

**LAND REAR OF 20 / 21 HIGH STREET, LEWES,
EAST SUSSEX**

NGR: 541745 110133

**HISTORIC BUILDINGS RECORD
ENGLISH HERITAGE LEVEL 3**



**Commissioned by
Natterjack Construction Ltd.**

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EAST SUSSEX

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HISTORIC BUILDINGS RECORD
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Commissioned by
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ASE Project No. 6969

Report No. 2014397

Site Ref: LHS10

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SUMMARY

In November 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection to the development of the land to the rear of 20-21 High Street, Lewes, East Sussex, (hereafter 'the site'; centred NGR: 541745 110133; Figure 1). The work was commissioned by Natterjack Construction Ltd to satisfy conditions attached to planning permission (planning ref: SDNP/13/01188/FUL) for the redevelopment of the site in preparation for the construction of four new residential units.

The proposed redevelopment includes the demolition of two single storey brick / flint buildings and alterations to an adjacent low retaining wall which borders a substantial vaulted cellar. The two buildings, which are locally referred to as 'Chaise House' and 'Stable', date to the 19th century. Although their original functions are now not clear, they seem to have formed auxiliary structures providing workshop / storage space of the sort often found at the rear of long-established high street properties.

The two buildings have undergone alterations since their original construction, with a period of extensive development c.1980 to Building 1. The low retaining wall encompasses several phases of construction predominantly of 19th century date.

This report forms part of a larger programme of archaeological mitigation to be carried out on the site in order to satisfy the conditions attached to the planning permission. Previous reports produced for the site include: an Archaeological Desk-Based Assessment (ASE Project 2918, 2007), Archaeological Evaluation (ASE Report 2010166-4539 & 2010192-4607, 2010a&b), Heritage statement (ASE Project 4607, 2012a) and Excavations of Trial Pits (ASE Report 2012195-5686, 2012 b&c), which should be consulted in connection to this report.

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1.0 INTRODUCTION

- 1.1 In November 2014 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection to the development of the land to the rear of 20-21 High Street, Lewes, East Sussex, (hereafter 'the site'; centred NGR: 541745 110133; Figure 1). The work was commissioned by Natterjack Construction Ltd to satisfy conditions attached to planning permission (Planning Ref: SDNP/13/01188/FUL) for the redevelopment of the site, including the demolition of two buildings in preparation for the construction of four new residential units.
- 1.2 Planning consent has been granted by the South Downs National Park Authority for the construction of four new residential units, with the incorporation into two of the proposed dwellings of an existing subterranean chalk-block vaulted cellar (located to the west of the buildings). The South Downs National Park Authority attached conditions to the planning permission, requiring building recording to be carried out prior to the commencement of the site's redevelopment. The details of the relevant conditions (14, 15 & 20), in addition to details of both current and earlier planning applications and the wider scope of archaeological works are detailed in the corresponding written scheme of investigation produced by Archaeology South-East (2014).
- 1.3 East Sussex County Council's County Archaeologist, as advisor to the South Downs National Park Authority, recommended that the buildings covered under application SDNP/13/01237/CON and adjacent low retaining wall be recorded at English Heritage Level 3 in order to satisfy these conditions.
- 1.4 The site lies within the Lewes Historic Core Conservation Area and within an archaeological notification area (ANA) defining the medieval and post-medieval core of Lewes. Many Listed Buildings lie within the immediate vicinity of the site, the majority of these are Grade II listed 18th and 19th century houses but also include the Grade II* listed Lewes House, School Hill House and a section of the wall on Broomans Lane. Buildings 1 and 2 are neither listed nor locally listed, but the vault immediately to the west of Buildings 1 & 2 and retaining wall was granted Grade II listed status in 2012 (see Appendix 1 for list description).

2.0 SCOPE & METHODOLOGY

- 2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East, dated November 2014. The work was also carried out in accordance with the relevant IfA standards and guidance.
- 2.2 The buildings and adjacent low retaining wall were recorded to English Heritage Level 3 as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). A Level 3 record is predominantly an analytical record including survey of both the exterior and interior of the buildings.
- 2.3 The site was visited by Hannah Green and Amy Williamson on 25th November 2014 in order to carry out the recording work. This entailed the compilation of

written notes and the production of a drawn and photographic record. The written record includes the location of the structures, a summary of the buildings' purpose (historically and at present), the materials and possible dates.

- 2.4 The drawn record comprises floor plans of the buildings to illustrate their layout. These plans are based on measurements taken during the recording exercise. The resulting scaled drawings are included within the report as Figure 12.
- 2.5 The photographic record was produced using high-quality digital photography, taken in daylight and with the aid of an optical zoom when necessary. Within the report selected digital images have been reproduced as plates to supplement the descriptive text. Location plots are shown on Fig. 13 and a full index of the photography is included as Appendix 2.
- 2.6 A study of relevant cartographic sources was undertaken in order to place the buildings within their historical context, together with the consultation of previous reports produced for the site, including: an Archaeological Desk-Based Assessment (ASE 2007), Archaeological Evaluation (ASE 2010a&b) and the Heritage Statement (ASE 2012a). All sources consulted are listed in Section 7.

3.0 SITE LOCATION

- 3.1 The site occupies an area of land to the rear of 20-21 High Street, Lewes; a principal access route which runs roughly east-west through the town of Lewes (NGR 541745 110133 & Figure 1). The site is accessed from the High Street (north) by Fuller's Passage and from the south by Brooman's Lane. Building 1 is positioned adjacent to Brooman's Lane, onto which its original principal elevation faces southwards; Building 2 is situated immediately to the north. The associated land to the north-east of the buildings slopes upwards from east to west and is used as a car park serving residential and commercial premises fronting the High Street. The car park is bounded to the south and east by a high brick / flint wall and to the north by various High Street property boundaries. The vaulted cellar occupies the western portion of the site, above which the ground surface is slightly raised and more level; this formerly served as a garden area. The low retaining wall runs along the east side of the raised area.

4.0 HISTORIC BACKGROUND

- 4.1 The archaeological and historical background to the site has been covered broadly by the earlier reports relating to the site (ASE 2007, 2010a&b and 2012a). Historic cartographic sources are helpful for providing an insight into the development of the individual buildings on the site.
- 4.2 Early maps of Lewes (Figs. 3-5) are drawn at an insufficient scale to allow for detailed interpretation of the site. They show varying degrees of development in the area of the site in the late 18th and early 19th centuries, with Marchant's map of 1824 (Fig. 5) showing an L-plan structure in the approximate location of the vaulted cellar and Building 1.
- 4.3 Buildings 1 & 2 are first identifiable with certainty on the 1873 Ordnance Survey 1:500 map (Fig. 6). Building 1 appears as a parallelogram on plan, with a small northwards projection towards the western end and a shallow westwards projection towards Brooman's Lane; Building 2 conforms to its present rectangular footprint and is shown with two small structures adjoining its east side. The map also shows a series of four adjoining buildings in the location of the vaulted cellar. The yard is recorded as 'Fuller's Yard', although at that date much of the present car parking area is shown as forming part of the adjoining property.
- 4.4 The subsequent 25-inch Ordnance Survey maps of 1899 and 1910 (Figs. 7 & 8) show no significant changes to the site. The Ordnance Survey map of 1938 (Fig. 9) identifies that the structures situated over the vaulted cellar had been demolished, excluding a small section located to the northern end above the existing entrance passage to the cellar.
- 4.5 The footprint of Building 1 remains unchanged on the 1:2500 scale Ordnance Survey map of 1956 (Fig. 10) although it shows two small additions immediately to the east alongside the building's eastern elevation.
- 4.6 The 1:1250 scale map of 1971 (Fig. 11) depicts the structure remaining near to the entrance of the cellar on an altered layout and part of the eastern property boundary is shown removed, bringing about the existing car park layout. Also by 1971, the small western projection to Building 1 is no longer apparent, although it is possible that this could be the result of an earlier alteration obscured by the smaller scale of the preceding maps.
- 4.7 The 1988 Ordnance Survey map (Fig. 12) shows a substantial addition to the north side of Building 1, and the removal the structure previously noted in the vicinity of the entrance to the cellar.

5.0 DESCRIPTION OF THE BUILDINGS & LOW RETAINING WALL (FIGS 13 & 14)

5.1 Building 1 (FIGS 13&14)

Exterior

- 5.1.1 Building 1 is a single storey structure constructed with a combination of brick and flint, with a fully-hipped slate roof, gabled at the east and west ends. The building comprises an irregular footprint with essentially two main construction phases. The earlier range, which appears to be of 19th century origin, is located to the south, facing onto Broomans Lane; it forms an approximate parallelogram on plan and aligned west-north-west – east-south-east (hereafter simplified west – east). In the later 20th century the building has been extended northwards and reconfigured internally.
- 5.1.2 The original principal elevation of Building 1 appears to be the surviving south elevation which faces onto Brooman's Lane. It is constructed in neatly coursed flint cobbles, set in a coarse aggregate cement mortar with brick dressings (Plate 1). The entirety of the south-east corner has been rebuilt in modern purple-red brickwork (Plate 2); however, elsewhere original brickwork survives. The original bricks are soft in texture and are predominantly orange-red in colour, with some variation visible on the door jambs, including darker bricks, bricks with grey kiss marks and occasional grey headers (Plate 3). A brick string course, two bricks in height, runs the length of the elevation. The string course is raised above ground level to correspond to that of the internal floor level. The elevation contains two single-leaf doorways: one at either end. The doorway located to the west end is original to the building but is now in-filled with modern brickwork. Towards the east end is an inserted doorway of a later date, probably inserted in association with the later 20th century phase of modification to the building. The doorway to the east (Plate 2) is formed by modern purple-red brickwork and has a brick soldier course head. The doorway is deeply recessed and accessed by three brick steps from ground level; it comprises a modern timber boarded door.
- 5.1.3 The east elevation of the original range is constructed wholly in orange-red brickwork, with occasional grey headers, laid essentially in Flemish bond. The gable is clad in modern timber weatherboarding. The bricks are set in a soft lime-based mortar containing a coarse aggregate typical of a 19th century construction date. The lower third of the wall, to its north end, bears evidence of modern cement repair with a loose attempt at a penny-struck finish between courses. The elevation has a single feature in the form of a small rectangular (now infilled) window with segmental brick head, located off-centre to the north (Plate 4). Queen-closer bricks to the window jambs indicate the window is an original feature.
- 5.1.4 The east elevation of the northern addition is obscured from view by an orange-red brick boundary wall (Plate 5), this adjoins to the east elevation of the southern range. Variation in the brickwork and a straight joint between the east elevation and the boundary wall indicate the boundary wall is of an earlier origin than the building. The brickwork is laid in a haphazard bonding pattern, set in a lime based mortar up to a height of 1.80 metres. The upper level of the wall has been rebuilt

in later brickwork with a cement-based mortar to the height of 3 metres, which ramps up at the southern end to 3 ½ metres. The full length of the wall is topped with brick headers.

- 5.1.5 The west elevation is of irregular form, articulated with a small full-height projection at the south end (Plates 6 & 7). To the north, the original building line, which is set back by approximately 0.4-0.5 metres from the protruding south section, survives at the upper level. At the lower level, the north end has been extended westwards to bring it in line with the south end. A straight joint, and differentiation between the brickwork of the two, confirms the northern end as a later addition. The existing layout of the south end corresponds to a small projection noted on the 1873 Ordnance Survey mapping 1873 (Fig. 6). The south end is constructed in Flemish-bonded orange-red brickwork similar to that already described. The gable is covered in modern timber weatherboarding reflecting a similar arrangement to that on the east elevation. The lower level north end addition is constructed in a hard red brick with occasional darker bricks, set in a grey coloured cement mortar, with a steeply angled rudimentary lean-to roof made of plywood covered with roofing felt.
- 5.1.6 Nothing of the north elevation of the original structure remains visible due to the extension of the building c. 1980. The north addition corresponds to the original width of the building with the exception of a small flat felt roofed porch to the far west (Plate 8). The north addition is predominantly covered by a hipped slate roof which is gabled to the north, with a subsidiary, felted lean-to roof bridging a gap between the east side of the building and the eastern boundary wall. The 20th century northern addition is supported on a plinth of modern stretcher-bonded brickwork, eight bricks high, with a sloping paired tile course above. The walls are clad with modern tile-hanging, above which is a painted timber parapet (Plate 8). The north wall contains two vertically sliding timber framed windows with modern flashings (now boarded over); while a small two pane window is housed centrally within the west elevation (Plate 9). A larger four-pane window is located to the west end of the north gable wall. The modern porch located to the north-west corner extends approximately a metre to the north of the original building extent. The porch walls are covered by modern tile-hanging, with flat felt roof. The porch houses a two leaf timber boarded doorway which now forms the principal entrance to the building.

Interior

- 5.1.7 The interior of the building has been fitted out with modern material for its most recent use as commercial premises (butchery). As a result very little of the original fabric was visible for inspection. All walls had a modern plywood covering and plastic sheet cladding, presumably to lend themselves to a hygienic surface for food preparation. The flooring comprises a modern continuous linoleum cover throughout the entirety of the building. The ceiling was covered with the same plastic sheeting material as the walls, obscuring any fabric underneath. It was possible to discern the original line of the northern elevation of the original structure shown on the 1873 Ordnance Survey map, preserved by a boxed down-stand in the ceiling (Plate 10).

- 5.1.8 The interior of the southern range comprises a large central L-shaped open space that leads from the modern porch entrance (Plate: 10). The room acts as a main circulation area throughout the building. Set to the east and west sides of this open area are three rooms: two similarly-sized rooms along the eastern side and a smaller room located in the south-west corner. The rooms occupying the south-east and south-west corners are closed self-contained rooms, each independently accessed from the principal circulation space. The room to the south-east corner most recently served as an office area for the premises, housing a modern timber veneer desk (Plate 11). The room contains the modern entrance from Brooman's Lane. To the west of the door is a small rectangular steel safe, recessed flush with the southern wall. The safe comprised two separate compartments with locking hinged doors (Plate 12).
- 5.1.9 The largest of the three rooms is situated to the north of the office; it is open-sided to the west onto the main internal circulation area, with its northern partition wall roughly corresponding to the building's original north wall line (Plate 13). The room to the south-west corner was fitted out with a modern WC facility (Plate 14). No physical evidence of the original external doorway from Brooman's Lane was visible due to the modern internal wall covering.
- 5.1.10 The later addition to the north comprises a large open room serving as a food preparation area (Plate 15), which is open onto the principal circulation area of the southern range to the south-west. The room houses modern stainless-steel food preparation units along the western side, including sink and work surface area. The eastern side incorporates the lower level lean-to roof section with a low sloping ceiling; underneath this is a modern stainless-steel extraction fan / ventilation hood with vent leading to the external northern elevation. The south-east corner of the northern addition houses a single small room, used as a food cold store (produce freezer). Immediately to the west of this room are two built-in cupboards, one with metal steel shelving, the other with timber shelving; both are recessed into the wall.

Roof

- 5.1.11 The roof of the original southern range remains intact, and is constructed from timber reused from an earlier structure (Plate 16). It is essentially constructed over three bays, as defined by the principal rafters, with a short gap between the central and western bay which may have allowed for a dormer window or loading door in this location (Plate 17). Each bay contains a single purlin in each roof pitch, housed within pre-existing joints within the sides of the principal rafters; the common rafters are rudimentarily notched over the back of the purlins. The gables to the east and west ends are formed of slender modern studs. The roof over the northern section is of entirely modern softwood construction.

5.3 Building 2 (Figs 13&14)

Exterior

- 5.1.1 Building 2 lies immediately to the north of Building 1 and is aligned north-south. The building occupies a rectangular footprint with its sole entrance located on its northern elevation. The structure is of similar brick and flint construction to Building 1 and has a slate roof with ridge tiles and modern timber weather-boarded gables. The roof runs perpendicular to the north – south axis of the building.
- 5.3.1 The building's southern and western elevations are constructed in Bungaroosh: a combination of coursed orange-red brickwork with occasional grey headers interspersed with a mix of coarse field flints and flint cobbles, set in a hard lime mortar with coarse aggregate. The corners of the building are dressed with orange-red brick quoins (Plate 18). Both elevations bear signs of later cement repair and repointing. The walls are topped with brick headers, three bricks high, meeting the modern timber weather boarding. Both elevations bear signs of patchy cement based repairs, particularly visible to the west of the rear south elevation.
- 5.3.2 Although the east elevation includes Bungaroosh in its construction, it is subtly different in character and thicker than the other two walls, suggesting it might utilise a pre-existing boundary wall (Plate 19). It can be divided into four main sections: the lower level is formed of coursed field flints, above which is a section of Bungaroosh walling; these two sections are probably of the same date. The section above is constructed of neatly-coursed flint cobbles, while the uppermost level is formed of six courses of orange-red stretcher-bonded brickwork. The far south end of the east elevation is supported by a later dark red brick buttress. This end of the elevation also bears scarring from an earlier structure (now demolished) that once joined the building. The scar slopes downwards to the south end, indicating a single storey structure with mono-pitch roof. This scarring is the sole indication of the former building shown on the 1873 Ordnance Survey map (Fig. 6); the existing tarmac ground surface obscures any physical remains of the building's former footprint.
- 5.3.3 The north face of the building is predominantly taken up by a full-height, two-leaf timber doorway, of late 19th century to early 20th century type (Plate 18). The door is flanked by a dark red brick jamb to the west, forming the south-west corner of the building; while the wall to the east of the door is formed with a combination of field flint and orange-red brick. Owing to the greater thickness of the east wall, the door appears slightly off-centre to the west. To the east of the door is a small section of timber boarding at the upper level.

Interior

- 5.3.4 The building comprises a single storey room with modern stainless-steel shelving units attached to its three walls (Plate 20). Much like Building 1, the interior of Building 2 has been lined out in recent years with modern materials which cover the original walling behind. The walls and ceiling comprise plywood boards with

polystyrene insulation behind. The only early fabric that was visible for inspection was a small section of timber ceiling lathes located above the modern plywood boards (Plate 21). The modern lining-out of the interior walls continues around the western half of the doorway, making the western door leaf redundant (Plate 22). The floor is covered with a modern linoleum surface. It is understood that the building was used for vehicle maintenance: this use can be seen by the remains of a former inspection pit sunk into the floor which extends from the entrance through to halfway into the depth of the building (Plate 23).

5.4 Retaining Wall (Figs 13&14)

5.4.1 The retaining wall located to the west of Buildings 1 and 2 forms a low retaining wall for the east side of the subterranean vaulted cellar (Plate 24). The wall consists of several phases of construction with evidence of later patch repairs. For ease of description, the wall has been divided into six separate sections (Figs 13 & 14).

Section 1: vault entrance

5.4.2 The entrance to the vault is located at the north end of the wall (Plate 24). It is set at an angle and comprises a slack three-centred arch doorway with modern plywood door, surrounded by brickwork which appears to be of later 19th century/20th century date. It stands to a maximum height of 2 metres above ground level and terminates in a low brick parapet with saddleback coping bricks. It is flanked on its north-west side by a retaining wall of variable brick and flint construction topped with matching saddleback coping bricks, and appears to be of similar date. To the south-east of the entrance is a shorter corresponding flank wall of brickwork which is probably of 20th century date.

Section 2

5.4.3 Section 2 is located to the south of the vault entrance and extends for a distance of approximately 6 metres and reduces from 2 metres to 1.20 metres in height. It is of variable construction comprising roughly coursed field flints with occasional orange and red bricks, and limestone blocks (Plate 25). There are also areas of modern cement repointing. This section of the wall appears to be the earliest surviving section and predates the vault entrance, as is evident through the continuation of the parapet for a distance of approximately 1.5m over the top. Although it is difficult to offer a precise date for its construction, a 19th or possibly 18th century date is probable.

Section 3

5.4.4 Section 3 extends for a distance of just over 5 metres and appears to represent a 20th century phase of rebuilding following structural collapse of the earlier wall. A ragged joint marks the distinction between Sections 2 and 3 (Plate 25). This section incorporates a large assortment of building materials, presumably reusing much of the original walling material, but also a selection of the most readily available materials at the time of construction including brick, tile and blocks of

broken concrete (Plate 26). Towards the middle of this section are a series of inlaid glazed terracotta tiles characteristic of the late 19th to early 20th (Plate 27).

Section 4

- 5.4.5 Section 4 comprises a section of modern stretcher-bonded brickwork measuring 1.50 metres in length by 0.70 metres in height, which probably infills an earlier access point to the garden/a former structure in this location (Plate 28). It is flanked by a brick pier on its north side and a sloping brick buttress on the south. The brick pier is constructed in modern red brick, while the buttress is formed of rather indistinct orange-red brick and field flint.

Section 5

- 5.4.6 Section 5 measures a distance of approximately 11 metres. It primarily formed from modern concrete blockwork with a single course of brickwork at its head (Plate 29). The modern construction stands forwards slightly from the original wall line behind.

Section 6

- 5.4.7 Section 6 measures approximately 2 metres in length. It terminates at its south end at the modern entrance to Building 1 where it ramps up to join the building's west elevation (Plate 30). It is largely of brick construction with a small area of flint and cement infill, and is either of later 19th century or earlier 20th century date.

6.0 DISCUSSION

- 6.1 The interpretation of the buildings, in particular Building 1, was limited by modern alterations including the comprehensive refitting of the interiors which have decreased the degree of original fabric visible for interpretation. Despite this, they are generally characteristic of structures commonly found to the rear of a principal commercial street, which would often have served as workshop and or storage facilities. The buildings are known locally as the 'Chaise House' and 'Stable' and it was noted by a passer-by at the time of the survey that Building 2 (Chaise House) had been used for building hearses. The inspection pit within Building 2 supports this notion; with the name 'Chaise', which translates as an open horse-drawn carriage, presumably being related to a former function. There is no surviving evidence to directly support the interpretation of Building 1 as a stable, but there is no reason why it could not originally have served this function. The potential loading bay within the roof structure would be consistent with the use of the roof as a loft, but equally would fit with a warehouse/storage function serving nearby commercial premises. The building most recently served as a commercial butcher's until 2012. Both buildings are now redundant and unoccupied.
- 6.2 Both buildings are likely date to the early/mid- 19th century, and were certainly in place by the time the 1873 Ordnance Survey map was produced. The original character, appearance and layout of Building 1 has been much altered by its conversion into a modern butcher's premises which included the large extension to the north c.1980, based on the appearance of the exterior of the north elevation and cartographic evidence.
- 6.3 The retaining wall to the west of Buildings 1 & 2 seems originally to have been constructed as a boundary wall to the land titled 'Fuller's Yard' on historic mapping and a retaining wall for the subterranean vaulted cellar. Although the wall has various phases of construction, the earliest appears to date to the 19th or possibly 18th century, with various later phases of repair and reinforcement.

7.0 SOURCES CONSULTED

ASE. 2007: *An Archaeological Desk-Based Assessment, Land to the rear of Lewes House, Lewes, East Sussex* (ASE Project 2918)

ASE. 2010a: *An Archaeological Evaluation on Land Rear of 20-21 High Street, Lewes, East Sussex* (ASE Report 2010166-4539)

ASE. 2010b: *An Archaeological Investigation on a structure to the Rear of 20-21 High Street, Lewes, East Sussex* (ASE Report 2010192-4607)

ASE. 2012a: *Heritage Statement - 20/21 High Street, Lewes, East Sussex* (ASE Project 4607)

ASE 2012b: *The Excavation of a Trial Pit on Land Rear of 20-21 High Street, Lewes, East Sussex*. (WSI & ASE Report 2012195-5686)

ASE, 2014: *Written Scheme of Investigation; Land Rear of 20 & 21 High Street, Lewes, East Sussex* (ASE Project 6969)

English Heritage, 2006: *Understanding Historic Buildings, A Guide to good recording practice*

The Institute of Field Archaeologists', 2001: *Standards and Guidance for Historic Building Recording*

Edina Digimap
<http://digimap.edina.ac.uk/digimap/home>
Accessed: 27th November 2014

Promap
<http://www.promap.co.uk/>
Accessed: 27th November 2014

8.0 DEPOSITION OF THE ARCHIVE

A full archive intended for deposition within the Barbican House Museum, Lewes, has been prepared. The archive has been assigned the site code LHS 10. The full site archive will be prepared in accordance with the principals of English Heritage's *Management of Archaeological Projects* (1991). The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

9.0 ACKNOWLEDGEMENTS

Archaeology South-East would like to thank Natterjack Construction for commissioning this Historic Building Record.

PLATES



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Plate 14: Building 1 interior, south-west room (WC facility), facing south (6969_0047)



Plate 15: Building 1 interior, north-east corner of northern extension, facing north-east (6969_0041)



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Plate 20: Building 2 interior, facing south (6969_0014)



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Plate 25: Retaining wall, Section 2, facing south-west (6969_0063)



Plate 26: Retaining wall, Section 3, facing west (6969_0067)



Plate 27: Retaining wall, Section 3, inlaid tile detail, facing south-west (6969_0065)



Plate 28: Retaining wall, Section 4, modern in-fill of suspected former access point, facing north-west (6969_0070)



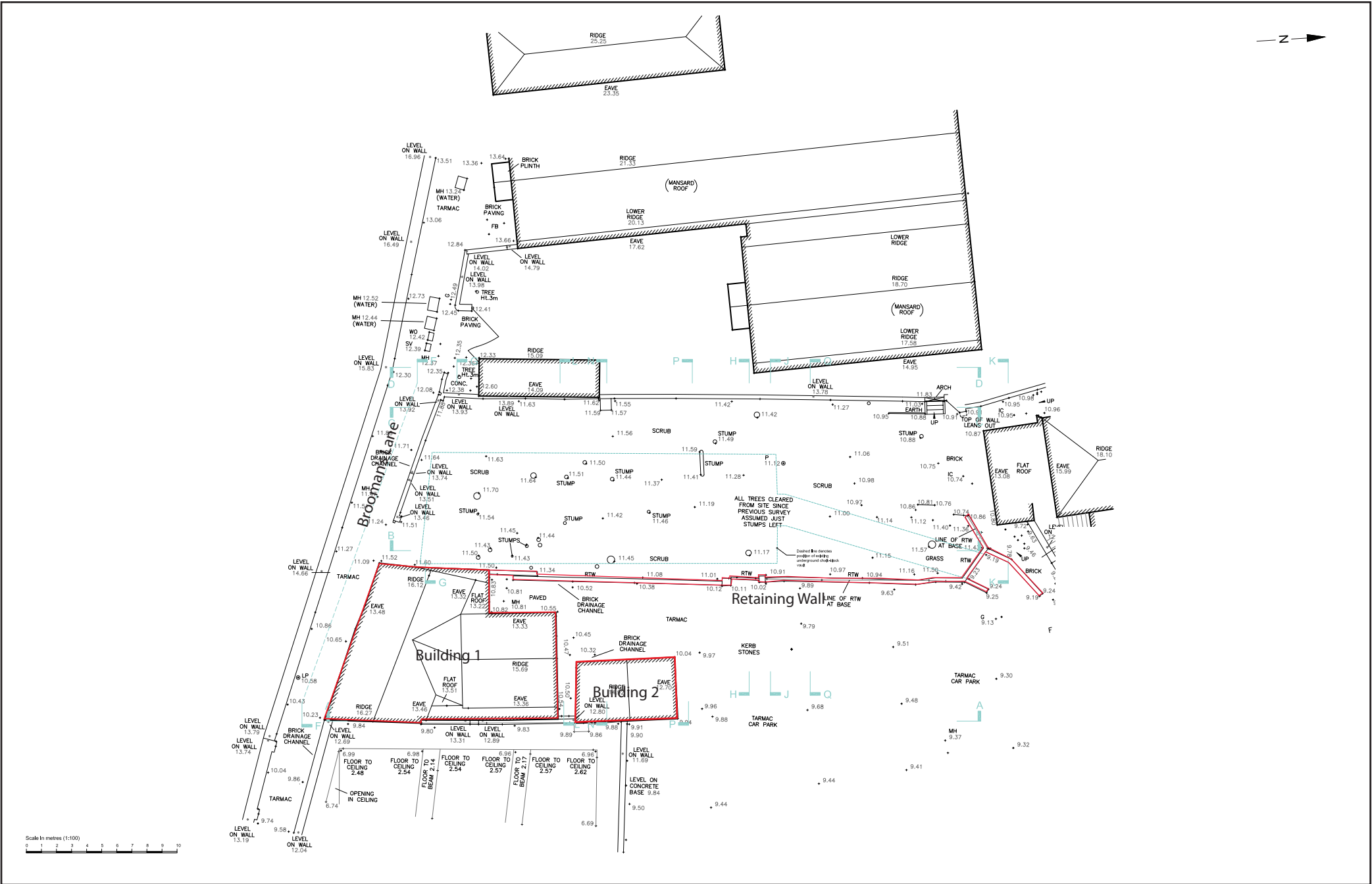
Plate 29: Retaining wall, Section 5, concrete block construction, facing south-west (6969_0071)



Plate 30: Retaining wall, Section 6, facing south-west (6969_0072)



Plate 31: Overview of Building 2 and retaining wall, facing south-west (6969_0059)



© Archaeology South-East

Land rear of 20-21 High Street, Lewes

Project Ref: 6969

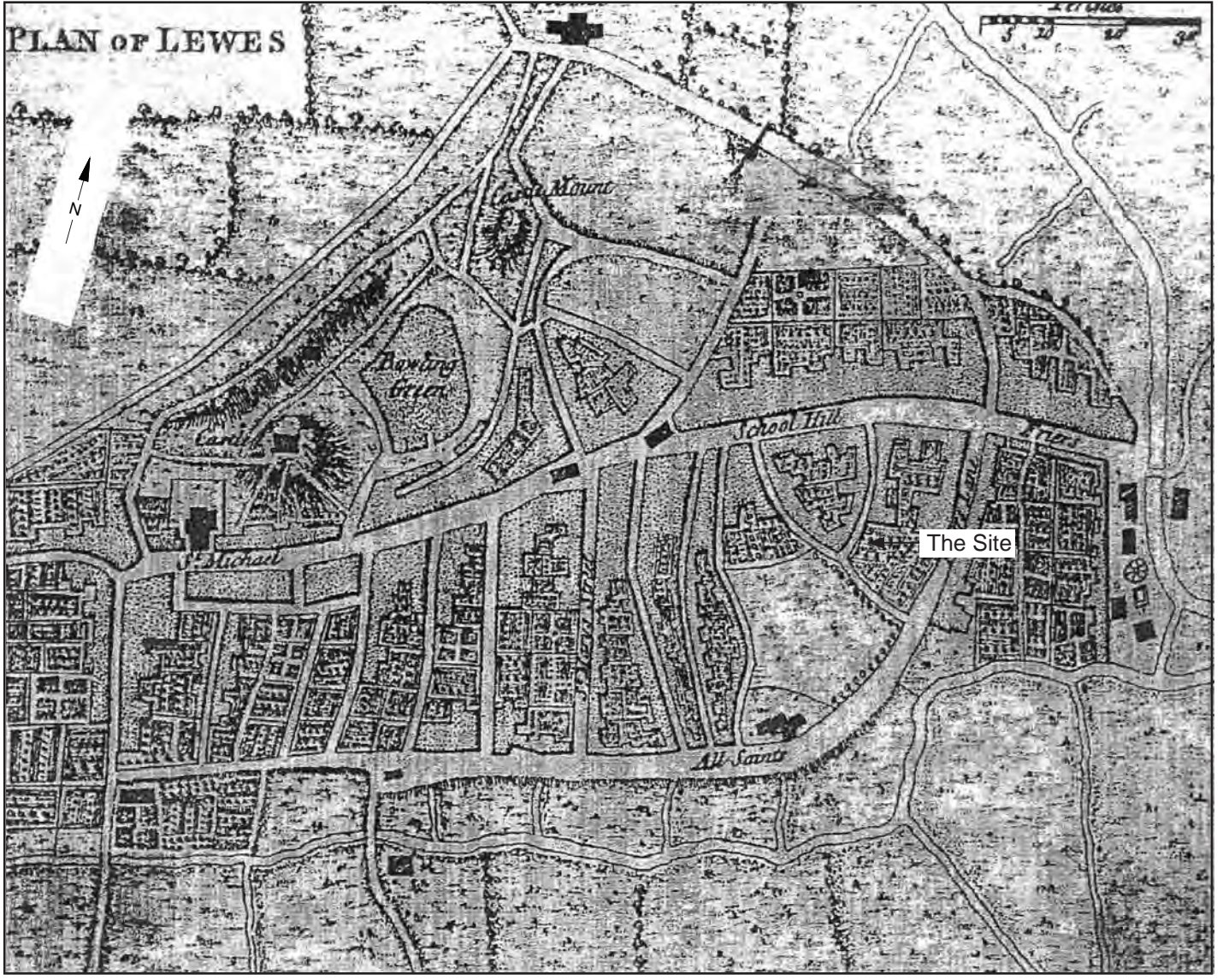
December 2014

Report Ref: 2014397

Drawn by: HG

Existing site plan

Fig. 2

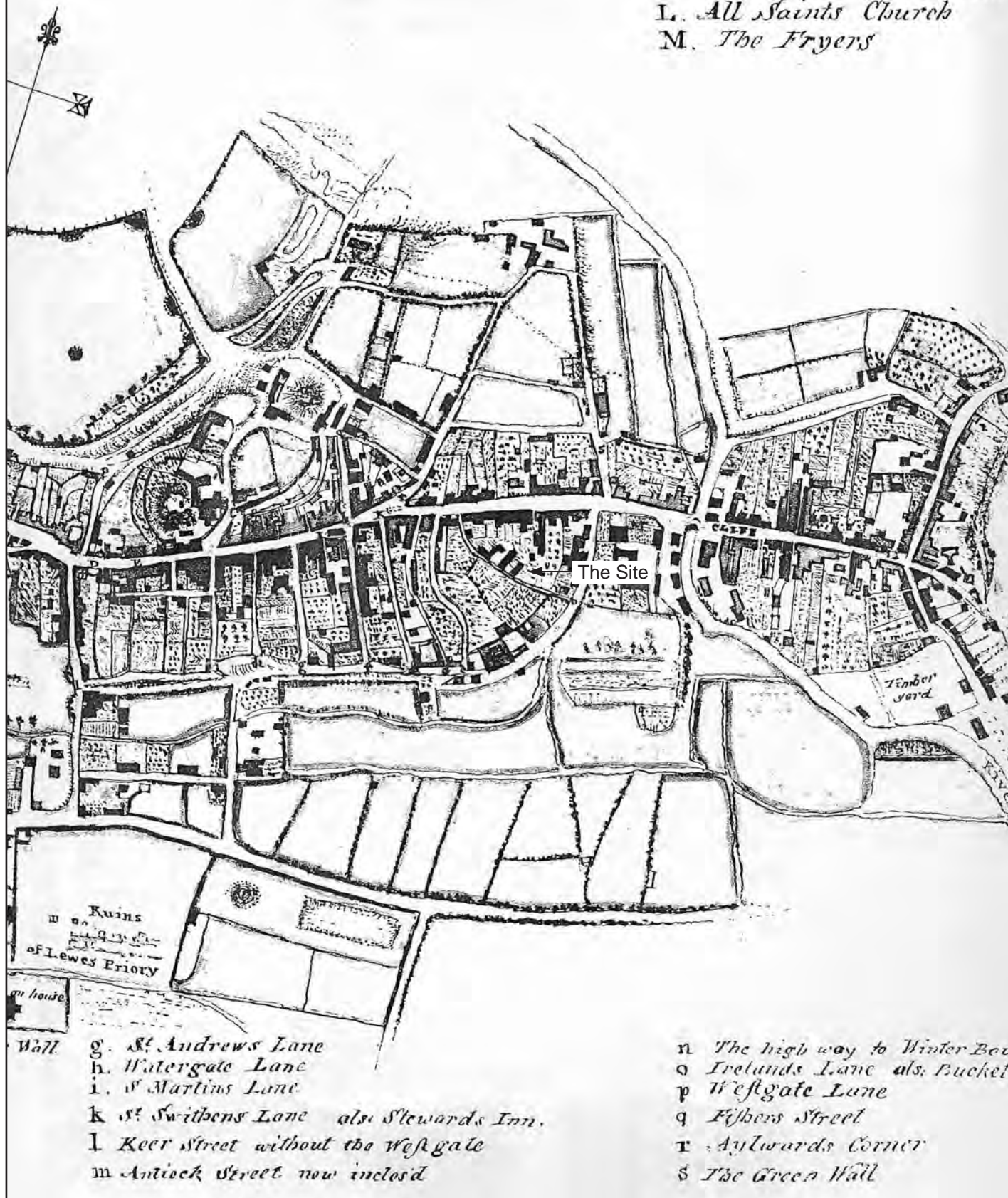


© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 3
Project Ref: 6969	December 2014	Drury's plan of Lewes (1764)	
Report Ref: 2014397	Drawn by: HG		

A PLAN OF LEWES

1788

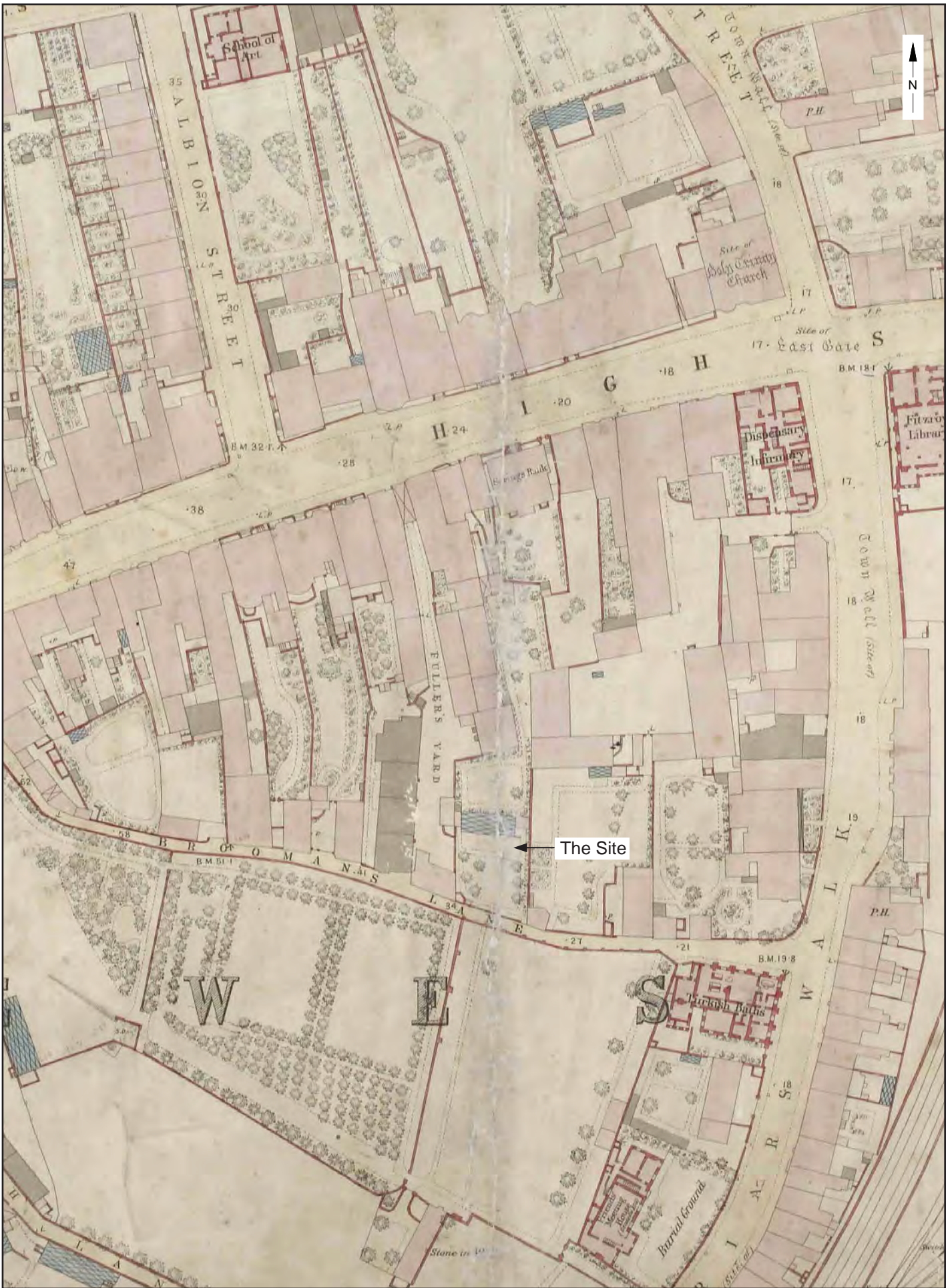
- G *The Bray mount*
- H. *St Johns Church*
- I *The Town Hall*
- K *Little St Peters Church, for
commonly calld the Clock*
- L. *All Saints Church*
- M. *The Fryers*



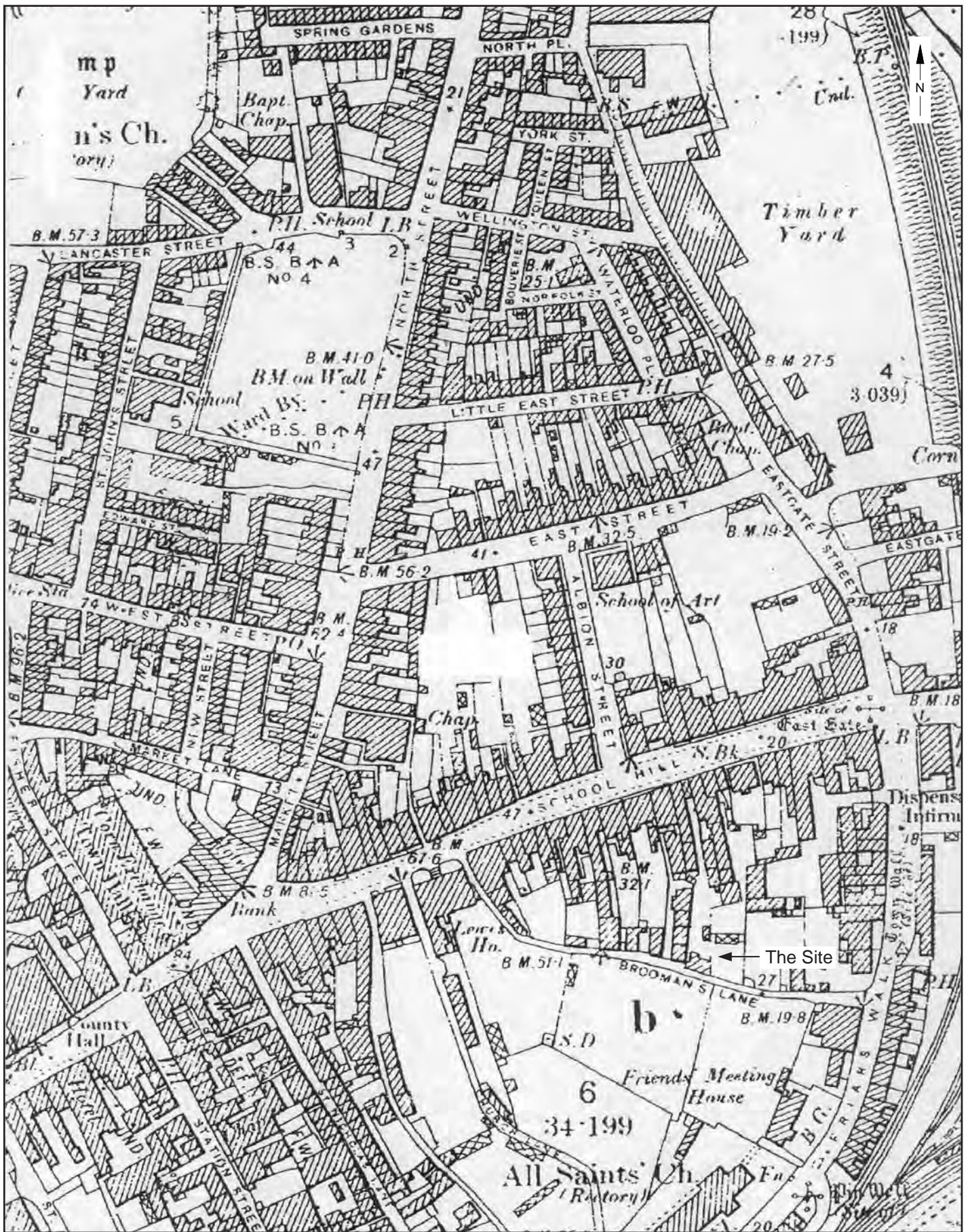
© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 4
Project Ref: 6969	December 2014	James Lambert's plan of Lewes (1788)	
Report Ref: 2014397	Drawn by: HG		



© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 5
Project Ref: 6969	December 2014	John Marchant's map of Lewes (1824)	
Report Ref: 2014397	Drawn by: HG		



© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 6
Project Ref: 6969	December 2014	OS 1:500 Sheet LIV.14 NW (1873)	
Report Ref: 2014397	Drawn by: HG		



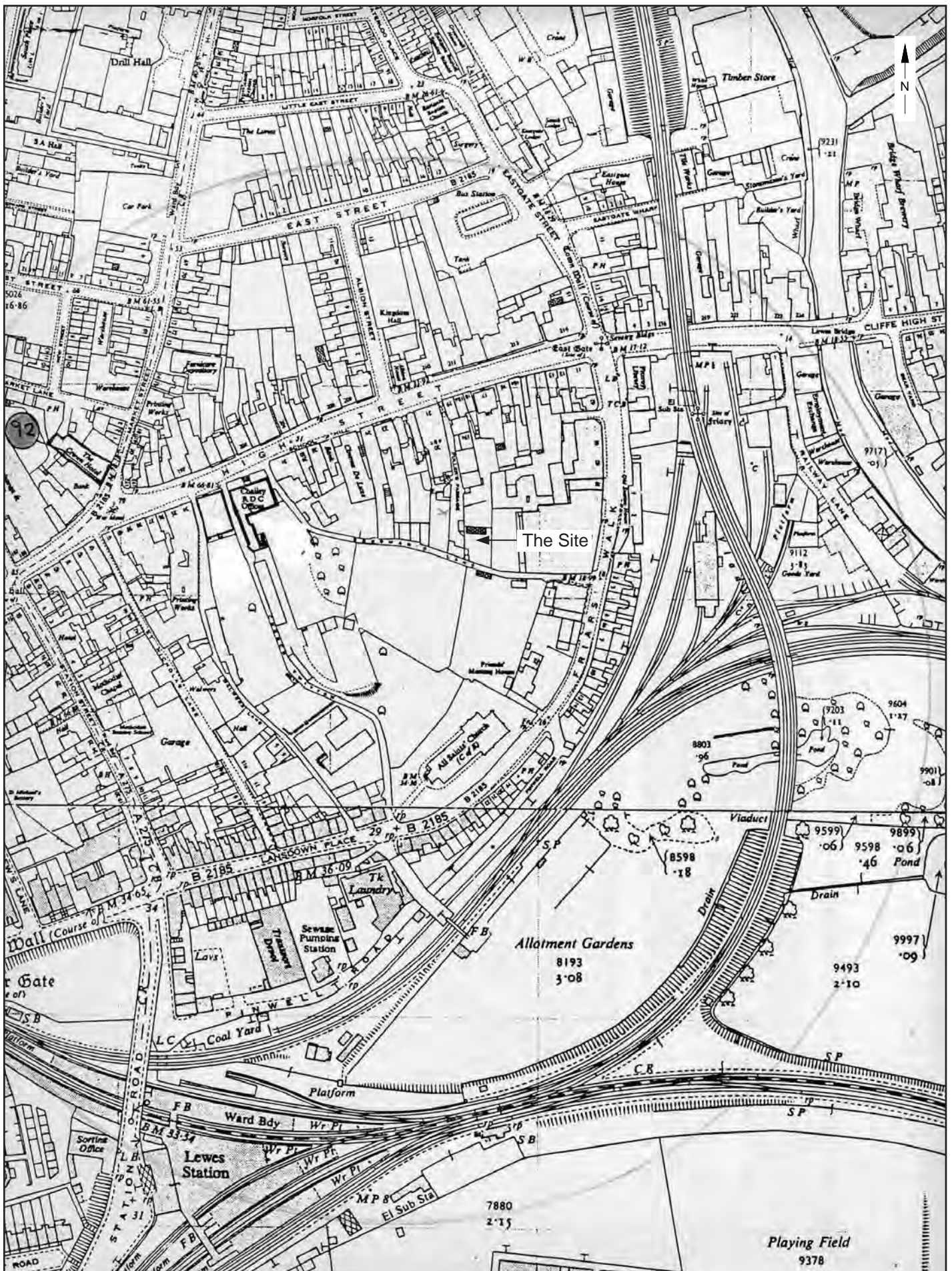
© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 7
Project Ref: 6969	December 2014	OS 25-inch Sheet LIV.14 (1899)	
Report Ref: 2014397	Drawn by: HG		



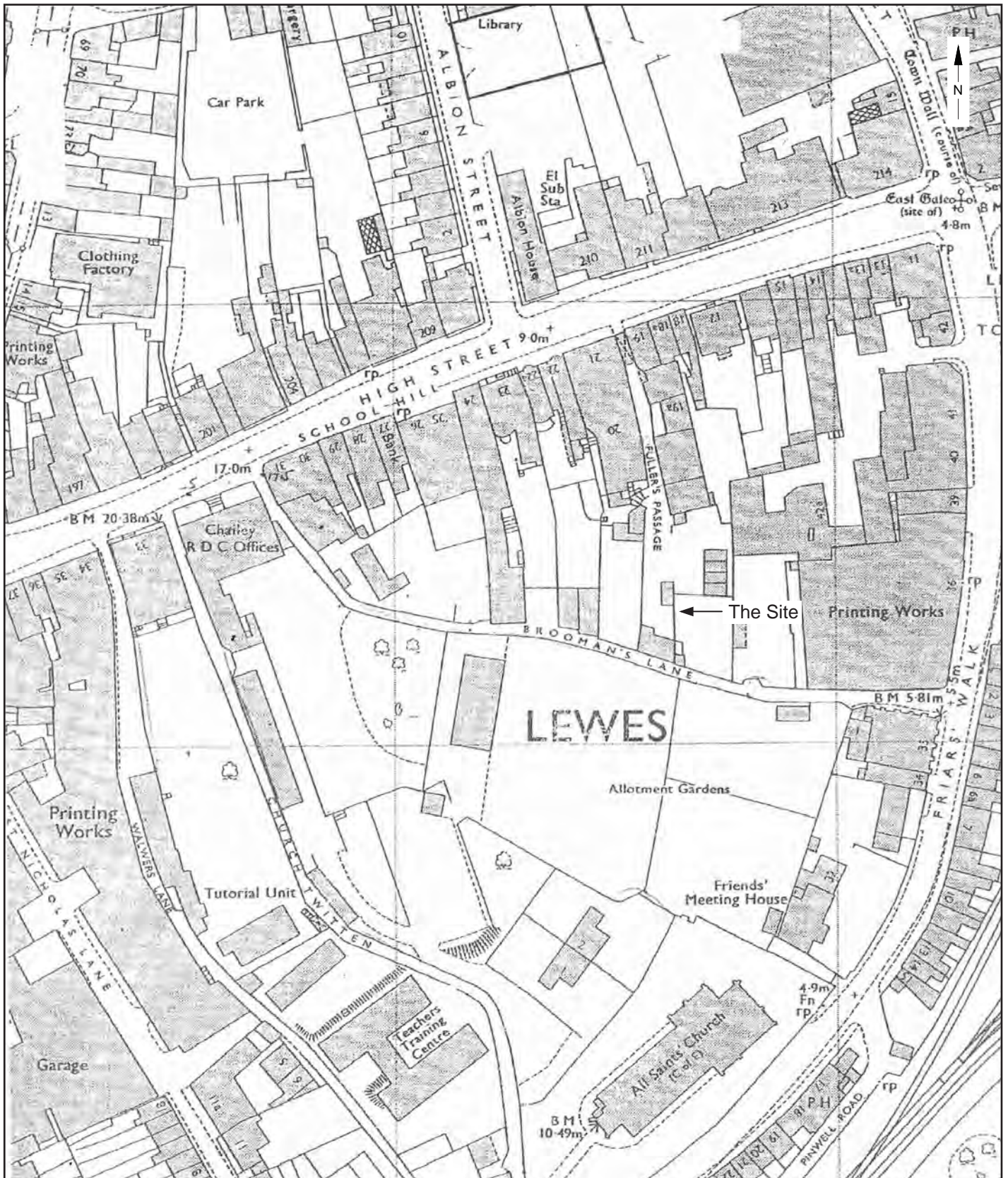
© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 8
Project Ref: 6969	December 2014	OS 25-inch Sheet LIV.14 (1910)	
Report Ref: 2014397	Drawn by: HG		



© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 9
Project Ref: 6969	December 2014	OS 250inch Sheet LIV.14 (1938)	
Report Ref: 2014397	Drawn by: HG		



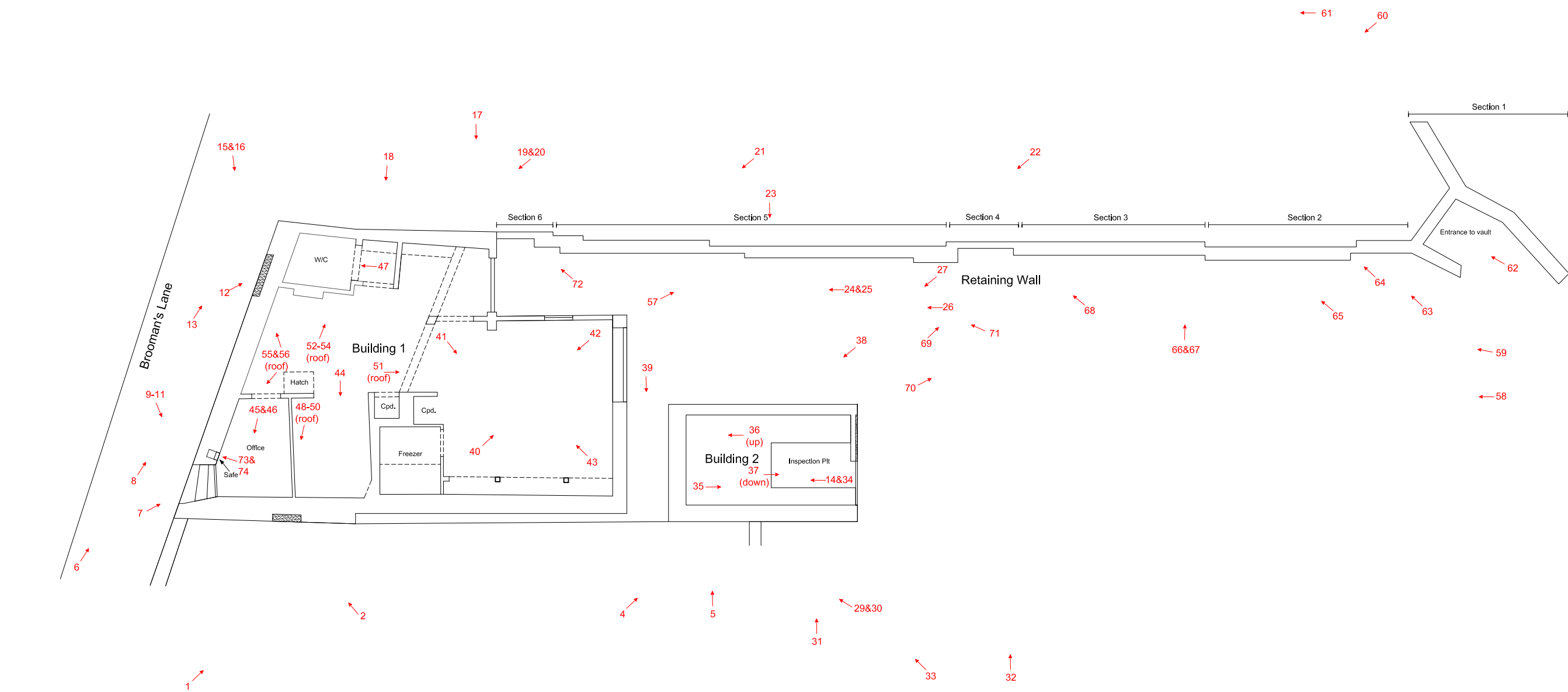
© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 10
Project Ref: 6969	December 2014	OS 1:25000 Sheet TQ41SE (1956)	
Report Ref: 2014397	Drawn by: HG		



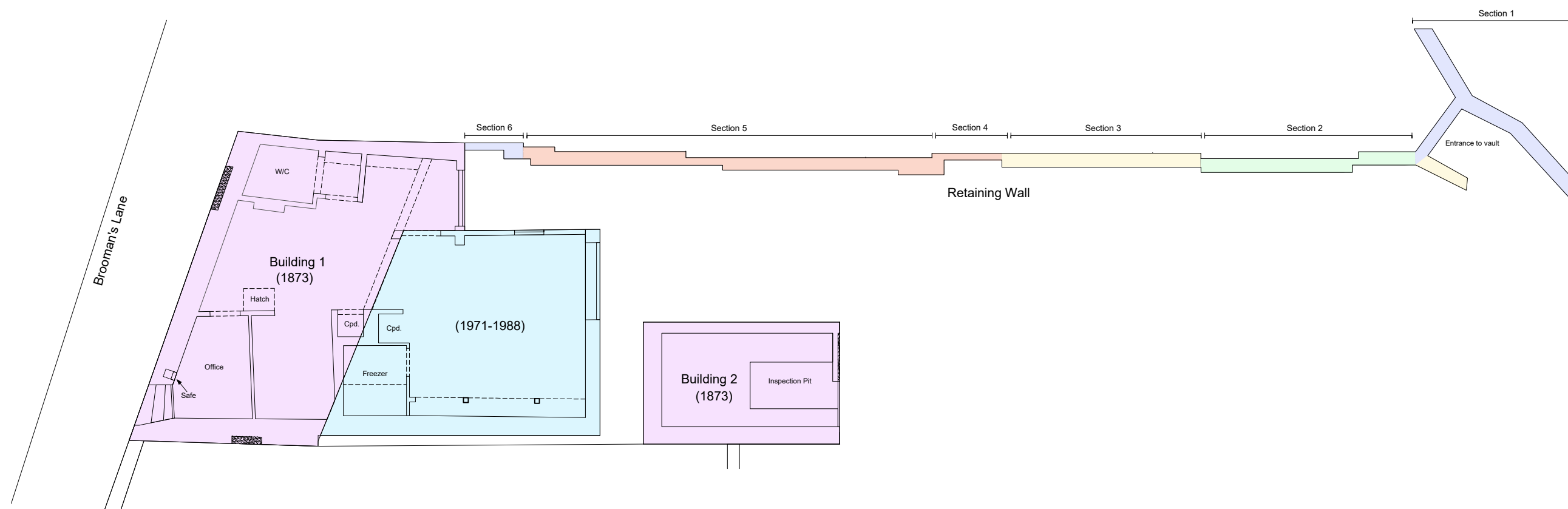
© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 11
Project Ref: 6969	December 2014	OS 1:1250 Sheet TQ41SE (1971)	
Report Ref: 2014397	Drawn by: HG		



© Archaeology South-East		Land rear of 20-21 High Street, Lewes	Fig. 12
Project Ref: 6969	December 2014	Ordnance Survey Map 1:1250 Sheet (1971-1988)	
Report Ref: 2014397	Drawn by: HG		



© Archaeology South-East		Land rear of 20-21 High Street, Lewes, East Sussex		Fig. 13
Project Ref: 6969	Decmeber 2014	Floor Plans and Photo Locations (1:125)		
Report Ref: 3014397	Drawn by: HG			



- c.18th / 19th Century
- Mid- / Late 19th Century (1873)
- Late 19th / Early 20th Century
- c.20th Century
- Late 20th Century (1971-1988)
- Modern (Early 21st Century)

0 5m

© Archaeology South-East		Land rear of 20-21 High Street, Lewes, East Sussex		Fig. 14
Project Ref: 6969	Feb 2018	Site Phase Plan (1:125)		
Report Ref: 3014397	Drawn by: HS			

Appendix 1 Building List Description (Cellar)

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STORAGE CHAMBER AND TUNNEL TO REAR OF NOS 20-21

List entry Number: 1242954

Location: STORAGE CHAMBER AND TUNNEL TO REAR OF NOS 20-21, HIGH STREET

National Grid Reference: TQ 41752 10140

County District District Type Parish

East
Sussex Lewes District Authority Lewes

National Park: SOUTH DOWNS

Grade: II

Date first listed: 23-Mar-2011

Legacy System: LBS (The contents of this record have been generated from a legacy data system)

UID: 511639

List entry Description

LEWES, 518/0/10027 HIGH STREET 23-MAR-11 Storage chamber and tunnel to rear of No.s 20-21

II An early C18 chalk block vault, approximately 19m by 6m, with a northern arched brick entrance, of approximately 10.5m by 1.6m, and later internal partitions and entrance arch.

The entrance to the chamber is via a square north doorway, the door having been removed along with the lintel, although substantial pintles remain on the jambs. On the northern wall of the chamber are two squared recesses (one each side of the entrance passage), which may have housed lamps to illuminate the chamber.

The main chamber has been divided into two sub-chambers with the insertion of a brick wall that runs from floor to ceiling such that the larger chamber has interior dimensions of approximately 15m by 6m and the smaller (southern) chamber has interior dimensions of approximately 4m by 6m. There is a centrally placed doorway to the dividing wall. Further mid-C18 brick-built partitions have been inserted into both chambers. The north-west corner partition is constructed of a different brick and dates from the late C19 or early C20.

A square opening in the centre of the top of the southern wall has been blocked with brick and chalk. Its location suggests that it may have been an access point or hatch leading to Brooman's Lane. Various service features, such as drains, vents and cabling, can be seen within the vault.

Many of the chalk blocks exhibit masons assembly marks in the form of Roman numerals. There are also numerous examples of inscribed graffiti; names, dates and symbols (for example a pick or mattock) with different scripts employed. The earliest examples seen are dated to 1723 and include the names 'loeL. Paine aprill y 20 1723' and 'A Galoway 1723'. Other examples are dated to the later C18 to the C20 - the latest example seen being from 1955.

History: The chalk-built vaulted structure at 20-21 High Street, Lewes has a presumed construction date, based on its form and the earliest graffiti present, of around 1723. It is likely to have served as a storage facility with a probable access hatch leading onto Brooman's Lane to the south, for the delivery of goods, possibly wine and spirits. A large square door secured the main chamber from the entrance tunnel to the north. Brick partitions within the main chamber appear to have been a secondary insertion and were intended to create individual storage areas. The sub-division may have occurred as early as the mid C18 and was then altered and elaborated through the C19 and into the C20. A later, possibly C19, brick façade was added to the entrance tunnel.

Sources: Archaeology South-East (2007), An Archaeological Desk-Based Assessment of Land at 20/21 High Street, Lewes, East Sussex. Unpublished Desk-Based Assessment Report. Archaeology South-East (2010), An Archaeological Evaluation on Land to the Rear of 20-21 High Street, Lewes, East Sussex. Unpublished Client Report. Archaeology South-East (2010), An Archaeological Investigation of a Structure to the Rear of 20-21 High Street, Lewes. Unpublished Client Report.

Reasons for Designation

The vault to the rear of 20-21 High Street in Lewes, dating to c1723, is designated at Grade II for the following principal reasons: * Architectural interest: a well-preserved example of an early-C18 commercial storage vault. * Rarity: although once common within commercial centres, vaults are now a relatively unusual survival. * Group value: although not now directly associated with an above-ground building, the vault forms a group with No 22 and other C18 listed buildings in the High Street.

Appendix 2 Index of Digital Photographs



6969-0001
Buildings 1&2, east elevations & view of boundary wall. Facing west



6969-0002
Building 1, view of east elevation. Facing southwest



6969-0003
Building 1, view of boundary wall to the east. Facing west



6969-0004
Building 2, view of east elevation. Facing northwest



6969-0005
Building 2, view of south end of east elevation. Facing west



6969-0006
Building 1, view of south elevation along Brooman's Lane. Facing west



6969-0007
Building 1, view of south-east corner and modern doorway. Facing northwest



6969-0008
Building 1, view of south elevation. Facing northwest



6969-0009
Building 1, view of south-east corner and modern doorway. Facing northeast



6969-0010
Building 1, view of south-east corner and modern doorway. Facing northeast



6969-0011
Building 1, view of south-east corner and modern doorway. Facing northeast



6969-0012
Building 1, view of south elevation and blocked original doorway. Facing northwest



6969-0013
Building 1, view of south elevation and blocked original doorway. Facing northwest



6969-0014
Building 2, interior view. Facing south



6969-0015
Building 1, view of south elevation fronting Brooman's Lane. Facing east



6969-0016
Building 1, view of south elevation fronting Brooman's Lane. Facing east



6969-0017
Building 1, view of west elevation. Facing east



6969-0018
Building 1, view of west elevation of the southern range. Facing east



6969-0019
Building 1, view of west elevation of the southern range. Facing southeast



6969-0020
Building 1, view of west elevation of the southern range. Facing southeast



6969-0021
Building 1, view of north & west elevations. Facing southeast



6969-0022
Overview of Buildings 1 & 2, north and west elevations. Facing southeast



6969-0023
Building 2, view of west elevation. Facing east



6969-0024
Building 1, view of modern north elevation and porch. Facing south



6969-0025
Building 1, view of modern north elevation and porch. Facing south



6969-0026
Building 2, west elevation & Building 1, view of north elevation and porch. Facing south



6969-0027
Building 2, view of north-west corner. Facing southeast



6969-0028
Building 2, view of north elevation. Facing south



6969-0029
Building 2, view of north & east elevations. Facing southwest



6969-0030
Building 2, view of north-east corner. Facing southwest



6969-0031
Building 2, view of east elevation. Facing west



6969-0032
Overview of Building 2 & Retaining Wall. Facing west



6969-0033
Overview of Buildings 1 & 2, view of east elevations. Facing southwest



6969-0034
Building 2, interior view. Facing south



6969-0035
Building 2, interior, principal doorway. Facing north



6969-0036
Building 2, interior, timber lathe ceiling. Facing south



6969-0037
Building 2, interior, recessed floor level (vehicle inspection pit). Facing south



6969-0038
Building 2, view of west elevation. Facing southeast



6969-0039
Building 2, view of south elevation. Facing east



6969-0040
Building 1, interior, north-west corner of northern extension. Facing northwest



6969-0041
Building 1, interior, north-east corner of northern extension. Facing northeast



6969-0042
Building 1, interior, cold store, south-east corner of northern extension. Facing southeast



6969-0043
Building 1, interior, main circulation area between the southern and northern ranges. Facing southwest



6969-0044
Building 1, interior, open-sided room to the east. Facing east



6969-0045
Building 1, interior, south-east room (office). Facing southeast



6969-0046
Building 1, interior, south-east room (office). Facing southeast



6969-0047
Building 1, interior, south-west room (WC facility). Facing south



6969-0048
Building 1, interior, roof. Facing east



6969-0049
Building 1, interior, roof. Facing east



6969-0050
Building 1, interior, roof. Facing west



6969-0051
Building 1, interior, modern softwood roof over northern extension. Facing north



6969-0052
Building 1, interior, roof. Facing west



6969-0053
Building 1, interior, roof. Facing west



6969-0054
Building 1, interior, roof. Facing east



6969-0055
Building 1 roof interior, detail of rafter and purlin construction. Facing southeast



6969-0056
Building 1 roof interior, note the gap in the purlins for a probable loading bay. Facing southwest



6969-0057
Overview of raised garden above vault. Facing northwest



6969-0058
Overview of land serving as car parking space (formerly 'Fuller's Yard'). Facing south



6969-0059
Overview of Building 2 and retaining wall. Facing southwest



6969-0060
Overview of Buildings 1 & 2, taken from raised garden area (above vault). Facing southeast



6969-0061
Overview of Buildings 1 & 2 and raised garden area above vault. Facing south



6969-0062
Retaining wall, showing entrance (Section 1) towards the northern end. Facing southwest



6969-0063
Retaining wall, Section 2. Facing southwest



6969-0064
Retaining wall, Section 3, inlaid tile detail. Facing southwest



6969-0065
Retaining wall, Section 3, inlaid tile detail. Facing southwest



6969-0066
Retaining wall, Section 3. Facing west



6969-0067
Retaining wall, Section 3. Facing west



6969-0068
Retaining wall, Section 3. Facing southwest



6969-0069
Retaining wall, Section 4, modern in-fill of suspected former access point. Facing west



6969-0070
Retaining wall, Section 4, modern in-fill of suspected former access point. Facing northwest



6969-0071
Retaining wall, Section 5, concrete block construction. Facing southwest



6969-0072
Retaining wall, Section 6. Facing southwest



6969-0073
Building 1 interior, south-east room (office), safe detail (closed). Facing south



6969-0074
Building 1 interior, south-east room (office), safe detail (open). Facing south

Appendix 3 OASIS Data Collection Form

OASIS ID: archaeol6-198123

Project details

Project name Land rear of 20-21 High Street, Lewes, East Sussex

Short description of the project In November 2014 Archaeology South-East carried out a programme of historic building recording in connection to the development of the land to the rear of 20-21 High Street, Lewes, East Sussex, (NGR: 541745 110133). The work was commissioned by Natterjack Construction Ltd to satisfy conditions attached to planning permission (planning ref: SDNP/13/01188/FUL) for the redevelopment of the site in preparation for the construction of four new residential units. The proposed redevelopment includes the demolition of two single storey brick / flint buildings and alterations to an adjacent low retaining wall which borders a substantial vaulted cellar. The two buildings, which are locally referred to as 'Chaise House' and 'Stable', date to the 19th century. Although their original functions are now not clear, they seem to have formed auxiliary structures providing workshop / storage space of the sort often found at the rear of long-established high street properties. The two buildings have undergone alterations since their original construction, with a period of extensive development c.1980 to Building 1. The low retaining wall encompasses several phases of construction predominantly of 19th century date.

Project dates Start: 25-11-2014 End: 15-12-2014

Previous/future work Yes / Yes

Any project codes associated reference 2918 - Contracting Unit No.

Any project codes associated reference 4539 - Contracting Unit No.

Any project codes associated reference 4607 - Contracting Unit No.

Any project codes associated reference 5687 - Contracting Unit No.

Any associated project reference codes 6969 - Contracting Unit No.

Type of project Building Recording

Current Land use Other 2 - In use as a building

Monument type WORKSHOP/STORAGE FACILITY Post Medieval

Monument type WORKSHOP/STORAGE FACILITY Post Medieval

Significant Finds NONE None

Methods & techniques ""Annotated Survey"", ""Sketch"", ""Photographic Survey/Recording Of Fabric/Structure""

Project location

Country England

Site location EAST SUSSEX LEWES LEWES Land rear of 20-21 High Street, Lewes

Postcode BN8 4LQ

Study area 121.00 Square metres

Site coordinates TQ 41745 10133 50.8727176631 0.0148064063309 50 52 21 N 000 00 53 E Point

Project creators

Name of Organisation Archaeology South-East

Project brief originator East Sussex County Council

Project design originator ASE

Project director/manager Ron Humphrey/Amy Williamson

Project supervisor Hannah Green

Type of sponsor/funding body Developer

Name of sponsor/funding body Natterjack Construction Ltd.

Project archives

Physical Archive No
Exists?

Digital Archive Barbican House Museum, Lewes
recipient

Digital Archive ID LHS10

Digital Media "Images raster / digital photography","Text"
available

Paper Archive Barbican House Museum, Lewes
recipient

Paper Archive ID LHS10

Paper Media "Drawing","Notebook - Excavation"," Research","
available General Notes","Plan","Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Land Rear of 20-21 High Street, Lewes, East Sussex:
Historic Buildings Record

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