

# Historic Environment Record Consultation Report

## Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

215/23

Date completed

02/02/2024

Address of site

26 Station Street  
Lewes  
BN7 2DB

Grid Reference

541580 110034

Development type

Full

### 1. Scheduled Monument (SM)

The site is: Between 100m and 250m from a Scheduled Monument

**1013268 : Lewes Castle** : *The monument includes two mounds and the area between 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 early 14th century outer gateway. 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, including 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.*

*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.*

**Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:**

**[www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)**

## **2. Listed Building**

**Please choose the most appropriate option:**  The building is listed

### ***Description of the Listed Building(s)***

**1193009 : 26, Station Street : Grade II : House. Late 18<sup>th</sup> or early 19<sup>th</sup> century. 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 19<sup>th</sup> century footscrapers to left of door. Included for group value only.**

The site also lies immediately adjacent to one other listed building:

**1043706 : 26a, Station Street : Grade II : House, 18<sup>th</sup> century. Stuccoed with band. Slate roof, pyramidally hipped, with tall stack to rear. Flat-headed dormer in centre of roof. Two 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.**

There are four further listed buildings within 50m.

**1286336 : 27 and 28, Station Street : Grade II :** *House pair, now shop. Early 19<sup>th</sup> century. Grey headers with red brick dressings. Slate roof with stack to left. 3 storeys; 2 window front, sashes-in red brick dressed surrounds. Two 19<sup>th</sup> century shopfronts on ground floor with paired glazed doors in wooden architrave surrounds between. Included for group value.*

**1192996 : The Royal Oak Public House : Grade II :** *House, now public house. Early 19<sup>th</sup> century. 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 19<sup>th</sup> century cross-mullioned casement on ground floor to right.*

**1043705 : 19, 20, 21, Station Street : Grade II :** *House, now restaurant and cottage. 18<sup>th</sup> century or earlier, clad in 19<sup>th</sup> century. 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 20<sup>th</sup> century casements in centre. Sliding sash to right. Panelled door to right of lefthand shopfront and panelled door also to left of righthand window.*

**1191224 : The White Hart Hotel : Grade II :** *House, now hotel. 16<sup>th</sup> century or earlier, refronted in early to mid 19<sup>th</sup> century. Stuccoed with rusticated ground floor, rusticated quoins to full entablature over second floor and cornice to parapet over third floor. Parapet stepped in centre with figure of hart couchant in front of flagpole. Roof hidden by parapet, side stacks. 3 storeys; regular 5 window front, glazing bar sashes on second and third floors, those on second floors in heavily moulded surrounds, french casements on first floor, again with heavily moulded surrounds, and sashes without glazing bars on ground floor. Stuccoed balcony on first-floor, with plain piers and balustrade on plain volute brackets. Central doubled panelled doors with moulded and volute bracketted surround. Interior: 16<sup>th</sup> century panelling in first-floor room facing street and 16<sup>th</sup> century stone Tudor-arched fireplace with moulded surround. Some framing visible, of mixed scantling. Panelling in other parts of the building, mostly late 19<sup>th</sup> century or early 20<sup>th</sup> century. 2-flight return staircase, with turned balusters, columnar newel and ramped handrail with ridge.*

There are 69 further listed buildings between 50m and 250m of the site, of which two are Grade I listed (1043895, Barbican to Lewes Castle and Walls to South, and 1293875 Remains of Inner Gatehouse and Walls to East and West) and a further 9 are Grade II\* listed. The remainder are Grade II Listed.

**Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice\* of the local planning authority before submitting a planning application or listed building consent (LBC) application.**

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II\* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

[www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

### 3. Conservation Area

The site is: Inside a Conservation Area

#### *Description of the Conservation Area*

The site is within the Lewes Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold\*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: [www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

### 4. Registered Park and/or Garden (RP&G)

The site is: Please see below

#### *Description of the Registered Park and / or Garden*

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold\*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II\* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: [www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

## 5. Historic Battlefield

The site is: Please see below

### *Description of the Historic Battlefield*

There are no Historic Battlefields within 250m of the site.

Where a Historic Battlefield has been identified (above) the applicant should familiarise themselves with any information the LPA may hold\*, in order to consider any impact on the Historic Battlefield or its setting, prior to submitting the application.

Where the application site is within a Historic Battlefield, adjacent to or within 100m of and could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them: [www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

## 6. Archaeological Notification Area (ANA)

The site is: Inside an ANA

### *Description of and reason for the ANA*

The site is located within an ANA associated with the core of the historic town of Lewes, which contains a significant amount of historic buildings and buried remains of the medieval and post-medieval periods.

A second ANA associated with the historic suburb of Southover and the medieval priory is located 150m to the south of the site.

For further information about the ANA please contact the County Archaeology Team: [County.Archaeology@eastsussex.gov.uk](mailto:County.Archaeology@eastsussex.gov.uk).

## 7. Locally Listed Heritage Asset

(including buildings, structures, parks and gardens)

**Please choose the most appropriate option:** Please see below

***Description of locally listed heritage asset***

There are no locally listed heritage assets within 250m of the site

**Not all Local Planning Authorities hold a Local List of Heritage Assets. Where a Locally Listed Heritage Asset has been identified (above) the applicant should familiarise themselves with any information the Local Planning Authority may hold\*, in order to consider any impact on the Heritage Asset or its setting, prior to submitting the application.**

\*Information can be found on the relevant planning websites

**8. Other Non-Designated Heritage Assets**

(including ANAs, buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

**Please choose the most appropriate option:** A Non-Designated Heritage Asset has been identified within 100m from the site

***Description of non-designated heritage assets***

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site [1]

Historic mapping for the site records the current 26 Station Street from the mid-19<sup>th</sup> century through until the early/mid 20<sup>th</sup> century: the road was previously called St Mary's Lane. Pre-19<sup>th</sup> century historic mapping indicates the presence of buildings along both sides of Station Street, although it is difficult to identify their precise location.[2]

A large number of archaeological investigations have taken place within the centre of Lewes which attest to the presence of extensive medieval and post-medieval remains across the town. The closest to the site were at 6 Station Street, 10m to the northeast of the site. An excavation within a former Wesleyan Methodist Chapel in 2019 – 2020 monitored 28 boreholes for piles, 3 trenches for ground beams and 1 service trench. A possible medieval pit and sherds of medieval pottery were found, along with another post-medieval pit and fragments of an earlier 18<sup>th</sup> century chapel. More extensive excavations have taken place at the Baxters Printworks Site, 50m to the northeast. A series of archaeological interventions between 2005 and 2008 found a range of features, including evidence of Iron Age and Roman occupation, a hoard of Anglo-Saxon silver pennies, groups of Saxo-Norman and later medieval pits containing closely dated pottery assemblages indicating occupation from the 11<sup>th</sup> century into the post-medieval period. A substantial ditch was also encountered, thought to form part of the eastern defences of the Anglo-Saxon burh (defended settlement) of Lewes: this ditch was oriented north-south and parallel to St Nicholas' Lane. Archaeological interventions at 20 – 21 High Street, 125m to the east, found evidence of medieval and post-medieval activity. At Lewes House, meanwhile, excavations found evidence of Iron Age and sporadic Roman activity, evidence of Anglo-Saxon quarry pits and postholes, and Medieval and post-medieval activity. Given the archaeological findings in the area, it is likely that archaeological remains could be found on or in the vicinity of the site. [3]

The site lies within the late Anglo-Saxon, Medieval and post-medieval market town of Lewes. The site lies within the centre of the late Saxon and Norman town, comprising an area of gridded lanes and twittens south of the High Street, probably representing early planning of the Anglo-Saxon burh, and within the walls of the medieval borough. Pre-1800 plots are poorly preserved across this area generally, although the best survivals are situated off Station Street. [4]

## 9. HER data sources

[1] East Sussex Historic Environment Record database

[2] Tithe map and OS historic mapping (ESRO)

[3] a) Howland, G (2020) Former Wesleyan Methodist Chapel, 6 Station Street, Lewes, East Sussex, BN7 2DA: An Archaeological Watching Brief. PCA Report R13934

b) Stevens, S (2009) Post-excavation Assessment and updated Project Design on Archaeological excavations at the Baxter's Printworks Site, St Nicholas Lane, Lewes, East Sussex. ASE Report 2008082.

c) Swift, D (2010), A Post-Excavation Assessment and updated project design on Archaeological Excavations at The Lewes Residential and Walwers Lane Sites Lewes, East Sussex. ASE Report 2009080.

[4] a) Bannister, N (2008) Historic Landscape Characterisation of Sussex report

b) Harris, R.B (2005), Lewes, Historic Character Assessment Report: Sussex Extensive Urban Survey (EUS).

## 10. Further Information

**The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development**

**The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.**

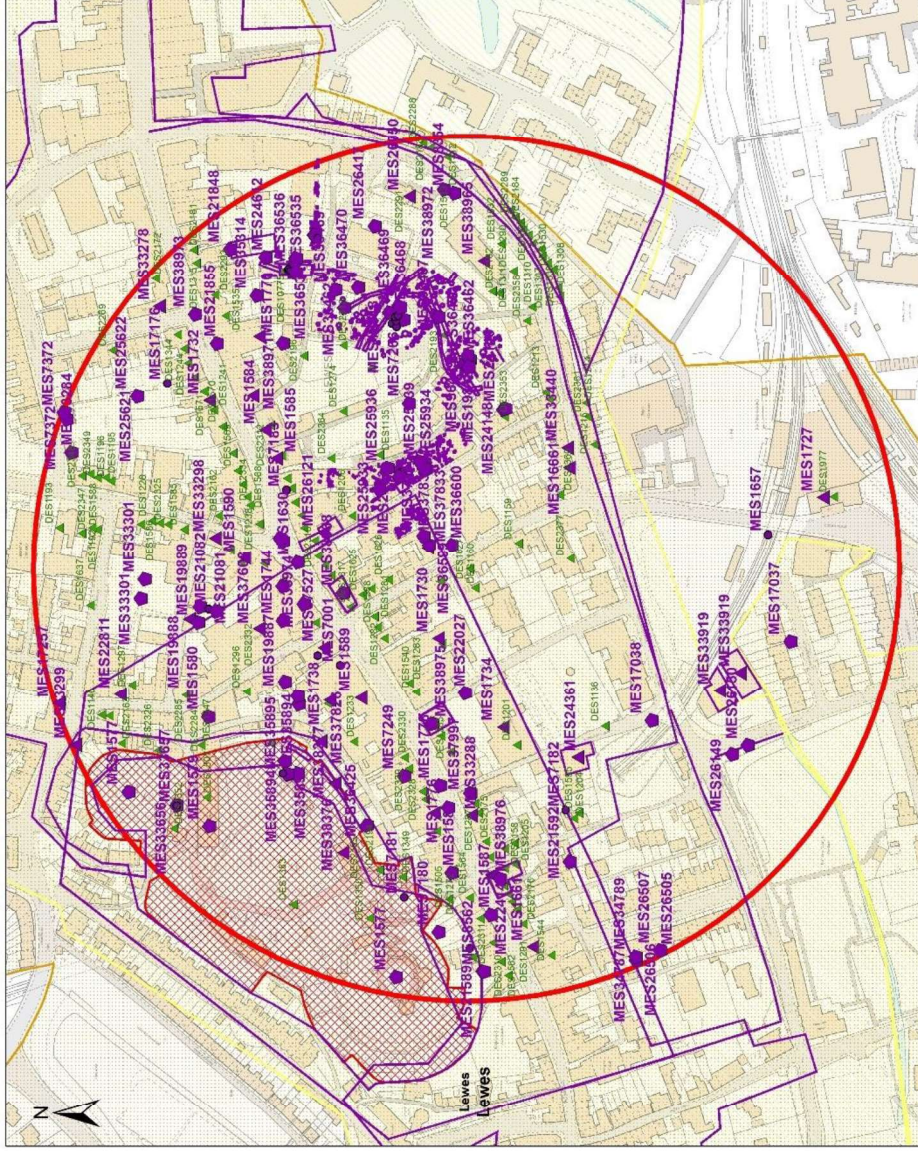


# Map of HER data

ESHER

HER 215/23

26 Station Street  
Lewes  
BN7 2DB



### Legend

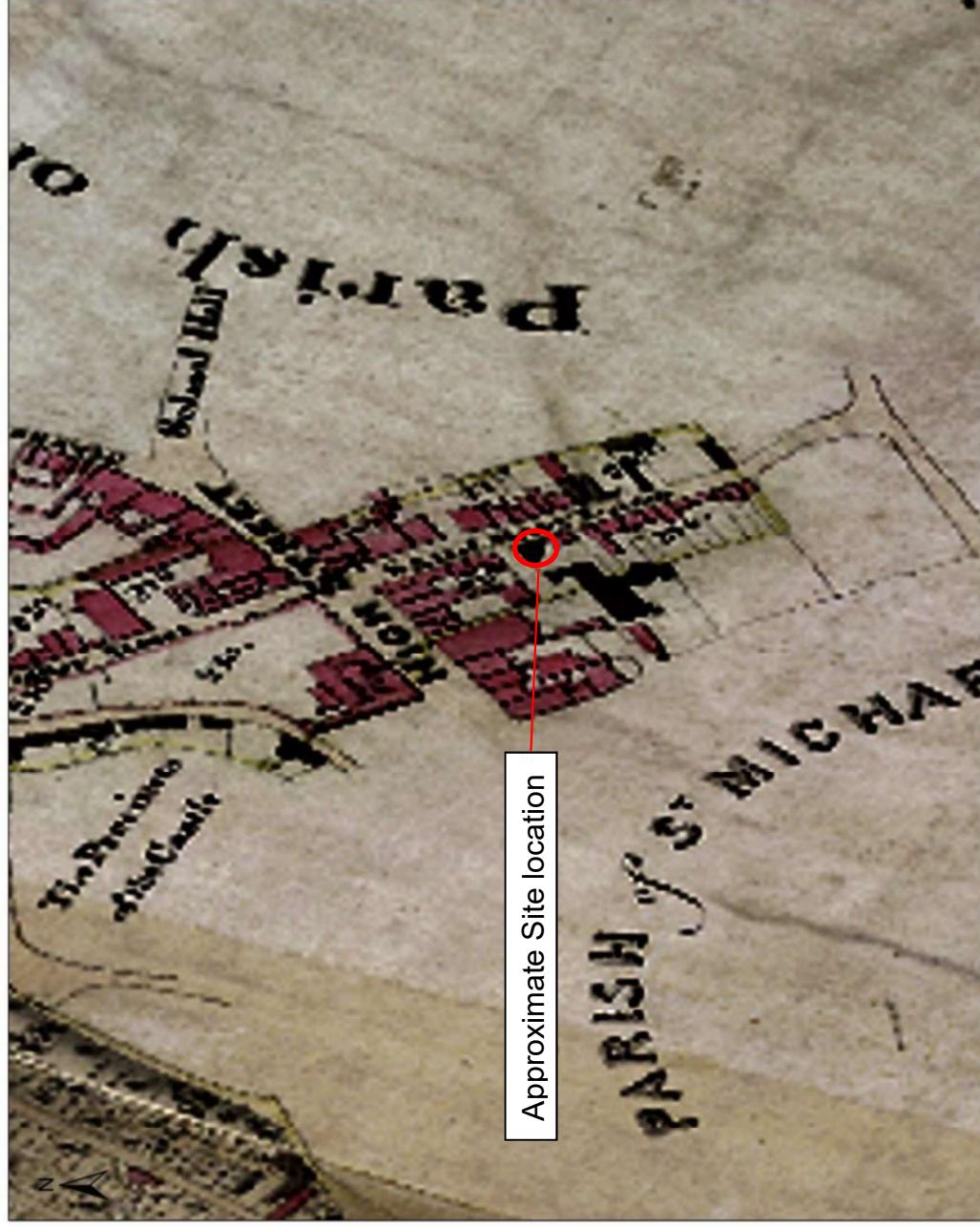
- FS
- MON
- ▲ LB
- ▲ BLD Historic Building
- ▲ LND
- ▲ PLA
- ▲ MAR
- Monuments (line)
- Monuments (point)
- ▲ Listed Buildings (point)
- Scheduled Monuments (poly)
- ANA Tier 1
- Conservation Areas (poly)

Drawn by: Archaeology Team  
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Tithe Map dated to the 1840's



ESHER  
HER 215/23  
26 Station Street  
Lewes  
BN7 2DB

Legend

Drawn by: Archaeology Team  
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## **Further information**

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the East Sussex Historic Environment Record (ESHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the East Sussex Historic Environment Record Team. This report identifies heritage assets recorded in ESHER that are located within the development site or within 250m of the development site.\* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, 2021) **Section 194** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

*\*The information in the East Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and ESHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*