



**Chris Butler MfA
Archaeological Services Ltd**



**Desk-Based
Assessment Report
for
224 High Street,
Lewes,
East Sussex**

By
Chris Butler MfA

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Summary

This Heritage Statement has been prepared for a site at 224 High Street, Lewes in order to establish the likely presence and importance of any archaeological remains and original features of the building that may be affected by the proposed development.

It has been established that the site was sited outside both the Saxon burgh defences and the walls of the Medieval town. It fronts the southern end of the High Street adjacent to Lewes Bridge over the River Ouse, and may have been a wharf in the medieval period, opposite a Franciscan Friary. It had irregular plots laid on it in 17th century, when the first recorded house was situated on the High Street frontage. There may be some evidence for Roman and prehistoric activity at the site.

The current building appears to be 19th century in date, although added to with extensions to the rear, and a new shop front added in the 1930's. Earlier buildings stood on the site in the 17th and 18th century.

Chris Butler MfA Archaeological Services Ltd

Rosedale
Berwick, Polegate
East Sussex
BN26 6TB

Tel & fax: 01323 811785

e mail: chris@cbasltd.co.uk

Web site: www.cbasltd.co.uk

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1. Introduction

- 1.1** Chris Butler Archaeological Services Ltd has been commissioned by W.E. Clark & Son Ltd to prepare a Desk-Based Assessment Report on land at 224 High Street, Lewes in order to establish the likely presence and importance of any archaeological remains, together with any features of the building which may be original, that may be affected by the proposed re-development of the building to create an enlarged and refurbished shop. The site is situated within the designated Lewes Conservation Area and is also within an Archaeological Notification Area that covers the historic core of Lewes (Fig. 1). This Desk-Based Assessment Report meets the requirements of Planning Policy Statement 5 (PPS5).
- 1.2** The site fronts the north side of the High Street in Lewes, adjacent to Lewes Bridge over the River Ouse, and is centred at TQ 4192 1024 (Fig. 1). It is a sub-rectangular plot of land that is situated on level ground, and is currently occupied by W.E. Clark and Son Ltd Jewellers, a Grade II Listed building built in the early 18th century. It is bound by Dial House on its west side, and the River Ouse on the east side. 224 High Street is described in its English Heritage Listing (293253) as being early 18th century. 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. Early 20th century double shop-front of ground-floor with glazed door inset to left.
- 1.3** The site is located at c.5m OD, and the geology, according to the British Geological Survey sheet 319, is Alluvium, with Lewes Nodular Chalk to the east and west of the site.
- 1.4** The Extensive Urban Survey (EUS) for Lewes¹ includes the site within Historic Urban Character Area 10, and states that ‘The survival of post-medieval buildings (especially those of a commercial or industrial nature), the relative completeness of historic waterfront, and the archaeological potential give this HUCA a high Historic Environment Value (HEV) of 4’.
- 1.5** This report initially covers the objectives and scope of the survey, the methodology used, and the archaeological and historical heritage of the area, together with a brief assessment of the current building. Finally a conclusion assesses the past impacts and the potential impact of the proposed development.
- 1.6** All known Archaeological Sites and Listed Buildings from the immediate vicinity of the site, as recorded on the Historic Environment Record (HER), are listed in Appendices 1 and 2 to this report and shown on Fig. 2.

¹ Harris, R.B. 2005 *Lewes: Historic Urban Character Report*, Sussex Extensive Urban Survey.

2. Objectives & Scope of Report

- 2.1** The objective of this Desk Based Assessment is to gain information about the known or potential archaeological resource of the site and its immediate area. This will include information relating to the presence or absence of any archaeology, its character and extent, date, integrity, state of preservation, and the relative quality of the potential archaeological resource. This report meets the requirements of Planning Policy Statement 5 (PPS5).
- 2.2** This information will allow an assessment of the merits of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where necessary, the formulation of a strategy for further investigation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be defined.
- 2.3** The report will consider the archaeological resource within a radius of 500m from the site centre, whilst also taking into account sites further afield where these may be considered to have an impact or relevance to the site in its landscape setting. Listed Buildings will instead be considered within a 100m radius of the site centre in order to focus on the development of the built environment within the immediate vicinity of the site.
- 2.4** It should be noted that this report can only take into account the existing known archaeology, and by its nature cannot provide a complete record of the archaeological resource of the site. Its intention is to provide an overview of the known archaeology in the area of the site, from which judgements can be made about the potential archaeological resource of the site itself.
- 2.5** Separate reports have been produced covering the historic fabric and analysis of the standing building, and the excavation of some test pits to determine the presence or absence of potential archaeological remains.

3. Methodology

3.1 This Desk-Based Assessment Report has been prepared in accordance with the requirements of Planning Policy Statement 5 (PPS5), the *Standard and Guidance for Archaeological Desk-based Assessment* (Institute for Archaeologists 2001), and the *Standards for Archaeological Fieldwork, Recording and Post Excavation Work in East Sussex* (ESCC 2008).

3.2 The research for this Heritage Statement has included an analysis of the following resources:

- ESCC Historic Environment Record (HER)
- Historic mapping
- British Geological Survey
- Personal library resources
- Online resources

3.3 The following maps were used:

- George Randall's plan (1620)
- James Lambert's plan (1788)
- William Figg's map (1799)
- J. Marchant's map (1824)
- 1st Edition OS map (1875)
- 2nd Edition OS map (1899)
- 3rd Edition OS map (1910)
- 4th Edition OS map (1932)
- 1955-1956 OS map
- 1971 OS map
- 1988 OS map

Information gained from the map regression exercise is contained in the Post Medieval section below.

3.4 The Sites and Listed Buildings from the immediate vicinity recorded on the HER are listed in Appendices 1 and 2 to this report and shown on Fig. 2. They are mentioned in the text where relevant. Historical and other sources are given as footnotes as appropriate.

3.5 A site visit was made by Keith Butler on the 7th March 2012 to inspect the building and assess the impact of the proposed development. The inspection of the building is the subject of a separate report.

4. Archaeological & Historical Background

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the area, briefly defining its location and extent, character, date, integrity, state of preservation, and quality.
- 4.0.2 The review of each period will also bring in evidence for that period from a wider area, especially where there is little known archaeological evidence locally. This will enable a more accurate judgement to be made about the archaeological potential for the site. This evidence will include that taken from similar landscapes and geologies.
- 4.0.3 There has been a significant amount of archaeological work carried out in Lewes. Archaeological sites discovered through intrusive fieldwork within the immediate area of the site are identified in Appendix 1.

4.1 *Palaeolithic Period (750,000BC – 10,000BC)*

- 4.1.1 This period covers a huge expanse of time, during which early hominid occupation of Southern Britain was intermittent. The period is divided into warm and cold periods, with the evidence suggesting that hominid occupation occurred during some of the warm periods. Apart from a small number of exceptional sites (e.g. Boxgrove), most of the evidence for human activity in this period comes from isolated finds of stone tools, often in secondary deposits.
- 4.1.2 A single possible Middle or Early Upper Palaeolithic leaf-shaped point was uncovered during recent excavations at Lewes House on the High Street. Nearby, at 5 East Street, a possible Upper Palaeolithic flake was recovered during excavations in 2010 (EES14913)². Further from the site, just beyond a 500m radius from the site centre, a Lower Palaeolithic handaxe was recovered from an area of floodplain alluvium at Mountfield Road (MES1656).
- 4.1.3 Other Palaeolithic handaxes have been found on the South Downs. The material for these tools may have derived from the outcrops of Clay-with-Flints which tend to cap some of the highest points of the hills³. Further Palaeolithic handaxes, together with debitage, have been discovered at Barcombe to the north of Lewes, and these probably derived from the river gravel deposits on the edge of the River Ouse valley⁴. It is possible that some evidence for Palaeolithic activity could be found on the site. This is especially on considering that the site overlies alluvium like the Lower Palaeolithic findspot at Mountfield Road.

² Bulter, C. et al. 2010 *An Archaeological Excavation at 5 East Street, Lewes*, CBAS Report CBAS0105.

³ Wymer, J. 1999 *The Lower Palaeolithic Occupation of Britain*, Vol. 1, Wessex Archaeology & English Heritage, p171.

⁴ Pope, M. 2003 'The earliest occupation of Sussex: recent discoveries and future objectives' in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd 17-28.

4.2 Mesolithic Period (10,000BC – 4,000BC)

- 4.2.1 The start of the Mesolithic period sees Britain largely covered by pine and birch woodland, which was gradually replaced by a mixed deciduous woodland that provided an ideal environment for the bands of hunter-gatherers who were exploiting the resources on a seasonal basis⁵. There is some evidence that these groups utilised the resources of the South Downs, especially during the Later Mesolithic period, either to hunt and gather or to obtain flint with which to make their tools.
- 4.2.2 There is no evidence for Mesolithic activity at the site. However, a small number of residual pieces of Mesolithic flintwork have been found close by during recent excavations at Lewes House on the High Street and at St. John's Street.
- 4.2.3 The evidence for this period suggests that there is little likelihood of any significant Mesolithic activity being present on the site, as the nearby Clay-with-Flints deposit does not appear to extend onto the site. Nonetheless, it is possible that isolated artefacts and features may be found.

4.3 Neolithic Period (4,000BC to 2,500BC)

- 4.3.1 A number of changes occurred during the Neolithic, some of which may have had an impact on the local area. Some of the woodland was being cleared and small scale agricultural activities are likely to have started. However, environmental evidence suggests that although the Downs may have been largely cleared of woodland by the end of the Neolithic, leaving an open landscape, there is little evidence for ploughing having taken place⁶.
- 4.3.2 Other changes in the earlier part of the Neolithic period include the construction of large-scale monuments and the first industrial activity. The nearest causewayed enclosure is located at Offham, a few kilometres to the north of the site; one of eight such sites in Sussex⁷. The site occupies a high position, overlooking the River Ouse valley, and may have exerted some influence over the area⁸.

⁵ Holgate, R. 2003 'Late Glacial and Post-glacial Hunter-gatherers in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 29-38.

⁶ Wilkinson et al. 2002 'The Excavation of Six Dry Valleys in the Brighton Area: The Changing Environment', in Rudling, D. (ed) *Downland Settlement and Land-Use*, London, Archetype Publications Ltd.

⁷ Drewett, P. 2003 'Taming the Wild: The first farming Communities in Sussex, in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 39-46.

⁸ Drewett, P. 1994 'Dr V. Seton Williams' excavations at Combe Hill, 1962, and the role of Neolithic causewayed enclosures in Sussex', *Sussex Archaeological Collections* **132**, 7-24.

- 4.3.3 The flint mines of the Early Neolithic provide the first evidence for industrial activity in Britain. Although there are a number of flint mines situated on the South Downs further west in the Worthing area, there is no evidence for any mines in this area⁹. There is, however, evidence for the continued use of the Clay-with-Flints outcrops during the Neolithic to procure flint and manufacture axes¹⁰.
- 4.3.4 Evidence for Neolithic activity has been found around Lewes in the form of a ground stone axe (MES1657), which was discovered at Lewes Station in 1911 (MES1657), and a poorly provenanced fragment from a polished flint axe (MES1566). Other Neolithic flintwork has been found on recent excavations at Lewes House, East Street and St John's Street.
- 4.3.5 It is possible that Neolithic artefacts could be present within the site and if so, they may indicate the presence of underlying Neolithic features, although evidence for Neolithic settlement is very rare.

4.4 *The Bronze Age (2500BC to 800BC)*

- 4.4.1 The Bronze Age saw the final clearance of the last woodland on the South Downs, and environmental evidence suggests that the Downland was given over to an open grazed landscape with limited arable agriculture until the end of the period when arable land appears to have increased¹¹.
- 4.4.2 The evidence suggests that the adjacent Downland landscape may have been quite densely populated by small farming settlements, surrounded by fields during the Middle and Later Bronze Age. Examples found on the South Downs include that at Black Patch which has been fully excavated¹².
- 4.4.3 Field systems have often been found in association with these settlements, with some having been identified from aerial photographs elsewhere on the South Downs. The absence of similar earthworks in the area of the site is due to the destructive effect of modern agriculture and the area having already been built upon for housing.

⁹ Barber, et al. 1999 *The Neolithic Flint Mines of England*, Swindon, English Heritage.

¹⁰ Butler, C. 2001 'A Mesolithic and later prehistoric flintworking site at East and West Hills, Pyecombe, West Sussex', *Sussex Archaeological Collections* **139**, 7-26.

¹¹ Wilkinson et al. 2002 'The Excavation of Six Dry Valleys in the Brighton Area: The Changing Environment', in Rudling, D. (ed) *Downland Settlement and Land-Use*, London, Archetype Publications Ltd.

¹² Drewett, P. 1982 'Later Bronze Age downland economy and excavations at Black Patch, East Sussex', *Proceedings of the Prehistoric Society* **48**, 321-400.

- 4.4.4 Another feature of the Bronze Age landscape is the burial mound (or barrow). The nearest barrows to the site were the series of four that once stood to the north of Lewes Castle (MES7174 to the south side of Lancaster Street, the pair comprising MES7175 to the north side of this street and MES7177 to the south end of St John's Terrace). These are, however, all undated. A possible barrow site of definite Bronze Age date was found near Lewes County Hall further to the west (MES1623). This site, which contained both inhumation and cremation burials, was once presumably covered with a mound.
- 4.4.5 A large quantity of Bronze Age metalwork has been discovered in Lewes. As the majority was found prior to the Second World War, the metalwork is generally poorly provenanced. It includes the three looped palstaves found at Wallands (MES1569); a flat axe (MES1617); a dagger (MES1618); palstaves without loops (MES1621); a socketed spearhead (MES1633); and a founders hoard that included axes and palstaves (MES1619). Bronze Age flintwork was recovered near to the site during recent excavations at Lewes House, East Street and St John's Street.
- 4.4.6 Given the evidence for substantial activity nearby on the South Downs during the Bronze Age and the discoveries of Bronze Age material close to the site, there is a possibility that remains from this period may be found during work at the site.

4.5 *The Iron Age (800BC to 43AD)*

- 4.5.1 During the Early Iron Age it seems likely that the pattern of settlement and agriculture seen in the Later Bronze Age continued, although house structures dating to this period are rare. The field systems carried on in use throughout the Iron Age, whilst some of the settlements originating in the Later Bronze Age also appear to have remained in use into the Early Iron Age.
- 4.5.2 One major feature of the Iron Age is the hillfort, of which some 20 are known from Sussex. Many of these also appear to have originated in the Later Bronze Age, but they became important centres of control and redistribution in the Middle and Later Iron Age. The Caburn hillfort, for instance, may have originated in the Later Bronze Age¹³. It seems to have continued in use into the Middle Iron Age but had probably been abandoned by the time of the Roman invasion¹⁴. This site would have dominated the local area from its prominent hilltop location, but its actual function is still a matter of debate today.

¹³ Hamilton, S. et al. 1997 'Prominent Enclosures in 1st millennium BC Sussex', *Sussex Archaeological Collections* **135**, 93-112.

¹⁴ Hamilton, S. & Drewett, P. 1999 'Marking time and making space', *Sussex Archaeological Collections* **137**, 7-37.

- 4.5.3 Confirmation of Iron Age occupation and activity has been discovered close to the site during recent excavations at Lewes House¹⁵, and therefore there is a possibility that artefacts or evidence for settlement may be uncovered at the site.

4.6 *The Roman Period (43AD to 410AD)*

- 4.6.1 The Roman invasion of Britain in 43AD resulted in dramatic alterations to this island's social and economic environments¹⁶. On the South Downs, many of the rural farmsteads and associated field systems that were in existence in the Later Iron Age continued throughout the Roman period. Where they have been excavated, they provide evidence for a mixed farming economy of crops and animal husbandry.
- 4.6.2 Villas are rare on Downland landscapes and there is little evidence for Roman settlement within the immediate vicinity of the site. However, a number of Roman villas are known from the local landscape, with examples at Barcombe, Beddingham and Plumpton¹⁷, which suggests that this area was extensively occupied.
- 4.6.3 A Roman road, the London to Lewes Way¹⁸, has been traced as far south as Hamsey and is presumed to have continued to Lewes, although its exact course is unknown close to the town. In Lewes, evidence for Roman activity is mostly in the form of isolated artefacts¹⁹ such as coins (e.g. MES7176 and MES7183) and pottery (e.g. MES7182). A rubbish pit containing animal bone, shell and a pot was uncovered during construction of a retaining wall against the castle mound in about 1997 (MES7180). More recently, evidence for Roman activity has been recorded during excavations at Lewes House on the High Street, Baxter's Print Works on St Nicolas' Lane, and North Street²⁰. Therefore, there is a possibility of encountering Roman remains at the site.

4.7 *The Saxon Period (410AD to 1066AD)*

- 4.7.1 Although archaeological evidence for a Saxon settlement is limited, Lewes is one of the four Saxon burghs in Sussex mentioned in the 10th century Burghal Hidage, and was one of the six administrative units (or Rape's) in Sussex, having a mint (MES1778) and a port²¹. The regularity of the town's layout, especially the section to the south of the High Street, has suggested that there was an element of deliberate town planning in the Saxon period²².

¹⁵ C. Johnson *pers. com.*

¹⁶ Rudling, D. 2003 'Roman Rural Settlement in Sussex: Continuity and Change', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd.

¹⁷ *Ibid.*

¹⁸ Margary, I.V. 1948 *Roman Ways in the Weald*, London, Phoenix House.

¹⁹ Rudling, D. 1987 'Archaeological Survey of Lewes', *Aspects of Archaeology in the Lewes Area*, Lewes Archaeological Group.

²⁰ Chuter, G. *Pers. com.*

²¹ Gardiner, M. 1999 'Late Saxon Sussex c.650-1066', *An Historical Atlas of Sussex*, Chichester, Phillimore & CO. Ltd.

²² Houghton, J. 1987 'The Urban Landscape of Lewes', *Aspects of Archaeology in the Lewes Area*,

- 4.7.2 The burgh (MES1776) was probably located at the most defensible part of the spur bound by Westgate, Brack Mount and the top of School Hill, and then running between the High Street and Southover Road²³. Despite a number of excavations around the town, there has been limited evidence found for the burgh defences, although a recent excavation at Baxter's Print Works did locate the Saxon defences²⁴.
- 4.7.3 The site would have stood outside the Saxon fortification. According to the Extensive Urban Survey (EUS) of Lewes²⁵, it would have fronted the High Street by AD 949, with the road having crossed the River Ouse at Cliffe Bridge. The site would have been located closer to settlement in the later Saxon period (AD 950-1065), by which time the EUS believes the town to have expanded east down to the bottom of the hill.
- 4.7.4 Saxon cemeteries and individual graves are often found. Burials are probably the most common form of evidence for Saxon settlement and provide good evidence for the social structure and nature of Saxon society. Some 30 burials of a 6th to 7th century date were discovered in 1891 during the building of a house in Kingston Road (MES1668). In addition, a francisca and a seax, found in 1899 during demolition work under the eastern extension of the Crown Courts on the High Street, probably represent graves of a late 7th to 8th century date (MES7001).
- 4.7.5 There is no evidence for Saxon activity at the site, although evidence for later Saxon activity has recently been found on excavations at Lewes House, Baxter's Print Works and North Street²⁶. It is therefore possible that evidence for Saxon activity may be encountered.

4.8 *The Medieval Period (1066AD to 1500AD)*

- 4.8.1 After the Norman Conquest, Lewes was granted to William de Warenne²⁷. He built a castle (MES1577) at the highest point in the town with two mottes, one of which was crowned by a keep. Very little is known of the Norman town, although recent archaeological work elsewhere in the town is beginning to find traces of settlement from this period.

Lewes Archaeological Group.

²³ Harris, R.B. 2005 *Lewes: Historic Urban Character Report*, Sussex Extensive Urban Survey.

²⁴ Chuter, G. *pers. com.*

²⁵ Harris, R.B. 2005 *Lewes: Historic Urban Character Report*, Sussex Extensive Urban Survey.

²⁶ Chuter, G. *Pers. com.*

²⁷ Salzman, L.F. *The Victoria History of the County of Sussex Vol. 7*, London, Dawsons.

- 4.8.2 The Cluniac Priory of St Pancras was founded by William de Warenne between 1078 and 1082, and may have been located on the site of an earlier Saxon monastic complex²⁸. The Priory featured prominently in the Battle of Lewes in 1264 as the King's army was encamped there before the battle²⁹. The Priory subsequently became one of the largest monastic centres in southern England by the time of the Dissolution.
- 4.8.3 A Franciscan Friary of Grey Friars was founded before 1241 and dissolved in 1538 (MES1616). Its walls enclosed around 18 acres extending on the west along Friars Walk to the bottom of St Nicholas' Lane. A number of archaeological investigations have revealed buildings and artefacts associated with the Friary (e.g. the evaluation excavation of EES9081).
- 4.8.4 The Medieval town was walled in about 1267 and traces of this wall remain to be seen to the north of Eastgate Street (the scheduled monument of MES16371). The stones of East Gate (MES19290) and West Gate (MES19291), two of the town gates, may survive today set in a garden feature at The Croft and in the gable end of 93 High Street.
- 4.8.5 The site stood outside the walled medieval town. The Extensive Urban Survey of Lewes³⁰ believes the site to have been undeveloped and located opposite a wharf between 1066 and 1149. This medieval wharf may have been the site of the earlier Saxon port. It would presumably have comprised one or more mooring berths, as well as perhaps piers, warehouses and other facilities necessary for the loading and unloading of cargo onto boats. A small detached settlement had been established to the east of the river by this time, in part perhaps to serve a small religious house.
- 4.8.6 By 1150-1349, the wharf had shifted north to encompass the site and the area of waterfront between Cliffe High Street and the A26 that leads over the river across the Phoenix Causeway³¹. It had also by then extended to the east bank of the Ouse, to both sides of Cliffe High Street, thereby backing onto the slightly enlarged satellite settlement. The former wharf site was then part of the Franciscan Friary confined by Friars Walk to the west, the High Street to the north and the river to the east.
- 4.8.7 There have been numerous discoveries of Medieval features across the town. Medieval pits, post-holes, wells and a furnace were found during two separate excavations at Brooman's Lane behind the High Street (MES1765 and MES1770). In East Street, two 12th - 13th century pits were uncovered during an archaeological watching brief (MES7372), and an excavation in East Street found a large Medieval rubbish pit which was dated to between c.1125 and c.1225 AD, whilst several smaller

²⁸ Lewis, R.A. et al. 1987 'The Priory of St. Pancras, Southover', *Aspects of Archaeology in the Lewes Area*, Lewes Archaeological Group.

²⁹ Fleming, B. 1999 *The Battle of Lewes 1264*, J&KH Publishing, Hailsham.

³⁰ Harris, R.B. 2005 *Lewes: Historic Urban Character Report*, Sussex Extensive Urban Survey.

³¹ *Ibid.*

pits were thought to belong to a Later Medieval phase. It is possible that during Medieval times the site probably occupied the rear portion of a Medieval tenement which fronted on to the High Street³². Further evidence for Medieval activity has recently been found on excavations at Baxters Print Works, Lewes House and North Street³³. East of the River Ouse, in the Cliffe area of Lewes, Medieval made ground and rubbish pits were found at two separate locations to the south of Harveys Way (MES1766 and MES1767).

- 4.8.8 The likelihood of finding Medieval remains at the site is considered to be very high. This is upon considering the site's location in the Medieval town, initially opposite a wharf and then later within a wharf sited north of the Friary. The site may have a considerable depth of Medieval made ground present, deposited to build the natural ground level to a height above the flood plain. The laying of made ground would have prepared the site for its function as a medieval wharf; stable platforms of hardstanding over the alluvium would have been able to bear the load of heavy machinery and large warehouses.

4.9 *The Post Medieval Period (1500AD to the Present Day)*

- 4.9.1 By the end of the 16th century, the site was still apparently part of the wharf although it was then sited opposite irregular building plots that extended back from the south side of the High Street³⁴.
- 4.9.2 It was only by the end of the 17th century, that irregular plots were laid out to the north side of Cliffe High Street, backing onto the wharf³⁵. A 1620 plan of Lewes by George Randall (Fig. 3) shows buildings to line both sides of the High Street. A building appears to stand on the site of 224 High Street. Lewes Bridge is depicted on Randall's map as single arched. It was later rebuilt in 1726-1727 and again in 1932 (DES2274 and MES1583).
- 4.9.3 By the end of the 18th century, light industry had developed predominantly along the east bank of the river, south of the High Street³⁶. It had also sprung up along a shorter stretch of the west bank which had been wharf since the 16th century. There was still a wharf behind the plots fronting the north side of the High Street.
- 4.9.4 James Lambert's plan of Lewes, dated 1788, shows a row of buildings to front most of the north side of the High Street, west of the bridge. The row must include the two mid 18th century houses of Dial House (DES1247) to the west of the site, but there is a gap between these and the river's edge, however, the exact location of the site on this plan is also unclear.

³² Meaton, C. et al 2010 *An Archaeological Excavation at 5 East Street, Lewes, East Sussex* CBAS0105

³³ Chuter, G. *Pers. com.*

³⁴ Harris, R.B. 2005 *Lewes: Historic Urban Character Report*, Sussex Extensive Urban Survey.

³⁵ *Ibid.*

³⁶ *Ibid.*

- 4.9.5 Two drawings of Lewes Bridge dating to 1781³⁷ and 1782³⁸ exist (Figs 4 & 5), both of which show the same building sitting on the site of 224 High Street. Although there are minor differences in the building shown (e.g. layout of windows), it is clear that they represent the same building, but that it is a very different building from the current building that occupies the location, or the current building has been reduced in height.
- 4.9.6 A slightly later map of Lewes, surveyed by William Figg in 1799, provides no additional information on the site (it is nonetheless reproduced here as Fig. 6 as it is of better quality than the 1788 map). The back plots are shown on a map of Lewes by J. Marchant in 1824, and on this map a building is shown adjacent to the river (Fig. 7).
- 4.9.6 The 1st Edition OS map of 1875 (Fig. 8) reveals the first clear evidence for the current building at 224 High Street. The Town Plan of 1874 shows more detail (Fig. 9). 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 immediate surrounding area had two breweries, including Bridgeward Brewery (MES1581) which is now Harveys Brewery, as well as two wharfs, a stone slate yard (MES8352) and an iron works. The LBSCR Brighton to Uckfield and Tunbridge Wells railway line runs just to the west of the site.
- 4.9.7 The site had undergone little change by 1910 (see the 3rd Edition OS: Fig. 10), however the small outbuilding had gone by this time. A photograph of 1908 shows the building to have a different façade, and is also shown in a photograph of 1922 when the shop may have been run by the Co-Operative Society (Fig. 11), and in another of 1929 when the shop was 'Milwards Boots'. By the 4th Edition OS map (1932) an extension has been added to the north-west corner of the building (Fig. 12), but there is no further change to the building or property outline shown on any of the later OS maps. However, a photograph of 1943 shows the shop front to have been changed to its current form (Fig. 13)
- 4.9.8 During the Second World War, Lewes became a Nodal Point and defences were erected around the town. Lewes Bridge had a roadblock installed, comprising three large anti-tank coffins on the west side (Fig. 13), and the bridge was prepared for demolition. Pillboxes covering the bridge were located in the Goods Yard next to the Old Tabernacle Church, and outside 212 School Hill³⁹.

³⁷ <http://leweshistory.org.uk/2011/08/04/lewes-history-group-bulletin-13-3-august-2011/>

³⁸ <http://www.austenfamilay.org/images/Lewes-Bridge-1782>

³⁹ Elliston, R.A. 1999 *Lewes at War 1939-1945* S.B. Publications

6 Impact of the Development

Below-ground Archaeology

- 6.1** This Heritage Statement has established that there may be some evidence for Roman and prehistoric activity at the site. The site was located outside both the Saxon burgh defences and the later walls of the Medieval town. It stood fronting the High Street from as early as perhaps the Saxon period. In the Medieval period, it is thought to have been sited opposite a wharf and then a Franciscan Friary as the wharf shifted north across the street and onto the site. In the 17th century, irregular plots are considered to have been laid out along the north side of the High Street; a development that took place approximately a century after it had occurred to the opposite side of the High Street.
- 6.2** A plan of Lewes in 1620 shows a house situated on the site. Although the current property has been described as an 18th century timber-framed building, it has either been much altered or may date from the 19th century. It seems likely however, that it was preceded by an earlier building(s) on the same or a similar footprint.
- 6.3** Any Medieval or Post Medieval buildings built on the site may have had their footings excavated largely into made ground, thereby destroying/damaging these layers of archaeology. The construction of the current building, particularly the excavation of its basement, is likely to have disturbed or possibly fully destroyed evidence of any earlier buildings within the footprint of the building however, the extensions at the rear will have been less intrusive.
- 6.4** Given the evidence accumulated during this desk-based assessment, the probability of finding remains from each of the different archaeological periods, in the event of any groundworks at the site, is shown in Table 1 below:

Table 1

Period	Probability
Palaeolithic	Possible
Mesolithic	Possible
Neolithic	Possible
Bronze Age	Possible
Iron Age	Possible
Roman	Possible
Saxon	Possible
Medieval	Very High
Post Medieval	Very High

7 Acknowledgements

- 7.1** We would like to thank David Clark of W.E. Clark for commissioning this survey, and for making the arrangements to visit the building, and also David Griffin of Hallmark design who co-ordinated the project.

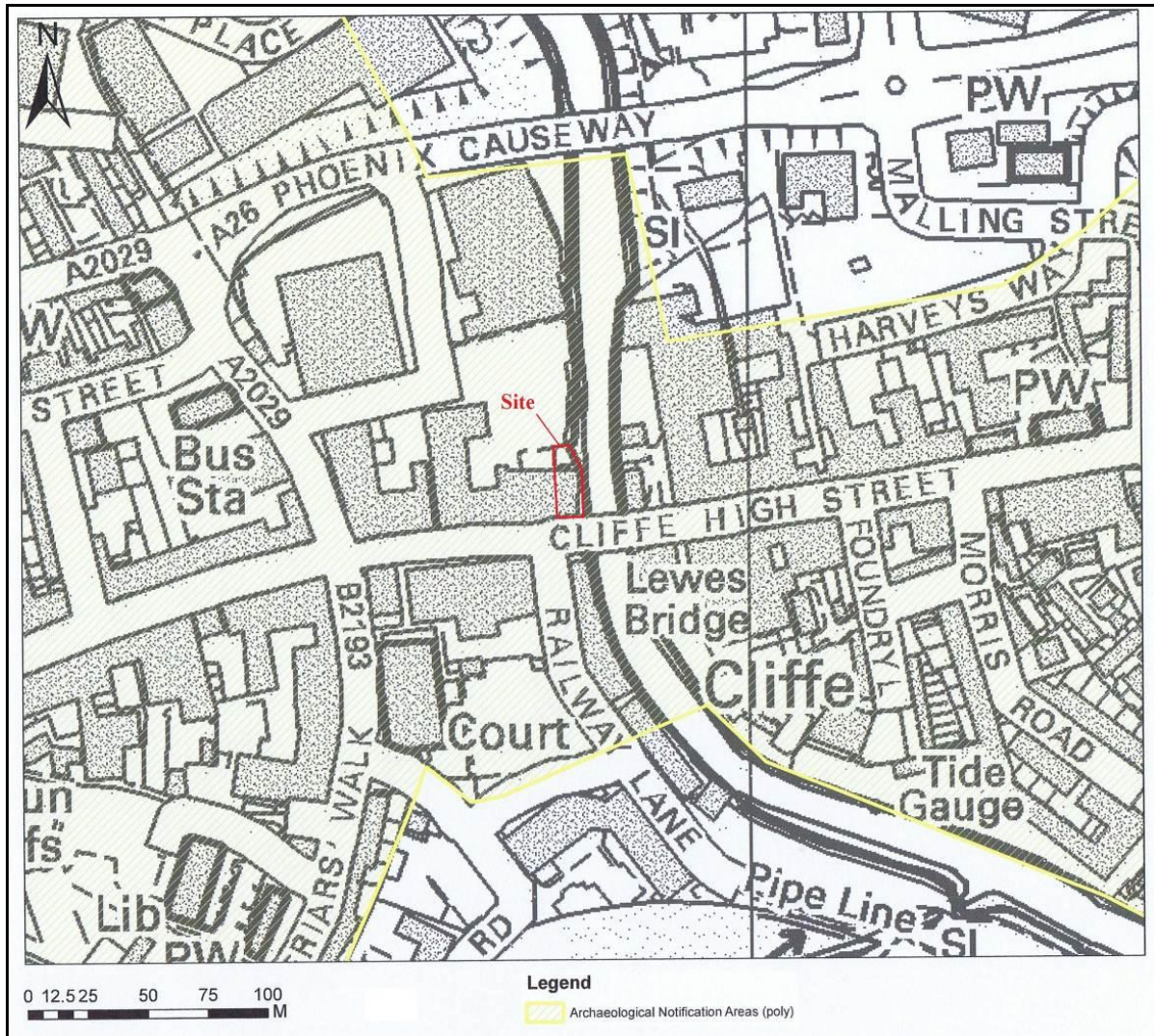


Fig. 1: 224 High Street, Lewes: Site Location and Archaeological Notification Area map
(adapted from map provided by ESCC)

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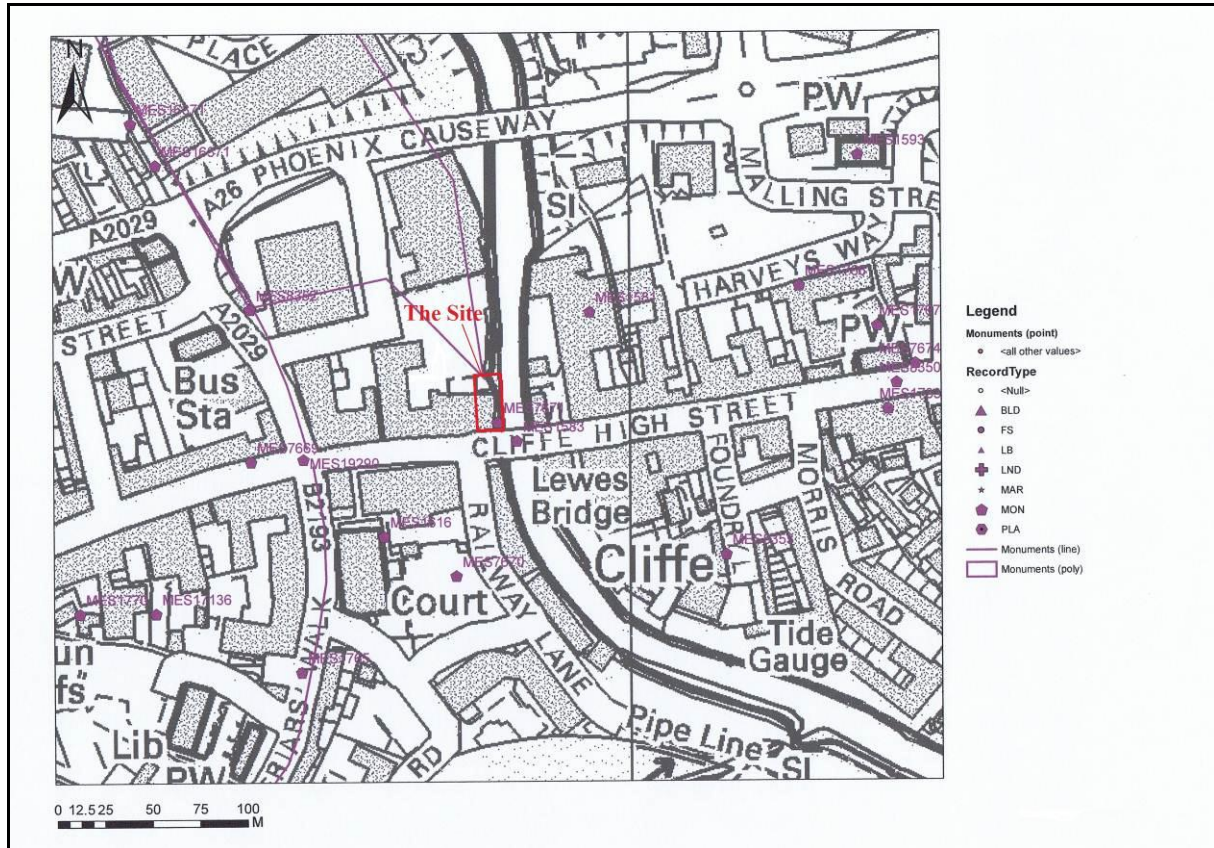


Fig. 2: 224 High Street, Lewes: Archaeological Sites recorded on the HER
(adapted from map provided by ESCC)
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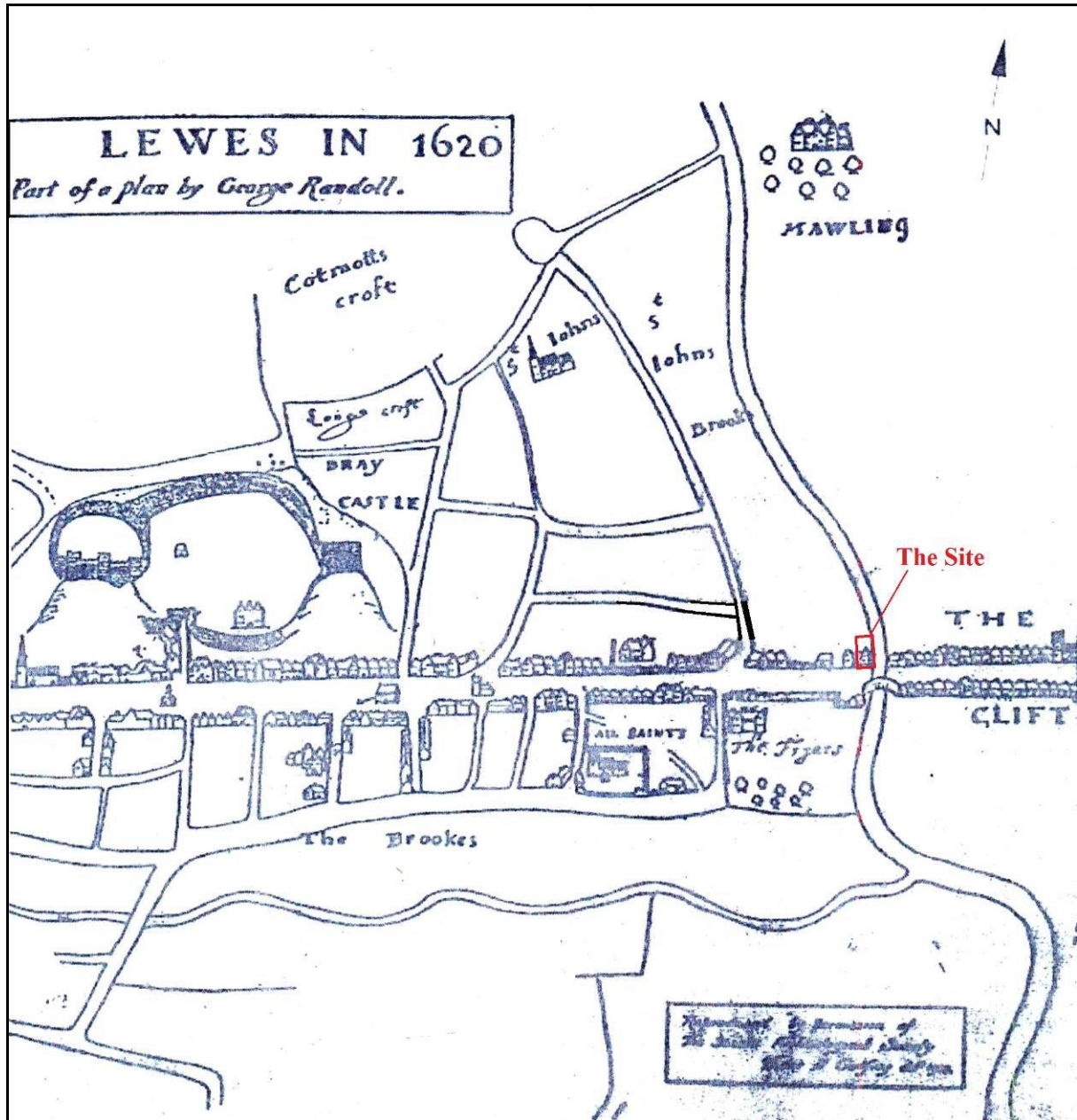


Fig. 3: 224 High Street, Lewes: Plan of Lewes in 1620 by George Randall

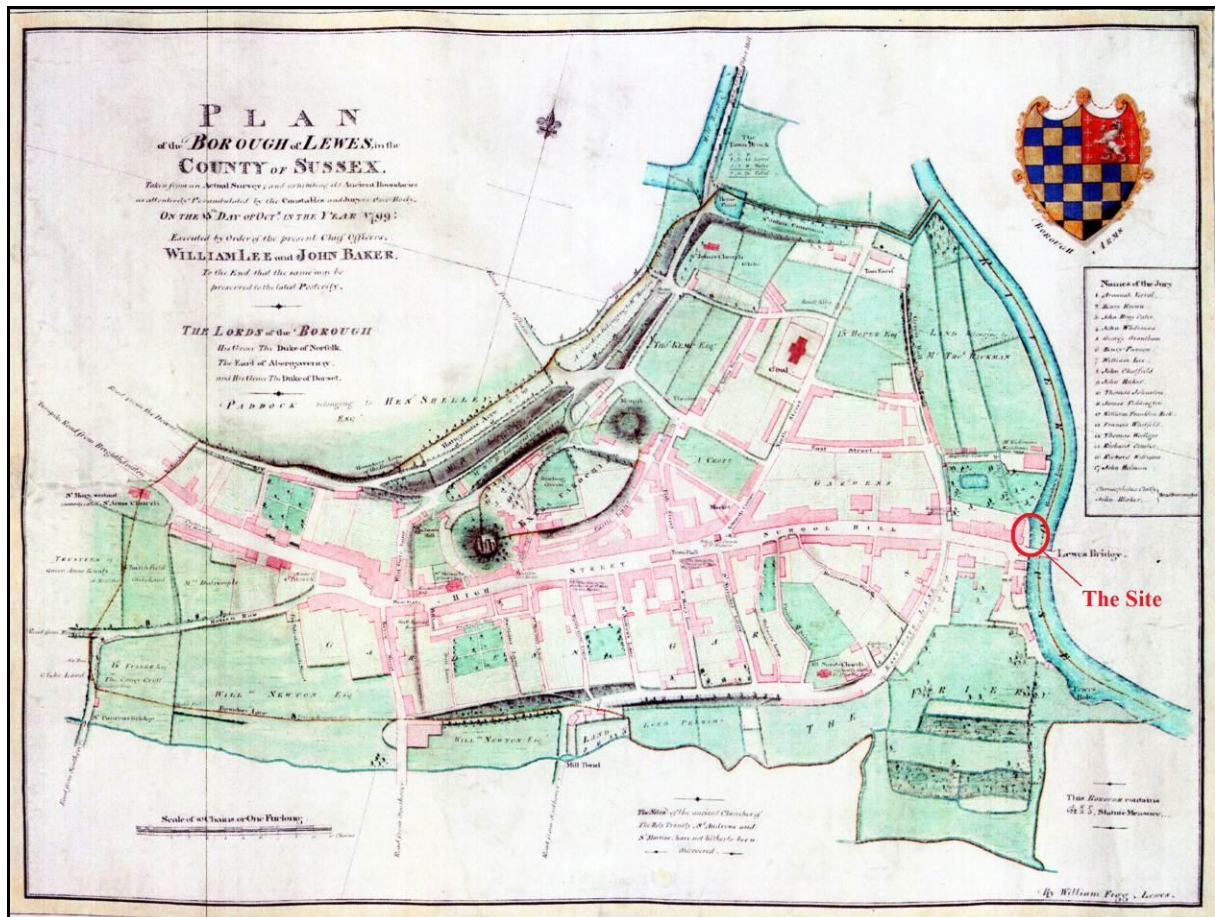


Fig. 4: 224 High Street, Lewes: Map of Lewes in 1799 by William Figg

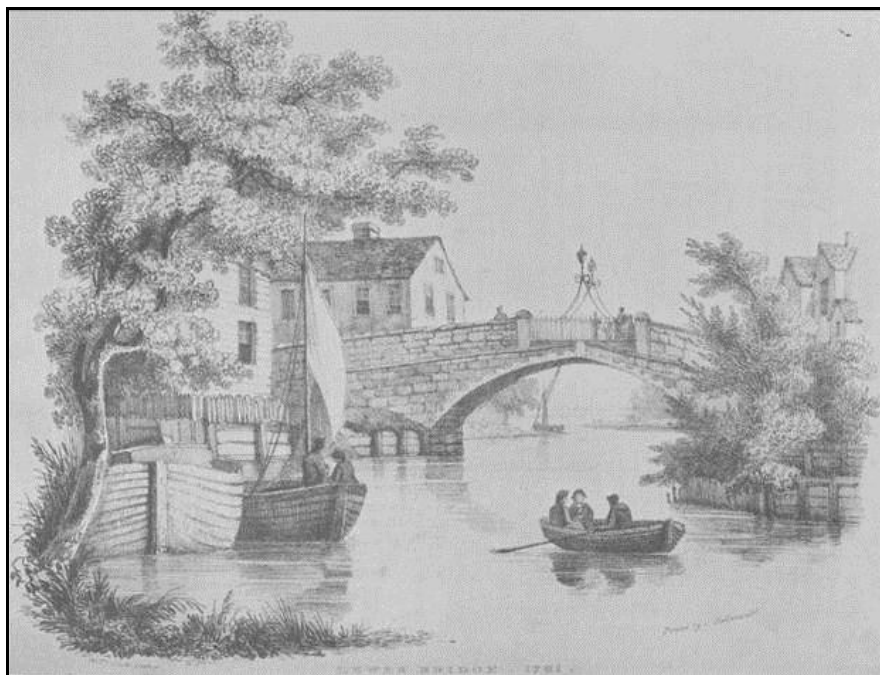


Fig. 5: 224 High Street, Lewes: Drawing of Lewes Bridge 1781
(<http://leweshistory.org.uk/2011/08/04/lewes-history-group-bulletin-13-3-august-2011/>)



Fig. 6: 224 High Street, Lewes: Drawing of Lewes Bridge 1782
(<http://www.austenfamily.org/images/Lewes-Bridge-1782>)



Fig. 7: 224 High Street, Lewes: Map of Lewes in 1824 by J. Marchant

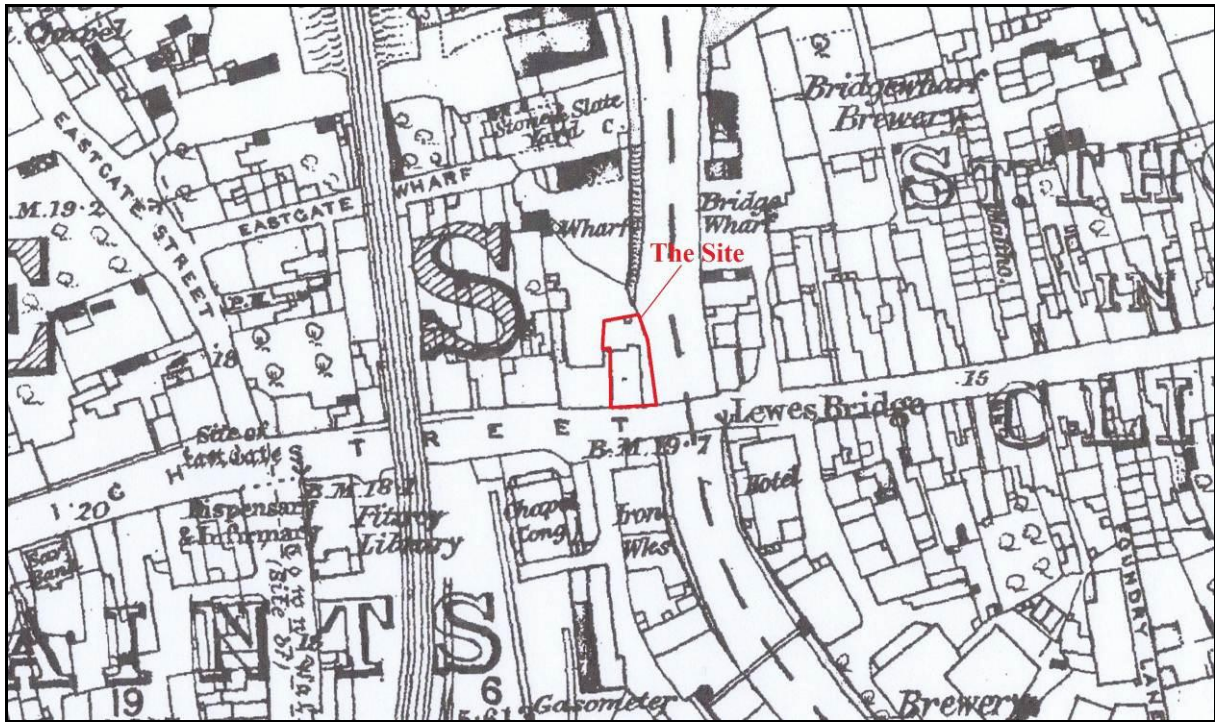


Fig. 8: 224 High Street, Lewes: 1st Edition OS map, 1875

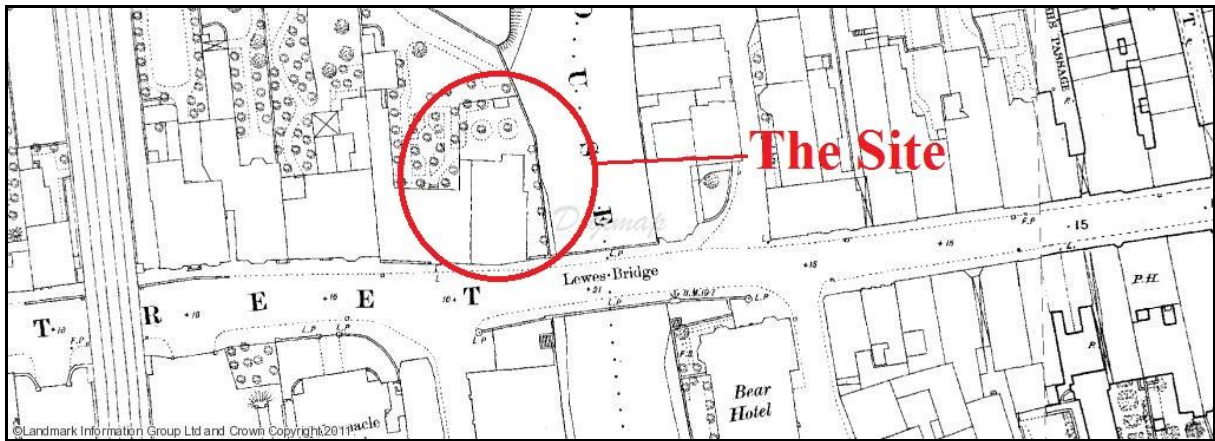


Fig. 9: 224 High Street, Lewes: 1874 Town Plan

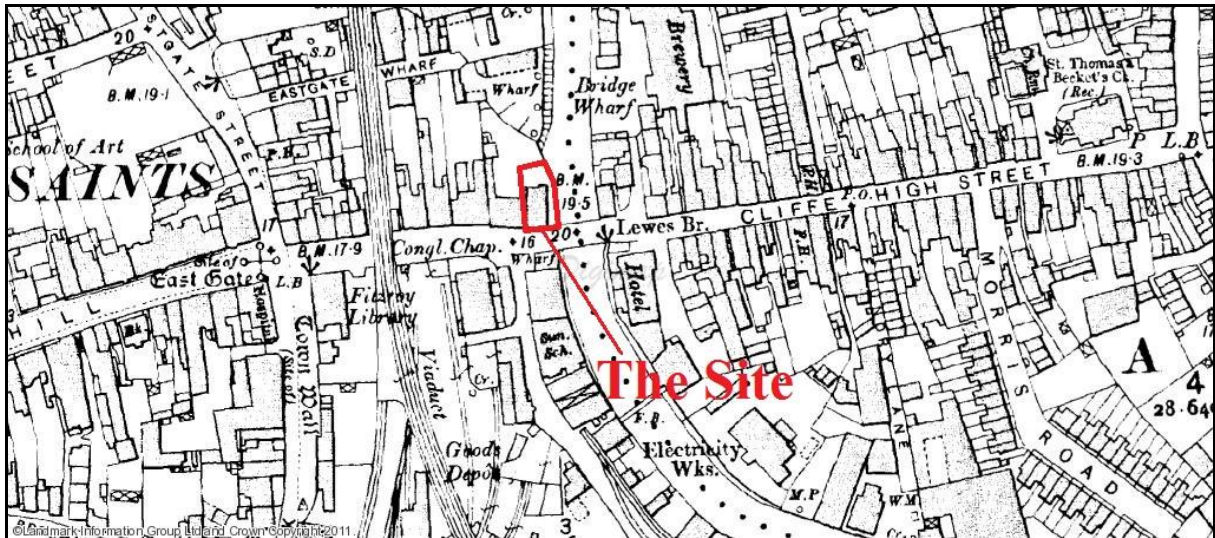


Fig. 10: 224 High Street, Lewes: 3rd Edition OS map, 1910

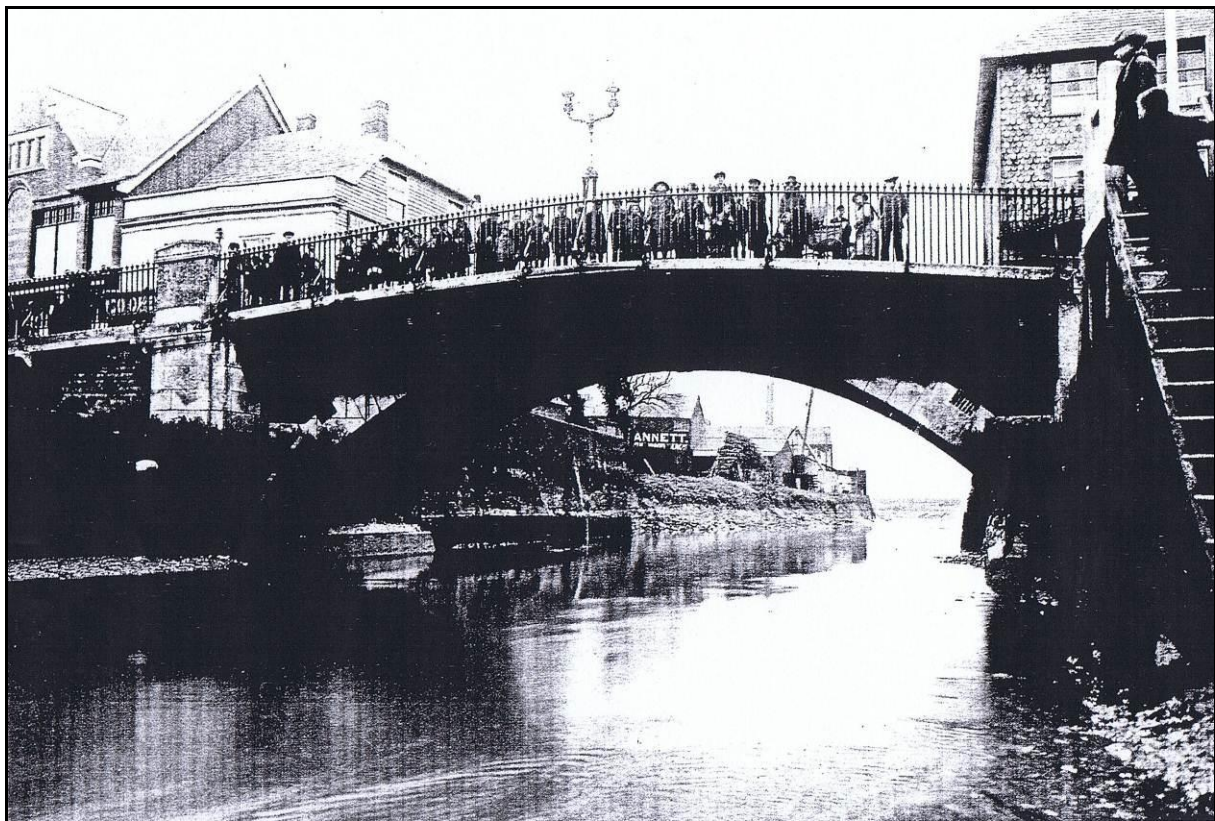


Fig. 11: 224 High Street, Lewes: Photograph of 1922 showing Lewes Bridge and 224 High Street behind it. Note the different façade to the building
(Copyright: E. Reeves)

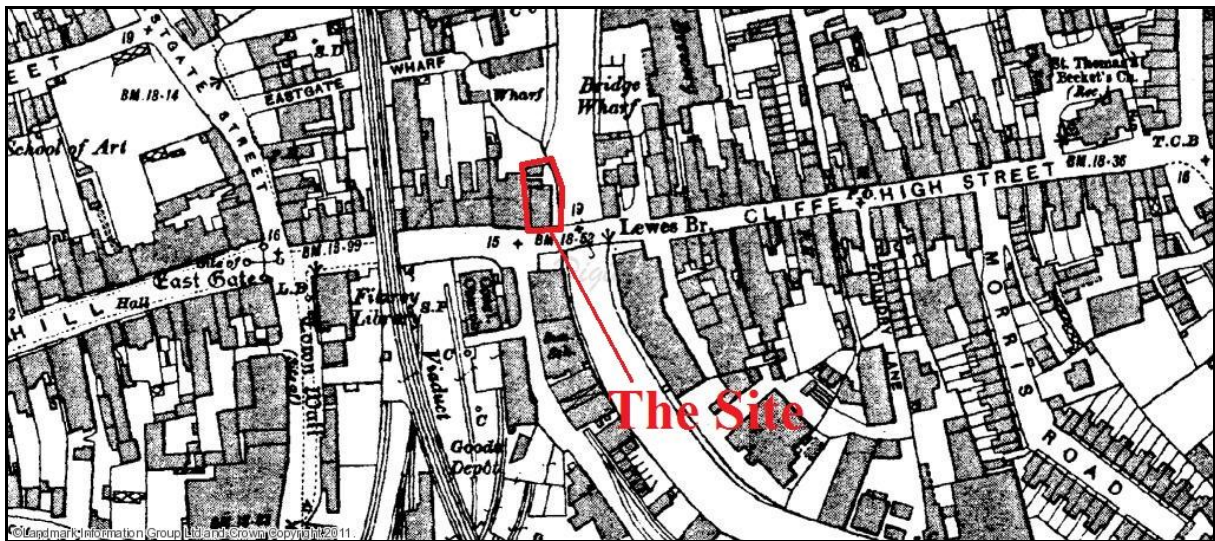


Fig. 12: 224 High Street, Lewes: 4th Edition OS map, 1932



Fig. 13: 224 High Street, Lewes: Photograph dated 1943
Note: concrete anti-tank coffins at Lewes Bridge on right side of picture

Appendix 1: Archaeological Sites Recorded on the HER (within a 500m radius of the site centre)

HER Ref	NGR	Period	Type of Site	Notes
MES1577	TQ 414 101	Medieval	C12 castle	Built with flint by William de Warenne in c.1100. Scheduled Monument.
MES1579	TQ 413 102	Post Medieval	Malthouse	
MES1580	TQ 414 102	Post Medieval	C18 brewery	Beards Lamb Brewery. Brewing ceased at site c.1977. Buildings still used for bottling.
MES1616	TQ 41 11	Medieval	Franciscan friary	House of Grey Friars. Founded before 1241. Dissolved 1538. Associated archaeological interventions include: EES13960, EES9080, EES9573; EES9081 and EES9493.
MES1630	TQ 415 101	Medieval	Medieval walled town	Remains of. Town walled about 1267. Scheduled Monument.
MES1725	TQ 413 100	Post Medieval	C19 windmill	Built 1802.
MES1741	TQ 416 105	Post Medieval	House of correction	Prison. Completed 1790. Became county goal in 1844. Replaced in 1853 with a goal on a new site in Lewes. Demolished 1963.
MES1744	TQ 4155 1014	Medieval	Med building site	Site of the Star Inn. Building older than its C18 façade.
MES1756	TQ 41296 09916	Medieval	Town ditch	Defensive ditch found during excavation. Filled with debris from Town Wall's repairs or demolition.
MES1778	TQ 415 101	Saxon	Saxon mint	Operated in the reign of Athelstan, and from the last issue of Edgar c.973 until 1066.
MES7174	TQ 4146 1035	Bronze Age to Saxon	?RB mound	One of a series of mounds in the area. Contained inhumations and pottery.
MES7175	TQ 4147 1040	Neolithic to Saxon	?RB/AS barrows	A pair of mounds once existed in the churchyard.
MES7177	TQ 4143 1030	Bronze Age to Saxon and Medieval to Post Medieval	Mound / gallows	One of a series of mounds in the area. Possible barrow reused as a gallows mound.
MES7249	TQ 4146 1007	Medieval to Post Medieval	Well	Reported in 1977 as being uncovered during building works at the Rainbow Inn.
MES7266	TQ 4167 1006	Post Medieval	C19 ice house	Surveyed in 2003.

HER Ref	NGR	Period	Type of Site	Notes
MES7372	TQ 41668 10266	Medieval and Post Medieval	Med pits	Two Medieval pits (C12-C13) and a Post Medieval well were recorded during a watching brief.
MES17136	TQ 417 101	Post Medieval	Cellar	Recorded during evaluation excavation to rear of 20-21 High Street (EES14748, EES14845 and EES14887).
MES19284	TQ 415 101	Medieval	Town Wall	
MES17257	TQ 415 102	Post Medieval	Police Station	Sited on West Street. Late C19 police station reusing late C18 building
MES1765	TQ 417 101	Medieval	Wells, pits and a furnace.	Discovered during excavation at Friars Walk.
MES1770	TQ 417 101	Medieval and Post Medieval	Pits and Post-holes	Revealed during excavations at Brooman's Lane. Earliest pottery dated to C12 and C13.
MES1581	TQ 419 103	Post Medieval	Harveys Brewery	Majority of buildings built in 1868. Vat halls date from 1790.
MES1776	TQ 414 100	Saxon	Burgh	A burgh at Laewe is listed in the Burghal Hideage.
MES1583	TQ 41941023	Post Medieval	Bridge	Cliffe Bridge. Bridge of 1727 mostly hidden beneath later accretions.
MES7670	TQ 419 101	Post Medieval	Pill box	Sited at goods yard adjacent to Old Tabernacle Church. Unknown type.
MES7671	TQ 419 102	Post Medieval	Anti-tank coffins	Sited at Cliffe Bridge. Removed.
MES7669	TQ 418 102	Post Medieval	Pill box	Sited at School Hill. Type 28. Removed.
MES8352	TQ 418 103	Post Medieval	Former Eastgate Stoneworks	Sited at 6 Eastgate. Dates sometime between C19 and C20.
MES7673	TQ 415 105	Post Medieval	Pill box	Sited at Pellham Terrace, The Pells. Unknown type. Removed.
MES8355	TQ 416 105	Post Medieval	Former brick kiln	Sited at Lancaster Street / North Street. Destroyed.
MES8353	TQ 420 101	Post Medieval	Former malthouse	Sited at Foundry Lane. C18
MES8349	TQ 417 104	Post Medieval	Phoenix Gasworks and associated industrial sites	Dates sometime between C19 and C20. There was an archaeological intervention / excavation at the site in 1975 (EES9093).
MES8354	TQ 417 100	Post Medieval	Drinking fountain	Dated 1874. Sited at Friar's Walk.
MES7737	TQ 413 102	Post Medieval	Air raid shelter	Sited at The Paddock

HER Ref	NGR	Period	Type of Site	Notes
MES19291	TQ 412 099	Medieval	Site of West Gate (town gate)	Gable end of 93 High Street contains possible remains of part of the gatehouse.
MES19290	TQ 418 102	Medieval	Site of East Gate (town gate)	There was an archaeological intervention / excavation at the site between 1977 and 1978 (EES9078).
MES16371	TQ 417 103	Medieval	Section of town wall called The Green Wall.	Scheduled Monument.
MES17038	TQ 414 099	Medieval	Site of Watergate (town gate).	
MES1766	TQ 420 103	Medieval	Made ground and pits	At Cliffe
MES17143	TQ 414 106	Post Medieval	Paper mill	Recorded on tithe map. C19.
MES8348	TQ 420 106	Post Medieval	Brickworks	
MES7676	TQ 413 105	Post Medieval	Air raid shelter	Extant. At The Pells.
MES8356	TQ 416 107	Post Medieval	Former brickyard	North Street / River Ouse
MES8356	TQ 421 105	Post Medieval	Former Southdown brewery	Early C19. Thomas Street / Davey Lane.
MES7624	TQ 422 099	Post Medieval	Pillbox	Type 24. Removed.
MES7840	TQ 413 105	Post Medieval	Air raid shelter	Used by pupils of the Pells School.
MES7674	TQ 421 102	Post Medieval	Buoys	19 anti tank buoys edging car park in Cliffe High Street
MES7675	TQ 421 102	Post Medieval	Air raid wardens No. 2 post	Extant. Now Nutty Wizard Café.
MES8350	TQ 421 102	Post Medieval	Cliffe Parish water pump	C19.
MES1767	TQ 421 102	Medieval and Post Medieval	Made ground and pits	Made ground laid down during C13/14. Medieval and Post Medieval rubbish pits. In the late C18 the area was built upon.
MES1657	TQ 4160 0986	Neolithic	Neo axe	Found in 1911 during work on railway station bridge.
MES7176	TQ 4150 1045	Roman	Rom coins	Several Roman coins were found in the churchyard during the C19.
MES7183	TQ 4163 1015	Roman	Rom coin	Coin of Tiberius discovered prior to 1824.
MES7001	TQ 4151 1010	Saxon	AS metalwork	An iron francisca and an iron seax, of late C7 to C8 date, were found in 1899 during demolition work under the eastern extension of the Crown Courts. They possibly represent burials.

Appendix 2: Listed Buildings Recorded on the HER (within a 100m radius of the site centre)

HER Ref	NGR	Period	Notes
DES1247	TQ 41894 10237	Post Medieval	No. 220 and 221 High Street. House pair now with office to left. Mid C18 with early C19 alterations.
DES2170	TQ 41718 10326	Post Medieval	224 High Street. House, now shop. Early C18.
DES1573	TQ 41809 10230	Post Medieval	214 High Street. House, now shop pair. Mid C19 with earlier wing to left.
DES1313	TQ 41847 10206	Post Medieval	10 High Street. Fitzroy Memorial Library. Library, now house. Built 1862.
DES2180	TQ 41818 10196	Post Medieval	11 High Street. House, later the Lewes Infirmary and Dispensary, now offices. Built 1770.
DES2292	TQ 41808 10193	Post Medieval	13/13a High Street. House, now office. Early C19.
DES1534	TQ 41796 10202	Post Medieval	14 High Street. House. Early C18 with C19 shop front on ground floor.
DES1246	TQ 41788 10225	Post Medieval	213 High Street. House. C16, possibly earlier, with early C18 front, heightened in early C19.
DES2179	TQ 41926 10206	Post Medieval	Garage east of 1 High Street. Warehouse, now garage. Late C18.
DES2274	TQ 41940 10228	Post Medieval	Bridge over the River Ouse. Built 1726-1727. Reconstructed in 1932. Single arch scheme. Footpath on north side was added in 1882.
DES1513	TQ 41950 10247	Post Medieval	1 Cliffe High Street. House, now shop. Early C19.
DES2295	TQ 41969 10242	Post Medieval	4, 5 and 6 Cliffe High Street. House row, now shop row. C17, possibly earlier, clad in C19.
DES1317	TQ 41968 10258	Post Medieval	Bridge House, Cliffe High Street. House. Mid C18.
DES2294	TQ 41956 10254	Post Medieval	2 Cliffe High Street. House. C18.

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, and until recently taught A-Level Archaeology at Bexhill 6th Form College.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcomvbe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

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

Chris Butler MfA

Archaeological Services

Prehistoric Flintwork Specialist

Rosedale
Berwick
Polegate
East Sussex
BN26 6TB

Tel & fax: 01323 811785

e mail: chris@cbasltd.co.uk