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**A Standing Building Survey
of 224, High Street,
Lewes,
East Sussex**

Project No. CBAS 0281
TQ 4192 1024

by
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1.0 Introduction

- 1.1** Chris Butler Archaeological Services Ltd (CBAS) was commissioned by Mr David Clark (The Client) to carry out a standing building survey conforming to an English Heritage Level 3 survey¹ at 224, High Street, Lewes, East Sussex.
- 1.2** No. 224, High Street is located on the north side of Cliff High Street, and is the last property before the Lewes Bridge (Fig. 1). The River Ouse is adjacent to the eastern side of the property.
- 1.3** No. 224, High Street is described in its English Heritage Listing as: House, now shop. Early C18th. Timber Framed and tile hung to street, with weatherboarded return front to river. Boxed eaves, canted up to right to plain tiled roof, half hipped to right, with swept eaves. End stack to left and stack just off ridge at right of front. Sky-light to left. 2 storeys; irregular fenestration of three windows on first floor, later C20 glazing bar casements. Early C20 double shop-front of ground-floor with glazed door inset to left.
- 1.4** The survey was carried out by the author on the 7th March 2012. The project was managed for CBAS by Chris Butler MifA.

¹ *Understanding Historic Buildings: A guide to good recording practise* – English Heritage 2006.

2.0 Methodology

- 2.1 A building survey, conforming to an English Heritage Level 3 survey was carried out. A full descriptive record was made, both externally and then internally room by room through the house, and forms the basis of the following report. Although dimensions were recorded, no drawings were made as current architects drawings exist for the building.
- 2.2 A selection of supporting digital photographs were taken of the building during the survey (these together with a full index are contained in the archive). A descriptive and photographic record of any original or early fixtures and fittings is also contained in the archive, and these are mentioned in the descriptive record where relevant.
- 2.3 During the survey each of the rooms was given an individual number which was prefixed with the letter **G** for the ground floor rooms, the letter **F** for those on the first floor and **S** for those on the second floor.
- 2.4 A full desk-based assessment of the site has been carried out, and covers the archaeological and historical background, and includes historic map regression². The results of the desk based assessment report are discussed in Section 5 of this report.

² Butler, C. 2012 *Desk-based assessment for 224 High Street, Lewes, East Sussex*. CBAS Report

3.0 General External Description

3.1 No. 224, High Street is rectangular in plan with a small later extension projecting from the western side of the northern elevation. On the north-eastern end of the northern elevation in the corner made by the main body of the building and the north-west extension there is a second later single storey extension. The main body of the building has the southern frontage facing Cliff High Street on an east-west alignment. The ground floor is now a jewellery shop, with two storeys of let accommodation above. The second floor rooms have been inserted into the roof space. On the northern elevation of the north-western extension there is a further lean-to extension.

The wall of the eastern elevation is covered with horizontal weatherboarding which has been painted white (**Cover photo**). There is an entrance to the first and second floor accommodation in the centre of the ground floor of this elevation, fitted with a wooden door with a single panel below with three rows of four panes of glass above. To the north of this doorway there is a single wooden framed sash window. There are three sash windows lighting the first floor, with the window in the centre being narrower. The second floor has two wooden framed sash windows. On the eastern elevation of the north-western extension there is a single sash window. All of the sash windows except the centre one on the first floor are of three rows of two panes in both the upper and lower part of the window. The narrower window in the centre of the first floor is of two rows of two panes. On the eastern elevation of the north-western extension there is a single sash window of the type described above.

3.2 The single storey extension in the north-east is constructed of red stock bricks laid in English bond, which changes to stretcher bond in the upper part of the north wall. The extension has a single span roof which has a covering of slate. This part of the building is lit by a wooden framed casement window of different design in the east and north walls. There is a scar in the brickwork at the western end of the north wall describing an earlier doorway; this area has been patched with bricks laid in stretcher bond (**Plate 1**).



Plate 1: 224 High Street: Scar of earlier entrance in north wall of the north- eastern extension.

- 3.3** The lean-to structure attached to the northern elevation of the north-western extension is constructed of red stock bricks, laid in stretcher bond. This part of the building is in a very poor state of repair. The northern wall is in a poor state of repair and has been constructed of wooden panels. The single span roof which slopes down to the north is constructed of corrugated iron sheets with a row of Perspex's sheets at the front of the roof.
- 3.4** The southern elevation faces the street and is of a large double display window of the jewellery shop, with an inset doorway at the western end. The elevation above the glazed shop front is tile hung (**Plate 2**). Within, the tile hanging there are three wooden framed casement windows, the window to the eastern end being larger than the two others at the western end of the building.



Plate 2: 224 High Street: Southern Elevation

- 3.5** The roof is half hipped at its eastern end and is covered with clay tiles. There are three chimney stacks on the building. The two stacks in the original body of the building are located in the hipped eastern end of the roof on the southern side just below the apex. The second is located a small distance below the ridge on the north side of the roof. Both of these stacks have oversailing courses of bricks at their tops. The third is against the north wall of the original house at the eastern end, and has a cement rendered finish. The lower part of this stack is enclosed by the single storey north-eastern extension.

4.0 Survey Interior

Ground Floor

4.1 G1 (The Shop)

The shop is 'L' shaped in plan and measuring 13.45m north to south by 8.48m east to west at its widest point. The shop is entered via a door in the western end of the southern wall from the High Street. The shop is lit by the double shop windows in the southern wall, with display units in front of the window. The walls and ceiling are plastered. There are various modern glass display units located against a number of the walls, with a modern counter located against the eastern wall, behind which is the access to the office (G2). During the survey two pieces of timber were noted. These consisted of a beam running parallel, and approximately a metre to the north, of the shop window (**Plate 3**), with a second beam on a north to south alignment located to the east of the doorway to the shop. This beam had a length of approximately 2.5m. Both of the beams had been incorporated into the ceiling plaster, and had been heavily painted but appear to have no diagnostic features, and appear to be more decorative than structural.



Plate 3 224 High Street Wooden beam in shop (G1)

4.2 G2 (Office)

Room **G2** measured 3.26m north to south by 1.64m east to west, and was accessed via a small lobby on the east side of the main counter. All the features in this room were modern and consisted of coving at the top of the walls and a modern low skirting board around the base. All the walls and ceiling were plastered. The room was lit by a wooden framed sash window in the eastern wall, comprising three rows of two panes above, with the same arrangement in the bottom part of the window.

4.3 G3 (Storeroom)

Room **G3** was located to the north of **G2** and in the single storey north-eastern extension, measuring 3.42m north to south by 2.95m east to west. The room was accessed through a modern plain door in the south-west corner of the room, and was lit by a wooden framed casement window in the eastern wall. The walls and ceiling were plastered, with a floor covering of linoleum. No other features were apparent. In the north-western corner of the room was a doorway to a small WC.

4.4 G4 (Storeroom in Northern Lean-to Extension)

Room **G4** was located in the lean-to extension at the northern end of the building, and measured 5.2m north to south by 5.25m east to west. The room was accessed from **G1** via a modern plain door in the eastern end of the south wall. The southern end of the ceiling was of plaster board sheets, with this being replaced by corrugated clear plastic sheets at the northern end. The western and eastern walls were of brick, with the southern wall being constructed or covered with sheets of block-board. Inset from the northern wall (which appeared to be constructed of wooden panels) is a row of seven high level windows. The floor was of bare floorboards. There was a blocked-in exit to the garden in the northern end of the western wall, with access to the air conditioning units in the west end of the southern wall.

4.5 G5 (Entrance Hall to First Floor)

Room **G5** was located to the north of the shop and provided access to the accommodation on the first and second floor. The hall measured 1.1m north to south by 2.85m east to west. The hall was accessed by a modern door with three rows of four panes of glass above. Located at the southern side of the hall was the staircase to the first floor, which was of wooden construction. At the top and bottom of the staircase was a turned wooden newel post, with a wood hand rail. The balustrades had been boxed-in with wooden sheets (**Plate 4**). The wall had a wood chip covering with a modern plain wooding skirting board at their base. On the first floor level lighting the staircase was a sash window with twelve panes of glass as described before. The floor was covered with carpet.



Plate 4: 224 High Street: Staircase **G5**

First Floor

4.6 F1 (Room 1)

Room **F1** was the only room located on the first floor of the north-western extension and measured 4.35 north to south by 4.76m east to west. **F1** was entered via a door in the centre of the southern wall from the landing **F7**. The door was of a plain modern type. The room was lit by a sash window in the centre of the eastern wall; this was as before of three rows of two panes above repeated below. The ceiling and walls were covered with wallpaper. At the base of the walls was a plain modern skirting board.

4.7 F2 (WC)

F2 was a small WC, measuring 1.05m north to south by 1.53m east to west. Located in the north-east corner of the landing **F7**. There was a step-up from the hall and entered via a door in the in the west wall, which was constructed of four planks of beaded tongue and groove. The north wall was covered with plasterboard with a simple window of two panes of glass in the eastern end of this wall. There was a WC and small hand basin against the eastern wall.

4.8 F3 (Bathroom)

F3 measured 4.35m north to south by 1.8m east to west, and located on the western side of the landing, with the northern end of the room being partitioned from **F1**. The room is accessed from **F7** via a modern plain door in the west end of the eastern wall. The northern side of the room had a step-up from the southern side, approximately in the centre of the room. At the northern end of the room is a bath with a white tiled splash-back and a wash hand basin at the northern end of the west wall. There is a metal framed casement window above the wash hand basin. The remainder of the walls and ceiling are plastered, with a high modern skirting board at the base of all the walls. In the upper part of the southern wall is a two paned window, glazed with patterned glass, below this is a metal radiator.

4.9 F4 (Room 1)

F4 is located on the eastern side of the landing **F7**, and is accessed via a modern plain door located in the southern end of the eastern wall. The room measures 4.35m north to south by 3.85 east to west. The walls and ceiling are plastered, with the wall being covered in wallpaper. At the base of all the walls is a modern high skirting board. The room is lit by a sash window in the centre of the eastern wall, this is of the same two-pane design as described in **F3** above. In the centre of the northern wall is a small cast iron Victorian fireplace with a decorated fire hood. The fire has wooden surround and mantel shelf above (**Plate 5**).



Plate 5: 224 High Street: Victorian Fireplace **F4**

4.10 F5 (Lounge)

F5 is located at the southern side of the building, to the south of **F4**. The room measures 4.35m north to south by 4.86m east to west. The room is accessed from **F7** via a doorway in the west end of the eastern wall, with a modern plain door fitted. The room is lit by two windows; a wooden framed sash window in the south end of the eastern wall (same type of twelve panes as above) and a metal casement window of three sections with the outer sections opening in the centre of the southern wall. The walls have a modern plain skirting board at their base. The ceiling and walls are plastered, with the walls being wallpapered. The exception being the lower part of the southern wall which is covered with white painted horizontal beaded tongue and groove planks (**Plate 6**). This panelling is 1.1m high above floor level. In the centre of the northern wall is a chimney breast fitted with a fireplace with wooden surround and mantel shelf (**Plate 7**). The inner part of the surround is formed from cream-coloured ceramic tiles. The fireplace looks to date from the 20th century.



Plate 6: 224 High Street: **F5**
Tongue & Groove panelling



Plate 7: 224 High Street: Fireplace **F5**

4.11 F6 (Kitchen/Dining Room)

F6 is located at the southern side of the building to west of **F5**, and measures 7.95m north to south by 3.35m east to west. The room is accessed from **F7** by a doorway in the north end of the western wall and is fitted with a modern plain door. The northern end of the room is the kitchen area which is fitted with modern units with ceramic tiled splash-backs. The room is lit by two metal framed casement windows in the southern wall. Both the walls and ceilings are plastered, with a modern low skirting board at the base of the wall. In the dining area of the room the eastern wall has wooden panelling which has been painted white, on the top edge of the panelling is a fitted chair rail. The panelling is 700mm high. The modern skirting board appears to have been fitted over the base of the panelling which suggests that the panelling is of an earlier date, possibly 19th century (**Plate 8**). Vinyl tiles cover the floor in both areas. In the north wall is the two paned window seen in **F3**, which has been painted over on this side. A hatch to the roof space is located in the north-west corner of the kitchen area.



Plate 8: 224 High Street: Panelling **F6**

4.12 F7 (First Floor Landing)

The landing measures 5.7m north to south by 2.75m east to west, with the staircase to the second floor adjacent to the eastern wall. The staircase is of the same type as that from the ground floor, except that the balustrades have not been boxed-in, and are of wood which is square in section (**Plate 9**). Under the staircase the space has been panelled-in with vertical tongue and groove planks, and is lit by a window with three vertical panes of glass with wooden panelling below. The walls and ceiling of the landing are plastered with a modern low skirting board at the base of all the walls.

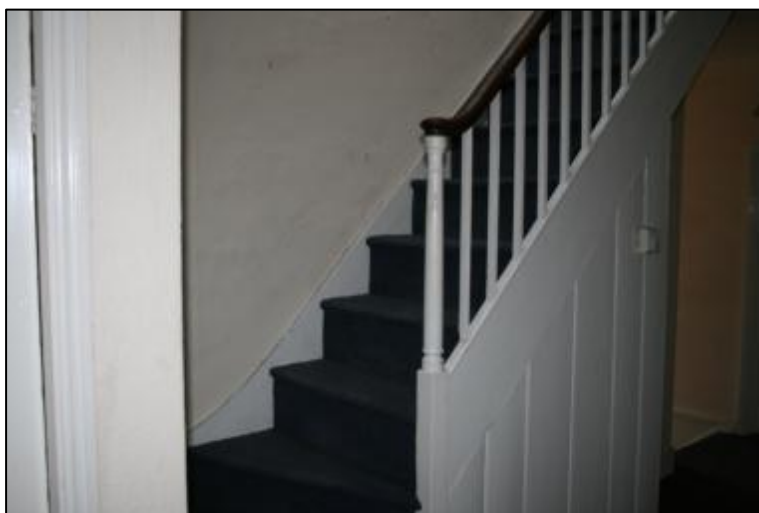


Plate 9: 224 High Street: Staircase **F7**

Second Floor

4.13 S1 (Room 3)

S1 is located in the north-eastern corner of the roof space, and measures 3.62m north to south by 3.93 east to west. The room is accessed from the small second floor landing via a doorway in the south end of the western wall, and is fitted with a plain modern door. The walls are covered with wallpaper, with a low modern skirting board at the base. The ceiling is also plastered and is angled at its northern side. The room is lit by a sash window with twelve panes of glass as described above. In the northern wall there is a cupboard formed from the roof space in which a length of the lower clasped purlin is visible (**Plate 10**).



Plate 10: 224 High Street: Clasped Purlin S1

4.14 S2 (Room 4)

S2 is located in the south-east corner of the roof space, and measured 2·95m north to south by 5·16m east to west. The room is entered via a doorway in the west end of northern wall, fitted with a modern plain door. Positioned to the east of centre of this wall is a chimney breast. There has never been a fireplace in this room. The walls are covered with wallpaper, and have a low modern skirting board at the base. The ceiling is also plastered, and slopes at its southern side.

4.15 Roof Space

The roof space is entered via a doorway at the north end of the eastern wall; this is fitted with a modern plain door. The north-east corner of the roof space has been partitioned off from the rest of the roof. The partition walls are of horizontal wooden planks covered in wall paper. The western side of the roof space was originally used as a workshop when the building was a shoe shop³. The eastern wall of the workshop area is the upper part of the walls to **S1** and **S2**, with the roof structure being visible above this. This wall is covered in horizontal wooden planks on the workshop side.

The roof space is of three bays, with the two roof trusses being of different construction. The western truss is of the principal rafters having a lower collar, with above this an upper second collar. The lower collar has angled braces at both its southern and northern end, which are joined to the principal rafters. A post in the centre of the lower collar is jointed and pegged into the upper collar. This central brace appears to be a later addition, evidenced by the wide mortise which is wider than the post (**Plate 11**).

³ Pers. Com. Mr Clark



Plate 11: 224 High Street: Western Roof Truss

The eastern roof truss appears to consist of two angled end braces rising from a collar, which are jointed to the principal rafters; due to the wall of the two rooms at the eastern side of the roof no collar could be seen (**Plate 12**). The sides of the roof are formed from two staggered back purlins. There is a small amount of evidence for a few of the roof timbers being reused; e.g. empty peg holes and mortices. There is also evidence for either repairs or modification to the roof in that the eastern and central roof bays have a ridge plate, whereas, in the western bay the ends of the rafters are joined at their tops. The internal face of the roof has been boarded over using horizontal wooden planks.



Plate 12: 224 High Street: Eastern Roof Truss

The floor of the workshop side is covered with wide floorboard measuring 170mm in width. It is lit by a metal framed window with six panes of glass (the size of the panes of glass is irregular). The chimney stacks in the main part of the roof are of brick construction. The eastern chimney stack, which passes through the hipped eastern end of the roof, appears to be earlier than the stack on the northern side of the room, being constructed from a lighter-coloured brick, with a more weathered appearance and wider bands of mortar pointing.

5.0 Discussion

- 5.1** The Grade II listing of 224 High Street describes it as an early 18th century timber framed house which is now a shop, however, during the course of this survey no evidence for any timber framing could be seen. The only timbers that were noted were in the ceiling of the southern end of the ground floor shop. These consisted of a beam running parallel with the shop window, and a second beam which was running in a north south alignment at the western end of the first beam; the two beams were not joined. Neither of the beams showed an evidence of empty mortices or any other feature in their soffits and appeared to be decorative rather than structural.
- 5.2** During the course of the survey very few datable features were noted, possibly due to having been modified and adapted throughout its later life as a shop. The features that were noted, for example the fireplace in **F4**, the staircase and possibly the small area of wooden panelling in **F6**, most likely date to the 19th century. This also applies to the sash windows noted in both the eastern and southern elevations.
- 5.3** Two drawings 1781 and 1782 of Lewes Bridge⁴ both show the eastern end 224 High Street. There are slight differences between the two pictures, but both show that the eastern end of the building was gabled, not as today with a half hipped roof. The 1782 drawing also shows a dormer window inset into the southern side of the roof, for which there is no evidence today. On this drawing the number of windows shown on the southern elevation has also changed from two to four. However, the eastern elevation appears similar to that seen today, with the exception of the gabled eastern end of the roof. It therefore seems likely that the building present in these drawings is the same building that stands today, albeit much remodelled.
- 5.4** The 1st Edition OS map of 1875 reveals the first clear evidence for the current building at 224 High Street. The Town Plan of 1874 shows more detail. The rectangular building fronts onto the High Street, with a small yard to its north side containing a small outbuilding, and a narrow piece of land between the building and the river edge. The site had undergone little change by 1910, however the small outbuilding had gone by this time.
- 5.5** The next pictorial evidence dates from 1908. A photograph, and another from 1922, show the southern elevation of the property, which has a very different facade to that seen today. This consists of parapet with a cornice below. A later photograph shows the building as being 'Milwards Boots' and both the southern and eastern elevations are the same as today. Also on this photograph the eastern wall of the north-eastern corner extension can just be seen.

⁴ See desk based Assessment report

- 5.6** By the 4th Edition OS map (1932) an extension has been added to the north-west corner of the building, but there is no further change to the building or property outline shown on any of the later OS maps. A photograph of 1943 shows the shop front to have been changed to its current form, and a change in the roof design has occurred since the 1922 photograph.
- 5.7** Although there may have been a building on the site from the 17th century, the first evidence for the current building are the 1781/2 drawings. These show a building with a similar eastern elevation to the current building, especially with regards to the arrangement of windows, although the roof and upper part has been much altered. Similarly the southern elevation has also been substantially changed, perhaps when it became a shop at some stage in the 19th century, at which time much of the interior was also renovated (e.g. Victorian fireplace). Evidence in the roof space seems to confirm that the roof has been replaced or remodelled, perhaps most recently between 1922 and 1943. Flooding damage has almost certainly meant that any ground floor features, such as skirting boards, will have been replaced.
- 5.8** It therefore seems very likely that the current building is the same as that shown in the 18th century drawings, but it has been altered significantly leaving virtually no features of the original house visible to see today. Although no evidence was found for a timber-framed structure, it may be that this evidence has been hidden within the plastered and panelled walls, and was therefore simply not visible at the time of the survey. It is therefore suggested that any alterations being made to the building are archaeologically monitored so that any further evidence for the origins and history of the building can be recorded and added to a final version of this report.

6.0 Acknowledgements

- 6.1** I would like to thank Mr D Clark for commissioning this standing building survey, and David Griffin of Hallmark Design for making the arrangements. The project was managed for the CBAS by Chris Butler MifA.

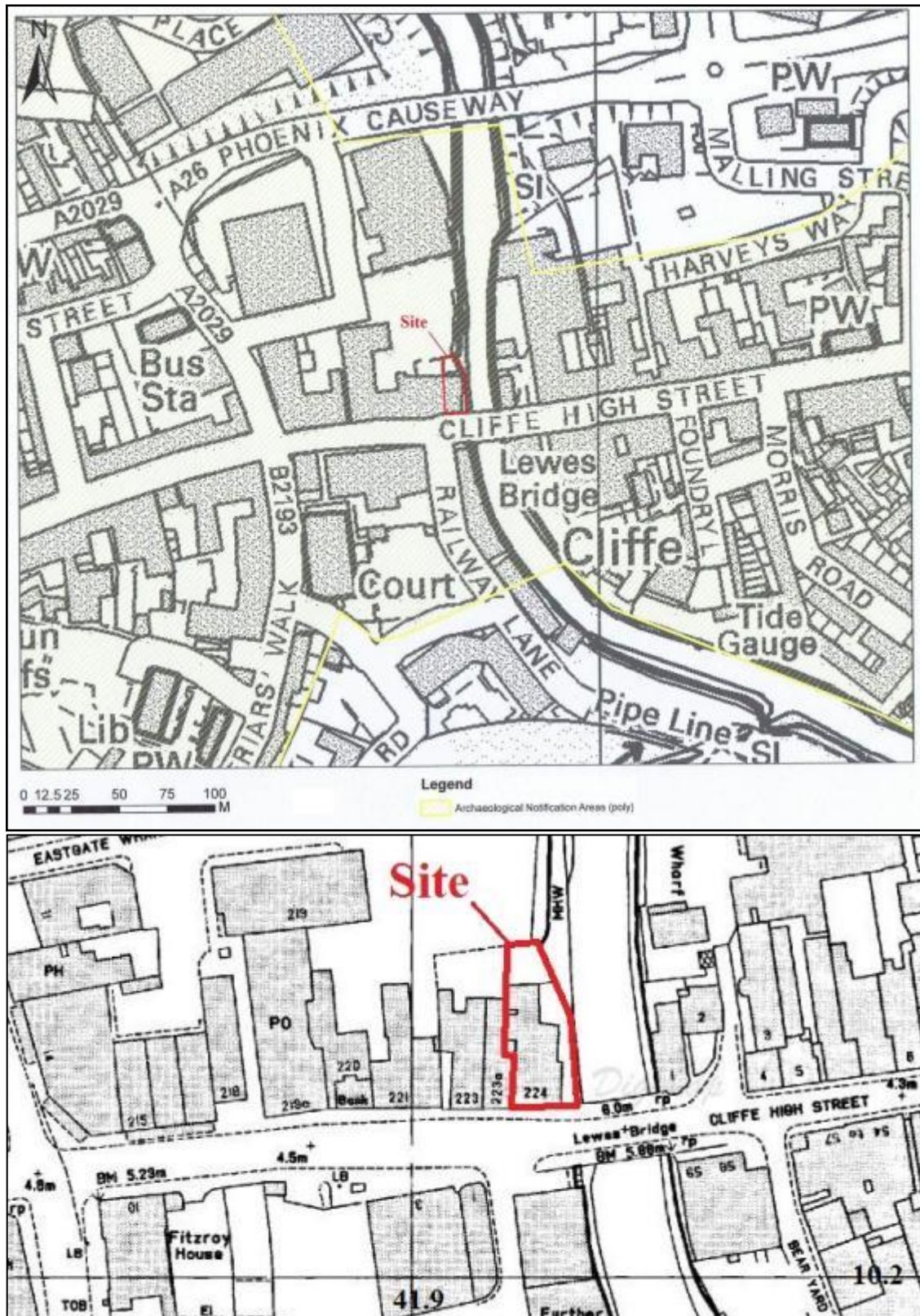


Fig. 1: 224 High Street, Lewes: Site Location map
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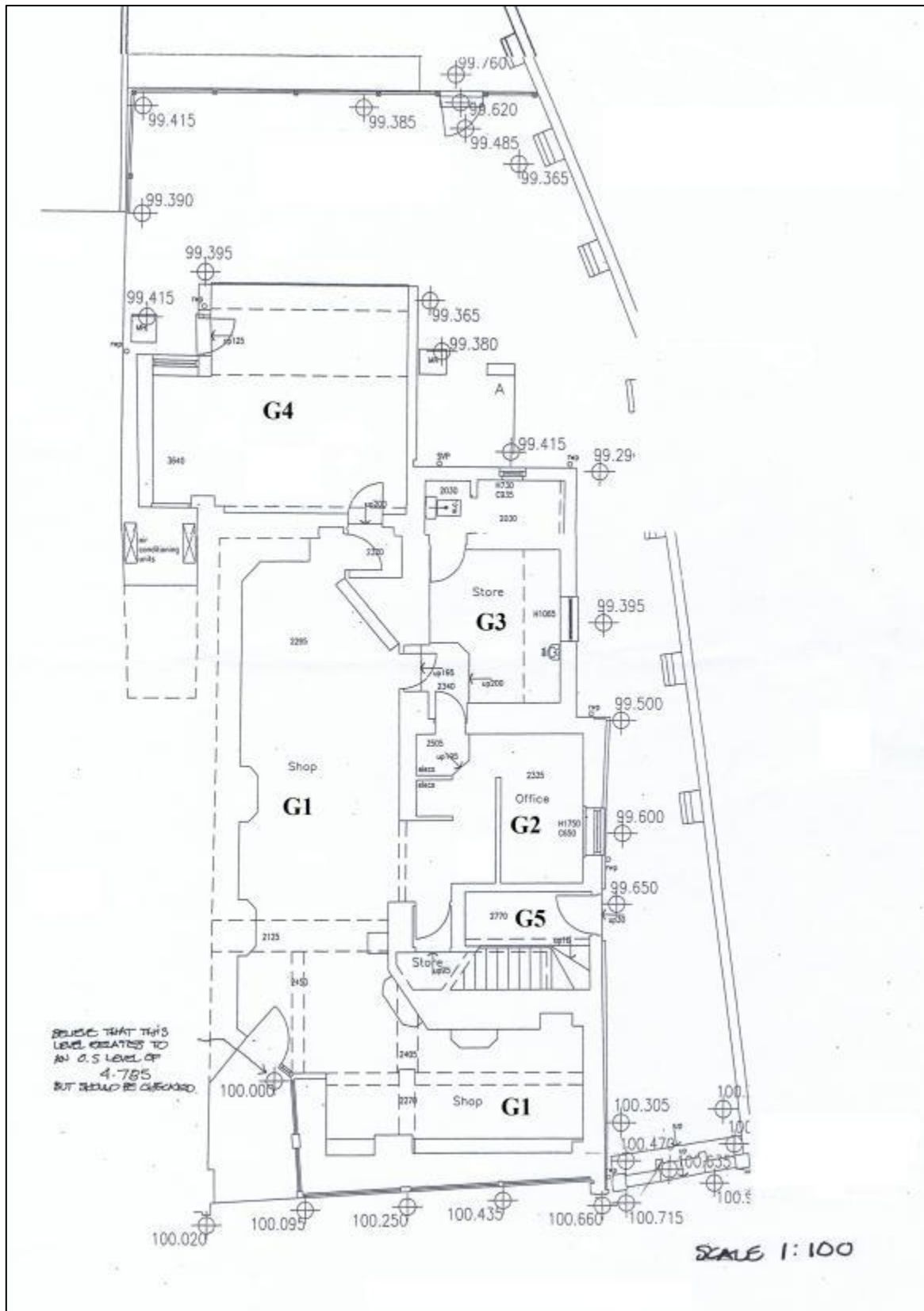


Fig. 2: 224 High Street, Lewes: Ground Floor Plan
Adapted from architects drawing. North at top.

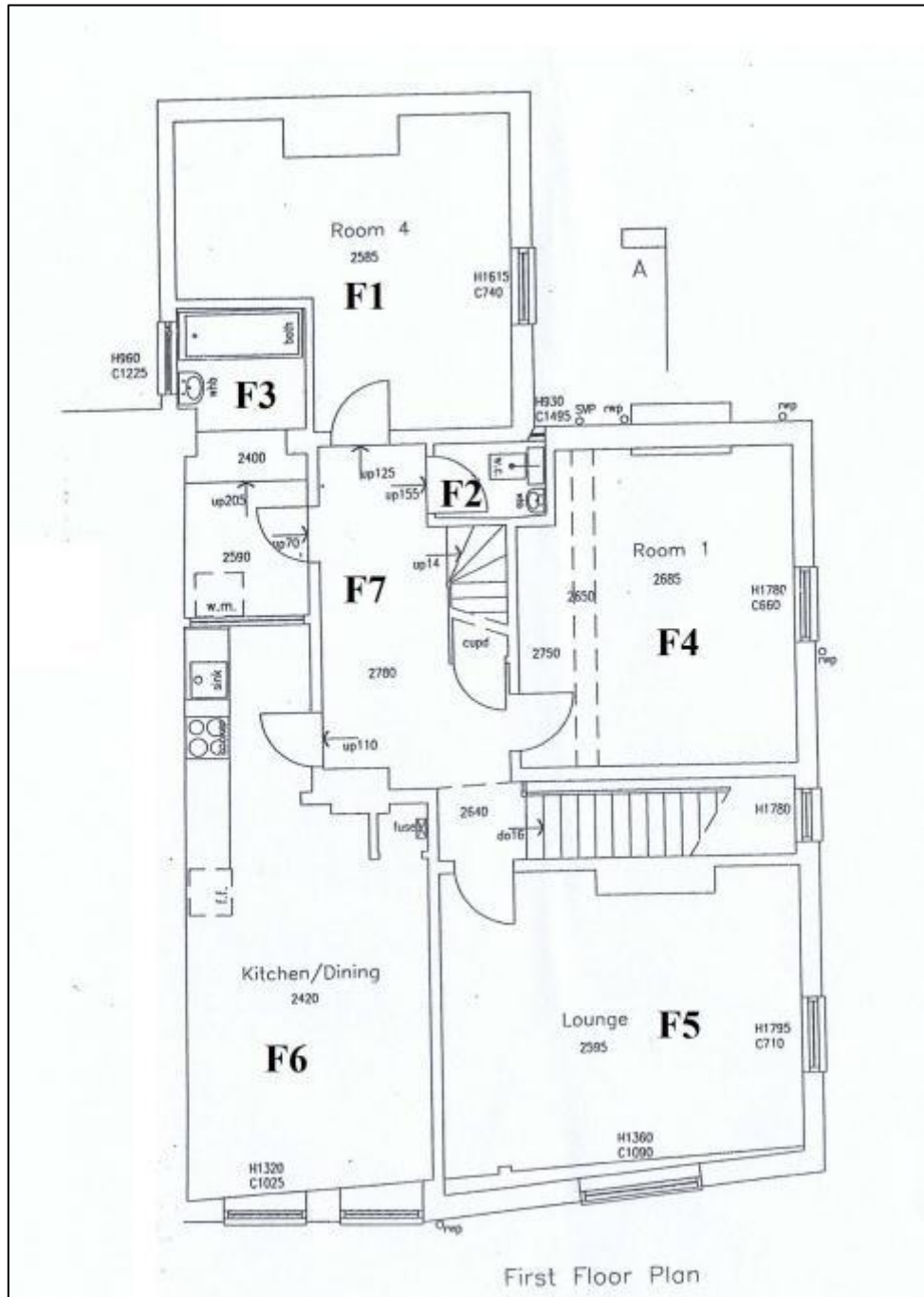


Fig. 3: 224 High Street, Lewes: First Floor Plan
Adapted from architects drawing. North at top.

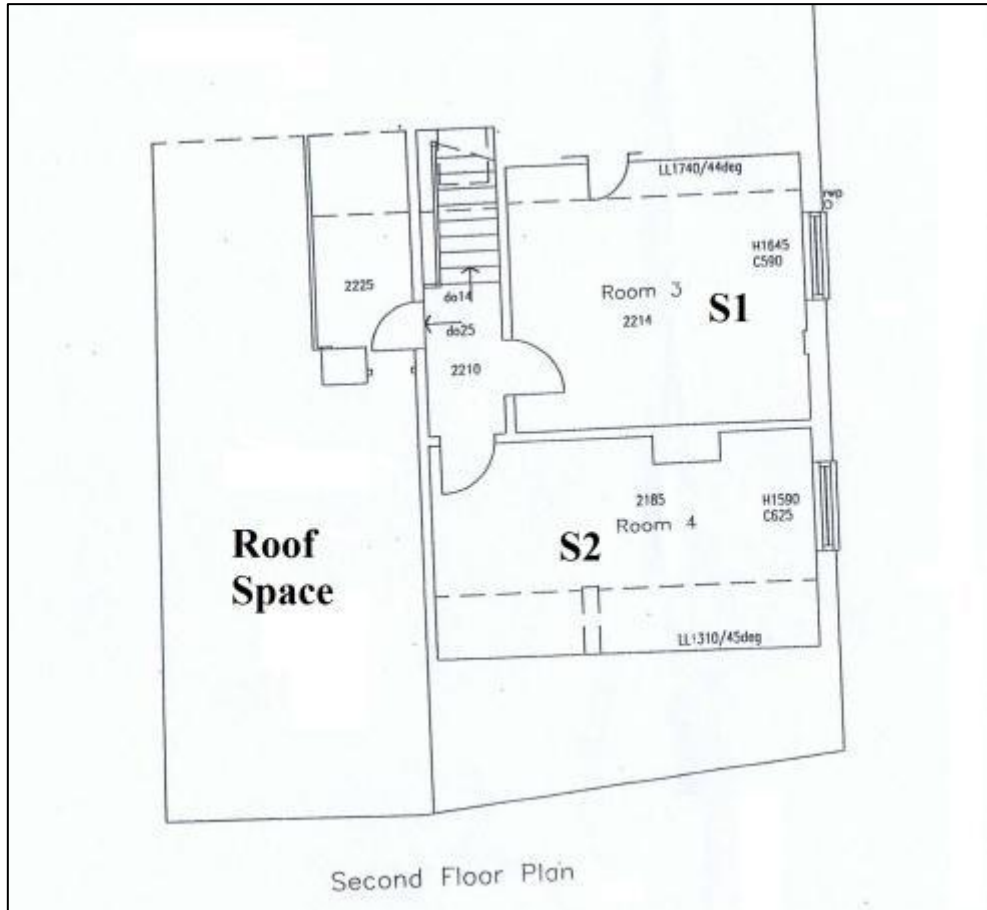


Fig. 4: 224 High Street, Lewes: Second Floor Plan
Adapted from architects drawing. North at top.

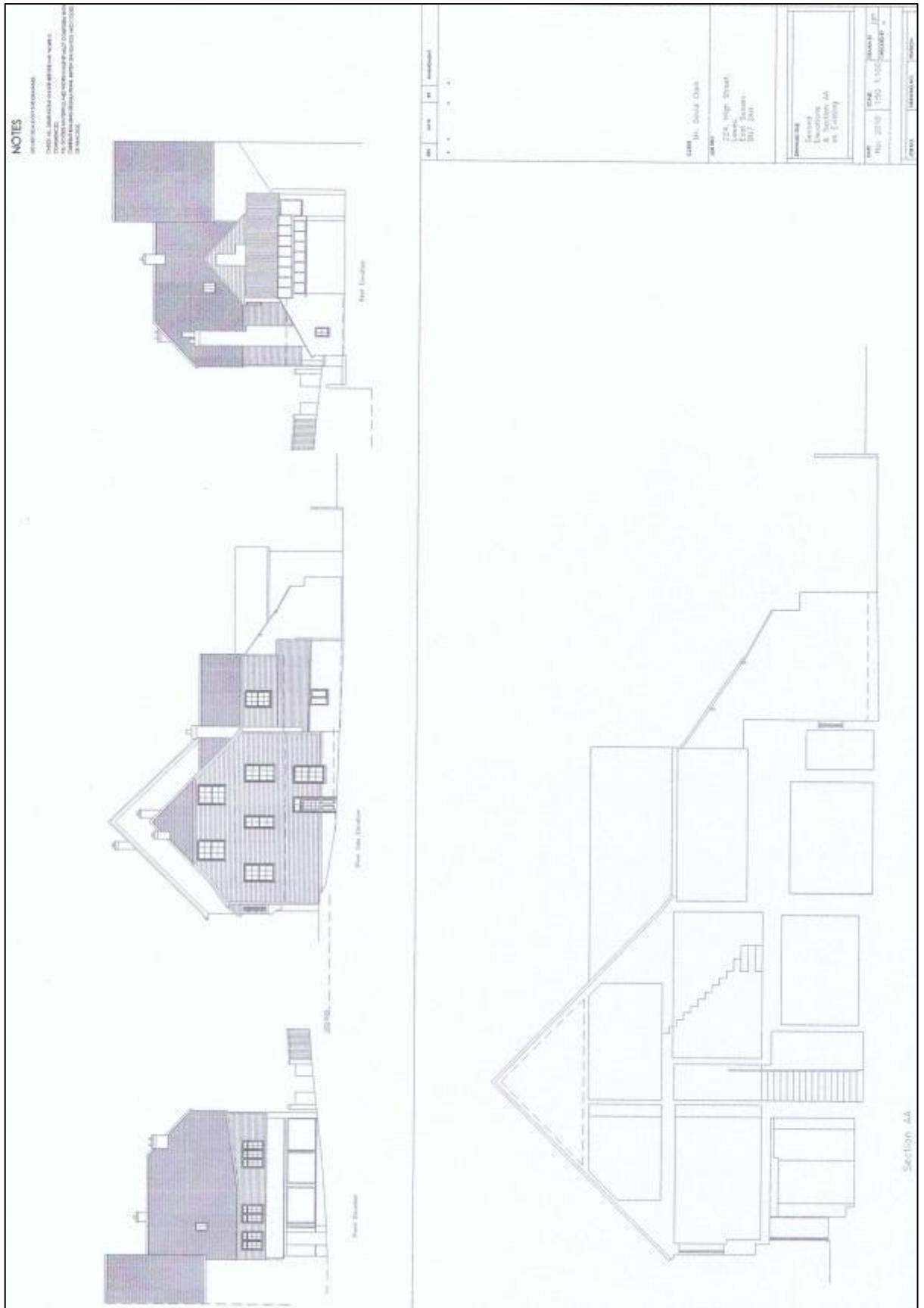


Fig. 5: 224 High Street, Lewes: Elevations and Section
 Adapted from architects drawing. North at top.

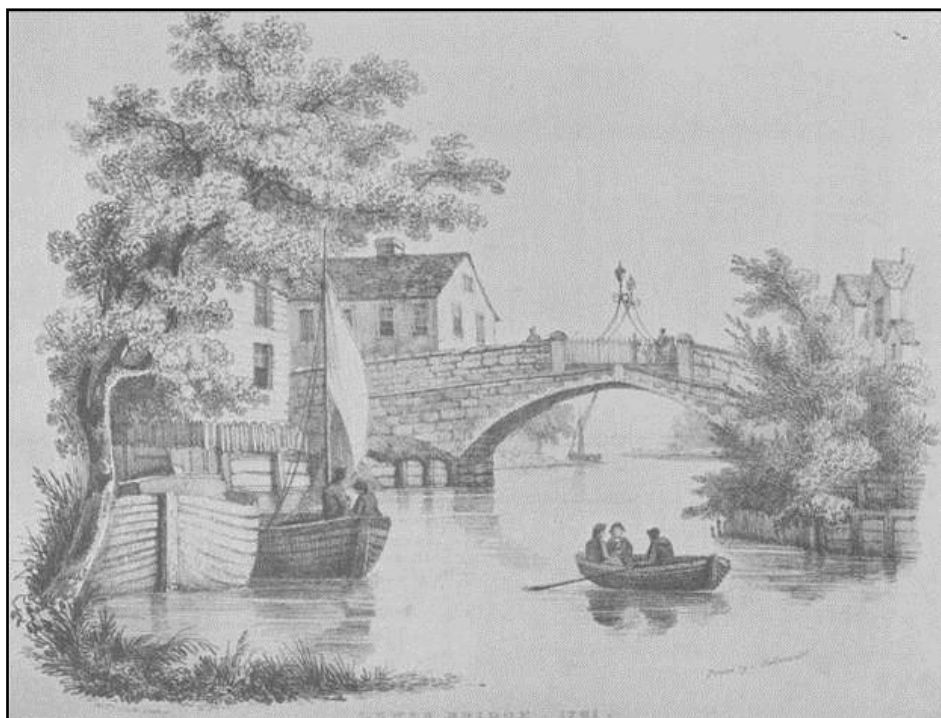


Fig. 6: 224 High Street, Lewes: Drawing of Lewes Bridge 1781
(<http://leweshistory.org.uk/2011/08/04/lewes-history-group-bulletin-13-3-august-2011/>)



Fig. 7: 224 High Street, Lewes: Drawing of Lewes Bridge 1782
(<http://www.austenfamily.org/images/Lewes-Bridge-1782>)

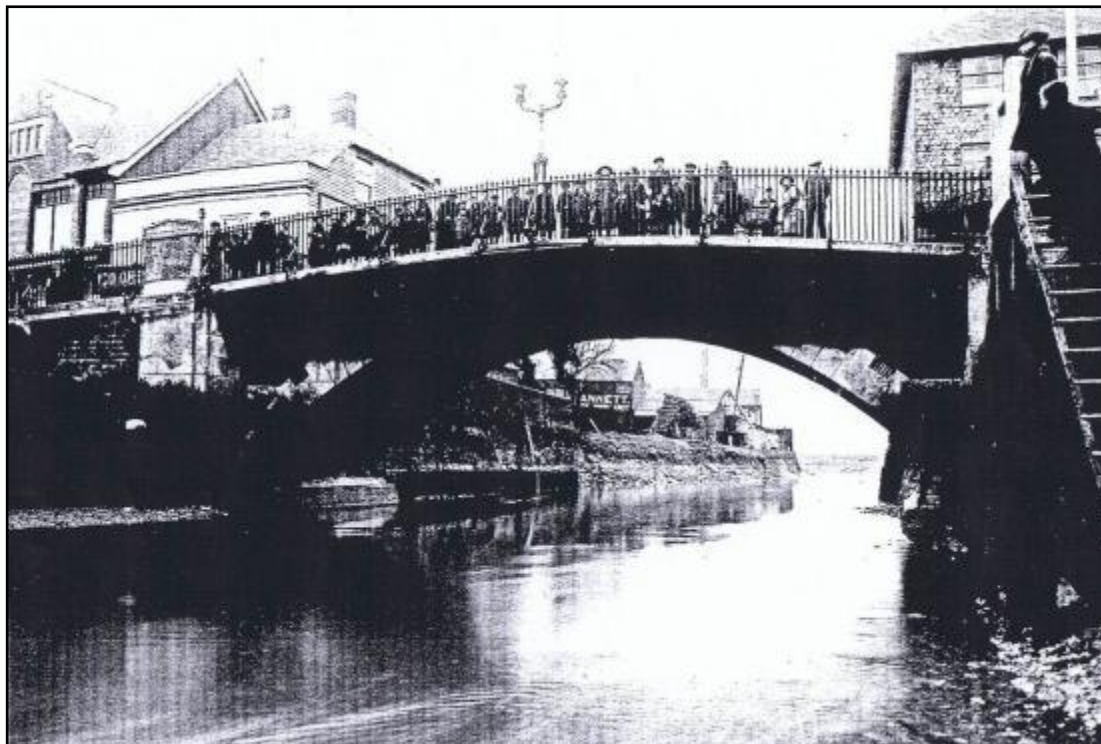


Fig. 8: 224 High Street, Lewes: Photograph of 1922 showing Lewes Bridge and 224 High Street behind it. Note the different façade to the building (Copyright: E. Reeves)



Fig. 9: 224 High Street, Lewes: Photograph dated 1943

Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Institute of Field Archaeologists, a committee member of the Lithic Studies Society, and is a part time lecturer in Archaeology at the University of Sussex. He continues to run the Mid Sussex Field Archaeological Team in his spare time.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys and watching briefs, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp.

Chris Butler Archaeological Services Ltd is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Field Surveys & Fieldwalking, Post Excavation Services and Report Writing.

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