

Heritage Statement – 26 Station Street, Lewes

Project ref: 780

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26 Station Street, Lewes, BN7 2DB

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1. Introduction

Ecotecture Ecological Design has been commissioned by Alex Boggis to design some internal alterations, a minor alteration to the front elevation at basement level, and some alterations to the rear elevation at basement and roof level. This Heritage Statement has been produced to accompany the relevant Listed Building Consent application.

Necessary repair-work (which does not require Listed Building Consent) has already commenced.

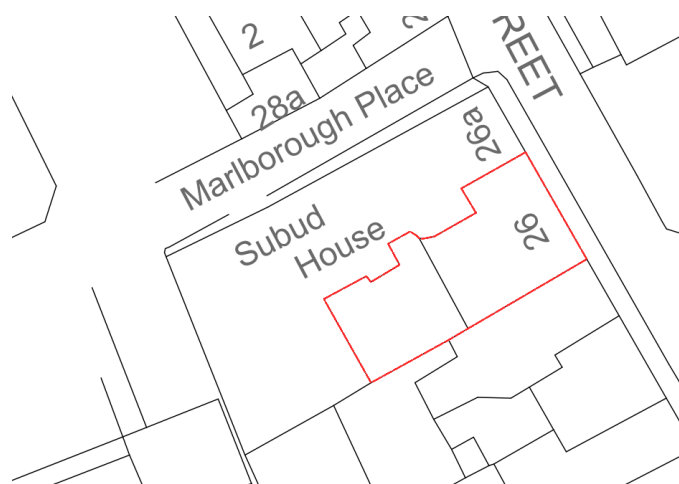


Figure 1: Site plan.

2. Authorship

This Heritage Statement has been prepared by Melisa Thomas, heritage consultant, on behalf of Ecotecture Ecological Design.

3. Scope and methodology

The subject site ("Site") was surveyed by Ecotecture in 2023 and as existing plans, elevations and sections were prepared. These drawings took into account the topography of the land.

The history of the site and its surroundings has been researched based upon documentary and physical evidence. Research sources included the Historic England Archives, the British Newspaper Archive, the East Sussex Record Office ("the Keep"), the East Sussex County Council tithe maps, Old Maps Online, the National Library of Scotland OS maps, British History Online, and the Lewes Conservation Area Character Appraisal.

The heritage significance of the site and any other nearby heritage assets were then considered, as well as their settings.

The proposed scheme has thus been informed by a thorough understanding of the history, the heritage significance and heritage context of the Site. This Heritage Statement assesses the impact of the proposed scheme on the heritage significance and setting of the site, on the character and appearance of the Conservation Area, and on the settings of any other nearby heritage assets.

4. Description of the site

This description should be read in conjunction with the Design and Access Statement, also authored by Ecotecture Ecological Design.

4.1. No.s 26 and 26A Station Street – general discussion

The subject site (“Site”) at no. 26 Station Street is Grade II listed. Its heritage list description [*Appendix 1*] suggests that the building dates from the late 18th or early 19th century, whereas the list description for the adjoining site at no. 26A states that that building dates from the 18th century.

It is not immediately apparent from looking at the front elevations of the buildings at no.s 26 and 26A that they may well have originally comprised a single residential dwelling [*Figure 30*]. The rendered base (painted black) of the two buildings is staggered to differentiate the two sites. The rendered banding between the ground and first floor levels is misaligned, suggesting that the floor levels of the two buildings may differ from one another. The heights of the roof gutter lines and ridge lines differ (with those of no. 26 higher than those of no. 26A), and whereas the Site has a pitched roof with a gable to the south, the roof of no. 26A is hipped (and extended to the rear). Furthermore, the fenestration pattern across the front elevations of the two buildings is asymmetrical.

Documentary evidence, however, indicates that the buildings at no.s 26 and 26A did most likely comprise a single residential dwelling when they were first built in the 18th century (numbered no. 26, and named “St Mary’s”). Plans dating from 1912 and 1935 show the interior of the two sites as forming a single house, but more tellingly, there was a single cellar (later sub-divided) located within the original footprint of both sites [*Figure 51*]. Today, there is a single entrance (rather than two) to the front elevation addressing Station Street, which was formerly the entrance to the single residential dwelling. No. 26A is accessed via an entrance to the side elevation addressing Marlborough Place, created in 1912.

Houses dating from the 18th and 19th centuries were structured hierarchically, with the principal rooms (i.e. drawing room, dining room, library, etc.) typically located at ground floor level, with the bed chambers in the upper floors. (Larger houses sometimes also had principal rooms at first floor level, located at the front of the building.) The hierarchy of the bed chambers descended as the storeys ascended – which meant that the servants’ and/or children’s bedrooms were often located in the attic floor. The service rooms (i.e. kitchen, scullery, pantry, coal storage, etc.) were generally located at basement or lower-ground floor level. The architectural features in the house reflected the hierarchy of the rooms – with the most ornate detailing at ground floor level, and the least decorative at basement/lower ground and attic floor level. Documentary evidence (i.e. historic floor plans) and physical evidence (i.e. remaining historic fabric) indicate that the former house at no.s 26 and 26A (then combined to form no. 26) were structured in this typical hierarchical fashion.

4.2. Front elevation

The front elevation of the building on the Site [*Figure 2 & Figure 57*] has a pared back appearance, with its only decoration being the arched architrave around the front entrance (with detailing giving the appearance of pilasters either side of the entrance and a keystone), and the rendered banding between the ground and first floor. The building has an irregular appearance, with the front entrance being located on the north side. At ground floor level, there are two modern idiom windows within prominent architraves – a one-over-one sash window on the south side, and a slender modern one-over-one sash on the north side, located fairly tightly against the front entrance. Accessed via four stone steps, the timber-panelled front door is likely historic, together with its semi-circular fanlight [*Figure 3*]. At first floor level there are two Georgian-style six-over-six sash windows. There is also a rather unsightly

modern casement window at lower-ground floor level, and a modern three-over-three sash window within an incongruous looking dormer to the roof storey. The building is rendered, with a slated pitched roof, and there is a chimney stack to the south side. As the building is located on a slope, its base at lower-ground floor level is deeper at its south end than at its north end.



Figure 2 (left): No. 26 Station Street (Grade II).

Figure 3 (right): Front elevation – front door.

4.3. Rear elevation and rear garden

The elevational treatment of the rear elevation of the building [Figure 4 & Figure 59] is modern, with hanging slates at first floor level and render at ground floor level. There is a single-storey rear extension on the south side, and a jettied first floor extension on the north side which is located over the garden entrance. At ground floor level, there are some metal-framed casement windows which likely date from the 1930s-50s, and at first floor level there is a modern idiom window and a historically correct Georgian-style six-over-six sash window.

The area immediately adjacent to the rear elevation of no. 26A comprises a flat walk-on roof above the rear basement extension.

The boundary wall between the Site and the adjacent site to the south is historic, comprising bugaroosh (a mixture of flint, lime, brick and general rubble) [Figure 5]. However, the character and appearance of the paved rear garden is dominated by the modern rendered walls of the rear extension to no. 26A, with its unsightly mis-matched modern idiom fenestration [Figure 6 & Figure 7].



Figure 4: Rear elevation of no. 26. Note single-storey rear extension on the right, and jettied first floor extension on the left.



Figure 5: Boundary wall between the garden of the Site and the adjacent site to the south.



Figure 6 (left): Side (east) elevation of the rear extension to no. 26A, which addresses the garden of the Site.

Figure 7 (right): Side (south) elevation of the rear extension to no. 26A, which addresses the garden of the Site, and the rear (west) elevation of the two-storey part of no. 26A with its canted corner at ground floor level.

4.4. Interior – Ground floor

It appears that the planform of the Site at ground floor level [Figure 63] has largely been retained, save for the provision of some modern stud walling within the Drawing room [Figure 14], and a small single-storey rear extension to provide a kitchenette.

There are a number of retained Victorian and Edwardian/interwar architectural features which make a considerable positive contribution to the architectural interest of the Site. Those in the Hallway include Victorian cornicing [Figure 9 & Figure 10], skirting, decorative detailing either side of the arched opening to the rear [Figure 9], the architrave and door to the Drawing room [Figure 8], the front door, timber panelling to the wall adjacent to the stairs between the ground floor and basement, door bells [Figure 10] and stone paving (painted red). Some of the decorative metal balustrading to the staircase appears to date from the Edwardian/interwar era, and the timber handrailing may be more historic [Figure 11]. The retained Victorian architectural features in the Drawing room include unusually high skirting boards, decorative cornicing, picture railing, window surround and decorative brackets beneath the window cill, and a chimneybreast (with a later fireplace) [Figure 13 & Figure 14]. The metal-framed casement windows to the rear kitchenette extension are likely to date from the 1930s-50s [Figure 15].



Figure 8 (left): Ground floor – Hallway. Note historic door and architrave leading to Drawing room.
Figure 9 (right): Ground floor – Hallway. Note corning and detailing either side of arch over opening.



Figure 10: Ground floor – Hallway. Note historic corning and door bells.



Figure 11: Ground floor – Hallway. Note historic staircase balustrading and handrailing, and timber panelling to the wall.



Figure 12: Basement to ground floor – Staircase. Note original timber panelled wall, and timber handrailing.



Figure 13: Ground floor – Drawing room. Note original window surround, brackets beneath window cill, skirting, cornicing and picture railing, and chimney breast.



Figure 14: Ground floor – Drawing room. Note original cornicing and picture railing, and modern stud walling.



Figure 15: Ground floor – rear extension to Drawing room. Note metal-framed window (likely 1930s-50s).

4.5. Interior – First floor level

The planform of the Site at first floor level [Figure 65] has largely been retained, save for the early 20th century addition of a rear bathroom, and the relocation of the rear window to the landing (to facilitate the bathroom extension) [Figure 20].

The retained historic architectural features at first floor level include the barrel-vaulted ceiling to the stairwell [Figure 16], the chimney breast and fireplace to the principal bedroom [Figure 17], picture railing in the principal bedroom, and the balustrading and handrailing to the staircase leading to the attic floor [Figure 20]. There is a modern window opening to the south elevation of the principal bedroom [Figure 18], but the windows to the bedrooms are historically correct Georgian-style six-over-six sashes [Figure 18 & Figure 19].



Figure 16 (left): First floor – Westward view looking from the landing towards the bathroom to the rear.
 Figure 17 (right): First floor – Principal bedroom, to the south. Note original chimney breast and fireplace, and historic skirting and picture railing.



Figure 18: First floor – Principal bedroom, to the south. Note historically correct Georgian-style six-over-six sash windows (including modern window opening on the right), and historic skirting and picture railing.

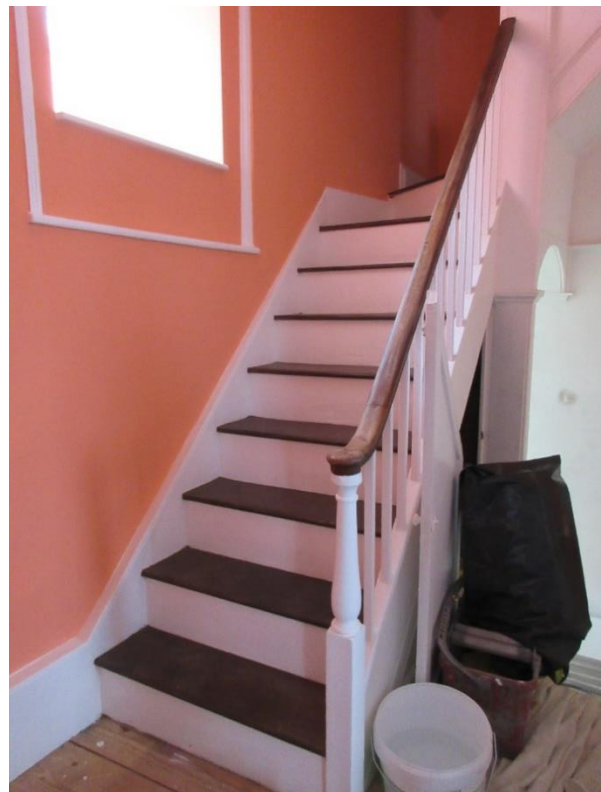
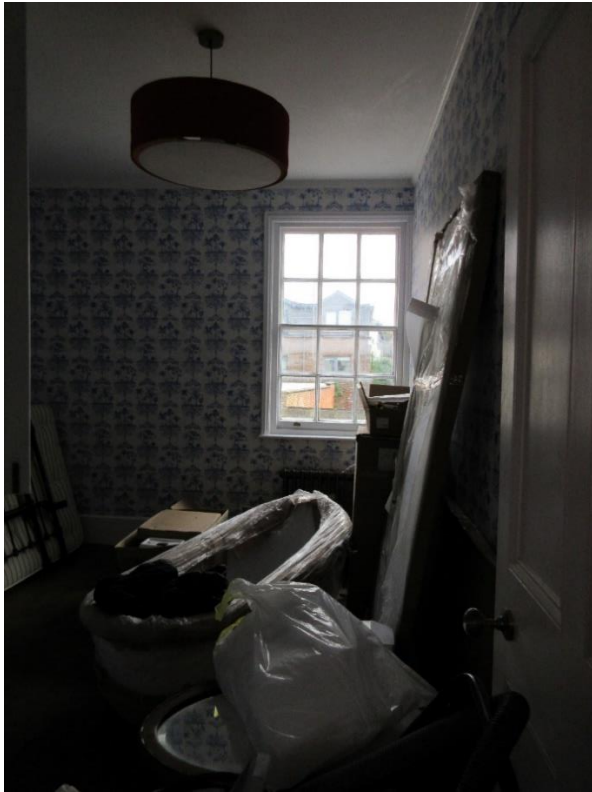


Figure 19 (left): First floor – Bedroom to the north. Note historically correct six-over-six window.
Figure 20 (right): Staircase from first to second floor levels. Note historic staircase balustrading and handrailing, and modern step risers and treads. Also note modern opening to a window over the jettied rear first floor extension.

4.6. Interior – Attic storey

There are three rooms located within the attic storey – one of which is located above no. 26, and is accessed via some additional steps, and the other two of which are located above no. 26A [Figure 67]. The pitched roof above the higher room has recently been refurbished, with new timber panelling, and the opening up of the chimney breast to the south to provide a new modern idiom window [Figure 21]. The original fireplace has been retained, although it is rather oddly located to one side of the modern alcove [Figure 22].



Figure 21: Attic floor – South room. Note modern timber panelling, historic fireplace, and modern “alcove” with modern window.



Figure 22: Attic floor – South room. Note historic fireplace located immediately adjacent to modern “alcove” with modern window.

4.7. Interior – Basement

The basement [Figure 61] principally comprises a larger room in which the kitchen was historically located [Figure 23], and a smaller room to the rear in which the scullery was located [Figure 24]. There are some arched brick features, the historic purposes of which are unclear. The chimney breast to the

former kitchen appears to have been rebuilt, with tiling likely dating from the 1930s. Documentary evidence indicates that the boiler was installed within the chimney breast, in 1935 (whereas historically, this is where the iron cooking range would have been located). There is bare earth under-foot.

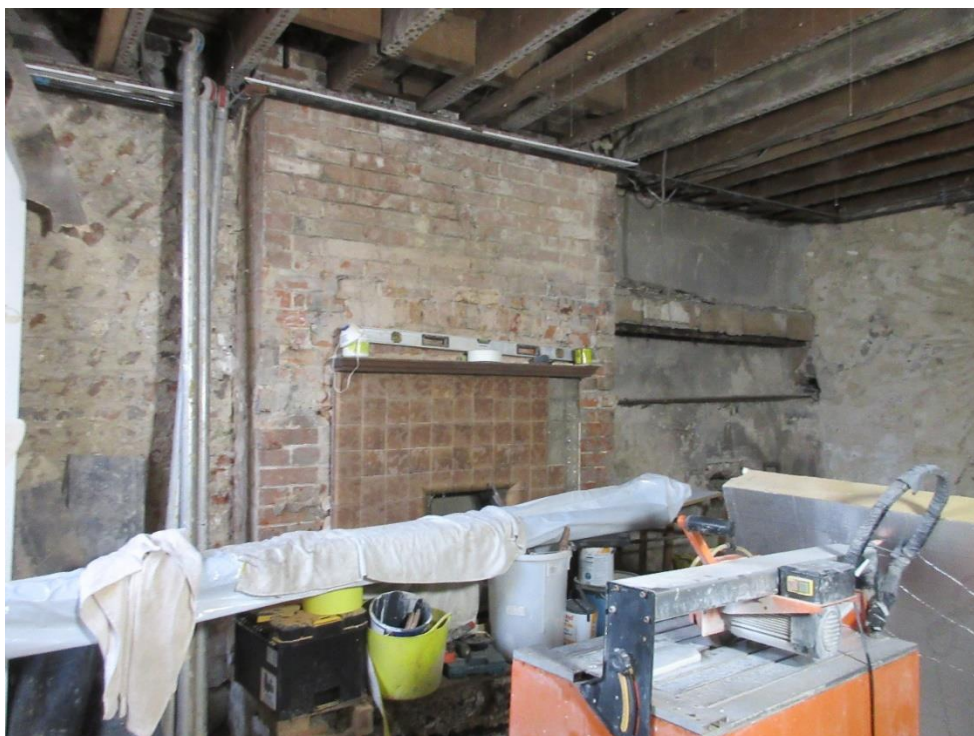


Figure 23: Basement – Kitchen. Note chimney breast, and 1930s-50s tiles.

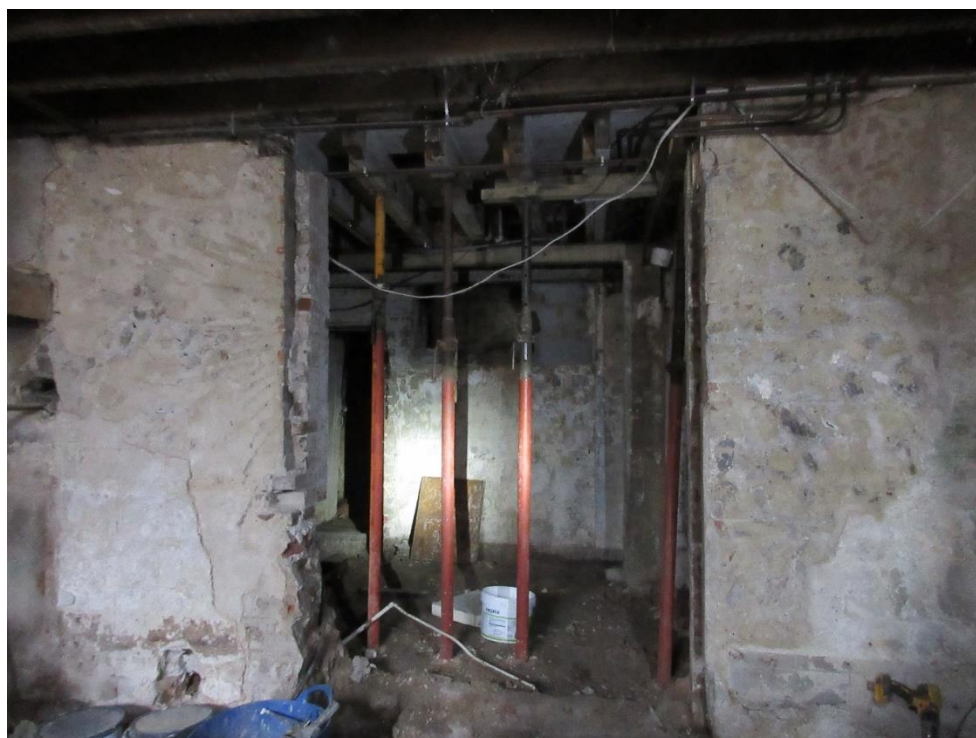


Figure 24: Basement – westward view from Kitchen towards Scullery.

5. Location and heritage context

5.1. Location of the site

The subject site ("Site") at no. 26 Station Street comprises a two-storey (plus lower-ground floor and attic storey) house, adjoining no. 25 to the south, and no. 26A to the north. It is situated on the west side of Station Street in the Lewes Conservation Area, and the local planning authority is the Lewes District Council.

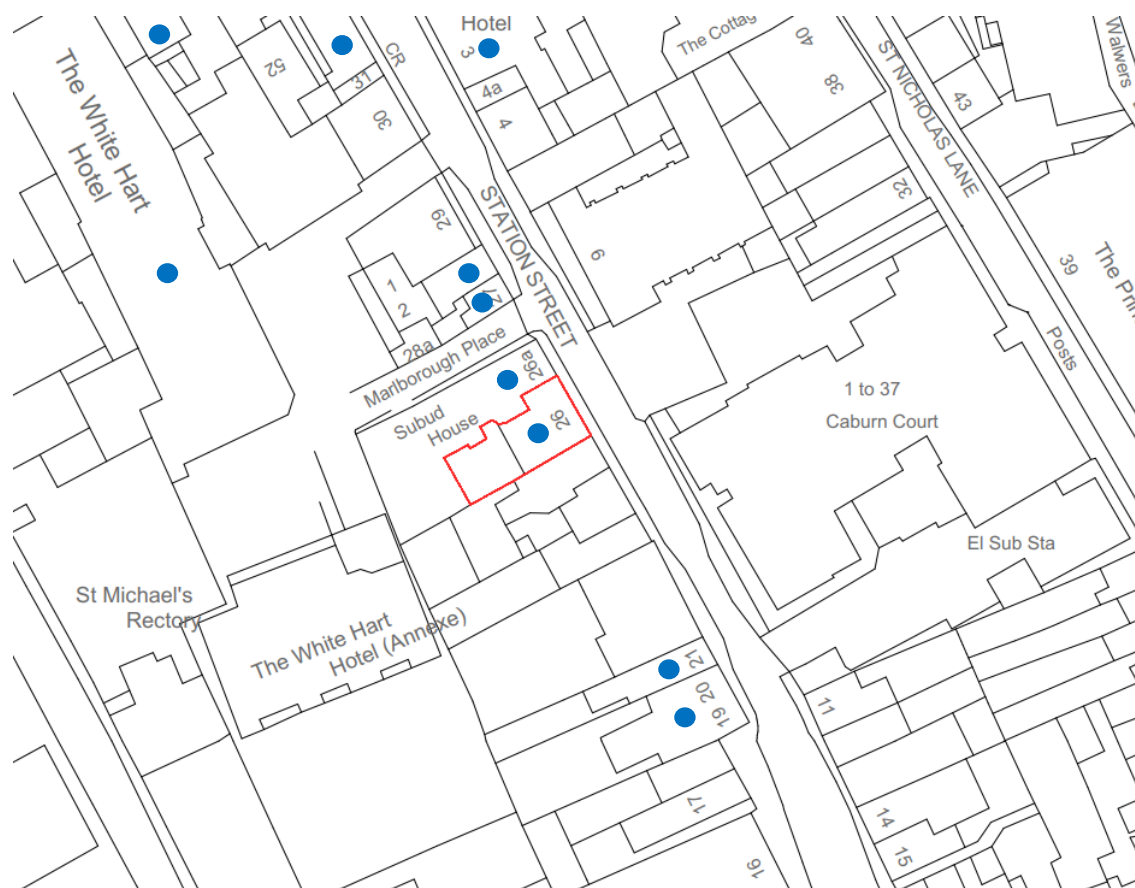


Figure 25: Map showing the subject site (outlined in red), and the surrounding area. Grade II listed buildings are indicated by blue dots.

5.2. Immediate setting of the Site

The setting of the Site is characterised by the narrow width of the street with its steep sloping incline ascending from south to north. It is also characterised by the closely knit buildings with front building lines aligned with the pavement. These two to three-storey buildings principally comprising small specialist shops and residential dwellings. They are varied in elevational treatment, with materials including render, brickwork (i.e. red, yellow and grey), tile hanging, and exposed timber framing. The windows tend to be timber-framed, including casements and sashes, and some are jettied. The roofs are pitched, with slates or clay tiles.

5.3. Character and appearance and setting of the Lewes Conservation Area

The Lewes Conservation Area ("CA") comprises seven character areas: 1. Cliffe; 2. Lower High Street; 3. Lewes Castle and middle High Street; 4. Upper High Street and Western Road; 5. The Pells and West Street; 6. The Wallands; 7. Southover. The Site is located within Area 3, and immediately adjacent to Area 2 (to the east).

Area 2 (Lower High Street) is characterised by its “long rows of varied 18th and 19th century listed buildings”, including former “prestigious family houses” as well as “more modest cottages”.

Area 3 (Lewes Castle and Middle High Street) is “notable for the survival of the early lanes or twittens between Southover and the High Street, and the dominance of the castle mound and the surrounding precinct” – although the High Street “forms the core of the area”.

The architectural character of both Areas 2 and 3 is eclectic, with buildings dating from the Medieval period through to the 20th century. Materials include flint, sandstone, clunch (chalk blocks), lime (burnt from the chalk), bugaroosh (a mixture of flint, lime, brick and general rubble), limestone (imported from North France or from the Isle of Wight), timber framing, timber cladding, brickwork, render, mathematic tiles, Welsh slated roofs, and clay tiled roofs. Both areas are also characterised by the steep topography of the land. The buildings tend to be closely knitted, and there is a lack of greenery in the streets.

The subject site (“Site”) at no. 26 Station Street is considered to make an overall minimal and neutral to positive contribution to the character and appearance of the CA. The positive contribution is by virtue of the generally intact appearance of this late 18th century building, with its rendered finish and central rendered banding, its arched entrance with rendered detailing, and its six-over-six sash windows at first floor level. However, the modern casement window to the lower-ground floor and modern sash windows at ground floor level are negative contributors. The dormer to the front elevation is also a little incongruous. (The rear elevation has a rather indifferent, modern appearance. However, although its contribution to the character and appearance of the CA is negative, the setting of the rear garden has already been compromised by the unsightly rear extensions to no. 26A.)

5.4. Nearby listed buildings and their settings

The Site at no. 26 Station Street is located adjacent to the Grade II listed no. 26a Station Street, and within close proximity of no.s 27-28, no.s 19-21 (consec.) and the Royal Oak public house, all of which are similarly Grade II listed. The Site shares its setting with these listed buildings. Their collective setting is characterised by the closely knit buildings with front building lines aligned with the pavement. These two to three-storey buildings principally comprising small specialist shops and residential dwellings.

The Site is considered to make an overall moderate and neutral to positive contribution to this setting. The positive contribution is by virtue of the generally intact appearance of this late 18th century building, with its rendered finish and central rendered banding, its arched entrance with rendered detailing, and its six-over-six sash windows at first floor level. However, the modern casement window to the lower-ground floor and modern sash windows at ground floor level are negative contributors. The dormer to the front elevation is also a little incongruous.

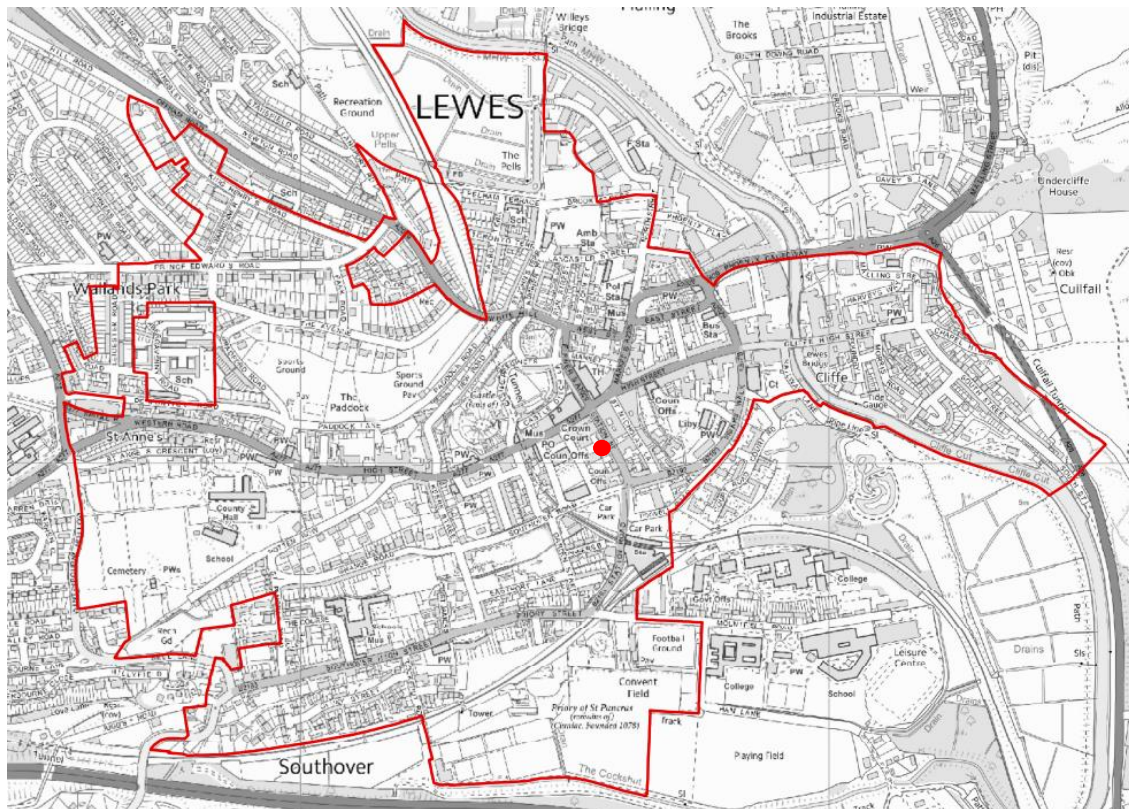


Figure 26: Map showing the boundaries of the Lewes Conservation Area outlined in red. Subject site location is indicated by a red dot.

5.5. East Sussex County Landscape Assessment

The East Sussex County Landscape Assessment recognises Lewes as an urban area. The characteristics of the town are summarised as follows:

- The town's character owes much to the downland that surrounds it and the river that runs through its heart.
- The Downs and the river flood plain have historically restricted the growth of Lewes, and the centre of town has retained its intimate character and a tight urban grain.
- Lewes has long, narrow twittens and hidden flintwalled alleys.
- Views from the town to the Downs and the Castle.
- The ancient, steep High Street, built on School Hill, falls east to the river and has views to Malling Coombe.
- The town has industrial estates in the flood plain to the east, and large housing estates on the outskirts.
- The town has a wonderful architectural heritage, in parts dating from the fifteenth century, of two and threestorey timber-framed, and flint, buildings.
- The original stone from the substantially destroyed great religious buildings in Lewes has been widely recycled in later historic periods.
- The town abounds in special building materials, such as mathematical tiling, tiles made to look like bricks, and dressed, square-cut flint.



Figure 27: Northern view along Station Street. No.s 19, 20 & 21 (Grade II) can be glimpsed on the left.



Figure 28: Northern view along Station Street, with no.s 25 and 26 on the left.



Figure 29: Northern view along Station Street, with no. 26a (Grade II) and no.s 27-18 (Grade II) on the left.



Figure 30: Southern view along Station Street, no.s 26 (Grade II) and 26A (Grade II) on the right.



Figure 31: Southern view along Station Street, with no. 29 on the far right. No. 26 (Grade II) is indicated by a red arrow – with no. 26A (Grade II) and no.s 27-18 (Grade II) further to the right.



Figure 32: Westward view along High Street, from the junction with Station Street and Fisher Street. The Law Courts (Grade II*) and no. 186 (Grade II) are on the right. Nearly all of the other visible buildings are Grade II listed.



Figure 33: Eastward view along High Street, from the junction with Station Street and Fisher Street. The Town Hall (Grade II) is on the left. Nearly all of the other visible buildings are Grade II listed.



Figure 34: Bartholomew House, Castle Gate (Grade II). Note mathematical tiles.



Figure 35: Barbican to Lewes Castle (Grade I), with Barbican House (Grade II*) on the right. Lewes Castle is also a Scheduled Monument.

6. History of the site and its surroundings

6.1. Anglo Saxon, Medieval and Post-Medieval eras

The settlement of Lewes likely dates from the Anglo Saxon era, and its name likely derives from the word “hluews”, meaning “slopes” or “hills”. The local topography provided natural defences against attacks from the Danes, including the valley of the Winterbourne stream to the south, the River Ouse to the east, and the steep valley which leads down to the Wallands to the north. The Saxons also built a large entrenchment to the west.

Prior to the Norman Conquest, records indicate that Lewes had a thriving local economy. William the Conqueror divided Sussex into six autonomous units called Rapes, and the Lewes Rape was granted to William de Warenne [Figure 37].

William de Warenne rebuilt the castle in flint, with dressings of imported Caen stone. (The castle later acquired its towers and gatehouse in the 13th century, and its barbican was built in the 14th century.) A Cluniac priory was built in the 11th century in Lewes, using flint rubble, and faced in Caen limestone from France and grey Quarr limestone from the Isle of Wight. In addition, a house of Franciscan “Grey Friars” was founded in Lewes in the 13th century.

The river is likely to have provided a trading link between the Weald and the sea at Newhaven, with Lewes as an important port along the way. The bridge over the river Ouse was already in existence by the mid-12th century, as there are records of its repair in 1159. The town was likely walled between 1266 and 1269 to protect the town from French raids, although the ancient boundaries of the borough included a considerable area outside the walls. Further walls were added in 1314.

Although Lewes grew as a centre of trade from the 11th century, its economy started to fail in the 14th century due to crop failure, cattle plague and bubonic plague amongst its population. The 1530s saw the dissolution of Lewes Priory and the Franciscan Friary, and the decline of several local churches. Some of these ecclesiastical buildings were demolished, and the materials redistributed within other buildings and boundary walls in the local area. Others were converted into private mansions. The prior's lodgings at Southover were granted to Thomas Cromwell. The prosperity of Lewes started to increase, following improvements to the River Ouse in the 1530s, and the development of Lewes as a port and a centre for commerce.

Lewes became an important centre for government, law enforcement and administration during the Elizabethan era. A market house and a sessions house were built in the 1560s along the High Street, and the county gaol was built in 1608 in Cliffe. The county court was held alternately at Lewes and Chichester.

Lewes supported Parliament during the Civil War, and the town retained its Puritan ideals even under Charles II – during which time it was described by a contemporary commentator as “a place of good antiquity, large, well-built, and well inhabited”.

The 1620 map [Figure 36] shows the town of Lewes as being dominated by its castle and High Street, with a parallel principal street to the south, north of the Winterbourne Stream (labelled as “The Brookes” in the map). There were a number of lanes (“twittens”) between the two larger streets, one of which was today's Station Street – and it appears that the Site had been developed by then. The 1646 map [Figure 37] shows the boundaries of the Rape of Lewes – the east boundary of which followed the River Ouse.

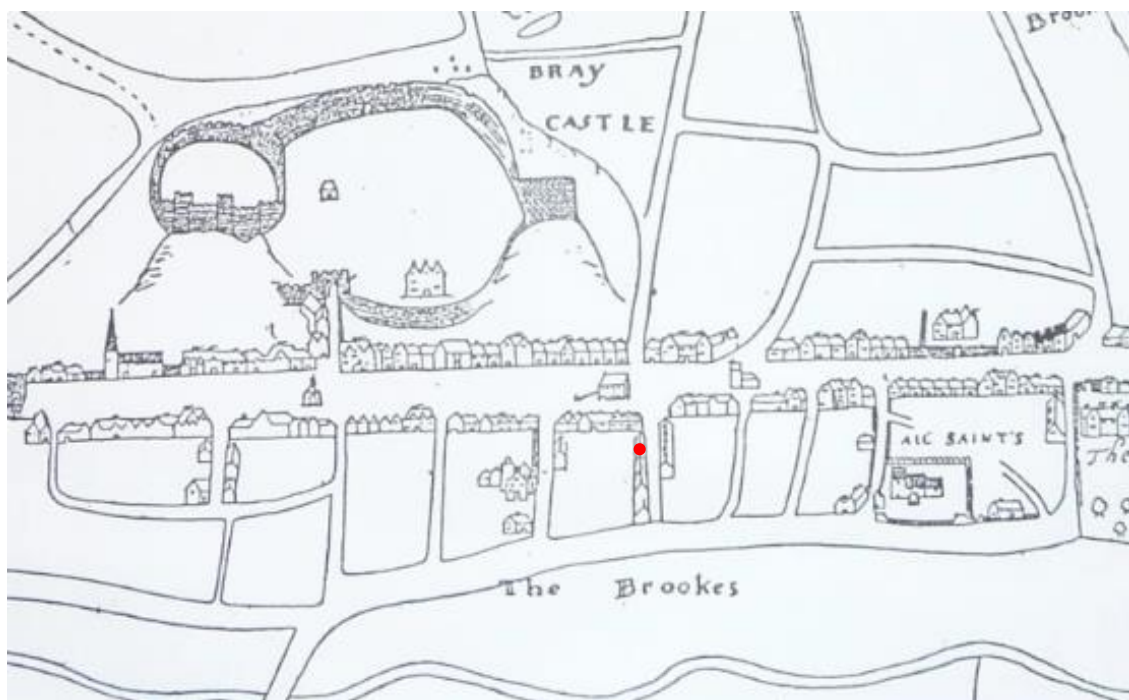


Figure 36: 1620 map. (Source: Lewes History Group website.)



Figure 37: 1646 map, showing the Rape of Lewes, as well as the town of Lewes (circled in red).

6.2. 18th and 19th centuries

Lewes continued to prosper in the 18th century, and it became an increasingly fashionable place in which to live. A number of the existing timber-framed buildings in the town were re-fronted to look more “polite”, with rendered brickwork or brickwork with mathematical tiling, and with sash windows replacing the original casements. New buildings, meanwhile, tended to comprise brickwork rather than being timber-framed – with a variety of finishes including render, mathematical tiles, different coloured bricks (commonly a mixture of red and blue in a chequer pattern), flint, and bugaroosh (i.e. a mixture of flint rubble with old bricks and lime mortar).

In 1727, the bridge was replaced with the one which is still in existence today. A wharf was built in 1770-1 (and repaired in 1802). Other improvements were made to the transport system, including the turnpiking of the main roads. By the early 19th century, Lewes had become a busy market town with an inland port. It was important for its farming, manufacturing industries, and trade. In the 19th century, a number of former houses acquired shopfronts at ground floor level. Slates started to replace clay tiles, especially when a slate importing business was established in Lewes in 1818.

The 1840s saw the opening of railway lines from Lewes to Brighton, Hastings and Newhaven, supplementing coach services to London and Brighton. In 1888, the Lewes railway station was relocated from its former location in Friars Walk to its current location. By then, the riverside had a number of wharves, warehouses, granaries, ironworks, gas works, breweries, timber yards, shipyards, a stoneworks, a paper mill and a soap factory. However, the success of the new railway meant a decline in trade which had been generated by the river and roads. The Agricultural Depression in the 1870s did not make matters any easier for the people of Lewes. Furthermore, Lewes started to lose its more fashionable residents to Brighton, Eastbourne and Tunbridge Wells – and this was unfortunate for Lewes’ hospitality industry.

The Domestic Revival of the late 19th century saw an interest in Sussex vernacular styles, with steeply pitched roofs, tile-hung elevations, and false timber-framing. However, on the whole Lewes remained relatively unaltered towards the end of the 19th century.

The 1799 map [Figure 38] shows Station Street, which was then named “St Mary Street” as one of the secondary streets connecting the principal High Street to the north with Lansdown Place (as it is now known) to the south. It appears that most of the development along Station Street was on its west side, as there were gardens on the east side. The Site is shown as having been developed, but little detail

has been provided. Today's adjoining no. 26A was located south of a gap in the streetscape, as it is today.

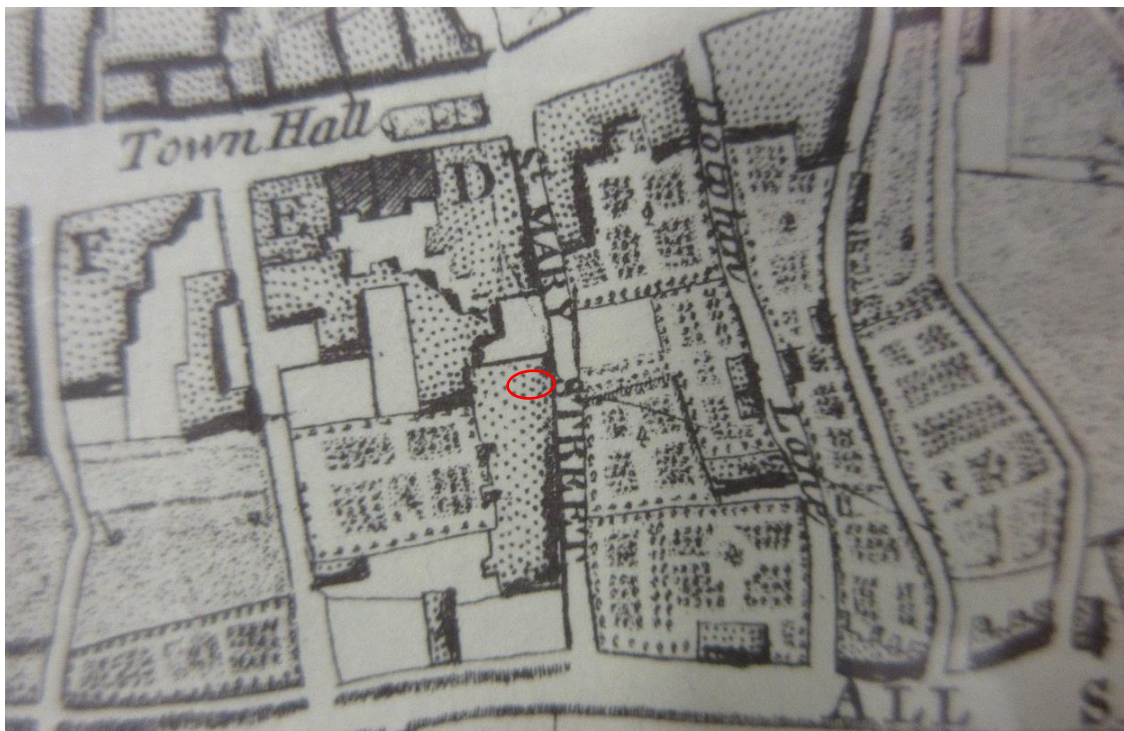


Figure 38: 1799 map (John Edwards). Approximate location is shown by a red oval.

The 1824 map [Figure 39] indicates that Station Street was then known as St Mary Lane. Most of the east side of the street still comprised gardens, although some further development had taken place to the north. At that time, the Site at no. 26 and the adjoining site to the north at no. 26A were a single residential dwelling. It is clear that by 1824, the north part of the house (i.e. today's no. 26A) had been extended to the rear.



Figure 39: 1824 W Figg map (Source: Lewes History Group website).

The 1873-75 map [Figure 40] shows the railway which had been constructed in the 1840s, with the station in its former location (i.e. further south-westward of its location today). The map also shows that during the course of some 50 years, further development had taken place along the east side of Station Street. By the 1890s, Station Street had acquired its existing name following the relocation of the railway station, as shown in the 1898 map [Figure 41]. The garden to the rear of of no. 26 extended further westward than it does today.



Figure 40: 1873-75 map (OS).



Figure 41: 1898 map (OS). (See also Figure 46.)

6.3. 20th and 21st centuries

There was a decline in farming and other local industries in Lewes in the 20th century, and an increase in residential development. From the mid-20th century, the new buildings in Lewes started to comprise materials which were no longer locally sourced, and they therefore had no identifiable connection with Lewes.

In September 1906, the Sussex Agricultural Express reported a fire which had broken out at no. 26 Station Street in the attic floor:

On Saturday afternoon a fire broke out at the residence of the Misses Bartlett, at No. 26 Station-street, Lewes, which was only prevented from doing considerable damage by the presence of mind of Miss Bartlett. It appears that a little girl staying at the house was playing with a box of matches in a bedroom on the top floor, when she accidentally set fire to a table-cloth. Other articles in the room became alight, and the child, apparently frightened at what she had done, ran out of the room, closing the door behind her. She said nothing to anyone, and it was not until someone from outside gave the alarm that the fire was discovered. Miss Bartlett was in the garden at the time, but she immediately made all haste back to the house, and procuring a chemical fire extinguisher which was kept there, rushed upstairs, and after some difficulty, succeeded in subduing the flames, which by this time had made considerable headway, and was threatening the walls of the room. The police afterwards arrived upon the scene, but Miss Bartlett's prompt action had had its effect, and little assistance was required from then. The premises were subsequently inspected by Mr. Norman, who had recently been appointed captain of the Lewes Fire Brigade in succession of Mr.

Parker. The first-named was loud in his praises of the way in which Miss Bartlett had acted. Damage to the extent of about £5 was done, but fortunately the goods that perished were insured.

By September 1911, no. 26 Station Street (which then also included no. 26A) was being advertised as “desirable business premises, with excellent accommodation”. Floor plans dating from 1912 show no.s 26 and 26A when they still comprised a single residential dwelling. At ground floor level, the hall and drawing Room were located exactly where today’s hall and drawing Room are located within the Site, while the “lounge hall”, breakfast room and dining room were located in the north part of the building (i.e. today’s no. 26A) as well as the greenhouse and a workshop to the rear [Figure 42]. It was during this period that the north part of the building (i.e. today’s no. 26A) was converted for office use, with a new entrance hall accessed from Marlborough Place, a committee room and an office. It appears that the rear “extension” to no. 26A in which the dining room had been located, was rebuilt to provide a large function room and a WC [Figure 43]. In addition, a new staircase was built to the rear, providing access to a new “ladies cloak room” at first floor level. The planform of the Site at first floor level was much as it is today – with two bedrooms at the front, and a bathroom to the rear [Figure 44].

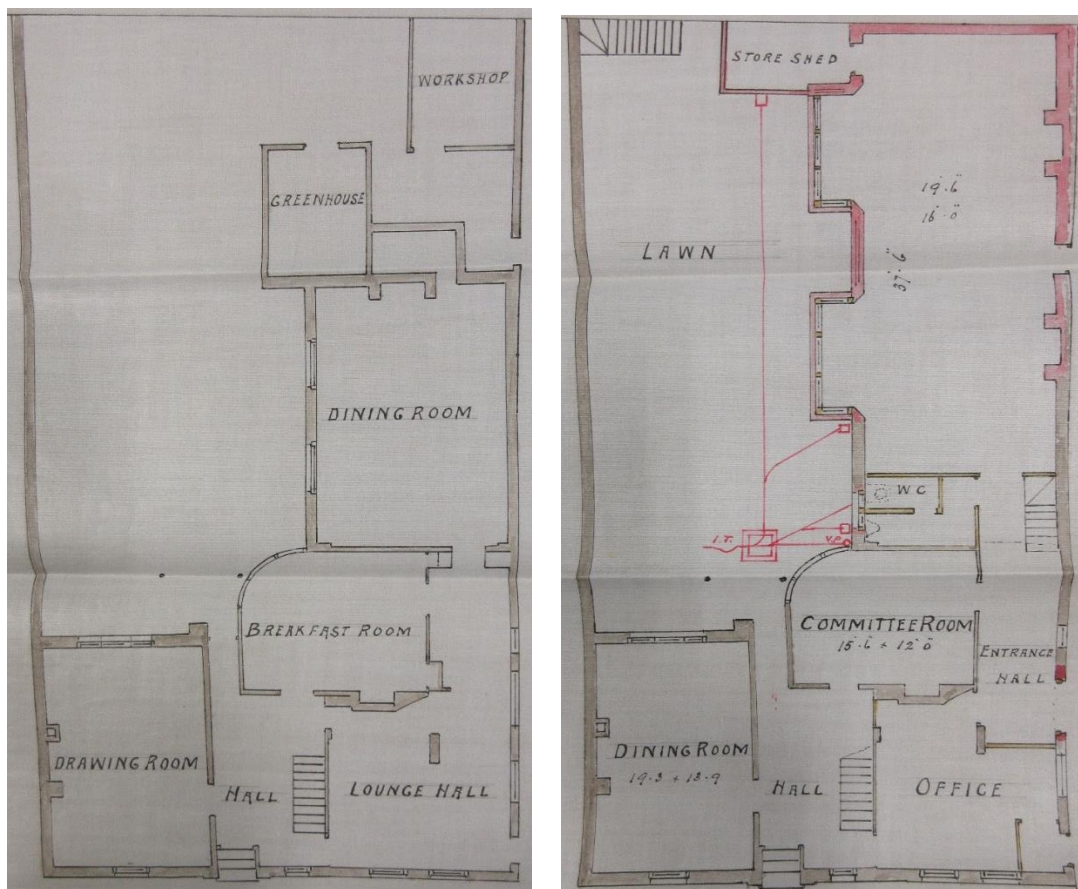


Figure 42 (left): 1912 existing ground floor plan.

Figure 43 (right): 1912 proposed ground floor plan.

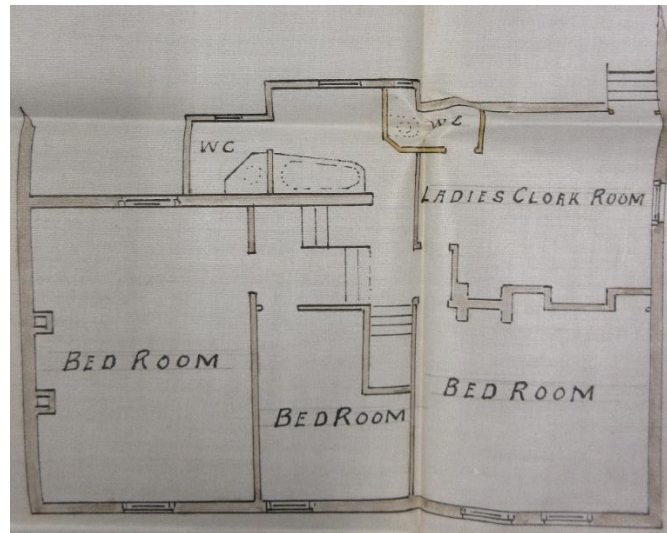


Figure 44: 1912 proposed first floor plan.

The 1930 map [Figure 45] shows the footprints of the buildings in the wider area as having remained approximately the same. When the map is viewed close-up, the 1912 extension to the rear of no. 26A is clear to see [Figure 46 & Figure 47].



Figure 45: 1930 map (OS). (See also Figure 47.)



Figure 46 (left): 1898 map (OS) – close-up. (See also Figure 41.)

Figure 47 (centre): 1930 map (OS) – close-up. (See also Figure 45.)

Figure 48 (right): 1938 map (OS) – close-up. (See also Figure 53.)

By July 1935 no. 26 Station Street was occupied by a Dick Whittington, whose engagements with the local community included the role of secretary and treasurer for the Lewes Children's Jubilee Committee. In April 1937, Whittington was elected as Alderman for the Castle Ward of Lewes Borough

Council. In April 1945, an explosion was reported as having taken place to the rear of no. 26 Station Street, after Whittington's 18-year old son found some military missiles on the Downs, and decided to experiment with them at home. The newspaper article did not mention any damage to the building – only some “serious injury” to the boy's left hand. The incident was not considered a criminal offence by the Lewes Magistrates' Court.

By 1935, no. 26 had acquired its name “St Mary's”. A planning application was submitted by an R. Whittington, the Secretary of the Ancient Order of Foresters, for “proposed alterations and additions to St Mary's”. The proposed block plan shows that the proposals involved the conversion of the north part of the building (i.e. today's no. 26A) into “Foresters Hall”, and the development of part of the rear garden into an extension of this hall [Figure 49]. The proposed ground floor plan indicates that the hall and drawing room within the Site (i.e. today's no. 26) were retained as a private residential dwelling, while the adjacent site to the north (i.e. today's no. 26A) provided the offices, cloakrooms, kitchen and function room for the Ancient Order of the Foresters [Figure 50]. It is difficult to reconcile the proposed rear elevation of no. 26 with today's rear elevation – but it appears that the rear elevation was re-faced and possibly extended in the 1930s (and it has since been further altered) [Figure 52]. The basement plan shows that the basement originally comprised a kitchen and scullery beneath the Site at no. 26, and cellars (probably for wine and coal) beneath the adjacent site at no. 26A [Figure 51]. The Borough Surveyor noted the following:

On visiting the site I find there is an underground passageway commencing at the south-west corner of the site and extending along the southern boundary wall to the basement and scullery. Owing to this, I consider it would be preferable to build the new south wall of the Hall up to ground level in 9” brickwork instead of in 11” cavity work, as it appears possible that the weight of filling deposited in the passage way might damage the shell of a cavity wall.

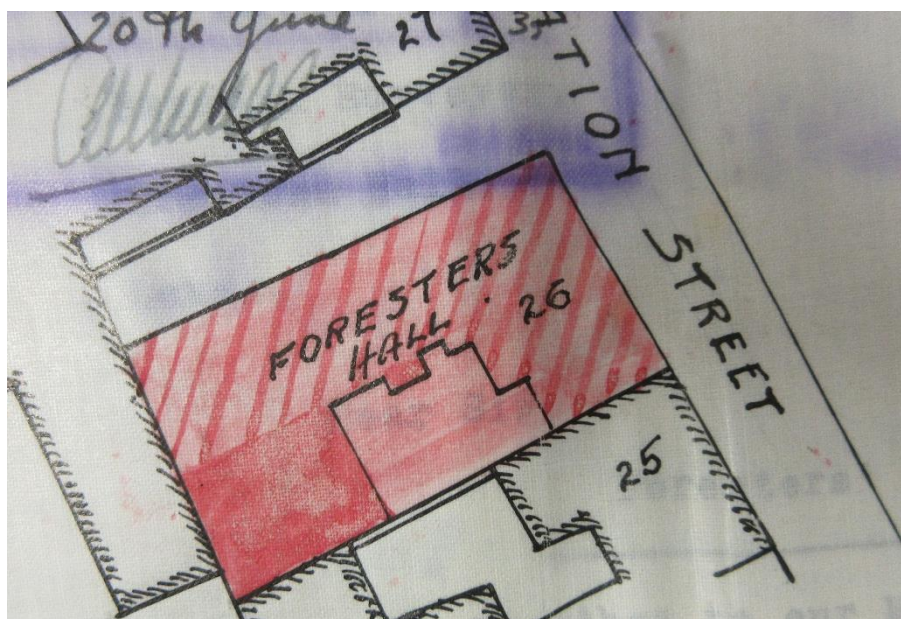


Figure 49: 1935 proposed block plan.

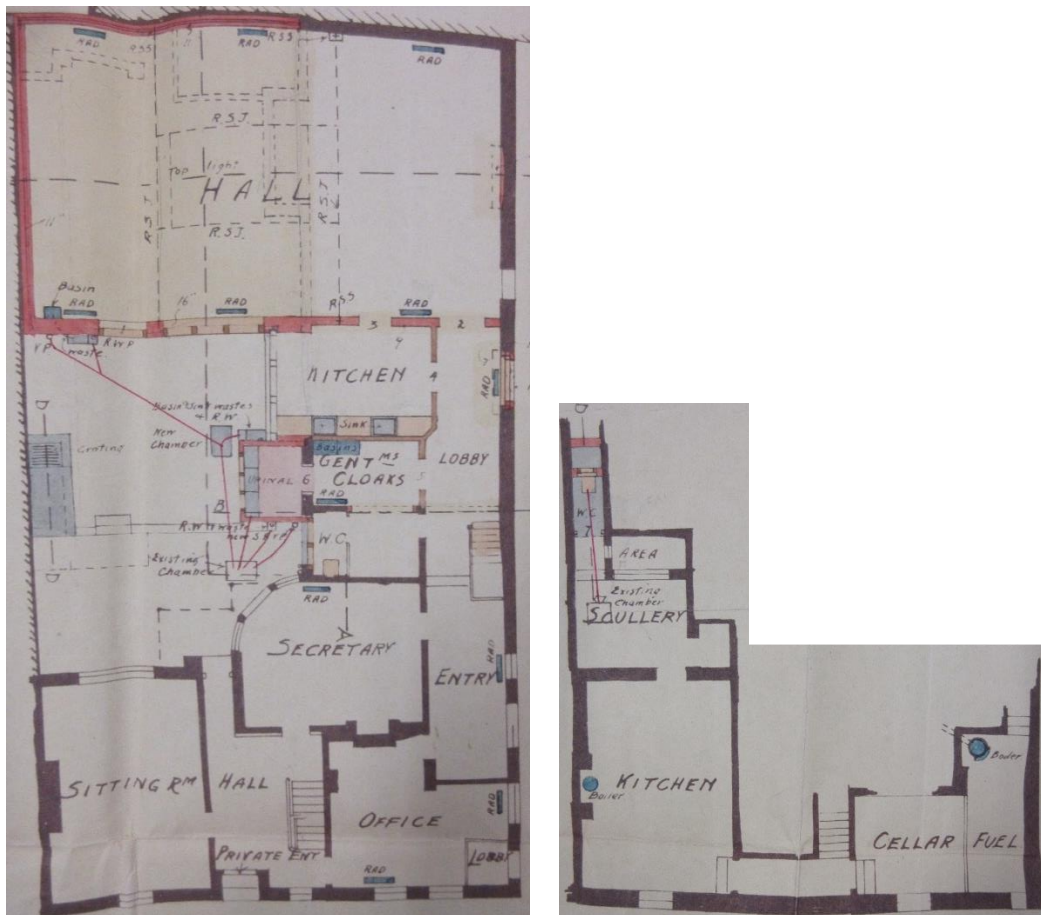


Figure 50 (left): 1935 proposed ground floor plan.

Figure 51 (right): 1935 proposed basement plan.

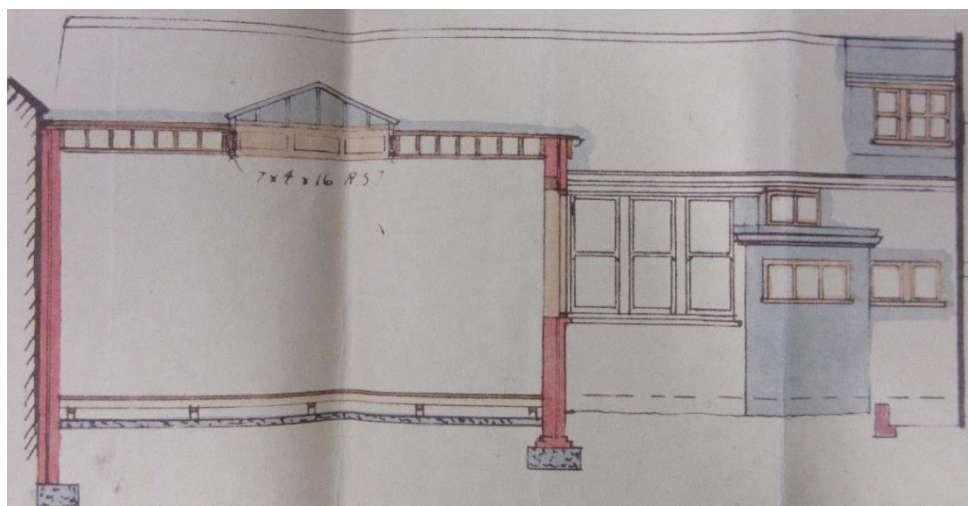


Figure 52: 1935 proposed section AA through today's no. 26A, and rear (west) elevation of today's no. 26.

The 1938 map [Figure 53] indicates that during the course of eight years, some of the buildings to the south of the Sunday school (on the east side of Station Street) had been demolished, possibly to make way for new buildings. When the map viewed more closely [Figure 48], the 1935 alterations are clear to see. Local newspaper notices in the 1940s reference the use of no. 26 Station Street by the Ancient Order of the Foresters. This “mutual non-profit friendly society” had been founded in 1834 to provide financial and social support to the sick and bereaved.

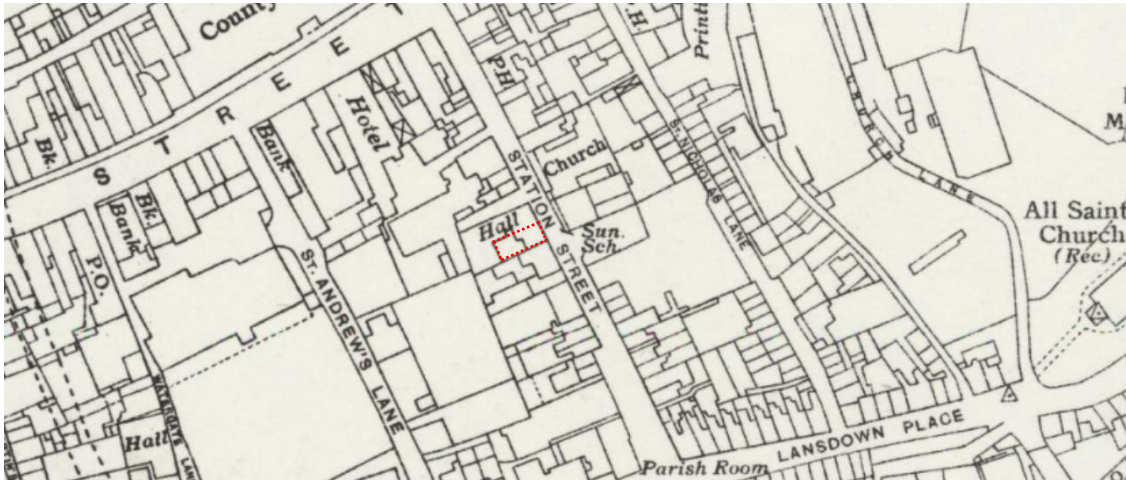


Figure 53: 1938 map (OS). (See also Figure 48.)

The 1950 map [Figure 54] indicates that the buildings cleared on the east side of Station Street had by then replaced with new buildings. The footprint of the building on the Site appears to have remained approximately the same as it had been in 1938. In 1955, consent was given for a double-sided metal box sign to be installed at no. 26 Station Street (ref: NV/55/0078/3402). A sign with gold lettering with the words “FORESTERS HALL” can be seen in photographs taken in 1977, as well as signs on the north elevation addressing Marlborough Place [Figure 55 & Figure 56]. In 1977, permission was granted for the change of uses of no. 26 from “hall” to “wine bar/restaurant” (ref: LW/77/1433), and from “residential and meeting hall” to “place of worship” (ref: LW/77/1632).



Figure 54: 1950 map (OS).



Figure 55 (left): Extract from a 1972 photograph looking northward along Station Street, with a glimpse of no. 26A on the left.

Figure 56 (right): Extract from a 1972 photograph looking southward along Station Street, with a glimpse of nos 26 and 26A on the right, beyond Hammond & Sons.

No. 26 had been sub-divided to form today's nos 26 and 26A by October 1985, which is when they were separately Grade II listed. In 1986, permission was granted to install a double-sided hanging sign outside no. 26A (ref: LW/86/0030). Since then, Listed Building Consent applications and advertisement applications have been submitted for no. 26A, but no applications have been lodged for no. 26. The reason for that, is that no. 26 has remained vacant since the 1980s.

7. Assessment of Heritage Significance

7.1. Heritage designation

The subject site ("Site") at no. 26 Station Street is Grade II listed. Its heritage list description states that the building is included "for group value only", suggesting that the parts of it which are not visible from the public realm contribute little (if anything) to the heritage significance of the listed building. However, it is considered that there are some retained internal architectural features which are positive contributors to the building's architectural and historic interests.

7.2. Archaeological interest

The Site is located in an area which has considerable archaeological interest, due to the fact Lewes has been settled since at least the Anglo Saxon period. Cartological evidence suggests that the Site is located along a street which dates back to at least the 17th century, and it may well have been developed at that time. The existing building on the Site is believed to date from the late 18th century, although its basement may be older. There may be some potential for Anglo Saxon and/or Medieval archaeology including agricultural soil, roadside deposits, building remains and domestic find-spots. It is also likely that there is potential for Post-Medieval and/or Modern archaeology including building remains, horticultural soil, and domestic find-spots. Overall, the archaeological interest of the Site is likely to be high.

7.3. Architectural and artistic interest

The Site is considered to derive most of its architectural/artistic interest from the retained aspects of its front elevation, the legibility of its original internal planform, and its retained internal architectural features. The architectural detailing at ground floor level contributes significantly to the building's architectural interest – notably the ornate skirting and mouldings including cornicing, which likely date from the Victorian era, the timber panelling which may well be original, and the staircase balustrading and handrailing which is historic. Unfortunately, there are a number of elements which detract from the architectural interests of the Site – including the unsympathetic elevational treatment of the rear elevation, the unsightly casement window to the front elevation at basement level, and the modern stud walling within the Drawing room at ground floor level. Overall, therefore, the architectural/artistic interest of the Site is considered to be medium.

7.4. Historic interest

The Site is considered to derive its historic interest from the retained aspects of its front elevation, the legibility of its original internal planform, its retained internal architectural features. In addition, it makes a positive contribution to the local history of Lewes in the 20th century, albeit to a limited extent.

The architectural detailing at ground floor level contributes significantly to the building's historic interest – notably the ornate skirting and mouldings including cornicing, which likely date from the Victorian era, the timber panelling which may well be original, and the staircase balustrading and handrailing which is historic. Unfortunately, there are a number of elements which detract from the historic interests of the Site – including the unsympathetic elevational treatment of the rear elevation, the unsightly casement window to the front elevation at basement level, and the modern stud walling within the Drawing room at ground floor level. In the 1930s, the Site is known to have been occupied by Richard (“Dick”) Whittington, a local alderman, who later converted the Site into premises for the Ancient Order of the Foresters. To that extent, the documented former uses of the Site makes a positive contribution to an understanding of the history of the local area. Overall, the historic interest of the Site is considered to be medium.

7.5. Summary

The Site is considered to have high archaeological interest due to its location in Lewes, a settlement which dates back to at least the Medieval era. Located within the Lewes Conservation Area along a historic street, the setting value of the Site within the townscape is high – although the rear garden has a low setting value. The architectural/artistic and historic interests of the Site are both medium – not only derived from the group value of the building, but by the building's internal historic planform and architectural detailing.

8. Assessment of Impact

8.1. Proposed scheme

The proposed scheme principally involves various internal alterations. In addition, there are minor alterations to the front elevation at basement level, and to the rear elevation at basement and roof level.

8.2. External architectural features and detailing, and materials

Front elevation: The proposed replacement of the modern idiom (two-paned) casement window at lower-ground floor level with a new modern idiom timber-framed (single-paned double-glazed) window [Figure 58], would represent an improvement to the appearance of the front elevation, thereby making a positive impact on the architectural interest of the Site and on the character and appearance of the CA. The window would comprise good quality materials, and it would be suitably pared back in appearance in order to provide a foil against which the historic aspects of the front elevation may be appreciated. The modern one-over-one sash windows at ground floor level would be replaced by historically correct timber-framed six-over-six and four-over-four sash windows.

Rear elevation [Figure 60]: The elevational treatment of the rear elevation comprises modern fabric, and as such it is not considered to be sensitive in heritage terms. Similarly, the rear garden is mostly paved and its character and appearance is dominated by the walls of the rear extension of no. 26A. The only aspects of the rear garden which is considered to contribute positively to the heritage significance of the Site and the character and appearance of the CA, is the remaining space and the historic boundary wall to the south. The proposed removal of the modern roof above the rear basement extension, replacing it with a mono-pitched glazed roof (in order to provide a light-well to the basement), would have a negligible and neutral impact – both on the architectural/artistic and historic interests of the Site, and the character and appearance of the CA. The design of the glazed roof would be modern in idiom. It would have an elegant, discreet appearance, framed in metal (to match the Crittall-style windows to the rear elevation at ground floor level). The provision of conservation rooflights to the roof would be negligible and neutral in impact [Figure 70], given their discreet nature, and the fact that the setting of the existing rear garden is somewhat negative.

Overall impact in terms of external architectural features, etc.: Overall, the proposed replacement window to the front elevation at basement level, mono-pitched glazed roof the rear elevation at basement level, and conservation rooflights to the rear, would have a minimal and neutral to positive impact on the heritage significance of the Site, the character and appearance of the CA, and the settings of other nearby listed buildings.

8.3. Height, bulk, scale and massing

Front elevation [Figure 58]: The proposed scheme would retain the existing height, bulk, scale and massing of the Site when viewed from the street.

Rear elevation and garden [Figure 60]: The proposed removal of the modern roof above the rear basement extension, replacing it with a mono-pitched glazed roof (in order to provide a light-well to the basement), would add a negligible amount of bulk. Given that the rear garden currently contributes very little to the heritage significance of the Site and the character and appearance of the CA (save for its very existence as a space and its historic boundary wall to the south), the rear garden is not considered to be sensitive in heritage terms. The negligible increase in bulk, scale and massing occasioned by the mono-pitched roof to the basement, would have no tangible impact on the architectural/artistic and historic interests of the Site, nor on the character and appearance of the CA.

Overall impact in terms of height, bulk, scale and massing: Overall, this aspect of the proposals would have no impact on the heritage significance of the Site, the character and appearance of the CA, or on the settings of other nearby heritage assets.

8.4. Internal architectural features and detailing, and materials

Basement [Figure 62]: The proposed alterations at basement level would involve the use of traditional materials. For example, the new external door would comprise timber, and the new flooring would comprise limecrete slabs. The proposed scheme has been informed by a good understanding and appreciation of the history and heritage significance of the basement within the Site.

Ground floor [Figure 64]: Historically, the ground floor would have been considered the most important in terms of hierarchy – and its ornate architectural detailing reflects this. The proposals include the retention of any existing historic architectural features, sensitively repairing them as necessary. The proposals also offer some enhancements, such as the poulticing of the cornicing (in both the Hallway and the Drawing room), and the reinstatement of the cornicing where it has been damaged by the insertion of the modern stud walling. The harm caused by the stud walling would be entirely reversed, as the proposals would replace any cornicing, picture railing and skirting which is currently missing, in a like-for-like fashion (using good quality materials and traditional methods).

First floor [Figure 66]: The proposals include the retention of all the existing historic architectural features in the house, sensitively repairing them as necessary.

Attic floor [Figure 68]: The proposals include the retention of all the existing historic architectural features in the house, sensitively repairing them as necessary.

Overall impact in terms of internal architectural features, etc.: Overall, this aspect of the proposals would have a minimal to moderate and positive impact on the heritage significance of the Site – increasing the extent by which the architectural and historic interests of the Site may be appreciated. There would be no impact on the character and appearance of the CA nor on the settings of other nearby listed buildings.

8.5. Planform

Basement [Figure 62]: The proposed alterations to the planform at basement level would involve the removal of the modern WC, the conversion of the modern room to the rear (with its flat roof) into a lightwell with a mono-pitched glazed roof, the addition of a new staircase to the rear providing access to the garden, the lowering of the floor level in the former scullery, the widening of the opening between the former kitchen and scullery, and the provision of a new fire door to the former kitchen. In order to make the existing space at basement level “liveable” it would be necessary to somewhat alter its character and appearance. However, the historic planform would remain legible – and furthermore, the reinstatement of the former use of the larger room as a kitchen, would enhance the extent by which the architectural and historic interests of the building may be understood and appreciated.

Ground floor [Figure 64]: The proposals would involve the removal of the modern partition walling between the Drawing room and the modern kitchen, the removal of the modern WC, and the provision of stud walling in the location of the former rear wall to the Drawing room – thereby reinstating the original size and form of the Drawing room. These alterations would enhance the extent by which the original planform at ground floor level may be understood and appreciated. Otherwise, the planform would be left intact.

First floor [Figure 66]: The historic planform at first floor would remain intact. The only proposed alterations to the planform would be the provision of some built-in joinery either side of the window in the principal bedroom.

Attic floor [Figure 68]: It is considered that the planform at attic floor level is less sensitive than those of the other floors, given the alterations which have already been made to it. It is likely that the attic space above no. 26A previously comprised two rooms, instead of a single room with a chimney breast at the centre. The new partition walling would therefore reinstate the layout of having one room at the front, and another at the rear. The existing chimney breasts would be retained.

Overall impact on planform: The only notable alterations to the existing planform would be the removal of modern stud walling, and increasing the opening between the former kitchen and scullery in the basement. All chimney breasts would be retained. The proposed scheme would have an overall minimal and neutral to positive impact on the internal planform of the Site. It would retain the extent by which the original planform may be appreciated and understood, and even enhance it by reinstating the original size and form of the Drawing room at ground floor level.

8.6. Historic fabric

Front elevation [Figure 58]: The proposed scheme would retain all historic fabric to the front elevation of the building on the Site.

Rear elevation and garden [Figure 60]: The elevational treatment of the rear elevation comprises modern fabric, and as such it is not considered to be sensitive in heritage terms. The proposed removal of the modern roof above the rear basement extension, replacing it with a mono-pitched glazed roof (in order to provide a light-well to the basement), would not cause any harm to any historic fabric.

Basement [Figure 62]: The only historic fabric which would be removed by the proposed scheme would be some brickwork, in order to widen the opening between the former kitchen and scullery. The rest of the fabric being removed (i.e. the WC and the brickwork to the rear of it, the concrete pad, steel beams and gully, and the casement window) is modern. In addition, some earth would be removed within the former scullery in order to lower the floor.

Ground floor [Figure 64]: The proposed scheme would retain any remaining historic fabric at ground floor level. The only fabric being removed would be modern (i.e. stud walling).

First floor [Figure 66]: The proposed scheme would retain any remaining historic fabric at first floor level.

Attic floor [Figure 68]: The proposed scheme would retain any remaining historic fabric at attic floor level. The fabric being removed in order to provide conservation rooflights to the rear would be modern, as the roof has been replaced in recent years.

Overall impact on historic fabric: The proposed scheme has been designed in order to retain as much historic fabric as possible. The only historic fabric which would be removed would be some brickwork at basement level, in order to widen the opening between the former kitchen and scullery. It is considered that overall, this aspect of the proposals would have a negligible to minimal and neutral impact on the heritage significance of the Site – and any perceived harm would be counterbalanced by the various enhancements being offered by the proposals.

8.7. Summary of overall impact

The proposed internal alterations would on balance have a minimal and neutral to positive impact on the heritage significance of the Site. The overall loss of historic fabric would be negligible to minimal – merely amounting to some brickwork at basement level. Any perceived harm caused by this negligible loss of historic fabric would be counterbalanced by the various proposed enhancements, which include

the reinstatement of historically correct sash windows to the front elevation at ground floor level, the reinstatement of lost architectural features at ground floor level, poulticing of original features which are currently hidden behind layers of paintwork, and the reinstatement of the original size and form of the Drawing room at ground floor level. Otherwise, the proposals would retain the legibility of the historic planform at all floor levels, and all historic architectural features would be retained.

The proposed scheme offers some enhancement to the character and appearance of the CA and the settings of other nearby listed buildings, by providing historically correct Georgian-style sash windows to the front elevation at ground floor level, and by replacing the existing casement window at basement level with a better quality timber-framed one. The only other external alterations would be the proposed replacement mono-pitched glazed roof to the rear elevation at basement level, and the conservation rooflights to the rear elevation at roof level. The proposed new architectural features at basement and roof level would be designed in a modern idiom, with an elegant, discreet appearance. All new architectural features would comprise good quality materials, using the highest standards of workmanship. There would be no tangible increase in height, bulk, scale and massing.

It is considered that the proposed scheme would have a **minimal and neutral to positive** impact on the character and appearance of the CA and the settings of other nearby listed buildings. Its overall impact on the heritage significance of the Site would be **minimal and neutral to positive**.

9. Policy Compliance

9.1. Lewes District Local Plan Part 1: Joint Core Strategy 2010-2030 (2016)

9.1.1. Core Policy 11 – Built and Historic Environment and High Quality Design

The local planning authority will seek to secure high quality design in all new development in order to assist in creating sustainable places and communities. This will be achieved by ensuring that the design of development:

- *i. Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;*
- *ii. Within the South Downs National Park is in accordance with the National Park purposes and outside the SDNP has regard to the setting of the National Park and its purposes;*
- *iv. Responds sympathetically to the site and its local context and is well-integrated in terms of access and functionality with the surrounding area;*

The local planning authority will safeguard historic assets, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, the Lewes Battlefield (1264), and archaeological remains. Proposals which conserve or enhance the historic environment, including the sensitive use of historic assets through regeneration, will be encouraged and supported.

The local planning authority will seek opportunities to enhance the character and appearance of designated Conservation Areas, in accordance with the Conservation Area character appraisals.

The proposed scheme has been informed by a good understanding of the history of the Site and the surrounding area, as well as the character and appearance of the Lewes CA and the settings of nearby listed buildings. The external aspects of the proposed scheme involve the replacement of the existing modern windows to the front elevation at ground floor level with historically correct Georgian-style sash windows – thereby enhancing the character and appearance of the CA and the settings of other nearby heritage assets. The proposed external alterations also involve the replacement of the window to the front elevation at basement level, the replacement of the flat roof to the rear extension at

basement level with a mono-pitched glazed roof, and the provision of conservation rooflights to the rear elevation at roof level. All of those architectural features would comprise good quality materials, designed in a modern idiom, with an elegant, discreet appearance. There would be no tangible increase in height, bulk, scale and massing. Therefore, the overall impact on the character and appearance of the CA and the settings of other nearby listed buildings would be minimal and neutral to positive.

9.2. Lewes District Local Plan Part 2: Site Allocations and Development Management Policies (2020)

9.2.1. Policy DM25: Design

Development which contributes towards local character and distinctiveness through high quality design will be permitted where the following criteria are met:

(1) Its siting, layout, density, orientation and landscape treatment respond sympathetically to the characteristics of the development site, its relationship with its immediate surroundings and, where appropriate, views into, over or out of the site;

(2) its scale, form, height, massing, and proportions are compatible with existing buildings, building lines, roofscapes and skylines;

(3) it incorporates high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that will contribute positively to the character of the area;

Development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions will not be permitted.

The proposed scheme has been informed by a good understanding of the history of the Site and the surrounding area, as well as the character and appearance of the Lewes CA and the settings of nearby listed buildings. The external aspects of the proposed scheme involve the replacement of the existing modern windows to the front elevation at ground floor level with historically correct Georgian-style sash windows – thereby enhancing the character and appearance of the CA and the settings of other nearby heritage assets. The proposed external alterations also involve the replacement of the window to the front elevation at basement level, the replacement of the flat roof to the rear extension at basement level with a mono-pitched glazed roof, and the provision of conservation rooflights to the rear elevation at roof level. All of those architectural features would comprise good quality materials, designed in a modern idiom, with an elegant, discreet appearance. There would be no tangible increase in height, bulk, scale and massing. Therefore, the overall impact on the character and appearance of the CA and the settings of other nearby listed buildings would be minimal and neutral to positive.

9.2.2. Policy DM28: Residential Extensions

Extensions and alterations to dwellings will be permitted where the following criteria are met:

(1) the materials and design, including the pitch, style and span of the roof, complement and enhance the character and appearance of the host building;

(2) the design respects and responds positively to the scale, height, site coverage, bulk, massing and character of the adjacent properties and the wider street scene – in streets which have a definite architectural rhythm and similar style of dwelling, front extensions will not normally be acceptable;

Outside the planning boundaries, as defined on the Policies Map, dwelling extensions will only be permitted where there would be no harmful impact on the surrounding landscape.

The proposals do not involve any extensions. However, the replacement mono-pitched glazed roof to the existing rear basement extension is likely to be visible, making a negligible visual impact on the rear elevation of the building on the Site, and the rear garden. However, the rear elevation of the house is

modern in appearance, and the character and appearance of the garden is dominated by the unsightly elevations of the extensions to no. 26A. Therefore, the replacement roof would have a negligible and neutral impact on the character and appearance of the CA.

9.2.3. Policy DM33: Heritage Assets

Development affecting a heritage asset will only be permitted where the proposal would make a positive contribution to conserving or enhancing the significance of the heritage asset, taking account of its character, appearance and setting.

All development proposals that affect a heritage asset or its setting will be required to submit supporting information proportionate to the significance of the asset, including:

- *(a) an assessment of the archaeological, architectural, historic or other significance of the affected asset, including any contribution made by its setting;*
- *(b) an assessment of the impact of the proposed development on the significance of the asset or its setting;*
- *(c) a statement of justification for the proposed development, together with details of any measures proposed to avoid, minimise or mitigate any harm to the significance of the asset.*

Where the loss of the whole or part of a heritage asset can be justified, the Council will seek, by a legal agreement and/or condition, to ensure that the new development will proceed within a reasonable timescale after the loss has occurred.

As shown in this Heritage Statement, the heritage significance of the Site has been assessed, along with the character and appearance of the Lewes CA and the settings of other nearby heritage assets. It is considered that the overall impact which the external and internal works would have on the heritage significance of the Site would be minimal and neutral to positive, and the impact on the character and appearance of the CA and the settings of other nearby listed buildings would be minimal and neutral to positive.

The proposed scheme would involve some groundwork in order to lower the floor of the former scullery in the basement, and to provide some new stairs from the basement to the rear garden. On request, an Archaeological Desk-based Assessment can be produced, assessing the archaeological potential of the Site and the impact which the proposed scheme may have on any below-ground archaeology.

9.3. Lewes Town Council Neighbourhood Plan 2015-2033

9.3.1. Policy HC3 A Heritage Protection of Landscape and Townscape

1) Development proposals that obscure or result in the loss of the positive characteristics of significant views of and within the town as shown in Appendix 5 will not be supported. When considering planning applications that could affect one or more of these views, priority will be given to sustaining:

- *The visual significance of Lewes Castle*
- *The visibility of the open countryside setting from within the built-up area*
- *The historic character and form of streetscape within the Conservation Areas*
- *The roofscape of the Conservation Areas from within the town and in the countryside setting.*

2) New development that contributes to the preservation or enhancement of the conservation areas of Lewes, including the distinctive townscape of the historic core of Lewes, Cliffe and Old Malling (defined on the Town Plan) will be supported. Developments that include the palette of materials identified in the relevant Conservation Area Appraisal will be supported.

3) Development proposals that have an overbearing impact on the network of twittens that typifies the historic core of Lewes and/or causes harm to the contribution they make to the appreciation of the town's medieval settlement pattern will not be supported.

4) Development proposals that cause harm to historic flint walls in the town will not be supported.

Located within the town of Lewes, the existing Site does not have any immediate impact on the surrounding landscape. However, it is considered to make an overall minimal and neutral to positive contribution to the local townscape, and the character and appearance of the CA. The positive contribution is by virtue of the generally intact appearance of this late 18th century building, with its rendered finish and central rendered banding, its arched entrance with rendered detailing, and its six-over-six sash windows at first floor level. However, the modern casement window to the lower-ground floor and modern sash windows at ground floor level are negative contributors, and the rear elevation has a rather indifferent, modern appearance. The proposed replacement of the modern windows to the front elevation at basement and ground floor level with better quality timber-framed windows (including a modern idiom casement at basement level and historically correct sashes at ground floor level) would have a positive impact on the character and appearance of the CA, and on views along Station Street. The proposed replacement of the existing flat roof to the rear basement extension with a glazed mono-pitched roof, and the proposed conservation rooflights to the rear, would be discreet additions to the building, making a neutral visual impact. The proposals would retain the existing historic boundary wall (comprising bugaroosh) to the rear of the Site.

9.3.3. Policy HC3 B Planning Application Requirements and Heritage Issues

1) Proposals for development will be supported where they demonstrate that the choice of design and use has sought to avoid or minimise harm to the significance of heritage assets. Archaeological or historic assets below or above ground, should be conserved in a manner appropriate to their significance.

3) Contemporary design and materials will be supported in larger developments, provided they protect views of the historic core, are durable for the projected life of the buildings and include built-in energy saving measures and water conservation in their design and execution.

The proposed scheme has been informed by a good understanding of the history of the Site and the surrounding area, as well as the character and appearance of the Lewes CA and the settings of nearby listed buildings. The external aspects of the proposed scheme involve the replacement of the existing modern windows to the front elevation at ground floor level with historically correct Georgian-style sash windows – thereby enhancing the character and appearance of the CA and the settings of other nearby heritage assets. The proposed external alterations also involve the replacement of the window to the front elevation at basement level, the replacement of the flat roof to the rear extension at basement level with a mono-pitched glazed roof, and the provision of conservation rooflights to the rear elevation at roof level. There would be no tangible increase in height, bulk, scale and massing. Although the designs of the basement window and the glazed roof are in a modern idiom, they would comprise good quality traditional materials. Their pared back, discreet appearance would mean that they act as foils against which the historic aspects of the building may be appreciated – and they would be elegant and attractive in their own right.

9.4. South Downs Local Plan (2014-33)

9.4.1. Strategic Policy SD5: Design

1. Development proposals will only be permitted where they adopt a landscaped approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:

- **a)** *Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;*
- **c)** *Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;*
- **d)** *Create high-quality, clearly defined public and private spaces within the public realm;*
- **e)** *Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;*
- **f)** *Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;*

Located within the town of Lewes, the existing Site does not have any immediate impact on the surrounding landscape. However, it is considered to make an overall minimal and neutral to positive contribution to the local townscape, and the character and appearance of the CA. The proposed replacement of the modern windows to the front elevation at basement and ground floor level with a better quality timber-framed casement (basement) and historically correct Georgian-style sashes (ground floor) would have a positive impact on the character and appearance of the CA, and on views along Station Street. The proposed replacement of the existing flat roof to the rear basement extension with a glazed mono-pitched roof, and the proposed conservation rooflights to the rear, would be discreet additions to the building, making a neutral visual impact.

9.4.2. Strategic Policy SD6: Safeguarding views

- 1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.*
- 2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study...*
- 3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.*

The proposals would not impact upon any landscape views looking into, looking out of, or within, the National Park.

9.4.3. Strategic Policy SD12: Historic environment

- 1. Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.*
- 2. Applicants will be required to provide a Heritage Statement sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).*
- 3. Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the asset, including the long-term conservation and enhancement of that asset.*
- 4. Development proposals will be permitted where they enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss.*

As shown in this Heritage Statement, the heritage significance of the Site has been assessed, along with the character and appearance of the Lewes CA and the settings of other nearby heritage assets. It is considered that the overall impact which the external and internal works would have on the heritage significance of the Site would be minimal and neutral to positive, and the impact on the character and

appearance of the CA and the settings of other nearby listed buildings would be minimal and neutral to positive.

9.4.4. Development Management Policy SD13: Listed buildings

1. Development proposals which affect a listed building or its setting will only be permitted and listed building consent granted where:

- *a) They preserve and enhance the significance of the listed building and its setting by demonstrating that loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or*
- *b) Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording.*

2. Development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting

The proposed internal alterations would on balance have a minimal and neutral to positive impact on the heritage significance of the Site. The overall loss of historic fabric would be negligible to minimal – merely amounting to some brickwork at basement level. Any perceived harm caused by this negligible loss of historic fabric would be counterbalanced by the various proposed enhancements, which include the reinstatement of historically correct sash windows to the front elevation at ground floor level, the reinstatement of lost architectural features at ground floor level, poulticing of original features which are currently hidden behind layers of paintwork, and the reinstatement of the original size and form of the Drawing room at ground floor level. Otherwise, the proposals would retain the legibility of the historic planform at all floor levels, and all historic architectural features would be retained.

The Site is located within the setting of some other listed buildings. This setting is characterised by the appearance of the local lanes (or “twittens”), the dominance of the castle, and the High Street. The architectural character within this setting is eclectic, with buildings dating from the Medieval period through to the 20th century. The setting is also defined by the steep topography of the land, by the close knit nature of the buildings, and the lack of greenery in the streets. The proposed replacement of the modern casement window to the front elevation at basement level with a better quality timber-framed casement, would be an enhancement (albeit a very discreet one). The proposed replacement of the existing flat roof to the rear basement extension with a glazed mono-pitched roof, and the proposed conservation rooflights to the rear, would be discreet additions to the building, making a neutral visual impact. The proposals would retain the existing historic boundary wall (comprising bugaroosh) to the rear of the Site.

Therefore, the proposed scheme would have a minimal and neutral to positive impact on the heritage significance of the Site. The overall impact on the settings of other nearby listed buildings would be minimal and neutral to positive.

9.4.6. Development Management Policy SD15: Conservation areas

1. Development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area. Sufficient information to support an informed assessment should be provided on the following matters:

- *a) The relevant conservation area appraisal and management plan;*
- *b) Overall settlement layout and relationship to established landscape setting;*
- *c) Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene;*

- *d) Distinctive character zones within the settlement;*
- *e) Mix of building types and uses, if significant to the historic evolution of the settlement;*
- *f) Use of locally distinctive building materials, styles or techniques;*
- *g) Historic elevation features including fenestration, or shop fronts, where applicable;*
- *h) Significant trees, landscape features, boundary treatments, open space, and focal points; and*
- *i) Existing views and vistas through the settlement, views of the skyline and views into and out of the conservation area.*

2. Within a conservation area, development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that:

- *a) The current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and*
- *b) The replacement would make an equal or greater contribution to the character and appearance of the conservation area.*

The Site is located within Area 3 of the Lewes CA, which is characterised by its lanes (or “twittens”), the dominance of the castle, and the High Street. Its architectural character is eclectic, with buildings dating from the Medieval period through to the 20th century. It is also characterised by the steep topography of the land, by the close knit nature of its buildings, and the lack of greenery in the streets. The proposed scheme offers some enhancement to the character and appearance of the CA and the settings of other nearby listed buildings, by providing historically correct Georgian-style sash windows to the front elevation at ground floor level, and by replacing the existing casement window at basement level with a better quality timber-framed one. The only other external alterations would be the proposed replacement mono-pitched glazed roof to the rear elevation at basement level, and the conservation rooflights to the rear elevation at roof level. The proposed new architectural features at basement and roof level would be designed in a modern idiom, with an elegant, discreet appearance. All new architectural features would comprise good quality materials, using the highest standards of workmanship. There would be no tangible increase in height, bulk, scale and massing. The proposals would retain the existing historic boundary wall (comprising bugaroosh) to the rear of the Site. Therefore, the overall impact on the character and appearance of the CA would be minimal and neutral to positive.

9.4.7. Development Management Policy SD16: Archaeology

1. Development proposals will be permitted where they do not cause harm to archaeological heritage assets and/or their setting. Sufficient information in a Heritage Statement is required to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.

2. There will be a presumption in favour of preservation in-situ for Scheduled Monuments and other archaeological heritage assets of equivalent significance.

3. Development proposals that will result in unavoidable harm to, or loss of, an archaeological heritage asset’s significance, will only be permitted where there is a clear justification in terms of public benefits arising from the development which outweigh that harm and, in the case of substantial harm/ loss, also meet the following requirements:

- *a) There is no less harmful viable option; and*
- *b) The amount of harm has been reduced to the minimum possible. In these cases, preservation by record secured through an agreed Written Scheme of Archaeological Investigation will be required.*

The proposed scheme would involve some groundwork in order to lower the floor of the former scullery in the basement, and to provide some new stairs from the basement to the rear garden. On request,

an Archaeological Desk-based Assessment can be produced, assessing the archaeological potential of the Site and the impact which the proposed scheme may have on any below-ground archaeology.

9.5. National Planning Policy Framework (July 2021)

9.5.1 Overview

The National Planning Policy Framework (“NPPF”) was first published by the Ministry of Housing, Communities and Local Government in 2012, and it was later updated in February 2019 and July 2021. The NPPF includes the following two sections, which are of relevance to the design and heritage of the site:

Section 12 (paragraphs 126 to 136) covers “Achieving well-designed places”.

Section 16 (paragraphs 189 to 208) covers “Conserving and enhancing the historic environment”.

9.3.2 Para 197

In determining applications, local planning authorities should take account of:

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The proposed scheme has been informed by a good understanding of the history of the Site and the surrounding area, as well as the character and appearance of the Lewes CA and the settings of nearby listed buildings. The proposed scheme offers some enhancement to the character and appearance of the CA and the settings of other nearby listed buildings, by providing historically correct Georgian-style sash windows to the front elevation at ground floor level, and by replacing the existing casement window at basement level with a better quality timber-framed one. The only other external alterations would be the proposed replacement mono-pitched glazed roof to the rear elevation at basement level, and the conservation rooflights to the rear elevation at roof level. The proposed new architectural features at basement and roof level would be designed in a modern idiom, with an elegant, discreet appearance. All new architectural features would comprise good quality materials, using the highest standards of workmanship. There would be no tangible increase in height, bulk, scale and massing. Therefore, the overall impact on the character and appearance of the CA and the settings of other nearby listed buildings would be minimal and neutral to positive.

9.5.3 Para 200

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

The proposed internal alterations would on balance have a minimal and neutral to positive impact on the heritage significance of the Site. The overall loss of historic fabric would be negligible to minimal – merely amounting to some brickwork at basement level. Any perceived harm caused by this negligible loss of historic fabric would be counterbalanced by the various proposed enhancements, which include the reinstatement of lost architectural features at ground floor level, poulticing of original features which are currently hidden behind layers of paintwork, and most significantly, the reinstatement of the

original size and form of the Drawing room at ground floor level. Otherwise, the proposals would retain the legibility of the historic planform at all floor levels, and all historic architectural features would be retained.

The Site is located within Area 3 of the Lewes CA, which is characterised by its lanes (or “twittens”), the dominance of the castle, and the High Street. Its architectural character is eclectic, with buildings dating from the Medieval period through to the 20th century. It is also characterised by the steep topography of the land, by the close knit nature of its buildings, and the lack of greenery in the streets. This description of the character and appearance of Area 3 of the CA sums up the settings of the listed buildings located within close proximity of the Site.

The proposed scheme offers some enhancement to the character and appearance of the CA and the settings of other nearby listed buildings, by providing historically correct Georgian-style sash windows to the front elevation at ground floor level, and by replacing the existing casement window at basement level with a better quality timber-framed one. The only other external alterations would be the proposed replacement mono-pitched glazed roof to the rear elevation at basement level, and the conservation rooflights to the rear elevation at roof level. The proposed new architectural features at basement and roof level would be designed in a modern idiom, with an elegant, discreet appearance. All new architectural features would comprise good quality materials, using the highest standards of workmanship. There would be no tangible increase in height, bulk, scale and massing. The proposals would retain the existing historic boundary wall (comprising bugaroosh) to the rear of the Site.

Therefore, the proposed scheme would have a minimal and neutral to positive impact on the heritage significance of the Site. The overall impact on the settings of other nearby listed buildings would be minimal and neutral to positive.

10. Conclusion

This Heritage Statement has assessed the character and appearance of the Lewes Conservation Area and the settings of other nearby heritage assets (i.e. listed buildings). Its assessment of the heritage significance of the Site concludes that the Site has high archaeological interest, medium architectural and artistic interest, and medium historic interest.

The subject site (“Site”) at no. 26 Station Street is Grade II listed in its own right, as is the adjoining site at no. 26A Station Street. However, it is more than likely that these two sites were originally built as a single residential dwelling, in the late 18th century – possibly on the site of a previous building. Whether or not that was the case, they are known to have comprised a single dwelling in the 19th century, before they were sub-divided in the 1980s. They were individually Grade II listed in 1985. The Site has remained vacant since the 1980s, during which time it has fallen into disrepair. The current owners are required to carry out necessary repair-work which does not require Listed Building Consent. They are also applying for LBC to carry out some proposed alterations, some of which would reverse some of the insensitive alterations which were made in the 20th century.

The proposed internal alterations would on balance have a minimal and neutral to positive impact on the heritage significance of the Site. The overall loss of historic fabric would be negligible to minimal – merely amounting to some brickwork at basement level. Any perceived harm caused by this negligible loss of historic fabric would be counterbalanced by the various proposed enhancements, which include the reinstatement of lost architectural features at ground floor level, poulticing of original features which are currently hidden behind layers of paintwork, and most significantly, the reinstatement of the

original size and form of the Drawing room at ground floor level. Otherwise, the proposals would retain the legibility of the historic planform at all floor levels, and all historic architectural features would be retained.

The proposed scheme offers some enhancement to the character and appearance of the CA and the settings of other nearby listed buildings, by providing historically correct Georgian-style sash windows to the front elevation at ground floor level, and by replacing the existing casement window at basement level with a better quality timber-framed one. The only other external alterations would be the proposed replacement mono-pitched glazed roof to the rear elevation at basement level, and the conservation rooflights to the rear elevation at roof level. The proposed new architectural features at basement and roof level would be designed in a modern idiom, with an elegant, discreet appearance. All new architectural features would comprise good quality materials, using the highest standards of workmanship. There would be no tangible increase in height, bulk, scale and massing.

It is considered that the proposed scheme would have a **minimal and neutral to positive** impact on the character and appearance of the CA and the settings of other nearby listed buildings. Its overall impact on the heritage significance of the Site would be **minimal and neutral to positive**.

The proposed scheme is considered to satisfy all local, regional and national policies and guidelines.

Appendix 1 – National Heritage List Descriptions

26, STATION STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1193009

Date first listed: 29-Oct-1985

Location

Statutory Address: 26, Station Street

County: East Sussex

District: Lewes (District Authority)

Parish: Lewes

National Park: South Downs

National Grid Reference: TQ 41580 10032

Details

TO 4110 SE LEWES STATION STREET 10/452 (west side)

No 26

GV II

House. Late C18 or early C19. Stuccoed with platband. Slate roof with stack to left and small dormer to right. 2 storeys with attic and basement; 2 window front, glazing bar sashes on first floor, sashes on ground floor without glazing bars, with slim window to right of door, all in moulded plastered surrounds. Round-arched entrance with moulded surround and key- and impost blocks beneath righthand first floor window. Panelled door with two upper panels glazed and fan- light over, up three steps. Early C19 footscrapers to left of door. Included for group value only.

26A, STATION STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1043706

Date first listed: 29-Oct-1985

Date of most recent amendment: 30-Jun-1988

Location

Statutory Address: 26A, Station Street

County: East Sussex

District: Lewes (District Authority)

Parish: Lewes

National Park: South Downs

National Grid Reference: TQ 41569 10029

Details

In the entry for

TQ 4110 SE LEWES STATION STREET (west side)

10/453 No 27

The address shall be amended to read –

TQ 4110 SE LEWES STATION STREET (west side)

10/453 No 26A

TO 4110 SE LEWES STATION STREET 10/453 (west side)

No 27

GV II

House. C18. Stuccoed with band. Slate roof, pyramidally hipped, with tall stack to rear. Flat-headed dormer in centre of roof. 2 storeys, attic and basement; 2 window front, glazing bar sashes on first floor, margin-light sashes on ground floor. Entrance in right return front, panelled door, with doubled half-glazed doors closer to the rear of the building.

27 AND 28, STATION STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1286336

Date first listed: 29-Oct-1985

Date of most recent amendment: 30-Jun-1988

Location

Statutory Address: 27 and 28, Station Street

County: East Sussex

District: Lewes (District Authority)

Parish: Lewes

National Park: South Downs

National Grid Reference: TQ 41573 10049

Details

In the entry for

TQ 4110 SE LEWES STATION STREET (west side)

10/454 Nos 28 & 29

The address shall be amended to read

TQ 4110 SE LEWES STATION STREET (west side)

10/454 Nos 27 & 28

TQ 4110 SE LEWES STATION STREET 10/454 (west side)

Nos 28 & 29

GV II

House pair, now shop. Early C19. Grey headers with red brick dressings. Slate roof with stack to left. 3 storeys; 2 window front, sashes-in red brick dressed surrounds. 2 C19 shopfronts on ground floor with paired glazed doors in wooden architrave surrounds between. Included for group value.

THE ROYAL OAK PUBLIC HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192996

Date first listed: 29-Oct-1985

Location

Statutory Address: The Royal Oak Public House, Station Street

County: East Sussex

District: Lewes (District Authority)

Parish: Lewes

National Park: South Downs

National Grid Reference: TQ 41574 10079

Details

TQ 4110 SE LEWES STATION STREET 10/449 (east side)

The Royal Oak Public House.

GV II

House, now public house. Early C19. Mathematical tile with lighter colour tiles above the first floor. Moulded cornice to slate roof, brought down at the right side as outshut to the first floor. 3 storeys; 2 window second floor, 3 window first floor, sashes. Shopfront to left early C19 with pilasters supporting cornice full-width of window and also of half-glazed door with transom-light over at left. Late C19 cross-mullioned casement on ground floor to right.

19,20,21, STATION STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1043705

Date first listed: 29-Oct-1985

Location

Statutory Address: 19,20,21, Station Street

County: East Sussex

District: Lewes (District Authority)

Parish: Lewes

National Park: South Downs

National Grid Reference: TQ 41595 10004

Details

TQ 4110 SE & TO 4109 NE LEWES STATION STREET 10/451 & 15/451 (west side)

Nos 19, 20 and 21

GV II

House, now restaurant and cottage. C18 or earlier, clad in C19. Possibly timber-framed to right with plastered cladding, rebuilt to left in painted brick with eaves raised slightly, the wall projecting a fraction at this point. Slate roof, at shallower pitch to left. 2 storeys; irregular 3 window first floor, casements with glazing bar sash to left. Wide shopfront on ground floor to left and in centre with pilasters supporting cornice over wide glazing barred window to extreme left and a pair of later C20 casements in centre. Sliding sash to right. Panelled door to right of lefthand shopfront and panelled door also to left of righthand window.

LEWES CASTLE

Heritage Category: Scheduled Monument

List Entry Number: 1013268

Date first listed: 28-Aug-1915

Date of most recent amendment: 24-Oct-1991

Location

County: East Sussex

District: Lewes (District Authority)

Parish: Lewes

National Park: South Downs

National Grid Reference: TQ 41383 10135

Reasons for Designation

Motte castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and the centre of local or royal administration. Built in towns, villages and open countryside, motte castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As such, and as one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

The castle at Lewes is one of only two in the country to have two mottes, the other being Lincoln Castle, and hence illustrates some of the diversity of this class of monument. It survives well, with large areas of open space within which archaeological remains are considered likely to survive as well as with much original architectural detail. This is in spite of the disturbance caused by partial collapse of the motte, stone robbing, conversion to a pleasure garden, consolidation and partial excavation. Since it is opened to the public, the monument is of high amenity value.

Details

The monument includes two mounds, the area between the mounds which includes some surviving Norman walling and vaults and part of the western ditch, all belonging to the Norman castle at Lewes, as well as the outer gateway added in the early 14th century. The Norman castle, built for William de Warenne shortly after the Conquest in AD1066, consists of two large mounds, or mottes, each surrounded by a deep ditch and linked by a broad courtyard, or bailey. The mottes were surmounted by timber palisades which were replaced by stone 'shell keeps' around AD1100. The bailey area, some 135m south-west/north-west by 100m south-east/north-west, also had a continuous flint wall with towers at intervals and a rectangular gatehouse, of which only the east wall survives. Angular towers were added to the shell keep of the south-western motte in the 13th century and in the early 14th century the round-turreted outer gatehouse, or barbican, was built to strengthen the gateway. In the 18th century the south-west motte was extensively reconstructed to form a Georgian pleasure garden. Much of the walling of the castle was consolidated in the early 20th century. Finally, excavations on the south-west motte in 1985-88 revealed details of the domestic buildings of the castle which backed onto the shell keep wall. These included a hall, kitchen and chapel. Included in the scheduling are the vaults under the Castle precincts and all surviving parts of the Norman and 14th century gatehouses. Excluded from the scheduling are: the railway tunnel beneath the bailey; the metalling of all paths, roads and car parks; all modern structures, ie. Castle Lodge and the cellars on the eastern side of it; Castlegate House and its cellars; Castle Precincts; the Malthouse; Castle Precincts Cottage; Brack Mound House; and the service trenches to all these buildings. But the ground beneath these features is included. The Castle, the Barbican and Inner Gatehouse are Listed Buildings Grade I; The Castle Lodge, Castlegate House, Curtain Wall, Brack Mound House, Castle Precincts Cottage, Bowling Green Pavilion, Malthouse and Castle Precincts are listed Grade II.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Appendix 2 – Existing and proposed drawings

N.B. These drawings have merely been reproduced (and cropped) for cross-referencing purposes, and are not necessarily to scale. Please refer to the application bundle for the original scaled drawings.



Figure 57 (left): Existing front (east) elevation addressing the street.

Figure 58 (right): Proposed front (east) elevation addressing the street.



Figure 59 (left): Existing rear (west) elevation addressing the garden.

Figure 60 (right): Proposed rear (west) elevation addressing the garden.

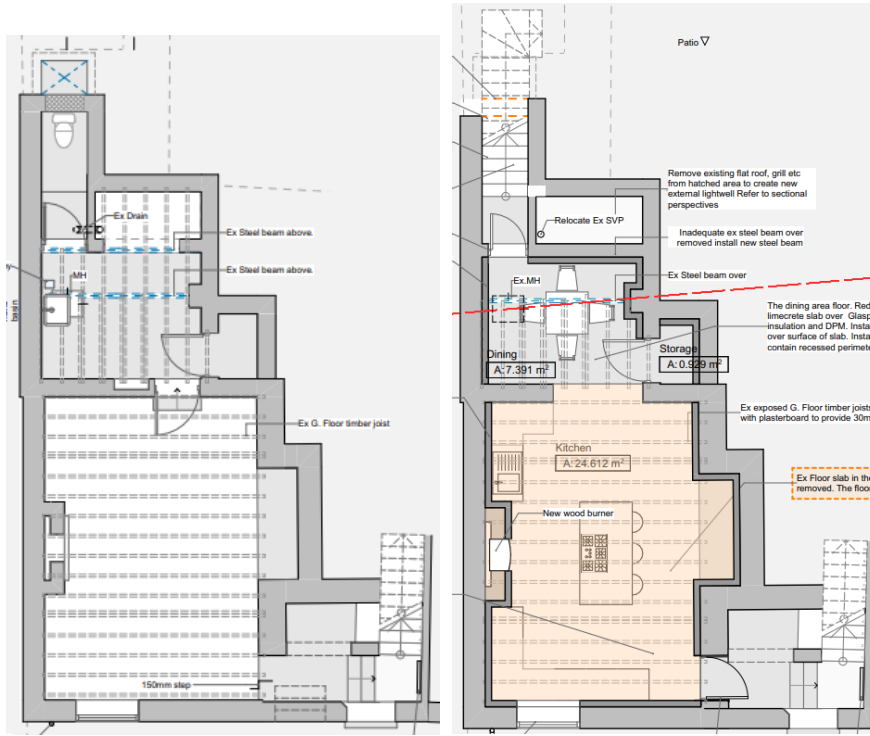


Figure 61 (left): Existing basement plan.

Figure 62 (right): Proposed basement plan.

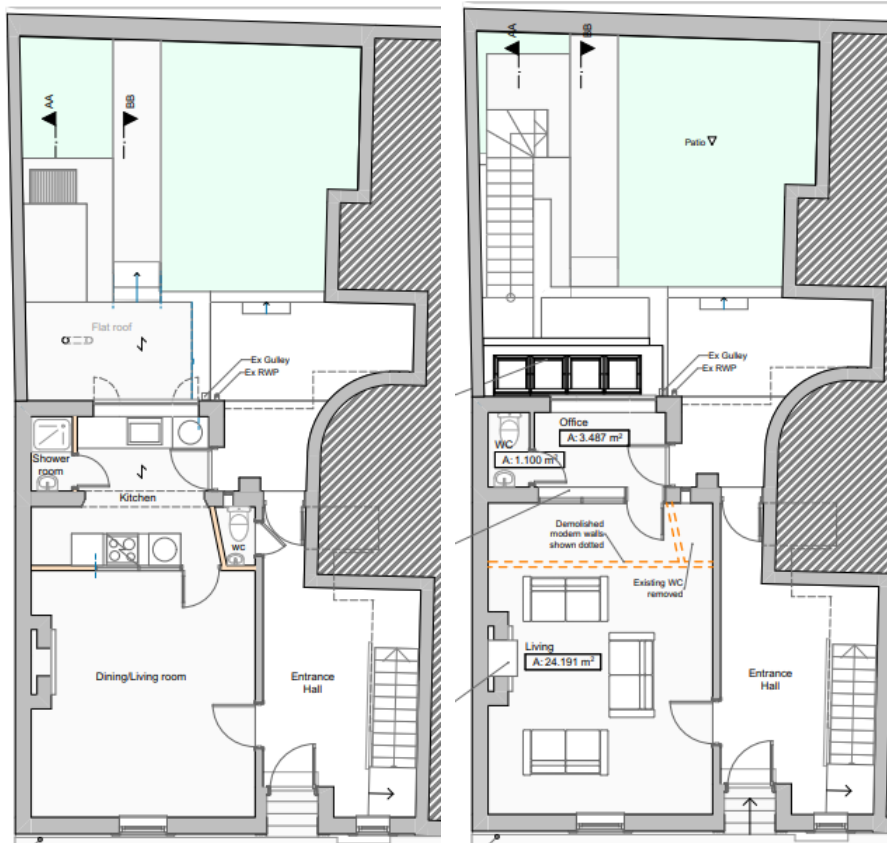


Figure 63 (left): Existing ground floor plan.

Figure 64 (right): Proposed ground floor plan.

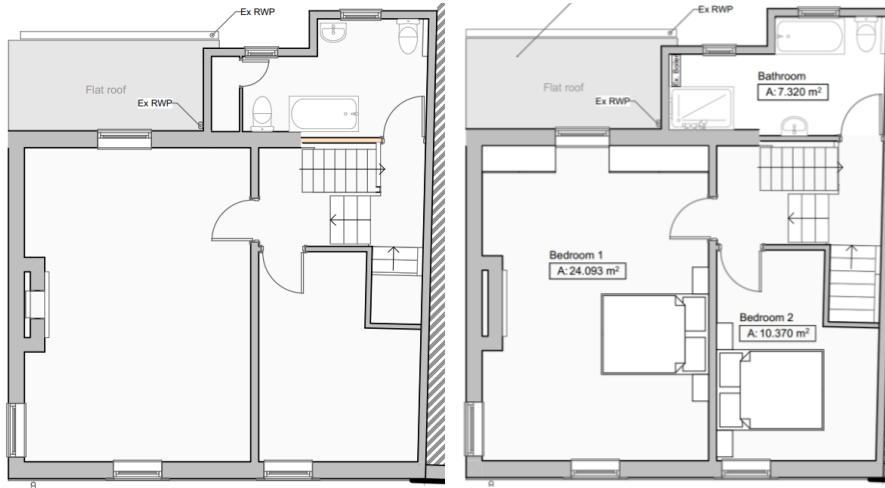


Figure 65 (left): Existing first floor plan.
 Figure 66 (right): Proposed first floor plan.

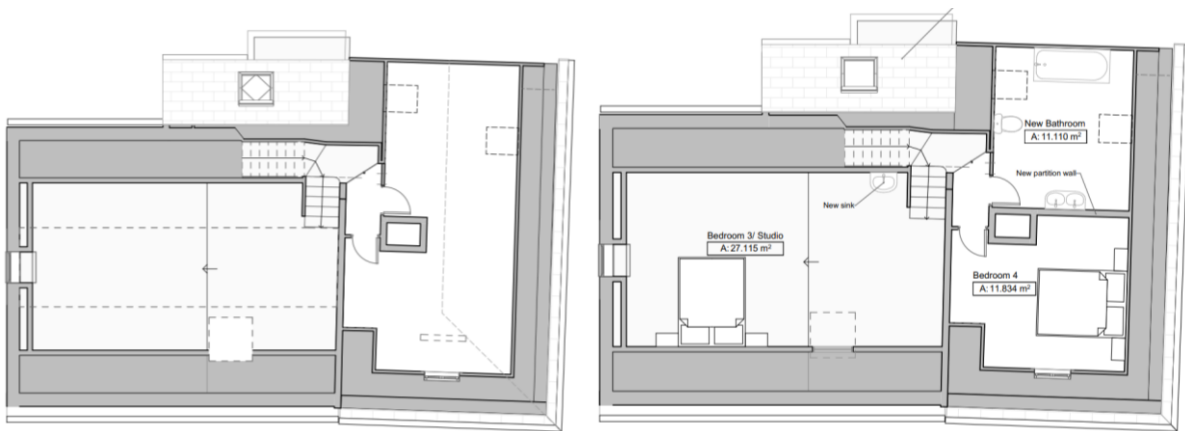


Figure 67 (left): Existing attic plan.
 Figure 68 (right): Proposed attic plan.

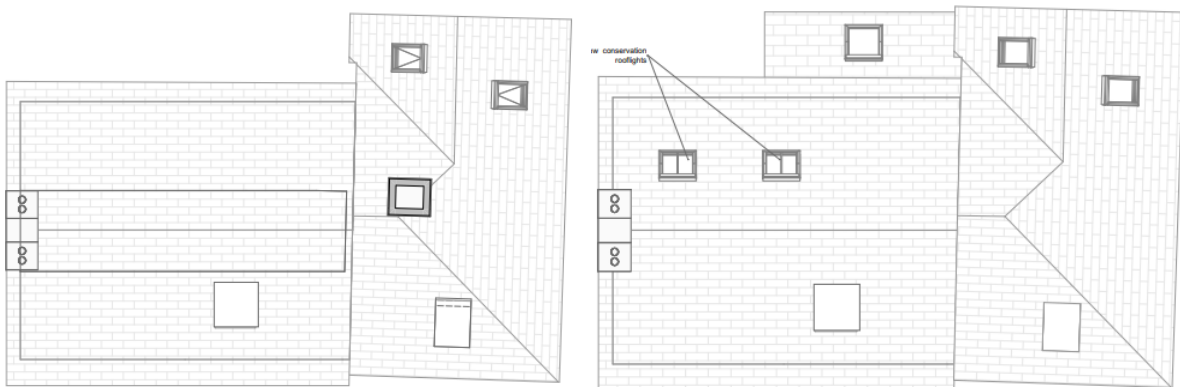


Figure 69 (left): Existing roof plan.
 Figure 70 (right): Proposed roof plan.



Figure 71 (left): Existing AA section.
 Figure 72 (right): Proposed AA section.

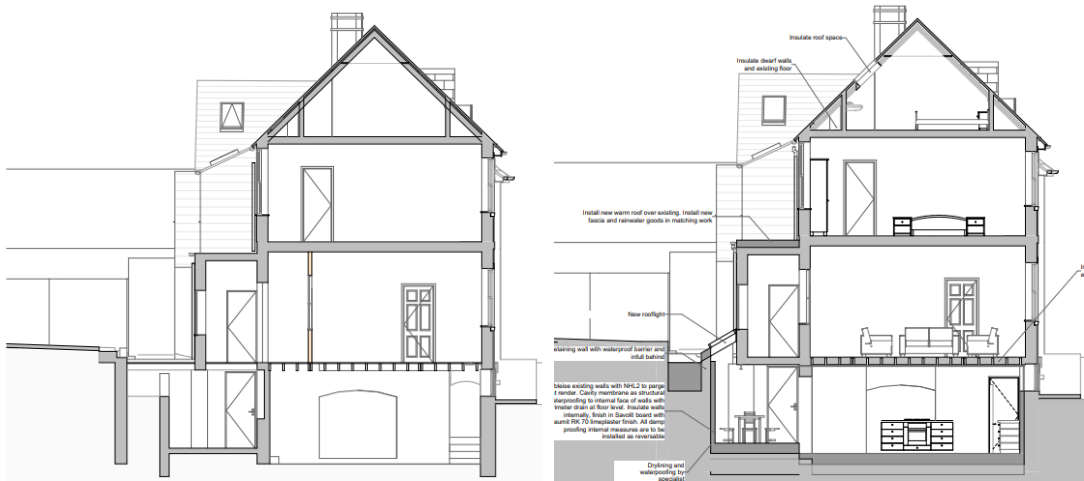


Figure 73 (left): Existing BB section.
 Figure 74 (right): Proposed BB section.

Appendix 3 – Copyright and disclaimer

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