrative role for the Count⁹⁴. There were ten canons when the college was founded, rising to 12 after AD 1200. It is likely that they all lived at the Site.

The initial 11th century church consisted of a nave, central tower with stair turret attached to the north-western corner, a chancel and a chapel to the south. The chancel was reconstructed in the mid to late 12th century to be large and the tower arches were reconstructed in the 13th century (Photo 4.2)⁹⁵.

The early 13th century arch, between the nave and central tower (Photo 4.3 and Photo 4.4), is the feature that is the most recognisable within the castle and church. It is recorded that by 1824 the arch had collapsed and was reconstructed and re-erected. None of the domestic buildings where the canons lived or the buildings associated with the school on the Site survive. However, these buildings to the west end were excavated in 1824 by William Herbert, with further excavations occurring in the early 20th century, led by Charles Dawson⁹⁶. The records of these excavations are poor, but it is recorded that two or three buildings were excavated⁹⁷.

Photo 4.1: View of the castle and church remains from the eastern wall, facing south-west



Source: Mott MacDonald (2022)

⁹⁴ Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, pp. 41-42.

⁹⁵ *Idem*, pp. 49-50.

⁹⁶ Dawson, C. 1909 *History of Hastings Castle: The Castlery, Rape and Battle of Hastings, to which is added a History*.

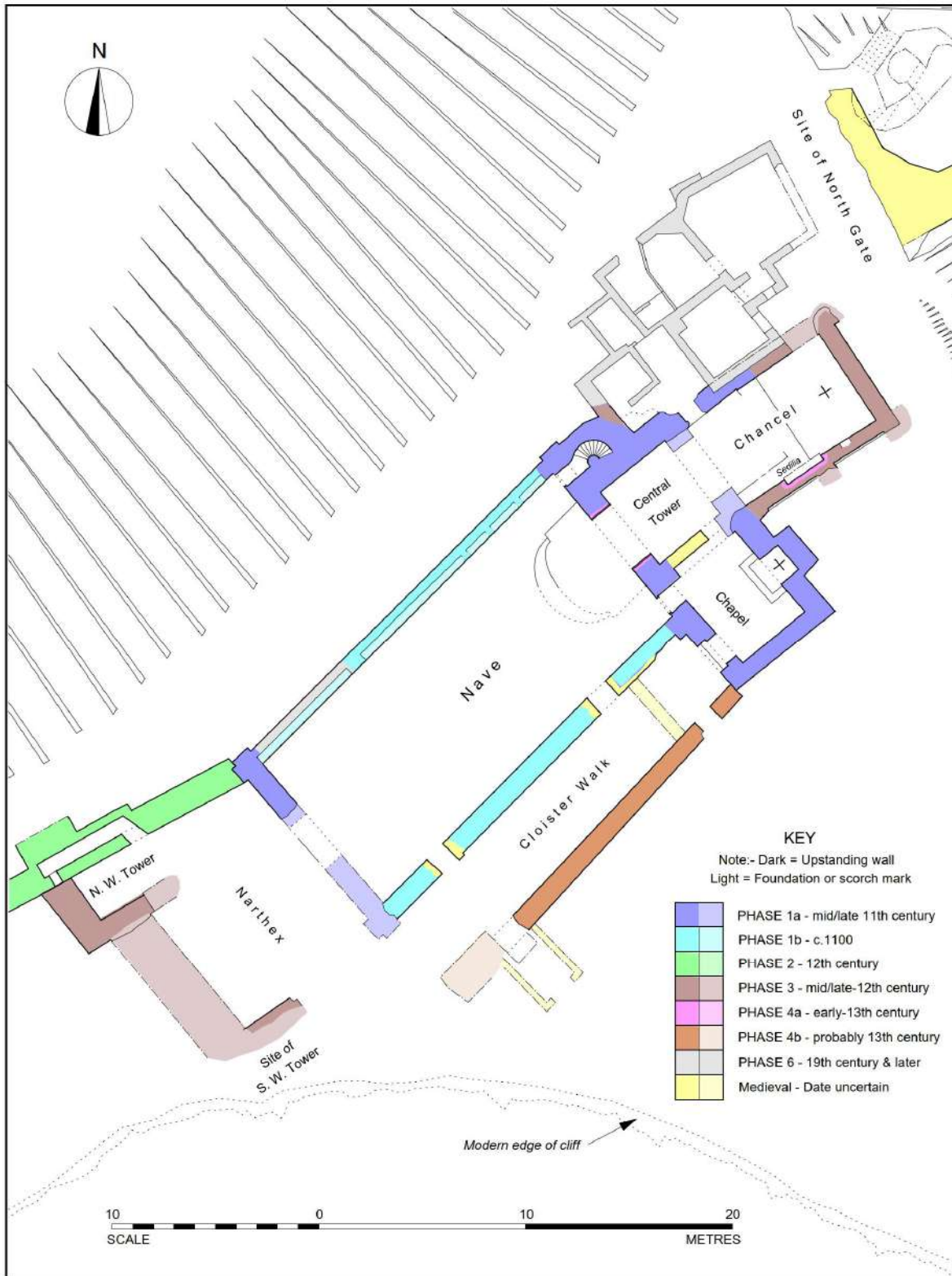
⁹⁷ Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, pp54-55.

Photo 4.2: The 13th century arch, facing east



Source: Mott MacDonald (2022)

Figure 4.3: The suggested phases of construction of the church



Source: Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, Figure 7, p.51.

Following the Norman invasion in AD 1066, it is reported that William the Conqueror's men built a motte and bailey castle, as famously depicted within the Bayeux Tapestry. However, there is

no evidence that has linked the location of the motte and bailey castle to the current site of the castle. The castle site was first awarded to Robert, Earl of Eu, in AD 1069, as part of the Rape of Hastings and it is likely he constructed the first masonry defences on the Site (Figure 4.4). Robert settled the lands around the castle with friends and vassals from Eu in Normandy. In AD 1151, Count John of Eu granted the Church of St Mary in the Castle to the monks of Tréport, though there is no evidence that monks came to the site until much later⁹⁸.

From the mid-12th century until AD 1217 the custody of the castle was in the hands of the crown and in AD 1217, the Count of Eu regained custody. It was held by his family until AD 1225, when the widowed Countess of Eu, wishing to return to France, surrendered Hastings Castle into the hands of the king, Henry III. It remained in possession of the king until AD 1249, when it was granted to the king's uncle, Peter of Savoy. On his death in AD 1268, it passed to John of Brittany, Earl of Richmond⁹⁹.

By AD 1330 it was reported by the Dean of the collegiate church that the castle had decayed and:

*'gone to wreck, it's other ornaments and other treasures carried away...the place of burial belonging to the chapel continually desecrated by divers beasts of the town; all this from the defects of the inclosure [enclosure] of the Castle which, when forfeited to the king by the Count of Eu was then in great part destroyed and has benne made much more so since by the sea in so much that the Crown have long suffered the same to remain without gates...'*¹⁰⁰.

It is likely that by this date that castle had ceased to fulfil any military role. The custody of the castle and 11 acres of lands were granted to the college so that they could enclose the castle and construct building within for habitation. In AD 1336, during the threat of invasion from France, an attempt was made to properly defend all of the coastal castles, including Hastings, and three years later on 4th June 1339, the town of Hastings, including the castle and college were invaded by the French and sacked and the castle was given to William de Percy, as constable, for defensive purposes. This angered the college and they complained that defensive measures were preventing the priests from living there and pilgrims entering the site. It was returned to the college in AD 1343. In AD 1445 ownership was conveyed to Thomas Hoo, Baron Hoo and Hastings. In AD 1546, the college was suppressed¹⁰¹.

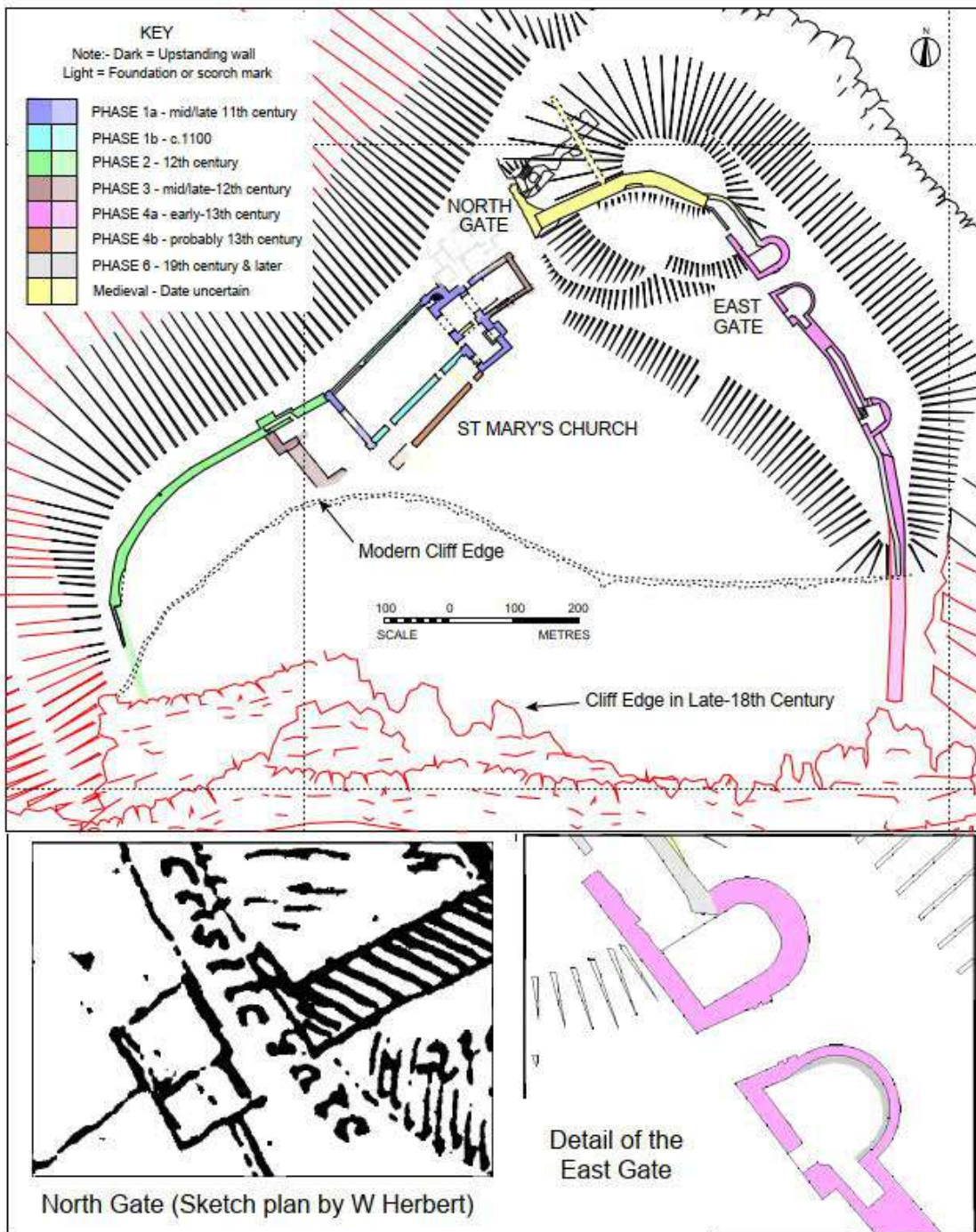
⁹⁸ Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, p.24.

⁹⁹ Cooper, W. Durrant. and Lower, M. Antony. 1866 Notes on Sussex Castles. *Sussex Archaeological Collections*, Vol. 18, 141-150

¹⁰⁰ Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, p. 38.

¹⁰¹ *Idem*, pp.38-39.

Figure 4.4: The suggested phases of construction of the castle



Source: Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, Figure 7, p.28.

Following the dissolution of the church, there was a boundary dispute over the college buildings, when Henry, 3rd Earl of Huntingdon, planned to sell the Rape and Honour. Once this was settled, it was sold to Sir Thomas Pelham of Laughton and it was held by the Pelham family until the 19th century. The land around the castle was let to farm¹⁰². Throughout the 19th century, housing was built to the west and north-west but the major change to the Site occurred in the

¹⁰² *Idem*, p.56.

1820s when Pelham Place was constructed by the Earl of Chichester and his architect Joseph Kay. For the third phase of work, the construction of 15 dwellings that would form the eastern and western arms of the crescent, and the fourth, which included the chapel and two additional houses, a large portion of the of the castle cliff had to be removed, which destroyed a large part of the castle yard¹⁰³.

Photo 4.3: The remains of the church (to the left) and the Victorian additions (to the right), facing west



Source: Mott MacDonald (2022)

The dungeons at the castle were first described in 1896. This account also notes that the entrance present in 1896 was considered as a comparatively modern one and the authors surmised that the original main entrance was probably by means of a 'light wooden bridge placed over the fosse, between the barbican (containing the portcullis) and the entrenchments on the eastern side, now locally known as "The Lady's Parlour"'. They also noted that there 'is at present no evidence of the Castle having contained within its walls formed of masonry, but a large mound of earth appears to have formed the Castle mount'. This report also notes a number of alterations that had been made to the castle by 1896, including the Victorian tea rooms with its modern roof¹⁰⁴.

¹⁰³ *Idem*, pp. 61-62.

¹⁰⁴ Dawson, C. and Lewis, J. 1896. Description of and Remarks on the Dungeon Cells at Hastings Castle. *Sussex Archaeological Collections*, Vol. 40, 222-235.

Photo 4.4: View through the eastern gate, facing west



Source: Mott MacDonald (2022)

It was noted that the Site was under pasture in the first decade of the 20th century. Some disturbance occurred during World War Two, when a machine gun trench was excavated, and a searchlight battery was installed¹⁰⁵.

4.8.1.2 Description – Grade I listed Hastings Castle (MM108)

The Grade I listed building includes the extant remains of the collegiate church of St Mary and the north and east curtain walls of Hastings Castle, with the east and north gates and bastions.

The buildings survive as stone rubble in the form of ruined walls. The foundations of the church which had a central tower the western arch of which has been rebuilt, there are remains of a square tower at the west end of the nave. There remains the curtain walling along the North, North-west, North and North-east with the gatehouse on the North-east side with two rounded towers. Outside the walls on the north side are store-rooms in the form of narrow tunnel-vaulted passages¹⁰⁶.

4.8.1.3 Setting

The Scheduled Monument sits on a sandstone outcrop to the north and east, with chalk cliffs immediately to the south and south-west. The ground slopes steeply to the west and north, down towards Hastings town centre.

¹⁰⁵ Chowne, P., and Orbaş, A. 2002 *Hastings Castle: Draft Conservation Plan*, Lord Cultural Resources Planning and Management Ltd. For Hastings Borough Council, p.3.

¹⁰⁶ Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part II Architectural, Archaeological and Topographical Context Log*, Hastings Borough Council.

There are views along the entire coastline from the Site, including Old Town to the east (and the Old Town, Hastings Conservation Area (MM02)) and south-east and the New Town to the west and south-west (and the Hastings Town Centre Conservation Area (MM01)) (see Photo 4.5 and Photo 4.6 below). These views are very important, as they would have provided information about activity on the shore and would have proved very useful for defensive purposes. This is the reason the castle was built at this location and presumably for the choice of location for the prehistoric settlement at the Site. This would also have been a factor for the use of the Site for defensive purposes in the 14th century during the French invasion and during the 20th century. The views to the east and north-east are towards the Ladies' Parlour, an open green space (Photo 4.7).

Photo 4.5: View towards the Old Town, facing south-east, taken from the south-east corner of the castle



Source: Mott MacDonald (2022)

Figure 4.5: Interior of Hastings Castle facing west, 19th century



Source: *Parson's Illustrated Guide to Hastings and St. Leonards*, p.12.

Photo 4.6: View of the castle remains facing south-west



Source: Mott MacDonald (2022)

Photo 4.7: View towards the castle, facing west, taken from the Ladies' Parlour



Source: Mott MacDonald (2022)

The castle's position on the outcrop above the town of Hastings means that although the sound of traffic and the movement in the town in general can be heard, the volume is reduced given the elevation. The sounds associated with the coast, sea-birds and the waves crashing up against the coast-line, are also audible from the Site. The Site experiences strong winds and driving rain throughout the year due to the lack of shelter and the proximity to the coast which would have had an impact on all of those who lived and worked at the Site.

It sits above the town of Hastings and is viewed and appreciated from a number of different angles and locations, including from the seafront. The setting of the Site includes Castle Hill, with the remains of the castle and the church and the Ladies' Parlour. It also includes both the Old Town to the south-east and east and the New Town to the west and the development of the settlement at Hastings from the Norman period onwards is inextricably linked with the castle. The origins of the Old Town are medieval and the development at this location from this period would have been closely linked with the fortunes and inhabitants of the castle.

4.8.2 Old Town, Hastings Conservation Area (MM02)

4.8.2.1 Description

The Site falls within the Old Town, Hastings Conservation Area (MM02). This Conservation Area was designated on the 25th of October 1968 and contains within it the remainder of the designated assets within the study area, including one Grade I, 10 Grade II* and 380 Grade II listed buildings, as discussed in Section 4.2.4 and Appendix A below.

4.8.2.2 Character

As a whole, the Conservation Area is defined as the town's built environment within the Old Town of Hastings and approximately 1.7km of coastline, and its special interest lies in the historic core and commercial centre of the town and the Regency and Victorian architecture that gives Hastings its distinctive sense of space.

4.8.2.3 Setting

The topography of Hastings is defined by the strong presence of the cliffs and the Castle, presiding over the town with development expanding along the valley and climbing to higher ridges. This affords spectacular panoramic views from higher grounds across the townscape and seascape. The re-opening of the pier now provides the pedestrian with the opportunity to experience wide views of the townscape effectively from the sea and to read the development as it climbs above the cliffs. These views are a key element in the character of the Conservation Area that need to be taken into account in any consideration of development proposals.

At street level within the Conservation Area, the pattern of development, differing built forms and the alignment of roads combine to create a rich townscape perceived as a sequence of views and glimpses. These are punctuated by landmark buildings and eye-catching corner buildings that are particularly distinctive to Hastings, reinforcing the role that the buildings play in townscape legibility¹⁰⁷. Noise from the coast, from waves and sea-birds, can be heard throughout the winding streets of the Old Town, along with the sounds of a bustling town, of traffic and people. The densely built-up streets largely protect the Old Town and provides some shelter from the wind and rain that affects this area.

4.8.3 West Hill Lift (MM80)

4.8.3.1 Description

'The lower terminus onto George Street, stuccoed entrance with pilasters, round arch doorway and balustrade. A red brick tunnel which the tracks pass through up to West Hill high above. The upper terminus is incorporated into modern building (cafe etc)'¹⁰⁸.

The line was planned in order to carry passengers from George Street on the promenade, to the ruins of Hastings Castle at the top of Castle Hill. It was built by Messrs A. H. Holme and C. W. King of Liverpool. Construction of the West Hill Railway commenced in January 1889, but was met with considerable local opposition, resulting in the work taking much longer to complete than originally envisaged. This, in turn, increased construction costs by over 50% and was almost certainly responsible for the original owners, the Hastings Lift Company, going into liquidation in 1894¹⁰⁹.

Some 121.8m of the track's total length of 151.5m is enclosed within a cylindrical tunnel, constructed from 1.75 million bricks. In common with most railways of this type, the two cars were joined by wire cables and controlled by winding gear situated in the upper station. Messrs Waygood & Company of London (later becoming part of the Otis Group) supplied the

¹⁰⁷ Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan* [online] available at: https://www.hastings.gov.uk/content/planning/planning_policy/latest_news_consultations/467751/CAA_Consultation_pages_up_to_66.pdf (last accessed March 2022).

¹⁰⁸ Via: <https://historicengland.org.uk/listing/the-list/list-entry/1043546?section=official-list-entry> (last accessed May 2022).

¹⁰⁹ Via: https://web.archive.org/web/20080513180902/http://www.theheritagetrail.co.uk/cliff_trams/hastings.htm (last accessed May 2022).

equipment. The George Street entrance building was constructed by Elliot's Patent Stone Company, and the whole project was overseen by a local firm of engineers, F & J Plowman¹¹⁰.

The cars are of a box-type construction, mounted on a triangular frame, and were supplied by the Midland Railway Carriage & Wagon Company. Each car could carry 16 people, 12 seated and 4 standing. Winding gear for the carriages was initially powered by a Crossley Gas engine, then replaced with a Tangye diesel engine in 1924, and is now run by an electric motor that was fitted in 1971¹¹¹.

Mr Wilson Noble, MP for Hastings, opened the West Hill Railway on 25th March 1891. Following the financial problems of the Hastings Lift Company, the Hastings Passenger Lift Company acquired the railway in 1894, maintaining it until they sold it on to Hastings Borough Council in 1947. To mark the railway's centenary year, the line was fully refurbished in 1991¹¹².

The line is currently owned and operated by Hastings Borough Council and has the following technical parameters:

- Length: 500 feet (150 m);
- Height difference: 170 feet (52 m);
- Gradient: 33%;
- Cars: 2;
- Capacity: 16 passengers per car;
- Configuration: Double track;
- Gauge: 6 ft (1,829 mm); and
- Traction: Electricity¹¹³.

The West Hill Lift (MM80) retains its original wooden Victorian coaches, and also runs through a tunnel, very unusual for a funicular (Photo 4.8 below).

¹¹⁰ Via: https://web.archive.org/web/20080513180902/http://www.theheritagetrail.co.uk/cliff_trams/hastings.htm (last accessed May 2022).

¹¹¹ Via: https://web.archive.org/web/20080513180902/http://www.theheritagetrail.co.uk/cliff_trams/hastings.htm (last accessed May 2022).

¹¹² Via: https://web.archive.org/web/20080513180902/http://www.theheritagetrail.co.uk/cliff_trams/hastings.htm (last accessed May 2022).

¹¹³ Via: <https://www.funiculars.net/line.php?id=60> (last accessed May 2022).

Photo 4.8: A view from the top of the tunnel to the lower entrance onto George Street, facing south



Source: Mott MacDonald (2022)

4.8.3.2 Setting

The setting of the West Hill lift includes the entrance on George Street on the promenade, located in the Old Town of Hastings (and is within the Old Town, Hastings Conservation Area (MM02)). The lift was deliberately located on this busy thoroughfare, a street with a mix of shops and restaurants / cafes, to entice visitors to the town up the hill to the castle and Ladies' Parlour. The setting also includes the exit on the top of the hill where passengers disembark on the top of the hill, with Ladies' Parlour and the castle to the west. The setting includes the sounds of the Victorian train carriages as they move up and down the funicular railway and the sound so the town as the carriage descends into George Street. Riding along the funicular railway transports people from the bustling, winding streets of the Old Town up to the wide open spaces at Castle Hill.

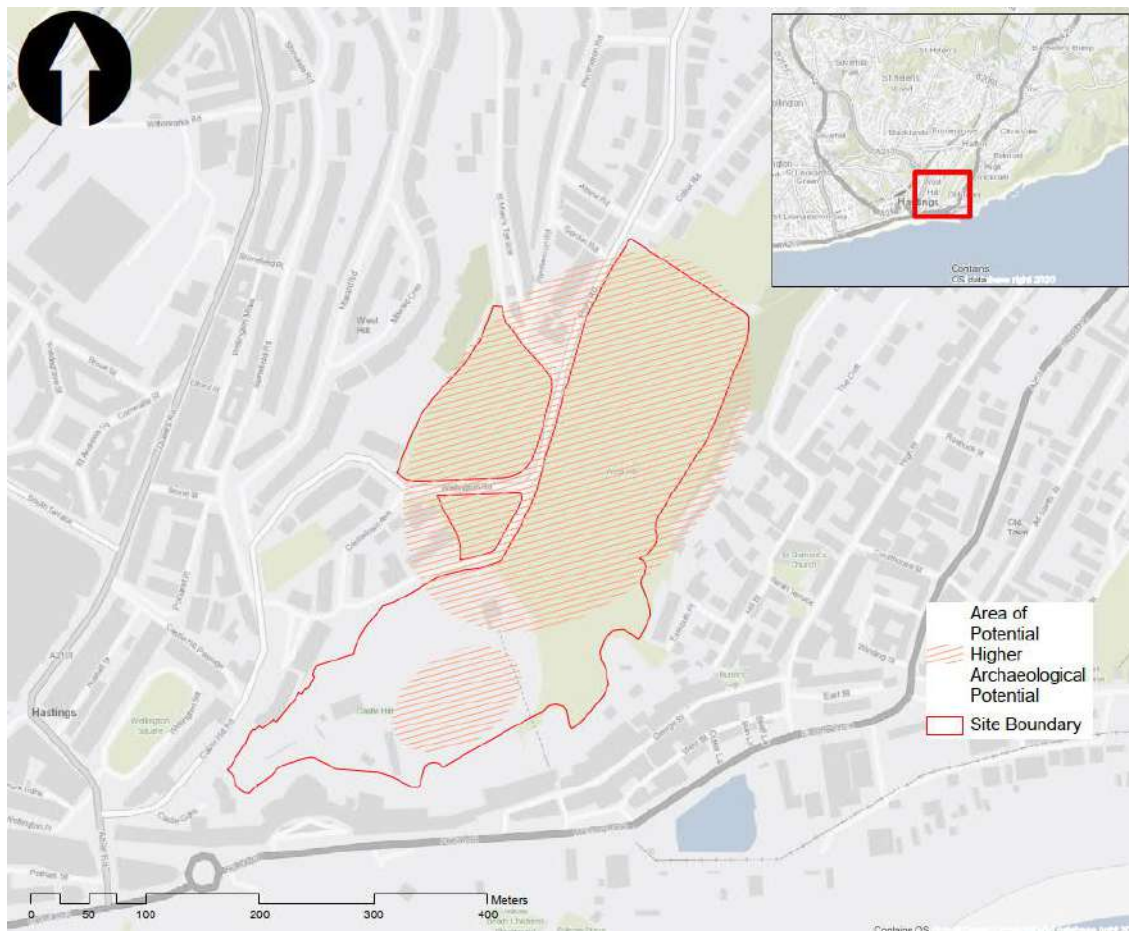
5 Archaeological Potential and Survival

This section sets out the archaeological potential and survival of the Site.

5.1 Survival of Archaeological Remains

In most urban developed areas, excavation for buildings and landscaping will have potentially removed or truncated archaeological remains. For example in the areas where the extant remains of the castle and church are located and in the areas of the Site where there has been substantial 19th century landscaping (Figure 5.1 below).

Figure 5.1: Areas of potential higher archaeological survival within the Site Boundary



Source: Mott MacDonald (2022), contains data © ESRI, NHLE and Ordnance Survey

Within the Site boundary, both in the green spaces between the buildings on Castle Hill and on the Ladies' Parlour, there is potential for archaeological remains to survive.

5.2 Archaeological Potential

Where the ground has been previously disturbed by development or construction, the potential for archaeological remains is low to negligible. The table below states the potential for archaeological remains in areas of the Site where there is no evidence of previous ground disturbance.

Table 5.1: Archaeological potential of the site

Historic asset	Potential
Paleoenvironmental remains	There are no paleoenvironmental remains recorded to date within the study area ¹¹⁴ . The potential for paleoenvironmental remains is therefore considered to be low .
Prehistoric remains	The Ladies' Parlour and the remains of a cave in the sea-facing cliff below the castle have been demonstrated to be a site of Mesolithic activity and this continues to be evidenced by human worked flints, primarily of a Neolithic date, eroding from the cliff face at the Ladies' Parlour. Excavations carried out in 1968 recorded at least one, possibly two, Iron Age ditches in the Ladies' Parlour and also indicated that the lower part of the rampart in the north-east corner was possibly Iron Age in origin. There is considered to be a high potential for prehistoric finds or features within the Site.
Roman remains	There is little evidence of Roman activity within the Study Area. There is considered to be a low potential for Roman archaeology within the Site.
Early medieval remains	Within the Study Area, the East Sussex HER does not record any early medieval findspots or features. However, there is a possibility that the existence of a church on the Site may have predated the Norman invasion and the remains of which may survive on the Site if this is the case. As such, it is considered that there is a low potential for early medieval evidence within the Site.
Medieval remains	The Site contains remains of both the 14 th century church and associated ecclesiastical buildings and the remains of the much altered walls of the 12 th century castle. There is considered to be a high potential for medieval finds or features within the Site.
Post-medieval remains	The Site was largely under pasture in the post-medieval period. However, evidence of Victorian intervention and use of the Site is evidenced on 19 th century Ordnance Survey Mapping. There is considered to be a high potential for post-medieval finds or features within the Site.
Modern remains	Some activity on the Site occurred during World War Two, when a machine gun trench was excavated and a searchlight battery was installed. There is considered to be a high potential for modern finds or features within the Site.

Source: Mott MacDonald (2022)

¹¹⁴ There may be higher potential in areas on Site including ditches, cesspits and the moat. However, geological and topographic conditions are not conducive to preservation, as the well-drained soils on the hill are less likely to produce water-logged conditions.

6 Statement of Significance

6.1 Introduction

This section provides an assessment of the significance of the key heritage assets. As explained in the methodology in Section 2 above, descriptions of significance are focussed on assets with the potential to be impacted by works required for the development of the Site, but will also aim to provide a fuller understanding of the wider historic environment.

This assessment fulfils the requirement set out within paragraph 194 of the NPPF for applicants to 'describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

The discussion will take into account the guidance set out by Historic England within their publication, Note 12 – Statement of Heritage Significance: Analysing Significance in Heritage Assets (2019).

6.2 Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05 and MM108)

The Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05) and the associated Grade I listed Hastings Castle (MM108) have significance derived from their archaeological, architectural and artistic, and historic interest.

The significance of both assets are being assessed collectively, as the extant buildings that make up the Grade I listed Hastings Castle (MM108) fall within and are included within the Scheduled Monument (MM05) listing and boundary.

6.2.1 Assessment of Significance

6.2.1.1 Archaeological interest

The assets derive their significance from their archaeological interest, which has the potential to span from the prehistoric period to the mid-20th century.

In their 1999 reassessment of the castle, Martin and Martin asserted that although the linear timeline of the assets is well-known and widely published about, it cannot be tested, due to:

*'the nature of documentary evidence, the possibility of coastal erosion having removed vital archaeological evidence, the extent of 19th century development upon the likely site of the original town of Hastings, the absence of re-development (and thus of modern archaeological investigations) within the likely area of the old settlement, and the absence of both archaeological technique and basic recording during the most significant of the investigations carried out upon the site of the castle during the 19th century and the first decade of the 20th century'*¹¹⁵.

Any in-situ or structural Mesolithic remains surviving on the site of Ladies' Parlour would be of considerable significance, given the rarity of Mesolithic sites in the wider area. Any in-situ or structural Iron Age remains surviving on the site of Ladies' Parlour would also be of considerable significance, given the rarity of Iron Age sites in the wider area. Iron Age

¹¹⁵ Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, p.1.

archaeological remains could also answer some of the questions about the use of the assets before the arrival of the Normans in the 11th century.

The potential archaeological remains of the motte and bailey castle is of considerable national and even international significance, given that it may be the first such example in Britain, and would be possibly one of the most important extant monuments in England.

Although incomplete and much altered, parts of the church structure can be linked to specific historic events, the above ground structure is only part of the story and further information about the relationship between different parts of the church and the curtain wall may be preserved below ground. Information relating to the presence of a pre-Conquest chapel may also have survived. The significance of the church complex lies in the potential for future advances in the understanding of the monument. Archaeological evidence from the medieval period would also shed light on a place of worship and potentially on the day-to-day life of a medieval college of canons.

The archaeological evidence of the 19th century interventions at the Site and any evidence relating to the asset's use during World War One and World War Two, would be significant as it would provide evidence for the many life stages of the assets and it's reuse for various different functions, including for leisure and for defence, in the 19th and 20th centuries.

6.2.1.2 Architectural and artistic interest

The assets derive their significance from their architectural and artistic interest, which includes the extant survival of a medieval church and associated building and the castle. The assets are situated in a famous beauty spot and are viewed and appreciated from a number of different angles and locations, including from the seafront.

Artistic interest is provided by the aesthetics of the assets and evidence of the conscious design choice to make the asset a prominent, secure military structure. Artistic interest is also derived from the way in which the asset has fortuitously evolved over time and the romanticism associated with the remains.

The assets survive as a complex of defensive and ecclesiastical buildings, with buildings and fortifications spanning almost 1000 years. Most have been altered considerably during their lifespan, often more than once, to adapt them for new uses. Nevertheless, the extant buildings are of significance for its association with the Battle of Hastings and several important events in medieval British history. In addition, some of the remaining ecclesiastical features, such as the chancel arch, are of an artistic value.

6.2.1.3 Historic interest

The historic fabric of the assets, both the extant remains of the church and the castle, provides evidence for the historical development of the assets and the various different occupants of the site. The historic fabric also contributes to the historic interest of the methods and materials that were used to construct both the defensive and ecclesiastical buildings.

The entire town of Hastings is closely associated with the Battle of 1066, which took place at Senlac Hill, close to the present-day town of Battle, East Sussex, which is located approximately 11km north-west of Hastings and which had a profound effect on British history. The town of Hastings has Anglo-Saxon origins and was a well-established settlement by the time of the Norman Conquest in AD 1066. The castle was constructed following the conquest, firstly as a motte and bailey castle, the construction of which is depicted in the Bayeux Tapestry. The castle site was first awarded to Robert, Earl of Eu, in 1069, as part of the Rape of Hastings and it is likely he constructed the first masonry defences on the Site. The Collegiate Church of St Mary was constructed within the castle walls in the 14th century. In AD 1546, the college was

suppressed. Following the dissolution of the church, the site was sold to Sir Thomas Pelham of Laughton and it was held by the Pelham family until the 19th century and was let out as pasture. The town of Hastings developed during the medieval and post-medieval periods, but the primary expansion, particularly in the Old Town, occurred during the Victorian period (c. AD 1837 – 1901). The Site was landscaped in the 19th century as a place to visit with a planned garden and excavations and some reconstruction took place at the Site during the 19th and early 20th centuries.

The historical significance of the town is derived partially from the remains of the castle, which is a very visible reminder of the Norman invasion. The assets interact with the rest of the town, particularly the Old Town, which has particular significance as an early medieval port, although this has been lost over the later 20th and 21st centuries due to coastal erosion, development of the seaside resort, the commercial centre and other developments¹¹⁶.

The historic interest of the assets derives not only from the Norman invasion and its associated medieval history. The Victorian era was very important to the lifecycle of the Site, bringing many changes and renewed interest in the assets. The Cliff railway represents an important element of this story and the West Hill Lift, a unique heritage asset itself, was historically used to bring visitors to the castle. This layering of history of the assets contributes to its historical interest.

6.2.1.4 Contribution setting makes to the significance

Its setting makes a positive contribution to its significance, as it aids in understanding the defensive location in which it was constructed and its interaction with the town of Hastings and the nearby coastline. It also contributes to both the architectural, artistic and historic interest of the castle, as the extant remains of the castle and church are best experienced and appreciated in the hilltop setting, as this was part of the original plan for their location.

The open and expansive views from the assets across the coastline to the south-west, south and south-east were of great importance to those who selected the location of the prehistoric settlements, the medieval castle and church and the 19th century uses of the Site. This would have also been a key factor in the utilisation of the location during World War Two.

The setting includes views towards the south and south-east to the Old Town, which includes the Old Town, Hastings Conservation Area (MM02) and the town has developed and expanded around the site of the castle. The present Old Town likely represents a Norman plantation settlement serving the new castle, as the original settlement at Hastings was sited almost 1km to the west of the castle, at the mouth of the Old Roar Stream, on a low coastal headland¹¹⁷.

This also includes the Grade II* listed buildings of the Church of St Mary in the Castle (MM232), 1-8, Pelham Crescent (MM156) and 7 and 8, Pelham Place (MM157), all located to the south of the castle and were constructed in the 1820s when by the Earl of Chichester and his architect Joseph Kay. For the third phase of this development, the construction of 15 dwellings that would form the eastern and western arms of the crescent, and the fourth, which included the chapel and two additional houses, a large portion of the of the castle cliff had to be removed, which destroyed a large part of the castle yard and permanently altered the footprint of the castle.

The setting of the Scheduled Monument has undergone changes, both built and topographical, during its history, not least the growth and development of the surrounding town. Some of this growth has encroached on the earthworks and buildings, obliterating the earthworks in places and have detracted slightly from the significance, understanding and interpretation of the

¹¹⁶ Hastings Borough Council, 2017 *Draft Hastings Central Conservation Area Appraisal and Management Plan*, p.9.

¹¹⁷ Martin, D. and Martin, B. 1999 *Hastings Castle, Hastings, East Sussex: Part I Overview*, Hastings Borough Council, p.30.

assets. However, the relationship with the town and Conservation Area is an important part of the story of the castle and its evolution from a defensive structure and church complex to the ruins and gardens that exists today. It, therefore, continues to contribute to its significance.

6.3 Old Town, Hastings Conservation Area (MM02)

The Old Town, Hastings Conservation Area (MM02) has historic interest which contributes to its significance, as it encompasses the medieval and post-medieval elements of the Old Town of Hastings and the elements of the town that interact with the coastline, which is intrinsic to the character and history of Hastings.

It contains many 15th, 16th, 17th, 18th and 19th century listed buildings which provide information about commercial and domestic life in the town during those periods. These buildings also provide information about how the town developed through changes to these structures through time and the layout and design in the winding streetscape provide architectural and artistic interest which contributes to its significance.

The Site makes a positive contribution to the Conservation Area as the two are inextricably linked and one (the Old Town) was founded and developed because of the other (the castle). They are also physically linked by the Grade II listed West Hill Lift (MM80).

The setting of the Conservation Area makes a positive contribution to its significance. The key views from the Conservation Area towards the hills and the castle and the coast are linked to why the location was chosen for the settlement during the Norman period.

6.4 West Hill Lift (MM80)

West Hill Lift (MM80) has historic and artistic and architectural interest which contributes to its significance as it retains its original wooden Victorian coaches, and it also runs through a brick-lined tunnel, which is very unusual for a funicular.

It derives historic interest from the fact that it survives as an example of a type of Victorian transportation, linked to tourism, recreation and the Victorian desire to visit coastal towns such as Hastings for short day trips and longer holidays. The Site makes a positive contribution to the West Hill Lift (MM80) as it was constructed with the intention of aiding passengers up the hill to visit the castle and the Ladies' Parlour for recreational purposes during the Victorian period.

Its setting makes a positive contribution to its significance, as it aids in understanding the reason why it was constructed and the interaction it creates between the Old Town of Hastings and the castle. The location of the funicular between the Old Town and Castle Hill and the experience passengers receive as they are transported between these different environments, also makes a positive contribution to its setting.

6.5 Statement of Significance

Overall, these key assets (MM05, MM108, MM02 and MM80) have heritage significance which must be understood within their local and national and international context.

The assets (MM05 and MM108) derive their significance from their archaeological interest, which has the potential to span from the prehistoric period to the mid-20th century and provide information about the many people who have occupied and used the Site. The assets also derive significance from their architectural and artistic interest. These assets survive as a complex of defensive and ecclesiastical buildings, with buildings and fortifications spanning almost 1000 years.

The assets (MM05 and MM108) also derive significance from their historic interest. The assets are set within a wider area of a concentration of medieval castles, the local landscape and the

history of the locale providing excellent conditions for defensive structure construction, which was also linked to the Norman invasion from the 11th century. In addition, the castle's has a strong historic association with the Battle of Hastings in AD 1066, which is intrinsic to British and European medieval history. This link means that the assets are of local, national and international heritage interest.

The relationship between the castle and the Conservation Area (MM02) is very important as it includes the Old Town of Hastings and this area has developed and expanded around the site of the castle. The present Old Town likely represents a Norman plantation settlement serving the new castle.

The Victorian era was very important to the lifecycle of the assets, bringing many changes and renewed interest in the Site. The Cliff railway represents an important element of this story and the West Hill Lift (MM80), a unique heritage asset itself, was historically used to bring visitors to the castle and to experience the pleasure gardens that existed there during this period.

The Conservation Area of Old Town, Hastings (MM02) has historic interest which contributes to its significance, as it encompasses the medieval and post-medieval elements of the Old Town of Hastings and the elements of the town that interact with the coastline, which is intrinsic to the character and history of Hastings.

West Hill Lift (MM80) has historic and artistic and architectural interest which contributes to its significance as it retains its original wooden Victorian coaches, and it also runs through a brick-lined tunnel, which is very unusual for a funicular. It derives historic interest from the fact that it survives as an example of a type of Victorian transportation, linked to tourism, recreation and the Victorian desire to visit coastal towns such as Hastings for short day trips and longer holidays.

7 Conclusion and Recommendations

7.1 Key Points of Significance

- The castle and church set atop the outcrop sitting above the town is intrinsic to the visual landscape of the town;
- The castle is associated with the Battle of Hastings, which is internationally significant, and other nationally significant events;
- The church buildings have important surviving architectural details; and
- If, upon excavation, Neolithic, Mesolithic and/or Iron Age evidence of settlement is found on Site, then it becomes a rare instance where the longevity of occupation of a place, spanning millennia.

7.2 Potential Impacts

Any development at the Site has the potential to impact designated and non-designated heritage assets. This would likely include impact as a result of change in setting to the Scheduled Monument (MM05). Any works within the Scheduled Monument boundary required for the development also have the potential to materially impact the monument.

The provision of additional parking in the vicinity of the Site has the potential to change the setting of the Scheduled Monument, which could impact the significance of the asset, through an increase in noise and the existence of cars within the setting.

The development of the existing café site at the top of the Grade II listed West Hill Lift (MM80) into a potential new visitor centre, has the potential to impact the lift, particularly the station the top, through a change to its setting, though this may make a positive contribution given its current iteration.

There are also potential impacts to unknown buried archaeology due to ground investigations (GI) or excavations that may be required for the construction of the proposed new walkways, the bridges and new areas of shelter within the castle. There may also be minor excavations and ground disturbance required for the installation of information panels and seating at the Site.

7.3 Design Considerations

The following considerations should factor into the design of works at the Site, to help ensure the proposed works would have no or minimal impact on the historic environment:

- The design of any buildings, such as the Interpretation Centre, should use local materials reflecting that of the local historic environment;
- The location for the provision of additional car parking should be carefully selected to have a minimum impact on the significance of the asset through change in the setting of the Scheduled Monument (MM05);
- The construction of a new visitor's centre at the location of the current lift should be designed to be sympathetic to the Site and to complement the extant buildings, particularly the Grade II listed West Hill lift (MM80) which is adjacent;
- The design of any access to the Site, especially any connecting bridge between the Ladies' Parlour to Castle Hill, should be designed to be sympathetic to the Site and to complement the extant buildings;
- During any construction required at the Site, noise and light pollution should be kept to a minimum, to minimise any temporary change this construction activity would have to the

setting of the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05) and surrounding designated and non-designated heritage assets;

- Archaeological potential is high for a number of periods. The potential to disturb any unknown buried archaeology will have to be fully managed by a mitigation strategy developed in consultation with the East Sussex Archaeology Officer and may include pre-construction archaeological mitigation to ascertain the level of disturbance at the Site and the potential for undisturbed archaeological finds and features, in the form of a targeted geophysical survey at the castle and The Ladies' Parlour (utilising advice from a geophysical specialist), trial trenching at the locations of any intrusive work and/or an archaeological watching brief maintained during construction, depending on the extent of any proposed groundworks. The trial trenching could be undertaken during the Grounds Investigations (GI) programme. It may be necessary to undertake archaeological fieldwork (geophysical survey and/or intrusive investigations via test pits/trenches) prior to determining the planning application, or before submitting the planning application. Information gleaned from such work would feed into the design process. Any archaeological mitigation carried out within the Scheduled Monument would be subject to Class Consent or full Scheduled Monument Consent, on advisement from Historic England; and
- A Written Scheme of Investigation (WSI) will be produced and approved by the East Sussex Archaeology Officer in advance of any archaeological mitigation as the works will be carried out within the Archaeological Notification Area (ANA) of Hastings Historic Core (MM421). The WSI will need to comply with the Sussex Archaeological Standards (2019)¹¹⁸. Works within the Scheduled Monument boundary will require Scheduled Monument Consent and further consultation with Historic England.

7.4 Further Work

As such, a Heritage Statement for the West Hill Lift (MM80), a Heritage Impact Assessment for the Scheduled Monument (MM05), the Grade I Listed Building (MM108) and the West Hill Lift (MM80) should be produced at the RIBA Stage 2 and a Heritage Interpretation Plan and a Conservation Management Plan for the Site should be produced at the RIBA Stage 3. These plans would utilise the baseline information provided in this report and provide detailed plans on managing the historic environment at and around the Site.

The Heritage Statement for the West Hill Lift (MM80) will provide an assessment of the significance of the asset and its setting.

The Heritage Impact Assessment would provide a detailed assessment of the impact of the proposed design on the historic environment and particularly the Grade I listed Hastings Castle (MM108), the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05); and the Grade II listed West Hill Lift (MM80). This is particularly important given the extent to which Hastings Castle contributes to local and national identity. It would also include a Townscape Assessment. The Heritage Impact Assessment would also help guide what would be considered necessary in terms of archaeological mitigation in consultation with the East Sussex County Archaeologist and Historic England.

The Heritage Interpretation Plan could incorporate plans for the involvement of local history and archaeology societies in the proposed work, along with the local community. This could take the form of a community excavation before any proposed works take place, to give people a connection and a sense of ownership and pride over the Site. This is important given the

¹¹⁸ Sussex Archaeological Standards (2019) [online] available at: <https://www.eastsussex.gov.uk/environment/archaeology/heritage-planning>, (last accessed July 2022).

national and international importance of the Site and its contribution to British and European history.

The Conservation Management Plan will outline how to conserve and manage the assets; the Grade I listed Hastings Castle (MM108), the Scheduled Monument of Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour (MM05) and the Grade II listed West Hill Lift (MM80). The programme of works set out in the Plan will aim at sustaining the appreciation for future use.

Any development would require an Archaeological Project Design in line with MoRPHE guidelines to support scheduled monument consent.

This document should be updated throughout the duration of the project taking account of design changes in order that it can be used to support Scheduled Monument and Listed Building Consent.

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A. List Entry for Key Heritage Assets

A.1 Hastings Castle – Scheduled Monument

A.1.1 Reasons for Designation

Motte castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and the centre of local or royal administration. Built in towns, villages and open countryside, motte castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As such, and as one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

Hastings Castle was the first such castle to be built after the Norman invasion of 1066 and features in the Bayeux Tapestry. Its subsequent history is well documented both historically and archaeologically. Promontory forts were defensive enclosures, some being occupied continuously while others were used as places of refuge. They were constructed during the Iron Age (700BC-AD43), most being abandoned during the 1st century BC. Such monuments are rare nationally, and are especially rare outside Cornwall. The Ladies' Parlour survives well despite in places having been damaged and partially buried by the earthworks of the later Norman castle and disturbed by recent partial excavation. Colleges were groups of ecclesiastical buildings used by small communities of priests living under a less strict rule than in monasteries. Their purpose was to offer prayers on behalf of a patron or founder. Most were established between the 11th - 15th centuries. Early examples, such as at Hastings, are rare survivors. Together, the association of the promontory fort, the castle and the collegiate church, each important in its own right, greatly increases the significance of the monument as a whole.

A.1.2 Details

The monument includes the castle of Norman origin together with its rock-cut ditch, the remains of a Collegiate church and the earthworks and interior area of an enclosure known as the Ladies' Parlour which has been identified as an Iron Age promontory fort. The Ladies' Parlour is part of a defensive enclosure which occupied the whole promontory although one half of its original area was subsequently taken over by the Norman castle. The crescent-shaped earthwork bank stands as high as 4m in places, but diminishes in height to both south and west. The ditch runs NW-SE between Castle Hill Road and the cliff edge above Burdett Place increasing in size to the south-east to a maximum of 2.4m deep and 20m wide. Within this defended area, William Duke of Normandy (later the Conqueror) built a motte and bailey castle immediately after landing with his army in 1066. The original motte, however, lies buried within a later enlargement on which stood a stone keep after 1172. The rock-cut tunnels to the north-west of the mound are storage chambers of Norman date. Much of the castle curtain wall dates from the later 12th century using sandstone cut from the 6m deep ditch east of the mound. Coastal erosion later undermined the south side of the bailey and the castle had been abandoned by the 15th century. Within the bailey area a college of priests had been established

by 1094. The ruins of their church survive against the north wall of the castle and feature an upstanding square tower. The college was dissolved in 1546. The West Hill Lift and tunnel are excluded from the scheduling. The castle ticket office, fence, toilets and service trenches and the building adjoining the Lift are excluded from the scheduling but the land beneath is included¹²⁰.

A.2 Hastings Castle – Grade I listed

CASTLE HILL 1. 5204 Hastings Castle TQ 8109 SE 13/1A 19.1.51. TQ 8209 SW 14/1A I 2. C11 and C13 ruins, principally of the collegiate Church of St Mary, and the North and East curtain walls with East gate and bastions. The Castle built circa 1070. The church was started afterwards but before 1094. More building work in early 1170s to 1190s including the keep in 1172. Repairs of 1216 and afterwards progressive ruin. The walls are stone rubble, and as it exists now there are ruined walls and foundations of the church which had a central tower the western arch of which has been rebuilt, there are remains of a square tower at the west end of the nave. There remains the curtain walling along the North, North-west, North and North-east with the gatehouse on the North-east side with 2 rounded towers. Outside the walls on the north side are store-rooms (known as the Dungeons) in the form of narrow tunnel-vaulted passages. The keep and other buildings no longer exist. AM¹²¹.

A.3 West Hill Lift – Grade II listed

2. 1902. The lower terminus onto George Street, stuccoed entrance with pilasters, round arch doorway and balustrade. A red brick tunnel which the tracks pass through up to West Hill high above. The upper terminus is incorporated into modern building (cafe etc).

All listed buildings in George Street form a group¹²².

¹²⁰ Via: <https://historicengland.org.uk/listing/the-list/list-entry/1017539>, (last accessed May 2022).

¹²¹ Via: <https://historicengland.org.uk/listing/the-list/list-entry/1043579>, (last accessed May 2022).

¹²² Via: <https://historicengland.org.uk/listing/the-list/list-entry/1043546>, (last accessed May 2022).

B. Grade II listed buildings within the Study Area

Castle Cliff & Castle Hill:

- 46 and 48, Castle Hill Road (MM197), located 5m to the north of the Site boundary;
- 6 and 7, Castle Cliff (MM107), located 10m to the north of the Site boundary;
- 50 and 52, Castle Hill Road (MM109), located 10m to the north of the Site boundary;
- 58, Castle Hill Road (MM110), located 15m to the north of the Site boundary;
- 54, Castle Hill Road (MM195), located 15m to the north of the Site boundary;
- 56, Castle Hill Road (MM199), located 15m to the north of the Site boundary;
- 60, Castle Hill Road (MM196), located 20m to the north of the Site boundary; and
- Wellington Terrace (MM245), located 140m to the north-west of the Site boundary.

Castle Street:

- 18A and 18B, Castle Hill Road (MM111), located 75m to the south-west of the Site boundary;
- 62, Castle Hill Road (MM200), located 75m to the south-west of the Site boundary;
- 3, Castle Street (MM132), located 80m to the south-west of the Site boundary;
- 5, Castle Street (MM201), located 85m to the south-west of the Site boundary; and
- 8, Castle Street (MM133), located 100m to the south-west of the Site boundary.

New Town:

- 12 and 13, York Buildings (MM168), located 210m to the north-west of the Site boundary;
- Former Memorial Photographic Studios (MM416), located 340m to the west of the Site boundary;
- Carlisle Parade Car Park including the subway, entrance ramps, sunken garden and three shelters, and five additional Shelters on Eversfield Place (MM417), located 400m to the south-west of the Site boundary;
- 21, Robertson Street (MM357), located 410m to the west of the Site boundary;
- United Reformed Church formerly Congregational Church (MM415), located 435m to the west of the Site boundary;
- Drinking Fountain immediately north east of Holy Trinity Church (MM263), located 465m to the west of the Site boundary; and
- Church of the Holy Trinity (MM266), located 490m to the west of the Site boundary;

Pelham Arcade:

- 9A, Pelham Place (MM243), located 50m to the south of the Site boundary.

Priory Road:

- Whitefriars (MM264), located 280m to the north-east of the Site boundary; and
- The Former Priory Road School Buildings (MM414), located 325m to the north-east of the Site boundary.

Queens Road:

- Railway Bridge (MM265), located 460m to the north-west of the Site boundary.

Russell Street:

- 10, Russell Street (MM29), located 130m to the north-west of the Site boundary;
- 8, Russell Street (MM177), located 135m to the north-west of the Site boundary;
- 12, Russell Street (MM247), located 135m to the north-west of the Site boundary 5 and 6, Albert Road (MM198), located 140m to the north-west of the Site boundary;
- 4 and 6, Russell Street (MM246), located 140m to the north-west of the Site boundary;
- 3, York Buildings (MM13), located 160m to the west of the Site boundary;
- The Town Hall (MM166), located 215m to the north-west of the Site boundary; and
- The Havelock Public House (MM167), located 305m to the west of the Site boundary.

St. Mary's Terrace:

- Original Lighting Column opposite 3 St Mary's Terrace (MM128), located 35m to the north of the Site boundary;
- Original Lighting Column opposite 12 St Mary's Terrace (MM127), located 80m to the north of the Site boundary; and
- Original Lighting Column opposite 22 St Mary's Terrace (MM126), located 140m to the north of the Site boundary.

Wellington Square:

- 20, Wellington Square (MM161), located 35m to the north-west of the Site boundary;
- 18, Wellington Square (MM20), located 40m to the north-west of the Site boundary;
- 14-17, Wellington Square (MM160), located 40m to the north-west of the Site boundary;
- 22, Wellington Square (MM21), located 50m to the north-west of the Site boundary;
- 19, Wellington Square (MM238), located 55m to the north-west of the Site boundary;
- 3 and 4, Wellington Square (MM17), located 60m to the south-west of the Site boundary;
- 5, Wellington Square (MM18), located 60m to the west of the Site boundary;
- 6-9, Wellington Square (MM159), located 60m to the north-west of the Site boundary;
- 10-13, Wellington Square (MM19), located 60m to the west of the Site boundary;
- 23, Wellington Square (MM22), located 60m to the north-west of the Site boundary;
- 24, Wellington Square (MM162), located 65m to the north-west of the Site boundary;
- 25, Wellington Square (MM239), located 70m to the north-west of the Site boundary;
- 1 and 2, Wellington Square (MM173), located 75m to the west of the Site boundary;
- 28, Wellington Square (MM23), located 85m to the north-west of the Site boundary;
- Mornington Mansions (MM16), located 90m to the south-west of the Site boundary;
- 26 and 27, Wellington Square (MM174), located 95m to the north-west of the Site boundary;
- 29, Wellington Square (MM240), located 95m to the north-west of the Site boundary;
- 30 and 31, Wellington Square (MM163), located 100m to the north-west of the Site boundary;
- 41-43, Wellington Square (MM164) located 115m to the north-west of the Site boundary;
- 34 and 35, Wellington Square (MM24), located 120m to the north-west of the Site boundary;

- 36-40, Wellington Square (MM25), located 120m to the north-west of the Site boundary;
- 46, Wellington Square (MM26), located 120m to the north-west of the Site boundary;
- 45, Wellington Square (MM171), located 120m to the north-west of the Site boundary;
- 47, Wellington Square (MM242), located 125m to the north-west of the Site boundary; and
- 44, Wellington Square (MM241), located 135m to the north-west of the Site boundary.

Old Town – All Saints Street:

- 80, 81 and 81A, All Saints Street (MM122), located 280m to the east of the Site boundary;
- 83, All Saints Street (MM123), located 290m to the east of the Site boundary;
- East Cliff House (MM207), located 290m to the south-east of the Site boundary;
- The Fishermen's Institute and Society (MM383), located 290m to the east of the Site boundary;
- 87, All Saints Street (MM304), located 295m to the east of the Site boundary;
- 88, All Saints Street (MM305), located 295m to the east of the Site boundary;
- 74A, All Saints Street (MM121), located 300m to the south-east of the Site boundary;
- 84 and 85, All Saints Street (MM124), located 300m to the east of the Site boundary; and
- 73, All Saints Street (MM125), located 300m to the south-east of the Site boundary.
- 89 and 89A, All Saints Street (MM306), located 300m to the east of the Site boundary;
- 90, All Saints Street (MM307), located 300m to the east of the Site boundary;
- 63, All Saints Street (MM381), located 305m to the east of the Site boundary;
- 70-72, All Saints Street (MM332), located 305m to the east of the Site boundary;
- 91 and 92, All Saints Street (MM308), located 305m to the east of the Site boundary;
- 49, All Saints Street (MM324), located 310m to the east of the Site boundary;
- 60, All Saints Street (MM380), located 310m to the east of the Site boundary;
- 102 and 103, All Saints Street (MM384), located 310m to the east of the Site boundary;
- 61, All Saints Street (MM328), located 315m to the east of the Site boundary;
- 62, All Saints Street (MM331), located 315m to the east of the Site boundary;
- 128, All Saints Street (MM315), located 315m to the east of the Site boundary;
- Raised Pavement Retaining Walls on east side of All Saints' Street (MM303), located 320m to the south-east of the Site boundary;
- 32-34, All Saints Street (MM322), located 320m to the east of the Site boundary;
- 35, All Saints Street (MM323), located 320m to the east of the Site boundary;
- 108, All Saints Street (MM385), located 320m to the east of the Site boundary;
- Victoria Cottage (MM379), located 320m to the east of the Site boundary;
- Vine Cottage (MM341), located 320m to the east of the Site boundary;
- 29 and 30, All Saints Street (MM321), located 325m to the east of the Site boundary;
- 30A and 31, All Saints Street (MM376), located 325m to the east of the Site boundary;
- 36 and 38, All Saints Street (MM377), located 325m to the east of the Site boundary;
- 59, All Saints Street (MM370), located 325m to the east of the Site boundary;
- 132, All Saints Street (MM316), located 325m to the east of the Site boundary;
- 133, All Saints Street (MM340), located 325m to the east of the Site boundary;
- Conster Manse (MM320), located 330m to the east of the Site boundary;
- 28, All Saints Street (MM375), located 330m to the east of the Site boundary;

- 57, All Saints Street (MM326), located 330m to the east of the Site boundary;
- 104, All Saints Street (MM333), located 330m to the east of the Site boundary;
- Tudor Cottage (MM327), located 330m to the east of the Site boundary;
- Greensleeves (MM378), located 330m to the east of the Site boundary;
- 101, All Saints Street (MM309), located 335m to the east of the Site boundary;
- 107, All Saints Street (MM334), located 335m to the east of the Site boundary;
- 53 and 53 1/2, All Saints Street (MM330), located 340m to the east of the Site boundary;
- 54, All Saints Street (MM369), located 340m to the east of the Site boundary;
- 135, 135A, 136 and 137, All Saints Street (MM317), located 340m to the east of the Site boundary;
- 52, All Saints Street (MM325), located 345m to the east of the Site boundary;
- 50, All Saints Street (MM329), located 350m to the east of the Site boundary;
- 106, All Saints Street (MM310), located 350m to the east of the Site boundary;
- 139-141, All Saints Street (MM368), located 350m to the east of the Site boundary;
- Captain's Cabin (MM386), located 350m to the east of the Site boundary;
- 116 and 117, All Saints Street (MM335), located 355m to the east of the Site boundary;
- The Stag Inn (MM319), located 355m to the east of the Site boundary;
- 123, All Saints Street (MM387), located 360m to the east of the Site boundary;
- Hawarden House (MM371), located 370m to the east of the Site boundary;
- 9-11, All Saints Street (MM374), located 370m to the east of the Site boundary;
- 113, All Saints Street (MM311), located 370m to the east of the Site boundary;
- 8, Wood's Passage (MM358), located 375m to the east of the Site boundary;
- 118, All Saints Street (MM312), located 380m to the east of the Site boundary;
- 121, All Saints Street (MM336), located 380m to the east of the Site boundary;
- 122 and 122A, All Saints Street (MM337), located 380m to the east of the Site boundary;
- 1 and 2 Garden Cottages (MM382), located 390m to the east of the Site boundary;
- 1 Waterloo Place (MM313), located 390m to the east of the Site boundary;
- 131, All Saints Street (MM388), located 395m to the east of the Site boundary;
- 126 and 127, All Saints Street (MM338), located 400m to the east of the Site boundary;
- Churchyard Wall to west of All Saints Church (MM318), located 405m to the east of the Site boundary;
- 125 All Saints Street (MM314), located 410m to the east of the Site boundary;
- Elm House (MM389), located 410m to the east of the Site boundary;
- 129 and 130, All Saints Street (MM339), located 410m to the east of the Site boundary;
- No 2 (The Old Rectory) including garden wall in front (MM290), located 420m to the north-east of the Site boundary; and
- 138, All Saints Street (MM372), located 455m to the east of the Site boundary.

Old Town – Courthouse Street:

- 4 and 6, Courthouse Street (MM138), located 190m to the east of the Site boundary;
- 9, Courthouse Street (MM115), located 200m to the east of the Site boundary;
- 8, 8A and 8B, Courthouse Street (MM117), located 205m to the east of the Site boundary;
- 11 and 13, Courthouse Street (MM116), located 215m to the east of the Site boundary;

- 17, Courthouse Street (MM137), located 225m to the east of the Site boundary;
- The King's Head Public House (MM203), located 250m to the east of the Site boundary; and
- 18, Courthouse Street (MM204), located 275m to the east of the Site boundary.

Old Town – East Beach Street, Winding Street and The Bourne:

- The Queen Adelaide Public House (MM165), located 135m to the south-east of the Site boundary;
- Bus Shelter (MM130), located 150m to the south-east of the Site boundary;
- Part of Town Wall in Winding Street and rear of flats known as Hastings Wall, East Street (MM12), located 170m to the south-east of the Site boundary;
- 4, East Beach Street (MM93), located 190m to the south-east of the Site boundary;
- The Royal Standard Public House (MM65), located 210m to the south-east of the Site boundary;
- 3, East Beach Street (MM217), located 210m to the east of the Site boundary;
- Old Harbour Cottage (MM101), located 220m to the south-east of the Site boundary;
- 17 and 19, The Bourne (MM102), located 225m to the south-east of the Site boundary;
- London Trader Public House (MM190), located 225m to the east of the Site boundary;
- 27-31, The Bourne (MM103), located 235m to the east of the Site boundary;
- Gilbert Cottages (MM302), located 235m to the east of the Site boundary;
- 8-16, East Beach Street (MM218), located 245m to the south-east of the Site boundary; and
- 16, Winding Street (MM170), located 265m to the east of the Site boundary.

Old Town – East Parade:

- 5, East Parade (MM219), located 90m to the south of the Site boundary;
- 6, East Parade (MM141), located 90m to the south-east of the Site boundary;
- 7, East Parade (MM96), located 90m to the south of the Site boundary;
- 8, East Parade (MM142), located 90m to the south-east of the Site boundary;
- 10, East Parade (MM97), located 90m to the south of the Site boundary;
- 1, East Parade (MM94), located 95m to the south of the Site boundary;
- 2, East Parade (MM191), located 95m to the south of the Site boundary;
- 4, East Parade (MM95), located 95m to the south of the Site boundary;
- 9, East Parade (MM220), located 95m to the south of the Site boundary;
- 11, East Parade (MM189), located 95m to the south-east of the Site boundary;
- 14 East Parade (MM221), located 100m to the south-east of the Site boundary;
- 15 and 15A, East Parade (MM98), located 110m to the south-east of the Site boundary;
- 16 East Parade (MM143), located 115m to the south of the Site boundary;
- 18 East Parade (MM99), located 120m to the south-east of the Site boundary;
- 18A East Parade (MM144), located 125m to the south-east of the Site boundary;
- 19 East Parade (MM230), located 135m to the south-east of the Site boundary; and
- 20 East Parade (MM64), located 145m to the south-east of the Site boundary.

Old Town – Ebenezer Road:

- Ebenezer House (MM409), located 380m to the east of the Site boundary;

- 9-13, Ebenezer Road (MM298), located 395m to the south-east of the Site boundary;
- Ebenezer Particular Baptist Chapel (MM299), located 420m to the south-east of the Site boundary;
- 1 and 3, Ebenezer Road (MM390), located 445m to the east of the Site boundary; and
- Royal Hill House (MM391), located 470m to the east of the Site boundary.

Old Town – Exmouth Place:

- 1 and 1A, Exmouth Place (MM66), located 10m to the south-east of the Site boundary;
- Exmouth Cottage (MM67), located 20m to the east of the Site boundary;
- Exmouth House (MM68), located 25m to the east of the Site boundary;
- Gas lighting column at the top of steps to the north-west of No. 6 Exmouth Place (MM129), located 25m to the east of the Site boundary;
- Norton Villa (MM35), located 45m to the south-east of the Site boundary;
- Sycamores (MM36), located 50m to the south-east of the Site boundary;
- West Hill House (MM69), located 50m to the east of the Site boundary;
- Garden Cottage (MM71), located 55m to the south-east of the Site boundary;
- Rock House (MM188), located 60m to the south-east of the Site boundary; and
- Hill Cottage (MM145), located 75m to the south-east of the Site boundary.

Old Town – George Street & Marine Parade:

- Zion Cottage (MM106), located 25m to the south of the Site boundary;
- Burdett House (MM105), located 35m to the east of the Site boundary;
- 6, Burdett Place (MM14), located 40m to the south of the Site boundary;
- 50, George Street (MM54), located 40m to the south of the Site boundary;
- 46, George Street (MM53), located 45m to the south of the Site boundary;
- 1-3, Burdett Place (MM104), located 45m to the east of the Site boundary;
- 24A, 25 and 25A, George Street (MM210), located 55m to the south-east of the Site boundary;
- 45A, George Street (MM225), located 45m to the south of the Site boundary;
- Nos. 56, 56A, 57 and 57A, George Street (MM55), located 45m to the east of the Site boundary;
- 52-55, George Street (MM226), located 50m to the east of the Site boundary;
- 43A, 44 & 45, George Street (MM52), located 55m to the south of the Site boundary;
- 43, George Street (MM213), located 60m to the south of the Site boundary;
- 58, George Street (MM227), located 60m to the east of the Site boundary;
- 26, George Street (MM76), located 65m to the south-east of the Site boundary;
- 28, George Street (MM77), located 65m to the south of the Site boundary;
- 27, George Street (MM186), located 65m to the south of the Site boundary;
- 29, George Street (MM211), located 65m to the south of the Site boundary;
- 30, George Street (MM418), located 65m to the south of the Site boundary;
- 31, George Street (MM78), located 65m to the south of the Site boundary;
- 32, George Street (MM148), located 65m to the south of the Site boundary;
- 41, George Street (MM79), located 65m to the south of the Site boundary;
- 42, George Street (MM149), located 65m to the south-west of the Site boundary;

- 59, George Street (MM56), located 65m to the east of the Site boundary;
- 23, George Street (MM147), located 70m to the south of the Site boundary;
- 51, George Street (MM253), located 70m to the south-east of the Site boundary;
- Post Office (MM75), located 75m to the south-east of the Site boundary;
- 36 and 37, George Street (MM212), located 80m to the south of the Site boundary;
- 62 and 63, George Street (MM58), located 80m to the east of the Site boundary;
- 10 and 11, Marine Parade (MM231), located 85m to the south of the Site boundary;
- Light House (MM418), located 85m to the south of the Site boundary;
- 15, 16 and 16A, George Street (MM185), located 90m to the east of the Site boundary;
- Old Pump House Public House (MM59), located 95m to the east of the Site boundary;
- The Anchor Inn (MM209), located 100m to the east of the Site boundary;
- 10-12, George Street (MM74), located 115m to the east of the Site boundary;
- 9, George Street (MM187), located 125m to the east of the Site boundary;
- 68, George Street (MM60), located 125m to the east of the Site boundary;
- 8, George Street (MM73), located 130m to the east of the Site boundary;
- 5-7, George Street (MM208), located 135m to the east of the Site boundary;
- 4, George Street (MM146), located 150m to the east of the Site boundary;
- Hastings Arms Public House (MM72), located 160m to the east of the Site boundary; and
- 1 and 1A, Oak Passage (MM178), located 160m to the east of the Site boundary.

Old Town – High Street & Sinnock Square:

- Churchyard Wall to south of St Clement's Church (MM249), located 115m to the south-east of the Site boundary;
- Sinnock Cottage (MM30), located 130m to the east of the Site boundary;
- 62A, High Street (MM150), located 125m to the south-east of the Site boundary;
- Sinnock House (MM216), located 135m to the east of the Site boundary;
- 3, Sinnock Square (MM31), located 140m to the south-east of the Site boundary;
- 74 and 75, High Street (MM49), located 145m to the south-east of the Site boundary;
- High Street Post Office (MM50), located 145m to the south-east of the Site boundary;
- 2 and 3, Church Passage (MM113), located 145m to the east of the Site boundary;
- 67 and 68, High Street (MM151), located 145m to the east of the Site boundary;
- 1, Church Passage (MM112), located 150m to the east of the Site boundary;
- 73, High Street (MM152), located 150m to the east of the Site boundary;
- 72, 72A, 72B and 73A, High Street (MM48), located 150m to the south-east of the Site boundary;
- 53, High Street (MM223), located 160m to the east of the Site boundary;
- 91, High Street (MM393), located 160m to the east of the Site boundary;
- 94, High Street (MM394), located 160m to the east of the Site boundary;
- 92, High Street (MM349), located 160m to the east of the Site boundary;
- Old Town Hall (MM47), located 160m to the south-east of the Site boundary;
- The Bass Centre (MM39), located 165m to the south-east of the Site boundary;
- Midland Bank (MM46), located 165m to the south-east of the Site boundary;
- Judges (MM222), located 165m to the east of the Site boundary;

- Nos 40 and 40A (MM38), located 170m to the south-east of the Site boundary;
- 6, Sinnock Square (MM158), located 170m to the east of the Site boundary;
- Sinnock Platt (MM175), located 170m to the east of the Site boundary;
- 88 and 89, High Street (MM51), located 170m to the east of the Site boundary;
- 93, High Street (MM283), located 170m to the east of the Site boundary;
- 95, High Street (MM363), located 170m to the east of the Site boundary;
- 97, High Street (MM395), located 170m to the east of the Site boundary;
- 98, High Street (MM350), located 170m to the east of the Site boundary;
- 100A, High Street (MM286), located 170m to the east of the Site boundary;
- 38, High Street (MM63), located 175m to the east of the Site boundary;
- Nelson Buildings (MM153), located 175m to the east of the Site boundary;
- 76, 77 and 77A, High Street (MM224), located 175m to the east of the Site boundary;
- 96, High Street (MM284), located 175m to the east of the Site boundary;
- 99, High Street (MM285), located 175m to the east of the Site boundary;
- 101, High Street (MM396), located 175m to the east of the Site boundary;
- 34 and 34A, High Street (MM62), located 180m to the east of the Site boundary;
- 100, High Street (MM364), located 180m to the east of the Site boundary;
- 104A and 104B High Street (MM397), located 180m to the east of the Site boundary;
- 104C, High Street (MM361), located 180m to the east of the Site boundary;
- 30, High Street (MM348), located 185m to the east of the Site boundary;
- 50, High Street (MM40), located 185m to the south-east of the Site boundary;
- 54, High Street (MM42), located 185m to the south-east of the Site boundary;
- 102 and 103, High Street (MM365), located 185m to the east of the Site boundary;
- 24 and 25 High Street, Flats 5 and 7, Roebuck House 26-27, High Street and Flat 2 Roebuck House, Roebuck Street (MM403), located 190m to the east of the Site boundary;
- 32, High Street (MM61), located 190m to the east of the Site boundary;
- 39, High Street (MM184), located 190m to the east of the Site boundary;
- 52 and 52A, High Street (MM41), located 190m to the south-east of the Site boundary;
- 105, High Street (MM362), located 190m to the east of the Site boundary;
- 111A, High Street (MM406), located 190m to the east of the Site boundary;
- Duke of Wellington Public House (MM297), located 190m to the east of the Site boundary;
- The Lains (MM347), located 190m to the east of the Site boundary;
- Bourneside (MM237), located 195m to the east of the Site boundary;
- 4, Sinnock Square (MM248), located 195m to the east of the Site boundary;
- 104, High Street (MM287), located 195m to the east of the Site boundary;
- 111 1/2, High Street (MM275), located 195m to the north-east of the Site boundary;
- St Clement's Rectory (MM289), located 195m to the east of the Site boundary;
- Old Hastings Club (MM236), located 200m to the east of the Site boundary;
- 17-19, High Street (MM346), located 200m to the east of the Site boundary;
- 22 and 22A, High Street (MM296), located 200m to the east of the Site boundary;
- 56, High Street (MM43), located 200m to the south-east of the Site boundary;
- Raised Pavement Retaining Wall along north west side of High Street (MM282), located 205m to the east of the Site boundary;

- 16, High Street (MM402), located 205m to the east of the Site boundary;
- 35, High Street (MM183), located 205m to the east of the Site boundary;
- 57, High Street (MM44), located 205m to the south-east of the Site boundary;
- 107, High Street (MM398), located 210m to the east of the Site boundary;
- 11, High Street (MM294), located 215m to the east of the Site boundary;
- 13, High Street (MM295), located 215m to the east of the Site boundary;
- 90, 90A and 90B, High Street (MM154), located 215m to the east of the Site boundary;
- 108 and 109, High Street (MM351), located 215m to the east of the Site boundary;
- 110, High Street (MM273), located 215m to the north-east of the Site boundary;
- 110A, High Street (MM405), located 215m to the east of the Site boundary;
- Dickens Cottage (MM276), located 220m to the east of the Site boundary;
- 12 and 12A, High Street (MM367), located 220m to the east of the Site boundary;
- 111, High Street (MM274), located 220m to the east of the Site boundary;
- 10, High Street (MM401), located 225m to the east of the Site boundary;
- 36 and 36A, High Street (MM229), located 225m to the east of the Site boundary;
- 60, 61 and 61A, High Street (MM45), located 225m to the south-east of the Site boundary;
- The Old Brewery to rear of No 33 High Street (MM182), located 230m to the east of the Site boundary;
- Holmdene (MM293), located 230m to the east of the Site boundary;
- 9, High Street (MM366), located 230m to the east of the Site boundary;
- 33, High Street (MM228), located 230m to the east of the Site boundary; and
- 31, High Street (MM252), located 245m to the east of the Site boundary
- Kent House (MM292), located 250m to the north-east of the Site boundary;
- 6, High Street (MM345), located 250m to the north-east of the Site boundary;
- Lionsdown House (MM407), located 255m to the of the Site boundary;
- 117 and 117A, High Street (MM277), located 255m to the north-east of the Site boundary;
- 5, High Street (MM400), located 260m to the east of the Site boundary;
- 118, High Street (MM408), located 280m to the east of the Site boundary;
- 1, High Street (MM291), located 290m to the north-east of the Site boundary;
- Roman Catholic Church of St Mary Star of the Sea (MM344), located 290m to the north-east of the Site boundary;
- The Stables Theatre (MM399), located 335m to the east of the Site boundary;
- Old Hastings House (MM278), located 370m to the north-east of the Site boundary;
- Garden Wall north west of Old Hastings House (MM279), located 370m to the north-east of the Site boundary;
- Garden Wall, Gates and Gate Piers in front and south east of Old Hastings House (MM280), located 370m to the north-east of the Site boundary;
- Torfield House (MM281), located 390m to the north-east of the Site boundary;
- Stables immediately south west of Torfield Cottage (MM360), located 435m to the north-east of the Site boundary; and
- Torfield Cottage (MM404), located 465m to the north-east of the Site boundary.

Old Town – Harold Road:

- K6 Telephone Kiosk adjacent to the Old Rectory, Harold Road (MM410), located 465m to the north-east of the Site boundary.

Old Town – Hill Street:

- 15-17, Hill Street (MM235), located 70m to the east of the Site boundary;
- West Hill Cottage (MM70), located 75m to the east of the Site boundary;
- Hill House / Hill Side (MM180), located 85m to the east of the Site boundary;
- 9, Hill Street (MM34), located 90m to the east of the Site boundary;
- Isabella Cottages (MM215), located 90m to the east of the Site boundary;
- 23, Hill Street (MM37), located 95m to the east of the Site boundary;
- 10 and 11, Hill Street (MM234), located 100m to the east of the Site boundary;
- Sea Gulls (MM179), located 105m to the east of the Site boundary;
- 1-3, Hill Street (MM233), located 105m to the east of the Site boundary;
- Silchester House (MM32), located 110m to the east of the Site boundary;
- 12 and 12A, Hill Street (MM155), located 120m to the east of the Site boundary;
- Dunroamin / St Just (MM140), located 125m to the east of the Site boundary; and
- 22, Hill Street (MM181), located 125m to the east of the Site boundary.

Old Town – Pleasant Row:

- 4-6, Pleasant Row (MM28), located 250m to the east of the Site boundary;
- Lord Nelson Public House (MM100), located 265m to the east of the Site boundary;
- 2 and 3, Pleasant Row (MM244), located 265m to the east of the Site boundary; and
- 1, Pleasant Row (MM27), located 270m to the east of the Site boundary.

Old Town – Rock-A-Nore Road:

- Bus Shelter (MM131), located 285m to the south-east of the Site boundary;
- Fishing Net and Tackle Store (Immediately west of the Net Shop Jellied Eel Bar) (MM352), located 315m to the south-east of the Site boundary;
- Lavender House (MM267), located 330m to the south-east of the Site boundary;
- Aylesbury Cottage (MM268), located 355m to the south-east of the Site boundary;
- Net and Tackle Stores on beach including Groups L to W (consecutive) (MM353), located 375cm to the south-east of the Site boundary;
- 21 And 22, Rock-A-Nore Road (MM269), located 400m to the east of the Site boundary;
- East Well (at base of East Hill Lift) (MM359), located 410m to the east of the Site boundary;
- East Hill Lift (MM270), located 445m to the east of the Site boundary; and
- Hastings Fishermen's Museum (MM271), located 460m to the south-east of the Site boundary.

Old Town – Tackleway

- Trafalgar Cottages (MM257), located 355m to the south-east of the Site boundary;
- 7 and 8, Tackleway (MM354), located 360m to the east of the Site boundary;
- 2 and 4, Wood's Passage (MM255), located 365m to the east of the Site boundary;
- 10, Wood's Passage (MM260), located 365m to the east of the Site boundary;
- East Hill House (MM272), located 370m to the east of the Site boundary;

- 13, Wood's Passage (MM256), located 375m to the east of the Site boundary;
- 27, Tackleway (MM258), located 380m to the east of the Site boundary;
- Rosemary Cottage (MM411), located 385m to the east of the Site boundary;
- 32, Tackleway (MM259), located 395m to the east of the Site boundary;
- 20, Tackleway (MM355), located 400m to the east of the Site boundary;
- Wellington (MM261), located 415m to the east of the Site boundary;
- Bentinck House (MM412), located 430m to the east of the Site boundary;
- 45, Tackleway (MM262), located 435m to the east of the Site boundary;
- 36, Tackleway (MM413), located 460m to the east of the Site boundary; and
- Ebenezer Cottage (MM356), located 490m to the east of the Site boundary.

Old Town – The Croft & Croft Road:

- Darlington House / Garden Wall in front of Nos 55, 57 and 59 (MM192), located 35m to the east of the Site boundary;
- 3, The Croft (MM118), located 55m to the east of the Site boundary;
- 42, Croft Road (MM92), located 55m to the east of the Site boundary;
- 44, Croft Road (MM194), located 55m to the east of the Site boundary;
- Ravenswood (MM205), located 55m to the east of the Site boundary;
- Sunbeam House (MM139), located 65m to the east of the Site boundary;
- Abbotsford / Elora (MM119), located 75m to the east of the Site boundary;
- 19-23, The Croft (MM120), located 90m to the east of the Site boundary;
- 12, The Croft (MM206), located 90m to the east of the Site boundary;
- 5 and 7, Croft Road (MM214), located 90m to the east of the Site boundary;
- 9-13, Croft Road (MM81), located 95m to the east of the Site boundary;
- Garden Cottage (MM193), located 105m to the east of the Site boundary;
- 15, Croft Road (MM82), located 105m to the east of the Site boundary;
- 17, Croft Road (MM83), located 110m to the east of the Site boundary;
- 19, Croft Road (MM84), located 115m to the east of the Site boundary;
- Crofthaven (MM342), located 115m to the north-east of the Site boundary;
- Stanhope House (MM85), located 115m to the east of the Site boundary;
- 23, Croft Road (MM86), located 120m to the east of the Site boundary;
- Croft House/Holm Oak (MM343), located 120m to the north-east of the Site boundary;
- 25, Croft Road (MM87), located 125m to the east of the Site boundary;
- 27, Croft Road (MM88), located 125m to the east of the Site boundary;
- Keppel (MM300), located 125m to the east of the Site boundary;
- St Clement's House (MM89), located 130m to the east of the Site boundary;
- Croft Cottage (MM301), located 130m to the east of the Site boundary;
- 35, Croft Road (MM90), located 135m to the east of the Site boundary; and
- 50, The Croft (MM392), located 135m to the east of the Site boundary;
- 4, 4 and a half and 6, Croft Road (MM91), located 140m to the east of the Site boundary; and
- St Annes Cottage (MM288), located 155m to the east of the Site boundary.

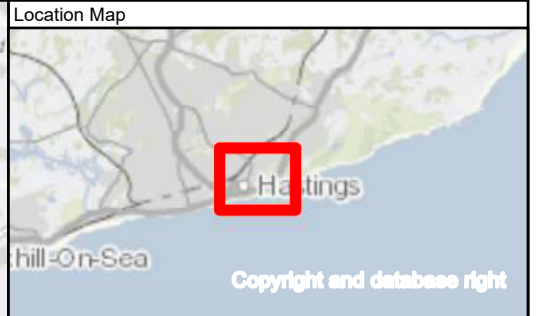
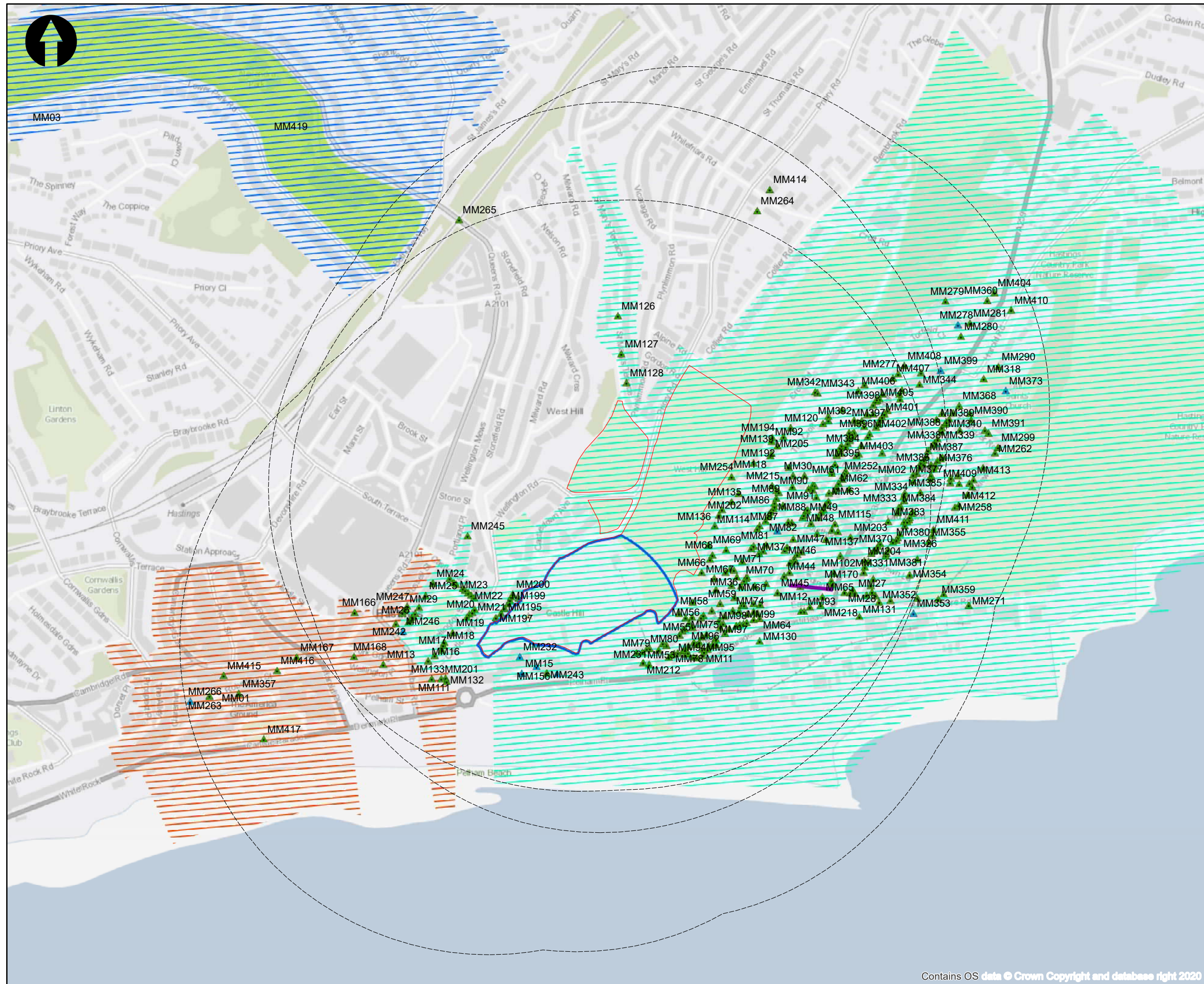
Old Town – West Street:

- 6, West Street (MM07), located 75m to the south of the Site boundary;
- 15, West Street (MM08), located 75m to the south of the Site boundary;
- 1, Market Passage (MM33), located 75m to the south of the Site boundary;
- 1, West Street (MM06), located 85m to the south of the Site boundary;
- 2, West Street (MM250), located 85m to the south of the Site boundary;
- 21, West Street (MM09), located 85m to the south of the Site boundary;
- 30, West Street (MM10), located 90m to the south of the Site boundary;
- 33, West Street (MM11), located 90m to the south of the Site boundary;
- 7, West Street (MM169), located 90m to the south of the Site boundary; and
- The Little House (MM251), located 121m to the south of the Site boundary.

Old Town – West Hill:

- Light House (MM254), located 10m to the south of the Site boundary;
- Albion House (MM114), located 25m to the south-east of the Site boundary;
- Harpsichord House (MM202), located 25m to the south of the Site boundary;
- West Hill Villa (MM136), located 35m to the south of the Site boundary;
- Mount House (MM57), located 40m to the south of the Site boundary;
- 8, Cobourg Place (MM135), located 45m to the south of the Site boundary; and
- 7, Church Passage (MM134), located 60m to the south of the Site boundary.

C. Map of Designated Heritage Assets



Key to Symbols

- 500m Study Area
- Conservation Areas**
 - Blacklands, Hastings
 - Hastings Town Centre
 - Old Town, Hastings
 - NHLE Park and Garden
- NHLE Scheduled Monument**
 - Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour
 - Hastings Town Wall
- NHLE Listed Building**
 - I
 - II
 - II*
 - Site Boundary

Notes

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Rev	Date	Drawn	Description	Ch'k'd	App'd
			Mott MacDonald House 8-10 Sydenham Road Croydon, CR0 2EE United Kingdom T +44 (0)20 8774 2000 F +44 (0)20 8681 5706 W mottmac.com		

Client

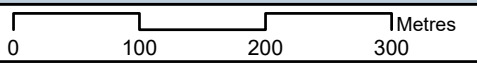
Hastings Borough Council

Title

Hastings Castle
Designated heritage assets
500m study area

Designed		Eng Check	
Drawn		Coordination	
GIS Check		Approved	
Scale at A3	Status	Rev	Security
1:6,000	PRE	P1	STD

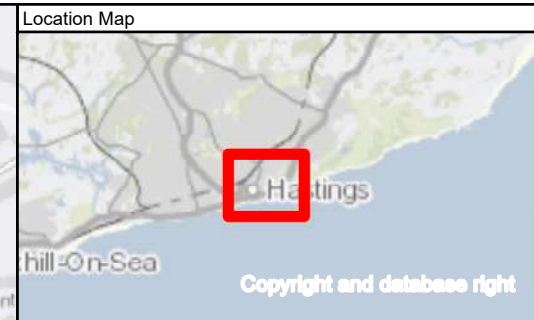
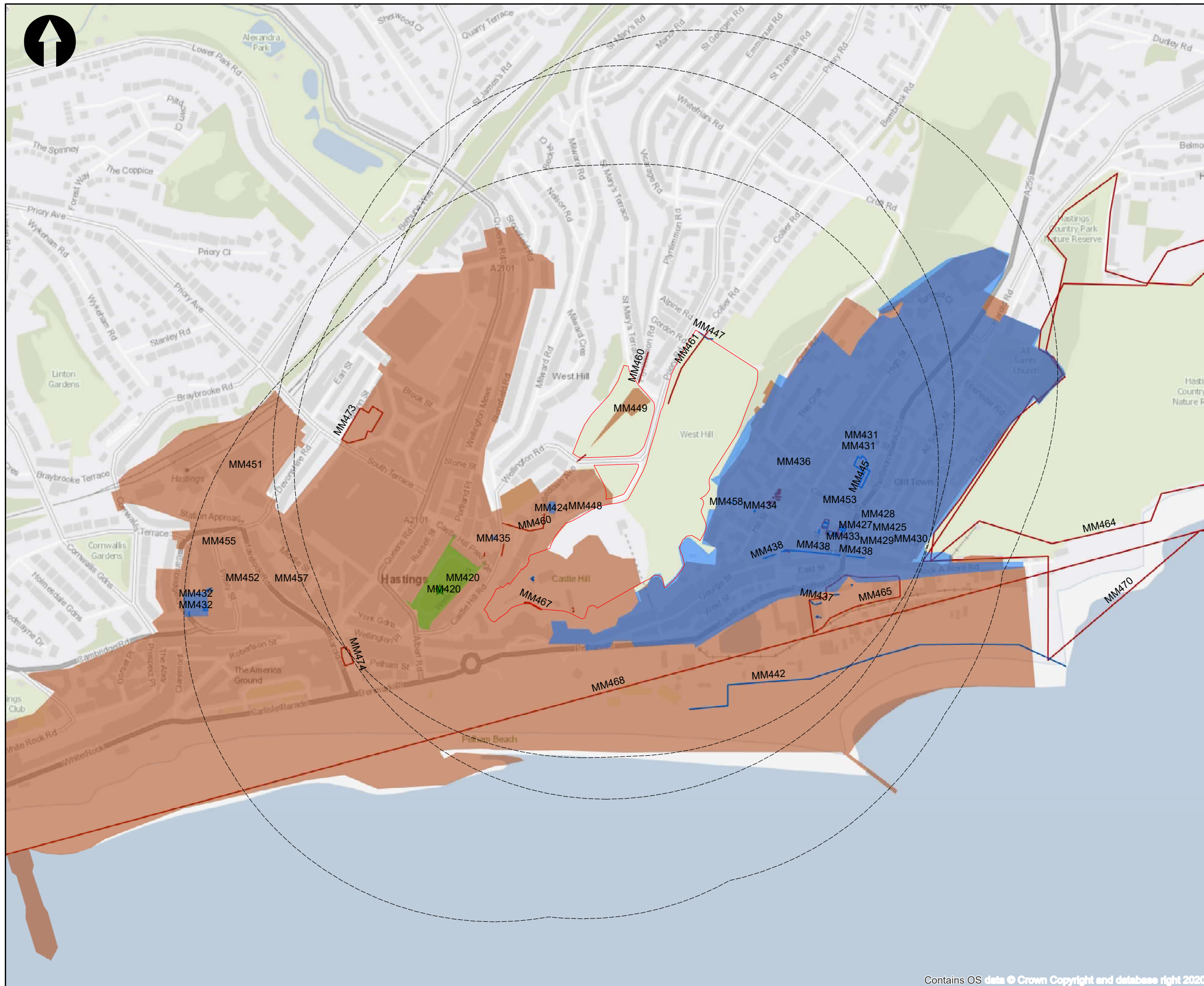
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D. Map of Non-designated Heritage Assets



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Key to Symbols

- 500m Study Area
- HER Event
- HER Monument
- Locally Listed Building
- Locally Listed Building
- Site Boundary

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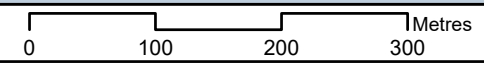
Hastings Borough Council

Title

Hastings Castle
Non-designated heritage assets
500m study area

Designed		Eng Check	
Drawn		Coordination	
GIS Check		Approved	
Scale at A3	Status	Rev	Security
1:6,000	PRE	P1	STD

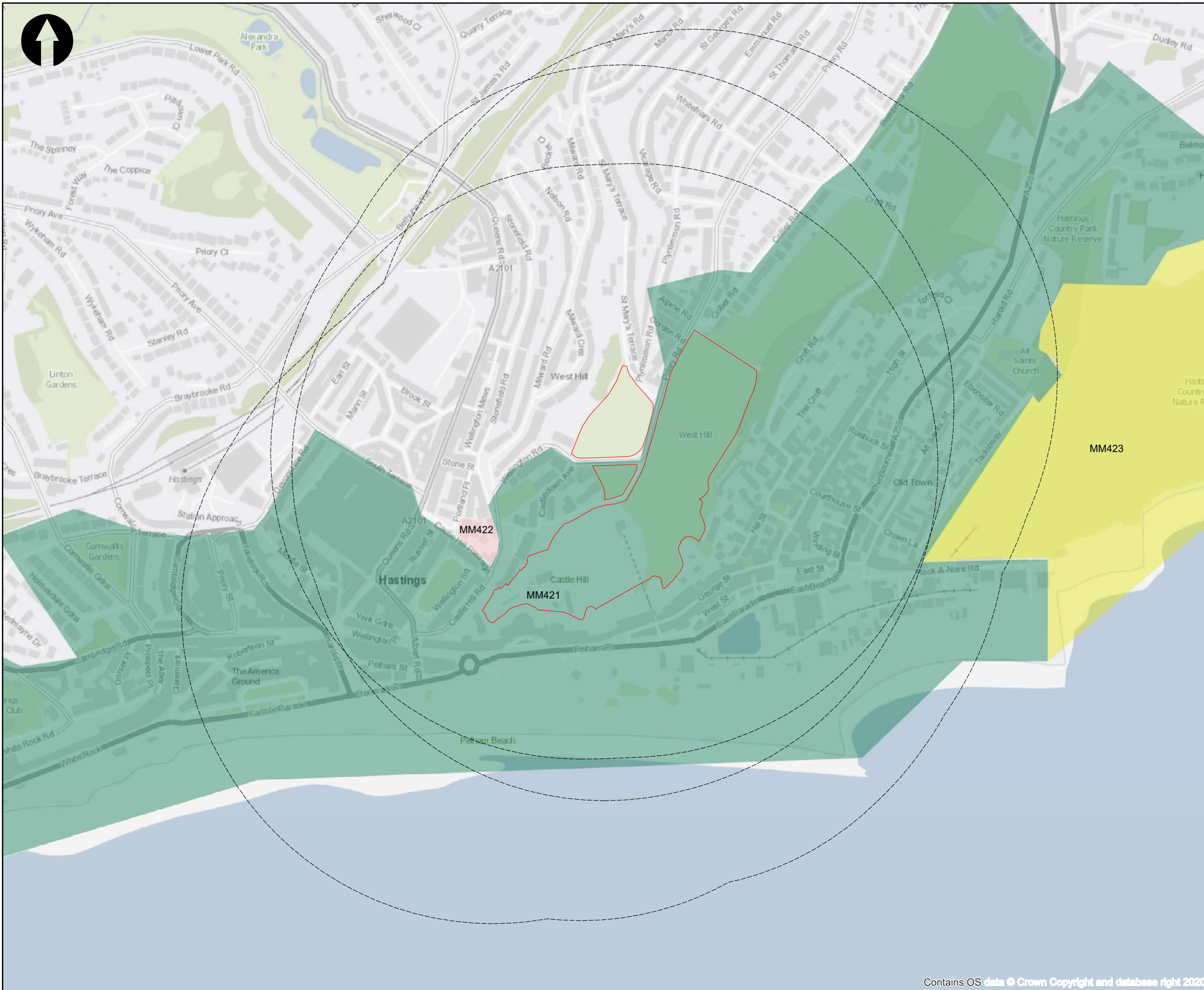
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E. Map of Archaeological Notification Areas



Key to Symbols

- 500m Study Area
- Archaeological Notification Areas**
 - East Hill and Country Park, Hastings : Iron Age fort and other remains
 - Hastings Historic Core
 - St Andrew's Church, Castle Hill Road: C13 church
 - Site Boundary

Notes

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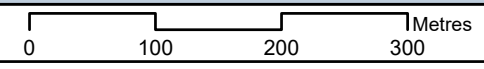
Hastings Borough Council

Title

Hastings Castle
Archaeological Notification Areas
500m study area

Designed		Eng Check	
Drawn		Coordination	
GIS Check		Approved	
Scale at A3	Status	Rev	Security
1:6,000	PRE	P1	STD

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Drawing Number
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F. Gazetteers of designated and non-designated assets

Table F.1: Designated heritage assets within the study area

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM01	Hastings Town Centre	DES9795	9467 (HAR)	Conservation Area / Heritage at Risk	The Victorian commercial and civic centre of the town, with some earlier buildings, many listed, especially around the 'Trinity Triangle' (part of the old 'America Ground'). Mainly modern shop fronts at ground level.	N/A
MM02	Old Town, Hastings	DES9819	N/A	Conservation Area	The oldest part of Hastings including the medieval high street and the fishing beach.	N/A
MM03	Blacklands, Hastings	DES9752	N/A	Conservation Area	The southern part of Alexandra Park and an area of Victorian houses around it.	N/A
MM04	Hastings Town Wall	DES8238	1002291	Scheduled Monument	Mid-16 th century town wall.	Medieval
MM05	Hastings Castle, the Collegiate Church of St Mary and the Ladies' Parlour	DES8063	1017539	Scheduled Monument	Hastings Castle was the first such castle to be built after the Norman invasion of 1066 and features in the Bayeux Tapestry. Its subsequent history is well documented both historically and archaeologically. Promontory forts were defensive enclosures, some being occupied continuously while others were used as places of refuge. They were constructed during the Iron Age (700BC-AD43), most being abandoned during the 1 st century BC. Such monuments are rare nationally, and are especially rare outside Cornwall. The Ladies' Parlour survives well despite in places having been damaged and partially buried by the earthworks of the later Norman castle and disturbed by recent partial excavation. Colleges were groups of ecclesiastical buildings used by small communities of priests living under a less strict rule than in monasteries. Their purpose was to offer prayers on behalf of a patron or founder. Most were established between the 11 th - 15 th centuries. Early examples, such as at Hastings, are rare survivors. Together, the association of the promontory fort, the castle and the collegiate church, each important in its own right, greatly increases the significance of the monument as a whole.	Medieval
MM06	1, West Street	DES583	1043373	Grade II Listed Building	Early C19. Weatherboarded. Low-pitched slate hipped roof. 3 storeys. One window wide. 1 st floor sash without glazing bars, 2nd floor small modern casement. Ground floor small shop from probably early or mid C19 but with later alterations, central glazed door. Included for group value. Nos 1 and 2 form a group with Nos 1 to 5 (consec.) Marine Parade of which Nos 1 to 5 (consec.) Marine Parade are buildings of local interest only.	Early 19 th century
MM07	6, West Street	DES584	1043374	Grade II Listed Building	C18. Roughcast, ground floor painted brick. Tiled hipped roof, moulded eaves soffit. 3 storeys. One window wide, 1 st floor sash with glazing bars in moulded case, 2 nd floor later sash without glazing bars. Ground floor modern top-opening- light window and modern glazed door to left with hood. Included for group value. Nos 4, 6 and 7 form a group, of which No 4 is of local interest only.	18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM08	15, West Street	DES585	1043375	Grade II Listed Building	Late C18 or early C19. Upper floors clad in C20 tiles replacing weatherboarding, stuccoed ground floor. Tiled hipped roof. 3 storeys. 2 windows. 1 st and 2 nd floor sashes with vertical glazing bars only and horns. Ground floor has left side doorcase, the door with four glazed panels with two flush panels below and small fixed light window with vertical glazing bars. The right hand side has a C20 double door with glazed panels to the upper part and fielded panels below replacing a former shop front and small eight pane fixed light window with coloured lights to right side.	Late 18 th / early 19 th century
MM09	21, West Street	DES586	1043376	Grade II Listed Building	Early C19. Stuccoed, parapet and cornice. Tiled hipped roof. 2 storeys, 2 windows wide. 1 st floor sashes with vertical glazing bars, in moulded architraves. Ground floor mid C19 shop front with pilasters and entablature with cornice, passageway to left and doorway with rectangular fanlight, modern window frame. Nos 19A, 20 and 21 form a group.	Early – mid-19 th century
MM10	30, West Street	DES587	1043377	Grade II Listed Building	Late C18. Stuccoed. Hipped tiled roof with moulded eaves soffit. 3 storeys. One window. Horizontally-sliding sash windows with glazing bars. Ground floor right flush-panelled door.	Late 18 th century
MM11	33, West Street	DES588	1043378	Grade II Listed Building	Late C18. Ground floor painted brick, above weatherboarding. Mansard tiled roof with half-hipped gable ends. 3 storeys and attic. One window wide. All sashes with glazing bars in moulded casing. One flat-roofed dormer with sash with glazing bars in mansard roof. Doorway with fluted pilasters, frieze and projecting cornice and flush-6-panel door, the top 2 panels glazed.	Late 18 th century
MM12	Part of Town Wall in Winding Street and rear of flats known as Hastings Wall, East Street	DES592	1043382	Grade II Listed Building	Built in late C14 to protect town from French. Very scanty remains now exposed by demolition. Scheduled AM.	Late 14 th century
MM13	3, York Buildings	DES595	1043385	Grade II Listed Building	Early C19. Stuccoed. Slate mansard. Small paired brackets to eaves soffit. 3 storeys and attic. One window wide. 1 st and 2 nd floor 2-storeyed segmental bowed 3-light sashes with glazing bars. Flat roofed attic dormer with sash with glazing bars in mansard. Ground floor modern shop front with very large fascia which has covered what was once the 1 st floor bay window (originally 4 storeys and attic).	Early 19 th century
MM14	6, Burdett Place	DES596	1043386	Grade II Listed Building	Early C19 with modern alteration. 2 to 3 storeys red brick. Sash windows. East elevation is weather boarded. Mid C19 dormer with pilasters/ The interior contains an early C19 elliptical staircase within a rectangular well and a curved wall in the entrance hall. Group value with nos 1-5 Buriett Place.	Early 19 th century
MM15	1-12, 12A and 12B Pelham Arcade	DES599	1043389	Grade II* Listed Building	Semi-subterranean arcade of shops, developed by Joseph Kay (1775-1847) for Thomas Pelham, 2 nd Earl of Chichester in 1823-5, the first phase of the Pelham scheme, also providing a revetment for the carriage drive to Pelham Crescent and the church of St Mary in the Castle.	19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					Modified in the 1860s to open up the southern range of stalls to the street, first at the eastern end of the arcade, and then by 1863 into the south wall of the ramp. The main basement to the western end was excavated as early as 1860/61 by wine merchant Joseph Arnold. By 1881 Gothic fronts had been added to two bays of the façade. C20 and early C21 individual shops disguise the façade and internal plan of the southern arcade.	
MM16	Mornington Mansions	DES611	1043401	Grade II Listed Building	Mid C19. Large stuccoed building at end of terrace on south-east side of square. Ground floor and 1 st floor rusticated. Parapet, cornice and stringcourses. 5 storeys. 3:2 windows, left hand 3 project slightly, all sashes without glazing bars, 2 nd and 3 rd floor in moulded architraves, 2 nd floor with cornices on consoles, 1 st and 2 nd floor left hand 3 windows with cast iron balconies. Enclosed porch off centre with rusticated pilasters and heavy entablature. Included for group value. All the listed buildings in Wellington Square form a group.	Mid-19 th century
MM17	3 and 4, Wellington Square	DES612	1043402	Grade II Listed Building	Circa 1820. Stuccoed, rusticated ground floor. Parapet. No 4 with slated mansard with 2 flat-roofed dormers with sashes. No 3 with slate hipped roof. 4 storeys and basement, No 4 has attic. Each 2 windows wide. All sashes with glazing bars, 1 st floor No 3 very tall, 1 st floor No 4 French windows, 1 st floor with balconies with Greek key motif in ironwork. Ground floor No 3 canted bay window and round headed window with voussoirs, No 4 has elliptical headed window with traceried fanlight, also with voussoirs. Including basement area railings with arrow-head shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM18	5, Wellington Square	DES613	1043403	Grade II Listed Building	Circa 1820. Stuccoed, rusticated ground floor. Cornice and parapet. Low-pitched slate hipped roof. 4 storeys and basement. 2 windows wide. Sashes with glazing bars, 1 st floor in moulded architraves and with wood balustered balcony. Ground floor 2 sashes with glazing bars missing and round-headed doorway with voussoirs, fanlight and panelled door. Basement area railings with arrow-head shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group,	Early 19 th century
MM19	10-13, Wellington Square	DES614	1043404	Grade II Listed Building	Circa 1820. Stuccoed, ground floor rusticated. Parapet. Slate mansard roof with flat-headed dormers with sashes with glazing bars. 4 storeys, attic and basement. One window each (4 windows across). Sashes with glazing bars, 1 st floor of each has recessed canted bays with French windows with segmental bowed decorative ironwork balconies with slender columns supporting tent-shaped canopies, No 10's canopy missing. Each with round-headed doorway with voussoirs, moulded panelled doors, traceried fanlights, No 11's fanlight is blocked. Including basement area railings. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM20	18, Wellington Square	DES615	1043405	Grade II Listed Building	Early/mid C19. Stuccoed. Parapet and cornice. Slate roof with flat-headed dormer. 4 storeys attic and basement. 2 windows wide. 2 nd and 3 rd floor sashes with glazing bars, 1 st floor large recessed bowed window with French doors onto bowed cast iron balcony. Ground floor: 3-light sash with glazing bars and round-headed doorway with fanlight. Including basement area railings. All the listed buildings in Wellington Square form a group.	Early – mid-19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM21	22, Wellington Square	DES616	1043406	Grade II Listed Building	Early C19. Stuccoed. Rusticated ground floor. Low-pitched slate hipped roof, moulded eaves cornice. 4 storeys and basement. 2 plus 1 window wide, right-hand one window set far back on end of terrace with ground floor rusticated enclosed porch with round-headed doorway with fanlight and moulded and panelled door. All sashes with glazing bars. 1 st floor left-hand 2 windows with balcony on brackets with decorative ironwork and tent-shaped canopy. Including basement area and door-step railings with arrow-headed shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM22	23, Wellington Square	DES617	1043407	Grade II Listed Building	Early C19. Stuccoed, rusticated ground floor. Low-pitched slate hipped roof. Cornice. 4 storeys and basement. 2 windows wide. All sashes with glazing bars, ground floor glazing bars missing, 1 st floor with original balcony replaced by wood balustered balcony. Right-hand round-headed doorway with fanlight and moulded and panelled door. Including basement area railings with arrow-headed shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM23	28, Wellington Square	DES618	1043408	Grade II Listed Building	Early C19. Stuccoed. Rusticated ground floor. Low-pitched tiled roof. Moulded eaves cornice. 4 storeys and basement. 2 windows wide. Sashes without glazing bars. 1 st floor French windows to decorative ironwork balcony with tent-shaped canopy. Right hand round-headed doorway with semi-circular traceried fanlight and 3-panelled door. Including basement area railings with arrow-head shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM24	34 and 35, Wellington Square (See details for further address information)	DES619	1043409	Grade II Listed Building	Early C19. Stuccoed, rusticated ground floor. Parapet and cornice. Pediment over centre 2 with decorated tympanum, acroteria and scrolls at ends. 4 storeys and basement. 2 windows wide each (8 windows across). 2 nd and 3 rd floor sashes with glazing bars, 2 nd floor in moulded architraves. 1 st floor each with one large recessed bowed window with French casements to decorative ironwork bowed balconies on brackets with slender columns supporting tent-shaped canopies with moulded cornices, the centre 2 balconies are linked together. Ground floor round-headed sashes, No 35 with glazing bars, No 32 altered to one segmental-headed 3-light sash. Elliptical-headed doorways with traceried fanlights and moulded and panelled doors, No 32's fanlight tracery missing. Including basement area railings. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM25	36-40, Wellington Square	DES620	1043410	Grade II Listed Building	Early C19. Stuccoed. Rusticated ground floor. 1 st , 2 nd , 3 rd and 4 th floors with pilasters. Parapet with recessed panels over each bay, cornice, No 37 with decorated segmental pediment. 5 storeys and basement. Moulded string at 4 th floor level. 10 windows wide. Sashes mostly with glazing bars. Modern casements to No 38 2 nd and 4 th floors; No 39 2 nd , 3 rd and 4 th floors and No 40 2 nd and 3 rd floors. No 37 has 3 rd floor 3-light sash. All 2 nd floor windows in moulded architraves. 1 st floor: recessed segmental bowed French windows with glazing bars, decorative ironwork balconies on brackets with slender columns supporting tent-shaped canopies, Nos 38, 39 and 40 balconies linked together. Ground floors: No 36 has 2 round-headed sashes with	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					glazing bars, No 37 wide elliptically arched 3-light sash with glazing bars and fanlight, Nos 38, 39 and 40 large modern flat-headed 5-light mullion/transom windows. Each with round-headed doorway with semi-circular fanlight and panelled doors, Nos 36 and 38 blocked. Including basement area railings. All the listed buildings in Wellington Square form a group.	
MM26	46, Wellington Square	DES621	1043411	Grade II Listed Building	Early C19. Stuccoed. Parapet. Slate hipped roof. Moulded cornice and string course. Pilasters. 3 storeys and basement. 2 windows wide. Sashes with glazing bars, 1 st floor tall sashes on to balcony, which is slightly bowed at centre, and on brackets, with decorative ironwork balustrade, slender columns supporting tent-shaped canopy with moulded cornice. Left-hand doorway with rectangular fanlight. Including good basement area railings with urn finials and large square openwork cast-iron piers at corners with urn finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM27	1, Pleasant Row	DES624	1043414	Grade II Listed Building	C18 house with splayed angle. Entirely refaced recently with new weatherboarding. Tiled roof with hipped corner. 3 storeys and basement. 2 windows. Ground floor stuccoed. New sash windows without glazing. New doorway with new flat moulded hood over supported on shaped brackets and with new panelled door. End elevation facing All Saints Street one window wide, new sashes without glazing bars. Included for group value. Nos 1 to 6 (consec) form a group.	18 th century
MM28	4-6, Pleasant Row	DES625	1043415	Grade II Listed Building	Formerly 3 C18 cottages (now one) fronted with modern replacement weatherboarding, original weatherboarding at rear. Tiled roof with half-hipped end. 3 storeys. 3 windows wide. Small casements replace sashes, No 4 has modern flat roofed dormer. Modern cafe fronts built out on the ground floor in front. Included for group value. Nos 1 to 6 (consec) form a group.	18 th century
MM29	10, Russell Street	DES639	1043429	Grade II Listed Building	Early C19. Red brick with courses of blue headers. Tile roof with moulded eaves cornice. 3 storeys. One window wide, sashes with glazing bars in moulded casing, segmental brick arches. Left-hand doorway with rectangular fanlight with glazing bars. Similar elevation at rear. Nos 6 to 20 (even) together with Nos 5 and 6 Albert Road form a group, of which Nos 14 to 20 (even) Russell Street are of local interest only.	Early 19 th century
MM30	Sinnock Cottage	DES641	1043431	Grade II Listed Building	Late C18 cottage. Painted brick ground floor, weatherboarded above, new brick end wall. Tiled roof with half-hipped ends. 2 storeys. 2 windows wide. Sashes with vertical glazing bars only. Glazed door off centre with simple hood on shaped brackets. Small attic casement in end wall.	Late 18 th century
MM31	3, Sinnock Square	DES642	1043432	Grade II Listed Building	Probably C17 timber frame structure. At right angles to No 4 like cross wing, and only one window projects. Stuccoed front, weatherboarded end. Tiled half-hipped roof. 2 storeys. One window. Modern 2-light casement with leaded panes, ground floor with adjoining door. Attic casement with glazing bars in end wall. Nos 1 to 4 (consec) and No 6 form a group.	17 th century
MM32	Silchester House	DES644	1043434	Grade II Listed Building	Later C18. Stuccoed. Tiled roof with gable ends. 2 storeys. 3 windows wide, sashes with glazing bars, left and right with side lights, ground floor without glazing bars. Ground floor left outbuilt later with same sash with side lights as on right. Central doorway with glazed door.	Late 18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM33	1, Market Passage	DES650	1043440	Grade II Listed Building	C18. Small cottage. Ground floor painted rendering, weatherboarded above. Tiled roof with gabled ends. 2 storeys. 2 windows, 1 st floor later 2-light casements, ground floor 2 modern fixed-light windows and central door. Included for group value. Nos 1 and 2 form a group, of which No 2 is a building of local interest only.	18 th century
MM34	9, Hill Street	DES684	1043473	Grade II Listed Building	Late C18. Originally stuccoed now weatherboarded 1 st and 2 nd floors painted brick base. Tiled roof with gabled ends. 3 storeys. One window wide. Sashes with glazing bars, later ground floor sash with vertical glazing bars. Glazed door on right. Tile-hung gable end. Brick chimney stack. Nos 8 to 12 (consec) and No 12A form a group.	Late 18 th century
MM35	Norton Villa	DES685	1043474	Grade II Listed Building	Mid C19 house. Stuccoed. Slate hipped roof with wide eaves. 3 storeys. 3 windows wide, sashes with vertical glazing bars, 1 st and 2 nd floor in moulded architraves, 1 st floor with cornices on console brackets, the centre with pediment on console brackets over French windows with ornate iron balcony over wood trellis porch to central ground floor door. French ground floor windows. Wide band at 1 st floor level. Small modern 2 storey wings left and right. Stuccoed chimney stacks.	Mid-19 th century
MM36	Sycamores	DES686	1043475	Grade II Listed Building	Late C18. Tile hung, stuccoed ground floor. Tile hipped roof. 3 storeys and basement. 2 windows wide. Sashes without glazing bars, 2 later C19 square bays on ground floor. Central doorway with flat hood over supported on brackets, and rectangular fanlight, and flush-panelled door. Brick chimney stacks.	Late 18 th century
MM37	23, Hill Street	DES687	1043476	Grade II Listed Building	Early C19 front, probably concealing earlier timber framing. Painted brick front. Tiled hipped roof. 3 storeys. 2 windows. Later sashes with vertical glazing bars only. Left-hand modern glazed door, flush-panelled door to passage-way far right.	Early 19 th century
MM38	Nos 40 and 40A including area railings	DES691	1043480	Grade II Listed Building	Early C19 pair. Stucco faced. 3 storeys. 2 windows. Dentilled cornice and parapet in front of tile roof with gable ends. Ground floor rusticated with 2 tripartite sashes and doors at ends. 1 st and 2 nd floors two 2-storeyed splayed wood bays of sashes with cornices (cornices missing 2nd floor). Including area railings. Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM39	The Bass Centre	DES692	1043481	Grade II Listed Building	Late C15, C16 and C17 timber frame building with C18 painted brick front. 2 storeys and attic, ground floor: No 42 probably late C18 shop in moulded frame with modern glazing with continuous cornice over side doorway. Corner shop on right - Victorian with modern fascia. 1 st floor: 3 windows, C19 sashes with glazing bars, left-hand has margin lights, replacing 3 blocked segmental-arched openings. Moulded wood eaves cornice. One hipped dormer, in gable-ended steep-pitched tile roof of the earlier building, tile-hung gable end. Right-hand return, wing facing Courthouse Street: stuccoed, 2 storeys, 1 st floor overhangs close-set studding with moulded bressummer and shaped end bracket, 5-light 1st floor casement with glazing bars, ground floor one modern casement and glazed door. Has remains of late C15 roof of the central purlin type. All the listed buildings in the High Street up to and including No 118 form a group.	Late 15 th century – 17 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM40	50, High Street	DES693	1043482	Grade II Listed Building	Timber framed building probably C17 with C18/19 stuccoed front with high parapet. 2 storeys, ground floor altered C19 shop front with plate glass, and fascia and cornice. 1 st floor: one window, late C19 sash with vertical glazing bars only in exposed moulded case. Timber framed rear wing. Interior: stop-chamfered beam. All the listed buildings in the High Street up to and including No 118 form a group.	17 th century
MM41	52 and 52A, High Street	DES694	1043483	Grade II Listed Building	Circa 1810. Red brick and blue headers. Tile roof behind parapet. 4 storeys. Ground floor: late C19 shop fronts with projecting fascia. 1 st floor: 2 bar windows in moulded cases with margin lights and cornices. 2 nd and 3 rd floors 2 sash windows. All sashes with glazing bars. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM42	54, High Street	DES695	1043484	Grade II Listed Building	C18/19. Stuccoed front with high parapet. 3 storeys. One window. 2-light casements probably replace original sashes. Plain band at 2nd floor level. Ground floor earlier C19 shop front, pilasters at ends, wide central entrance, plate glass, fascia and cornice bowed at centre over doorway. Tile-hung end wall. Slate roof with large flat-roofed dormer behind parapet. Brick, tile-hung and weatherboarded wing at rear. Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	18 th / 19 th century
MM43	56, High Street	DES696	1043485	Grade II Listed Building	C18 front to probably C16 building. Front: stuccoed with parapet. 2 storeys and attic, ground floor large Victorian shop front altered with fascia board over. 1 st floor 2 sashes without glazing bars and wide band above. Steep-pitched gable ended roof of tiles with 2 hipped dormers. Weatherboarded wing at rear. Interior: ground and 1 st floor stop-chamfered beams and joists. Queen post roof with collar beam and wind braces. All the listed buildings in the High Street up to and including No 118 form a group.	16 th century
MM44	57, High Street	DES697	1043486	Grade II Listed Building	C18. Front, stuccoed brick, brick exposed at right-hand return. Parapet. 2 storeys and attic ground floor large Victorian shop front with fluted slender columns supporting fascia with modillion cornice and plate glass between. 1st floor 3 windows, late C19 sashes without glazing bars. 2 flat roof dormers behind parapet. Steep-pitched tile roof. Rear wings, one, 3 storeys and attic, brick, gable ended, probably early C18, the other 2 storeys, brick, hipped tile roof, probably early C18. Blue plaque on front - "General Sir John Moore who fell at Corunna was billeted here in 1805". Interior: C18 staircase with square balusters, moulded string and moulded hand rail. 1 st floor room with fielded panelling and cornice now boarded over. Several C17 panelled doors. Built over site of earlier building with stone walling in cellars. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM45	60, 61 and 61A, High Street	DES698	1043487	Grade II Listed Building	C18. Stuccoed. Tiled roof with half-hipped gable end. 3 storeys and attic. 3 windows, sashes mostly without glazing bars, some restored, exposed casing. Modern louvred shutters to No 61. Hipped dormer to No 60. Brick chimney stacks. Ground floor shops: No 60 has C20 shop front, No 61 has later C19 shop front, plate glass with cornice over and moulded and panelled pilasters to doorway on left, modern brick pier inserted at corner on right. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM46	Midland Bank	DES700	1043488	Grade II Listed Building	Front circa 1810. 3 storeys. Stuccoed on wood frame. Hipped slate roof, small paired brackets to eaves. 2 windows. Left-hand projects, sashes with glazing bars. Right-hand 1 st floor segmental bowed window of 3 sashes. Ground floor altered Victorian shop with continuous fascia and cornice, now bank front. C18 rear wing, red brick, tile-hung gable, tile roof with half-hipped gable, sashes in moulded cases, ground floor segmental brick arches, hipped dormer. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM47	Old Town Hall	DES701	1043489	Grade II Listed Building	Former Town Hall. Dated 1823. Stuccoed. Two storeys. Ground-floor arcade of five round arches with keystones and impost, glazed. Above wide band at 1 st -floor level. 1 st floor five tall sashes with glazing bars and cills, above band end parapet ramped up at ends and rising at centre to hold rectangular panel with coat of arms of town and date. Slate hipped roof, at one end square wooden bell turret, domed, with ball finial. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM48	72, 72A, 72B and 73A, High Street	DES702	1043490	Grade II Listed Building	Probably early C18 with early C19 rendered front with parapet. Steep-pitched slate roof with gable ends. 2 storeys and attic. Ground floor mid C19 shop front with continuous fascia over, large paned shop windows with central round-arched doorway with fanlight and narrow pilasters. 1 st floor 2 C19 sashes without glazing bars. Large later attic dormer with 2 sashes. Rear: 3 storeys, 2 gables, sashes with glazing bars. All the listed buildings in the High Street up to and including No 118 form a group.	Early 18 th century
MM49	74 and 75, High Street	DES703	1043491	Grade II Listed Building	Circa 1810. Pair. Stuccoed and cement rendered (originally tile-hung), 3 storeys and attic. 2 windows wide. Ground floor: 2. later C19 shops, No 74 very much altered. 1 st and 2 nd floors: 2 segmental bowed windows of 3-light sashes with glazing bars. Low parapet. Tiled hipped mansard roof. 2 dormers. Tile-hung rear elevation. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM50	High Street Post Office	DES704	1043492	Grade II Listed Building	Early C19 stuccoed front, masking older building which has been much altered. 2 storeys. 2 windows wide. Ground floor altered Victorian shop front with high fascia. 1 st floor 2 sashes with glazing bars in moulded cases. Slate roof with gable ends. Left-hand end has chamfered quoins of adjoining building No 85 now demolished. Interior: some stop chamfered beams remains of probably original C17 building. All the listed buildings in the High Street up to and including No 118 form a group.	17 th century
MM51	88 and 89, High Street	DES705	1043493	Grade II Listed Building	Possibly earlier timber frame behind early C19 front - roughcast and stuccoed, parapet with small wooden moulding. Steep-pitched new-tile roof with gable ends. 2 storeys. 3 windows wide. Sashes with glazing bars in moulded casing. 1 st floor of No 88 has 3-light segmental bow of sashes. 2 doorways with narrow panelled pilasters and entablatures. All the listed buildings in the High street up to and including No 118 form a group.	Early 19 th century
MM52	43A 44 45, George Street	DES713	1043501	Grade II Listed Building	Early-mid C19 row. Stuccoed. Cornice and parapet. Slated roof. 2 storeys. No 43A has 2 modern attic dormers. 5 bays, asymmetrical. 1 st floor No 45 has 2 small later sashes without glazing bars plus one curved sash on rounded corner. No 44 sashes with glazing bars in	Early-mid 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					moulded architraves, right-hand smaller. No 45 has 1 st floor sash with glazing bars. Continuous 1 st floor cill band. Ground floor shops: No 43A modern with fascia continuing around corner, No 44 late Victorian with cornice and modern glazing bars, No 45 has Ionic pilasters and later fascia. Included for group value. All listed buildings in George Street form a group.	
MM53	46, George Street	DES714	1043502	Grade II Listed Building	Early C19. Weatherboarded. Hipped slated roof. 3 storeys 1 st floor one mid C19 canted bay window at centre with cornice and sashes without glazing bars. 2 nd floor 2 sashes with glazing bars. Ground floor, modern shop front with projecting fascia with cornice. All listed buildings in George Street form a group.	Early 19 th century
MM54	50, George Street	DES715	1043503	Grade II Listed Building	Early/mid C19. Stuccoed. Raised parapet. Tiled hipped roof. 4 storeys. One bay wide. 1 st and 2 nd floor canted bay with cornice and sashes without glazing bars. 3 rd floor tripartite sash without glazing bars. Ground floor modern shop front with bowed fascia. Included for group value. All listed buildings in George Street form a group.	Early – mid 19 th century
MM55	Nos. 56, 56A, 57 and 57A, George Street	DES716	1043504	Grade II Listed Building	Early-mid C19. Stuccoed. Built high up and set back from street. Parapet. 3 storeys, 4 windows wide, sashes with glazing bars in exposed casing. The ground and 1st floors of No 56A and ground and 1 st floors of No 57A are built out to street - No 57A stuccoed, parapet, cornice, 2 storeys, 1st floor one splayed bay of sashes without glazing bars, ground floor Victorian shop front with fluted pilasters and ornate consoles supporting fascia. No 56A one storey, altered Victorian shop front. Included for group value. All listed buildings in George Street form a group.	Early – mid 19 th century
MM56	59, George Street	DES717	1043505	Grade II Listed Building	Early C19. Roughcast, (side is tile-hung). 4 storeys. One window wide. 1 st and 2 nd floors 2 splayed bays of sashes with heavy cornices. 3 rd floor 2-light casement. Ground floor good Victorian shop front with entablature splayed out under bays above, and elliptical headed lights to splayed shop windows with central double door. Tiled hipped roof. All the listed buildings in George Street form a group.	Early 19 th century
MM57	Mount House	DES718	1043506	Grade II Listed Building	Set high up above and back from street. Late C18. Stuccoed ground floor, weatherboarded above. Tiled hipped roof. 3 storeys. 3 windows, sashes with glazing bars in flush moulded casing. Central doorway with pilastered case and open pediment with segmental fanlight with small keystone, late C19 panelled door. Brick chimney stacks. All listed buildings in George Street form a group.	Late 18 th century
MM58	62 and 63, George Street	DES719	1043507	Grade II Listed Building	Early C19. Stuccoed. Parapet. Bands. 3 storeys. 2 windows wide. 1 st and 2 nd floor sashes with glazing bars, flat heads with keyblocks. Ground floor 2 shop fronts - No 62 early C20, No 63 modern shop front. All listed buildings in George Street form a group.	Early 19 th century
MM59	Old Pump House Public House	DES720	1043508	Grade II Listed Building	Early C17. Timber framed much restored and former weatherboarding removed. 3 storeys. Lower storey of cobbles stones, 1 st floor overhanging on east side 15 ins. Gable end to street overhanging on bressummer and brackets. Modern wood mullion casements and 1 st floor bay with leaded panes replace former sash windows. Ground floor rebuilt replacing former shop front. Photograph (before restoration) in NMR.	Early 17 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM60	68, George Street	DES721	1043509	Grade II Listed Building	Circa 1840. Tall stuccoed building with heavy moulded cornice and parapet. 4 storeys. 2 windows wide. 1 st and 2 nd floors two 2-storeyed canted bays of sashes with heavy moulded cornices. 3 rd floor two 3-light sashes in segmental arch opening with keyblock. Ground floor large C19 double shop front with projecting fascia. All listed buildings in George Street form a group.	Mid-19 th century
MM61	32, High Street	DES733	1043521	Grade II Listed Building	Late C18. Painted stucco. Parapet. Slate roof. 3 storeys, one window wide. 1 st floor: 3-light sash window with original glazing bars. 2 nd floor: sash window with glazing bars. Ground floor mid C19 shop front with fascia cornice, blind case above, narrow panelled pilasters. Including early C18 brick wing at rear with tiled mansard roof. All the listed buildings in the High Street up to and including No 118 form a group.	Early 18 th century
MM62	34 and 34A, High Street	DES734	1043522	Grade II Listed Building	Early C18 front to earlier probably C17 building. Stuccoed, chamfered quoins. Steep-pitched tile roof with gable ends. 2 old gabled dormers. 2 storeys and attic. Ground floor: No 34 early/mid C19 shop, altered, now plate glass replacing glazing bars, fascia and cornice curved back at end to recessed doorway. No 34A shop replaced by large modern window with glazing bars. 1 st floor 2 sashes with glazing bars in exposed casing. All the listed buildings in the High Street up to and including No 118 form a group.	17 th century
MM63	38, High Street	DES735	1043523	Grade II Listed Building	Late C18. Stucco. 3 storeys and attic. Ground floor: modern shop front with C18 fretwork frieze over. 1 st and 2 nd floors are bowed at centre. 1 st floor: 3-light bow window with central round-headed sash window, the side lights are curved up to central light which has interlacing glazing bars. 2 nd floor: 3-light bow windows of sashes. All with glazing bars. Wooden cornice with triglyph and modillion frieze. High tiled mansard roof with single hipped dormer. All the listed buildings in the High Street up to and including No 118 form a group.	Late 18 th century
MM64	20 East Parade	DES968	1043524	Grade II Listed Building	Circa 1810. Painted mathematical tiles. Slate roof. Box cornice to eaves with small paired consoles to soffit. 3 storeys. 1 st and 2 nd floor: 3 windows, sashes with glazing bars in moulded casing. Ground floor: Victorian shop front with continuous cornice and fascia, plate glass. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM65	The Royal Standard Public House	DES737	1043525	Grade II Listed Building	Early and late C19. Roughcast. To left (west) early C19, 3 storeys, one window wide, tiled hipped roof with brick dentil eaves, sashes with vertical glazing bars; ground floor modern top-opening-light window. To right (east) later C19 2 storeys and attic, tile roof with gable ends, gable end tile-hung, hipped dormer, 1 st floor 2 sashes in moulded cases, ground floor public house fixed-light windows and corner door with wide pilasters between supporting entablature with heavy cornice, continuing around right-hand return which above is one window wide.	Early 19 th century
MM66	1 and 1A, Exmouth Place	DES742	1043530	Grade II Listed Building	Early C19 stuccoed. Slate hipped roof. No 1A facing south 2 windows wide, in raised surrounds, sashes with glazing bars, small central 1st floor circular window, ground floor left pilastered doorway with pediment and side lights. No 1 to East at lower level, 2 storeys with glazing bars, only one ground floor window, return wall facing Exmouth Place exposed red brick,	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					2 windows, 1 st floor 2 sashes, ground floor later square bay with wooden balcony above and glazed door to side with key block in flat brick arch, band at floor level.	
MM67	Exmouth Cottage	DES743	1043531	Grade II Listed Building	Circa 1820. Roughcast (formerly stuccoed). Mansard roof with new slates. One modern flat roofed dormer. 2 storeys, basement and attic. Ground floor: arched doorway with original panelled door, up flight of steps with handrail with turned newels and pineapple finial, ground floor sash window without glazing bars, 1 st floor: canted bay window of sashes without glazing bars, with heavy cornice, and good cast iron balcony. Garage in basement at street level. Nos 5 and 6 form a group.	Early 19 th century
MM68	Exmouth House	DES744	1043532	Grade II Listed Building	Circa 1810. Stuccoed. Parapet. Slate roof. 2 storeys. 5 windows wide. Sash windows, ground floor without glazing bars, centre 1 st floor trellis balcony with tent-shaped hood, sun-burst spandrels and iron railed front with intersecting arches. Central round-arched doorway with key block and impost, with glazed door. Steps and terraced garden area at front have good contemporary railings with pineapple finials and turned newels. Nos 5 and 6 form a group.	Early 19 th century
MM69	West Hill House	DES745	1043533	Grade II Listed Building	Circa 1830. Detached stuccoed villa. Slate hipped roof with wide eaves. 2 storeys and basement. East front has centre recessed with rusticated ground floor, and 1 st floor canted bay window opening on to balcony, 2 slight projections flank this, window in recessed arch with 3-pane sash window above a blind window, at basement level 3 small sashes with glazing bars. Left hand return facing street and south, one window, centre slight recess with French window on 1 st floor on to shallow balcony with iron railings over ground floor doorway with paired pilasters supporting a heavy entablature, 7 steps to door with gate piers at bottom, to right of this 3 storeys projecting, 2 windows, in moulded architraves, left hand sashes right-hand blind.	Early 19 th century
MM70	West Hill Cottage	DES746	1043534	Grade II Listed Building	Circa 1830. Stuccoed. Hipped slate roof. 2 storeys. 3 windows wide. Modern 2-light casement windows with glazing bars. Trellised wooden gabled porch with tent-shaped roof and finial, round-headed doorway with semi-circular fanlight with glazing bars and 6-panel moulded door. Brick chimney stacks at ends.	Early 19 th century
MM71	Garden Cottage	DES747	1043535	Grade II Listed Building	Circa 1820. Stuccoed. Low-pitched hipped slate roof. Brick basement. 2 storeys and semi-basement. 2 windows, large sashes with glazing bars, centre 1 st floor lunette. Central doorway with gabled wood trellis porch. Built at right angles to road with sashes with glazing bars in end wall. Stuccoed brick chimneys. Nos 9 and 10 form a group.	Early 19 th century
MM72	Hastings Arms Public House	DES750	1043538	Grade II Listed Building	C18. Stuccoed front with parapet. 3 storeys. 2 windows wide. Sashes with glazing bars, moulded architraves, 1 st floor with cornices. Ground floor mid C19 public house front with flat pilasters and cornice, round-headed lights to windows, and doors at each end. Steep-pitched tile roof with gable ends. Interior: C18 staircase with string, moulded balusters and rail. What are reputedly secret cupboards under 1 st floor windows containing only one remaining slim barrel, for the evasion of duty. All listed buildings in George street form a group.	18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM73	8, George Street	DES751	1043539	Grade II Listed Building	Circa 1820. 3 storeys. 2 windows wide. Stucco, painted. Rather heavy details, moulded cornice, parapet. Moulded architraves and pediment on consoles to 1 st floor windows. 2 nd floor moulded architraves. 1 st and 2 nd floor sashes with glazing bars. Ground floor large early C20 shop now garage. All listed buildings in George Street form a group.	Early 19 th century
MM74	10-12, George Street	DES752	1043540	Grade II Listed Building	1833. Originally the old market. The elevation to the street is 3 storeys. Stucco cornice and parapet, string course forming cill to 2 nd floor windows. Small central projection with false pediment and rectangular entrance to Market with cast iron gates contemporaneous with building. 1 st floor sash windows with glazing bars, 2 nd floor the same but smaller. Ground floor: 3 small C19 shops fronts and right-hand arch and pilastered doorway with impost, keyblock, fanlight and cornice. The rear facade to West Street has open arches with similar cast iron gates, 2 arches now blocked. Inside Market - open space with cast-iron supporting columns. All listed buildings in George Street form a group.	Early 19 th century
MM75	Post Office	DES753	1043541	Grade II Listed Building	Early C19. Stuccoed. Parapet, cornice. 3 storeys. 3 windows wide. 1 st and 2 nd floors three 2-storeyed segmental bowed bays of sashes with glazing bars. Tall narrow moulded panels between. Ground floor. No 20 has late Victorian shop with projecting fascia and blind case. Nos 21 and 22 modern with rusticated rendered surround. All listed buildings in George Street form a group.	Early 19 th century
MM76	26, George Street	DES754	1043542	Grade II Listed Building	Circa 1810-20. Red brick, heavy stucco cornice, parapet and coping. Tall 3 storeys, 3 windows wide, 1 st and 2 nd floor sashes with glazing bars, flat brick arches, stone cills. Moulded stone cornice over modern shop front. Cast iron rain water heads. All listed buildings in George Street form a group.	Early 19 th century
MM77	28, George Street	DES755	1043543	Grade II Listed Building	Mid C19 stuccoed. Parapet, cornice. Band at 2 nd floor cill level. 3 storeys. 2 windows. 1 st floor 2 splayed bays of sashes with moulded cornices. 2nd floor 2 sashes without glazing bars. Ground floor late C19 shop front with heavy fascia and cornice. Included for group value. All listed buildings in George Street form a group.	Mid-19 th century
MM78	31, George Street	DES756	1043544	Grade II Listed Building	C18. Stuccoed. Tiled roof with gable end. 2 storeys and attic. Heavy C19 cornice. One window wide. 1 st floor modern casement. Ground floor late C19 shop front with small cornice on consoles. Modern flat-roof dormer. Included for group value. All listed buildings in George Street form a group.	18 th century
MM79	41, George Street	DES757	1043545	Grade II Listed Building	Early C19. Originally probably stuccoed, now clad in modern glazed tiles and modern tile hanging to top stage. 3 storeys. One bay wide. 1 st and 2 nd floor segmental bow 1st floor with curved sashes with glazing bars, 2nd floor replaced by modern casements. Ground floor modern recessed front to amusement hall. Included for group value. All listed buildings in George Street form a group.	Early 19 th century
MM80	West Hill Lift	DES758	1043546	Grade II Listed Building	1902. The lower terminus onto George Street, stuccoed entrance with pilasters, round arch doorway and balustrade. A red brick tunnel which the tracks pass through up to West Hill high	Early 20 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					above. The upper terminus is incorporated into modern building (cafe etc). All listed buildings in George Street form a group.	
MM81	9-13, Croft Road	DES761	1043549	Grade II Listed Building	C16. Timber frame row, stuccoed at front. Steep-pitched tiled roof with gable ends. 2 storeys, 1st floor overhangs on curved brackets. 3 widely-spaced windows. No 9 sashes with glazing bars, ground floor 3-light sash and adjoining fielded panel door. No 11 1 st floor 4-light C17 wood mullion window and ground floor fixed-light multi-pane window with moulded cill, modern door. No 13 1 st floor sash with leaded panes inserted, ground floor 4-light fixed window with leaded panes inserted, modern door to right. Nos 9 and 10 have 2 old gabled dormers. Timber framing exposed at rear. Nos 5 to 35 (odd) form a group.	16 th century
MM82	15, Croft Road	DES762	1043550	Grade II Listed Building	1710 inscribed in plaster on 1st floor at centre with initials RCA. Stuccoed. Tiled roof with gabled ends. 2 storeys and attic. Band at floor level. 2 windows wide, 2 and 3-light casements with glazing bars, 1 st floor right a canted bay of casements. Doorway off centre with C18 architrave and pediment with "Gothick" fretwork frieze and new door. Moulded eaves. 2 old hipped roofed dormers. Nos 5 to 35 (odd) form a group.	Early 18 th century
MM83	17, Croft Road	DES763	1043551	Grade II Listed Building	Late C18. Stuccoed brick. Tiled roof with gabled ends. 2 storeys and attic. 2 windows, 1 st floor sashes with glazing bars, ground floor small shop C19 now in residential use, left hand 2 adjoining plain doorways. One old large gabled dormer with sashes with glazing bars. Nos 5 to 35 (odd) form a group.	Late 18 th century
MM84	19, Croft Road	DES764	1043552	Grade II Listed Building	Circa 1820. Pebble-dash. Parapet. Slate roof. 3 storeys. 2 windows wide. Sashes with glazing bars. Round-headed doorway with semi-circular fanlight and flush-panelled door. Nos 5 to 35 (odd) form a group.	Early 19 th century
MM85	Stanhope House	DES765	1043553	Grade II Listed Building	Circa 1820. Stucco. Parapet, cornice. Slate roof. 3 storeys and basement. Stringcourse at 1 st floor level. Ground floor sash window with glazing bars in stucco moulded architrave and doorway in moulded architrave with panelled and glazed door. 1 st floor 2 sash windows with glazing bars set in slightly recessed arches with low cast-iron balconies, 2 nd floor 2 sash windows with glazing bars. Steps to doorway, and including area railings with arrow-head shafts and turned newels with urn finials. Nos 5 to 35 (odd) form a group.	Early 19 th century
MM86	23, Croft Road	DES766	1043554	Grade II Listed Building	Early C19. Brick, with rubbed brick arch to doorways and window heads,. Parapet. 3 storeys and basement. 2 sash windows on each floor, with slight brick arches. On right an elliptical arched doorway with fanlight and flush-panelled door. Nos 5 to 35 (odd) form a group.	Early 19 th century
MM87	25, Croft Road	DES767	1043555	Grade II Listed Building	Early C19. Red brick. Parapet. String courses at floor levels. 3 storeys and basement. 2 windows wide, sashes with glazing bars and flat brick arches and cills, left-hand windows narrower. Left hand elliptical rubbed brick arched doorway with fanlight with tracery and panelled door. Including area railings with arrow-head shafts and turned newels with urn finials. Nos 5 to 35 (odd) form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM88	27, Croft Road	DES768	1043556	Grade II Listed Building	Circa 1810. Stuccoed brick, painted. Parapet and cornice. Slate hipped roof. 3 storeys and basement. String courses. 1 st floor French window with glazing bars intact and balcony with ogee-shaped roof, tapered corner columns and ornate iron balustrade. 2 nd floor 2 sashes without glazing bars. Ground floor: central sash window without glazing bars narrow door with moulded architrave and panelled	Early 19 th century
MM89	St Clement's House	DES768	1043557	Grade II Listed Building	Circa 1810. Stuccoed brick, painted. Parapet and cornice. Slate hipped roof. 3 storeys and basement. String courses. 1 st floor French window with glazing bars intact and balcony with ogee-shaped roof, tapered corner columns and ornate iron balustrade. 2 nd floor 2 sashes without glazing bars. Ground floor: central sash window without glazing bars narrow door with moulded architrave and panelled door with rectangular fanlight with glazing bars. Including area railings with arrow-head shafts and turned newels with iron finials. Nos 5 to 35 (odd) form a group.	Early 19 th century
MM90	35, Croft Road	DES770	1043558	Grade II Listed Building	Early/mid C19. Stuccoed. Parapet and heavy moulded cornice. 3 storeys. One window wide. 1 st and 2 nd floors, sashes without glazing bars, plain cills. Cornice over ground floor. Ground floor modern 3-light shop front and flush-panelled door on left. Nos 5 to 35 (odd) form a group.	Early – mid 19 th century
MM91	4, 4 and a half and 6, Croft Road	DES771	1043559	Grade II Listed Building	Early/mid C19 building, probably stables. Red brick, stuccoed ground floor and quoins. Parapet. 2 storeys. 3 ground floor entrances, centre wide with modern doors. 1 st floor central double doors in stuccoed quoined surround with vermiculated keyblock in lintel. Flat roof.	Early – mid 19 th century
MM92	42, Croft Road	DES772	1043560	Grade II Listed Building	Circa 1800. Stucco four storeys. 2 windows wide, 1st floor sash with glazing bars and segmental bowed window of 3 sashes with glazing bars. Ground floor fielded-panel door and rectangular traceried fanlight, sash with glazing bars, and plain passage door to rear. Area railings to left of fronted cottage, side weatherboarded. Parapet. Hipped roof of new tiles. 2	Early 19 th century
MM93	4, East Beach Street	DES775	1043563	Grade II Listed Building	C18. Stuccoed. Tiled hipped roof. Brick dentil eaves. 3 storeys. 2 windows. Right hand 3-storeyed canted bay of sashes without glazing bars. Left-hand 1st and 2nd floor sashes without glazing bars, panelled door below approached by steps with iron railings. Included for group value. Nos 3 to 7 (consec) form a group.	18 th century
MM94	1, East Parade	DES776	1043564	Grade II Listed Building	Circa 1790. Now the Ambassador Hotel and Restaurant. Originally the subscription library which features in many old prints of the town. Painted stucco. Parapet. Slate mansard roof. 3 storeys. Wide bow window ends building to west with 3 sashes without glazing bars to 1 st and 2 nd floors, moulded cornice at floor levels, ground floor large modern restaurant window projects. Wing projecting and facing East Parade, stuccoed, parapet, hipped slurred tiled roof, 1 st floor 2 sashes with glazing bars, 2 nd floor one sash with glazing bars, ground floor modern restaurant. Nos 1 to 11 (consec) form a group of which No 3 is of local interest only.	Late 18 th century
MM95	4, East Parade	DES777	1043565	Grade II Listed Building	Early C19. Stuccoed front, tile-hung side. Slate hipped roof. Small paired eaves brackets. 4 storeys. One window, 1 st and 2 nd floor later C19 canted bay of sashes without glazing bars, 1 st floor with balcony railings. 3 rd floor sash with glazing bars. Ground floor small modern rustic	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					shop window. Round-headed doorway to side entrance. Included for group value. Nos 1 to 11 (consec) form a group of which No 3 is of local interest only.	
MM96	7, East Parade	DES778	1043566	Grade II Listed Building	Early C19 detached house. 2 storeys. 4 windows facing east. 3 windows facing west. Curved front facing south with 3 windows, stuccoed, eaves cornice. All sashes with glazing bars. Ground floor front central modern door and modern multi-pane shop windows either side. Tiled roof with curved half-conical end rising to ball cap. Brick sides. Nos 1 to 11 (consec) form a group, No 3 of which is of local interest only.	Early 19 th century
MM97	10, East Parade	DES779	1043567	Grade II Listed Building	C18. Stuccoed. Tiled mansard roof. 2 storeys and attic. 3 windows wide. 1st floor 3 sashes without glazing bars, ground floor 2 sashes without glazing bars and central door with hood on shaped brackets, steps with iron railings, whole of ground floor is concealed by modern projecting glazed shop. Dentilled cornice above ground floor. 3 dormers with flat roofs and sashes with glazing bars. Nos 1 to 11 (consec) form a group, of which No 3 is of local interest only.	18 th century
MM98	15 and 15A, East Parade	DES780	1043568	Grade II Listed Building	Early C19 semi-detached pair at right angles to East Parade facing west onto side lane. Painted brick. Hipped roof, one half slate, the other half new interlocking tiles. Small paired eaves brackets. Three storeys. Two windows wide, sashes with glazing bars, first floor right later sash, stuccoed or painted stone lintels, first floor with keyblocks. Ground floor, left, sash and modern glazed door with continuous cornice over and modern fascia board above, to right a small late C19 four-light shop window and glazed door. Cement rendered chimney stack at centre. Elevation facing West Street, three storeys, two windows wide, first and second floor sashes with glazing bars with slight cambered arches. Ground floor, cornice and fascia continued from west side over large early C19 horizontally sliding window with glazing bars, wide flush-panelled door with rectangular fanlight, sash with glazing bars and flush-panelled door with rectangular fanlight. Included for group value. Nos 14, 15 and 15A, 16 and 18 form a group.	Early 19 th century
MM99	18 East Parade	DES781	1043569	Grade II Listed Building	C18 or early C19. Small 2-storey building, the shape of an irregular hexagon i.e. a canted front. 1 st floor front and sides weatherboarded, ground floor stuccoed. Ripped slate roof. On the 1 st floor at front a segmental-headed window with pointed gothic panes and glazing bars intact. Below a square-headed sash window without glazing bars, converted to a small fixed-light shop window. Plain doorway in small splayed south-east side with modern glazed door. Nos 14, 15, 16 and 18 together with No 25 West Street form a group.	18 th / early 19 th century
MM100	Lord Nelson Public House	DES782	1043570	Grade II Listed Building	Early C19 with later alterations. Stuccoed. Hipped slate roof. 3 storeys. End facing the Bourne: modern public house front in wood with 2 multi-pane windows with entablature over central doorway with segmental pediment, no windows above but large central painted panel with Nelson and 2 flanking smaller oval medallions with paintings of HMS Victory. Left hand return, modern ground floor windows, roughcast above, cornice at 1 st floor cill level, 5 windows, sashes with glazing bars, right hand end blind, 3 right hand bays with parapet. Included for group value.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM101	Old Harbour Cottage	DES783	1043571	Grade II Listed Building	Late C18/early C19. Stuccoed. Hipped roof of modern interlocking tiles and brick chimneystack. 3 storeys. 2 windows, restored sashes with glazing bars, in moulded cases. Doorway to right in moulded wooden architrave and imported door with 6 glazed panels. No 11 together with No 16 Winding Street form a group.	Late 18 th / early 19 th century
MM102	17 and 19, The Bourne	DES784	1043572	Grade II Listed Building	Early C19. Yellow stock brick, stuccoed quoins and cill bands, rusticated stucco ground floor. Slate hipped roof with wide eaves. 3 storeys. 3 windows. 1 st and 2 nd floor sashes with glazing bars, cambered brick arches, 1st floor left cill raised. Ground floor 2 modern public house windows and to left flush panelled door with rectangular fanlight. Rear gabled and refaced in modern red brick. Formerly a public house, now offices.	Early 19 th century
MM103	27-31, The Bourne	DES785	1043573	Grade II Listed Building	Late C15 timber-framed building. 2 storeys and attics. 4 windows wide. No 29 (centre) has been refaced in the C18, stuccoed with a parapet, sash windows with glazing bars. No 27 to left had C18 stuccoed front which has been removed exposing again the timber framing the ground floor has been underbuilt and stuccoed, modern casements. No 31 to right, still has its 1 st floor overhanging on the protruding end of the floor joists and curved brackets, 1 st floor studded and modern canted oriel with cornice, gable with renewed scalloped bargeboards, finial and pendant, ground floor largely rebuilt in modern timber framing with modern 4-light window probably once a shop window but now not used as such. All modern casements with leaded panes. The letters "HCIS" now obliterated below the 1st floor window. Passage on ground floor between Nos 29 and 31 in which the framing of the north wall of No 29 is visible. Back plastered.	Mid – late 15 th century
MM104	1-3, Burdett Place	DES787	1043575	Grade II Listed Building	Early C19. Now faced with brown roughcast. Tiled roofs. 4 storeys. 1 window each. No 3 is set back. Sashes with glazing bars intact. Curved bay window of 3 lights on the 1 st floor of Nos 2 and 3. Nos 1 and 2 have moulded doorcases, No 3 has doorcase with reeded pilasters, projecting cornices, low	Early 19 th century
MM105	Burdett House	DES788	1043576	Grade II Listed Building	Circa 1830. Stuccoed. Slate hipped roof. 3 storeys. 1 window. Canted bay with French windows on ground floor and sash windows above, with glazing bars intact. Between and linking Nos 3 and 4 one-window bay built out on the 1st floor only. Nos 1 to 5 (consec) form a group.	Early 19 th century
MM106	Zion Cottage	DES789	1043577	Grade II Listed Building	Early C19. Fronted with weatherboarding on a stuccoed base. End walls tile-hung. Slate roof with gable ends. 2 storeys and attic. 2 windows. Sashes, with glazing bars missing, in flush wooden frames. 3-light canted bay added on both floors to right. Central doorway up 8 steps, with handrail, placed in moulded architrave surround with projecting cornice over and rectangular fanlight, and modern glazed door. 2 flat-roofed dormers. Nos 1 to 5 (consec) form a group.	Early 19 th century
MM107	6 and 7, Castle Cliff	DES790	1043578	Grade II Listed Building	Early C19 weatherboarded pair. Hipped slate roof with bracketed eaves. 2 storeys. 4 windows, sashes with glazing bars. 2 doorways with simple hoods on shaped brackets, No 7 has flush-panelled door partly glazed, No 6 has modern door.	Early 19 th century
MM108	Hastings Castle	DES791	1043579	Grade I Listed Building	C11 and C13 ruins, principally of the collegiate Church of St Mary, and the North and East curtain walls with East gate and bastions. The Castle built circa 1070. The church was started	11 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					afterwards but before 1094. More building work in early 1170s to 1190s including the keep in 1172. Repairs of 1216 and afterwards progressive ruin. The walls are stone rubble, and as it exists now there are ruined walls and foundations of the church which had a central tower the western arch of which has been rebuilt, there are remains of a square tower at the west end of the nave. There remains the curtain walling along the North, North-west, North and North-east with the gatehouse on the North-east side with 2 rounded towers. Outside the walls on the north side are store-rooms (known as the Dungeons) in the form of narrow tunnel-vaulted passages. The keep and other buildings no longer exist.	
MM109	50 and 52, Castle Hill Road	DES792	1043580	Grade II Listed Building	Circa 1830. Roughcast over stucco. Parapet. Slate roof. Ground floor: 2 porches with cast-iron balconies and 2 sash windows. 1 st floor 3 sash windows. All windows have original glazing bars and "Tudor" drip moulds. Nos 46 to 62 (even) form a group.	Early 19 th century
MM110	58, Castle Hill Road	DES793	1043581	Grade II Listed Building	Late C18/early C19. Stuccoed. Parapet. Slate roof. 3 storeys and semi-basement. One window wide. 3-storey central bow window of 3-light sashes with glazing bars intact. Right-hand pedimented porch with Tuscan columns, pilastered doorway with panelled reveals, semi-circular fanlight and panelled door, approached by flight of 11 stone steps with iron hand rails. South side has been hung with corrugated asbestos. Nos 46 to (even) form a group.	Late 18 th to early 19 th century
MM111	18A and 18B, Castle Hill Road (See details for further address information)	DES794	1043582	Grade II Listed Building	Early C19. Stuccoed. Parapet. 3 storeys. Ground floor early C20 shop front with blind case and fascia. 1 st floor canted bay window of sashes with glazing bars. 2 nd floor sash with glazing bars in moulded architrave with drip mould over, 2 nd floor right small narrow sash with glazing bars. Included for group value. Nos 3 to 6 (consec) form a group of which No 6 is of local interest only.	Early 19 th century
MM112	1, Church Passage	DES795	1043583	Grade II Listed Building	Late C18. Weatherboarded. Tiled mansard roof with gable ends. 2 storeys and attics in mansard. One window wide. Ground floor: doorway with simple hood on shaped brackets and modern glazed door, and sash window with vertical glazing bars. 1 st floor: single sash window restored with glazing bars. Attic: one flat-roofed dormer with casement. Nos 1, 2 and 3 form a group.	Late 18 th century
MM113	2 and 3, Church Passage	DES796	1043584	Grade II Listed Building	Circa 1800. A pair of cottages, now one. Weatherboarded. Hipped slate roof. 2 storeys. 2 windows wide. 2-light casements with glazing bars, ground floor right 2 new replacement windows one in place of former door. Left-hand glazed door with glazing bars, and simple hood on shaped brackets. Nos 1, 2 and 3 form a group.	Early 19 th century
MM114	Albion House	DES797	1043585	Grade II Listed Building	Late C18. Ground floor painted brick, upper floors weatherboarded. Newly tiled mansard roof with gabled ends, with 2 flat roofed dormers with sashes with glazing bars. 3 storeys and attic. 2 windows wide, sashes with glazing bars in moulded cases with small ledge hoods on shaped brackets. Ground floor central C18 doorway with moulded doorcases, plain frieze, moulded cornice, rectangular fanlight with ornate glazing bars and panelled door. Including area railings	Late 18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					with arrow-head shafts and pineapple finials. No 11, Harpsichord House and West Hill Villa form a group.	
MM115	9, Courthouse Street	DES798	1043586	Grade II Listed Building	C18. Rendered brick. Tiled roof with gabled ends. 2 storeys and attic. 2 windows wide. Sashes, ground floor wide with vertical glazing bars only, 1 st floor later C19 sashes without glazing bars. 2 hipped dormers. 2 modern glazed doors. Nos 9, 11, 13, 17, 19, 23 and 25 form a group (Nos 19 and 23 are buildings of local interest).	18 th century
MM116	11 and 13, Courthouse Street	DES799	1043587	Grade II Listed Building	Probably C17. A timber-framed building with early C19 stuccoed front and tile-hung east side. Tiled roof hipped and half-hipped. 2 storeys. 2 windows. 1st floor C19 sashes, right-hand with side lights. Ground floor 2 large modern windows with leaded panes and 2 modern doors. Nos 9, 11, 13, 17, 19, 23 and 25 form a group of which Nos 19 and 23 are of local interest only.	17 th century
MM117	8, 8A and 8B, Courthouse Street	DES800	1043588	Grade II Listed Building	Mid C19. Stuccoed. Parapet and heavy moulded cornice, vermiculated quoins, band at floor level. 2 storeys. 7 windows wide. 1 st floor all but one in moulded architraves with cills on console brackets, sashes with vertical glazing bars. Ground floor at each end a round-headed opening with moulded architrave and keyblock, one is a doorway the other is a sash window with glazing bars. Between a large vehicle entrance and 2 modern shop fronts. Nos 4, 6, 8, 8A_ and 8B form a group.	Mid-19 th century
MM118	3, The Croft	DES801	1043589	Grade II Listed Building	Late C18/early C19. Tall, narrow weatherboarded house. Tiled hipped roof. 3 storeys and basement. One window wide. Large modern 3-light window to basement, ground and 1 st floors, 2 nd floor sash with glazing bars. Right-hand panelled door with porch with tent-shaped roof. Small weatherboarded 2-storey wing at rear, tiled hipped roof, sash with glazing bars, flush-panel door with fanlight, faces Croft Road at rear. Nos 1 to 11 (odd) and Nos 15 to 23 (odd) form a group.	Late 18 th – early 19 th century
MM119	Abbotsford / Elora	DES802	1043590	Grade II Listed Building	Early C19. No 15 yellow mathematical tiles and stuccoed ground and 1st floors, No 17 entirely stuccoed. Slate hipped roof. Small paired brackets to eaves soffit. Tall, 5 storeys, 4 windows wide. Sashes, No 15 2 nd , 3 rd and 4 th floors with glazing bars, No 17 has Victorian 1 st floor canted bay with balcony with ornate cast iron balustrade and ogee-shaped corrugated iron canopy. Ground floor glazed doors. Nos 1 to 11 (odd) and Nos 15 to 23 (odd) form a group.	Early 19 th century
MM120	19-23, The Croft	DES803	1043591	Grade II Listed Building	Circa 1800. Painted mathematical tile front, weatherboarded end and rear wall Slate roof with hipped end. Small paired brackets to eaves soffit. 4 storeys, of which the bottom is a basement at the rear, because of sloping site. 2 windows each (6 windows wide). Sashes with glazing bars in wooden architraves flush with brickwork, No 23's glazing bars missing, No 19 ground floor modern 4-light casement. 1 st floor doorways of No 19 and 21 paired, with pilasters, rectangular fanlights (No 21 with tracery) No 21 and 23 fielded-panel doors (No 19 glazed and flush-panelled door), flat canopy porch on thin iron posts, and flight of steps, No 23 with iron hand-railings with turned balusters. Nos 1 to 11 (odd) and Nos 15 to 23 (odd) form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM121	74A, All Saints Street	DES804	1043592	Grade II Listed Building	Late C18. Painted brick. Tile roof with gabled ends. 2 storeys and attic. Ground floor: modern door to right and sash with glazing bars. 1 st floor: canted bay window of sashes with glazing bars carried up into roof as a dormer with hipped tiled roof and tile-hung sides. Wooden eaves moulding. Tile-hung gable end. All the listed buildings in All Saints' Street form a group.	Late 18 th century
MM122	80, 81 and 81A, All Saints Street	DES806	1043594	Grade II Listed Building	Circa 1810. Row of 3 houses under one roof. Ground floor stuccoed brick, upper floors clapboarded. Hipped tiled roof. 3 storeys. 3 windows wide. Sash windows with flush moulded casing all with glazing bars. 2 doors with small hoods on shaped brackets, with modern doors. Wooden moulding to eaves. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM123	83, All Saints Street	DES807	1043595	Grade II Listed Building	C16 timber frame refaced with stuccoed ground floor and sham timber framing above. Tiled roof with gable ends. 2 storeys. 2 windows. One 3 and 5-light modern casements with leaded panes, modern oriel 1 st floor left. Modern door off centre. Timber framing visible internally. All the listed buildings in All Saints' Street form a group.	16 th century
MM124	84 and 85, All Saints Street	DES808	1043596	Grade II Listed Building	Late C17. Roughcast. Tiled roof with tile-hung gable ends. 3 storeys and attic. 2 windows wide. Sashes with glazing bars in flush casing. 2 small original hipped dormers. 2 modern ground floor doors and small modern cafe window to left. Brick chimney stacks at ends. Interior: stop-chamfered beams and fireplace bressummer, fielded-panel cupboard on 2 nd floor, fielded-panel doors, newel stairs. All the listed buildings in All Saints' Street form a group.	Late 17 th century
MM125	73, All Saints Street	DES839	1043636	Grade II Listed Building	Small late C18 house. Stuccoed. Tiled hipped roof to moulded eaves. 3 storeys. To left a 3-storey canted bay window, enlarged on 1 st and 2 nd floors, the ground floor of bay has original sashes, the 1 st and 2 nd floors have modern casements with glazing bars. To right moulded doorcase with flat moulded hood on brackets, with modern door, above a sash window with glazing bars on 2 nd floor. Tile-hung sides. All the listed buildings in All Saints' Street form a group.	Late 18 th century
MM126	Original Lighting Column opposite 22 St Mary's Terrace	DES840	1096111	Grade II Listed Building	Gas lighting column, later converted to electricity. Column of a standard type introduced from the late 1870s for the Hastings and District Gas Lighting Co, with early C20 electricity switch and timer box. Thought to have been erected between 1880 and 1890. Cast iron. Comprises a tapering column about 8 feet high of octagonal shape with two decorative bands and a moulded plinth bearing the inscription "HASTINGS AND ST. LEONARD'S GAS CO." There is an enlarged octagonal head on to which an early C20 electricity switch and timer box has been fitted. Above this is a swansneck bracket with paterae and scrolled finial which currently supports a late C20 lantern. One of a series of three identical gas lighting columns in St Mary's Terrace.	Late 19 th century
MM127	Original Lighting Column opposite 12 St Mary's Terrace	DES841	1096112	Grade II Listed Building	Gas lighting column, later converted to electricity. Column of a standard type introduced from the late 1870s for the Hastings and District Gas Lighting Co, with early C20 electricity switch and timer box. Thought to have been erected between 1880 and 1890. Cast iron. Comprises a tapering column about 8 feet high of octagonal shape with two decorative bands and a moulded	Late 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					plinth. Inscription with name of company not visible at time of inspection. There is an enlarged octagonal head on to which an early C20 electricity switch and timer box has been fitted. Above this is a swansneck bracket with paterae and scrolled finial which currently supports a late C20 lantern. One of a series of three identical gas lighting columns in St Mary's Terrace.	
MM128	Original Lighting Column opposite 3 St Mary's Terrace	DES842	1096113	Grade II Listed Building	Gas lighting column, later converted to electricity. Column of a standard type introduced from the late 1870s for the Hastings and District Gas Lighting Co, with early C20 electricity switch and timer box. Thought to have been erected between 1880 and 1890. Cast iron. Comprises a tapering column about 8 feet high of octagonal shape with two decorative bands and a moulded plinth bearing the inscription "HASTINGS AND ST. LEONARD'S GAS CO." There is an enlarged octagonal head on to which an early C20 electricity switch and timer box has been fitted. Above this is a swansneck bracket with paterae and scrolled finial which currently supports a late C20 lantern. One of a series of three identical gas lighting columns in St Mary's Terrace.	Late 19 th century
MM129	Gas lighting column at the top of steps to the north-west of No. 6 Exmouth Place	DES843	1096114	Grade II Listed Building	Gas lighting column, later converted to electricity. Column of 1870s for Hastings and District Gas Lighting Co, electricity switch box of 1920s for BLEECO Brighton. Cast iron. Comprises a tapering fluted column about 8 or 9 feet high with two decorative bands, tulip-shaped top and moulded octagonal base. At the top of the column is a large rectangular electricity switch box of the 1920s inscribed "BLEECO BRIGHTON" with the remains of the manual switch on the outside. Above this is a swansneck bracket with paterae and scrolled finial which now supports a late C20 electric light.	Late 19 th century
MM130	Bus Shelter	DES844	1112998	Grade II Listed Building	Bus shelter. Circa 1900. Built of wood, cast iron and glass with shingled roof. Rectangular structure with 8 cast iron columns supporting half-hipped roof with some patterned shingles. Deep eaves overhang. Columns have decorative cast iron brackets. Between the columns are wood and glazed panels with beaded panelling enclosing four original wooden benches. There is a similar bus shelter at Rock-A-Nore.	Early 20 th century
MM131	Bus Shelter	DES845	1112999	Grade II Listed Building	Bus shelter. Circa 1900. Built of wood and cast iron and glazed panels with shingled roof. Rectangular structure with 6 cast-iron columns supporting half-hipped roof with some patterned shingles. Deep overhanging eaves. Columns have decorative cast-iron brackets secured by cast-iron rosettes. Between the columns are wood and glazed panels with beaded panelling. Four benches are later C20 replacements. There is a similar bus shelter in East Parade.	Early 20 th century
MM132	3, Castle Street	DES859	1190764	Grade II Listed Building	Small and very narrow early C19 building. Stuccoed. Tiled hipped roof. 3 storeys. One bay wide. 1 st and 2 nd floor segmental bowed sashes with glazing bars in moulded casing. Ground floor small modern shop front. Nos 3 to 6 (consec) form a group. No 6 is a building of local interest.	Early 19 th century
MM133	8, Castle Street	DES860	1190768	Grade II Listed Building	Early C19. Stuccoed. Tiled hipped roof. Small paired brackets to eaves soffit. 3 storeys. One window wide. 1 st and 2 nd floors bowed window of 3-light sashes with glazing bars. Ground floor	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					modern shop front with small projecting fascia. Nos 8 and 9 form a group of which No 9 is of local interest only.	
MM134	7, Church Passage	DES861	1190778	Grade II Listed Building	Small early C19 cottage. Stuccoed. Slate roof with gabled ends. 2 storeys. 2 windows wide. Sashes with glazing bars. Central gabled porch with narrow panelled door and semi-circular fanlight.	Early 19 th century
MM135	8, Cobourg Place	DES862	1190783	Grade II Listed Building	Late C18. Weatherboarded. Parapet. Tiled roof. 2 storeys. 3 windows. Sashes with glazing bars, on left a 2-storey Victorian canted bay of sashes with glazing bars and with moulded cornice at top. Central doorway with moulded doorcase with coved cornice and plain frieze, rectangular fanlight and later glazed door.	Late 18 th century
MM136	West Hill Villa	DES863	1190791	Grade II Listed Building	Circa 1800. Brick, front painted, supported by very tall arched basement. 3 storeys. Ground floor four very tall round-arched windows, 1 st floor iron balcony on cast iron brackets with 2 canted bays of sashes without glazing bars, 2 nd floor 2 sashes without glazing bars with louvred shutters. Slate hipped roof. No 11, Harpsichord House and West Hill Villa form a group.	Early 19 th century
MM137	17, Courthouse Street	DES864	1190822	Grade II Listed Building	Early C19. Stuccoed front, weatherboarded and brick side. Slate roof with gable ends. 2 storeys. One window wide. 1 st floor sash with glazing bars. Ground floor C19/20 shop front with cornice over. Included for group value. Nos 9, 11, 13, 17, 19, 23 and 25 form a group of which Nos 19 and 23 are of local interest only.	Early 19 th century
MM138	4 and 6, Courthouse Street	DES865	1190827	Grade II Listed Building	Mid C19. Painted brick front. Tiled roof with gabled ends. 2 storeys. 1 st floor 3 windows, left-hand narrower, late C19 sashes without glazing bars, flat brick arches, and cills. Ground floor 2 large late C19 shop windows and doorway with continuous fascia with cornice over. Right hand return end has modern projecting shop front. Included for group value only. Nos 4, 6, 8, 8A and 8B form a group.	Mid-19 th century
MM139	Sunbeam House	DES867	1190842	Grade II Listed Building	Circa 1810. Pair of tall stuccoed houses. Hipped tiled roof. Small paired brackets to eaves cornice. 4 storeys and basement. Each with full height segmental bow of 3-light sashes with glazing bars, No 9 has modern square bay inserted on 1 st floor, and balcony on 2 nd floor with tent-shaped canopy and cast iron balustrade in honeysuckle pattern, 3 rd and 4 th floors have continuous tent-shaped canopies over windows. On each house to right of bay is a sash with glazing bars on top 2 floors. No 9 to right a porch with open pediment and fanlight with cornice under, to left a Victorian gothic gabled porch. No 11 has long flight of steps with iron railings with turned newels to right hand doorway with open pedimented porch on slim columns, semi-circular fanlight and fielded-panel door. No 11 tile-hung side wall. Nos 1 to 11 (odd) and Nos 15 to 23 (odd) form a group.	Early 19 th century
MM140	Dunroamin / St Just	DES869	1190893	Grade II Listed Building	Circa 1820. Rainwater heads dated 1822 and 1821. 2 houses forming one composition. Stuccoed. Parapet, cornice and bands, 3 storeys and basement. 9 windows across. Corner site, with centre (one window) set back, either side of which is curved outwards and around corner on each side. Sashes with glazing bars, some blind, 1 st floor 3 French windows to each,	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					one of No 33's is blocked, No 33's have ornate cast iron balconettes, No 31's have balcony on shaped brackets with slim columns supporting tent-shaped copper hood and plain iron balustrade at front. Doorways: No 31 in central recess, up 4 steps; No 33 on right; both in moulded architraves with rounded-heads with semi-circular fanlights with radial glazing bars, 6-fielded panel and moulded doors. Good contemporary iron area railings along whole width with arrow-head shafts and turned newels with urn finials. Nos 5 to 35 (odd) form a group.	
MM141	6, East Parade	DES871	1190959	Grade II Listed Building	Late C18. Detached. Stuccoed. Parapet. Tiled hipped roof. 3 storeys. One window wide, 1 st floor 2-light sash without glazing bars, 2 nd floor sash with vertical glazing bars. Modern shop front with fascia board. Nos 1 to 11 consec form a group, No 3 of which is of local interest only.	Late 18 th century
MM142	8, East Parade	DES872	1190965	Grade II Listed Building	Early/mid C19. Stuccoed front, slate-hung sides. Parapet. Slate hipped roof. 4 storeys. One window wide. 1 st and 2 nd floor 2-storeyed canted bay of sashes without glazing bars, 3rd floor sash without glazing bars. Ground floor small modern shop front and round-headed doorway to right in moulded architrave with semi-circular fanlight. Included for group value.	Early – mid 19 th century
MM143	16 East Parade	DES873	1190986	Grade II Listed Building	Probably mid C19. Small weather-boarded cabin with low-pitched slate roof with gable ends. 2 storeys. 1 st floor sash with glazing bars and modern sign-board to side. Ground floor open front with modern aluminium sliding shutters and fascia board above with blind case. The end wall has small shop with modern frame and modern glazed door, blind-case above and sign-board above on 1 st floor. Included for group value. Nos 14, 15, 16 and 18 together with No 25 West Street form a group.	Mid-19 th century
MM144	18A East Parade	DES874	1191004	Grade II Listed Building	Early C19. Roughcast. West side tile hung. Low-pitched slate roof. Quoins and wide bands. 3 storeys. 2 windows wide, moulded architraves, 2 nd floor sashes with vertical glazing bars, 1 st floor replaced by modern top-opening-light windows. Ground floor large modern aluminium frame plate-glass restaurant windows and cornice over. Right-hand return 2 nd floor round-headed sash window with glazing bars, and flat headed sash with glazing bars on 1st floor below. Included for group value. Nos 18A, 19 and 20 form a group.	Early 19 th century
MM145	Hill Cottage	DES875	1191035	Grade II Listed Building	Early C19 cottage. Cement rendered. Slate roof with gabled ends. 2 storeys. One window wide, sashes without glazing bars. To right pilastered doorway with open pediment and rectangular fanlight, and panelled door. Including mid C19 iron area railings. Included for group value. Nos 9 and 10 form a group.	Early 19 th century
MM146	4, George Street	DES876	1191067	Grade II Listed Building	Early C19 stuccoed brick front to probably C17 or early C18 building. 2 storeys and attic. 1 st floor 2 widely spaced sashes with glazing bars. Ground floor central early C19 doorcase with reeded pilasters panelled frieze and small paired brackets to cornice. Flanked by late C19 small shop fronts. The steep-pitched roof has been reduced in height - 2 modern flat-roof dormers. Interior: chamfered beams. All listed buildings in George Street form a group.	17 th – early 18 th century
MM147	23, George Street	DES877	1191096	Grade II Listed Building	Early C19. Red brick with blue headers. Tiled hipped roof. 3 storeys. 2 widely spaced windows. 2nd floor sashes with glazing bars in moulded casing. 1 st floor sashes without glazing	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					bars, in flat brick headed openings. Ground floor: probably mid C19 shop front with cornice and corner entrance. All listed buildings in George Street form a group.	
MM148	32, George Street	DES878	1191116	Grade II Listed Building	Early C18 or possibly C17 origin but no internal features to substantiate this. Gable end to street, roughcast, 2 storeys and attic. One window wide. 1 st floor sash without glazing bars. Attic 2-light casement in gable. Ground floor pilastered shop front probably mid C19 with fascia and cornice, recessed windows. New interlocking tile roof. All listed buildings in George Street form a group.	17 th or early 18 th century
MM149	42, George Street	DES879	1191124	Grade II Listed Building	Early/mid C19. Stuccoed. Large building of 3 storeys. 2 bays wide. Ground floor 3 round-headed doorways with impost mould, 2 modern display windows between in recess which extends to 1 st floor with 2 3-light sashes with glazing bars and thin pilasters, entablature over 1 st floor has gone. 2 nd floor pilastered and rusticated, with 2 large sashes with glazing bars in moulded architraves with cornice on console brackets, crowning entablature with dentilled cornice and parapet. All listed buildings in George Street form a group.	Early – mid 19 th century
MM150	62A, High Street	DES880	1191412	Grade II Listed Building	Mid C19 house in important position. Red brick. Stone string-course, elaborate brick and stone eaves cornice, and parapet. Slate roof. 2 storeys. 3 windows. 1 st floor round arch windows with keyblocks and moulded impost. Ground floor flat brick arches, all sashes with glazing bars. Central doorway converted to window with flat pilasters and cornice on brackets. All the listed buildings in the High Street up to and including No 118 form a group.	Mid-19 th century
MM151	67 and 68, High Street	DES889	1191423	Grade II Listed Building	C17 building refronted in early C19, stuccoed. 2 storeys and attic. Ground floor: No 67 modern splayed bay and door with hood, No 68 Victorian shop front with projecting fascia, elliptical arch lights to windows, recessed doorway on right, 1st floor: 2 segmental bowed windows of 3 sashes with glazing bars, No 67's is a poor modern reproduction, sash with glazing bars between. 3 attic dormers. Steep-pitched tile roof with gable ends. Brick chimney stacks. Side entrance to No 68 with reeded doorcase with cornice and fielded panel door. Interior - stop chamfered ceiling beams. Wing at rear of No 68 brick faced timber frame, with open timber roof with octagonal king-post. All the listed buildings in the High Street up to and including No 118 form a group.	17 th century
MM152	73, High Street	DES890	1191427	Grade II Listed Building	Circa 1810. Stuccoed, tall narrow building of 4 storeys, one window wide. Ground floor late C19 shop front with central entrance. 1 st and 2 nd floor splayed bay of casements with glazing bars and iron grilles to centre lights. 3 rd floor modern casement with leafed panes. Slate hipped roof. Rear tile-hung. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM153	Nelson Buildings	DES891	1191432	Grade II Listed Building	Date 1815-20. A group of 4 houses designed as one building. 4 storeys, half-basement and attic. Stucco, painted. Wide projecting eaves, supported on coupled consoles. Half H plan, with slightly projecting wings. Hipped tiled roof, flat roofed attic dormers with sashes. All sashes with original glazing bars, with keyblocks to 1 st and 2 nd floor windows, except No 78 in left hand wing which has been refaced with cement and has later 3-storeyed splayed bay window. No 81 in right-hand wing has shallow bow window with 3-light sashes on 1 st , 2 nd and 3 rd floors. 1 st floor has cast iron balconies and a bust of Nelson in small niche in centre. Ground floor: No 79 has	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					railings to basement and original doorway with entablature, pilasters, panelled reveals and door, traceried rectangular fanlight containing lamp. No 78 has later C19 shop front with narrow pilasters and cornice. No 80 has Victorian shop front with high fascia and blind case. No 81 has original shop front with pilasters, and plate glass. All the listed buildings in the High Street up to and including No 118 form a group.	
MM154	90, 90A and 90B, High Street	DES892	1191463	Grade II Listed Building	Probably C15, with C18 stuccoed front with parapet. 2 storeys. 3 windows wide (widely spaced). 1 st floor three 3-light sashes, No 90B with glazing bars. Ground floor: No 90 and 90A have pilastered doorcases with cornices, No 90A has recessed pilasters and frieze. No 90 has modern bow window. No 90B has early C19 shop front with pilasters and dentilled cornice, plate glass. First floor oversails slightly with moulded bressummer. Steep-pitched tile roof with hipped end. Brick chimney stack. Rendered rear elevation with one gable. Interior: 1 st and ground floor rooms with fielded panelling with moulded cornices. Staircase with turned balusters and moulded string. Attic, roof with octagonal king post with moulded capital and base. Blue plaque on front of No 90 "In 1791 the first Bank was established here the Hastings Old Bank". All the listed buildings in the High Street up to and including No 118 form a group.	15 th century
MM155	12 and 12A, Hill Street	DES893	1191612	Grade II Listed Building	Pair of early C18 cottages. Timber frame structure, with new brick ground floor and new weatherboarding above, with slight bellcast between. Tiled roof with hipped end. 2 storeys. 3 windows wide, irregular fenestration, modern 2 and 3-light casements with glazing bars, ground floor with cornices. 2 new oak doors at centre. Wings at rear with weatherboarded ends, stone rubble side of No 12A. Nos 8 to 12 (consec) and No 12A form a group.	Early 18 th century
MM156	1-8, Pelham Crescent (See details for further address information)	DES900	1191926	Grade II* Listed Building	Includes No 9 Pelham Place, 1824-8 Architect Joseph Kay. A long crescent of houses with St Mary's in the Castle at the centre divides the crescent in two. Each house 4 storeys and basement which is above the ground floor level, one window wide. Stuccoed, painted. Parapet. The end houses have scrolled pediment features with acroteria. Slate roofs. 1 st and 2 nd floors have large segmental bowed windows of sashes all with glazing bars intact. 2 nd and 3 rd floors have hooded balconies on slight curve. 3 rd floor semi-circular window. Ground floor door and sash window. All lattice, railings and other ironwork contemporary. Built for the Earl of Chichester Sir Thomas Pelham Nos 1 to 15 (consec) and No 14A, St Mary's in the Castle and Nos 7, 8, and 9A Pelham Place form a group.	Early 19 th century
MM157	7 and 8, Pelham Place	DES909	1191986	Grade II* Listed Building	1820-5. Architect Joseph Kay. A continuation of Pelham Crescent and with Nos 9 and 9A Pelham Place are what is left of the original layout of Pelham Place. A pair originally stuccoed now with pebbledash. Parapet and mansard roofs, No 7 slated, No 8 with new tiles. 4 storeys and attic. Ground floor modern shops. Above similar design as Pelham Crescent, 1 st and 2 nd floors large wide segmental bowed window of sashes with glazing bars, cast iron balcony across 1 st floor of both, 2 nd floor with curved balconies with iron balustrade, No 7 retaining its canopy on slim paired posts. Cornice over nd floor. 3 rd floor 3-light sashes with cambered head. 2	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					pedimented dormers. Nos 7, 8, 9A and 9 together with Nos 1 to 15 (consec) and No 14A Pelham Crescent form a group.	
MM158	6, Sinnock Square	DES916	1192155	Grade II Listed Building	Early C19 cottage. Painted brick base, roughcast above, tile-hung sides. Tiled hipped roof. 2 storeys. Front to passage, one window wide, new 2-light casements and modern glazed door with small modern wood-lattice porch. Included for group value. Nos 1 to 4 (consec) and No 6 form a group.	Early 19 th century
MM159	6-9, Wellington Square	DES921	1192253	Grade II Listed Building	Circa 1820. Stuccoed, Nos 8 and 9 rusticated ground floors, No 9 roughcast above. Slate mansard roof with flat-roofed dormers with glazing bars. 3 storeys, attic and basement. One window each (4 across). Sashes with glazing bars (ground floor No 6 glazing bars missing) 1 st floor French windows, Nos 6 and 9 modern French windows, 1 st floor balconies, Nos 8 and 9 with ironwork on brackets, Nos 6 and 7 later wooden balustered balconies. Each with round-headed doorways with traceried fanlights, and moulded panelled doors, No 6 has been partly glazed. Including cast iron basement area railings. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM160	14-17, Wellington Square	DES922	1192257	Grade II Listed Building	Circa 1820. Stuccoed. Ground floor rusticated. Eaves cornice. Slate mansard with flat-headed dormers with sashes. Ground floor: round-headed doorways with traceried fanlights (No 16's fanlight has been blocked) and moulded panelled door and sash windows, No 16's glazing bars missing. 1 st floor: each with French windows with decorative ironwork balconies, No 15 still retains its tent-shaped canopy, No 16 has wider 1 st floor canted bay with wide bowed cast-iron balcony, the canopy missing. 2 nd floor: sashes, Nos 14 and 17 with glazing bars, No 15 replaced by casement, No 16 with cast iron balconette. Including basement area railings with arrow-head shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM161	20, Wellington Square	DES923	1192262	Grade II Listed Building	Early/mid C19. Stuccoed. Parapet and heavy moulded cornice. Asbestos 'slated' roof with half-hipped end facing front over parapet. 4-storeys and attic. 2 nd and 3 rd floor 2 sashes without glazing bars. 1 st floor 3-light sash without glazing bars with decorative ironwork balcony on brackets. Ground floor rusticated with 3-light sash without glazing bars and right hand round-headed doorway with fanlight and moulded and panelled door. All the listed buildings in Wellington Square form a group.	Early – mid 19 th century
MM162	24, Wellington Square	DES924	1192271	Grade II Listed Building	Early C19. Stuccoed. Rusticated ground floor. Low-pitched slate roof with moulded eaves cornice. 4 storeys and basement. 2 windows wide, sashes with glazing bars, ground floor glazing bars missing, 1 st floor wooden balcony with turned wood balustrade, square columns supporting ogee and shaped canopy with moulded cornice and shaped spandrels. All the listed buildings in Wellington Square form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM163	30 and 31, Wellington Square	DES925	1192277	Grade II Listed Building	Early C19, pair at end of terrace on north-east side of square. Stuccoed, rusticated ground floor. High parapet with continuous panel in moulded architrave. Moulded pilaster down centre. 4 storeys and basement. 3 windows wide, sashes with glazing bars and narrow margin panes, ground floor and 1 st floor 3-light sashes. Glazed door 1 st floor centre onto balcony across entire width of building with fretwork columns and frieze with tent-shaped canopy and decorative ironwork balustrade. The centre 2 bays of balcony project over ground floor porches with Tuscan columns, pilastered doorways with fielded-panel reveals, rectangular fanlights, decorated frieze and fielded-panel doors. Including basement area railings. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM164	41-43, Wellington Square	DES926	1192281	Grade II Listed Building	Early C19. Stuccoed. Rusticated ground floor. Parapet, centre 4 bays with wide segmental pediment with decorated tympanum and small scrolled pediments over end bays with acroteria with shell niches. Rectangular recessed panels in parapet. Above ground floor, pilastered. Cornice over 2 nd floor. String course. 5 storeys and basement. 6 windows wide (2 wide each). Sashes with glazing bars (2 nd and 3 rd floors of No 43 glazing bars missing), 2 nd floor windows in moulded architraves. 1 st floor recessed large bowed French casements with glazing bars, with linked segmental bowed balconies on brackets with decorative cast iron balustrade, slender columns supporting tent-shaped roofs with cornices. Ground floor wide elliptically arched 3-light sashes and round-headed doorways with fanlights and moulded and panelled doors. Including basement area railings. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM165	The Queen Adelaide Public House	DES927	1192406	Grade II Listed Building	Early C19. Roughcast. Slate roof with half-hipped ends. 2 storeys. 1 st floor 2 widely spaced sashes, later with vertical glazing bars only. Ground floor 3 later sashes with glazing bars, one converted to fixed-light window. 2 modern glazed doors. Included for group value. Nos 19A, 20 and 21 form a group.	Early 19 th century
MM166	The Town Hall	DES930	1245060	Grade II Listed Building	Circa 1880 in Early English style making clever use of an awkward triangular site. Built of snecked stone rubble with ashlar dressings, granite colonnettes and tiled roof. Queens Road frontage or south elevation of two storeys, three windows. Parapet with floral decoration and central pediment with cross-shaped saddlestone and tall central rose window above paired lancets with colonnettes. Stone balcony on large stone brackets. Other first floor windows are paired round-headed windows divided by colonnettes. First floor Council Chamber has stained glass windows with shields and floral motifs. Ground floor has two paired trefoiled windows and central arched entrance with triple granite colonnettes. East elevation has large first floor canted bay with central rose window to Council Chamber with bellcote to right hand side. The east elevation has a series of five gables to the left where the building is of three storeys and one storey to the right with tall arcading with quatrefoils and some mullioned and transomed windows. On this front are a series of interesting carved stone panels depicting "Hastings Fishermen boarding French Pirates", "Landing of the French and their Defeat", "Queen Elizabeth Granting the Charter to the Corporation" and "Cinque Port Ships Going to meet the Armada". North elevation is asymmetrical with linked components with separate doors varying from one to	Late 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					three storeys, including part with tall round-headed openings with quatrefoils and arched doorcase with Hastings Coat of Arms, a further section to the right of two storeys with full-height canted bay window, a two storey part with oriel, gable and arched doorcase, now window and a corner three storey section with gable and double round-headed sash to second floor and corner tower.	
MM167	The Havelock Public House	DES933	1268280	Grade II Listed Building	Probably c1857, as General Havelock died in that year and the street was renamed as a result, but refitted in 1889-90 by a local architect Ward with murals probably by Royal Doulton artists. Italianate style. Stuccoed with slate roof Four storeys; two windows. Overhanging eaves cornice with decorated brackets. Sashes with verticals only set in eared architraves with cornices to second floor and brackets to first floor. Continuous flower guard with anthemion motif below first floor windows. Late C19 pub front has elliptical bowed centre with etched glass flanked by tiled pilasters and on the right hand side there is a fine Royal Doulton panel depicting General Havelock with the name "Alfred T S Carter, 290, Brockley Road London SE". The rear elevation is similar but has one tripartite window, panels with roundels between first and second floors and late C20 bar front. The interior contains three Royal Doulton panels depicting Hastings Castle, the Battle of Hastings and a sea engagement with the Conqueror boarding a French pirate ship, mahogany bar fitting with barley twist columns, boarded ceiling with lozenge-shaped ribs and black and white tiled floor. Carter (later Poole Pottery) may have commissioned the murals. They are thought to be the work of either John Eyre or John H McClennan.	Late 19 th century
MM168	12 and 13, York Buildings	DES935	1286590	Grade II Listed Building	Early C19. Painted mathematical tiles. Hipped tiled roof. 4 storeys. 4 windows. 2 segmental bowed bay windows of 3 light sashes with glazing bars, each from the 1 st to the 3 rd floors, originally curved, but flat sashes have now been substituted for the original curved sashes, though the glazing bars have been retained. On each floor 2 centre sashes with glazing bars, 1st floor tall. Small paired brackets to eaves soffit. Ground floor very large modern shop front with large fascia up to 1st floor bays. Nos 11, 12, 13 and 14 form a group, of which Nos 11 and 14 are of local interest only.	Early 19 th century
MM169	7, West Street	DES936	1286607	Grade II Listed Building	C18. Cement rendered, ground floor modern brick. East side 2 nd floor weatherboarded. Tiled mansard roof with half-hipped gable facing road. 3 storeys and attic. One window wide. All modern metal-frame casements, 1 st and 2 nd floor larger than attic. Ground floor vehicle entrance and modern metal-frame casement. Included for group value. Nos 4, 6 and 7 form a group, of which No 4 is of local interest only.	18 th century
MM170	16, Winding Street	DES938	1286619	Grade II Listed Building	C18 house. Stuccoed. Mansard half-hipped slated roof. 2 storeys and attic. 3 windows left hand sashes with glazing bars, centre small modern casement and modern door below. On the right the roof projects over corner canted bay (replacing original sash) of sashes on the 1 st floor not projecting but placed in the angle of the building. 2 dormers in mansard with sashes with glazing bars. C19 shop front in the corner with cornice and corner door. Interior: small simple C18/19 dog-leg stairs with turned newels. No 16 together with No 16 The Bourne form a group.	18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM171	45, Wellington Square	DES938	1286660	Grade II Listed Building	C18 house. Stuccoed. Mansard half-hipped slated roof. 2 storeys and attic. 3 windows left hand sashes with glazing bars, centre small modern casement and modern door below. On the right the roof projects over corner canted bay (replacing original sash) of sashes on the 1 st floor not projecting but placed in the angle of the building. 2 dormers in mansard with sashes with glazing bars. C19 shop front in the corner with cornice and corner door. Interior: small simple C18/19 dog-leg stairs with turned newels. No 16 together with No 16 The Bourne form a group.	18 th century
MM172	Baptist Church	DES941	1286663	Grade II* Listed Building	1838. Part of the layout of Wellington Square. Painted stucco. Slate hipped roof. Continuous cornice and parapet. Side facing square: with 5 round-headed sashes with glazing bars in round-arched recesses, with moulded arches and impost, porch at right hand (north-east) end. Front facing south, 3 bays, centre in slight projection with panelled pediment and with large round-headed recess and with continuous impost, over smaller round-headed sashes to either side, centre ground floor enclosed porch with paired pilasters and entablature, with side entrance to porch. Including area railings with urn finials and open-work cast iron gate piers. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM173	1 and 2, Wellington Square	DES942	1286690	Grade II Listed Building	Early-mid C19 similar pair, Stuccoed, ground floor rusticated. Parapet. 4 storeys and basement. Centres in very slight projections with 2 nd and 3 rd floors 2 sashes without glazing bars in moulded architraves with cornices over, and dentilled cills to 2 nd floor. 1 st floor large 3-light sashes with glazing bars each with balcony with turned wood balustrade, slender columns and hoods. Ground floor: No 1 with 3-light sash without glazing bars, No 2 with canted bay window of sashes without glazing bars. Moulded and panelled door on left hand of each with rectangular fanlight. Including basement area railings with arrow-head shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early – mid 19 th century
MM174	26 and 27, Wellington Square	DES943	1286704	Grade II Listed Building	Early C19. Centre pair on north-east side of square. Stuccoed, rusticated ground floor, moulded cornice, panelled frieze and wide pediment over both with decorated tympanum and acroteria. 4 storeys and basement. 4 windows wide (each 2 windows wide) 1 st and 2 nd floors No 26 with glazing bars, ground floor No 27 segmental arch over 3-light sash and 2 1 st floor modern French windows. The original 1st floor balconies have been replaced by plain wood balustered balconies. To each a right-hand round-headed doorway with panelled doors, No 27 with good original 3-panelled door with large fielded centre panel and reeding in top and bottom panels, and semi-circular traceried fanlight, No 26 has new fielded-panel door and untraceried semi-circular fanlight. Including basement area railings with arrow-head shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM175	Sinnock Platt	DES944	1286729	Grade II Listed Building	C18. No 1 painted brick ground floor weatherboarded above and tiled mansard roof with moulded eaves cornice. No 2 to right at right angles forming projecting gable, painted brick, tile roof with weatherboarded gable. 2 storeys and attic. 2 windows wide, mainly 2-light casements with glazing bars, ground floor No 2 has 3-light casement and ground floor No 1 and attic of No 2 have sashes with glazing bars, No 1 has hipped dormer in mansard. 2 doorways, No 1 new oak	18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					door, No 2 at right angles, plain boarded with cambered brick arch. Nos 1 to 4 (consec) and No 6 form a group.	
MM176	Church of St Clement	DES945	1286732	Grade II* Listed Building	Circa 1380. Built after the French burning of 1377. Stone with tower of chequered stone and flint. Red tile roof. Comprising: nave and chancel in one, north and south aisles, south-west tower at west end of south aisle and south porch. Perpendicular windows, 4-centred arches to east, north and south of chancel. Embattled parapet. Large but low south-west tower, with higher stair turret on south-west corner, battlements and pyramid tiled roof. Late C19 south porch. 7 bay arcades, wagon roofs to nave, aisles and chancel. Fragments of screen in west end of nave, 2 large C18 brass chandeliers. Monument to John Collier 1760.	14 th century
MM177	8, Russell Street	DES946	1286752	Grade II Listed Building	Early C19. Roughcast over brick. Tiled roof, moulded eaves cornice. 3 storeys. One window wide. Sashes with glazing bars (now boarded over). Left hand doorway with rectangular fanlight with glazing bars and reeded frieze. Similar elevation at rear but exposed brick. Nos 6 to 20 (even) together with Nos 5 and 6 Albert Road form a group, of which Nos 14 to 20 (even) Russell Street are of local interest only.	Early 19 th century
MM178	1 and 1A, Oak Passage	DES949	1286851	Grade II Listed Building	Early C19 pair of adjoining cottages. Red brick ground floor, tile-hung above. Low-pitched slate hipped roof. 2 storeys. 1 st floor 3 sashes with glazing bars, left hand small and narrow and the centre larger than the right hand window. Ground floor 1 horizontally sliding sash with glazing bars, larger fixed-light window with glazing bars, part blocked. 2 flush-panelled doors, No 1A with segmental brick head.	Early 19 th century
MM179	Sea Gulls	DES958	1286995	Grade II Listed Building	Late C18. Stuccoed ground floor, clapboarded 1 st floor. Tiled hipped roof with one old gabled dormer. 3 storeys. One sash on each floor with vertical glazing bars. Moulded eaves cornice. Left hand return 1 st floor tile hung and doorway with moulded hood. Wing behind with high mansard tiled roof. Nos 8 to 12 (consec) and No 12A form a group.	Late 18 th century
MM180	Hill House / Hill Side	DES959	1286997	Grade II Listed Building	One building. Circa 1810, detached villa. Stucco fronted, weatherboarded at back. Low-pitched hipped slate roof with wide eaves. 2 storeys and basement. 3 windows wide. Left and right two 2-storeys and basement segmental bowed windows of 3 sashes with glazing bars. Centre 1 st floor round-headed sash with glazing bars and keyblock. Good central doorway with porch with open pediment on 2 slender turned pillars, 6-fielded-panel door, semi-circular fanlight, stone steps with iron railings. Brick chimneys.	Early 19 th century
MM181	22, Hill Street	DES960	1286998	Grade II Listed Building	Early C17. Timber framed covered with later cement rendering. Tiled roof, gable end to street. 2 storeys and attic, 1 st floor overhanging on bracket. Ground floor door and canted bay window with modern casements with glazing bars. 1 st floor new 3-light casement, attic 2-light casement, both with glazing bars.	Early 17 th century
MM182	The Old Brewery to rear of No 33 High Street	DES966	1293392	Grade II Listed Building	Circa 1810. Nicely built warehouse of brick with blue headers. Slate hipped roof, originally with twin bracketed cornice, now plain eaves soffit. Three storeys. Central doorways on each floor formerly with pulley gibbet over. Two windows each side of centre doors, segmental arched sash	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					windows with glazing bars. All the listed buildings in the High Street up to and including No 118 form a group.	
MM183	35, High Street	DES967	1293396	Grade II Listed Building	C16/C17 timber frame building with front of C18 - stuccoed with parapet, 2 storeys, 2 windows, 1 st floor overhangs with 2 large sashes with glazing bars. Ground floor sash with glazing bars and modern casement, doorway on right with rectangular fanlight and fluted case with panelled reveals. Steep-pitched tiled roof (new tiles) with 2 hipped dormers. Gabled at rear with new tile hanging. Interior chamfered beams, large chamfered lintel to fireplace. All the listed buildings in the High Street up to and including No 118 form a group.	16 th / 17 th century
MM184	39, High Street	DES968	1293399	Grade II Listed Building	Circa 1810. Painted mathematical tiles. Slate roof. Box cornice to eaves with small paired consoles to soffit. 3 storeys. 1 st and 2 nd floor: 3 windows, sashes with glazing bars in moulded casing. Ground floor: Victorian shop front with continuous cornice and fascia, plate glass. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM185	15, 16 and 16A, George Street	DES971	1293484	Grade II Listed Building	Circa 1810-20. Of Burton's type. 3 storeys. Stucco, painted. Cornice and parapet. Cornice running along top of modern shop fronts. 4 pairs of coupled pilasters rising height of 1 st and 2 nd floors. First floor: round arched French windows, the 2 outside ones opening on to cast iron balconies, moulded stucco architraves. 2 nd floor: 3 square casements in moulded architraves. Ground floor: C20 shop fronts, No 15 reproduction multi-pane bow window in recess. All listed buildings in George Street form a group.	Early 19 th century
MM186	27, George Street	DES972	1293488	Grade II Listed Building	Circa 1820. Stuccoed. 3 storeys. One window wide. Parapet. Pediment over slight central projection containing 1 st floor segmental bow of sashes with glazing bars with pilasters and entablature and 3-light 2 nd floor sash with glazing bars. Large modern projecting ground floor shop front. All listed buildings in George Street form a group.	Early 19 th century
MM187	9, George Street	DES974	1293519	Grade II Listed Building	Circa 1810. Stuccoed. Parapet and cornice. 3 storeys. 2 windows wide. 2 nd floor modern 3-light casements with glazing bars. 1 st floor segmental bows of sashes with glazing bars with modern hoods over. Ground floor the shop front has been replaced by recessed doorway and window, with shop entablature above. Included for group value. All listed buildings in George Street form a group.	Early 19 th century
MM188	Rock House	DES975	1293537	Grade II Listed Building	Circa 1820. Red brick with blue headers. Stuccoed east front. Slate hipped roof. 2 storeys and basement. Sash windows with glazing bars, louvred shutters. Bay windows to east on ground and 1 st floors. Brick string course. Central moulded panelled door with rectangular fanlight with glazing bars. Inscription "Dr Elizabeth Blackwell 1821-1910" first woman doctor, lived and worked at this house for thirty years.	Early 19 th century
MM189	11, East Parade	DES977	1293547	Grade II Listed Building	Mid C19. stuccoed. late hipped roof. Very large moulded cornice. 4 storeys. One window wide. 1 st , 2 nd and 3 rd floor 3-storeyed canted bay window of sashes without glazing bars, ground floor modern 2-light window. Modern corner doorway with hood on shaped brackets. Included for group value. Nos 1 to 11 (consec) form a group, of which No 3 is of local interest only.	Mid-19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM190	London Trader Public House	DES979	1293568	Grade II Listed Building	Early C19. stuccoed. New tiled roof with shaped ridge tiles. Originally 3 houses, Nos 5 and 6 to left 2 storeys and attic partly in mansard, 2 windows, 1 st floor 2-light casement and 2-light sash, ground floor, 2 plate glass windows and glazed door. To right No 7 has 3 storeys, hipped tiled roof, brick dentil eaves, 3 storeys, 2 windows, 1 st and 2 nd floor sashes without glazing bars, ground floor 2 plate glass bar windows and glazed door. Right-hand return facing east. 2 windows 1 st floor one window, 2nd floor, sashes without glazing bars, ground floor small modern bar window. Included for group value. Nos 3 to 7 (consec) form a group.	Early 19 th century
MM191	2, East Parade	DES980	1293577	Grade II Listed Building	Early C19. Stuccoed. Slate roof with gable ends. Weatherboarded side. 3 storeys and attic. Ground floor small modern open shop front and modern door, 1st floor later C19 canted bay of sashes without glazing bars, 2nd floor 2 sashes without glazing bars, large flat roofed dormer with sash. Included for group value. Nos 1 to 11 (consec) form a group of which No 3 is of local interest only.	Early 19 th century
MM192	Darlington House / Garden Wall in front of Nos 55, 57 and 59	DES981	1293591	Grade II Listed Building	A terrace originally called Gloucester Place. Stuccoed. Parapet. Slate mansard with half-hipped ends. 4 storeys, attic and basement. Each house has arched and open pedimented porch on Tuscan columns, traceried fanlight and panelled doors, and each has a sash window with glazing bars and segmental bowed bay window of sashes with glazing bars, on each floor. No 55 has 3-storeyed canted bay with sashes without glazing bars in place of original bowed window. Square-roofed dormers with sashes with glazing bars. Along flight of steps to each doorway with iron railings with turned newels. The terrace is built high above road with gardens on red brick terrace wall with iron railings with arrow-head shafts.	Early 19 th century
MM193	Garden Cottage	DES982	1293594	Grade II Listed Building	Late C18 detached cottage down footpath off Croft Road. Red brick. Tiled roof with one gabled end, the other half-hipped. 2 storeys and attic. One window wide. 1 st floor wide sash window with glazing bars. Ground floor large 3-light casement with glazing bar and segmental brick arch, and left-hand doorway with moulded wood architrave and simple flat hood and fielded-panel door. One old hipped-roof dormer with casements with glazing bars.	Late 18 th century
MM194	44, Croft Road	DES983	1293596	Grade II Listed Building	Circa 1800. Small cottage. Brick (painted) ground floor, weatherboarded upper storey. Hipped roof of new tiles. Brick chimney rising through centre of front. 2 storeys. 1 st floor at 2 levels, 2 windows with glazing bars, one a sash, the other a casement. Ground floor 2 small blocked windows at different levels, and flush-panelled door to right.	Early 19 th century
MM195	54, Castle Hill Road	DES984	1293641	Grade II Listed Building	Late C18 and early C19. Painted stucco. Parapet and heavy moulded cornice. Slate mansard roof. 2 storeys and attic. Central door with modern porch, flanked by 2-storey bow windows of 3-light sashes with glazing bars. One attic dormer. Nos 46 to 62 (even) form a group.	Late 18 th century
MM196	60, Castle Hill Road	DES985	1293643	Grade II Listed Building	Early C19. Stuccoed. Slate hipped roof. Small paired brackets to eaves soffit. 3 storeys. One window wide. 3-storeyed canted bay window of sashes without glazing bars. Left-hand round-headed doorway with semi-circular fanlight with glazing bars, modern door, and steps with iron railings. Tile-hung at rear. Included for group value. Nos 46 to 62 (even) form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM197	46 and 48, Castle Hill Road	DES986	1293680	Grade II Listed Building	Circa 1800. Black mathematical tiles in imitation of blue glazed brickwork. Tile-hung sides. Hipped roof of new tiles. 3 storeys. 3 windows (2 windows 2 nd floor). Sashes with glazing bars in moulded casing. Central fielded-panel door in moulded doorcase with modern pilasters and pedimented hood, steps with iron handrails. Doorway to left with 1 window above and 6-panelled door, rectangular fanlight and moulded doorcase with cornice. Nos 46 to 62 (even) form a group.	Early 19 th century
MM198	5 and 6, Albert Road	DES999	1353126	Grade II Listed Building	Early C19. Stuccoed front, painted brick sides. slate hipped roof. 4 storeys. 2 windows wide, right-hand in plain architraves with keyblocks, sashes without glazing bars, 1st floor left modern French casement inserted. Ground floor large late Victorian shop front with 2 wide canted plate glass shop windows and doorway off centre and projecting fascia and blind case. Left-hand return facing Russell Street, painted brick, 4 storeys, 5 windows, segmental brick arches, sashes mostly with glazing bars, ground floor panelled door with rectangular fanlights, moulded eaves. Right-hand return, 4 storeys 4 windows in plain architraves, sashes with vertical glazing bars only, round-headed doorway off centre with keyblock, plain architrave, semi-circular fanlight and flush-panelled door. Nos 5 and 6 together with Nos 6 to 20 (even) Russell Street form a group of which Nos 14 to 20 (even) Russell Street are of local interest only.	Early 19 th century
MM199	56, Castle Hill Road	DES1012	1353145	Grade II Listed Building	Early C19 house, much altered. Faced with black mathematical tiles. Cornice and parapet. Hipped slate roof. 2 storeys. 3 windows. Two 2-storeyed canted bays of sashes added later in C19 faced on the ground floor in black mathematical tiles but above stuccoed. Glazing bars missing. Modern wood balcony also added to the centre 1 st floor window and supported on wooden columns forming a porch to central flush-panelled doors. Nos 46 to 62 (even) form a group.	Early 19 th century
MM200	62, Castle Hill Road	DES1013	1353146	Grade II Listed Building	Early C19 with mid C19 front. Stuccoed. Parapet and heavy moulded cornice. 3 storeys. One window wide. 3-storeyed canted bay of sashes without glazing bars. Right-hand round-headed doorway with semi-circular fanlight with glazing bars and moulded and panelled door. Tile hung at rear. Included for group value. Nos 46 to 62 (even) form a group.	Early 19 th century
MM201	5, Castle Street	DES1014	1353147	Grade II Listed Building	Early C19. One of a pair with No 6. Stuccoed. Slate hipped roof. Paired brackets to eaves cornice. 4 storeys. One window. 3-light curved bay window from the 1 st to 3 rd floor with sashes with glazing bars intact. Modern shop front with high fascia. Nos 3 to 6 (consec) form a group of which No 6 is of local interest only.	Early 19 th century
MM202	Harpisichord House	DES1016	1353149	Grade II Listed Building	Early C19. Wedge-shaped on plan. Stuccoed, brick ground floor. Parapet and cornice. Main front faces east. 3 storeys. 3 windows. Canted bay with sashes without glazing bars in the centre 1 st and 2 nd floor of the front, 1 st and 2 nd floor sashes without glazing bars, ground floor casements, centre French window. The north end forms a point. West (rear) weatherboarded with room built out on the 1 st floor over the passageway and steps, this room connects the house with the hillside rocks, also on this side is a round-headed doorway with semi-circular fanlight. Late C19 red brick wing on south side, one window, 3 storeys, 1 st floor canted bay. No 11, Harpisichord House and West Hill Villa form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM203	The King's Head Public House	DES1017	1353150	Grade II Listed Building	Early C19. Stuccoed. Low-pitched hipped roof of new interlocking tiles. 3 storeys. One window. 1 st and 2 nd floor sashes with side lights, no glazing bars, ground floor plate-glass bar window with modern fascia board over continuing over corner doorway which has narrow rectangular fanlight. Right-hand return facing The Bourne asymmetrical 2-widely spaced windows, sashes with glazing bars in moulded cases, ground floor without glazing bars and modern central door. Nos 9, 11, 13, 17, 19, 23 and 25 form a group of which Nos 19 and 23 are of local interest only.	Early 19 th century
MM204	18, Courthouse Street	DES1018	1353151	Grade II Listed Building	Late C18/early C19. Stuccoed. Tiled hipped roof with flat roof with later dormer. Parapet. 3 storeys and attic. 3 windows wide. Sashes with glazing bars, cills. Ground floor modern doorway to left and the remainder taken up by modern garage.	Late 18 th / early 19 th century
MM205	Ravenswood	DES1019	1353152	Grade II Listed Building	Circa 1800. A pair. Now cemented. Tiled hipped roof with 2 flat-roof dormers. Paired eaves brackets. 4 storeys, attic and basement. 2 windows wide. 2 segmental bowed windows rising full height from 1 st floor with 3-light sashes with glazing bars. Ground floor stuccoed with sashes with glazing bars. Small porches with open pediments, round-headed arches on Tuscan columns and semi-circular fanlights. Nos 1 to 11 (odd) and Nos 15 to 23 (odd) form a group.	Early 19 th century
MM206	12, The Croft	DES1020	1353153	Grade II Listed Building	Circa 1840. Stuccoed. Parapet, cornice and scalloped frieze. 2 storeys. 2 windows. Segmental-headed windows with moulded architraves, sashes without glazing bars, 1 st floor wide cills. Side facing road 2 windows, doorway in moulded architrave with rectangular fanlight.	Mid-19 th century
MM207	East Cliff House	DES1021	1353154	Grade II Listed Building	At one time the house of Edward Capel, Shakespearian critic and friend of David Garrick. A tablet on the house records that Garrick frequently stayed here with Edward Capel. Built circa 1762, altered subsequently. Side facing All Saints' Street, cement rendered of little interest, but has quite fine doorway, recessed in arch, flanked by Doric pilasters, large fanlight with lantern in middle. Front to Parade has projecting late Victorian shop front (very much altered) forming a terrace to the old house above of circa 1762 and largely intact: ground floor rusticated stucco with voussoirs. 2 storeys. Upper floor yellow stock brick. Tiled hipped roof. Stone modillion cornice and parapet. Ground floor centre of 3 arched windows between 2-storeyed canted bay windows. 1 st floor centre of 3 French windows, between end bay windows, with cast-iron balcony. Centre 1 st floor window in moulded shouldered architrave, front of 1 st floor of bay window with moulded architraves with aprons. To left and right of front set back slightly, 2 storeys, one bay wide, red brick, sashes without glazing bars, hipped tiled roofs. Rendered chimney stacks. Interior: good staircase of the period. All the listed buildings in All Saints' Street form a group. Also No 74 form a group with No 2 and Lavender House Rock-a-Nore Road (No 2 is a building of local interest).	Late 18 th century
MM208	5-7, George Street	DES1033	1353166	Grade II Listed Building	Circa 1810. Stuccoed front with parapet and cornice band. 3 storeys and attic. 3 windows wide. 2 nd floor 3 sash windows with glazing bars in segmental arch openings. 1 st floor: 3 good segmental bowed windows of sashes with glazing bars with moulded cornices. Ground floor: 3 shop fronts, Nos 5 and 6 early C20 with projecting fascias and cornices. No 7 modern	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					reproduction multi-pane bowed shop window. Steep-pitched old slate roof with flat headed dormers. All listed buildings in George Street form a group.	
MM209	The Anchor Inn	DES1034	1353167	Grade II Listed Building	Circa 1810-20. 4 storeys. Stucco, painted. Hipped tile roof. Ground floor: wide central doorway with pilasters and cornice hood, flanked by windows divided into 3 arched panes and set in elliptically arched frames, 1 st and 2 nd floor: 2 sash windows with glazing bars, 3 rd floor: 3 sashes with glazing bars, all in exposed moulded casing. All listed buildings in George Street form a group.	Early 19 th century
MM210	24A, 25 and 25A, George Street	DES1035	1353168	Grade II Listed Building	Circa 1800. Rea brick, Nos 26 and 25A painted brick, blue headers. Stone cills and parapet. 3 storeys and attic in slate mansard. 4 windows wide, 1 st and 2 nd floor sashes with glazing bars and flat brick arches. 4 flat-headed dormers with sashes. Ground floor 2 late C19 shop fronts, No 24A with carved consoles and blind case, No 25's much altered. All listed buildings in George street form a group.	Early 19 th century
MM211	29, George Street	DES1036	1353169	Grade II Listed Building	C18. Stuccoed, end to street, with mansard roof of new tiles. 1 st and 2 nd floor sashes with glazing bars. Ground floor modern shop front with 2 multi-pane bowed windows. Side elevation to passage, cobbled, with sashes with glazing bars, 2 storeys 2 windows, new dormer in mansard. All listed buildings in George Street form a group.	18 th century
MM212	36 and 37, George Street	DES1037	1353170	Grade II Listed Building	Right-hand: late C18 or early C19, small narrow weatherboarded building of 3 storeys with hipped tiled roof. One window wide, 2 nd floor sash with glazing bars, 1 st floor canted bay of sashes, ground floor small projecting shop window probably late C19. Left hand: set back, weatherboarded, originally probably 3 storeys, now reduced to 2 storeys with flat roof, 1 st floor one canted bay, ground floor probably Victorian small shop front with canted bay and later projecting porch on right. All listed buildings in George Street form a group.	Late 18 th or early 19 th century
MM213	43, George Street	DES1038	1353171	Grade II Listed Building	Early C19. Roughcast over original stucco. Slated roof. 3 storeys. Ground floor modern restaurant front with Perspex box fascia sign. Above: 1 st and 2 nd floor pilasters and entablature with large cornice and parapet. 1 st floor large sashes with glazing bars and margin lights, pilasters with capitals and segmental pedimental feature with acroteria. 2 nd floor 2 small sashes without glazing bars in moulded architraves with cill brackets. All listed buildings in George Street form a group.	Early 19 th century
MM214	5 and 7, Croft Road	DES1040	1353173	Grade II Listed Building	Circa 1800 pair of cottages. Stuccoed brick, ground floor of No 7 painted brick. 3 storeys. 2 windows wide, sashes with glazing bars, No 7's sashes replaced by modern top-opening-light windows. Continuous wooden cornice and frieze over ground floor, No 5 new fielded-panel door and rectangular fanlight, No 7 has passageway entrance. Nos 5 to 35 (odd) form a group.	Early 19 th century
MM215	Isabella Cottages	DES1041	1353174	Grade II Listed Building	1837. Datestone centre of 1 st floor "Isabella Cottages 1837". Pebbledash, parapet, band at cornice level. Slate roof with gabled ends. 2 storeys. 2 windows wide, in plain raised surrounds. No 41 sashes with glazing bars, No 39 replaced by modern top-opening-light windows. To left and right elliptically headed doorways with fanlights, No 39 modern glazed door, No 41 has	Mid-19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					glazed and panelled door. Central rendered chimney stack. Nos 39, 41 and 43 form a group of which No 43 is of local interest only.	
MM216	Sinnock House	DES1042	1353175	Grade II Listed Building	Early C19. Stuccoed. Low-pitched tarred slate hipped roof, overhanging eaves. Tall and narrow. 3 storeys. One window wide. Sashes with glazing bars. Splayed right-hand angle. Right-hand return one sash window, with glazing bars, on each floor.	Early 19 th century
MM217	3, East Beach Street	DES1044	1353177	Grade II Listed Building	Front mid C19. Tile hung, slate hipped roof. 3 storeys. 1 st floor one sash with vertical glazing bars. 2 nd floor 2 sashes. Ground floor stuccoed modern shop with fascia and cornice. Rear facing East Street, early C19 stuccoed, one window, 1 st floor wide sash with glazing bars, 2 nd floor 3-light casement, slate hipped roof. Included for group value. Nos 3 to 7 (consec) form a group.	Early 19 th century
MM218	8-16, East Beach Street	DES1045	1353178	Grade II Listed Building	C18 or C19. Row of weatherboarded net and tackle stores and a little 2-storeyed weatherboarded cabin (No 16) at the end with window on 1 st floor. All converted to little shops with shuttered shop windows on the ground floor. Nos 8 to 12 are 2-storeyed with tiled, corrugated asbestos or felted roofs. Nos 13 to 15 3-storeyed with 2 tiled saddle-back roofs. Nos 8 to 16 (consec) form a group.	18 th – 19 th century
MM219	5, East Parade	DES1046	1353179	Grade II Listed Building	Circa 1790. Detached. Wood frame structure with plastered front and tile-hung sides. Tiled roof with one half-hipped gable end facing front. 3 storeys and attic. One window wide. Ground, 1 st and 2 nd floor canted bay window of sashes without glazing bars. Narrow doorway to right with small tiled gabled hood. Attic casement. Nos 1 to 11 (consec) form a group No 3 of which is of local interest only.	Late 18 th century
MM220	9, East Parade	DES1047	1353180	Grade II Listed Building	Circa 1790. Corner house. Simple and elegant. Plastered wood frame. Tiled hipped roof. Moulded eaves. 3 storeys and basement. Front to sea one window wide. 1 st and 2 nd floor canted bay window of sashes without glazing bars, ground floor sash without glazing bars. Right hand return facing east: steps to fielded panel door with small segmental fanlight with glazing bars, one sash above and one at side neither with glazing bars. Nos 1 to 11 (consec) form a group, of which No 3 is of local interest only.	Late 18 th century
MM221	14 East Parade	DES1048	1353181	Grade II Listed Building	Early/mid C19. Stuccoed. Low-pitched roof with hipped end of new interlocking tiles. 3 storeys. 2 windows, in raised surrounds, 1 st floor sashes with glazing bars, 2 nd floor later sashes with vertical glazing bars only. Ground floor 2 small modern shop windows with doorway between and large modern fascia board up to 1 st floor cills. Included for group value. Nos 14, 15, 16 and 18 together with No 25 West Street form a group.	Early – mid-19 th century
MM222	Judges	DES1049	1353182	Grade II Listed Building	C17 building. Stuccoed brick. Steep-pitched tiled roof with gabled ends. 2 storeys. 1 st floor: 2 windows tripartite sashes with glazing bars in moulded cases. Ground floor: continuous shop fronts (now one), late C19 with continuous fascia and blind case, plate glass. Interior: stop chamfered ceiling beams, long C18 wing at rear with tile-hung end. All the listed buildings in the High Street up to and including No 118 form a group.	17 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM223	53, High Street	DES1050	1353183	Grade II Listed Building	C18/19. Stuccoed. Recently tiled mansard roof. 3 storeys and attic. One window 1 st and 2 nd floor splayed bay of sashes without glazing bars. Sash with glazing bars in mansard roof. Ground floor shop probably early C20 with fascia and blind case over, passageway on right. Rear tile-hung walls. All the listed buildings in the High Street up to and including No 118 form a group.	18 th / 19 th century
MM224	76, 77 and 77A, High Street	DES1051	1353184	Grade II Listed Building	Early C19. Cement-rendered joint-lined, (originally tile-hung). 3 storeys and attic. 2 windows wide. Ground floor: altered early C19 shop window with cornice covered by modern fascia board, doorways at ends with narrow fluted pilasters, plate glass. 1 st and 2 nd floors sashes with glazing bars in moulded cases. 1 st floor right: segmental bowed window of sashes. Moulded eaves. Tiled roof, partly new interlocking tiles. 2 flat-roofed dormers with sashes. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM225	45A, George Street	DES1058	1353191	Grade II Listed Building	Early C19. Stuccoed. Parapet. Tiled roof with tile-hung gable ends. 3 storeys. 2 bays wide. 2 nd floor 2 sashes with glazing bars and continuous cill band. 1 st floor 2 mid C19 canted bays with cornices and sashes without glazing bars. Ground floor modern shop front canted twice where original bay windows must have been, rustic boarded fascia. Included for group value. All listed buildings in George Street form a group.	Early 19 th century
MM226	52-55, George Street	DES1059	1353192	Grade II Listed Building	Circa 1810. Roughcast front. Tiled hipped roof. 4 storeys. 4 windows wide. 2 nd and 3 rd floors sashes with glazing bars in plain architraves. 1 st floor segmental bowed bays with reeded architraves, cornices and 3 curved sashes with glazing bars. Ground floor: early C19 shop fronts with continuous moulded cornice partly covered by modern fascia. All listed buildings in George Street form a group.	Early 19 th century
MM227	58, George Street	DES1060	1353193	Grade II Listed Building	Early C19. Stuccoed. Parapet. Tall narrow building of 4 storeys. One window wide. 1 st , 2 nd and 3 rd floors have 3-storeyed canted bays of sashes without glazing bars. Ground floor has Victorian shop front with modern boarded fascia concealing original. All listed building, in George Street form a group.	Early 19 th century
MM228	33, High Street	DES1066	1353199	Grade II Listed Building	Late C18. Painted stucco. 3 storeys. 3 windows wide. 1 st floor: 3 coupled sash windows, restored glazing bars missing. 2 nd floor: original sashes replaced by 3 coupled sashes. Ground floor: the former shop front has been replaced by modern casements with glazing bars, bay on left, recessed on right. Ground floor left wide carriageway. All the listed buildings in the High Street up to and including No 118 form a group.	Late 18 th century
MM229	36 and 36A, High Street	DES1067	1353200	Grade II Listed Building	Early C19. Rainwater head dated 1823. Stuccoed. Double, hipped tiled roof. Coved and moulded eaves. 3 storeys. 1 st and 2 nd floors: 2 windows, sashes with glazing bars, 1 st floor left window is wider. Ground floor: what appears to be early C20 alteration of early C19 shop front with fascia and cornice. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM230	19 East Parade	DES1068	1353201	Grade II Listed Building	Early/mid C19. Detached. Stuccoed. Slate hipped roof with red ridge tiles. 2 storeys. 3 windows, 1 st floor sashes with glazing bars. Ground floor small modern shop window to right, to centre round-headed opening with blocked window, to left a wide door in round-headed opening. Included for group value. Nos 18A. 19 and 20 form a group.	Early / mid-19 th century
MM231	10 and 11, Marine Parade	DES1069	1353202	Grade II Listed Building	Late C18/early C19. No 10 stands behind No 11 with weatherboarded elevation facing George street, it is 4 storeys and attic with one right-hand sash window with glazing bars on each floor, round-headed brick doorway. Side elevation facing east stuccoed and painted brick, one right-hand sash on each floor with glazing bars, flat roofed attic dormer with sash with glazing bars. Rounded corner facing south and Marine Parade, is stuccoed, and with one curved sash on each floor with glazing bars, and plane doorway on ground floor. Hipped roof of new tiles. No 11, facing Marine Parade, late C18, stuccoed, tiled hipped roof, moulded eaves cornice, 4 storeys, 2 nd and 3 rd floors 2 sashes without glazing bars with moulded cornices, ground floor later large 3-light sash without glazing bars used as shop window, and renewed doorway on left with open pediment, semi-circular fanlight, pilasters and fielded-and-glazed-panel door. Right hand, return elevation weatherboarded, one sash window on each floor with glazing bars, ground floor modern door.	Late 18 th / early 19 th century
MM232	Church of St Mary in the Castle	DES1076	1353209	Grade II* Listed Building	Built in 1828, architect Joseph Kay, it forms an integral part of the design of Pelham Crescent. Rather low at centre of the Crescent, it has a giant Ionic portico. The ground floor is rusticated, with large fielded-panel doors on either side in moulded architraves with cornices, above large round-headed window, the same windows set back at centre inside the portico. Horseshoe-shaped on plan. Interior: horseshoe-shaped auditorium with gallery around with columns supporting entablature and coved ceiling with shallow domed lantern. Nos 1 to 15 (consec) and No 14A, St Mary's in the Castle and Nos 7, 8, 9 and 9A Pelham Place form a group.	Early 19 th century
MM233	1-3, Hill Street	DES1082	1353215	Grade II Listed Building	Late C16. Underbuilt with brick ground floor. Timber frame above with close-set studding. One tiled roof with gable ends, one end tile-hung. 2 storeys. 3 windows, 1 st floor horizontally sliding sashes with glazing bars, right-hand wider in heavy moulded projecting frame, left hand 1 st floor blocked 3-light window with original frame. Ground floor centre 2-light sash modern restored frames, left small restored C19 shop window with glazing bars, central glazed door and cornice on right restored small C19 shop of fixed-light type with glazing bars. Modern oak door. Stone end wall with large sandstone chimney breast with brick stack, sash window at side with stone cornice over. Interior: wide Tudor arched stone fireplace. Roof truss with collar beams and wind braces.	Late 16 th century
MM234	10 and 11, Hill Street	DES1083	1353216	Grade II Listed Building	Late C18 pair of houses. Painted brick, No 11 upper floors tile hung. Tiled hipped roof. 4 storeys. 2 windows wide. All sashes with glazing bars, 3 rd floor No 10 has 2-light sash. Left and right doorways in moulded architraves, No 10 with flush-panelled reveals, rectangular fanlights, flush-panelled door modern hood on brackets, No 11 flush panelled door partly glazed and moulded cornice above. Nos 8 to 12 (consec) and No 12A form a group.	Late 18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM235	15-17, Hill Street	DES1084	1353217	Grade II Listed Building	C18 cottages under one hipped tiled roof. Stuccoed. 2 storeys. 5 windows wide. No 15 has 2 original sashes with glazing bars, the rest are later restorations, the 1 st floor with their heads above the eaves with cornices. 3 doorways with pilasters, pediments and 6-panel doors, Nos 16 and 17 fielded panels.	18 th century
MM236	Old Hastings Club	DES1087	1353220	Grade II Listed Building	Circa 1820. A dignified design in stucco. 3 storeys. Ground floor rusticated with central elliptically arched window and railings in front, flanked by round arch doorways with fanlights. Above: 1 st and 2 nd floor, 2 Ionic columns and end pilasters supporting entablature, shallow balustrated balcony to 1st floor. Central 1 st and 2 nd floor sashes, 1 st floor with cornice on console brackets flanked by tall narrow panels in moulded architraves. Slate roof. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM237	Bourneside	DES1088	1353221	Grade II Listed Building	Early C19. Stuccoed front with parapet and cornice. 3 storeys. 5 windows, centre blind, sashes with glazing bars, 1 st and 2 nd floor have moulded architraves. Ground floor: rusticated, central door with rectangular fanlight, ground floor windows have ornate small cast-iron balconies. Tiled roof with gable ends. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM238	19, Wellington Square	DES1091	1353223	Grade II Listed Building	Mid C19. Stuccoed. Parapet. Slate mansard roof with flat-roof dormer. 4 storeys, and attics. Left-hand of each floor large sash with margin lights in moulded architraves. 3 rd floor with segmental head, moulded cill and cornice, 1 st floor with decorative ironwork balcony and tent-shaped canopy. To right on 1 st , 2 nd and 3 rd floors a narrow round-headed sash in moulded architrave with balconette on console brackets, ground floor right-hand doorway with rectangular fanlight and moulded glazed and panelled door. Included for group value. All the listed buildings in Wellington Square form a group.	Mid-19 th century
MM239	25, Wellington Square	DES1092	1353224	Grade II Listed Building	Early C19. Stuccoed. Rusticated ground floor. Low-pitched slate hipped roof. Moulded eaves cornice. 4 storeys and basement. 2 windows wide, sashes, only 1 st floor with glazing bars. 1 st floor decorative ironwork balcony on brackets. Round-headed doorway on right with traceried semi-circular fanlight and panelled door. Including basement area railings with arrow-headed shafts and turned newels with pineapple finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM240	29, Wellington Square	DES1093	1353225	Grade II Listed Building	Early C19. Stuccoed. Rusticated ground floor. Low-pitched slate roof, hipped, moulded eaves cornice. 4 storeys and basement. 2 windows wide, sashes without glazing bars. 1 st floor modern French windows to plain wood balustrated balcony which replaces the original. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM241	44, Wellington Square	DES1094	1353226	Grade II Listed Building	Early C19. Stuccoed, ground floor rusticated. Segmental pediment with decorated tympanum and shell acroteria. String courses, and cornice at 3 rd floor level. 5 storeys and basement. 12 windows wide. Sashes with vertical glazing bars only, with cornices on console brackets, 2 nd floor in moulded architraves. 1 st floor large bowed French casement onto balcony, which is bowed at centre, on brackets with decorative cast iron balustrade and slender columns	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					supporting tent-shaped roof. Ground floor large 3-light sash and left-hand round-headed doorway with semi-circular fanlight and panelled door. Including area railings. All the listed buildings in Wellington Square form a group.	
MM242	47, Wellington Square	DES1095	1353227	Grade II Listed Building	Early C19. Stuccoed. Parapet and cornice. 3 storeys and basement. 2 windows wide, sashes with glazing bars, 1 st floor tall sashes on to balcony, which is slightly bowed at centre and on brackets, with decorative ironwork balustrade, slender columns supporting tent-shaped canopy with moulded cornice. Left-hand doorway with rectangular fanlight. Including good basement area railings with large square corner piers of cast iron openwork with urn finials. All the listed buildings in Wellington Square form a group.	Early 19 th century
MM243	9A, Pelham Place	DES1096	1353228	Grade II Listed Building	1820-5. Architect Joseph Kay. A continuation of Pelham Crescent and with Nos 7, 8 and 9 Pelham Place are what is left of the original layout of Pelham Place. Stuccoed. Parapet. Tall and narrow. 4 storeys and attic. One window wide. All details of the original missing. Ground floor modern shop. Above: sashes with glazing bars, 1 st floor with side-lights, 2nd floor tall, attic with side-lights. Included for group value. Nos 7, 8, 9A and 9 together with Nos 1 to 15 (consec) and No 14A Pelham Crescent form a group.	Early 19 th century
MM244	2 and 3, Pleasant Row	DES1097	1353229	Grade II Listed Building	Early C19. Stuccoed. Tiled roof with gable ends, partly slurred. 3 storeys and basement. 3 windows wide, late C19 sashes, centre smaller, 1 st floor No 3 to left modern casement, 1 st and 2 nd floors of No 2 to right 2-storeyed canted bay. Central doorway (No 2) restored as modern with pedimental hood on shaped brackets, fluted pilasters, modern panelled and glazed door. Left hand door to No 3 modern. Included for group value. Nos 1 to 6 (consec) form group.	Early 19 th century
MM245	Wellington Terrace	DES1098	1353230	Grade II Listed Building	Early/mid C19. Stuccoed terrace. Parapet, moulded cornice, slate roof with gabled ends. 2 storeys and attic. 11 windows. 1 st floor sashes with glazing bars, in moulded architraves, No 10 modern has casement. Ground floor wooden canted bays of sashes with glazing bars and with coved cornices, No 2's glazing bars are missing, Nos 3, 10 and 11 have modern square bays. Paired doorways in moulded architraves, Nos 1 to 6's architraves missing. 11 flat-roofed dormers. Including area railings in front. Portland Terrace [Nos 1 to 6 consec] and Wellington Terrace Nos 1 to 11 (consec) form a group. (Portland Terrace is a building of local interest).	Early / mid-19 th century
MM246	4 and 6, Russell Street	DES1101	1353233	Grade II Listed Building	Early C19. Red brick with blue headers. Tiled roof with gabled ends, moulded eaves cornice. 3 storeys. 2 windows, sashes with glazing bars in moulded casing. Ground floor left and right late C20 replacement doors with rectangular fanlight with glazing bars and reeded frieze. Ground floor centre 2 bow windows installed in 1990. Similar elevation at rear, with 2 flush-panelled doors with rectangular fanlights and reeded friezes. Nos 4 to 20 (even) together with Nos 5 and 6 Albert Road form a group, of which Nos 14 to 20 (even) Russell Street are of local interest only'	Early 19 th century
MM247	12, Russell Street	DES1102	1353234	Grade II Listed Building	Early C19. Roughcast brick. Tiled roof with moulded eaves cornice. 3 storeys. One window wide, sashes with glazing bars in moulded casing. Left-hand doorway with rectangular fanlight and reeded frieze. Similar elevation at rear but exposed brick. Nos 6 to 20 (even) together with	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					Nos 5 and 6 Albert Road form a group, of which Nos 14 to 20 (even) Russell Street are of local interest only.	
MM248	4, Sinnock Square	DES1104	1353236	Grade II Listed Building	C18. At right angles to No 3. Painted brick. 2 brick string courses. Tiled roof with gable ends. 2 storeys and attic. 3 windows wide. 01, 2 and 3-light wood mullion casements with horizontal glazing bars, and cambered brick arches. Flush-panelled door off centre with rectangular fanlight and modern flat hood. 2 gabled dormers. Nos 1 to 4 (consec) and No 6 form a group.	18 th century
MM249	Churchyard Wall to south of St Clement's Church	DES1105	1353237	Grade II Listed Building	Late C19. Ashlar, with shaped coping, stepped down hill. 2 pairs of gate piers with quatrefoil panels and ornate cast iron lamps.	Late 19 th century
MM250	2, West Street	DES1113	1353245	Grade II Listed Building	Early C19. Stuccoed. Tiled hipped roof. 3 storeys. One window wide, sashes, 1 st floor with glazing bars, ground and 2 nd floor later C19 sashes without glazing bars. Side entrance up 3 steps with glazed door. Included for group value. Nos 1 and 2 form a group with Nos 1 to 5 (consec) Marine Parade of which Nos 1 to 5 (consec) Marine Parade are buildings of local interest only.	Early 19 th century
MM251	The Little House	DES1114	1353246	Grade II Listed Building	This house has the date 1705 painted on it, but if it actually dates from that period, then it has been refronted in the early C19. Formerly stuccoed front but altered by removal of stucco to expose wood frame. Parapet. Gable at side, tile hung. Weatherboarded at rear. 3 storeys. One window. 1 st and 2 nd floor sashes replaced by modern casements with leaded panes, ground floor sash with glazing bars in upper half only. Doorway at side with hood on iron brackets, later glazed door. Nos 19A, 20 and 21 form a group.	Early 18 th century
MM252	31, High Street	DES10812	1392918	Grade II Listed Building	Wealden house, C15. Hall floor inserted late C16, upper chamber floors inserted late C16 to early C17. The southern bay divided from the main house to form No. 32 (which was subsequently rebuilt). C17 or early C18 cross wing shared with No. 32. Narrow, possibly C18, parallel rear bay.	15 th century
MM253	51, George Street	DES10814	1392970	Grade II Listed Building	House and shop. House is early C19, originally a single property with No. 6 Burdett Court; the shop is late C19 and of lesser interest. The house is not visible from street level behind the projecting shopfront.	Early 19 th century
MM254	Light House	DES578	1043368	Grade II Listed Building	Rebuilt 1851. Small lighthouse on hillside overlooking the sea and the Old Town. Stuccoed base, weatherboarded above. Quintagonal on plan. Tapered, with zinc-clad small hipped roof with ventilator at top. Facing seawards a 3-sided projecting window with oval lights and deep cill. Small window on opposite side. Doorway at base.	Mid-19 th century
MM255	2 and 4, Wood's Passage	N/A	1043383	Grade II Listed Building	Early/mid C19 house. Weatherboarded, ground floor brick stuccoed at front. Tiled hipped roof. 3 storeys. 2 windows wide, sashes without glazing bars, right-hand 3-storeyed canted wooden bay. Central modern glazed door. No 4 is at rear also weatherboarded and 2-storeyed, sash window	Early / mid-19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					with glazing bars, ground floor modern glazed door and flanking casements. Nos 2, 4, 8, 13, 15, 21 and 23 together with No 32A Tackleway form a group, of which No 15 is of local interest only.	
MM256	13, Wood's Passage	N/A	1043384	Grade II Listed Building	Circa 1820. Cottage. Front weatherboarded, sides and back tile hung. Hipped tiled roof. 2 storeys. 2 windows wide, sashes with glazing bars in flush casing. Central doorway with tent-shaped hood.	Early 19 th century
MM257	Trafalgar Cottages	DES601	1043391	Grade II Listed Building	Early/mid C19 terrace stepped down hill at right-angles to road. Stuccoed. Slate roofs with gable ends. 2 storeys and attic. 6 bays (one window each). Each with 3-storey rectangular bay window rising through eaves to form attic dormer with flat roof, bays have 2-light casements with glazing bars. Plain doorways, Nos 2 and 4 modern doors. Tile-hung rear wall.	Early / mid-19 th century
MM258	27, Tackleway	N/A	1043392	Grade II Listed Building	Circa 1810. Blue plaque "George MacDonald Poet Novelist lived here 1857-60". Wood frame, front plastered, slate hung sides and back. Slate hipped roof. 3 storeys and basement. Front to street: 2 windows wide, left sashes with glazing bars in moulded casing, right 2-storey projection ground floor with pilastered doorcase, moulded round-head with traceried fanlight and panelled door, above 1st floor canted bay with glazing bars. Area railings. West front at rear overlooking town: has 4-storey bow window, all original glazing bars. Nos 26 to 29 (consec) form a group, of which Nos 26 and 29 are of local interest only.	Early 19 th century
MM259	32, Tackleway	N/A	1043393	Grade II Listed Building	Late C18/early C19. Small, tile-hung, brick basement. Tiled hipped roof. 2 storeys and basement. Maine front at rear (west) overlooking town. 2 storeys and basement, 2 windows wide, sashes with glazing bars in moulded casing, similar basement windows, central basement door with stone steps over with iron railings with turned newels, to main central door with pilasters, frieze and cornice, rectangular fanlight with reeded frieze and flush-panelled door. Rear elevation facing street, tile-hung and painted brick, 2 storeys, one modern casement, including high area wall of painted brick. Nos 26 to 29 (consec) form a group, of which Nos 26 and 29 are of local interest only.	Late 18 th / early 19 th century
MM260	10, Wood's Passage	N/A	1043394	Grade II Listed Building	Early C19 cottage. Red brick. Tiled hipped roof. Brick dentil eaves. 2 storeys. 2 windows wide. Sashes with vertical glazing bars only, ground floor brick arches. Central doorway with hood with moulded cornice on shaped brackets, modern glazed door. Later C19 painted brick wing at rear. No. 10 together with Nos. 2, 4, 8, 13, 15, 21 and 23 Woods Passage form a group, of which No 15 Woods Passage is of local interest only	Early 19 th century
MM261	Wellington	N/A	1043395	Grade II Listed Building	Early C19. Stuccoed. Slate hipped roof. 2 storeys. One window. Sashes with vertical glazing bars, 1st floor restored, ground floor in moulded case. Doorway to left reeded doorcase, cornice missing, modern glazed door. Rear elevation overlooking town; 3 storeys, ground floor built onto, above 2 windows, all sashes with glazing bars in moulded casing, to left the sashes in 2-storeyed wooden canted bay window.	Early 19 th century
MM262	45, Tackleway	N/A	1043396	Grade II Listed Building	Late C18 or early C19 but completely restored, with new tile-hanging and slate hipped roof, the north end was originally weatherboarded but now tile-hung to match the rest. East side facing	Late 18 th / early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					Tackleway. 3 storeys, rendered ground floor, tile-hung above, 4 windows, left-hand 2 bays slightly project, right centre 3-storeyed canted bay, all restored sashes with glazing bars, left-hand modern panelled door. West elevation overlooking town, 4 storeys, 3 plus 2 windows wide, all restored sashes with glazing bars, ground floor rendered tile-hung above, ground floor French window with glazing bars, 1 st floor modern door to left with hood on shaped brackets. Originally 2 houses. Included for group value.	
MM263	Drinking Fountain immediately north east of Holy Trinity Church	DES607	1043397	Grade II Listed Building	1861. Gothic. Carved stone. Large pedestal with recessed polished granite panel on each side with inscription, under which are moulded fountain bowls. Over each corner of pedestal is a finial 2 of which are missing. Over the centre, carved stone figures enclosed by spired and gabled canopy with pinnacles on polished granite columns. The top stage of the spire is missing.	Late 19 th century
MM264	Whitefriars	DES626	1043416	Grade II Listed Building	Circa 1700 house with early C19 gothic windows. Stuccoed brick house. Tiled roof. 2 gables at either end and gabled projection at front and central single gable at rear. Brick dentil eaves and quoin pilasters. 2 storeys and attic. Front, in central projection 1st and 2nd floor windows with shaped heads, sashes with glazing bars, the ground floor with ornate glazing bars at head, circular attic window in gable. Right hand return 2 1 st floor windows with drip moulds, sashes with pointed headed lights, ground floor modern glazed conservatory. Rear ground floor modern out-built with leaded-pane windows. On the north is C18 2-storey wing, stuccoed, tiled roof with gable ends, brick dentil eaves, 2 1 st floor sashes with drip moulds.	Early 18 th century
MM265	Railway Bridge	DES629	1043419	Grade II Listed Building	Built 1841. Iron girder railway bridge carried on 2 pairs of large cast iron Doric columns with thick fluting but without entasis.	Mid-19 th century
MM266	Church of The Holy Trinity	DES633	1043423	Grade II* Listed Building	1851-9 by S Teulon. Early English/Decorated style. Coursed rubble with dressed stone details. Steeply-pitched tiled roof with gabled ends. Comprising, Nave, south aisle, chancel and vestry. The west end 2 gables, the nave with large 6-light west window with geometric tracery, to right of which is west doorway to end of south aisle with very tall moulded arch with large traceried tympanum, and rose window above. North side with 6 cross-gables and 3-light geometric traceried windows. Chancel with semi-octagonal apse with 3-light traceried windows between buttresses and gablets over passing through trefoil-pierced parapet, the north chancel window has complicated intersecting geometric tracery. To west of chancel almost detached is a small hexagonal vestry of 1892 with ogee arch windows and quatrefoil panelled parapet with pinnacles. On east end of south aisle is large entrance porch with hipped roof and very tall moulded arch with drip mould and massive cubic impost blocks, it has heavy traceried tympanum with large sign of the Trinity, a tower was designed to be built on the porch but was not executed. Furnishings - round font with carved flowers and leaves, alabaster pulpit.	Mid-19 th century
MM267	Lavender House	DES634	1043424	Grade II Listed Building	Early C19. Fronted with black mathematical tiles. Tiled roof with one hipped end. 4 storeys and basement. 2 windows wide, sashes with vertical glazing bars only, right hand in flush frames.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					Doorway up 8 steps with pilasters, open pediment, semi-circular fanlight and glazed door. The Mermaid Cafe (formerly Prince Albert Public House) has altered the appearance of Lavender House as it has been built out in front of the left half of the house. Wing set back to right, stuccoed, old tiled roof with gable ends, 2 storeys and attic, no windows, original hipped dormer. No 2 and Lavender House together with No 74 All Saints Street form a group, of which No 2 is a building of local interest only.	
MM268	Aylesbury Cottage	DES635	1043425	Grade II Listed Building	Early C19. Stuccoed. Hipped tiled roof. 3 storeys. 2 windows wide. Sashes with glazing bars intact. Central doorway with altered doorcase with pilasters, and glazed door.	Early 19 th century
MM269	21 and 22, Rock-A-Nore Road	DES636	1043426	Grade II Listed Building	Early/mid C19. Stuccoed brick. Low-pitched slated hipped roof. No 22 has eaves at slightly higher level. 4 storeys. 3 windows wide. Sashes without glazing bars. Ground floor large modern 4-light casement with doorways to left and right with rectangular fanlights and modern panelled doors. Included for group value. Nos 19 to 22 (consec) form a group, of which Nos 19 and 20 are buildings of local interest only.	Early / mid-19 th century
MM270	East Hill Lift	DES637	1043427	Grade II Listed Building	1903. The housing at top for machinery built of random stone with parapets and coping, and at rear (north) bartizans on corners. The front (south side 2 squat square towers flanking wide moulded arch, glazed in, in front of which are the tracks. The lifts are on a steep incline. At the bottom a small brick building with corrugated asbestos roof; gable with tile-hanging and small Venetian window, below is a central doorway and flanking windows with stone hood over on brackets. (See also West Hill Lift, George Street).	Early 20 th century
MM271	Hastings Fishermen's Museum	N/A	1043428	Grade II Listed Building	1854. Built as Fishermen's Church now a museum. Plain. Coursed stone, stuccoed south, east and west walls, exposed masonry on north wall with stuccoed quoins. Low-pitched slated roof with coped gable ends, east end with stone cross at apex and west end with bellcote. North and south walls have tall lancets, south wall with later lean-to vestry. East and west ends have tripartite lancets, taller at centre. Four-centred arch doorway at west end of north and south walls. No division between nave and chancel. Gallery across the west end.	Mid-19 th century
MM272	East Hill House	DES645	1043435	Grade II Listed Building	Late C18/early C19. The east front facing street is of less interest: stuccoed, parapet, 3 storeys, 3 windows, irregular, sashes mostly with glazing bars, Victorian area railings, plaque inscribed "HRH The Duke of Sussex with Lady Augusta Murray and Colonel D'Este resided here in the summer of 1794". A better west elevation overlooking town: stuccoed, parapet, new tiled roof, 4 storeys, 3 windows, 2 full-height 4-storey segmental bowed bays of 3-light sashes, glazing bars intact throughout. 1 st floor doorway between and up 12 steps (with plain but original iron railings) as the level of the ground is higher on the east side than on the west. This doorway has fluted ionic pilasters, modillion pediment and pulvinated frieze, rectangular fanlight with intersecting glazing bars, and 6-panel door. Central sash windows on floors above. Nos 1 to 13 (consec) form a group, of which Nos 1 to 6 and Nos 9 to 12 are of local interest only.	Late 18 th / early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM273	110, High Street	DES668	1043457	Grade II Listed Building	C18. 2 storeys and attic. Ground floor brick, 1 st floor new clapboard replaces original. Steep-pitched tile roof with gabled ends. Ground floor: door and sash in moulded frame, passageway on right. 1 st floor: 2 small modern casements. Glazing bars missing. Very large modern gabled dormer. Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM274	111, High Street	DES669	1043458	Grade II Listed Building	C18 cottage. 1 st floor weatherboarding has been removed to expose light timber framing, ground floor painted brick. Tile roof with half-hipped end. 2 storeys and attic. One window wide. Ground and 1 st floors sashes without glazing bars. Hipped attic dormer. Modern right-hand doorway with small hood. Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM275	111 1/2, High Street	DES670	1043459	Grade II Listed Building	Early C19 house altered in late C19. Fish-scale tile hanging. Slate hipped roof with wide eaves. 2 storeys. 1 st floor overhangs, with 3 sashes without glazing bars. Ground floor 2 splayed bays of sashes without glazing bars. Central panelled door with rectangular fanlight and late C19 glazed gabled porch. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM276	Dickens Cottage	DES671	1043460	Grade II Listed Building	Small C16 or early C17 timber frame cottage, ground floor painted brick. Steep-pitched tile roof with gable ends. 2 storeys and attic. Ground floor one 3-light casement with glazing bars; C19 door with simple hood on shaped brackets. 1 st floor one 4-light casement with glazing bars with cill supported on small carved bracket. Right-hand narrow gabled attic with tile hung sides and rendered front with fixed window, leaded with original green glass. Tile hung wing at rear. All the listed buildings in the High Street up to and including No 118 form a group.	16 th / early 17 th century
MM277	117 and 117A, High Street	DES672	1043461	Grade II Listed Building	C18 stuccoed front with parapet, to earlier timber frame building. Steeply-pitched roof of new tiles with gable ends. 2 storeys and attic. 2 windows wide. Modern casements with glazing bars replace original sashes. Small central 1 st floor circular window. Central round-headed doorway with fanlight and modern door. Round headed passageway on right. 2 modern flat roofed dormers. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM278	Old Hastings House	N/A	1043462	Grade II* Listed Building	Early-mid C18 mansion. Front brick with chamfered stone quoins. Parapet with stone coping. Slate and tiled hipped roofs. 3 storeys. 7 closely spaced windows with flat brick arches, all sashes without glazing bars. Central porch with Tuscan columns supporting entablature, glazed door and rectangular fanlight. Set back on right carriageways above rendered, one sash window, tile roof with gable end. Wing at rear facing south-west, 3 tall 1 st floor sashes with ornate iron balcony and canopy. Attached to south corner is late C19 square conservatory with splayed angles, pyramidal roof with ogee-domed lantern. Interior: entrance hall with bolection-moulded panelling, rooms with wooden cornices, good contemporary staircase. On outside are tablets to General Murray, Jurat of Hastings who was with General Wolfe at Quebec, and to Coventry Patmore, poet, who lived here from 1873-1891. John Collier (1685-1660) mayor of Hastings also	Early / mid-18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					lived here. Formerly known as The Mansion, renamed Old Hastings House 1892. Old Hastings House and its garden walls and gates forms a group with Torfield House.	
MM279	Garden Wall North West of Old Hastings House	N/A	1043463	Grade II Listed Building	C18 tall garden wall at rear of house. Built of brick with ramped brick coping. Old Hastings House and its garden walls and gates forms a group with Torfield House.	18 th century
MM280	Garden Wall, Gates and Gate Piers in front and south east of Old Hastings House	N/A	1043464	Grade II Listed Building	C18. Low garden wall in front of house, brick. Central brick gate-piers with moulded stone caps and bases, and wrought iron overthrow and gates. Including section of wall to left, higher, with moulded stone coping and flat brick buttresses. Old Hastings House and its garden walls and gates forms a group with Torfield House.	18 th century
MM281	Torfield House	N/A	1043465	Grade II Listed Building	Circa 1760 building concealing a timber frame structure to left, probably C16. Stuccoed. Low parapet. Tiled hipped roof. Quoins. 2 storeys. 5 bays. 3-light sashes in exposed cases with glazing bars. Rectangular central panel to 1st floor over central doorway with large open porch with Tuscan columns supporting entablature. Brick chimney stacks. Old Hastings House and its garden walls and gates forms a group with Torfield House.	16 th – 18 th century
MM282	Raised pavement retaining Wall along north west side of High Street	DES677	1043466	Grade II Listed Building	Stone retaining wall with York paving stones. Modern steel-tube railings. In places steps from road, with Victorian cast iron hand rails in front of No 118 and 106. Early C19 hand railings with turned newels to steps in front of No 113A.	19 th century
MM283	93, High Street	DES706	1043494	Grade II Listed Building	Late C18 or early C19 building refashioned in later C19. Stuccoed. 3 storeys. One window wide. Ground floor: 3-light sash without glazing bars, right-hand panelled door with rectangular fanlight. 1 st and 2 nd floors splayed bay window of sashes with heavy moulded cornices. Tile roof. Small paired brackets to eaves. No glazing bars. Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	Late 18 th / early 19 th century
MM284	96, High Street	DES707	1043495	Grade II Listed Building	C18. Stuccoed. Parapet and cornice. 2 storeys and attic. One window wide, 3-light sashes with vertical glazing bars only, flat roofed dormer with 3-light sash in mansard tiled roof with gable ends. Doorway to right over which is continuation of bressummer of No 97 dated 1668. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM285	99, High Street	DES708	1043496	Grade II Listed Building	Probably early C19. Stuccoed front with parapet. 3 storeys, one window wide. Victorian 3-storeyed splayed wooden bay of sashes without glazing bars, heavy moulded cornices over each window and continued over left hand doorway with plain rectangular fanlight. Included for group value only. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM286	100A, High Street	DES709	1043497	Grade II Listed Building	A small 2-room C18 cottage at rear of No 100. Half-hipped roof of tiles. Ground floor brick, tile hung above.ve. 2 storeys. End elevation one window, ground floor modern casement and one storey modern kitchen wing, let floor sash with glazing bars. No other windows. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM287	104, High Street	DES710	1043498	Grade II Listed Building	Early C17, refaced and fenestrated late C18. 2 storeys and attic. Ground floor painted brick. 1st floor plaster over timber frame. Overhanging 1 st floor. Ground floor: fielded-panel door, with 2 fielded-panels over door and sash windows with glazing bars on either side, passageway on left. 1 st floor: 3 sash windows with glazing bars. Steep-pitched tiled roof with gable ends. 3 hipped dormers. All the listed buildings in the High street up to and including No 118 form a group.	Early 17 th century
MM288	St Annes Cottage	DES711	1043499	Grade II Listed Building	Early C19 cottage, detached. Stuccoed. Slate hipped roof. 2 storeys. 2 windows wide. Sashes with glazing bars, sills. Central elliptical arch doorway with blind fanlight, modern door. On elevated site behind No 104 High Street. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM289	St Clement's Rectory	DES712	1043500	Grade II Listed Building	Mid C18 house. Stucco front. Rear boarded and tile hung. 2 storeys, basement and attic. Tile roof, mansard with 3 dormers. 2 storeyed splayed bay windows of sashes flanking central open pedimented doorway with half round fanlight and flush-panel door. Steps and wrought iron balustrade to door. Central 1 st floor window has elliptical head. All sashes with glazing bars missing. Band over ground floor windows. Good details. All the listed buildings in the High Street up to and including No 118 form a group.	Mid-18 th century
MM290	No 2 (The Old Rectory) including Garden Wall in front	N/A	1043513	Grade II Listed Building	Late-C18 rectory, refaced with stucco in the C19. MATERIALS: Red brick refaced in stucco. Sides and back red brick, part tile-hung at rear. Slate roof. EXTERIOR: Two-storey and attic. Four bays; the centre projects slightly. The two-storey stuccoed canted bays, containing sash windows, were added in the C19. The facade retains the original doorcase with pilasters, open pediment, semi-circular fanlight and a six-panel door. Sash windows, with margin lights to end bays. Some of glazing bars missing. Long and short quoins to corners. Sides and back of red brick, part tile-hung at rear with round-headed sash with glazing bars. Slate roof with two Victorian gabled dormers and parapet. Front garden wall, low, red brick with plain stone coping, brick piers, and gatepiers at centre with plain stone caps and iron gates. Restored 1965. INTERIOR: Not inspected. REASONS FOR DESIGNATION: * Architectural interest: a handsome late-C18 rectory with C19 modifications. * Group value: a close association with the Grade II listed All Saints Church next door.	Late 18 th century
MM291	1, High Street	N/A	1043514	Grade II Listed Building	C18. Red brick with blue headers. 2 storeys and attic, and basement. Slate roof. 3 windows, centre narrow and blocked, with segmental arches, remainder originally sashes replaced by modern casements with glazing bars. Brick string course at 1 st floor level. Left-hand return, 3 windows and 2 attic windows, steps up to new panelled door. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM292	Kent House	DES727	1043515	Grade II Listed Building	C17 and early C18 building refaced in mid-late C18, stuccoed. 2 storeys, attic and basement. Parapet, moulded and dentilled cornice, moulded string course. Late C19 sashes without glazing bars, vermiculated keyblocks. Right-hand 2-storeyed splayed bay with sashes. Doorway with moulded case, rectangular fanlight, and hood on carved console brackets, modern door. Including C19 basement area railings to left. Steep-pitched tile roof with gable ends, 2 hipped dormers. Rear elevation red brick, twin gables tile-hung, sashes and casements, some with segmental brick arches. Interior: basement with ceiling beams and stop-chamfered beam over fireplace. All the listed buildings in the High Street up to and including No 118 form a group.	17 th / early 18 th century
MM293	Holmdene	DES728	1043516	Grade II Listed Building	Late C18. Stucco. 3 storeys and attic. Slate roof behind parapet. Single flat roof dormer. Ground floor: doorway with pilasters and open pediment with semi-circular fanlight. 2 sash windows. 1 st floor: sash window over door 3-light bow window of sashes with flat modillion cornice. 2 nd floor: 2 sash windows. All glazing bars missing. Stucco painted green. Set back on left: 2 storeys, one window, parapet, ground floor carriage-entrance. Rear: 4 storeys, irregular, sashes, 1 st floor 3-light bowed sash. All the listed buildings in the High Streets up to and including No 118 form a group.	Late 18 th century
MM294	11, High Street	DES729	1043517	Grade II Listed Building	Mid C18 front to timber frame building probably C17. Stucco. 2 storeys and attic. Ground floor shop front replaced by 2 windows with glazing bars, cornice remains above. 1 st floor: sash windows replaced by modern casements. 3 modern dormers. Tile mansard roof, partly new tiles. All the listed buildings in the High Street up to and including No 118 form a group.	Mid-18 th century
MM295	13, High Street	DES730	1043518	Grade II Listed Building	Early C19 stuccoed front with parapet. 2 storeys and attic. Ground floor 3-light sash without glazing bars, glazed door on right. 1 st floor one splayed bay of sashes without glazing bars. Flat roofed dormer. Steep-pitched roof of new tiles. An earlier timber frame building behind facade with timber joists and wall beams probably C17. Weatherboarded slate-roof wing at rear. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM296	22 and 22A, High Street	DES731	1043519	Grade II Listed Building	One building. Dated 1811. Red brick. 3 storeys. 3 windows. 1 st and 2 nd floors central smaller sash window flanked by larger sash windows, all with glazing bars, one replaced by casement. 2 small mid C19 shops now with plate glass. Gable ended tile roof. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM297	Duke of Wellington Public House	DES732	1043520	Grade II Listed Building	Mid to later C19. Tall stuccoed building with heavy moulded cornice and parapet. 3 storeys. 1 st and 2 nd floors: two 2-storey splayed bays of sashes without glazing bars. Ground floor bar windows and original fascia covered by modern board supported on original ornate console brackets. Left hand return red brick. Slate roof. Included for group value only. All the listed buildings in the High Street up to and including No 118 form a group.	Mid to late 19 th century
MM298	9-13, Ebenezer Road	N/A	1043526	Grade II Listed Building	Late C16/early C19. Weatherboarded on painted brick base. Slate hipped roofs. 2 storeys. Nos 11 and 13 face south-west onto road, 2 storeys, 3 windows, sashes with vertical glazing bars, No 13 ground floor glazing bars intact, 2 doorways, No 11 approached by 10 steps with iron railings,	Late 16 th / early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					moulded doorcase with pediment and fielded-panel door, No 13 has modern door. No 9 at end and at right-angles faces north-west and owing to slope of the road has an extra storey, 2 windows, all sashes with glazing bars, including a 3-light canted wooden bay of sashes on all floors, central doorway with 6-panel door, top 2 panels glazed. Nos 9 to 15 (odd) form a group.	
MM299	Ebenezer Particular Baptist Chapel	N/A	1043527	Grade II Listed Building	Dated 1817 in the pediment. Stuccoed front to brick building. Pilasters of quoins flanking the front with pediment over. Two storeys of three sash windows with glazing bars intact. String course over ground floor continued over windows in the form of rusticated arches. Cornice over first floor with round-headed arch of windows and keystone in this, the centre arch and cornice above it carried up higher to form a centre piece. In the tympanum of the pediment a circular panel containing the date and with four keystones. Doorway with rusticated pilasters, projecting cornice, parapet, segmental tympanum and double doors of six fielded panels. Rear facing Tackleway - red brick with yellow stock dressings, pedimented, with three round-headed windows. Slated roof. First service held 1817.	Early 19 th century
MM300	Keppel	DES759	1043547	Grade II Listed Building	Circa 1800. Stucco fronted, brick. Low-pitched hipped slate roof with tripartite brackets to eaves soffit, wide eaves. 2 storeys and basement. Ground floor: half-glazed and panelled door and sash window with glazing bars, set in slightly recessed arches. Above: 1 st floor, casements with glazing bars, in wide moulded stucco architraves. Contemporary area railings, iron, with turned newels with urns and spear heads. Nos 48 to 54 (even) form a group of which No 54 is a building of local interest only.	Early 19 th century
MM301	Croft Cottage	DES760	1043548	Grade II Listed Building	Circa 1800. Painted mathematical tile front on brick base, tile-hung sides. Slate hipped roof. 2 storeys and basement. 2 windows wide, sashes with glazing bars in flush casing. To right fielded-panel door in tall pilastered doorcase with frieze, and wide cornice, and rectangular fanlight with glazing bars. Nos 48 to 54 (even) form a group of which No 54 is a building of local interest only.	Early 19 th century
MM302	Gilbert Cottages	DES786	1043574	Grade II Listed Building	Dated 1852. Red brick with blue headers. Low-pitched hipped slate roof, moulded eaves. Small semi-detached pair of cottages. 2 storeys. 2 windows, sashes with glazing bars, plain painted cills, ground floor flat brick arches. Left and right plain doorways also with flat brick arches. Central brick chimney stacks. Small rectangular plaque at centre of 1 st floor "Gilbert Cottages 1852".	Mid-19 th century
MM303	Raised pavement retaining walls on east side of All Saints' Street	DES805	1043593	Grade II Listed Building	Stone rubble wall with York paving stones, steps down to road. Modern steel railings. All the listed buildings in All Saints' Street form a group.	19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM304	87, All Saints Street	DES809	1043597	Grade II Listed Building	Late C18. Roughcast. Tiled hipped roof. 3 storeys. One window. 1 st and 2 nd floor sashes with glazing bars. Ground floor small modern shop with fascia in character with building. Left-hand return: 3 windows, modern casements. All the listed buildings in All Saints' Street form a group.	Late 18 th century
MM305	88, All Saints Street	DES810	1043598	Grade II Listed Building	Early C19. Red brick with grey headers. Parapet with plain stone coping. 2 storeys. 2 windows, sashes without glazing bars, stuccoed arches, painted stone cills, ground floor with flush-panel shutters, 1 st floor left narrow sash window. Doorway on left with round-head and semi-circular fanlight. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM306	89 and 89A, All Saints Street	DES811	1043599	Grade II Listed Building	Early C19. Red brick with stuccoed ground floor. Tiled roof with gable ends. 3 storeys. 2 windows, sashes with glazing bars, cambered brick arches, stone cills, ground floor sashes wider with flat heads. 2 modern glazed doors with rectangular fanlights. Brick chimney stacks at ends. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM307	90, All Saints Street	DES812	1043600	Grade II Listed Building	Early C19 but altered. Painted brick. Parapet. Slated roof. 2 storeys. One window. Ground floor canted bay of sashes without glazing bars, doorway to left with rectangular fanlight. Above on 1 st floor is doorway with side lights in segmental headed opening on to balcony with iron railings, the balcony and door are later alterations or the door was originally a loft door. Included for group value. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM308	91 and 92, All Saints Street	DES813	1043601	Grade II Listed Building	Circa 1840-50. Ground floor painted brick with tile hanging above. Tiled roof with gable ends. Central gable. 2 storeys. Ground floor 2 canted bays and 2 central doorways with 4-centred arch heads and doors with vertical cover-moulds, continuous over ground floor is tiled pentice hood. 1 st floor 3 and 4-light windows. All ovolo moulded wood mullion/transom casements. Small panel in central gable. All the listed buildings in All Saints' Street form a group.	Mid-19 th century
MM309	101, All Saints Street	DES709	1043602	Grade II Listed Building	Dated 1864. Painted brick. Slate roof. Gable over whole with wide eaves and large shaped and pierced barge board with pendant at apex. 2 storeys. 2 windows. 2 3-light casements. Depressed arch doorway to left with fanlight. Brick frieze at floor level with cross patterns. Datestone in gable with carved crown and initials "SW 1864". All the listed buildings in All Saints' Street form a group.	Late 19 th century
MM310	106, All Saints Street	DES815	1043603	Grade II Listed Building	Probably C16/17 timber-framed with front of C18. Stuccoed. Tiled roof with gable ends. 2 storeys and attic. 2 windows. One dormer with flat roof. 1 st floor and dormer with sashes with glazing bars. Small early C19 shop windows below in form of 2 canted bays, the glazing bars at front have been removed. 2 glazed doors with simple hoods on shaped brackets. All the listed buildings in All Saints' Street form a group.	16 th / 17 th century
MM311	113, All Saints Street	DES816	1043604	Grade II Listed Building	Early/mid C19. Red brick. Slate hipped roof. Parapet. Brick dentil cornice. 3 storeys. 2 windows, sashes with vertical glazing bars only, shouldered stucco architraves with small cornices. Ground floor contemporary shop front with 4 large panes, remains of pilasters and cornice, and frieze carried over gateway to right. All the listed buildings in All Saints' Street form a group.	Early / mid-19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM312	118, All Saints Street	DES817	1043605	Grade II Listed Building	C17 cottage. Low, timber-framed with plastered panels. Tiled roof with gable ends. 2 storeys. Ground floor: modern bowed window with glazing bars on either side of modern door, also modern door to right. 1 st floor: small modern 2 and 4-light casements. Side wall brick and tile-hung. Rear wing weatherboarded with tiled half-hipped roof. NMR. All the listed buildings in All Saints' Street form a group.	17 th century
MM313	1 Waterloo Place	DES818	1043606	Grade II Listed Building	Situated adjoining rear of No 121 All Saints' Street and facing west. Early C19 house. Stuccoed. Low-pitched slate hipped roof. 3 storeys and basement. 2 windows wide, sashes with glazing bars. To left steps (with iron railings and turned newel) to round-headed doorway with semi-circular fanlight with radial glazing bars and reeded frieze, and glazed door. Basement window sash without glazing bars. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM314	125 All Saints Street	DES819	1043607	Grade II Listed Building	The reputed house of the Mother of Admiral Sir Clondesley Shovel. A crazy C16-17 building. Timber-framed, brick and plaster. Tiled roof. 2 storeys. Left end of 1 st floor oversails with close-set studding and floor joists are exposed, under which is 4-centred arched wooden doorway. To right timber-framed with large plaster panels, ground floor painted brick, small gabled dormer with fire insurance plaque. Modern 1, 2 and 5-light casements with leaded panes. County of Sussex Archaeological Collection Vol XIV and NMR. All the listed buildings in All Saints' Street form a group.	16 th / 17 th century
MM315	128, All Saints Street	N/A	1043608	Grade II Listed Building	Early C19 house. Painted brick, end wall cement rendered. Tiled roof with gabled ends. 3 storeys. 2 windows wide, sashes with glazing bars, stuccoed lintels, plain cills. Central doorway with rectangular fanlight and modern glazed door. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM316	132, All Saints Street	N/A	1043609	Grade II Listed Building	Early/mid C19 stuccoed house. Slate roof with coped gable ends. Parapet. Heavy dentilled cornice. 2 storeys and basement. Ground floor: 3-light sash with narrow flanking lights. 1st floor: 2 sashes in moulded architraves, continuous moulded cill. No glazing bars. High doorway to right with elliptical head with keystone, and fanlight, panelled and moulded door. Including Victorian area railings. All the listed buildings in All Saints' Street form a group.	Early / mid-19 th century
MM317	135, 135A, 136 and 137, All Saints Street	N/A	1043610	Grade II Listed Building	Late C16 timber-framed range, restored. Tiled roofs. 2 storeys and attics in gables. 3 windows. Nos 136 and 137 1 st floor oversails on moulded bressummer and carved brackets. Ground floor of Nos 135 and 135A underbuilt in painted brick. Ground floor of Nos 136 and 137 stuccoed. 1st floor of Nos 135 and 136 studded with plaster infilling. No 136: has a 3-light window projecting on brackets with a cove beneath it but containing a modern casement window, studded gable above projecting on moulded bressummer on shaped brackets with an attic window in it, ground floor of No 136 has multi-pane rectangular bay window with moulded cill. No 137 has small C19 canted shop window with glazing bars intact, and reeded doorcase, wholly stuccoed above the ground floor and has half-nipped gable end modern casement windows. Tiled roofs. No 136 has moulded chamfer-stop jambs to doorcase. NMR. All the listed buildings in All Saints' Street form a group.	Late 16 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM318	Churchyard Wall to west of All Saints Church	N/A	1043625	Grade II Listed Building	Churchyard wall to west of All Saints' Church TQ 8209 NE 8/261 II GV 2. Early C19. Low, red brick with plain stone coping, brick piers at intervals with stone caps and iron railings with urn finials, including iron gates. All the buildings in All Saints' Street form a group.	Early 19 th century
MM319	The Stag Inn	N/A	1043626	Grade II Listed Building	Probably late C16. Timber frame building with plastered mid C18 front with parapet and tile-hung gable ends. Steep tiled roofs. Two storeys, attic and basement. Five windows wide, sashes with wide glazing bars intact in most windows, exposed casing throughout, moulded cills. Twin central doorcases with fielded-panel reveals and flat moulded hoods on three large consoles, glazed and fielded-panel doors, double-flight stone steps with iron railings with turned newels. Flat-roof dormer. Brick encased timber frame wing at rear with hipped roof. Interior: moulded ceiling beams with run-out stops in main part and rear wing. Originally the first floor oversailed the ground floor at front, now underbuilt, but inside there remain carved brackets. All the listed buildings in All Saints' Street form a group.	Late 16 th century
MM320	Conster Manse	N/A	1043627	Grade II Listed Building	C16-17 origin. Timber-framed building restored and a good deal altered. Ground floor rebuilt in red brick, above restored timbering with renewed plaster infilling. Tiled roof. 3 storeys. All modern wood mullion/transom casements with leaded panes. 2 windows facing street and large modern gabled oriel window on 2 nd floor in mansard roof. 4 windows facing side and 2 modern gabled oriel windows on 2 nd floor. All the listed buildings in All Saints' Street form a group.	16 th / 17 th century
MM321	29 and 30, All Saints Street	DES831	1043628	Grade II Listed Building	C16/C16 origin, much restored timber-framed house. Ground floor rebuilt in brick, above is timbering with renewed plaster infilling. Tiled roof with gable ends. 2 storeys. 3 windows. All modern 2, 3 and 5-light wood mullion/transom windows with leaded panes; centre one on 1 st floor is small oriel window of 3 lights. Modern studded door to left, passageway to right. 1 st floor overhangs on the protruding ends of the floor joists and these are still visible though the ground floor has been underbuilt on the left. All the listed buildings in All Saints' Street form a group.	16 th century
MM322	32-34, All Saints Street	DES832	1043629	Grade II Listed Building	Mid C18. Stuccoed. Tiled roof with gabled ends. 2 storeys and attic. 4 bays wide. Sashes with glazing bars in exposed casing, ground floor of No 33 2-light sash, 1 st floor of No 34 sliding casement and small 2-light casement both with glazing bars. 2 flat-roofed dormers, No 33's modern, No 34's with sliding casement. Doorways: No 32 hood on shaped brackets, flush-panelled door; No 33 moulded cornice hood on shaped brackets, small rectangular fanlight and modern door; No 34 has moulded doorcase, plain frieze and dentilled cornice. Brick chimney stacks. Fire insurance plaque on front 1 st floor of No 33. Sash window at rear of No 34 with thick glazing bars. All the listed buildings in All Saints' Street form a group.	Mid-18 th century
MM323	35, All Saints Street	DES833	1043630	Grade II Listed Building	Late C18 plastered front to timber-framed building of probably C17 origin. Hipped tile roof. 3 storeys. One window. Ground floor: later C19 shop front. 1 st and 2 nd floors 2-storey bow window with 3-light sashes with glazing bars. Tile-hung side wall. (No 35 adjoins No 38A). All the listed buildings in All Saints' Street form a group.	Late 18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM324	49, All Saints Street	DES834	1043631	Grade II Listed Building	Early/mid C19. Red brick. Tiled roof with gabled ends. 3 storeys. 2 windows wide. Sashes with glazing bars with flat stuccoed arches, plain cills. Ground floor stuccoed with plain later C19 shop front with large panes, and 2 plain doorways with rectangular fanlights. Included for group value. All the listed buildings in All Saints' Street form a group.	Early / mid-19 th century
MM325	52, All Saints Street	DES835	1043632	Grade II Listed Building	Late C18. Roughcast. Slate roof with gabled ends. Stringcourse. 2 storeys, basement and attic. One window. Sashes with glazing bars intact. Small modern casement over door. Glazed and panelled door in moulded doorcase with flat hood over supported on brackets. One dormer with flat roof and sliding casement with glazing bars. All the listed buildings in All Saints' Street form a group.	Late 18 th century
MM326	57, All Saints Street	DES836	1043633	Grade II Listed Building	Circa 1840-50 Tudor style red brick with painted stone dressings. Tiled roof with gabled ends. Parapet. Centre projects slightly with high gable with moulded stone coping, cornice and string course. 2 storeys. One window. 5-light wood mullion/transom casements with glazing bars in chamfered painted stone surrounds with drip moulds. Ground floor to left and right 4-centred arch doorways in chamfered painted stone surrounds with drip moulds, narrow vertical panels to doors. Small stone shield in gable. Originally the Headmaster's house for local school situated in garden off Tackleway. All the listed buildings in All Saints' Street form a group.	Mid-19 th century
MM327	Tudor Cottage	DES837	1043634	Grade II Listed Building	C15. Timber-frame with close-set vertical studding and plaster panels. Restored 1928. Tiled roof with gable ends. 2 storeys and attic. 1 st floor oversails approximately; 2 ft on curved brackets with joist ends exposed. Ground floor early C19 sash with side lights and vertical glazing bars; doorways to left and right, left converted to window. 1 st floor 2 modern 3-light casements with leaded panes and 2 small C17? 2-light windows in ovolo moulded frames, with leaded panes. Large modern gabled dormer with leaded casement. All the listed buildings in All Saints' Street form a group.	15 th century
MM328	61, All Saints Street	DES838	1043635	Grade II Listed Building	Circa 1810. Clapboarded in front and at sides. Slate hipped roof. 3 storeys. One bay wide. Ground floor Victorian shop front replaced by modern multi-pane casements for residential use, 1st and 2nd floor sashes with glazing bars and side-lights. Left-hand irregular fenestration. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM329	50, All Saints Street	DES846	1190393	Grade II Listed Building	Early/mid C19. Painted brick. New tiled roof with gable ends. 2 storeys. One window. 1 st floor cant bay window of sashes with vertical glazing bars only and cornice. Ground floor sash with vertical glazing bars and modern shutters. Round-headed doorway on left with fanlight and modern door. Brick string course. Included for group value. All the listed buildings in All Saints' Street form a group.	Early / mid-19 th century
MM330	53 and 53 1/2, All Saints Street	DES847	1190394	Grade II Listed Building	Dated 1830. Semi-detached pair. Stuccoed, parapet. Heavy moulded cornice and 2 wide full-height pilasters. 2 storeys. 2 windows, sashes with glazing bars and plain cills. Left and right round-headed doorways. No 53 with panelled door, No 53 1/2 in passageway. Datestone over	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					doorway/passage of No 53 1/2. Slate hipped roof. Brick chimney stacks. All the listed buildings in All Saints' Street form a group.	
MM331	62, All Saints Street	DES848	1190404	Grade II Listed Building	C18. Much restored. Painted brick ground floor, new weatherboarding above. New tile roof with gabled ends. 2 storeys. 2 windows. 1st floor 2 and 3-light casements with glazing bars, ground floor modern recessed bowed window and 2 modern glazed doors. Rear brick with weatherboarded half-hipped gable. Included for group value. All the listed buildings in All Saints' Street form a group.	18 th century
MM332	70-72, All Saints Street	DES849	1190409	Grade II Listed Building	Circa early C16. 3-bay medieval hall house with lower (south) solar since much altered. Central hall still visible despite later additions. Recently very much restored. Timber-framed with plaster panels, No 72 entirely plastered. Tiled roof with 3 hipped sections projecting. 2 storeys. 4 bays. Left-hand recessed, the remainder 3 bays oversail on 1 st floor, the centre with carved ressummer. Mostly modern casements with leaded panes, No 72 has later casements in early C19 sash frames. No 70 has canted bay window much restored with glazing bars and early C19 shop entirely replaced by modern multi-pane dwelling window. Modern doors, No 70 panelled, No 72 glazed. Interior has some moulded beams. All the listed buildings in All Saints' Street form a group.	Early 16 th century
MM333	104, All Saints Street	DES850	1190441	Grade II Listed Building	Much restored and altered. C16/17. Timber-framed with plaster panels. Low-pitched tiled roof with gable ends. 3 storeys. 2nd floor oversails, ground floor underbuilt in red brick. All modern 2 and 3-light casements with leaded panes, modern door to left. Interior: with chamfered beams and massive chamfered fireplace bressummer. All the listed buildings in All Saints' Street form a group.	16 th / 17 th century
MM334	107, All Saints Street	DES851	1190451	Grade II Listed Building	C18 front to C16/17 timber frame building retaining the overhang on its 1 st floor. Stuccoed. Tiled roof with gable ends. 2 storeys. One window. 1 st floor sash with glazing bars in moulded casing. Ground floor modern brick with modern wide 3-light bow of sashes with glazing bars and modern door to right. All the listed buildings in All Saints' Street form a group.	18 th century
MM335	116 and 117, All Saints Street	DES852	1190470	Grade II Listed Building	Early C19. Red brick. Parapet and heavy stuccoed moulded cornice. New interlocking tile roof. 3 storeys. 3 windows. Right-hand slightly recessed. All sashes with glazing bars, cills, 1 st floor flat rubbed brick arches. Ground floor early C19 shop front with flat pilasters incorporating doorway to No 117 on right, glazing altered with large panes, recessed central doorway, and altered fascia. Canted bay window at rear with sashes with glazing bars. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM336	121, All Saints Street	DES853	1190494	Grade II Listed Building	Late C16 timber-framed building with a jettied 1 st floor, with plastered panels, ground floor cement rendered. Tiled roof with gabled ends. 2 storeys and attic. 2 windows. Modern 3-light wood mullion/transom casements with leaded panes. One gabled dormer. Moulded bressummer. Modern studded door to right. 1 st floor over- sailing side alley with dragon beam and bracket at	Late 16 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					corner. All the listed buildings in All Saints' Street form a group.	
MM337	122 and 122A, All Saints Street	DES854	1190495	Grade II Listed Building	C18 semi-detached pair of small houses. Brick, No 122A painted. Tiled hipped roof. 3 storeys. 2 windows wide. No 122: ground floor sash without glazing bars, 1 st and 2 nd floor modern casements, flat brick arches. No 122A: ground floor modern bow window with glazing bars, 1 st and 2 nd floors sashes, 1 st floor with glazing bars. Paired doorways at centre with simple hood over both on shaped brackets, both with modern doors with vertical cover mouldings. All the listed buildings in All Saints' Street form a group.	18 th century
MM338	126 and 127, All Saints Street	DES855	1190585	Grade II Listed Building	C17 cottages with later windows. 2 storeys. 1 st floor plastered timber-frame supported on moulded bressummer and carved brackets, projecting about 15 ins, No 127 underbuilt to right in painted brick. Ground floor: No 126 has small fixed-light multi-pane window on corner, No 127 has 3-light casement with glazing bars, 2 plain boarded doors at centre. 1 st floor: wide sash windows with glazing bars in moulded cases. Tiled roof with gabled ends. 2 modern flat-roofed dormers. End wall tile-hung. NMR. Interior: wide fireplace with timber lintel. Several old doors imported from elsewhere. All the listed buildings in All Saints' Street form a group.	17 th century
MM339	129 and 130, All Saints Street	N/A	1190630	Grade II Listed Building	Pair of C16/17 cottages under one tiled roof with gabled ends. No 130 shows timber framing, No 129 brick faced, painted, and moulded cornice. 2 storeys. 2 windows wide each. All modern 2 and 3-light casements with leaded panes. Modern doors. Brick chimney stack. Brick wing at back of No 130 ending in chimney breast faced in cobbles (only a few cobbles at top remain).	16 th / 17 th century
MM340	133, All Saints Street	N/A	1190638	Grade II Listed Building	Early C19 house. Red brick with yellow stock and blue headers in diamond patterns. Chamfered brick quoins. Band at floor level. Modillion cornice and parapet. Slated roof with modern dormer. 2 storeys and attic. One bay wide. Brick 2-storeyed canted bay window of sashes with vertical glazing bars only, flat brick arches, the centre window with brick keyblocks. Doorway at side. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM341	Vine Cottage	N/A	1190650	Grade II Listed Building	Late C18 cottage. Ground floor painted brick, tile hung above, new tiles on end wall. Tiled half-hipped roof. 2 storeys. 2 windows. 1 st floor small sash without glazing bars and 2-light casement. Ground floor 2-light casements and central glazed door with flat hood on shaped brackets. Situated behind No 135 All Saints' Street. All the listed buildings in All Saints' Street form a group.	Late 18 th century
MM342	Croftaven	DES866	1190833	Grade II Listed Building	Circa 1780. Wood-framed and tile-hung with wooden tiles. Half-hipped roof of new tiles. Rising 3 storeys are bow windows of 3 sashes with glazing bars with dentilled cornice and slate-hung between floors. Small sliding window on top floor in half-hipped gable. Right-hand panelled door with hood and steps, sash with glazing bars above. Half-hipped gable at rear, weatherboarded, and small C18 weatherboarded rear wing facing Croft Road with brick base, 2 storeys, horizontal sliding sashes with glazing bars, and hipped tile roof. Nos 1 to 11 (odd) and Nos 15 to 23 (odd) form a group.	Late 18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM343	Croft House/Holm Oak	DES868	1190848	Grade II Listed Building	Circa 1780. Large detached house, now subdivided into flats. Yellow mathematical tiles. Slate mansard roof behind parapet. 3 storeys and attic. 5 windows wide. Sashes with glazing bars, 3 5-storey canted bay windows with sashes with glazing bars. The ground floor of these bays has only the central and not the side windows. Between the 2 left hand bays is an open pedimented doorway with pilasters and semi- circular fanlight and a fielded-panel door. Left-hand return, end facing south, has porch with open pediment with fanlight, on Tuscan columns, with fielded-panel door. Later additions on the west (rear).	Late 18 th century
MM344	Roman Catholic Church of St Mary Star of the Sea	N/A	1191229	Grade II Listed Building	Roman Catholic parish church, built 1882-3 for the Pallottine Order, at the instigation of the poet, writer and thinker, Coventry Patmore and designed by Basil Champneys (1842-1935). The church of St Mary Star of the Sea was designed by Basil Champneys, in 1882-3. The church was built at the instigation of the Victorian poet, Coventry Patmore, in memory of his wife, who had died in 1880, and for the growing Catholic community in Hastings, where he and his wife had settled in 1875. Patmore donated £5,300 on condition that the Catholic church contributed to the total cost of £15,000. Patmore, a convert to Catholicism, had approached the Pallottine Priests in London, who bought the plot of a former farmhouse, which extended between the High Street and the Bourne. Champneys, who was a friend of Patmore, and after his death was nominated by his widow as his biographer, was a natural choice as architect. The church was illustrated in The Builder in August 1887. The crypt was used for worship while the church was being built, before housing a school, which remained there until the 1950s. The dedication to St Mary Star of the Sea, or Stella Maris, has a long history associated with the Virgin Mary as a symbol of hope and as a guiding light, appropriate to a church in close proximity to the sea. The church sits tightly on the High Street where the west entrance is flanked by flint and pebble-faced walls with freestone dressings and stone gatepiers similar to the church, which create a shallow forecourt in front of the building.	Late 19 th century
MM345	6, High Street	DES885	1191254	Grade II Listed Building	An older structure refaced. Back shows brick and stone rubble walls. Front to street second half C18 unspoilt. 2 storeys and attic. Blue brick picked out with red. 2 storeys and attic. Tile roof to moulded wooden cornice, gabled ends, end wall tile hung and rendered. Brick plinth and string course. Central pilastered doorway with rectangular fanlight and fielded panel door, with 4 x 4 pane sash window on either side. 1 st floor central 3 x 4 pane sash window flanked by 4 x 4 pane sash windows. 3 hipped roofed dormers. Probably C17 wing at rear with stop chamfered beams, partly tile hung, segmental-arch window openings. Tile hung and rendered end wall. Interior fielded-panel doors, dog-leg staircase with square-section balusters and moulded rail. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM346	17-19, High Street	DES886	1191289	Grade II Listed Building	C16/17 timber frame building refronted probably C18, stuccoed, parapet. 2 storeys. No 19: set back slightly, one window wide ground floor modern bow window and door, 1 st floor modern 3-light casement with leaded panes. Nos 17 and 18 on left: ground floor C18 or C19 shop windows have been replaced by modern bowed shop windows in the original openings. 1 st floor: 2 modern 2-light casements. Tiled gable ended roof behind parapet. Interior: exposed timber	16 th / 17 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					framing in upper rooms. Rear 2 gables to Nos 17 and 18 and hipped roof wing to No 19. All the listed buildings in the High Street up to and including No 118 form a group.	
MM347	The Laindons	DES887	1191295	Grade II Listed Building	Important mid C18 house. Facade to street: 3 storeys and 5 windows wide, brick, blue headers, rubbed brick details. Ground floor: fine pilastered doorway with original panelled door. 5 x 3 pane sash windows on each floor, frames revealed. Central window on each floor has rubbed brick elliptical arch. Brick parapet with stone coping. Tile roof with single dormer. Fine lead rain water pipes. Later C19 shop front to south of door, a carriage arch to north. Plain and altered interior: 1 st floor rooms with fielded-panel doors in reeded doorcases, fielded-panel window shutters. All the listed buildings in the High Street up to and including No 118 form a group.	Mid-18 th century
MM348	30, High Street	DES888	1191301	Grade II Listed Building	C16/17 origin but extensively modernised. Timber frame structure. 2 storeys and attic. One window wide. Ground floor modern bay and door. 1 st floor recently weatherboarded over stucco. Tile roof. Modern gabled dormer. The ground floor bay replaces an C18 shop front. Rear: tile hung gable end with sash with glazing bars. Interior: timber framing exposed. All the listed buildings in the High Street up to and including No 118 form a group.	16 th / 17 th century
MM349	92, High Street	DES894	1191472	Grade II Listed Building	Late C18. Red brick. Tiled mansard roof. 3 storeys and attic. One sash window on each floor with glazing bars, ground and 1 st with segmental brick arches. Narrow recessed panelled door, moulded case with cornice and plain frieze. Flat-roofed dormer. Cornice supported on small coupled brackets. All the listed buildings in the High Street up to and including No 118 form a group.	Late 18 th century
MM350	98, High Street	DES895	1191490	Grade II Listed Building	Circa 1800. Red brick front with blue headers. Parapet. Hipped roof of new tiles. Tile hung side wall. 3 storeys. 2 windows wide. Brick string courses at 1 st and 2 nd floor levels. 1 st and 2 nd floor sashes with glazing bars, flat brick arches. Ground floor 3-light segmental bowed window of sashes with glazing bars. Left-hand double recessed round arch doorway with traceried fanlight and panelled door, steps up with iron rails. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM351	108 and 109, High Street	DES896	1191532	Grade II Listed Building	A pair. 1 st half C18. Brick, painted. 2 storeys, basement and attic. Steep- pitched tile roof with gable ends. Moulded eaves. Ground floor: narrow, recessed fielded panel doors with fanlight at ends and 2 sash windows with glazing bars at centre. 1 st floor: 4 sash windows in moulded cases with glazing bars. 2 large modern gabled dormers in roof. All the listed buildings in the High Street up to and including No 118 form a group.	Early 18 th century
MM352	Fishing Net and Tackle Store (immediately west of the Net Shop Jellied Eel Bar)	DES913	1192072	Grade II Listed Building	Probably C18, rendered ground floor tarred weatherboarded above. 3 storeys. Tall and slim. Door on each floor. Saddle-back roof. Probably modelled on earlier structure, this is one isolated example, the others nearby form an important feature of the town, others adjoining have been rebuilt entirely and converted to jellied eel bar.	18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM353	Net and Tackle Stores on Beach including groups L to W (consecutive)	DES914	1192092	Grade II* Listed Building	Probably originating from C16 but repaired and rebuilt over the ages. Together they form a very important feature of the Old Town of Hastings. They are mostly clustered together in 7 rows on the beach. Wooden frame, tarred weatherboarded buildings with saddle-back roofs. Some have recently replaced weatherboarding and some with vertical boarded sides. The roofs are mostly wood boarded. They are tall and narrow structures, square on plan, various heights with doorways at ground level and above but without windows. Out of about 109 stores standing eighty years ago only 43 remain today. Between 1956 and 1967 they have been extensively restored.	16 th century
MM354	7 and 8, Tackleway	DES917	1192174	Grade II Listed Building	Late C18/early C19. Stuccoed semi-detached. Parapet. Hipped slate and tiled roofs. 3 storeys and basement. 2 windows. Sashes in exposed casing some with glazing bars. 2nd floor of No 8 replaced by modern casement. Pair of central doorways with moulded doorcases, moulded cornice and frieze, rectangular fanlights, No 7 modern door, No 8 flush panelled. Brick chimney stacks. Rear elevation overlooking town: tile hung, 3 storeys and basement, 3 windows wide, sashes, No 7 with glazing bars, the outside windows are 3-light sashes, coupled central doorways in moulded doorcases with cornices and frieze, rectangular fanlights, modern doors, approached by flight of steps, No 18 with old iron railings with turned newel. Nos 1 to 13 (consec) form a group, of which Nos 1 to 6 and Nos 9 to 12 are of local interest only.	Late 18 th / early 19 th century
MM355	20, Tackleway	DES918	1192195	Grade II Listed Building	Circa 1820. Small 2-storey cottage. Stuccoed brick. Slate roof with gable ends. Ground floor: door with Tuscan pilasters and pedimental hood, keyblock, rectangular fanlight and panelled door; and sash window. 1 st floor: canted bay window of sashes. All restored sashes with glazing bars.	Late 19 th century
MM356	Ebenezer Cottage	N/A	1192435	Grade II Listed Building	C18. Fronted with weatherboarding. Tiled roof with gable ends. 2 storeys. One window. Sashes with glazing bars missing. Doorway with pilastered doorcase, projecting cornice and rectangular fanlight. To right modern one storey wing with weatherboarding and hipped tiled roof. Nos 2, 4, 8, 13, 15, 21 and 23 together with No 32A Tackleway form a group, of which No 15 is of local interest only.	19 th century
MM357	21, Robertson Street	DES931	1268148	Grade II Listed Building	House and shop. Part of a terrace built between 1839 and 1859 with 1924 unaltered Art Nouveau shopfront, shop fittings and vertical sliding roller shutters. Stuccoed with roof concealed behind parapet and modillion eaves cornice. Four storeys; 2 windows. Sashes with vertical glazing bars only in moulded architraves with cornices to first and second floors. Ground floor has shopfront with moulded fascia and curved shop window with sinuous wooden pilasters to left hand side. To the right hand side is a narrow curved shopfront containing shelving. Both have marble bases. Setback doorcase with Rococo style floral motifs to door and square fanlight. Tessellated floor behind three vertical sliding timber rolling shutters. Interior of shop has ceiling with sunburst design and ovolo moulding and two curved shelves with anthemion motifs. Included for complete 1924 shopfront, shutters and shop fittings.	19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM358	8, Wood's Passage	N/A	1286624	Grade II Listed Building	Early C19. Stuccoed. New tiled hipped roof. Tile hung one side, rendered brick the other side, weatherboarded rear. Front facing south. 2 storeys. 2 windows, sashes with glazing bars, later small casement inserted centre ground floor. Entrance at side. Nos 2, 4, 8, 13, 15, 21 and 23 together with No 32A Tackleway form a group, of which No 15 is of local interest only.	Early 19 th century
MM359	East Well (at base of East Hill Lift)	DES948	1286777	Grade II Listed Building	Late C19. Red brick with stone quoins, plinth, cornice and dome. Hexagonal on plan with stone dome with moulded cornice. Stone plaque on west side the lettering having been weathered away.	Late 19 th century
MM360	Stables immediately south west of Torfield Cottage	N/A	1286860	Grade II Listed Building	C18. 2 storeys. Ground floor stone, with later brick on east end, 1 st floor tile-hung. Tiled hipped roof. Ground floor 2 semi-circular windows and segmental headed window between, carriage door on right. Modern garage doors in east end wall. 1st floor 2 glazed loft doors with 2-light casement between with glazing bars, on left is a long window with glazing bars, partly with fixed lights and with a casement.	18 th century
MM361	104C, High Street	DES961	1287025	Grade II Listed Building	C18. Small cottage adjoining No 104B. 2 storeys and attic, ground floor rendered, 1 st floor tile hung (front tiles are painted). Tile roof with gabled ends. One window wide, casement with glazing bars. Old hipped dormer. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM362	105, High Street	DES962	1287031	Grade II Listed Building	Early C18 house. Brick, with brick plinth and string. Tile roof with gabled ends. Wooden moulded eaves. 2 storeys and attic. Ground floor: central fielded-panel door with flat hood on carved consoles, 2 sash windows on either side. 1 st floor: 5 sash windows. All with glazing bars in exposed casing, ground floor windows have segmental relieving arches over. 2 restored square-headed dormers. All the listed buildings in the High Street up to and including No 118 form a group.	Early 18 th century
MM363	95, High Street	DES963	1287048	Grade II Listed Building	C18 house, paired with No 94. Painted brick. Re-tiled roof to moulded eaves cornice. 3 storeys. 2 windows wide. Sashes with glazing bars under flat brick arches. Ground floor sash without glazing bars with brick string course above. Right hand moulded doorcase with fielded panel frieze above, flat hood with fielded panel soffit on shaped console brackets, later glazed door. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM364	100, High Street	DES964	1287056	Grade II Listed Building	Early C19. 3 storeys. One window wide. Ground floor C18/19 splayed bay of sashes without glazing bars and flush panelled door to left. 1 st and 2 nd floors oversail - stuccoed, sashes with glazing bars. Low-pitched slate roof with gable ends. Weatherboarded rear wall with gable and sashes with glazing bars. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM365	102 and 103, High Street	DES965	1287059	Grade II Listed Building	Probably C16. Timber frame. Steep-pitched tiled roof with gable ends. 2 storeys. 1 st floor oversails on shaped brackets end close-set vertical studding. Ground floor 3 modern segmental bay windows with glazing bars. No 103 new door. No 102 has passageway through with	16 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					moulded bressummer and 3 centred arch doorcase. Interior of No 103 has moulded bressummer. All the listed buildings in the High Street up to and including No 118 form a group.	
MM366	9, High Street	DES969	1293408	Grade II Listed Building	Mid C18 front concealing early C17 timber framed building. Red brick with black headers, rendered plinth. Tiled roof to eaves. 2 storeys and attic. 3 windows. Ground floor central doorway with open pediment flanked by 3 x 3 pane sash windows with exposed casing. 1 st floor 3 x 3 pane sash windows. 2 hipped roof dormers. Brick string course at 1st floor level. Stuccoed at rear with one gable. Interior: stop chamfered beams. All the listed buildings in the High Street up to and including No 118 form a group.	Mid-18 th century
MM367	12 and 12A, High Street	DES970	1293419	Grade II Listed Building	Early C19. Probably mathematical tiles painted, or brick. Slate roof with small paired modillions to eaves. 3 storeys. 2 windows wide. 1 st and 2 nd floors: original moulded cases, sashes replaced by metal-frame casements. Ground floor: the original early C19 shop has been altered, plate glass and new fascia but there are remains of the central pilastered doorcase with cornice now a window. Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM368	139-141, All Saints Street	N/A	1293717	Grade II Listed Building	Dated 1853. Red brick. Slate roof with gable ends. Parapet with brick dentil course. 2 storeys. 3 windows wide, sashes with vertical glazing bars only, painted stone lintels with keystones, and cills, similar lintels over doors. Round-arch passageway off centre with keyblock. Nos 140 and 141 (to right) have doorways with painted stone lintels with keyblocks and narrow rectangular fanlights. No 139 to left, ground floor originally shop, now sash inserted but retaining shop fascia with dentilled cornice with carved brackets at ends and doorway with rectangular fanlight. Elliptical panel over passageway with initials and date 1853. Included for group value. All the listed buildings in All Saints' Street form a group.	Mid-19 th century
MM369	54, All Saints Street	DES991	1293832	Grade II Listed Building	Early C19. Painted brick. Tiled roof with gable ends. 2 storeys. 2 windows. Restored sashes with glazing bars, in moulded casing, cills, ground floor cambered arch. Glazed door on left with flat hood over supported on shaped brackets. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM370	59, All Saints Street	DES992	1293833	Grade II Listed Building	C15. Timber-framed with close-set vertical studding and plaster panels. Restored 1928. Tiled roof with gable ends. 2 storeys and attic. 1 st floor oversails approximately 2 ft on curved brackets and joist ends exposed. Ground floor, 2-light and large single-light early C19 sashes with modern leaded panes. Probably early C19 6-fielded panel door. 1 st floor two 3-light modern wood mullion casements with leaded panes. Small gabled dormer probably C18. Interior: ground floor room with moulded and embattled cornices circa mid C15, wide chamfered ceiling-beams and joists. Some of wall framing exposed with plastered panels with combed wavy ornament. Remains of original roof with central purlin. C17 wing at rear. All the listed buildings in All Saints' Street form a group.	15 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM371	Hawarden House	DES993	1293855	Grade II Listed Building	Early C19. Brick with glazed headers. Plaster stringcourses. Tiled hipped roof. Brick dentilled eaves. 3 storeys and basement. One window. Ground floor round-headed doorway with fanlight and sash window. 1 st floor canted bay window of sashes. 2 nd floor sash window. All with glazing bars intact. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM372	138, All Saints Street	N/A	1353122	Grade II Listed Building	Early/mid C19. Stuccoed. Slated hipped roof. Parapet. Cornice. 3 storeys. One window wide, sashes with vertical glazing bars only. Ground floor with Victorian shop front with fascia and cornice with carved consoles at ends. Included for group value. All the listed buildings in All Saints' Street form a group.	Early / mid-19 th century
MM373	Church of All Saints	N/A	1353127	Grade II* Listed Building	The present church was built in the early C15 on a new site. Restored 1870 by Butterfield, with further restoration work in the C20. The church of All Saints was given to Fecamp abbey in Normandy in the early C11, but the church may then have been on a different site. The church was rebuilt on its present site in the early C15 and was called 'new' in a will of 1436. The emphasis on the tower suggests that much of the work was paid for by the townspeople, for whom the tower would have been a point of civic pride and display. By the early C19 the church had galleries, but these were removed when the church was restored by William Butterfield in 1870. Butterfield (1829-99) was one of the finest C19 church architects, and is particularly known for his work on All Saints, Margaret Street, London and Keble College. There was some restoration work in the 1970s, with further work c.2000.	15 th / late 19 th / 20 th century
MM374	9-11, All Saints Street	N/A	1353128	Grade II Listed Building	Range of 3 early C18 cottages. Red brick with grey headers. Gable ended tiled roof with outshut at rear. 2 storeys and attic. Wooden casements - all later. Nos 10 and 11 each have modern ground floor bow window with glazing bars. Doorways each with hood on shaped brackets, No 11 with cornices and fielded panel doors, No 10 has C19 glazed door. 2 dormers with hipped roofs over Nos 9 and 10. Brick chimney stacks. Gabled dormers at 1 st and 2 nd floor at rear. Built high up above street. Including Victorian railings to front garden area. All the listed buildings in All Saints' Street form a group.	18 th century
MM375	28, All Saints Street	N/A	1353129	Grade II Listed Building	C18. Very simple. Painted brick. Tiled roof with gabled ends. 2 storeys and attic. Rubbed brick flat arches over windows. Ground floor: 2 sash windows with glazing bars and right-hand modern door. 1 st floor: 3 sashes with glazing bars. Modern flat-roof dormer. Included for group value. All the listed buildings in All Saints' Street form a group.	18 th century
MM376	30A and 31, All Saints Street	DES1003	1353130	Grade II Listed Building	Pair of early C19 cottages. Red brick and grey headers alternately. Hipped tiled roof. Brick modillion eaves cornice. 2 storeys. One window each. Sashes with glazing bars intact, flat brick arches. Doorways to left and right, No 30's modern. Central rendered chimney stack. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM377	36 and 38, All Saints Street (See details for	DES1004	1353131	Grade II Listed Building	Early C19. Plaster on wood frame. Ground floor later projects slightly. Tiled roof behind parapet. 3 storeys. 3 windows. 1 st and 2 nd floor sash windows, 2 nd floor with glazing bars. Moulded cornice over ground floor projecting over doorways with shaped brackets, 2 doors and	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
	further address information)				restored ground floor sashes. Window frames flush with wall face. All the listed buildings in All Saints' Street form a group.	
MM378	Greensleeves	DES1005	1353132	Grade II Listed Building	C16 or earlier timber-framed house with overhanging 1 st floor, but the ground floor rebuilt in red brick. Steeply pitched tiled roof with gabled ends. 2 storeys and attic. 2 bays wide. Modern 3 and 4-light wood mullion casements with leaded panes. Large modern gabled dormer. All the listed buildings in All Saints Street form a group.	16 th century
MM379	Victoria Cottage	DES1006	1353133	Grade II Listed Building	C18. Stuccoed. Tiled mansard roof. 2 storeys and attic. 2 windows. 2 flat-roof dormers. All modern casements. Central moulded and panelled door with cornice. All the listed buildings in All Saints 'street form a group.	18 th century
MM380	60, All Saints Street	DES1007	1353134	Grade II Listed Building	Early C17. Timber frame with vertical close-set studding and plaster panels, restored 1928. Steeply-pitched tiled roof with gabled ends. 2 storeys and attic (modern attic window in gable end). 1 st floor oversails with slightly moulded bressummer and supported on brackets, left hand bracket original and carved. Ground floor has C18 fielded-panel door to left, passage-way to right and projecting bay at centre with multi-pane fixed-light window probably early C19 shop. 1 st floor modern 4-light casement with glazing bars flanked by 2 small C17 2-light ovolo moulded mullion windows. All the listed buildings in All Saints' Street form a group.	Early 17 th century
MM381	63, All Saints Street	DES1008	1353135	Grade II Listed Building	Early/mid C19. Painted brick. Cement rendered side. Tiled roof with gable ends. 3 storeys. 2 windows wide, sashes with glazing bars, slight cambered arches, and cills. Ground floor Victorian shop front with corner entrance, fascia and cornice. Tile-hung at rear. All the listed buildings in All Saints' Street form a group.	Early / mid-19 th century
MM382	1 and 2 Garden Cottages	N/A	1353143	Grade II Listed Building	Early C19 pair. Stuccoed. Tiled hipped roof. Two storeys. Four windows. Sashes some with glazing bars, some replaced by casements, sills on small console brackets, vermiculated keystones to ground-floor windows. Doorways with narrow rectangular fanlights and cornices on consoles. Nos. 1 and 2 (Garden Cottages) and No. 3 (Garden Cottage) form a group of which No. 3 (Garden Cottage) is local interest only.	Early 19 th century
MM383	The Fishermen's Institute and Society	DES1022	1353155	Grade II Listed Building	Mid C19. Stuccoed building. 2 storeys and basement. 2 bays wide with open pedimental gable over whole with moulded cornice and containing panel with inscription "Hastings Fishermen's Institute Established 1831". 1 st floor 2 large sashes with side lights, without glazing bars. Entablature over ground floor with moulded cornice, 2 doorways with rectangular fanlights and large-pane window between. All the listed buildings in All Saints' Street form a group.	Mid-19 th century
MM384	102 and 103, All Saints Street	DES1023	1353156	Grade II Listed Building	Late C18. Stuccoed. Parapet. Tiled hipped roof. 3 storeys. 2 windows, sashes with glazing bars, slight cambered heads, and cills. Ground floor central wide 4-light canted bay of sashes with hood over continuing over flanking doorways with readeed architraves and flush-panelled doors. All the listed buildings in All Saints' Street form a group.	Late 18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM385	108, All Saints Street	DES1024	1353157	Grade II Listed Building	Datestone at rear of 1747, but the front elevation very much altered recently. Stuccoed with sham timber frame concealing earlier structure. Tiled roofs with gabled ends, new tiles at front of roof. 2 storeys. 3 windows. Ground floor 2 modern multi-pane bow windows with modern studded door between. 1 st floor 1 and 2-light modern casements with glazing bars. Wing at rear, stuccoed with tiled roof, gable ended with datestone in gable "HRM 1747", modern fenestration at rear. One original small sliding casement at side with glazing bars.	Late 18 th century
MM386	Captain's Cabin	DES1025	1353158	Grade II Listed Building	Mid C18 to earlier building much altered and "Tudorized". Wood framing exposed on 1 st floor (originally plastered), modern brickwork to ground floor. Tiled roof with gable ends. 2 storeys and attic. 3 windows wide. Modern 2 and 4-light casements with leaded panes, 1 st floor central modern oriel on moulded brackets. 2 modern flat roofed dormers. Brick and tile-hung end wall. Large C18 weatherboarded wing at rear with tiled roof. The front originally had fine modillion eaves cornice. All the listed buildings in All Saints' Street form a group.	Mid-18 th century
MM387	123, All Saints Street	DES1026	1353159	Grade II Listed Building	C16. Timber-framed with plaster panels. Tiled roof with gabled ends. Very much restored and somewhat spoilt. 2 storeys. 1 st floor oversails but mostly underbuilt in painted brick but not on left where joist ends are exposed. Modern pointed arch door. Modern 1, 3 and 5-light casements with leaded panes, 1 st floor modern oriel. Modern timber-frame and brick wing at rear. Inside: good C16 moulded ceiling beams. All the listed buildings in All Saints' Street form a group.	16 th century
MM388	131, All Saints Street	N/A	1353160	Grade II Listed Building	Late C18 cottage. Painted brick. Tiled roof with gabled ends. Brick dentil eaves 2 storeys. Ground floor: left and right 2 doorways, to right with hood on shaped brackets, ground floor canted bay with modern window frames, and sash with glazing bars to right. 1 st floor: 3 sash windows with glazing bars, centre narrow. All the listed buildings in All Saints' Street form a group.	Late 18 th century
MM389	Elm House	N/A	1353161	Grade II Listed Building	Early C19 house. Brick with stuccoed front. Slate hipped roof. Parapet. Wide moulded cornice. 3 storeys. One bay wide. Ground floor sash without glazing bars in moulded architrave. Band at 1 st floor level. 1 st and 2 nd floor 2-storeyed canted bay of sashes without glazing bars, panels between 1 st and 2 nd floors. Doorway at side. All the listed buildings in All Saints' Street form a group.	Early 19 th century
MM390	1 and 3, Ebenezer Road	N/A	1353162	Grade II Listed Building	Early C19 pair. stuccoed. Brick ground floor, tile-hung above. Tarred slate hipped roof. 2 storeys. 2 windows, small sashes without glazing bars. 2 central doorways with ledge hoods, modern doors.	Early 19 th century
MM391	Royal Hill House	N/A	1353163	Grade II Listed Building	Early C19 house. Rendered, parapet, slate roof with coped gable ends. 2 storeys and basement. 3 windows, restored sashes with glazing bars, cills. Steps with cast-iron railings to central elliptical headed doorway with traceried fanlight and panelled door. Basement door and sash to left. Nos 9 to 15 (odd) form a group.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM392	50, The Croft	DES1039	1353172	Grade II Listed Building	Circa 1800. Rough-rendered front, tile-hung sides. Slate hipped roof. Bands at floor levels. 3 storeys and basement. One window wide, ground and 1 st floor 2 storey canted bay window of sashes without glazing bars, 2nd floor sash with glazing bars. To right tall narrow doorway with rectangular fanlight, frieze and cornice, and panelled door. Contemporary area railings. 3 storeyed bay at rear. Nos 48 to 54 (even) form a group of which No 54 is a building of local interest only.	Early 19 th century
MM393	91, High Street	DES1052	1353185	Grade II Listed Building	Fine building of circa 1810. 3 storeys, One window wide. Brick, ground and 1 st floors. Stucco 2nd floor - all painted. Ground floor: round-headed doorway, slightly recessed and with half round fanlight, and narrow Venetian window. 1 st and 2 nd floors: shallow bow with wide Venetian window. All original glazing bars. Parapet. Good details. Hipped tile roof. Tile hung side elevation. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM394	94, High Street	DES1053	1353186	Grade II Listed Building	C18 house, paired with No 95. Red brick with blue headers. Tiled roof to moulded eaves cornice. 3 storeys. One window wide. Sashes with glazing bars in exposed casings ground and 1 st floors segmental brick arches. Right hand moulded doorcase with fielded panel frieze above, flat hood with fielded panel soffit on shaped console brackets, fielded panel door. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM395	97, High Street	DES1054	1353187	Grade II Listed Building	Dated 1668. Refaced C18. 2 storeys and attic, stuccoed 1 st floor with parapet, oversails painted brick ground floor, on moulded and carved bressummer dated 1668, supported on carved brackets. Ground floor modern splayed bay with glazing bars; 1st floor modern 3-light casements with glazing bars, 2 flat-roofed attic dormers. Steep-pitched tiled roof with gable ends. Interior: ground floor moulded stop chamfered beam. Brick encased wing at rear with late C18 panelled ground floor room. All the listed buildings in the High Street up to and including No 118 form a group.	17 th century
MM396	101, High Street	DES1055	1353188	Grade II Listed Building	Late C16/early C17. Stuccoed. Tiled mansard roof with gabled ends. 2-storeyed end attic. One window wide, 1 st floor oversails with C19 2-light casement. Ground floor splayed bay of sashes and flush-panelled door to left. Attic casement in mansard roof. Moulded ceiling beams. All the listed buildings in the High Street up to and including No 118 form a group.	Late 16 th / early 17 th century
MM397	104A and 104B, High Street	DES1056	1353189	Grade II Listed Building	C15/16. Pair of adjoining cottages at rear of No 104. Stuccoed timber frame, No 104A has painted brick ground floor. Tiled roofs. 2 storeys and attic. Each 2 windows wide. Modern casements. No 104A 2 gabled dormers and moulded eaves. No 104B one gabled dormer above eaves. Flat door hoods on shaped brackets, No 104B modern. No 104A has king-post in roof. All the listed buildings in the High Street up to and including No 118 form a group.	15 th / 16 th century
MM398	107, High Street	DES1057	1353190	Grade II Listed Building	Early C18 cottage. Painted brick. Tile roof with gable ends, end wall tile hung. 2 storeys. 2 windows wide. Brick string course below 1st floor windows. All modern casements with glazing bars. Modern left-hand doorway. Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	Early 18 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM399	The Stables Theatre	N/A	1353194	Grade II* Listed Building	A fine early C18 stable building. H-shaped plan. Brick, patterned in red and grey. Brick pilasters to wings. Tile roof, with hipped gables to wings. Moulded wood cornice. 7 windows, 2 window wings, centre of centre 3 windows advanced slightly. Wood mullion transom windows, leaded panes missing, segmental brick arches. Brick string course at 1st floor level. 2 storeys. Boarded over carriageways at ends with segmental brick arches. Converted for theatre use, formerly used as stables and mews to Old Hastings House, but possibly erected as dwelling-house late C17. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM400	5, High Street	DES1062	1353195	Grade II Listed Building	C18. Formerly stuccoed, now brick ground floor, weatherboarded above. Tile roof to eaves, with gable ends. 2 storeys. 1 st floor 2 windows, ground floor 3 windows, all sashes with glazing bars in moulded cases. Ground floor new oak door. Rear: 2 wings weatherboarded and tile-hung with hipped roofs, sashes with glazing bars. 2 tall brick chimney stacks, one rendered. All the listed buildings in the High Street up to and including No 118 form a group.	18 th century
MM401	10, High Street	DES1063	1353196	Grade II Listed Building	C18/19. Painted brick. Slate roof. 3 storeys. 2 windows wide. 1 st and 2 nd floors restored sashes with vertical glazing bars only. Ground floor modern recessed shop front altered from original. C18/19 wing at rear with stuccoed and tile-hung with tiled hipped roof, sashes with glazing bars and splayed bay window. All the listed buildings in the High Street up to and including No 118 form a group.	18 th / 19 th century
MM402	16, High Street	DES1064	1353197	Grade II Listed Building	Early C19. Stuccoed. Tiled hipped roof. 3 storeys. Ground floor altered large mid C19 shop with moulded cornice over. 1 st and 2 nd floors: 2 windows wide, sashes in exposed casing, 2 nd floor with glazing bars, 1st floor have small iron balconies. All the listed buildings in the High Street up to and including No 118 form a group.	Early 19 th century
MM403	24 and 25 High Street, Flats 5 and 7, Roebuck House 26-27, High Street and Flat 2 Roebuck House, Roebuck Street	DES1065	1353198	Grade II Listed Building	Mid-later C19. Stuccoed. Tall building of 3 storeys. Parapet. Ground floor: original but altered mid/late C19 splayed bay shops with heavy dentilled cornice over. 1 st and 2 nd floors two 2-storey splayed bays of sashes without glazing bars, dentilled cornice over each window. Tiled hipped roof included for group value only. All the listed buildings in the High Street up to and including No 118 form a group.	Mid / late 19 th century
MM404	Torfield Cottage	N/A	1353207	Grade II Listed Building	Early C18. Much restored and converted from 3 cottages into 1 dwelling. 2 storeys. 4 windows. 1st floor tile-hung, ground floor brick. Tiled hipped roof. Restored 2 and 3-light casements with glazing bars. Plain central door with gabled tiled hood. Modern French windows on ground floor left and right. Titus Oates is reputed to have lived here or in a house on this site.	Early 18 th century
MM405	110A, High Street	DES1077	1353210	Grade II Listed Building	Early C19 cottage adjoining rear of No 110. 2 storeys. 2 windows wide. Ground floor painted brick. 1st floor tile hung. Left-hand windows are sashes with glazing bars. Right hand windows are casements with glazing bars. Modern glazed door at centre. Hipped roof of new tiles.	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					Included for group value. All the listed buildings in the High Street up to and including No 118 form a group.	
MM406	111A, High Street	DES1078	1353211	Grade II Listed Building	Mid C19 house. Stuccoed. Slate hipped roof. 2 storeys. 3 windows. 1 st floor windows with flanking capitals supporting eaves. Sashes without glazing bars, right-hand with margin-lights, ground floor vermiculated keyblocks. Central modern door with rectangular fanlight. Vermiculated quotas.-.All the listed buildings in the High Street up to and including No 118 form a group.	Mid-19 th century
MM407	Lionsdown House	DES1079	1353212	Grade II Listed Building	Mid C18 stuccoed front to late C16 timber frame building. 2 storeys and attic. Ground floor: 3 sash windows with glazing bars, right-hand doorway with flat moulded hood on brackets with fielded panel door. 1 st floor: 4 sash windows with glazing bars. Gable-ended roof of new tiles, moulded wooden cornice. One gabled dormer. Interior: moulded ceiling beams with run-out stops on ground and 1st floors (similar reused beam in attic). Modest early C19 staircase with slender column newels and plain balusters, wide elliptical arch in hall. All the listed buildings in the High Street up to and including No 118 form a group.	Mid-18 th century
MM408	118, High Street	N/A	1353213	Grade II Listed Building	Small C17 cottage. Brick. Tile roof with gable ends. One storey and attic. Ground floor 2 new casements with leaded panes in segmental-arch openings. Central old 2-panel door in moulded door frame with wide flat brick gabled porch. 2 small gabled attic dormers with 2-light leaded pane casements. Large end chimney stack with tall brick shaft. All the listed buildings in the High Street up to and including No 118 form a group.	17 th century
MM409	Ebenezer House	N/A	1353247	Grade II Listed Building	Late C18. Weatherboarded. Tiled mansard roof with gable ends. 2 storeys and attic. 3 windows wide, sashes with glazing bars, centre 1st floor replaced by casement. Central doorway with moulded doorcase with rectangular fanlight, panelled and glazed door, curved zinc hood. In mansard, flat roofed attic dormers in wooden frames with sashes with glazing bars. Brick chimney stacks at ends. Nos 2, 4, 8, 13, 15, 21 and 23 together with No 32A Tackleway form a group, of which No 15 is of local interest only.	Late 18 th century
MM410	K6 Telephone Kiosk adjacent to The Old Rectory, Harold Road	N/A	1353251	Grade II Listed Building	Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.	20 th century
MM411	Rosemary Cottage	DES1120	1353252	Grade II Listed Building	Late C18. Front faced with plaster; the sides tile-hung. Hipped tiled roof. 2 storeys. One window wide. Sashes with glazing bars. To left modern door and hood on brackets.	Late 18 th century
MM412	Bentinck House	N/A	1353253	Grade II Listed Building	Circa 1810. Plastered to resemble masonry, tile-hung sides, plastered rear. Raised surrounds to windows. Slate hipped roof. 3 storeys. One window wide. Sash with glazing bars on each floor. Doorway to left: pilastered doorcase with paired modillions to cornice hood and narrow rectangular fanlight in frieze, and panelled door. West elevation overlooking town has bow	Early 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					windown of sashes with glazing bars to ground and 1 st floors, and sash window with glazing bars above. East front again: contemporary cast iron railings to basement area. Nos 26 to 29 (consec) form a group, of which Nos 26 and 29 are of local interest only.	
MM413	36, Tackleway	N/A	1353254	Grade II Listed Building	Early C19. 2 storeys. End to road, one window, sash with glazing bars. Tile-hung on a brick base. Hipped new tile roof. South elevation at right angles to street: asymmetrical, tile hung, ground floor flush-panelled door in moulded doorcase with shaped brackets supporting hood, to right is altered sash, to far right is wide ground floor opening with wood trellis-work and doorway inside, 1st floor one sash window restored later.	Early 19 th century
MM414	The Former Priory Road School Buildings	N/A	1389521	Grade II Listed Building	Board School, later used as music centre. Built in 1890 for the Hastings School Board by Frank H Humphrey of Hastings. In Queen Anne style. Built of red brick with stone dressings and tiled roof with elaborate lead ventilation louvres and brick chimneystack. Main part of the school is of one storey and the plan is a large hall running south west to north east with two classrooms on either side with a schoolmaster's house of two storeys to the south west where the entrance is situated. EXTERIOR: South east front has two storey schoolmaster's house to right hand side with hipped roof, one semi-dormer with round-headed window and sixteen pane sash to left. Moulded brick stringcourse. Ground floor has three round-headed windows. Attached to the north east is an octagonal brick tower in three stages with tiled roof with metal finial. The two lower floors have one round-headed sash window. The upper or bell stage has paired round-headed openings with columns and wooden louvres. To the left of the tower is a pedimented gable with brick and stone rib and round-headed window with mullions and transoms, glazing bars and five stone keystones. Smaller similar gable to return and to end of this elevation which also has two brick buttresses. North west elevation has two large projecting pedimented gables with kneelers and brick and stone ribs. The right side window is a full-height round-headed four-light mullioned and transomed window. The left side one is a Diocletian window. South west front has two storey schoolmaster's house to left side with first floor round-headed window and ground floor penticed lean-to with window and projecting porch with cambered entrance. To the right are two gables, each having a wooden four-light tall round-headed mullioned and transomed window with glazing bars. North east front has two gables, the right side gable with pediment, brick and stone rib and kneelers, the left side one projecting and plainer but both having full-height four-light round-headed mullioned and transomed windows with glazing bars. INTERIOR: Red and black chequered tiled corridor. Six bay hall with arch-braced roof on corbels. Each of the four classrooms is of two bays with arch-braced roof on corbels. Bolection-moulded fireplaces with brown tiles and fire grates and wooden cupboards. Former schoolmaster's house not inspected internally but tower staircase with cast iron balustrading was visible from the exterior.	Late 19 th century
MM415	United Reformed Church formerly	DES10830	1393646	Grade II Listed Building	The Robertson Street Congregational Church was built in 1855 to replace a smaller church which had been built in 1857 and enlarged in 1964. Henry Ward ARIBA (1854-1927) was articled to Wallen and Paxon before training in the atelier of M Genin in Paris. He was a prolific and versatile locally based architect with offices at 8 Bank Buildings, (64 Station Road), Hastings. He	Mid-19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
	Congregational Church				was in practice in Hastings by 1881, where he moved for his health, when he won the competition for Hastings Town Hall (listed Grade II) and went on to build the Town Hall in Bexhill. His Observer Building, also in Cambridge Road, Hastings was designed in 1914, but, interrupted by the First World War, was built in 1924. As well as this Congregational Church in Hastings, he designed village chapels associated with it, and Congregational churches in Bexhill and Eastbourne (1903), the latter recently listed Grade II. He designed most of the shops in the south-east for the department store Messrs Plummer Roddis Ltd including the premises in Robertson Street, Hastings which was completed shortly before he died.	
MM416	Former Memorial Photographic Studios	DES10832	1393677	Grade II Listed Building	The Memorial Studio was built c1864 by Mr Plummer for photographer FR Wells. It occupied premises above 51 and 52 Robertson Street, no. 52 being equipped with a north facing 'glass-house' studio which was said to be the 'Best Lighted one on the South Coast'. The building was in continuous use as a photographic studio until the end of the First World War. Following the work of Daguerre and Fox Talbot in the 1830s, which enabled an image to be fixed on paper and printed from a negative image, commercial photography developed rapidly. The wet collodion process was developed in the 1850s, followed by the dry plate technique in the late 1870s, which both accelerated the photographic process and reduced costs. Commercial photographers saw an opportunity in the growing seaside resorts and spas, where holiday makers with disposable income sought out new diversions, including the rapidly growing business of portrait photography. Richard Beauford had set up a studio in St Leonards in 1849, to be joined by Mr D Gates and Frederick Brookes in 1854, and by 1861 there were half a dozen photographic studios in Hastings and St Leonards. London-based photographers might expand their business by investing in a second studio; Robert Boning, for example, opening a studio in St Leonards in 1864. In terms of premises, Robert Farmer in Brighton and Albert Vidler in Eastbourne had each constructed purpose-built 'glasshouses' in the 1850s 'on scientific principles' and 'expressly for the purpose'. From the mid-1880s The Memorial Studio was connected with a family who had a long and productive association with the photographic profession. William Stephen Bradshaw (1833-1915) began his career as a photographers' assistant in 1856 working for the London Stereoscopic and Photographic Company which was one of the most successful commercial photographers of its day. In 1874 he moved to the rival firm, The London School of Photography, before setting up his own business in one of their studios, at 103 Newgate Street, in 1876. The business expanded, acquiring a second studio in Cheapside. By 1881 his elder son GW Bradshaw was registered as a photographer, working with his father in London, while his younger son, also a photographer, went on to manage the family business in South Africa. By 1885 WS Bradshaw & Sons was advertising a studio in Hastings which two years later GW Bradshaw took over, occupying first 52c and then 52d Robertson Street until he left Hastings in 1901. Although noted largely for his studio portraits, some of his views of Hastings survive. During the 1890s he experimented with the use of the platinotype, which used platinum rather than silver to produce a crisper and more durable photograph.	Late 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
MM417	Carlisle Parade Car Park including the subway, entrance ramps, sunken garden and three shelters, and five additional Shelters on Eversfield Place	DES10841	1400579	Grade II Listed Building	An underground structure, approximately 300m long by 20m wide, beneath the slab of the promenade above, and between the Victorian sea wall and 1930s sea wall, creating car parking bays either side of a central access road, reached by ramped drives. It is formed of reinforced concrete haunched portal frames, where the internal columns are supported on piles, while the ends of the spans bear directly on the Victorian sea wall to the north and the 1930s sea wall to the south. The Victorian wall is constructed of mass concrete faced with coursed stone. The roof slab is of in-situ reinforced concrete and supports the main road carriageway and the sea front promenade. The floor slab of the car park is a suspended in-situ reinforced concrete slab with a concrete surface which has recently been covered with an asphalt wearing course. The entrance and exit ramps are located at mid-length of the car park with a third, now redundant ramp to the west. Three decorative reinforced concrete shelters, which include timber seating, are located at street level and house ventilation shafts for the car park. Each has a curved splayed canopy with supporting stub columns and corner wing walls. The parapet wall and balustrade at the main entrance, which flank the ramp and ornamental gardens, is constructed of decorative concrete 'panels' with shallow fluting detail and rendered brickwork 'piers'. The planting beds are retained by shallow concrete parapet walls, faced in stone. As would be expected the planting within the gardens has changed throughout its history, and is thus not of special interest, but overall the hard landscaping remains largely as built and contributes to the car park's interest. A subway located at the east end of the car park, connects the town to the promenade under the road. Its structure is the same as the car park but includes rendered blockwork walls with a false ceiling and tiled walls at the entrances.	20 th century
MM418	30, George Street	DES878	1191109	Grade II Listed Building	Probably C18/C19. Facing street: painted brick, 2 storeys, flat roof, original pitched roof taken down, one window wide, 1 st floor sash without glazing bars. Ground floor small late C19 shop window with cornice over. Behind, facing passage, brick and slate-hung, gable-ended roof of tiles, 2 hipped dormers, sash and modern casement. Included for group value. All listed buildings in George Street form a group.	18 th / 19 th century
MM419	Alexandra Park	DES325	1001384	Grade II* Registered Park and Garden	A late C19 municipal park laid out by the landscape designer Robert Marnock, to include the site of a former mid C19 public garden and with additional mid and late C20 areas of semi-natural woodland. The valley occupied by Alexandra Park was farmland and woodland in the C18. In 1849, the Eversfield Waterworks Company leased land from the Eversfield estate in the upper reaches of the valley to build a series of reservoirs to supply the growing population of Hastings and St Leonards. Much of the southern end of the park was owned at that time by Countess Waldegrave (Banks 1849) and it was from her that a Mr Shirley leased land in the 1850s to establish a nursery garden with a series of ponds. In 1859 the Hastings Corporation took over the remaining seventeen years of Mr Shirley's lease, the Countess Waldegrave cancelling this in 1860 and granting a new one for ninety-nine years to the Corporation which also, in the following years, bought the leases of the Shornden, Harmers and Buckshole reservoirs. In 1863, the Corporation passed a resolution that 'the public be permitted access ... for recreation' to the	Late 19 th century

MM no.	Name	HER no.	NHLE ID	Grade	Description	Period
					<p>grounds westwards of the lower reservoir (Shirley's Pond) at the extreme southern end of the present park, which were duly laid out at a cost of £50 and opened as St Andrew's Gardens in 1864. From 1872 the Corporation continued to purchase woodland and agricultural land north and west along the two arms of the valley and up the sides so that by 1876 the park extended north and south of St Andrew's Gardens to St Helen's Road and Lower Park Road, westwards up the valley to include Shornden Wood and the surrounds to Harmer's and Shornden reservoirs and northwards to Buckshole Reservoir. A year later, the Corporation commissioned Robert Marnock (1800-89) to advise on the improvement of the park, authorising him to purchase plants the following year. No plans or drawings indicating the extent of his work have survived. The park was opened to the public by the Prince and Princess of Wales (Princess Alexandra) on 26 June 1882. Since then, the Corporation and then the Borough Council have extended the park to its present boundaries, acquiring the land between Buckshole Reservoir and Old Roar Ghyll to the north in stages in 1930, 1939, 1956 and 1996. Following an extensive restoration programme, the park was officially 'reopened' in 2004.</p>	

Source: Historic England (2022)

Table F.2: Non-designated heritage assets within the study area

MM no.	Name	HER no.	Type	Description	Period
MM420	Wellington Gardens, Wellington Square, Hastings: C19	DES13387	Locally Listed	The asset is a Georgian garden square, which forms the centrepiece to a formal development of Georgian houses and which has survived with much of its landscape design qualities through the years. Wellington Square was the first formal piece of resort development in Hastings. This is also the oldest subscription gardens and formal open space in Hastings. The Garden square has been a focus of social and political activities from the mid-19 th century to late 20 th century which included weekly open air meeting of suffrage Propaganda League. The elongated shape of the garden layout and landscape patterns has remained intact. The garden's intimate relationship with the Georgian buildings providing an enclosure heightens its significance as a feature in wider townscape. The long views to the sea and castle have been maintained.	19 th century
MM421	Hastings Historic Core	DES8725	Archaeological Notification Area	An Archaeological Notification Area associated with the historic core of the medieval and post-medieval Cinque Port town, the priory and castle.	Medieval / post-medieval
MM422	St Andrew's Church, Castle Hill Road: C13 church	DES13813	Archaeological Notification Area	Archaeological Notification Area associated with the site of a medieval church and potentially a grave yard.	Medieval
MM423	East Hill and Country Park, Hastings : Iron Age fort and other remains	DES13837	Archaeological Notification Area	An Archaeological Notification Area associated with an Iron Age promontory fort at East Hill, and further prehistoric remains within Hastings Country Park.	Iron Age
MM424	Castledown House: C19 house	MES20230	Building	Large early C19 house with later C19 embellishments to 1 st floor. 2 storeys and basement. Ground floor and basement ashlar. 1 st floor stuccoed. Parapet and cornice. Slate hipped roof. 1:3:1 windows, centre 3 in slight projection, 1 st floor in late C19 moulded architraves with cornices on consoles, centre and end windows pedimented. Ground floor central entrance with Ionic columns and pilasters supporting heavy entablature, large central doors with rectangular fanlight and flanking windows. To left and right ground floor in slight recess tripartite window with slim pilasters and thin moulded string course over. All later sashes, without glazing bars. Right and left return elevations 3 windows. Castledown House, Hastings, was listed at Grade II in 1976. The house had been empty for several years and had fallen into disrepair. It was demolished in 1983 with listed building consent (HS/LB/83/00515). The site has subsequently been redeveloped as housing, named Castledown Mews. De-listed 21/3/2012	Early 19 th century
MM425	The Crown Inn, Hastings: C18 building (site)	MES21146	Inn; Building; Inn; Building	Site of late 18 th century inn, burnt down and replaced with current inn in 1921. As part of a Watching Brief at The Crown Inn, All Saints Street, Hastings, a walk through survey was carried out on the two outbuildings to the rear of the public house. The survey revealed that the western building possibly retains the southern wall of an earlier building and that the construction of the western building suggested that this had been constructed at a slightly later date. No groundworks	Late 18 th century

MM no.	Name	HER no.	Type	Description	Period
				took place as the base of the walls of the current buildings were re-used for the conversion of the buildings into a dwelling.	
MM426	84 & 85 All Saints Street: C17 building	MES21150	Building	Late C17. Roughcast. Tiled roof with tile-hung gable ends. 3 storeys and attic. 2 windows wide. Sashes with glazing bars in flush casing. 2 small original hipped dormers. 2 modern ground floor doors and small modern cafe window to left. Brick chimney stacks at ends. Interior: stop-chamfered beams and fireplace bressummer, fielded-panel cupboard on 2nd floor, fielded-panel doors, newel stairs.	Late 17 th century
MM427	18 Courthouse Street: C18 building	MES21151	Building	Late C18/early C19. Stuccoed. Tiled hipped roof with flat roof with later dormer. Parapet. 3 storeys and attic. 3 windows wide. Sashes with glazing bars, cills. Ground floor modern doorway to left and the remainder taken up by modern garage.	Late 18 th / early 18 th century
MM428	87 All Saints Street: C18 building	MES21152	Building	Late C18. Roughcast. Tiled hipped roof. 3 storeys. One window. 1 st and 2 nd floor sashes with glazing bars. Ground floor small modern shop with fascia in character with building. Left-hand return: 3 windows, modern casements.	Late 18 th century
MM429	70, 71 & 72 All Saints Street: C16 building	MES21153	Timber Framed Building; Hall House	Circa early C16. 3-bay medieval hall house with lower (south) solar since much altered. Central hall still visible despite later additions. Recently very much restored. Timber-framed with plaster panels, No 72 entirely plastered. Tiled roof with 3 hipped sections projecting. 2 storeys. 4 bays. Left-hand recessed, the remainder 3 bays oversail on 1 st floor, the centre with carved bressummer. Mostly modern casements with leaded panes, No 72 has later casements in early C19 sash frames. No 70 has canted bay window much restored with glazing bars and early C19 shop entirely replaced by modern multi-pane dwelling window. Modern doors, No 70 panelled, No 72 glazed. Interior has some moulded beams.	Early 16 th century
MM430	Rear Of Crown Inn, Hastings: C19 building (site)	MES21154	Building	Site of 19 th century (or earlier) building. As part of a Watching Brief at The Crown Inn, All Saints Street, Hastings, a walk through survey was carried out on the two outbuildings to the rear of the public house. The survey revealed that the western building possibly retains the southern wall of an earlier building and that the construction of the western building suggested that this had been constructed at a slightly later date. No groundworks took place as the base of the walls of the current buildings were re-used for the conversion of the buildings into a dwelling.	19 th century
MM431	2 Roebuck Street: C18/C19 buildings	MES21331	Building	The archaeological watching brief at 2 Roebuck Street produced evidence for the foundations of either one or two buildings. It is impossible to be sure as to the number of buildings, as the later cement block garage had cut through the earlier foundations destroying the evidence for the earlier building(s) in the central part of the site and therefore the relationship between the two sets of walling has been lost. The brick sample taken from the wall (Context 1) suggests a date for these wall from the later 18 th century to the 19 th century, which would suggest that these foundations belong to the buildings shown on Samuel Cants map of Hastings (1746-8) which shows some buildings on the south side of Roebuck Street that could extend on to the site, and also the map of 1769 which also shows a building there. Buildings are also shown on the 1 st Edition OS map (1873-5) and then different and more substantial buildings on the 3 rd Edition OS of 1909-10.	18 th / 19 th century

MM no.	Name	HER no.	Type	Description	Period
				Whether the buildings shown on the OS maps are the same as those shown on the 18th century maps is not clear, but it is more likely that the foundations found during the watching brief are associated with the buildings on the 3 rd Edition OS map, which may of course have re-used earlier building materials or an older building was incorporated into the later one.	
MM432	Holy Trinity Priory, Hastings : Med priory and chapel (site of)	MES864	Augustinian Monastery; Chapel	Holy Trinity Priory of Augustinian Canons 1188 to c.1413 with medieval chapel of same name. Holy Trinity Priory (NR) (Black Canons of St Austin) (Site of) Masonry belonging to the old priory was recently excavated during the building of the new Ritz Cinema in Cambridge Road. Sited to TQ 8148 0945 from the above description. Priory of Augustinian Canons founded 1189-99; dissolved after 1413. This was a small priory for some 5 canons who apparently moved to Warbleton circ. 1413 when their monastery fell into disrepair and was in danger of encroachment from the sea. The Ritz cinema has now been demolished and a partial excavation by D Martin, prior to re-development, found courses of walling, stairs and window jambs lying circa 1.5m below the present ground level in the area centred TQ 8147 0945. Published survey 1:1250 revised. See GP. There is now no trace of the remains of the priory. Holy Trinity was founded as a house of Augustinian Canons probably during the reign of Richard I. In 1413 it moved to Warbleton due to encroachment of its lands by the sea. The old priory churchyard continued to function for a while – burials were recorded there as late as 1533 [Salzman 1921, 36] – and the church is said to have maintained parochial status. A deed of 1615 refers to 'the site of the old Hastings Priory and the chapel of Holy Trinity near Hastings'.	Medieval
MM433	12 Bourne Street, Hastings : C15 Building (site of)	MES25025	Jettied Building; Timber Framed Building; Wealden House; Cross Entry; Hipped Roof; Building; Continuous Jetty House; Chimney; Cross Entry	This report based on 19 th century depictions of the building prior to its demolition. It comprised a Wealden type hall house, comprising a long jettied section to the west, with a recessed hall to the east. A jetty across this recessed frontage at a higher level to that of the western jetty indicates the position of a floor inserted into the hall. Divided into two dwellings by 19 th century. Demolished by c. 1823.	15 th century
MM434	24 Hill Street, Hastings : C18/C19 Features	MES35111	Wall; Drain	A 18 th – 19 th century brick wall and stone drain were recorded during a watching brief at 24 Hill Street, Hastings. The remains of a brick wall were observed at the southern end of the footings. The wall appeared to be in a possible construction cut through layer, and was aligned approximately north-south from the edge of the southern end of the footing trench. At the north end of the site a drain was observed within the excavated footings. The drain was constructed of two rows of sandstone blocks capped with two courses of sandstone slabs and measured up to 0.4m wide by 0.35m high with a had a length of 1.6m within the exposed footings. Although no finds were recovered from this feature it is likely to be postmedieval date, or later.	18 th – 19 th century
MM435	St Andrew-Sub-Castro Church.	MES867	Church; Boundary Wall; Chancel	Site of a 13 th century church, remains of which may be present in some of the extant buildings.	13 th century

MM no.	Name	HER no.	Type	Description	Period
	Hastings : C13 church (site of)				
MM436	Hastings Old Town : Saxon/Early Medieval Market Town	MES19475	Town; Market	The Saxon/ Early Medieval Market town.	Early medieval
MM437	The Stade, Hastings: PM Features Finds	MES26182	Construction Trench; Anti-Tank Block; Building Platform; Pipeline	During an archaeological watching brief a small number of features were also identified such as wall foundations, a small assemblage of post-medieval finds was also recovered. The assemblage was made up of pottery sherds and ceramic building material.	Post-medieval
MM438	Hastings Town, Hastings : Mid C16 town wall	MES7188	Curtain Wall; Gate; Battery	A defensive wall existed at the southern end of Hastings Old Town by the mid-16th century and may have been constructed as early as the late 14 th century. There were originally three gates, known collectively as the Seagates, through the wall. Good sections of the wall survive within Pleasant Row. A fort is recorded in C16 at the western end of the wall at the western end of George Street, with another located at the eastern end on the seafront. The town wall appears to have been redundant by the mid-18 th century with sections being robbed in advance of housing developments. During recent renovation works in the basement of 58 High Street (formerly Harris Restaurant and Tapas), the new owners revealed a section of in-situ stone walling surviving as a component of a brick coal store and forming part of the foundation for the building above. The no longer accessible coal store is located immediately below street level, projecting c. 1.1 metre west from the street-fronting foundation wall of number 58 i.e. below the pavement and was recorded shortly before it was closed off. The stone wall is located c. 5 meters north of the considered (now truncated), western end of the late medieval Town Wall. Associated documentary evidence and further discussion with David and Barbara Martin (UCL), concluded the wall is a surviving section of the Town Walk's west boundary/ retaining wall. The Town Walk, a 'wedge-shaped piece of ground', 'upon some part of which the Hundred Court or Court Leet had been immemorially held', enabled access to the north side of the Town Wall and facilitated 'rapid movement across town' (Martin, p12). Although the date of the wall's construction is uncertain it is mentioned in documents of the 17 th century and recorded in town plans by Samuel Cant (1750) and Shorter's plan of 1769. The brickwork of the attached coal store would suggest a 19 th century date i.e. probably built around the same time as no. 58 (c. 1828). Built in late C14 to protect town from French. Very scanty remains now exposed by demolition. Scheduled AM. The site of a section of 16th century town wall historic building between The Royal Standard and Neptune Café, Including the site of Bourne Gate, Hastings. For more information on this building please see: http://www.archaeologyse.co.uk/rohas/index.php . The monument and component dates only flag the earliest date for which there is evidence of their existence. To understand the duration of the monument or component the researcher is directed to the original building report.	Medieval

MM no.	Name	HER no.	Type	Description	Period
MM439	Hastings Castle, Hastings : Med Castle & Church	MES851	Castle; Collegiate Church; Site; Wall; Inhumation	Castle & Collegiate Church. Castle built c.1170, ruined by 1399. Church founded c.1090, dissolved in 1546. Foundations of church, N and E curtain walls and east gate of castle visible.	Medieval
MM440	Phoenix Brewery, Bourne Street, Hastings : PM Features	MES37569	Chimney; Feature; Hearth; Pit; Well; Wall; Cess Pit; Lime Kiln	A number of post-medieval features including a 16 th century chimney breast, a cobbled surface, a hearth, stone wall and cess pit later used as a lime kiln were recorded during excavations at the Phoenix Brewery, Hastings	Post-medieval
MM441	West Hill Pavilion Workshop, Exmouth Place : PM Features	MES34792	Wall; Pit	Post-medieval features were recorded at West Hill Pavilion Workshop including two post-medieval or modern walls, and a series of pits with associated finds.	Post-medieval
MM442	Hastings sea front, Hastings : WW2 Anti-tank blocks (site of)	MES34930	Anti-Tank Block	Anti-tank blocks running, in two to three rows running W - E on Hastings seafront.	Modern
MM443	22 Hill Street, Hastings : ?Med Wall	MES36167	Wall; Findspot	A possible Medieval sandstone wall was recorded during a watching brief at 22 Hill Street, Hastings. A number of Medieval finds were also recovered.	Medieval
MM444	22 Hill Street, Hastings : PM features	MES36168	Pit; Outbuilding	A post-medieval pit and an 18 th /19 th century oathouse were recorded during a watching brief at 22 Hill Street, Hastings.	Post-medieval
MM445	Breeds Brewery, Hastings : Early C19 Brewery (site of)	MES37106	Brewery	The site of Breeds Brewery, built C.1822. Ceased functioning as a brewery in 1931 and underwent extensive changes through the 20 th century.	Post-medieval / Modern
MM446	Phoenix Brewery, Bourne Street, Hastings : Early Med Features	MES37568	Settlement?; Midden; Rubbish Pit; Wall; Stake Hole; Post Hole; Pit; Floor; Hearth; Garden?	A number of early Medieval features spanning the 10 th to 13 th centuries were recorded during an excavation at Phoenix Brewery, Hastings.	Medieval
MM447	Land South Of Collier Road: Tunnel	MES17164	Tunnel	A previously unrecorded smugglers tunnel discovered during a WB. A watching brief was carried out during the excavation of a pipe trench for the laying of a new sewer main. The watching brief was carried out between 19/10/10 and 27/10/10. During the course of the watching brief two undated large features were uncovered as well as the possible impact scar and associated projectile of a cannon, and a previously unrecorded tunnel measuring over 30m running east-west	Post-medieval

MM no.	Name	HER no.	Type	Description	Period
				across the line of the pipe trench at a depth of c.4m below the modern surface level. All features were found to the north of the site, on the plateau at the top of the slope that rose from the south towards Colliers Road.	
MM448	103 Castle Hill Road, Hastings: Watching Brief	EES14107	Watching Brief	A site visit was made to the site during initial groundworks. The site was found to have been heavily landscaped in the past resulting in the loss of any archaeological deposits. Hence no deposits, features or finds were encountered.	N/A
MM449	Watching Brief	EES14377	Watching Brief	A watching brief was undertaken by Archaeology South-East during the insertion of flood defences in Hastings between the 29 th October 2007 and the 26 th of February 2008. Work included the excavation of pipe trenches of an average width of 1.2 metres to a depth of up to 3 metres and topsoil stripping of the area for the site compound. Excavation along roads and pathways revealed no archaeological deposits. In the grassed area at the north of the compound site a deposit of degraded concrete suggests that a structure may have stood on the site in post-medieval or modern times.	N/A
MM450	1-3 Portland Villas, Castle Hill Passage : Watching Brief	EES14494	Watching Brief	An archaeological watching brief was maintained on groundworks associated with the construction of two new flats at 1 – 3 Portland Villas, Castle Hill Passage, Hastings. The development appears to be located within the confines of what was once the graveyard of St. Andrew's Church. However, no deposits, cut features or structures of genuine archaeological significance were discovered during the investigation. A small assemblage of 19 th century pottery was collected as part of the fieldwork. Indeed, it is possible that building work undertaken across the site from before the year 1873 to 1899 led to the destruction / removal of remains associated with the church.	N/A
MM451	Station Plaza, Station Approach: Desk Based Assessment	EES14657	Desk Based Assessment	An archaeological desk-based assessment of Station Plaza; the appraisal area comprises the former goods yard at Hastings railway station, now used as a car park. A proposal has been made to create a mixed residential, educational and business development. A review of existing archaeology and geotechnical information suggests that much of the site has been heavily landscaped, involving terracing down to natural geology, thus removing any potential archaeological deposits. However, borehole data suggests that silty deposits underlying the southern end of the site at a depth of 6.5m may be of alluvial origin, and if so may contain paleoenvironmental deposits or mask archaeological remains (although it is considered that the potential for the latter is low). Minor archaeological deposits relating to the C19th railway may also exist on site, together with several extant C 19 th industrial buildings of local interest.	N/A
MM452	The Gap Site, 11-15 Havelock Road: Watching Brief	EES14778	Watching Brief	An archaeological watching brief was maintained between 19 th February 2007 and the 8 th November 2007 during the construction of a new business and shopping centre with associated underground car parking (planning reference HS/FA/06/00307) at The Gap Site, Hastings, East Sussex (NGR 581543 109485). A total of 27 site visits were made over this period. Dark, organic rich deposits and blue/grey clay deposits were encountered beneath Victorian made ground. These deposits formed before the area was in-filled with spoil, created during the construction of the railway in the 19 th century. Samples taken from the clay and peat deposits revealed no	N/A

MM no.	Name	HER no.	Type	Description	Period
				significant environmental remains. A dog skeleton was recovered from context [8] during the excavation for a foul drain. No other artefacts or ecofacts were recovered.	
MM453	11 Courthouse Street: Excavation	EES14897	Excavation	Excavation by HAARG revealed a C 17 th clay floor surface along with various small finds.	N/A
MM454	2 Roebuck Street: Watching Brief	EES14955	Watching Brief	During an archaeological watching brief at 2 Roebuck Street, Hastings, East Sussex, the remains of the foundations of one or two brick built buildings were discovered. These were most likely the remains of the buildings shown on the 1 st Edition OS Map (1873-5; a sample brick was taken and dated to the later 18 th to 19 th century. Also discovered were the remains of a cinder path between the southern boundary wall of the site and the southern end of the foundations. During the subsequent piling, a deposit of waterlogged blue-grey silty clay was encountered and interpreted as alluvium, possibly associated with The Bourne Stream which runs just to the east of the site.	N/A
MM455	Priory Quarter: Desk Based Assessment	EES15601	Desk Based Assessment	Wessex Archaeology were commissioned by Whitbybird, on behalf of SEASPACE, to undertake an assessment of the historic built environment of the Priory Quarter, Hastings town centre, centred on NGR 518470 109540. This assessment relates to the proposed comprehensive redevelopment of the area for mixed uses, and the report will become one of the technical appendices of the Environmental Impact Assessment being prepared to support the planning application for the redevelopment. The aim of the assessment is to identify those components of the built environment which contribute to the special architectural and historic character of this part of the town centre, and to assess the potential impact on that special character of the redevelopment proposals.	N/A
MM456	The Crown Inn, All Saints Street: Watching Brief	EES16088	Watching Brief	As part of a Watching Brief at The Crown Inn, All Saints Street, Hastings, a walk through survey was carried out on the two outbuildings to the rear of the public house. The survey revealed that the western building possibly retains the southern wall of an earlier building and that the construction of the western building suggested that this had been constructed at a slightly later date. No groundworks took place as the base of the walls of the current buildings were re-used for the conversion of the buildings into a dwelling.	N/A
MM457	Hastings : Extensive Urban Survey	EES17576	Desk Based Assessment	Extensive Urban Survey of Hastings	N/A
MM458	West Hill Pavilion Workshop, Exmouth Place : watching brief	EES18101	Watching Brief	A watching brief was conducted by TVAS at the West Hill Pavilion Workshop prior to the construction of a new office building, and associated groundworks. A number of archaeological features were recorded, consisting of two late post-medieval or modern walls and at least two pits dating from the post medieval period.	N/A
MM459	24 Hill Street, Hastings : Watching Brief	EES18323	Watching Brief	A watching brief was conducted on the site prior to the construction of a new single storey rear extension to the existing house. Although the area had been significantly disturbed in the past, a late post-medieval brick was recorded along with a stone built drain.	N/A

MM no.	Name	HER no.	Type	Description	Period
MM460	Watching Brief	EES14377	Watching Brief	A watching brief was undertaken by Archaeology South-East during the insertion of flood defences in Hastings between the 29 th October 2007 and the 26 th of February 2008. Work included the excavation of pipe trenches of an average width of 1.2 metres to a depth of up to 3 metres and topsoil stripping of the area for the site compound. Excavation along roads and pathways revealed no archaeological deposits. In the grassed area at the north of the compound site a deposit of degraded concrete suggests that a structure may have stood on the site in post-medieval or modern times.	N/A
MM461	Land south of Collier Road, Hastings: Watching Brief	EES14872	Watching Brief	A watching brief was carried out during the excavation of a pipe trench for the laying of a new sewer main. The watching brief was carried out between 19/10/10 and 27/10/10. During the course of the watching brief two undated large features were uncovered as well as the possible impact scar and associated projectile of a cannon, and a previously unrecorded tunnel measuring over 30m running east-west across the line of the pipe trench at a depth of c.4m below the modern surface level. All features were found to the north of the site, on the plateau at the top of the slope that rose from the south towards Colliers Road.	N/A
MM462	43 Castle Hill Road, Hastings: Watching Brief	EES15042	Watching Brief	Watching brief maintained on foundations relating to underpinning of house foundations recorded a series of medieval burials.	N/A
MM463	St Clements, Hastings: Watching Brief	EES15495	Watching Brief	An archaeological watching brief was maintained on groundworks associated with the re-ordering of the Church of St. Clement, Old Town, Hastings, East Sussex. A total of eight intramural brick, mortar and / or stone burial chambers, six intramural inhumations devoid of chambers, four extramural inhumations and two other intramural grave cuts were discovered during the project. Two previously unexposed inscribed grave markers / memorials and an unscribed stone slab were also revealed. Only two of the located burial chambers were subject to intrusive investigation. The first of these was shown to contain the skeletal remains of one individual clearly laid to rest in a wooden coffin. The second enclosed a single lead coffin which was left as found. Bricks sampled from both investigated structures have been assigned to the early / mid-18 th – 19 th century. The human skeletal remains found within the graveyard and adjacent road have confirmed that the 'original' church cemetery once extended westwards beyond its current perimeter wall. The former cemetery boundary is clearly shown as a wooden fence on a recently obtained illustration of c.1817. The probable stone footing / foundation of a massive standing column located at the western end of the church was exposed during the watching brief. This column dates from the period of church construction that took place between c.1381 – 1414. Two possible areas of contemporaneous stone flooring were also recorded. No structural evidence was found for the early church built at the site in c.1286 but destroyed during a French raid of 1377. However, the recovery of three pottery sherds dating to the period 1225 – 1350 does provide tangible evidence for local medieval activity.	N/A

MM no.	Name	HER no.	Type	Description	Period
MM464	Hastings Country Park, Hastings : Desk Based Assessment	EES15782	Systematic Fieldwalking Survey	The aim of the work was to produce a definitive and up-to-date review of the archaeological and historical development of the property. The work involved a comprehensive review of existing secondary historical and archaeological sources and a landscape survey to identify and record features of archaeological significance within the property and its immediate environs.	N/A
MM465	The Stade, Hastings : Watching Brief	EES16083	Watching Brief	An archaeological watching brief was carried out at The Stade, Hastings in 2010, during the groundworks associated with the construction of the Community Centre, Café, Jerwood Gallery, and associated road works and improvements. The watching brief established that due to the storm damage during the 19 th century and probably much earlier, any earlier archaeology which has survived on the Stade is most likely buried below the gravel shingle beach, and well below the impact level of the building work. No trace of the Bourne stream was encountered and it is therefore assumed that it is also buried below the impact level or lies outside of the excavated areas. The archaeological artefacts recovered were all of a late 19 th and early to mid-20 th century date and were reasonably well preserved below the existing tarmac and paved surfaces on The Stade. No other remains which could be securely dated were disturbed during the work on the buildings and associated road system.	N/A
MM466	59 High Street, Hastings: Evaluation	EES16085	Evaluation	Three evaluation trenches were excavated on the site of 59, High Street, Hastings, East Sussex. This site is thought to have the remains of Hastings Town Wall running diagonally across it, which had been discovered by HAARG in 1984. In the course of these excavations the original HAARG trench was re-located, but the remains of the town wall were not seen. Post-medieval activity is suggested by the recovery of sherds of pottery and clay tobacco pipe in deposits preserved below the existing concrete floor, whilst a deposit, possibly the fill of the town ditch or a pit, was also found.	N/A
MM467	Hastings Castle, Evaluation & Watching Brief	EES17552	Evaluation; Watching Brief	An evaluation and watching brief were undertaken in advance of the extension of an existing toilet block and the construction of a fence at Hastings Castle, Hastings. The evaluation identified a substantial east to west aligned mortared sandstone wall in the southern side of the evaluation area, below an extant wall of probable 19 th century date. The position and alignment of the earlier wall strongly suggests that it represents the remains of the Medieval curtain wall which would have extended from the eastern side of the castle's north gate. A series of made-ground deposits were identified on the northern side of this Medieval wall, which were likely laid down in advance on the construction, in the 19 th century, of a "caretaker's cottage" and associated ancillary buildings. A substantial north-east to south-west aligned mortared sandstone wall, perhaps incorporating an opening, was also recorded in the western side of the watching brief area, between the site of the castle's south-west tower and the southern end of the Medieval collegiate church. A tamped chalk surface was also identified, which may have served as a pathway towards the church's narthex or towards the south-west tower. Two fragments of disarticulated human remains, apparently from an adult, were also retrieved from a dumped deposit against the face of this sandstone wall, and may indicate the presence of inhumations within the castle walls. In addition, two masonry structures were recorded within the area of a proposed access ramp to the existing WC facilities, on the exterior of a 19 th century extension to the northern side of the castle. These were shown to be of	N/A

MM no.	Name	HER no.	Type	Description	Period
				modern date, relating to the housing of drainage and electrical services, and of no archaeological importance.	
MM468	South East Rapid Coastal Zone Assessment Survey, East Sussex Coastal : Archaeological Assessment	EES18634	Desk Based Assessment	A rapid coastal zone assessment was carried out by Wessex Archaeology over six areas. This work resulted in the production of a standalone HBSMR database and associated GIS Layers. The East Sussex work produced a report for 1100 records.	N/A
MM469	22 Hill Street, Hastings : watching brief	EES18068	Watching Brief	ASL conducted a watching brief in May 2017 at 22 Hill Street, Hastings. A small raft foundation for an extension was excavated to the rear of the house measuring 2.70m x 1.90m. This was excavated by hand to a maximum depth of 0.75m. Several features were recorded with a possible late medieval sandstone wall which had an early Post-medieval pit dug against the foundation through the natural clay. A late 18 th century/early 19 th century outhouse was built above the features and was later converted into an outdoor toilet in the late 19 th /early 20 th century. A range of pottery dating from 13 th – 19 th century was recovered along with a scattering of clay tobacco pipes with maker's stamps on the base and glass/metal finds.	N/A
MM470	Hastings Country Park, Hastings : Historic Area Assessment	EES19366	Historic Area Assessment; Magnetometry Survey	A programme of work has been carried out in Hastings Country Park incorporating the results and information gained from a magnetometer survey combined with fieldwalking results produced by a separate fieldwalking survey. As part of the construction of a new eco-build visitors centre, HAARG undertook an archaeological assessment of the development area with guidance and support from East Sussex County Council's (ESCC) Archaeological Team (ESCC 2019). A magnetometer survey of the development area and adjoining field was conducted. Prehistoric and early Romano-British features were identified, hidden under the ground surface. With the support of the park manager Murray Davidson, Environment and Natural Resources Manager a survey of all the open areas of the park was conducted. Many Prehistoric, early Romano-British and Medieval as well as those features from more recent times have been identified, telling the story of the park.	N/A
MM471	Phoenix Brewery Site, Bourne Street, Hastings : Excavation	EES9516	Excavation	Rescue excavations were undertaken in 1988 at the former Phoenix Brewery site, Old Town, Hastings. Three areas were investigated, including part of the western street frontage of Bourne Street. The excavations demonstrated that the site had been intensively occupied since the 13 th century.	N/A
MM472	Eastern Curtain Wall, Hastings Castle, Hastings : Watching Brief	EES19965	Watching Brief	Hastings Area Archaeological Research Group (HAARG (Registered Charity No.294989)) was approached by Hastings Borough Council (HBC) to undertake an archaeological watching brief at the Eastern Curtain Wall, Hastings Castle, Hastings, East Sussex (centred on NGR TQ 8205 0946; Figures 1, 2 & 3). Both Historic England and East Sussex County Council (ESCC) Archaeology Team have approved HAARG's involvement with this project.	N/A

MM no.	Name	HER no.	Type	Description	Period
MM473	Cornwallis Street Car Park, Hastings : Heritage Assessment	EES20078	Desk Based Assessment	Cotswold Archaeology was commissioned in July 2021 by Hastings Borough Council to produce a heritage desk-based assessment in relation to the proposed redevelopment of a site at the corner of Mann Street and South Terrace in Hastings. The Site comprises a surface level car park accessed off Cornwallis Street from South Terrace. The purpose of the report is to understand and assess the historic environment of the Site in order to assess the potential impact of proposals for redevelopment on the archaeological resource and built heritage within the environs of the Site. This assessment has identified the potential for the presence of archaeological remains within the Site. These are likely to be associated with paleoenvironmental deposits, medieval agricultural activity, and post-medieval and modern remains. Development in the 19 th century, and especially terracing to create the car park, has likely truncated and/or removed much of the below ground archaeological remains which could be present within the Site (especially the north-west part of the Site, along Mann Street and South Terrace, where ground reduction was observed). The extent of previous disturbance is not fully understood, although there is the potential for survival in the south-eastern part of the Site, which does not appear to have been terraced. Overall, there is considered to be a low potential for archaeological remains of the highest significance to occur within the Site. No heritage constraints of such significance to prevent redevelopment of the Site within the wider setting(s) of nearby heritage assets have been identified. The assessment has concluded that the Site represents an uncharacteristically open and discordant feature of the streetscape and demonstrates that the proposals take into account the sensitivities of building within a historic environment. The impact of the proposed development has been discussed and it has been concluded that the scheme will enhance the character and appearance of the immediate area by virtue of its contextual approach. The assessment has also concluded that there will be no harm to the significance of the nearby heritage assets, including the large number of Listed and Locally Listed Buildings, Conservation Areas, Scheduled Monument and Registered Park and Garden as a result of changes to their setting.	N/A
MM474	Harold Place Restaurant Pavilion, Harold Place, Hastings : Desk Based Assessment	EES20089	Desk Based Assessment	Border Archaeology has been instructed by Hastings Borough Council to produce an Archaeology and Heritage Desk Based Assessment regarding a planning application for the construction of a restaurant pavilion on the site of former public conveniences at Harold Place, Hastings, East Sussex TN34 1JA. The results of this Assessment may be summarized thus: The potential to encounter evidence of prehistoric remains has been assessed as Low to Moderate, The potential to encounter evidence of Romano-British occupation in the vicinity of the site has been assessed as Low, The potential for encountering medieval remains has been assessed as Moderate, and The potential for encountering evidence of archaeological remains of post-medieval date has been assessed as Moderate.	N/A

Source: East Sussex County Council HER (2022)

