146-147 High Street, Lewes, East Sussex

Building Recording

by Genni Elliott

Site Code: HSL17/196

(TQ 4126 0998)
146-147 High Street, Lewes, East Sussex

Building Recording

For Ms Dinah Loeb

by Genni Elliott
Thames Valley Archaeological Services Ltd

Site Code HSL 17/196

November 2017
Summary

Site name: 146-147 High Street, Lewes, East Sussex

Grid reference: TQ 4126 0998

Site activity: Building Recording

Date and duration of project: 3rd November 2017

Project manager: Steve Ford

Site code: HSL 17/196

Summary of results: The stable block is of one build with the rear extension to 147 High Street. It is built off the town wall to the east and the former wall of a building to the north. Stylistically it dates from the mid-late 19th century, and maps show it as present by 1873. The cellar is located beneath the yard area and is barrel-vaulted. It was probably associated with 146 High Street and links to the cellars beneath that building. The earliest reference to it is in 1897 concerning the lease of no. 146.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at East Sussex Record Office in due course.

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                             Steve Preston✓ 08.12.17
Introduction
This report documents the results of building recording to the rear of 146-147 High Street, Lewes, East Sussex (TQ 4126 0998) (Fig. 1). The work was commissioned by Ms Dinah Loeb, the co-owner of the property.

Planning consent (appln no. SDN/14/04657/FUL) has been granted by the South Downs National Park Authority to convert the existing stables and outbuildings into a residential dwelling. The consent is subject to two conditions (9 and 10) which require a building recording and watching brief.

This is in accordance with the Department for Communities and Local Government’s National Planning Policy Framework (NPPF 2012), and the Authority’s policies on the historic environment. This report documents the results of the building survey: the watching brief will be reported separately. The fieldwork was undertaken by Genni Elliott on 3rd November 2017 and the site code is HSL 17/196.

The archive is presently held at TVAS, Reading and will be deposited at East Sussex Record Office and a copy sent to the Historic England Archive (formerly National Monuments Record) in due course.

Location, topography and geology
The site is located to the rear of 146-147 High Street, Lewes, on the eastern side of Westgate Street at the western end of the centre of Lewes (Fig. 1). The historic castle remains are to the east and the medieval town wall immediately to the rear of the site. The historic Westgate was located beneath 147 High Street. The site lies at approximately 30.6m above Ordnance Datum and the underlying geology is recorded as undivided, upper and middle chalk (BGS 1979).

Historical Background
Numbers 146 and 147 High Street Lewes are Grade II listed and described as

146 147 High Street is a 3 storey with full basement former house pair, now shop pair with outbuildings and enclosed courtyard with brick walls and a timber vehicular gate to the rear. It was built in the early mid 19th Century. Its features include rendered front and side elevations with plain raised quoins and facing brick with brick quoin detail around the windows and doors. The eaves cornice is bracketed to a plain tiled roof with ridge stacks in centre and to left to the main building and there are slate roofs to the later Victorian rear extensions.
Fenestration: regular 2 window front, glazing bar sashes. C20 single shop-front with glazed door to right at left on ground floor, (No 146): C20 double shop-front with inset central glazed door to right, (No 147). The party wall between this building and the Freemason's Hall to right ... contains considerable remains of the medieval West Gate, pulled down in 1777.

The stable building to which this recording refers is considered to be curtilage listed.

The location of the buildings is significant, immediately adjacent to the town wall and on the former location of the Westgate: part of one of the gate towers survives in the cellar of 147 High Street. The site itself is on the town ditch, with remains of the bridge also recorded in the cellars of 146 and 147 High Street.

A heritage statement covers the history of the site in detail (Furner nd). In summary the earliest reference is dated to 1897 where it is referred to as a warehouse and vault leased to 146 High Street. This appears to have been a continuous arrangement. The history of no. 146 appears to be predominantly of a wine merchants and off licence.

A range of maps was studied at East Sussex Record Office and online in order to ascertain the site’s more recent history. The earliest available maps of the area such as the Lewes town plan of 1799 by Edwards and the Lewes map of 1824 by Figg show Westgate Street and indicate a row of buildings fronting onto the street. There is no indication of a yard behind 146 and 147 High Street, though the map may be a generalisation and one is actually present.

The 1873 town plan (Fig. 2) shows in the site in detail, although it does unfortunately lie along the line of a page break in the map. Both 146 and 147 are present along the High Street frontage adjacent to the Freemason’s Hall. To the rear of 146 is what appears to be an enclosed yard area, separate from that of 147. At this date it does not appear to be covered. The stable building is approximately rectangular in shape and moulds around the north-east corner of 147 where it backs onto the Freemason’s Hall. The town wall can be clearly seen to be on the line of the stable building dividing it from the Freemason’s Hall. To the north of the stables is a public house, the building line, however appears to have been lost to the gap between the maps (removed on Fig. 2 when the two parts of the map do not quite perfectly match). This map also shows no property boundary between 146 and the pub. A smaller scale 1873 map sheds no further light as less detail is shown and the end of the stable is not drawn.

The 1899 map (Fig. 3) shows that the pub has been extended to the south and it is possible that this is along the boundary wall that is present today. No further detail of the stable block can be seen and there is no building line present to mark the northern wall. The yard to the rear of 146 now appears to contain a building. The 1910 map (Fig. 4) is the first to define the northern end of the stable building, the southern building limit is also
different, suggesting that the building is in fact rectangular and that the mason’s hall has the same northern limit as 147 High Street. Within the yard is a small building in the north-west corner of the site – the outside toilet.

No changes are shown in 1932 or 1938, but significant change has occurred to the area by 1954 (Fig. 5). The pub and the buildings to the north of the site have been demolished. Within the site itself, it is likely that there is no change, though slightly more detail is shown concerning the arrangement of the rear of 147 and its interface with the stables. By 1965 (not illustrated) an electrical substation has been built, immediately to the north of the site. No changes have occurred within the site and no further changes are seen up to the modern day.

**Methodology**

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments (RCHM(E) 1996) for a level 3 record. The survey comprised a fully analytical record of the building’s development, a comprehensive photographic survey, paying attention to the methods of construction, chronological development and alterations, and features of special interest. The building has been recorded photographically using digital media which is catalogued (Appendix 1). The building to which this recording pertains forms the northern end of an extension to the rear of 147 High Street and is wholly self-contained. Where relevant, aspects of 147 High Street will be discussed to aid understanding of the stable block.

**Description**

For ease of reference it is necessary to sub-divide the properties into distinctive blocks; 146 High Street, 147 High Street, 147 High Street extension and the stable block (Fig. 6). Whilst they are currently in different ownership, it would appear that the 147 High Street extension and the stable block are of one build and the two parts are not differentiated on the Ordnance Survey maps.

The extension and stable block (Pl. 1) are set back beyond the boundary of 147 High Street, encroaching into the rear of the ‘Hall’ as shown on historic maps. They are approximately rectangular in plan form, with the exception of the link to 147 High Street, which consists of a narrow corridor. The pair have flat roofs covered in asphalt, with that above the extension being slightly higher than that above the stable block. They are brick built, seemingly of one build with the same brick bonding, Flemish garden wall bond in lime mortar, though the extension is in better condition than the stable block (Pl. 2). Stylistically they are also the same with the same brickwork pattern and colouring; grey/brown brickwork with red brick quoins and arch detail around the
windows and doors and concrete sills. The grey/brown bricks measure 221mm x 100mm x 66mm (8 3/4” x 4” x 2 5/8”) whilst the red bricks measure 221mm x 111mm x 64mm (8 3/4” x 4 3/8” x 2 1/2”).

Externally it is only possible to see two elevations; the main west elevation and part of the north elevation. Within the main elevation (Fig. 7, Pl. 1) it is easy to differentiate between the two blocks (extension and stable) due to the change in roof height. The ground floor of the stable block consists of two double size openings set beneath a rusty, steel RSJ. The northernmost set of doors consists of a stable door and a full height door (Pl. 3), both of simple plank construction set beneath a set of windows; in the centre of which is a side hung casement window. To the south are a pair of full height plank doors (Pl. 4). The main door to the stable block is located at the southern end of the block at its junction with the extension. It is also of simple plank construction set beneath a window (Pl. 2).

Within the ground floor of the 147 extension is a window at mid height, a central doorway and a window at ground floor height (Pl. 2).

At first floor level the stable block contains a central pair of doors with a window either side. The doors are of two-panel construction with the upper panel filled with glass. Above the doors is a simple, wooden suspended porch (Pl. 4). Within the first floor level of the extension are a further two windows.

The windows within both the extension and stable block (where they still exist) are of sash type, and one over one panes of glass. Those within the extension have with horns whilst those within the stable block do not (Pl. 5).

The north elevation (Pl. 6) is complex due to it incorporating the boundary wall of the site. The wall itself is brick built, laid in Flemish garden wall bond with the eastern part in lime mortar and the western part in cement. It is a double skin wall that increases in height at the eastern end, where the stable block is located. The stable block north wall appears to be built off half of the thickness of the wall leaving a thin covering of concrete to protect the top of the exposed wall. The north elevation, above this wall is rendered in concrete. Lower down, and partially obscured by the substation an additional section of walling was present at the eastern end of the wall and turning 90° to the north. This was not as tall as the main wall and was capped in concrete. It may be a remnant of the earlier buildings that were demolished between 1938 and 1954.

Internally the stable block is separate from the extension. Only the stable block was recorded as the extension to 147 is in separate ownership, though approximate plans were available of the internal layout including its relationship to 146 and 147 High Street (Figs 8 and 9).
The ground floor (Fig. 8) of the stable block consists of two self-contained rooms, running the width of the building and accessed externally via the doors in the west elevation. The rooms are approximately equal in size with concrete floors and plastered walls (Pl. 7). The rear wall was thicker at the base, angling out by approximately 7° and could be seen to be, at least in part, of flint construction from the impressions/damp of the plaster covering it. The northern most wall of the building can be better seen within room 2, though it is also obscured by paint. It is however clear enough to observe that the type and bonding of the brickwork is the same as that immediately outside the building, within the boundary wall, which is a continuation of the internal wall. The bottom 17 courses are laid in English garden wall bond; the headers measuring 105mm x 60mm (4 1/8" x 2 3/8") whilst the stretchers are Dutch bricks measuring 177mm x 36mm (7" x 1 7/16") and may well have been reused from an earlier building within the vicinity (Pl. 8). The upper courses of brickwork were laid in Flemish garden wall bond with the bricks measuring 230mm x 105mm 60mm (9" x 4 1/8" x 2 3/8"). The upper courses also appear to have quoins though that may just be where the newer section of wall to the west has been bonded in. The junction of the west wall of the stable block with the north wall has been obscured by a supporting timber frame, whilst internally the paint obscures detail of the join between the two.

At the southern end of the stable block section is the door giving access to a corridor and stairs to the first floor. Once again the floor is of concrete and the walls are plastered. The stairs themselves are of winder type with simple square profile newel posts and a plain, functional handrail with no balusters, which, with the exception of the handrail, are painted white (Pl. 9).

The first floor (Fig. 9) consists of a single room (room 3). It is possible that it was once subdivided lengthwise due to the presence of timber framing, though perhaps more likely given the condition of the building, the framing was erected to support the roof (Pl. 10). The flooring is of simple pine plank boards. The brickwork in the walls is slightly clearer upstairs despite some of it being painted white. The north wall consists primarily of stretcher bond with occasional rows of header bond. The bricks measure 230mm x 100mm x 65mm (9" x 4" x 2 1/2") and are not bonded into the east or west walls. A large crack is present down the centre of the wall. The southern, internal, wall is laid in stretcher bond with the bricks measuring 235mm x 65mm (9 1/4" x 2 1/2"). The window butted up against the internal wall and it was not possible to see whether the two were bonded together or not. The rear, eastern, wall is more complex. The northern end of the wall is of brick construction predominantly of stretcher bond but with some mixed bonding. The bricks measured 235mm x 100mm x 65mm (9 1/4" x 4" x 2 1/2") in general, although some 3/4 size bricks were also present. The southern end of the wall is of roughly coursed, faced flint construction. Where the two walls meet there has been a partial collapse in the
outer face of the brickwork (Pl. 11). The western wall contains a door and two windows and was discussed externally.

The roof is of simple construction, consisting of planks of wood (the beams) resting on the front wall and resting on a plank of wood attached to the rear wall which itself is resting on small brick corbels. The planks are cut by circular saw. Part of the roof structure has been covered by plasterboard sheets.

The cellar (Fig. 9), now associated with the stable block is located beneath the yard area, in the northwest corner of the site and appears to follow the site boundaries. Access to the cellar is via the cellars beneath 146 High Street or via a set of brick steps (Pl. 12) within the yard that had been concreted over until recently. The steps enter the cellar at the north end, which consists of a single room with an angled corridor at the southern end giving access to the cellars to the south (Pl. 13). The cellar itself is barrel-vaulted with a pair of windows/lightwells in the western wall (Pls. 14, 15). The floor is of concrete and the lower parts of the wall are rendered. The vaulted part is of painted brickwork, the bricks measuring 230mm x 58mm (9” x 2 1/4”) thick and laid in stretcher bond. Within the roof space is a cast iron service pipe, aligned east-west across the width of the cellar.

Conclusion

The extension to 147 and the stable block are of one build, likely dating from the mid - late 19th century but prior to 1873 as demonstrated from the mapping evidence. The building has made use of the existing walls; the rear of 147 High Street, the town wall to the east and the northern boundary wall / wall to a former building located to the north, requiring only the construction of the western wall. Both the town wall and the northern wall are of some interest, the town wall probably dating to the 13th or 14th centuries and the north wall containing medieval Dutch bricks in the lower courses, possibly reused from an earlier building.

The cellar is barrel vaulted and would appear to be associated with 146 High Street. It was referred to in the 1897 lease of the building.

References

Furner, undated, ‘Heritage Statement for Planning Application at 147 and 146 High Street Stables, Lewes, BN7 1XT’, Lewes
NPPF 2012, National Planning Policy Framework, Dept Communities and Local Govt, London
### APPENDIX 1: Photographic Catalogue

<table>
<thead>
<tr>
<th>Cat. No.</th>
<th>Scales</th>
<th>Location</th>
<th>Direction</th>
<th>Description</th>
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<td>To wall [Pl. 10]</td>
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<td>W</td>
<td>To door/window [Pl. 5]</td>
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<td>-</td>
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<td>W</td>
<td>To door/window</td>
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<td>2x1m</td>
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<td>NE</td>
<td>To rear wall</td>
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<td>1st floor</td>
<td>S</td>
<td>To stairs</td>
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<td>General view</td>
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<td>NW</td>
<td>Toilet/cellar</td>
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<td>SE</td>
<td>Rear 147, extension and stable.</td>
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<td>West elevation [Pl. 1]</td>
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<td>Exterior</td>
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<td>West elevation</td>
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<tr>
<td>29</td>
<td>-</td>
<td>1st Floor</td>
<td>E</td>
<td>Detail of rear wall [Pl. 11]</td>
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146 and 147 High Street, Lewes, East Sussex, 2017
Building Recording
Figure 1. Location of site within Lewes and East Sussex.

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Figure 2. Ordnance Survey, 1873. (Property numbering added)
146 and 147 High Street, Lewes, East Sussex, 2017
Building Recording
Figure 3. Ordnance Survey, 1899.
146 and 147 High Street, Lewes, East Sussex, 2017
Building Recording
Figure 4. Ordnance Survey, 1910.
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Building Recording
Figure 5. Ordnance Survey, 1954
Figure 6. Block plan.
Figure 7. Side (west) elevation.
Figure 8. Site plan, showing locations and directions of view of photographs

146 - 147 High Street,
Lewes, East Sussex, 2017
Building Recording

Figure 8. Site plan, showing locations and directions of view of photographs
Figure 9. Cellar and First floor plan.

Profile through the cellar

146 - 147 High Street,
Lewes, East Sussex, 2017
Building Recording

Figure 9. Cellar and First floor plan.
Plate 1. The Stable block, looking East.

Plate 2. Stable block and 147 extension and rear, looking Southeast, Scales: 2 x 1m.

Plate 3. North stable door, looking East, Scales: 2 x 1m.

Plate 4. South stable door, looking East, Scales: 2 x 1m.
Plate 5. View to door and window, looking West, Scales: 2 x 1m.

Plate 6. North elevation, looking Southeast.

Plate 7. Stable 1, looking East, Scales: 2 x 1m.

Plate 8. Boundary wall, looking Northeast, Scales: 2 x 1m.

146 and 147 High Street, Lewes, East Sussex, 2017
Building Recording
Plates 5 - 8.
Plate 9. Corridor and stairs, looking East, Scales: 2 x 1m.

Plate 10. Upstairs room, looking North, Scales: 2 x 1m.

Plate 11. Detail of rear wall, looking East.

Plate 12. The cellar stairs, looking East, Scales: 2 x 1m.
Plate 13. The cellar, looking South, Scales: 2 x 1m.
Plate 14. The cellar, looking Southwest, Scales: 2 x 1m.
Plate 15. Detail of the lightwell, looking West, Scales 2 x 1m.
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