

**Seaford – Newhaven Conservation Assessment:
Archaeological Appraisal**

NGR 538600 101700 – 542500 100300

Prepared for Holleran Mouchel Parkman

**Project No. 3516
Report No. 2008099**

Richard James BA, AIFA

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Summary

Archaeology South-East were commissioned to carry out a rapid archaeological appraisal as part of the Saltdean – Newhaven Conservation Assessment. The aim was to identify and evaluate all the known and predicted archaeological deposits and features (here termed the ‘heritage assets’) within a site area measuring 4000m x 100m running along the top of the cliff between the eastern edge of Saltdean and Peacehaven Heights.

Ten heritage assets were identified within the Study Area. These were assessed for significance, with only one (a Grade II Listed Building) classified as of High significance. The remaining sites were classified as of Low significance. An assessment of the economic value of the heritage assets was carried out.

CONTENTS

1. Introduction
 2. Geological and Archaeological Context
 3. Cartographic Evidence
 4. Walkover Survey
 5. Assessment of Heritage Assets
 6. Recommendations
 7. Acknowledgments
- References

LIST OF ILLUSTRATIONS

- Fig. 1 Site Location Plan and HER Data
- Fig. 2 Study Area Western Section, showing Historic Assets
- Fig. 3 Study Area West Central Section, showing Historic Assets
- Fig. 4 Study Area East Central Section, showing Historic Assets
- Fig. 5 Study Area Eastern Section, showing Historic Assets
- Fig. 6 Telscombe Tithe Map (West) 1842
- Fig. 7 Telscombe Tithe Map (East) 1842
- Fig. 8 Piddinghoe Tithe Map (West) 1845
- Fig. 9 Piddinghoe Tithe Map (East) 1845

1. INTRODUCTION

Archaeology South-East (a division of the University College London Centre for Applied Archaeology) has been commissioned by Holleran Mouchel Parkman to carry out a rapid archaeological appraisal, consisting of a summary desk based assessment (DBA) and preliminary site visit, of the coastal strip between Saltdean and Peacehaven, East Sussex (Figs 1-5). The archaeological appraisal forms part of a larger multi-disciplinary project, the Saltdean – Newhaven Conservation Assessment.

The project had two aims:

- To identify and assess the significance of all ‘heritage assets’ within the Study Area. Heritage assets are defined as archaeological sites (both recorded and predicted) and listed buildings.
- To estimate the economic value of all identified heritage assets, in line with Defra guidance (MAFF 2000).

A full desk-based assessment and detailed report was not required at this stage and the scope of work included the following: searches of the East Sussex HER and the English Heritage Listed Buildings database, rapid reviews of the historic maps held by the East Sussex Record Office and the secondary literature and a site visit.

The site location is shown on Fig. 1. Located between National Grid Reference 538600 101700 and 542500 100300, the Study Area comprises a linear strip of clifftop between the eastern edge of Saltdean and Peacehaven Heights, measuring 4000m in length and 100m in width. Much of the Study Area consists of built-up residential areas of early-mid 20th century date, although a number of small open expanses of grassy clifftop allowed some assessment of the former downland landscape.

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

2. GEOLOGICAL AND ARCHAEOLOGICAL CONTEXT

Topography and Geology

The Site occupies the clifftop where the chalk massif of the South Downs has been eroded by the English Channel. The topography comprises rolling chalk downland, primarily high cliffs up to 50m aOD representing truncated downland ridges separated by lower dry valleys, locally known as gaps.

According to the Geological Survey of England and Wales (Sheet 334, *Eastbourne*), the natural geology of the site comprises Upper and Middle Chalk (undivided), with areas of alluvium within the dry valleys forming the eastern edge of Saltdean and the western part of Telscombe Cliffs, and a small patch of clay-with-flints in the Rowe Avenue area of Peacehaven.

Archaeological and Historical Background

The East Sussex Historic Environment Record (ESHER) was consulted, together with the NMR National Inventory and Excavation Index. Listed Building and Conservation Area data was acquired from English Heritage and Lewes District Council. Details were taken of all archaeological sites and listed buildings within a 0.5 kilometre zone around the perimeter of the Study Area to provide an appropriate context. The HER sites are shown on Fig. 1.

Designated Sites

These comprise cultural heritage sites of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development and include Scheduled Ancient Monuments (SAMs), Listed Buildings, Historic Parks and Gardens, and Conservation Areas. These designations and others such as Archaeologically Sensitive Areas and Areas of High Archaeological Potential are typically detailed in County Structure Plans, Unitary Development Plans and Borough Council Local Plans with appropriate planning policies pertaining to each category.

Two designated sites lie within the Study area:

- Listed Building : 17th Century House (LBS No. 418196, Grade II) – now the Badger’s Watch public house. This site has statutory protection.
- Archaeologically Sensitive Area – part of Telscombe Tye. This site has no statutory protection.

Prehistoric

The earliest human cultural material known from the Peacehaven area is of Palaeolithic date – stray finds of a struck flint (HER No. MES1826) and a handaxe (HER No. MES1828) have been found, possibly associated with the Clay-with-Flint deposits that once masked the chalk. Mesolithic activity is attested by a number of assemblages of flintwork that have been found concentrated on the Woolwich Beds deposits that overlie the chalk to the north of the Study Area, and form a discrete concentration of Mesolithic material on the downland – most findspots in Sussex are known from the High Weald and the river valleys. The material relates to nomadic hunter-gatherer communities exploiting a number of different resource locations.

By the Neolithic period, settled agriculture had begun to develop. A number of sites are known on the downland, including causewayed enclosures at Whitehawk and Offham, long barrows and numerous finds of stone axes. Neolithic worked flint and a number of features, including pits, linear features and a possible shaft or well have been recovered from recent excavations by ASE at Keymer and Seaview Avenues, 500m to the north of the Study Area. Settlement activity increased during the Bronze Age. Two round barrows, both Scheduled Ancient Monuments (SAM), are known from the Peacehaven area, although neither is close to the Study Area - one at Telscombe Cliffs and the other on Peacehaven Heights – a further example was destroyed by the construction of Friars Avenue in the early 20th century (HER No. MES1849).

No Iron Age occupation is represented within the Study Area, although a complex arrangement of enclosures and droveways containing pottery dateable to the Mid Iron Age has been excavated at Keymer and Seaview Avenues, together with a number of Late Iron Age postholes and pits. Two small pits containing Iron Age pottery were found in the side of a wartime trench on Telscombe Tye in 1945 (HER No. MES2054).

Romano-British

The Roman period saw a large degree of continuity in the rural landscape, with many downland farming settlements originating in the Bronze and Iron Ages continuing to be occupied through the Roman period. A Romano-British settlement site is known from the eastern end of Peacehaven, lying to the north of the coast road (HER No. MES1833).

Anglo-Saxon and Medieval

The decline of Roman power in Sussex saw the influx of Germanic settlers from across the North Sea. The archaeological record is dominated initially by cemeteries, a number of which are scattered across

the downland. Later Saxon settlement tended to avoid the higher slopes, concentrating along the river valleys and the Greensand shelf along the foot of the downland scarp. The Study Area falls within the land that was controlled from two estates situated along the edge of the Ouse valley – Telscombe and Piddinghoe. These estates formed the basis for the later parishes and manors. It is likely that the Study Area itself was used as a mixture of open field arable and common pasture at this time, and continued to be utilised as such throughout the medieval period. A small farmstead called Moredale may have originated at this time in the Steyning Avenue area of Peacehaven – it was mentioned in documents of 1587 (Payne & Bernard 2000, 4). The Study Area appears to have been largely sheepdown at this time.

Post-Medieval

For most of its recorded history, the Study Area has been used as sheepwalk – a reference in 1658 describes ‘land for feeding 495 sheep on Telscombe Down’ (Bernard 2007, 5). A narrow strip of open-field arable existed as part of Telscombe Farm, extending down to the area around the present Badger’s Watch public house – this was subject to enclosure in 1811, although the process was only partial in nature, with common rights remaining in force and minimal consolidation of land holdings – the distinctive open field landscape is still clearly visible on the Telscombe Tithe Map of 1842 (Figs 6 & 7). (Cornes 1980). Two further farms (Lower Barndean and Warren Farms) were established to either side of Telscombe Farm in the late 18th century, both enclosed from the waste, presumably common pasture. William Figg’s 1799 plan of Warren Farm (ESRO ADA 51/10 – not illustrated) shows this part of the Site as ‘Arable Land’. The portion of the Study Area lying within Piddinghoe parish was occupied by Deans and Hoathdown Farms – Figg drew a plan of these in 1806, labelling the area within the Study Area as ‘The Cliff Down’, comprising open pasture with a scatter of small circular chalk pits (ESRO ACC 3714/3 – not illustrated).

The oldest building within the Study Area is the Badgers Watch public house. The Listed Building Record for this property (LBS No. 418196) does not ascribe a date to the building, other than to say that it is not 17th century. The building was formerly known as the Lifeboat (or Life Boat) Inn, and is thought to have been built in 1765, being rebuilt in 1806 (Payne & Bernard 2000). By 1829, when it was sold at auction, the inn was known as the Brewers Arms Inn, and was sold as a private residence in 1837.

The inn was named after its own resident lifeboat, termed a ‘lifecar’ – in 1790 the owner, William Langridge, cut a shaft down through the cliff for lowering the vessel into the sea, although it was apparently never used (Payne & Bernard 2000). Lifesaving took on a more formal nature in 1817 when a watch-house was built by the Coast Blockade Service, an anti-

smuggling arm of the Royal Navy with secondary rescue duties. This organisation was replaced by HM Coastguard in 1831, who built a series of cottages across the road to the north (outside the Site boundary), becoming known as the Portobello Coastguard Station. A further watch-house was built at Bearshide (near the end of Victoria Avenue) in 1832, to accommodate three coastguardsmen, although this has now been destroyed by cliff erosion (Hibbs nd). A sales particular of 1910 describes the watch-house and the cottages, which were to remain on lease to the Admiralty until 1912 – it also describes a substantial dwelling termed ‘The Coastguards’ Officer’s House’, presumably the (former) inn (ESRO BRD 4/6).

In 1870 the Brighton Intercepting & Outfall Sewers Board were granted permission by Act of Parliament to build a sewer outfall at Portobello (i.e. next to the Badgers Watch), to be completed within five years. These works were on the site of the existing Southern Water facility (Bernard 2007).

The Telscombe Cliffs and Peacehaven area began to be developed for residential use from the 1890s onwards. The Cavendish Land Co. Ltd. Began building in 1898, but were hampered by various factors, including the Coastguard’s refusal to allow shingle to be taken from the beach without a Board of Trade licence. The main stimulus was provided in 1915 when Charles Neville bought up much of the surrounding land to establish a new resort, originally to be called New Anzac-on-Sea in honour of the Australian and New Zealand Army Corps’ campaign at Gallipoli, but quickly renamed Peacehaven. Building began in earnest in 1920, and by 1924 Neville had also acquired Telscombe Cliffs. By 1927 it had become a thriving town (Bernard 2007).

3. CARTOGRAPHIC EVIDENCE

A range of historical maps were inspected in the East Sussex Record Office, not all of which could be reproduced for reasons of timescale. However, they all show a largely unchanging landscape from the 18th century until the early 20th century, when Neville’s development plans began to impact on the landscape. William Figg’s maps of Telscombe of 1799 (ESRO ADA 51), 1808 (ESRO ACC 5815/1) and 1814 (ESRO ACC 3394) and his 1806 map of Piddinghoe (ESRO ACC 3714/3) (not illustrated) show a landscape of open sheep down surrounding a localised plot of arable strips associated with Telscombe Farm – the latter are well represented by the Telscombe Inclosure map of 1811 and the Telscombe Tithe map (Fig. 7).

The Telscombe and Piddinghoe Tithe maps of 1842 and 1845 respectively (ESRO TD/E 112 & TD/E 57) (Figs 6-9) show the Study Area once some of the land had become enclosed. The western part of the

Telscombe portion comprised pasture, while the eastern half was under arable (as part of Telscombe and Warren Farms). A similar arrangement was evident in Piddinghoe, but with the bulk of the land under pasture and a small block of arable strips at the eastern end – the Tithe Apportionment indicates that these strips carried the field name ‘Denshire’, a reference to the practice of paring off the turf, burning it and ploughing in the resulting ashes as a soil dressing (denshiring, derived from Devonshire (Field 1989, 62)). The latter map also shows the Bearside Watch-house (here termed a Preventive Station).

The 25-inch Ordnance Survey maps (sheets LXXVII.4 & 3; LXXVIII.5; LXXVIII.6 & LXXVIII.8, 1873-1938 – not illustrated) show the gradual development of the landscape from undeveloped clifftop downland scatter with occasional buildings and a number of small chalk pits to the low density sprawl that characterises modern Peacehaven – the first plots and roads had been laid out by 1910, with building proceeding at a modest pace from then on.

4. WALKOVER SURVEY

A rapid walkover survey of the Study Area was undertaken by the author on 26th June 2008. Conditions were good, being generally dry and sunny.

The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, in order that they may be described and added to the existing archaeological dataset.

Much of the Study Area comprises residential properties and gardens of 20th century date surrounded by the usual urban/suburban infrastructure of concrete and tarmac roads, pavements, hard-standings, playgrounds and a variety of unexceptional street furniture. However, most of the clifftop itself remains, for obvious reasons, as open grassland used as public recreation land. This strip was walked and any historic landscape features were noted onto a base map. The Southern Water facility was not inspected, although much of it was visible from the perimeter.

Nine features were observed that can be considered to relate to the historic development of the Peacehaven landscape:

1. Terraced grass trackway, 4m wide, running diagonally down the grass slope, truncated by the cliff edge at one end, and by the cutting for the modern road at the other.
2. Stone obelisk – Second World War memorial.
3. Shallow oval scooped terrace, >12m x 7m – probably a former chalk pit.

4. Ditch, 2m wide, now filled with brambles and scrub. Flanked to the east by a prominent earth bank carrying a chain-link fence. Field boundary marked on 1899 OS map.
5. Terrace of two rendered brick houses joined by a low central range. Classical details with pyramidal slate roofs. Late 19th century, unlisted.
6. Badgers Watch public house – Listed Building, Grade II.
7. Truncated former chalk pit, predating 1842.
8. One zig-zag linear gully visible in grass next to the road. Also subtle traces of other earthworks, including a terrace. Site is clearly visible on Google Earth satellite photography, and is probably a Second World War trench system.
9. Stone monument commemorating King George V and the Greenwich Meridian, erected in 1930s, moved to present location 1960s. Original foundation stone laid by Charles Neville, founder of Peacehaven.

A further site (Site 10) relates to the Archaeologically Sensitive Area at the western end of the Study Area – this is an arbitrary designation based on the proximity of prehistoric deposits to the north.

5. ASSESSMENT OF HERITAGE ASSETS

A rapid desk-based review of the Peacehaven and Telscombe area has identified ten heritage assets that lie within the boundary of the Study Area. These are listed below, and are graded for significance.

High Significance

Site 6 – ‘17th Century House’, Listed Building (LBS No. 418196), Grade II.

Low Significance

Site 1 – Terraced trackway

Site 2 – Second World War memorial

Site 3 – Former chalk pit

Site 4 – Field boundary

Site 5 – late 19th century terraced housing

Site 7 – Former chalk pit

Site 8 – Area of possible Second World War trenches

Site 9 – Meridian Memorial

Site 10 – Archaeologically Sensitive Area

6. ASSESSMENT OF ECONOMIC VALUES

In the absence of any specific details as to scheme proposals, working methods etc, any assessment of the economic value of heritage assets can only be in the form of crude estimates, generally on the basis of a ‘worst-case’ scenario, and without on-site inspections by appropriate specialists and contractors. The heritage assets identified within the Study Area have been assessed for significance, and, in line with the guidelines laid out in MAFF 2000 and following consultation with Archaeological Officers of East Sussex County Council, the estimated economic values of these assets are laid out below.

High Significance assets

The Listed Building (Site 6) is the only asset of High significance within the Study Area. As the most important historic building in Peacehaven, the building is a key part of the history of the town. The economic value of this structure can be measured in two ways: the cost of making a full archaeological record of the structure before removing and rebuilding it in another location; and the cost of making a full archaeological record of the structure before demolishing/abandoning it.

As both options require a full archaeological record to be carried out as the first step, this costing is common to both:

£5,000

The costs of rebuilding the structure elsewhere (not including land purchase costs, logistical costs associated with transporting labour and materials etc) are difficult to quantify. The building currently comprises the inn together with a number of attached outbuildings – without a full assessment, it is impossible to determine the relative importance of these additional structures and whether they have any group value. Similarly, no assessment has been carried out as to the interior of the property, and whether it is significant enough to warrant re-establishment. Consequently, the figure below can only be a broad guide:

£750,000 – 1,000,000

Low significance assets

The HER indicates that no archaeological sites are currently recorded within the Study Area. However, a number of important prehistoric and Romano-British archaeological sites have been recorded to the north, many of which have been discovered during modern phases of development within Peacehaven. The absence of similar evidence from the Study Area is likely to reflect the absence of modern development on the clifftop rather than representing a true absence of archaeological deposits – the Study Area will have lain inland for much of prehistory. Under the standard auspices of PPG16 guidance, the local planning authority, acting on the advice of ESCC, would require a full evaluation of all accessible parts of the Study Area prior to any intrusive works taking place (*pers. comm.* Casper Johnson, ESCC Archaeological Officer). The area in question measures approximately 12 hectares in area.

A multi-phase programme of works would be envisaged, the key elements of which are detailed below:

- Topographical survey of the earthwork remains of the Second World War trench system (Site 7) (approx. 1 ha):

£1,500

- Magnetometer survey of the entire accessible affected area (12 ha):

£6,000

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- Trial trenching at a sample scale of 5% of the whole accessible affected area (12 ha) (including investigation of Sites 1, 3, 4, 8 and 10, but not 7 which is inaccessible on the cliff edge):

£50,000 - 60,000 (this figure may be reduced depending on the results of the magnetometer survey, and subject to discussion with ESCC Archaeological Officers)

- Geoarchaeological assessment of the dry valley sediments within the Study Area (six areas of significant geoarchaeological potential have been identified by specialist assessment):

£30,000 – 50,000

- Archaeological recording of the unlisted historic building (Site 5):

£4,000

- Relocation of Site 2 (priced as per 1 x day contract lift crane hire, not including transport costs):

£1000

- Relocation of Site 9 (priced as per 1 x day contract lift crane hire, not including transport costs):

£1000

Task	Estimated Cost
Relocation of Listed Building (Site 6)	£750,000 – 1,000,000
Recording of Listed Building (Site 6)	£5000
Trial trenching of open areas (inc. Sites 1, 3, 4, 8 & 10)	£50,000 – 60,000
Magnetometer survey of open areas	£6000
Topographical survey of Site 8	£1500
Geoarchaeological assessment of six dry valleys	£30,000 – 50,000
Recording of unlisted building (Site 5)	£4000
Relocation of Site 2	£1000
Relocation of Site 9	£1000

If the evaluation phase produces evidence of significant archaeological deposits surviving within the Study Area, then a further phase of mitigation works may be required. This may take the form of a number of options, ranging from preservation *in situ* (which may not be appropriate in the context of the Study Area) to preservation by record through full excavation. The costs of this phase cannot be quantified at this time.

7. ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Casper Johnson and Greg Chuter, Archaeological Officers, East Sussex
County Council
East Sussex Record Office
Dr Matt Pope, UCL Institute of Archaeology
Josie Murray, Dolmen Building Conservation

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ESRO ADA 51 – William Figg, *Telscombe Warren Farm situate in the Parish of Telscombe in the County of Sussex (1799)*.

ESRO AMS 6351/1 – Photographed copy of ADA 51.

ESRO ACC 3714/3 – William Figg, *Plan of Deans and the Hoathdown Farms situate in the Parish of Piddinghoe in the County Sussex, The Property of the Rt. Hon. Thomas Earl of Chichester (1806)*.

ESRO ACC 5815/1 – William Figg, *The Map or Plan of the Open Fields and Common Laines within the Parish of Telscombe in the County of Sussex (1808)*.

ESRO ACC 3394 – William Figg, *The Survey Map and Plan of the Open and Common Fields, Common Pastures, Sheep Downs and Common Droveaways within the Parish of Telscombe etc. (1814)*.

Inclosure Map of Telscombe (1810) – reproduced in *Sussex Archaeological Collections* 88 (1949).

ESRO TD/E 112 - Tithe Map, Telscombe Parish (1842).

ESRO TD/E 57 – Tithe Map, Piddinghoe Parish (1845).

Ordnance Survey 25-inch mapping:

Sheet LXXVII.4 & 3 – 1898, 1930, 1938

Sheet LXXVIII.5 – 1873, 1899, 1910, 1928, 1938

Sheet LXXVIII.6 – 1874, 1910, 1928, 1937

Sheet LXXVIII.8 – 1875, 1899, 1910, 1928, 1938

DOCUMENTS

ESRO BRD 6/24 – 21 year lease for Coastguard cottages, Telscombe (1841).

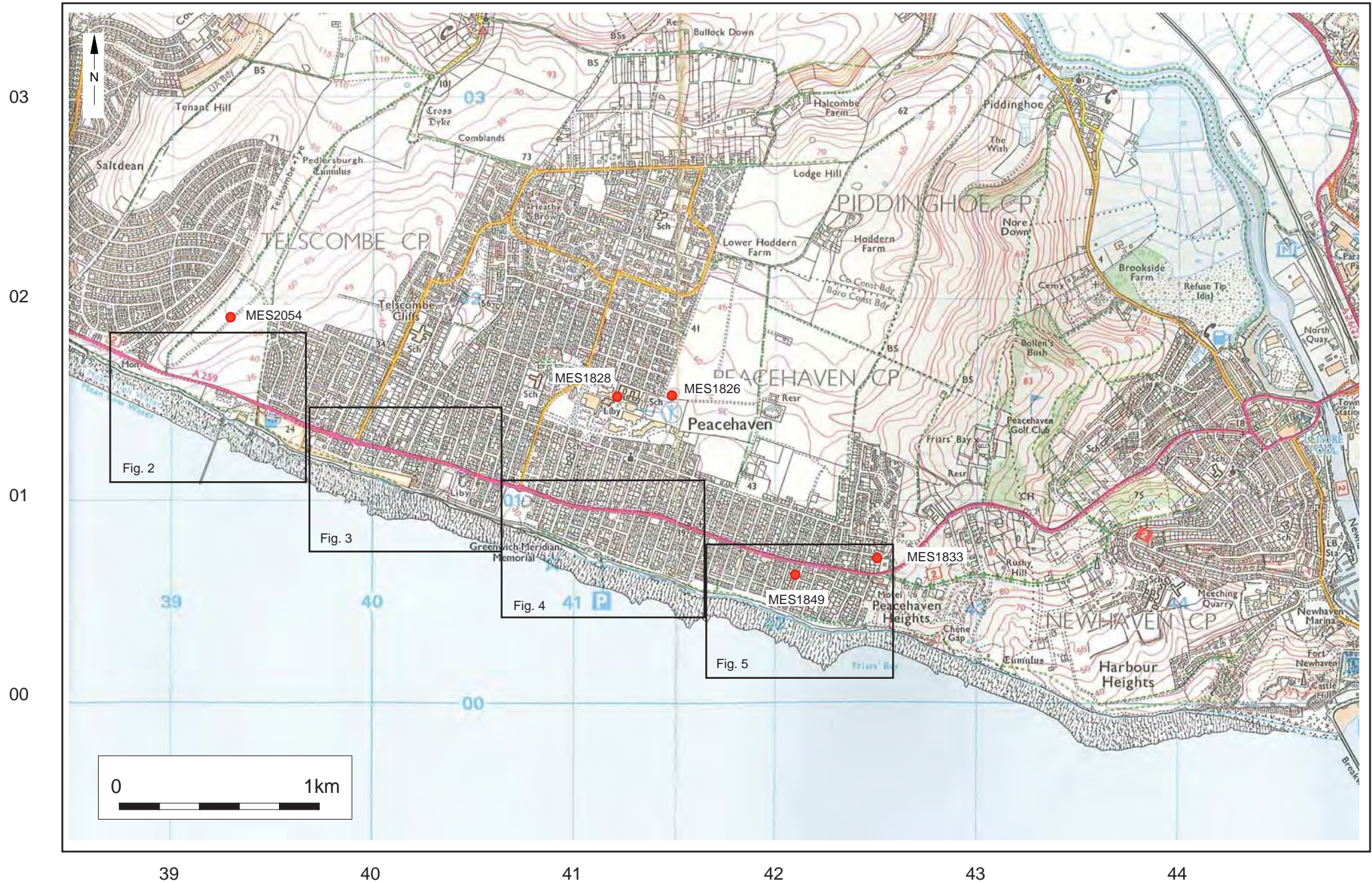
ESRO 6/25-26 – Letter and counterpart lease from Marine Dept., Board of trade to S. Beard relating to reuse of shed at Portobello Coastguard Station for storage of life-saving equipment (1884-5).

ESRO BRD 4/6 – Sales Particulars of Freehold Properties in Rottingdean and Telscombe (1910).

INTERNET RESOURCES

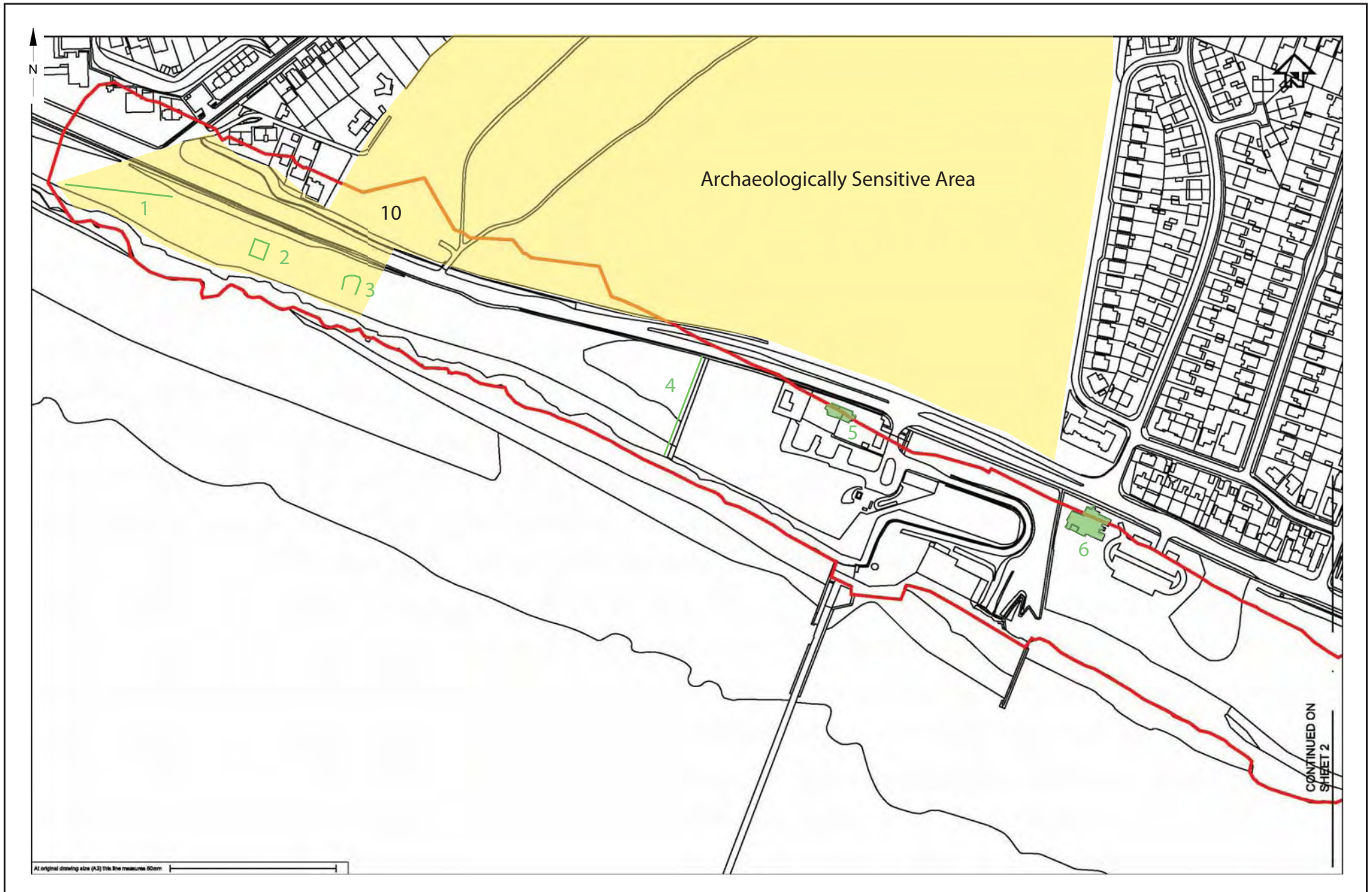
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www.magic.gov.uk



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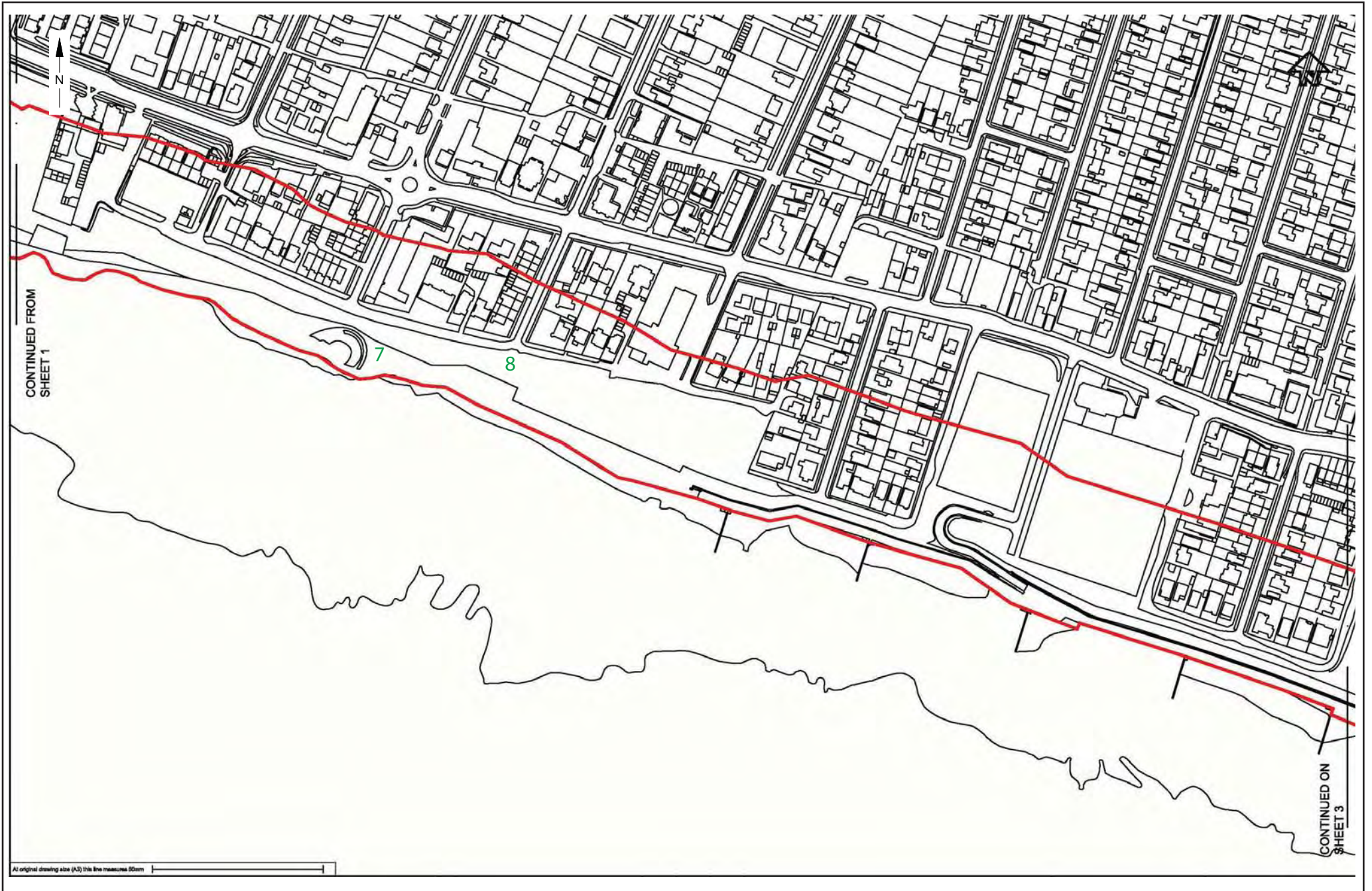
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Study Area Western Section, showing Historic Assets

Fig. 2



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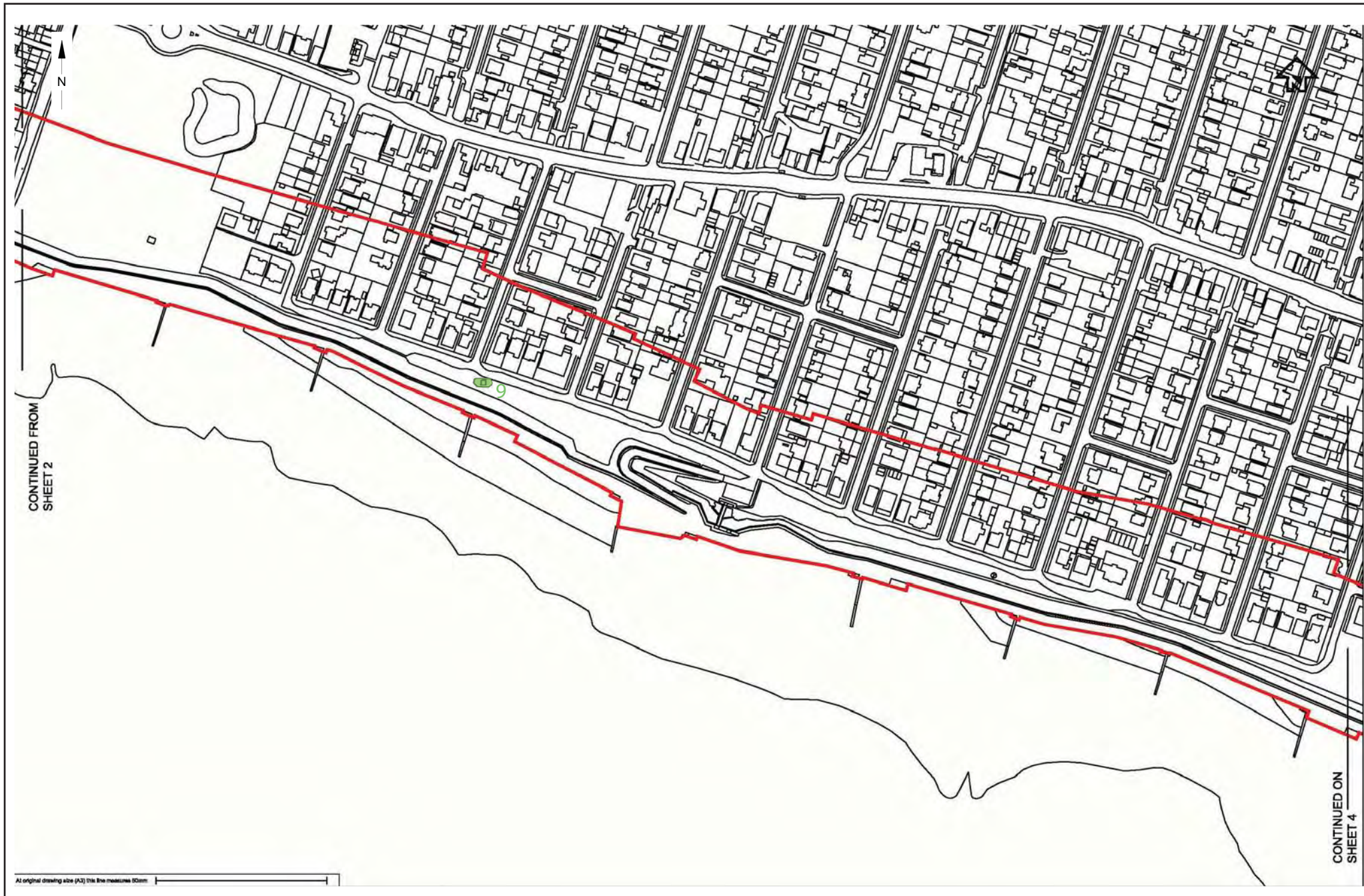
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Study Area West Central Section, showing Historic Assets

Fig. 3



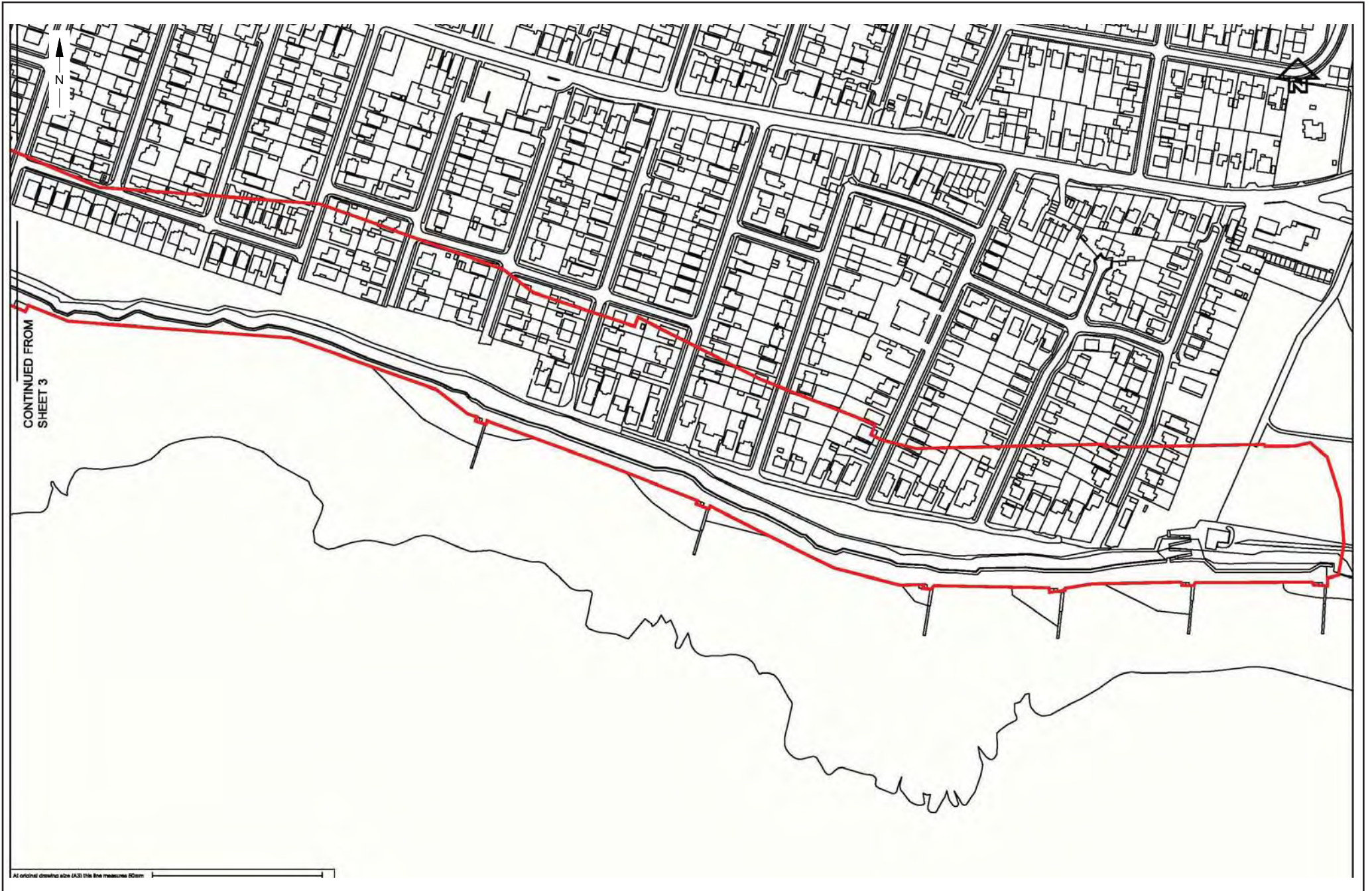
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Study Area East Central Section, showing Historic Assets

Fig. 4



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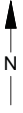
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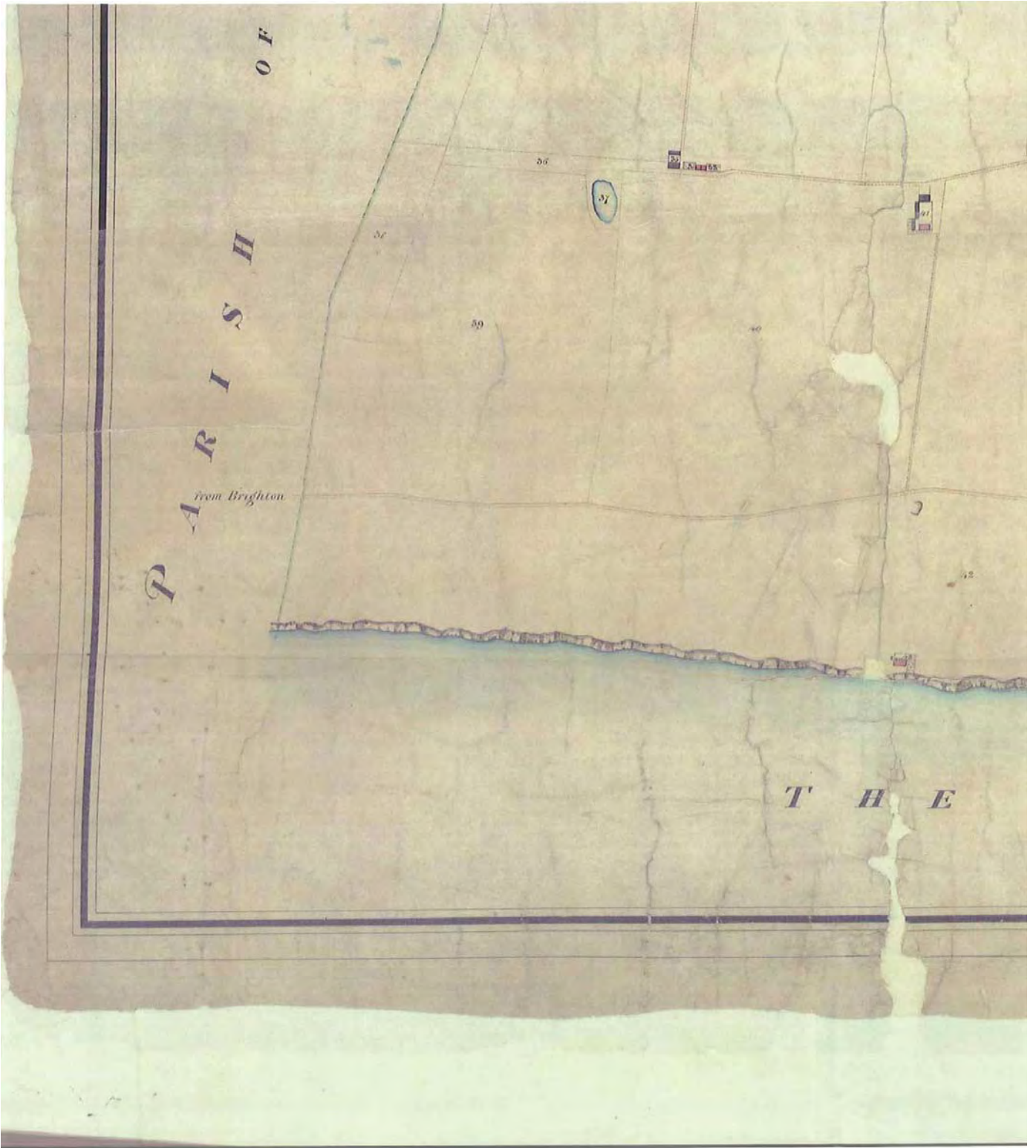
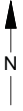
Saltdean-NewHaven Conservation Assessment

Study Area Eastern Section, showing Historic Assets

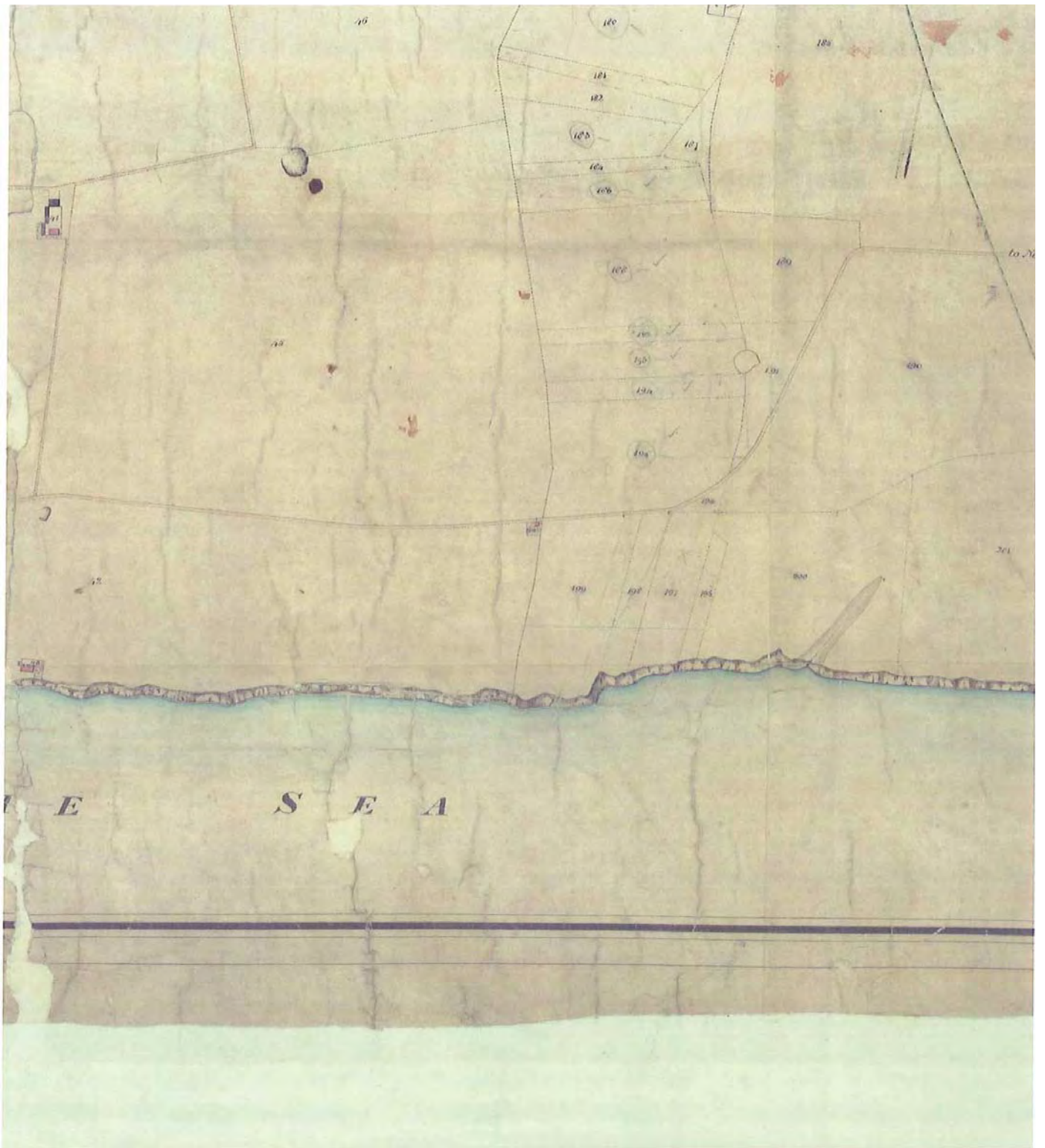
Fig. 5



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