

◆ A late-medieval house at 26 and 27 Cliffe High Street, Lewes, East Sussex: the documentary and archaeological evidence

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Renovation in 1987 of two cottages at 26 and 27 Cliffe High Street, Lewes, East Sussex, revealed remains of a late 15th-century house, with number 27 an open hall and number 26 floored with a first-floor chamber which may have extended over a culvert. In the 16th century a floor and a ceiling were inserted in the hall, and a ceiling added to the upper room. Several decades later a small, heated, two-storeyed range was built at the rear. In the mid-17th century, possibly in 1673, a second rear range was added, enveloping the 16th-century chimney. The house was divided into two cottages in 1708. In the course of road widening in 1829, the front two-fifths of the 15th-century structure were removed.

INTRODUCTION

In July 1988, nearly two years after submission, Lewes District Council approved the planning application for the most significant redevelopment within the historic core of Cliffe for a century or more.¹ The application by JC Design and Construction of Uckfield was summarised as ‘Demolition of workshops and Church Hall. Provision of 43 sheltered flats, 6 terraced houses and a Church Hall, and refurbishment of Listed Buildings to provide shop, offices and 2 cottages’ (Figs 1 and 2). Most of the site lay north of the Church of St Thomas à Becket at Cliffe and was known as Fair Place, where were held the two fairs a year authorised by a royal charter of 1409 and re-established in 1829. It was largely owned by the Cliffe Feoffees as trustees for the Charity for the Reparation of the Church and Sustentation of the Poor in the parish.² However, the listed buildings lay west of the church, being 24–27 Cliffe High Street, and were owned, not by the feoffees, but by Harper and Eade, agricultural merchants, and were bought by the developer. Numbers 24 and 25 became the shop (an optician’s in 2018) and offices, 26 and 27 the two cottages (NGR: TQ 42106 10266). This article concerns the two cottages. Their renovation was apparently a condition for approval of the whole development.³ The developer was JC Design and Construction of Uckfield and the architect John Letton RIBA.

Perhaps not co-incidentally, some 20 buildings in Cliffe High Street were listed, at Grade II, in late October 1985. Numbers 26 and 27 were described as:

House pair, now shop pair. Early C19. Timber-framed and slatehung, with slate roof, hipped to right with brick stacks to left and right at rear. 3 storeys; 2 window front, glazing bar sashes, tripartite on first floor. 2 flush shopfronts on ground floor with half-glazed doors to left and right, that to right recessed slightly and angled on corner. Rendered right side.

The early 19th-century date may well explain why no conditions were imposed for listed building consent, and it is greatly to the credit of the builder, George T. Okines, that he reported foundations uncovered at number 26 to the Sussex Archaeological Society. The society requested the Lewes Archaeological Group to investigate. When it was evident that the foundations were from an earlier building and also from an infilled cellar, and as the building was being stripped down to the original timbers the builders agreed to a strict watching brief by David Gregory. He carried out a drawn and photographic survey of the work during June and July 1987. Permission to undertake any intrusive excavation or to use the scaffolding was initially refused, but the developers, JC Design and Construction, did allow a photographic record of the roof timbers and a drawn record of the medieval

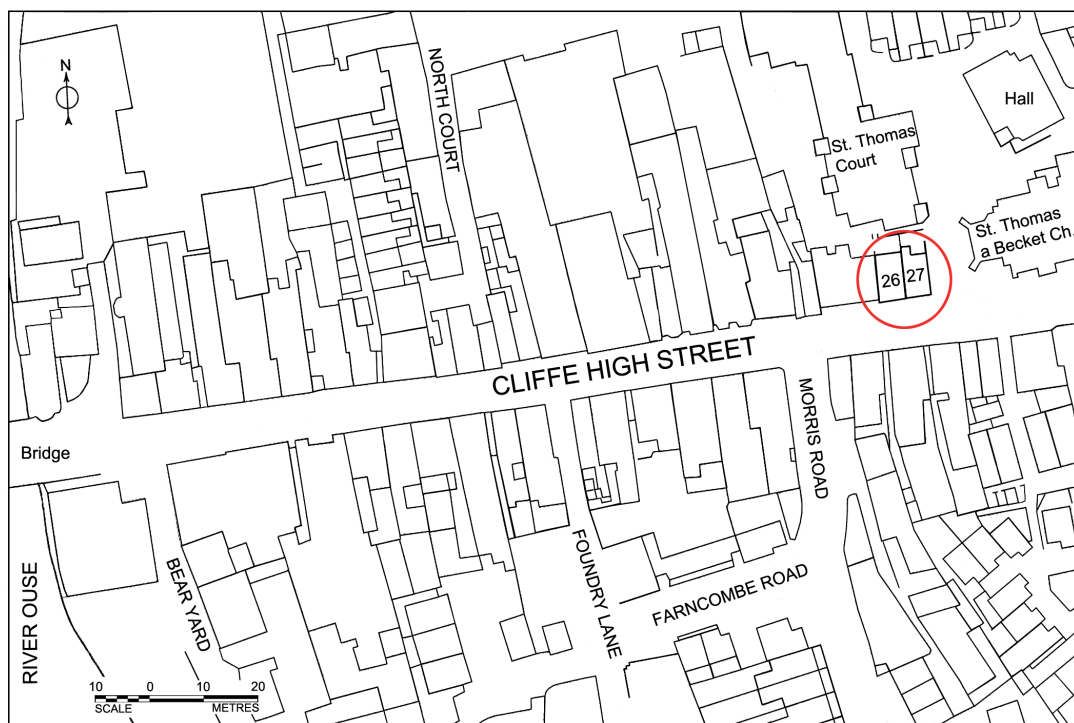


Fig. 1. Location of the site. [from OS Map 25in., Sussex, sheet LIV.14 (1910 edn)].

window. Otherwise, once floorboards had been removed the upper floors of the building were inaccessible. Severe woodworm and death-watch beetle caused many of the timbers to be replaced or totally removed. The author was not present when renovation work was carried out, so what survives of the original timbers is not known, although the builders were very sympathetic to the historic nature of the building. Lewes Archaeological Group was able to rescue a medieval timber brace from frame B1–B2, which it retains in its store.

In 2017, with a view to publication, David Gregory sought the advice of David Martin, Barbara Martin and Christopher Whittick. The extensive and comprehensive nature of the records taken in 1987, combined with the architect's 'as existing' drawings of the same date, has enabled a detailed interpretative report on the fabric of the building to be prepared. The measurements of some details on upper floors were estimated, so the scale of the drawings should be regarded as approximate. The full building report with a digitalised photographic and drawing archive, is deposited at East Sussex Record Office.⁴

The structure of this article, reflected in Figs 3A and 3B, is as follows:

Documentary evidence

Phase 1, late 15th century

Phase 2a, 16th century

Phase 2b, late 16th century

Phase 3, mid-17th century (?1673)

Phase 4, c. 1750 to 1987

DOCUMENTARY EVIDENCE

Cliffe was the westernmost point of the archbishop of Canterbury's lordship of South Malling, where the administrative centre lay; there is little evidence to suggest that Cliffe was anything other than an agricultural settlement during the early medieval period. Indeed the failure of the name to form as Cliffe-*tun* or a variant suggests that the topographical feature alone, rather than any urban development, was the originally significant element. A wooden predecessor of Lewes Bridge was repaired in 1160, and a drawing of 1774 showing a round-headed stone doorway at the Swan, opposite Cliffe church implies that a major stone building may have stood



Fig. 2. Numbers 26 and 27 Cliffe High Street in 2017.

in the vicinity by the end of the 12th century. It was probably during that century that the causeway which would subsequently form Cliffe High Street was laid out over the brookland between the Ouse and the foot of Malling Hill, where the earliest settlement lay.⁵ The archbishop's rental of 1285 lists 52 messuages, four shops and three kilns in Cliffe, an almost certain indication of the development of Cliffe High Street by that date.⁶ The marshes which underlay the settlement still needed to be drained, and a network of sewers, apparently mostly open until culverted by the Cliffe Improvement Commissioners under a private act of 1828, ran north-south between many of the buildings from the great sewer to the Ouse; one of them formed the west boundary of number 26 (Fig. 4).⁷ Two maps of 1620 show that housing was already dense in each of the suburb's four streets (Figs 5 and 6).⁸

Most of the properties in Cliffe were held as freehold tenements of the manor of Ringmer; in 1681 the site of the present 26–27 Cliffe High Street was held as one tenement by a quitrent of 3 pence.⁹ Although the houses, built as a single structure at

the close of the 15th century, descended separately during parts of the 18th century, the quitrent was never partitioned.

The absence of early manorial records makes it difficult to trace the history of the building, and its freehold tenure produces very few entries in those records which do survive. Most of what we know about the properties derives from the abstracts of title and schedules of deeds drawn up when the houses were purchased by Cliffe Feoffees in 1832.¹⁰ In summary, the single dwelling recorded between 1662 and 1689 was partitioned in 1708 but in 1742 passed back into single ownership (though not occupation), in which it remained until 1867 and beyond.

In 1662 the building, then a single dwelling, was sold by Ambrose Trayton, gentleman, and his son Edward Trayton to John Wade, tailor, who sold it to Thomas Mosely, a quaker linen-draper, in 1672. A stone with his initials and the date 1673 (Fig. 7) was discovered in the building following the floods of 2000, and such a date would be consistent with Phase 3 of the building.

Mosely died in 1689 leaving his house in Cliffe to his daughter Hester on the death of her mother Hester Mosely; he also bequeathed property in Hailsham and Newhaven, and in 1683 had advanced money on a mortgage of property in Salehurst.¹¹ In the year of her husband's death Mrs Mosely obtained a 14-year lease of the passage into the churchyard along the east side of the building. In 1708 Hester, living in London, joined her mother (now Mrs Mace of Waltham Abbey), her sisters and their husbands to sell the west portion of the house (number 26) to John Kenward of Cliffe, turner, and the east portion (number 27) to Mary Wood of Cliffe, spinster. The deeds make clear that the stable and two gardens, yard, brewhouse, brewhouse chimney, oven and entry, and the use of the pump and privy, were to be shared by the new owners of the partitioned house, and that a little room or buttery on the east side of the brewhouse, structurally part of the western property, was to pass with the east. The western portion was occupied by John Carmichael, who between 1691 and 1702 had entered bonds as an alehouse-keeper; a century later his sign was identified as the Rose.¹²

In January 1709 Mary Wood married the Midhurst upholsterer Henry Tyler at Stanmer; two years later, describing himself as an upholsterer, he settled his estate on himself for life with remainder

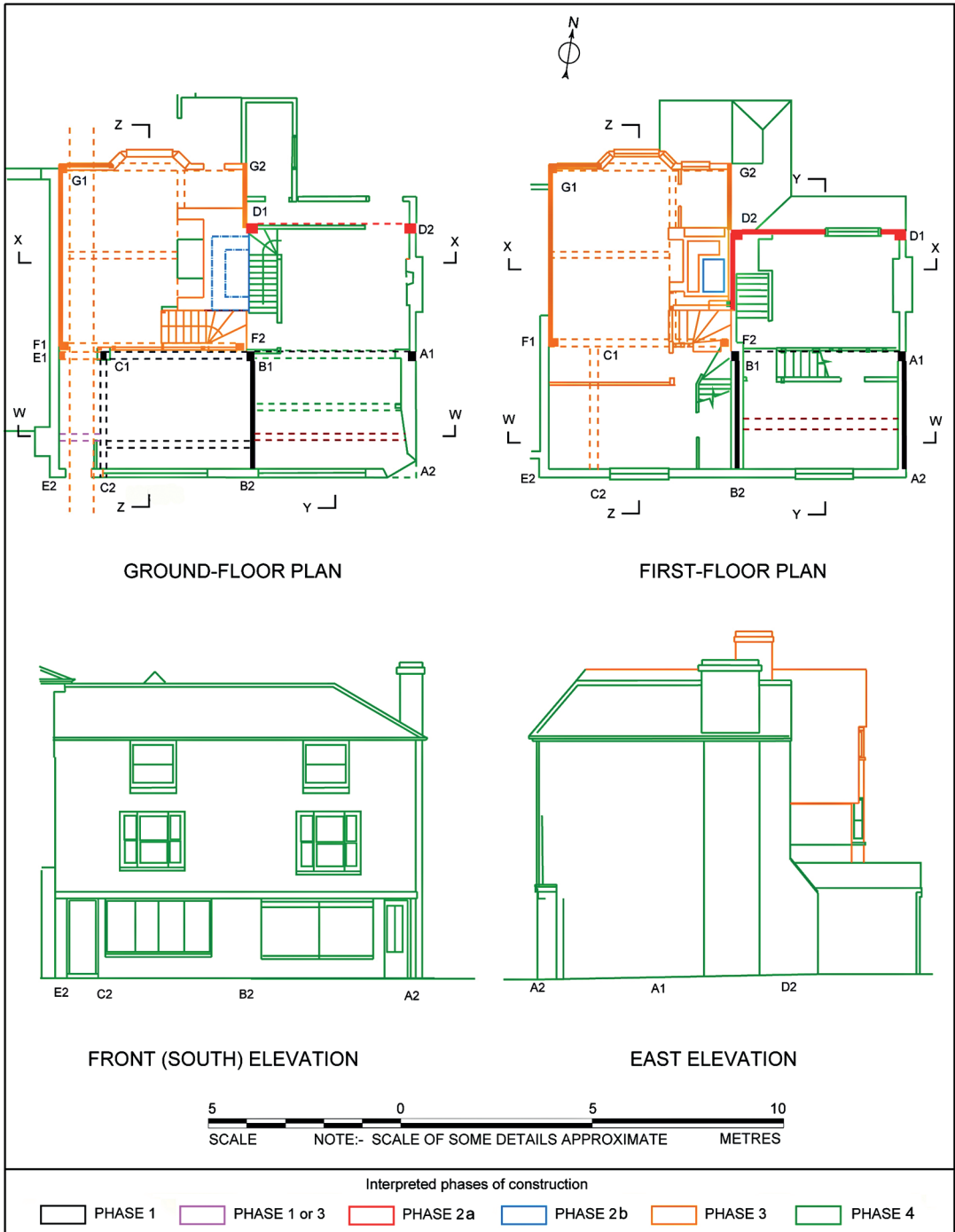


Fig. 3A. Interpretation of the architect's drawings made prior to renovation in 1987, A: plans and south and east elevations.



Fig. 3B. Interpretation of the architect's drawings made prior to renovation in 1987, B: north elevation and sections.

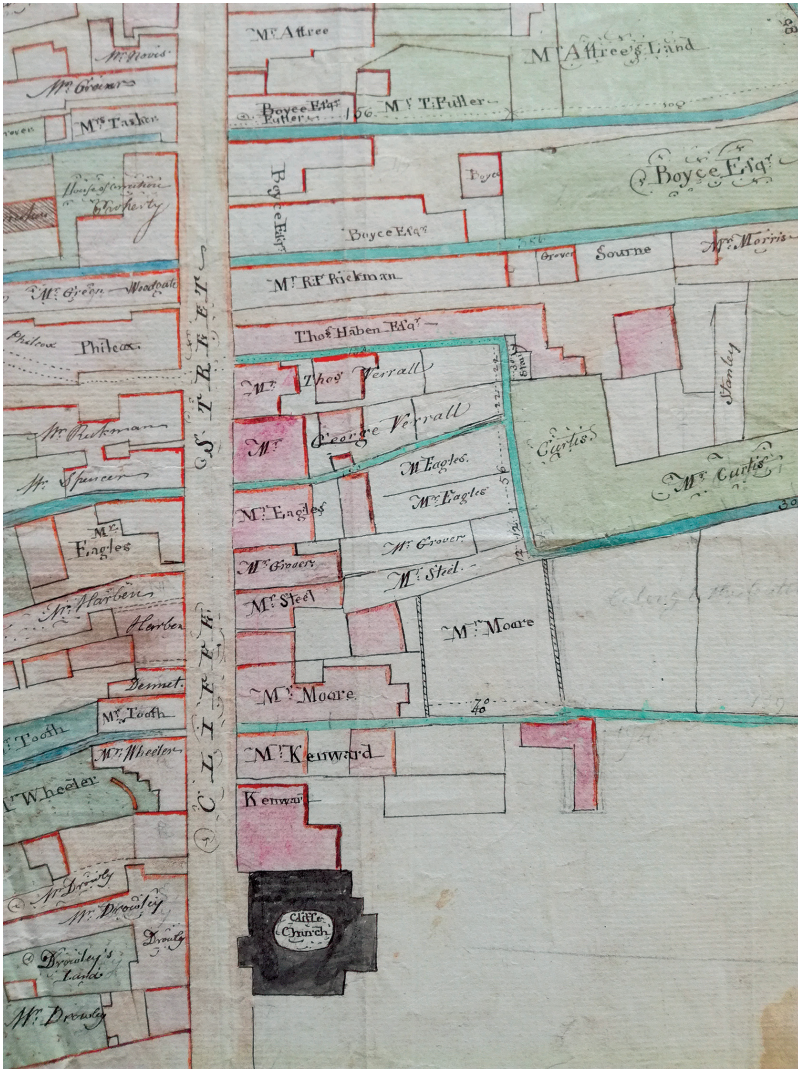


Fig. 4. Thomas Budgen, 'A plan of the sewers in the Cliffe with the proprietors of the land thereunto adjoining' 1793 (ESRO ACC 3412/3/365B). North is to the right.

to Mary. His will 5 December the same year, in which he calls himself an innholder, was proved on 28 March 1729; in August 1730 Mary married Daniel Kenward of Cliffe, collar-maker, at Little Horsted.¹³ In 1742 Daniel inherited the western house on the death of his brother John Kenward, turner, whose will described it as a house, brew-house, stable and garden, occupied by his brothers William Kenward and Daniel Kenward.¹⁴ And so the ownership became reunited, but not the occupancy. From at least 1749 until his death in

1777 Daniel occupied the western half in his own right, whereas from at least 1749 until after 1764 the east part (number 27) was occupied by a Mrs Roffey. In 1764 the Cliffe Feoffees ordered that 'The road through the churchyard [immediately to the east of the building] will be stopped unless Daniel Kenward pays 6 shillings a year and Mrs Roffey pays 4 shillings a year.'¹⁵ In 1821 William Kenward appointed James Paine as trustee to sell the heavily mortgaged properties, occupied by himself (number 26) and the perfumer and hairdresser William



Fig. 5. Detail of the map of Lewes Levels by John de Ward, 1620 (ESRO ACC 2187).

Dine (number 27). The following year his widow Sarah Kenward released her dower rights in order to facilitate the sale. Abstracts of title were prepared in July 1829, and although no conveyance was executed for another three years, it is clear that James Paine had sold the two properties to the Cliffe Feoffees for £100 in that year.¹⁶

The course of events which so altered 26–27 High Cliffe High Street had been initiated on 24 October 1827 when the parish vestry noted that ‘the High Street of the Cliffe is of insufficient width for the traffic in and through the same’ and that ‘it would be of great benefit to the inhabitants of this parish, as well as the public at large, if proper powers were vested in commissioners ... to cleanse, light, watch, water, regulate, widen, and improve the said streets, lanes, passages and places’. A committee to study the matter was appointed by the vestry and on 28 December it was reported that they had ‘caused an accurate plan to be made’ (Fig. 29) and that the cost of improvements would not exceed £3000. An act appointing the Cliffe Improvement



Fig. 6. Detail of the map of Lewes by George Randall, 1620 (ESRO ACC 3746).



Fig. 7. Date stone, 'T M 1673', in the north face of the Phase 3 chimney (Photo Nicola Smith).

Commissioners received royal assent on 9 May 1828 and empowered them to purchase houses for the purpose of street widening. Both the 1827 plan and the Commissioners' accounts show that although the most far-reaching of the modifications involved the south side of the street, on the north side the frontages of numbers 26–27 were set back, and on 15 October 1829 the Cliffe Feoffees received £140 in compensation for the ground thrown into the street.¹⁷ Also demolished was a grocer's shop occupied by John Venus, which was built against the

west portion of Cliffe Church (Fig. 8).¹⁸ The *Sussex Weekly Advertiser* of 8 December 1828 reported a public meeting of the inhabitants of the Cliffe which in response to the application of 'many respectable graziers and farmers' for land on which to establish a market, 'most cheerfully offer that commodious piece of ground behind the church', and resolved 'that for the greater convenience of the market, arrangements be made with Mr Venus for the immediate pulling down the house now in his occupation'. His landlords the Feoffees received £120 in compensation.¹⁹

Following the alterations the tenants were allowed to resume their occupancies. Between July and October 1851 the Feoffees sold numbers 26 and 27 to George Bates, enumerated in 1851 as a journeyman whitesmith, living with his family in North Street, Cliffe. At the same time his tenant Jireh Kenward, master harness-maker, was providing accommodation to the naturalist Charles Potter at number 26, while next door Francis Hoey kept a toy shop and traded as a journeyman plumber.²⁰

In 1859 Bates built a workshop behind number 27, and obtained a right of way to it across Fair Place on 30 December 1859.²¹ On 4 December 1946 Lewes Borough Council approved plans submitted by the owner Sidney Bregan for the conversion of a room on the second floor into a bathroom and



Fig. 8. Engraving of St Thomas à Becket church and the grocer's shop to its west, c. 1820.



Fig. 9. Photograph of 26 and 27 Cliffe High Street, c. 1970 (ESRO DL/A 24/1/46).

lavatory.²² When photographed in about 1970 by the Lewes Borough Surveyor, Douglas Cyril Race (1929–2003), along with much of Cliffe High Street the buildings were in a dilapidated condition (Fig. 9).

PHASE 1 (late 15th century)

The earliest remains on the site date from the close of the 15th century (Phase 1; Fig. 16). To the west the building abutted hard against a culvert, one of several which drained from north to south, crossing under Cliffe High Street and eventually falling into the River Ouse. The east bay of the building was occupied by an open hall, but the west was floored, with a first-floor chamber which may have extended over the culvert. The lack of a window in the rear wall of the open hall indicates a lost rear section, which could have been either a small range (probably single-storeyed but perhaps also incorporating a gallery-like area above) or a lean-to outshut.

LAYOUT

The Phase 1 street range is of two bays and, on the ground floor, measured 8.20m long by about 5.10m wide. If on the first floor the structure overshot the culvert on the west, the length at that level was increased to 9.35m. On that floor the side walls were of generous height, about 2.10m from floor to the top of the wall-plate. The level of the ground floor can only be estimated, but the height from floor to floor seems to have been around 2.30m.

Although the west bay incorporated a first floor from the outset, the slightly longer east bay was initially unfloored and functioned as an open hall. What appears to have been an external doorway in the hall's east wall suggests that the floored west bay functioned as a high-end bay. The absence of a window in the hall's rear (north) wall, where one would be expected, taken with the presence of a large window in its end (east) wall – an extremely unusual feature – suggests the presence of some form of low rear range or outshut, perhaps housing the building's service functions. This hypothesis is supported by two pegged mortices in the north face



Fig. 10. Truss B-B: foot-brace to post B1 (right) and central stud (left).

of principal post A1, the smaller perhaps for a wall-plate halfway between the main range's crossbeam and wall-plate; but a Phase 3 date for the mortices cannot be ruled out.

DETAILS OF CONSTRUCTION

Details of the design are known of only three walls or partitions: the internal truss (B-B) between the two bays; the east end-wall (A-A); and parts of the range's rear wall (A1-B1-C1/E1) (Fig. 16). They make use of large-panel framing. In addition, the two trusses each incorporate footbracing at their upper level (Figs 10 and 11), whereas the rear wall between posts A1 and B1 was head-braced and lacked intermediate studs. The hall faces of the crossbeams of trusses A-A and B-B are fully moulded in the perpendicular style, each incorporating a dominant casement mould. As Fig. 13 illustrates, the moulding on the crossbeam of truss A-A extends up to and abuts post A1, whereas that of truss B-B (Fig. 14) is stopped back a little from the post. This slightly more sophisticated detail is consistent with its interpretation as the dais-beam at the high end

of the hall. Pegged mortices in the underside of the crossbeam to truss A-A indicate that at its lower level this truss was head-braced; the mortice for the south brace was offset to allow space for an external doorway against the building's front wall. Likewise, the position of the stud mortices at the lower level of truss B-B indicates the probable location of a doorway near the rear end of this truss. No further doorways were found.

Only one window is evidenced. It survives blocked, fully intact save for its central mullion, positioned immediately above the crossbeam in the east end wall (Truss A-A; Fig. 11). Not only is its location in the end wall of a hall unusual, but also its ornate detailing. It is of standard close-mullioned unglazed type, but instead of the mullions being of diamond-section profile, they are square in section and incorporate neatly chamfered leading edges. Furthermore, on the external face, the jambs, head and cill are also chamfered, those on the head and cill being neatly stopped on either side of each mullion (Fig. 12). Windows of similar design were found in the front elevation of Portland Cottages



Fig. 11. Truss A-A: east elevation showing foot-brace (upper right), and blocked hall window (upper left).

in Burwash High Street, a very substantial house of c. 1500.²³

Remarkably, despite the extent of the 1829/30 alterations, the rafter pair above truss B-B survives (apart, that is, from the truncated lower section of

the front rafter) and the feet of others remain within bay A-B (Fig. 15). These vestiges are sufficient to give the pitch of the roof and the spacing of the rafters. The surviving rafter pair shows the roof to have been of paired-rafter-and-collar type and indicates the level of the collars. What it does not indicate is whether there were crown-posts. The archaeological drawings of the timbers of both trusses A-A and B-B made in 1987 do not indicate pegs or peg-holes for crown-posts or associated crown-post braces, suggesting that crown-posts were lacking. Given the relatively narrow span of the roof, that is to be expected.

PHASE 2 (16th century)

LAYOUT

The Phase 2 work involved laying a floor in the hall, inserting a ceiling over the hall, thereby creating a chamber above which in turn a ceiling was inserted; perhaps extending that ceiling into the other bay; and replacing the hypothesised Phase 1 rear structure by a small, but well-finished, heated, two-storeyed range measuring 3.30m in length by 4.55m in width (Fig. 16). Differences in the sectional proportions of the joists used in the two bays suggest that the alterations to the Phase 1 structure were perhaps carried out several decades before the Phase 2 rear range was built. Both sets of alterations have here been classified as Phase 2, the former as Phase 2a and the latter as Phase 2b. Above the two full-height storeys in the new Phase 2b



Fig. 12. Truss A-A, blocked hall window: detail showing stopped chamfers on window head and jambs, plus two surviving chamfered mullions.



Fig. 13. Crossbeam truss A-A (right) and principal post A1 (left).

range was a garret, mostly under the roof slope but with low side walls approximately 200mm from floor to top of wall-plate. In addition to the new rear range, some form of side outshut was constructed in the re-entrant angle between the two ranges, enveloping (in whole or part) the new side chimney. At this phase the fireplace heating the rear range appears to have been the only fireplace in the house.

DETAILS OF CONSTRUCTION

Phase 2a

The ceiling inserted into the medieval hall, as the floor of the new chamber above, is of central-girder type with the girder lodged over the crossbeam of truss B-B, immediately to the north of the central stud. At the opposite end, at truss A-A, it appears that the girder became dislodged from the crossbeam and needed supporting at some date unknown. The girder appears to be a reused medieval beam, for not only does it have redundant mortices



Fig. 14. Crossbeam truss B-B with principal post B1 to right.



Fig. 15. Tie-beam B-B, head of principal post B1, and wall-plate to bay A-B, the latter supporting a few surviving Phase 1 rafter fragments. That on the left is part of the surviving rafter pair and is halved over the east face of the tie-beam.

in its soffit, it is moulded along its north face, whereas the opposite face is plain. Although a stair or hoisting trap has been cut through them, most of the joists on both sides survive: they are plain and of relatively heavy square section.

Phase 2b

In the north wall, although that half of the ten-pane frieze window to the east of the central stud has been removed, that to the west still survives, though blocked. It is of ovolo-moulded design, a type used extensively throughout the late 16th and first half of the 17th centuries (Fig. 17). Above this window, in the roof gable, can be seen the jamb of another glazed window, probably of three panes.

In 1987, only one doorway survived within the new range; on the first floor at the south end of the west wall. It is entirely plain and uses the wall's upper side-girt as its head (Fig. 18). The visible details of the present chimney now located within the east part of the adjacent Phase 3 rear range are mostly of Phase 3 date, but a blocked-up fireplace

serving the Phase 2b east rear range is evidenced by a third flue within the chimney cap. Furthermore, the details of the cap where it passes through the roof makes it almost certain that this fireplace and its flue pre-date the remainder of the chimney and represent a single-flue stack incorporated into the later chimney (Fig. 19). How much of the fireplace survives behind the present brickwork of the range's west wall is impossible to say.

Although only the north end gable of the Phase 2b roof survives (Fig. 20), it is sufficient to indicate that it was of butted side-purlin construction with continuous common rafters supported over the backs of the purlins. The purlins were jointed into the south side face of the gable's principal rafters. A long mortice lower down in the face of each principal rafter indicate that a pair of wind-braces rose from the gable, but whether there were also wind-braces against the truss at the south end of the roof is unclear. To the south of the missing south truss, jack rafters rise from the rear slope of the main range.

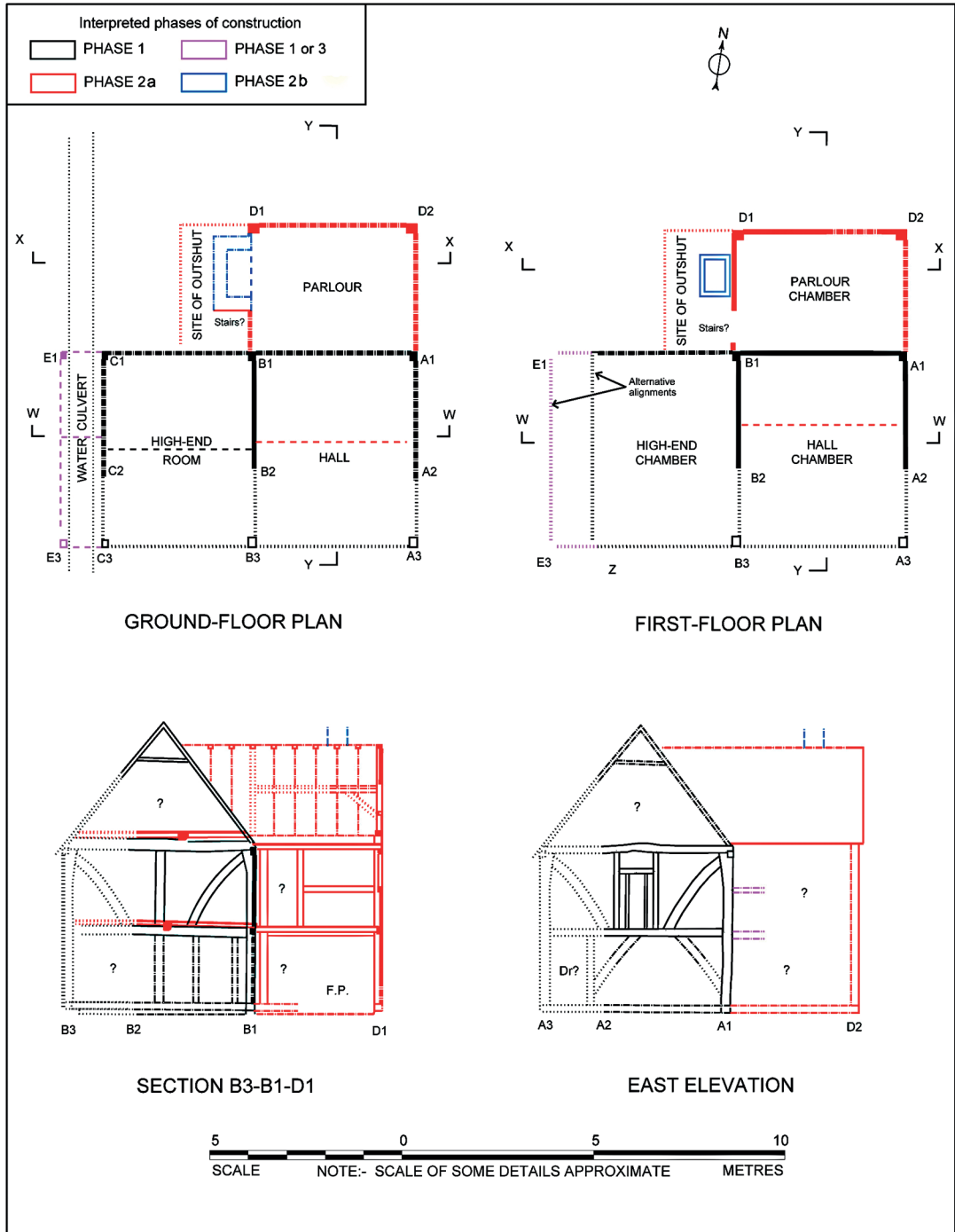


Fig. 16. Phase 2 reconstruction drawings.



Fig. 17. West five panes of the frieze window which extended across the full width of the Phase 2b north elevation. The window's cill doubles as the wall's midrail, whilst the joists supporting the garret floor are supported on the window's head.



Fig. 18. West wall of Phase 2b range: note doorway at south (left) end.



Fig. 19. Phase 3 chimney cap from south showing likely Phase 2b flue projecting from east (right) face.

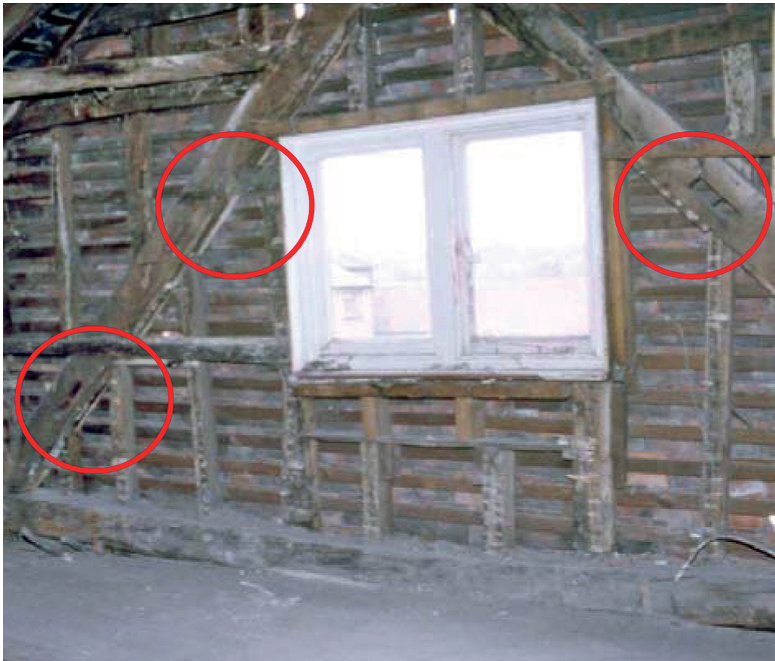


Fig. 20. Internal face of Phase 2b north end gable with mortices for butted side-purlins and wind-brace ringed.

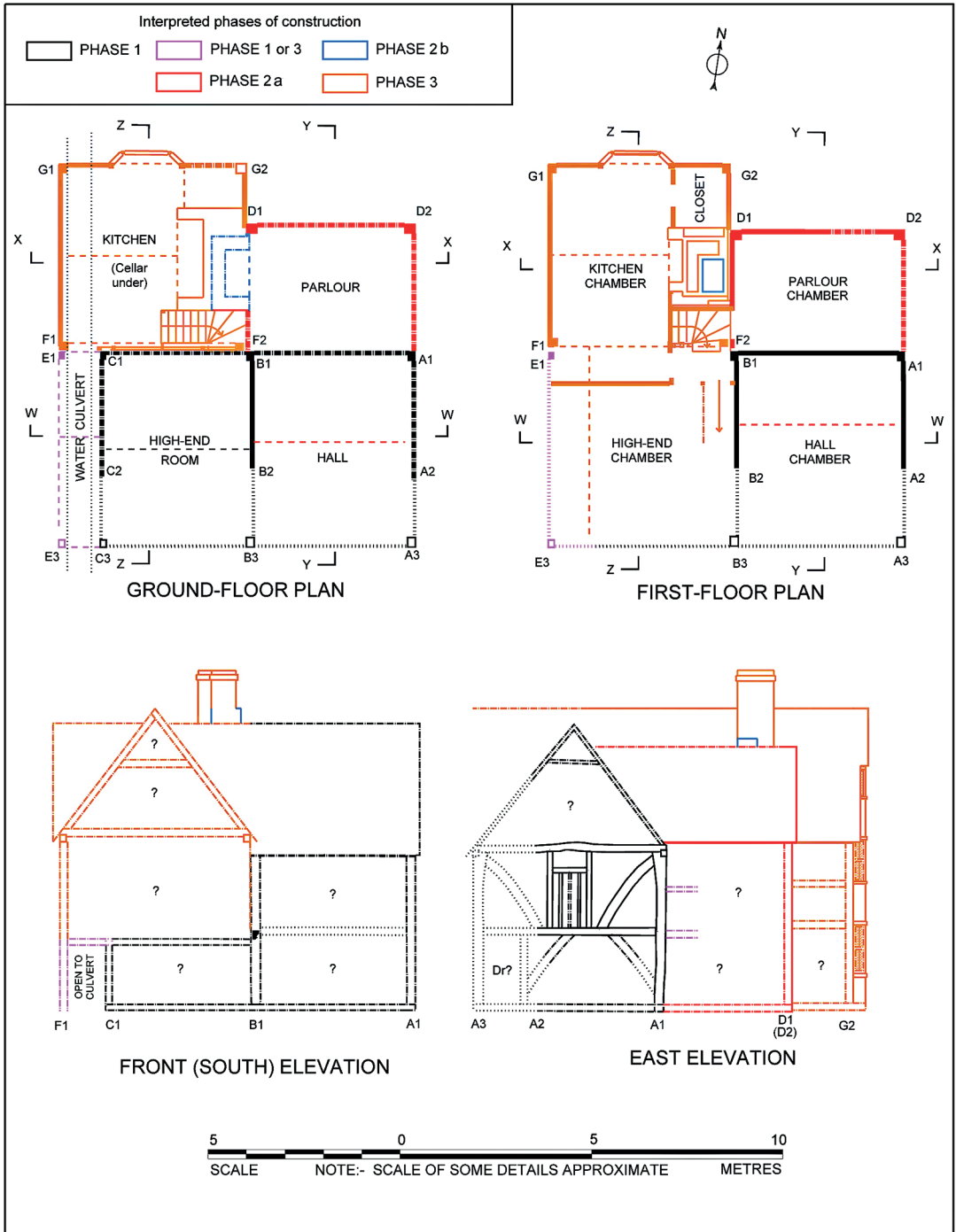


Fig. 21. Phase 3 reconstruction plans and elevations.

PHASE 3 (mid-17th century, ?1673)

LAYOUT

During repairs following extensive flooding in October 2000, a date stone 'TM 1673' was uncovered in the north face of the chimney (Fig. 7). That is a slightly unusual place for a date stone and it could have been refixed or inserted into an existing section of brickwork. But, as shown above, 'T M' can be identified as Thomas Mosely who bought the building in 1672 and do allow the second phase of improvements to be dated to the mid-17th century. Then a second rear range was added, replacing the west outshut and enveloping the Phase 2b chimney, against which two west-facing fireplaces were now added (Figs 21 and 28). This range is slightly longer than its Phase 2 neighbour, measuring 4.80m, with a width of 4.95m. As with the adjacent Phase 2b range, the new range incorporated a single ground-floor heated room, but in this instance the chamber above was also heated. Furthermore, the roof over the earlier west (Phase 1) bay was removed and that of the new range extended forward over the bay to give the impression, from the street, of an (assumed gabled) cross-wing. Whether or not the Phase 1 west chamber overshot the culvert, this new range did. Beneath the Phase 3 range was incorporated a cellar beside the culvert,²⁴ and a quality garret room was formed within the roof, lit by a bay window in the rear gable. This bay window extended down to ground level where, in 1987, the builders revealed the top part of the entrance to the

cellar. This would have been reached by steps from the outside of the building. The cellar's dimensions could not be ascertained, but it appeared to be built for the most part of ashlar sandstone and did not project southwards much beyond the ground-floor fireplace, one of two additional fireplaces added into the Phase 2b chimney.

DETAILS OF CONSTRUCTION

Although in the re-entrant angle against the two earlier ranges, the new rear range was built as a separately framed structure, with an open truss (F1-F2) against the Phase 1 range and a section of un-infilled wall structure against the side wall (D1-F2) of the Phase 2b range. Otherwise the frame is of standard local design and uses principal timbers of average scantling for the period. The new range relied entirely upon the fenestration within its north elevation for light, in particular the dominant splay-sided central bay window. The details of these windows had largely been masked by later render and were only temporarily uncovered in the author's absence. Even so, sufficient detail could be seen to determine that, at both ground- and first-floor levels, the openings incorporated a deep transom with, in the front face, three ovolo-moulded panes above and below, and an additional pane in each of the splayed side cheeks. The opening at garret level was markedly shallower and, as a result, lacked a transom, but was otherwise of similar design (Fig. 22). At first-floor level, immediately to the east of the bay window is incorporated an



Fig. 22. Garret window at head of bay window.

ovolo-moulded, two-pane clerestory window, to light a closet beside the chimney. Below it, on the ground floor, there is, in 2018, an external doorway which may represent an original feature, though modified. Otherwise, no other Phase 3 windows or doorways are known. The stair rising from ground floor to first floor still survives, squeezed between the chimney and rear wall of the Phase 1 front range, and comprises a straight flight with winders at the head. It is of composite construction with the treads and risers of the straight flight supported by cleats nailed to the side face of the two raking timbers which form the carriage. Protecting the landing is a balustrade which incorporates mid-17th or early-18th century turned balusters, but the handrail appears to be later (Fig. 23). Whether it is a rebuild reusing the balusters, or whether the balusters have been reused from elsewhere, cannot be determined from the photographic record. Rising from the landing area at the head of the stairs was a second flight, positioned against the west face of Phase 1 partition B-B. Although the opening through the ceiling still survives, the stair itself has been replaced.

The new range is capped by a single-bay roof of side-purlin construction with continuous common rafters and long, straight windbracing to the north gable. At this point the pair of principal rafters forming the truss reduces in depth and there is a collar which clasps the side purlins, allowing them to project beyond the gable so as to form a projection weathering the top of the bay window beneath (Figs 24 and 25). In contrast to the arrangement over the new rear range's north gable, the collar truss at the south end of the bay incorporates principal rafters of consistent deep profile throughout their length, with the south end of the side-purlins jointed into them. The reason for this variation between the north and south trusses is to allow the new roof to be continued southwards, effectively requiring the Phase 1 roof over the main range's west bay (B-C-E) to be rebuilt in modified form. Deep butt-purlins joint into the south face of the truss and extend southwards across the full width of the Phase 1 street range to a (now destroyed) south gable in the street facade (Fig. 26).

Whether this was flush with the facade below or projected forward into the street is now impossible to tell. Jointed into the upper face of both butt-purlins were a continuous row of common rafters, mostly removed above the south part of the purlins,



Fig. 23. Balustrade to first-floor landing.



Fig. 24. Detail of projecting gable head.

but evidenced by mortices. Where they remain towards the north, lay boards nailed over their upper faces support the jack rafters carrying the roof tiling which flank the new roof as it crosses the range. Contrasting with this arrangement, valley rafters (one of which is shown in Fig. 27) are jointed into



Fig. 25. North end of roof viewed from east.



Fig. 26. Intersection of roof with that over main range (left). Note butted side-purlin to north (right) of principal rafter and butt purlin interrupting the common rafters to the south (left).



Fig. 27. North end of west butt purlin at roof truss F1-F2, with *in situ* valley rafter and jointed-in jack rafter filling the gap between valley and purlin.

the lower faces of the two butt-purlins, with the valley rafters supporting jack rafters incorporated into the lower slopes of both the east-west aligned roof over the main range and the cross roof which extends southwards from the new main range. The purpose of this arrangement was to allow free access along the extensive garret incorporated within the roof area over both main and new rear ranges. Many of these latter jack rafters were reused from the demolished section of Phase 1 roof.

PHASE 4 (c. 1750 to 1987)

Changes to the width and alignment of Cliffe High Street in 1829–30 precipitated the most dramatic of the alterations to the structure, completely transforming its appearance and converting it to three full storeys in height (Fig. 29 and Documentary Evidence above). Until this time the building had projected noticeably into the road. The

improvements included unifying the alignment of the street frontage by cutting back all projections, and for this house that entailed demolishing the front two-fifths of the Phase 1 range.

Surprisingly, the original roof pitch of the range was retained and the new facade built up to meet the truncated front slope, resulting in a street elevation of three full storeys. At the east end, the roof over the Phase 2 rear range was totally removed (save for the rear gable), as was the east gable of the medieval range, and the walls built up to the same level as the front eaves, capped by a new roof of shallow pitch. The original Phase 2 rear gable was enveloped within the new rear gable of the roof. By this time the house had been divided to form two commercial tenancies, probably with domestic facilities attached. Subsequently minor rear additions were constructed, but these were mostly replaced during the renovations of 1987.

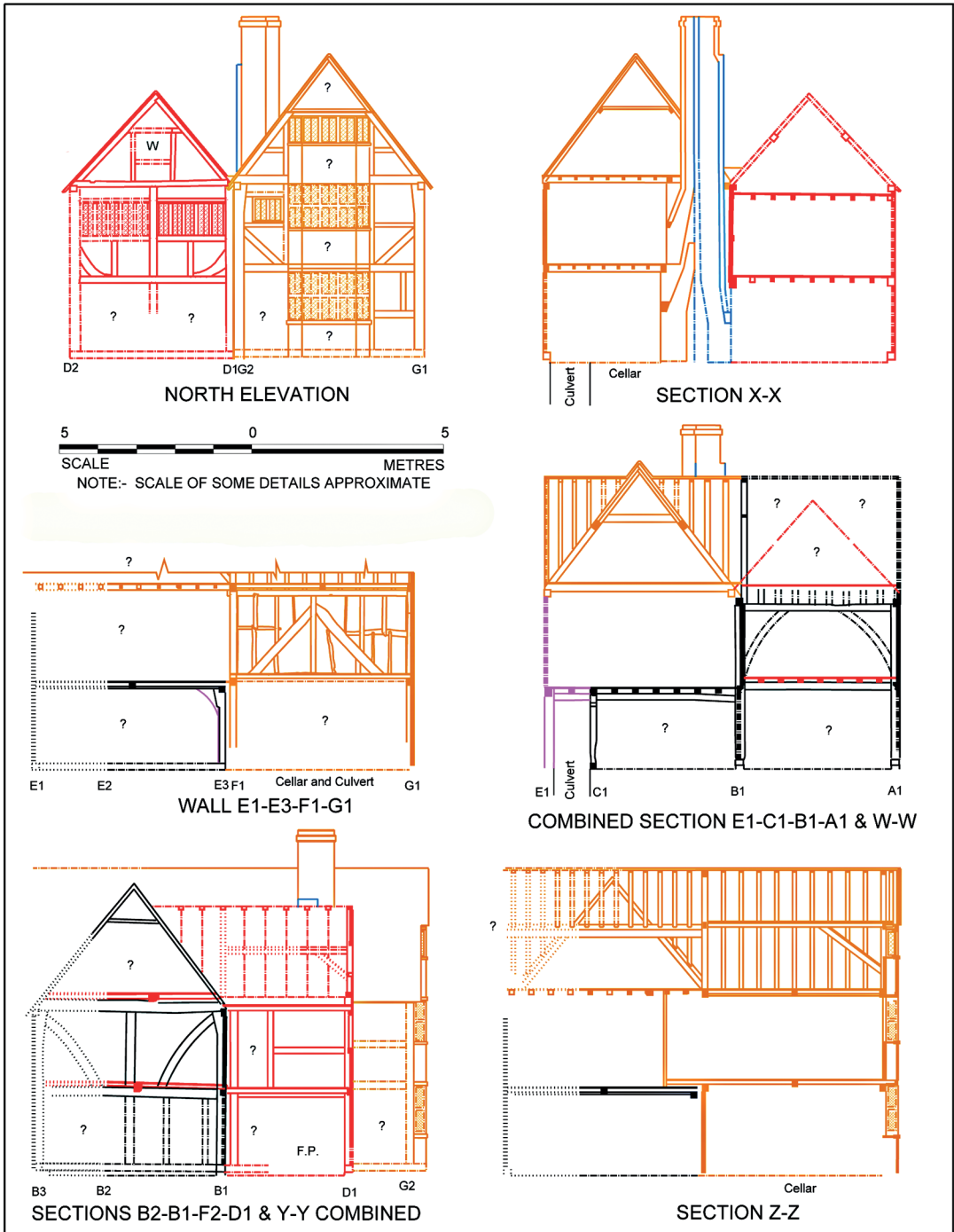


Fig. 28. Phase 3 reconstruction of north elevations and sections.

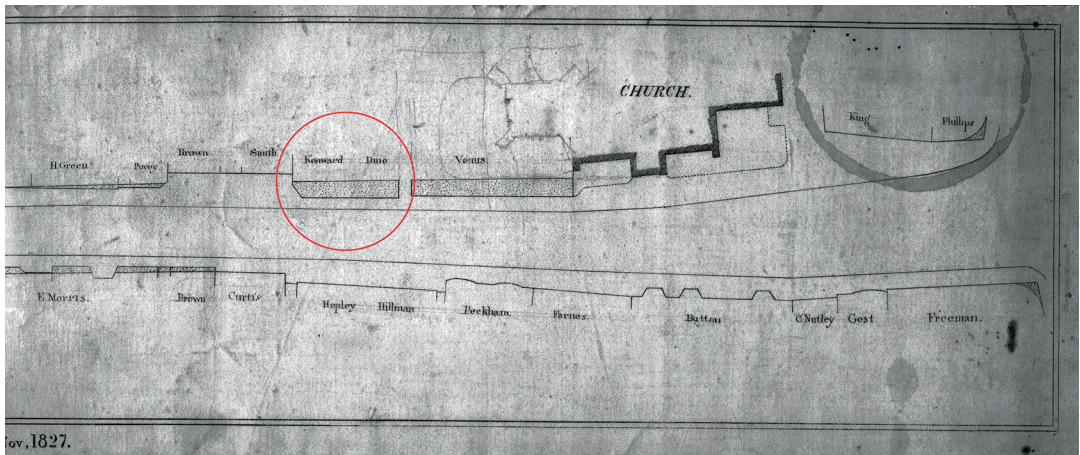


Fig. 29. Plan showing proposed widening of Cliffe High Street, 1827. Numbers 26-27 are shown circled in red (ESRO AMS 6469).

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NOTES

- ¹ Lewes District Council planning application LW/86/1854.
- ² The Cliffe Feoffees' records in East Sussex Record Office (hereafter ESRO) AMS 7111, contain little information on the redevelopment, but Charity Commission orders in AMS 7111/5/1 indicate the property held before and after it.
- ³ Information from Clifford Emery and, via Dr Nicola Smith, from John Letton.
- ⁴ ESRO HBR 1/1795. Trial excavations were also undertaken in advance of the development, to the north of the church. They are reported in D. R. Rudling, 'Excavations at Cliffe, Lewes, 1987 and 1988', *Sussex Archaeological Collections* **129** (1991), 165–82.
- ⁵ C. Brent, *Pre-Georgian Lewes* (Lewes: Colin Brent Books, 2004), 122, 143–5, Map 5.4; Brent suggests that the doorway (his Fig. 53) was salvage from Malling re-erected in Cliffe in the post-medieval period, which is possible.
- ⁶ B. C. Redwood and A. E. Wilson (eds), *Customs of Sussex manors of the archbishops of Canterbury 1285–1330*, *Sussex Record Society* **57** (1958) 115–6.
- ⁷ Act 'for paving, lighting, watching, cleansing, regulating, and improving the Vill and parish of the Cliffe, near Lewes' of 1828 (9 Geo IV cap xxv); for the commissioners' records see ESRO LEW 10/1. The evidence from 26 and 27 Cliffe High Street suggests that Thomas Budgen's 1793 depiction of the sewers (ESRO ACC 3412/3/365B) as entirely open is erroneous, or at least figurative: the 17th-century Phase 3 additions to the rear range certainly extended over the sewer to the west of the building.
- ⁸ *Lewes Levels* by John de Ward, ESRO ACC 2187; *Lewes* by George Randoll, 1620, ESRO ACC 3746.
- ⁹ British Library, Add. MS. 38484 f.185.
- ¹⁰ ESRO PAR 415/10/1/11–16.
- ¹¹ ESRO PBT 2/1/2/39, AMS 5729/87.
- ¹² ESRO QR 247/32, 269/3 and 292/14; *Sussex Archaeological Society Library*, Thomas Webb Woolgar, 'Spicilegia' **2** 314.
- ¹³ ESRO PAR 485/1/1/2, 16 January 1709; The National Archives PROB 11/628/402; ESRO PAR 385/1/1/1, 27 Aug. 1730.
- ¹⁴ ESRO PBT 1/1/56/296.
- ¹⁵ ESRO AMS 7111/2/8.
- ¹⁶ ESRO PAR 415/10/1/14; the identity of the purchasers of 1832 as the Feoffees is confirmed by AMS 7111/1/10; for Dine, see Pigot & Co, *London and provincial directory for 1823–4 and 1828–9*.
- ¹⁷ ESRO PAR 415/12/1, AMS 6469, LEW C/10/1/2.
- ¹⁸ Shown in an engraving published in 1824 (Fig. 8): T. W. Horsfield, *History and antiquities of Lewes and vicinity* **1** (Lewes: J. Baxter, 1824), 288; the author observed that the church 'is so much crowded by the neighbouring houses, that its beauty is in a great measure lost'.
- ¹⁹ ESRO LEW C/10/1/2.
- ²⁰ ESRO PAR 415/30/7; The National Archives HO 107/1643/19/590–1, 593; Kenward was the first child to

be baptised at Jireh Chapel in 1805; for his obituary, see *Sussex Express*, 20 Oct.1883, p.5.

²¹ ESRO AMS 7111/4/2/2.

²² ESRO DL/A 25/2069.

²³ D. Martin, 'Portland Cottages, Burwash', *Sussex*

Archaeological Collections **110** (1972), 14–30; ESRO HBR 1/25: house demolished 1969.

²⁴ A similar combination was found at 12 Cliffe High Street, see ESRO HBR 1/1233.
