

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Lewes has retained its county town function, seeing significant expansion and redevelopment of shops and offices. Yet it retains much of its historic fabric: despite the arrival of the railway in 1846, mid and later 19th-century expansion was desultory and that of the 20th century has tended to add to rather than destroy the earlier town. The high streets of the borough and of the ancient suburbs of Cliffe and Southover are closely lined with pre-1840 buildings. The Norman castle dominates the town, and the ruinous priory marks the southern edge of the built-up area. Less visible is the archaeological evidence of the earlier town, whose origins lie in the 9th-century burh and, possibly, an earlier minster church. The potential of this archaeology has begun to be realized through a series of excavations.

5.1.2 Historic environment designations (Map 4)

There are 508 listed buildings, groups of buildings (e.g. terraces) or structures (e.g. property boundary walls, or tombs) in the EUS study area (eight Grade I, 19 Grade II*, and 481 Grade II). Of these, 29 predate 1500; 42 are 16th century; 31 are 17th century; 164 are 18th century; 209 are early 19th century; 25 are 1841-80; and eight are post-1880.³⁵⁸

There are an additional 11 important historic buildings recognized in this assessment that have not been listed, including a 17th-century timber-framed house (8 Cliffe High Street).

Lewes has a Conservation Area. There are five Scheduled Monuments in the town: the Cluniac priory, the Norman castle, the medieval chapel of the hospital of St James, The Mount north-east of the priory, and a section of Green Wall east of Waterloo Place. The scheduled Anglo-Saxon cemetery of Saxonbury lies immediately outside the EUS study area.

5.1.3 Historic building materials

The pre-1700 townhouses of Lewes are almost all timber framed, although there are a few surviving brick and flint houses from the 17th century. Earlier large-scale domestic buildings (such as

16th-century Southover Grange) and, especially, the medieval parish churches, the priory, the castle, and the town walls are of stone. Caen stone and flint rubble predominate, but Quarr stone was used at St John-sub-Castro and the priory: since the Dissolution, Caen and Quarr from the latter have been re-used elsewhere, such as in the walls of Southover Grange. After 1700, brick is the dominant building material (the principal material at 172 of the houses of this date). Flint is used as the main material at 32 houses, but this probably seriously undervalues its importance in the pre-railway period since it was increasingly hidden by stucco and other cladding. Such cladding of timber-framed and flint-rubble buildings includes mathematical tiles (survives on 65 buildings), tile-hanging (also 65 buildings), stucco/render (140 buildings) and slate-hanging (concentrated in the 19th century, and found on 19 buildings). Unusually, timber framing after 1700 is employed in at least 14 buildings but, given the prevalence of clad buildings and the lack of systematic analysis of historic buildings in the town, could be even more widespread.

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 6-15)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]
Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery
Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public
Farmstead/barn
Mill
Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]

Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water
Orchard
Market garden [inc. nursery]
Allotments
Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

Historic Character Types have been developed in the Sussex EUS to describe areas of common character by reference to generic types found across all 41 towns. Historic function is often the key determinant of character type, hence the term ‘Historic Character Types’ and the time-depth implicit in many of the types in Table 1 (e.g. *regular burgage plots*). The types also reflect the character of these towns, and, thus, they are different from those that would be applied nationally or to another county.

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20th-century housing estate), different historic use of part of that area has been used as a basis for subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

This approach gives time-depth to the map-based character component of the Sussex EUS, and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 6-15) showing the changing land use of the urban area throughout the history of each town, and, through use of the Geographical Information System developed as part of this assessment, for simple interrogation of any area in the town to show all its known past land uses.

Period	Date
Period 1	500,000BC-AD42
Period 2	43-409
Period 3	410-949
Period 4	950-1065
Period 5	1066-1149
Period 6	1150-1349
Period 7	1350-1499
Period 8	1500-1599
Period 9	1600-1699
Period 10	1700-1799
Period 11	1800-1840
Period 12	1841-1880
Period 13	1881-1913
Period 14	1914-1945
Period 15	1946-present

Table 2. Sussex EUS chronology.

5.2.2 Historic Character Types in Lewes (Maps 14 and 15)

Although Historic Character Types represent county-wide types, modern Lewes is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of large areas of *regular burgage plots* reflects the early importance of the town and the comparatively good preservation of medieval buildings and plot boundaries. The considerable extent of *irregular historic plots* reflects the survival of areas that saw later medieval abandonment and post-medieval (especially 18th-century) reorganization and expansion.

5.3 Historic Urban Character Areas (Maps 16 and 17)

5.3.1 Defining Historic Urban Character Areas (HUCAs)

Whereas Historic Character Types have been applied to areas of the Sussex towns with consistent visible character and historical development – and are mapped across the whole history for each town – **Historic Urban Character Areas (HUCAs)** represent meaningful areas of the modern town. Although similar areas are found in many towns, HUCAs are unique, can include components of different history and antiquity, and usually represent amalgamation of several Historic Character Types.

Thus, HUCA 7 in Lewes combines five Historic Character Types that represent a *religious house*

dating from Period 5 (i.e. 1066-1149); a *church/churchyard* that, while dating from Period 6 (1150-1349) itself, derives its character in part from the *religious house* of Period 7; the comparatively open spaces of a *sports field* and a *market garden*, both originating in the late 19th century; and the intrusive railway (categorized as *stations, sidings and track*) of 1846. Combining this complexity into a single HUCA called *Priory*, however, reflects the largely coherent character of the area today. This coherence renders HUCAs suitable spatial units for describing the historic environment of the EUS towns, for assessing their **archaeological potential**, **Historic Environment Value** and for linking to **research questions**.

Some components of the towns are not included as HUCAs: roads (other than those that were built as part of a particular development) and waterways are kept separate as they frequently antedate surviving buildings or the known urban activity.

5.3.2 Archaeological potential

Whilst the nature and extent of areas to which Historic Character Types have been applied is closely related to the survival of buried archaeology, this assessment considers the archaeological potential at the larger scale of the HUCAs. The reasons are twofold: first, the typically smaller scale of areas of common Historic Character Type could misleadingly imply that high, or even low, archaeological potential is precisely confined, or that archaeological value is exactly coterminous with the edge of specific features (standing or buried); and, second, most Sussex towns have had insufficient archaeological investigation to support this precision. For this reason, too, there is no grading or ranking of archaeological potential. Rather, the summary of archaeological potential is used to inform the overall (graded) assessment of **Historic Environment Value** of each HUCA (see below).

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19th and 20th-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology (such as the prehistoric and Romano-British features and finds located in Lewes) tells us little about the towns themselves, it contributes to wider archaeological research.

In assessing the likelihood of buried archaeology within areas in the towns there has been consideration of the potential for archaeology 'buried', or hidden, within later buildings and

structures, as well as that for below-ground features.

5.3.3 Historic Environment Value (Map 18)

The **Historic Environment Value (HEV)** of each HUCA is assessed here, and expressed as a value from 1 (low) to 5 (high). Such values are iniquitous to some and always subjective, but here provide a necessary means of consistently and intelligently differentiating (for the purposes of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of:

- Townscape rarity
- Time-depth or antiquity
- Completeness.

Lesser additional considerations in the assessment comprise:

- Visibility
- Historic association.

The full methodology for assessing Historic Environment Value forms part of the annexe to the historic environment management guidance for Lewes District.

5.3.4 Vulnerability

The vulnerability of each HUCA is also considered, although many future threats cannot be anticipated. These brief analyses mean that this Statement of Historic Urban Character can be used to focus conservation guidance.

5.3.5 Research questions

Where relevant, reference is made to questions in the **Research Framework** for Lewes (below, section 6). This referencing links these key questions to specific HUCAs, helping ensure that any investigation of the historic environment (such as that as a condition of development, under PPG15 or PPG16) is properly focused.

5.3.6 Lewes's Historic Urban Character Areas (Maps 16 and 17)

The following assessments of the Historic Urban Character Areas (HUCAs) of Lewes commence with those that make up the historic core. Inevitably, these assessments are more extensive than those that relate to recent expansion of the town.

HUCA 1 High Street – central (HEV 5)

HUCA 1 is in the centre of the Anglo-Saxon (representing the likely core of the Alfredian burh) and the modern town.

Today the area is dominated by the continuously built-up street frontage of the High Street between Westgate and the War Memorial. There are 73 listed buildings, groups of buildings, or monuments (26 Grade II; six Grade II*; and one Grade I), of which seven are Period 6 (1150-1349), three are Period 7 (1350-1499), 11 are Period 8 (16th century), five are Period 9 (17th century), and 27 are Period 10 (18th century). Particularly remarkable is the almost unbroken run of listed buildings along both sides of this 350m section of the High Street. Within this certain key buildings stand out: St Michael's church, with its round west tower of (at least) 13th-century date (Grade I); the remains of the 13th-century town wall along Westgate Street; the important small group of early 14th-century undercrofts to commercial townhouses at 66, 70-2, and the Town Hall, High Street; the 14th-century timber framing of 74-5 High Street; 15th-century Bull House (Grade II*); the 16th-century White Hart Hotel (re-fronted in the 19th century); the Westgate Chapel, converted in 1698 from a 16th-century timber-framed building (Grade II*); and the wide frontage of the Law Courts (1808-12: Grade II*).

Burgage plots are hard to determine since the plots rarely extend beyond the confusion of buildings along the street frontages, though the antiquity of many of these buildings suggests that the earliest boundaries are marked by some party walls and that there has been later subdivision. The grid of lanes running back from the High Street is partly preserved (especially on the south side) and is likely to represent planning from the creation of the Alfredian burh (i.e. the late 9th century).

The survival of so many medieval and pre-1800 post-medieval buildings (and plots), the absence of substantial 20th-century redevelopment, and the likely coincidence of this area with the burh means that **archaeological potential** of nearly all of this HUCA is high.

The rarity of the survival and condition of the late medieval and post-medieval buildings; the completeness of historic street-front; historic associations (17 Protestant martyrs were burnt at the stake in the market place between 1555 and 1557); the visibility of the historic fabric; and the archaeological potential give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

HUCA 1 has seen modest change in the 20th century (principally through refitting of shops, but also with some replacement of buildings, such as the rebuilding of Newcastle House in 1928), but this has stabilized. The Historic Environment Value of the area, however, means that **vulnerability** is high. The present shops and business premises are vulnerable to change of occupancy or, even, change of use, with potential for considerable impact on the historic fabric and on the ancient and defining commercial character of the High Street.

Research questions especially relevant to this HUCA relate to the origins of the burh and the early development of the town (RQ4, RQ5, RQ6, and RQ9).

HUCA 2 Castle (HEV 5)

HUCA 2 comprises the extent of the Norman castle (excluding small areas lost to housing and gardens on the High Street and at Mount Place/Castle Banks), and overlies part of the Anglo-Saxon burh.

Today the castle combines elements of the ruinous medieval castle with later houses and, on the south-east side, the buildings on the west side of Castle Ditch Lane clinging to the sloping defences. Most of the HUCA is a Scheduled Monument. There are 14 listed buildings (11 Grade II and three Grade I) of which five are Period 5 (1066-1149), one is Period 6 (1150-1349), one is Period 9 (17th century), and six are Period 10 (18th century). Of the Norman castle itself significant parts remain visible above ground: the two mottes survive, that to the south-west with remains of the 11th-century shell keep and two 13th-century turrets (Grade I); largely refaced sections of the late 11th-century curtain wall survive on the eastern side of the bailey; and the Norman gateway with adjacent contemporary walling and – most remarkably – its protective 14th-century barbican still provide access to the bailey (both Grade I). Less visible is a c.1100 barrel-vaulted undercroft preserved below an 18th-century house (Castle Precincts). Other large post-medieval houses were built within the bailey, with the earliest (Brack Mound) being a timber-framed building of the 17th century. East Sussex Record Office occupies a flint and brick former Maltings of c.1800 within the bailey. The earliest survival of non-military usage, however, is the bowling green, in existence by the early 17th century and preserving an 18th-century timber pavilion. As its name suggests, Castle Ditch Lane appears to occupy the former ditch, with the earliest

buildings on the castle side dating from the late 18th century.

Although the post-medieval buildings within and adjacent to the castle have had an impact on the earlier deposits, much of the castle remains open and as yet not redeveloped or excavated, and thus the **archaeological potential** of nearly all of this HUCA is high.

The importance of the surviving elements of the medieval castle; the survival of post-medieval buildings; the visibility of much of the historic fabric (especially the keep, gatehouse, and barbican); and the archaeological potential give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

The castle itself has seen no significant recent change. With most of the site scheduled, most of the buildings listed, and key elements of the castle within the care and ownership of the Sussex Archaeological Society, the **vulnerability** is low. Perhaps the greatest threats are to the rich archaeology through garden landscaping within the bailey, and through redevelopment of those areas (especially Castle Ditch Lane) outside the Scheduled Monument.

Research questions especially relevant to this HUCA relate to the origins and development of the castle (RQ12 and RQ18).

HUCA 3 School Hill (HEV 4)

HUCA 3 lies just to the east of the probable position of the Anglo-Saxon burh, and represents an early suburb (probably built-up in the 11th century) focused on the continuation of the High Street towards the bridge over the River Ouse.

Today the area remains dominated by the continuously built-up frontage (largely comprising shops and other business premises) of School Hill (as this part of the High Street is known). There are 62 listed buildings, groups of buildings, or monuments (59 Grade II; and three Grade II*), of which four are Period 8 (16th century), three are Period 9 (17th century), and 33 are Period 10 (18th century). Particularly remarkable are the almost unbroken runs of listed buildings along the north side of School Hill and on the south side west of 30 High Street. Of particular importance are number of large-scale Georgian townhouses, or large-scale remodellings of earlier houses at this time: the Crown Hotel, High Street, with grey and red brick, and a central first-floor Venetian window (Grade II*); Lewes House, 32 High Street (Grade II*); School Hill House, 33 High Street (Grade

II*); and, in particular, the consecutive run of 211, 212, and 213 High Street. Other significant buildings include the Market Tower, Market Street (1792); and the Gothic Revival public library in Albion Street (built as an art school in 1868). Burgage plots are generally hard to determine, but are better preserved on the south side of School Hill, where the historic lanes of Brooman's Lane, Church Twitten, and Walwers Lane also survive and indicate the irregular nature of the rear of plots in this area.

The survival of so many post-medieval historic buildings (and some earlier plots), and the known archaeology from the Saxo-Norman period onwards from evaluations and excavations in the area mean that **archaeological potential** of nearly all this HUCA is high.

The survival and condition of the post-medieval buildings; the completeness of historic street-front; the visibility of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 3 has seen significant change in the 20th century. On School Hill and Market Street this has been through refitting of shops, but also through replacement of buildings (such as the rebuilding of 25-6 High Street). To the rear of these main thoroughfares more widespread demolition and redevelopment has occurred: e.g. the council offices south of Brooman's Lane, the bus depot on Eastgate Street, the car park on East Street, and 36-42 Friars Walk. Significant scope for further redevelopment of open areas of such plots or replacement of non-listed buildings combines with the considerable Historic Environment Value of the area and mean that **vulnerability** is high.

Research questions especially relevant to this HUCA relate to the early development of the town and its suburbs (RQ4, RQ5, RQ6, RQ7, RQ8, RQ9, RQ10 and RQ16).

HUCA 4 Southern lanes (HEV 4)

HUCA 4 is in the centre of the late Anglo-Saxon and Norman town, and comprises the area of gridded lanes and twittens south of the High Street, but within the medieval borough walls.

Today the HUCA consists of a mixture of residential, office, and commercial buildings, together with gardens. There are 10 listed buildings (nine Grade II; one Grade II*), of which one is Period 6 (1150-1349), one is Period 8 (16th century), one is Period 9 (17th century), and four are Period 10 (18th century). Pelham House, St Andrew's Lane (Grade II*) is 16th century with

substantial rebuilding in brick as the Goring townhouse in the 18th century, and the most impressive in the HUCA. On the western and southern edge of the area, the medieval town walls (possibly overlaying the Anglo-Saxon burh defences for part of its length) survive, albeit in heavily patched and rebuilt form. 16 Station Street hides an early to mid-18th-century timber-framed maltings behind a late 19th-century façade.

Pre-1800 plots are poorly preserved, with the best survivals off Station Street. However, the lanes and twittens that survive probably represent early planning of the Anglo-Saxon burh. Moreover, the lines of contemporary lost lanes (such as that between, and parallel to, St Andrew's Lane and Station Street) are still marked by property boundaries.

The survival of the Anglo-Saxon gridded pattern of lanes, the probability of below-ground survival of Anglo-Saxon and medieval defences (large-scale features likely to resist serious truncation), the late medieval part abandonment of the area, and the survival of several open areas mean that **archaeological potential** of nearly all this HUCA is high.

The combination of surviving post-medieval buildings; the preservation of the Anglo-Saxon gridded pattern of lanes and twittens; the survival of lengths of the medieval town wall (and possibly, the 9th-century ramparts) and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

Following the late medieval abandonment to gardens, redevelopment has been a feature of the area. The tunnelling of the railway line saw the creation of an entrance between St Martin's Lane and Watergate Lane (opened 1847); St Swithun's Terrace was created in the early 20th century; and large-scale modern buildings include Southover House, Southover Road (the county planning department office), and Caburn Court, Station Street (flats). This degree of change and the lack of protection (for example, as Scheduled Monuments) for some of the key features of this HUCA mean that the **vulnerability** is high.

Research questions especially relevant to this HUCA relate to the origins of the burh and the early development of the town and its walls (RQ4, RQ5, RQ6, RQ9 and RQ21).

HUCA 5 Southover Grange (HEV 4)

HUCA 5 lies between the ancient borough of Lewes and the suburb of Southover. It is

bisected by the stream known as the Winterbourne.

Today the area comprises the large house of Southover Grange (built 1572) and its extensive public gardens, and associated lodge and ancillary buildings. Southover Grange itself is the only listed building (Grade II*), but the garden wall along Southover High Street and Eastport Lane, and the well and pump within the garden are listed too. The wall shows considerable evidence of re-used Caen and, more diagnostic of origins before the early to mid 12th-century, Quarr stone, with the obvious source being the dissolved priory. The Caen stone of the house might have been similarly sourced.

The open nature of the area, the lack of redevelopment, the survival of the historic house, and the known medieval dense occupation of the site (e.g. tenements stretching from Eastport Lane to the Winterbourne and, at the east end of the garden, the medieval grammar school) mean that the **archaeological potential** of this HUCA is high.

The rarity of the survival of a large stone-built 16th-century residence within the town; the preservation of re-used material almost certainly taken from the medieval priory; the visibility of the historic fabric; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

There has been almost no change to this HUCA in the last century. The historic components are all listed and redevelopment of the garden is implausible, so that the **vulnerability** of the HUCA remains low.

Research questions especially relevant to this HUCA relate to the development of early suburbs (RQ7, RQ8 and RQ10).

HUCA 6 Cliffe High Street (HEV 4)

HUCA 6 lies east of the Anglo-Saxon town and the River Ouse, and comprises the core of the medieval and distinct suburb of Cliffe largely built on reclaimed land within the floodplain.

Today the area is focused on Cliffe High Street with its continuously built-up frontages mostly of shops, and includes the area between the east side of the southern end of Malling Street and Chapel Hill. There are 46 listed buildings (45 Grade II, and one Grade II*), of which one is Period 6 (1150-1349), one is Period 7 (1350-1499), seven are Period 8 (16th century), six are Period 9 (17th century), six are Period 10 (18th century) and 25 are Period 11 (1800-40). These include the church of St Thomas at Cliffe, built of

stone and flint (with a Horsham stone roof), possibly with a 12th-century core to the chancel walls, but certainly largely in its present aisled form by the 13th century, and heavily rebuilt in the 14th century. Like the church, other earlier listed buildings are concentrated on the north side of Cliffe High Street and on Chapel Hill, as the south side of Cliffe High Street was largely rebuilt after road-widening in 1828. Behind 19th-century tile-hanging, 12-13 Cliffe High Street is a late 15th-century Wealden house with former open hall and crown-post roof, together with a contemporary rear range. The demise of open halls is seen in the continuously jettied early 16th-century building adjacent (listed separately as 9 and 10, and 11 Cliffe High Street, and the Medieval House, English's Passage – the latter with its timber frame visible). There are five unlisted locally important historic buildings, one of which (8 Cliffe High Street) dates from 1640-80 and forms part of a major 17th-century timber-framed gentry lodging house called The Great House, extending as far west as 4 Cliffe High Street: nos. 4-6 survive and are listed, but no. 7 is a modern replacement for part of the structure. Also included amongst the non-listed buildings are the early 19th-century terraces of 1-9 English's Passage and that at North Court now forming part of a Harveys brewery warehouse. Some of the boundaries of the irregular historic plots survive.

The findings of archaeological excavations near the church, and the survival of historic buildings (and some plots) suggest that the **archaeological potential** of this HUCA is moderate to high (especially north of Cliffe High Street and in the Chapel Hill/Malling Street area).

The survival of the late medieval and post-medieval buildings, the completeness of historic street-front, and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 6 has seen modest change in the 20th century (principally through refitting of shops). The Historic Environment Value of the area, however, means that **vulnerability** is high. The present shops and business premises are vulnerable to change of occupancy or, even, change of use, with potential for considerable impact on the historic fabric and on the ancient and defining commercial character of Cliffe High Street. Flood damage is a recurrent event in this part of Lewes.

Research questions especially relevant to this HUCA relate to the development of the river

crossing and early suburbs (RQ6, RQ7, RQ8 and RQ10).

HUCA 7 Priory (HEV 5)

HUCA 7 lies on the southern edge of the medieval and modern town in the distinct suburb of Southover. It comprises low-lying land on the edge of the floodplain of the River Ouse.

Today the area is focused on the ruins of the medieval Cluniac priory and its former precinct, with much of the area comprising sports and playing fields and tennis courts. There are two Scheduled Monuments: the area of the ruins and excavated priory buildings (both south and north of the railway line), and the motte-like mound to the east called The Mount (possibly an Elizabethan garden feature for the Lord's Place – a mansion made from the prior's lodgings after the Dissolution, itself demolished after 1668). There are only two listed buildings, comprising the substantial upstanding remains of the Romanesque priory (the refectory wall, the so-called infirmary chapel, and the undercrofts, or basements, of the dormer and successive reredorters, or latrines: Grade I), and a mock-medieval round tower of mid-19th-century date.

The findings from the construction of the railway (1845-6) and more recent archaeological excavations, the survival of upstanding remains of the priory, and the open, undeveloped, nature of much of the area confirm that the **archaeological potential** of this HUCA is very high.

The survival of the priory ruins and the archaeological potential give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

Although nothing more recently has matched the destructiveness of the railway slicing through the great church and adjacent monastic buildings in the 19th century, the 20th century witnessed modest changes in HUCA 7. These comprise the increasing density of sports facilities and associated buildings, and the development of Southover nurseries (the latter overlies the site of the great church itself, and is now abandoned and, thus, vulnerable to re-use). The area of the upstanding monastic ruins has also long been the subject of questionable antiquarian exploration, with a consequent loss of stratified medieval deposits. Given the exceptional Historic Environment Value of the area, these factors suggest that **vulnerability** is high, notwithstanding the scheduled status of parts of the HUCA.

Research questions especially relevant to this HUCA relate to the origins and development of the priory (RQ11 and RQ18).

HUCA 8 Southover High Street (HEV 4)

HUCA 8 forms the core of the medieval suburb of Southover, built outside the borough of Lewes to serve the Cluniac priory. It also includes the northern part of the priory precinct, where built up along Southover High Street and Priory Street.

Today the area is focused on Southover High Street, largely with a continuously built-up street-front and, in contrast to its historic use, almost entirely residential in character. There are 76 listed buildings (74 Grade II, one Grade II*, and one Grade I), of which three are Period 6 (1150-1349), one is Period 7 (1350-1499), ten are Period 8 (16th century), five are Period 9 (17th century), 34 (14 of which are tombs in the churchyard) are Period 10 (18th century) and 21 are Period 11 (1800-40). These include the church of St John the Baptist (Grade I), a parish church from the 13th or, more likely, 14th century, but possibly previously a hospital at the gates of the priory: certainly the piers of the arcade are 12th century. Otherwise the church is predominantly 14th century and later, and built of flint, stone and, in the case of the 18th-century tower, brick. Immediately adjacent to the east of the church, parts of the early 13th-century great gateway to the priory survive *in situ*, although the pedestrian outer arch has been relocated nearby (Grade II). To the west of the church, on the corner of Southover High Street and Cockshut Road a fragment of the medieval priory precinct wall survives: it is neither scheduled nor listed. Another early survival is the former chapel of the hospital of St James, built in flint with windows with cusped ogee heads, of 14th-century date (Grade II). Anne of Cleves House is a substantial building (now a museum owned by the Sussex Archaeological Society) of c.1500, combining timber-framed, brick and stone (and Horsham stone roof) construction, over a 14th-century cellar surviving from its predecessor (Grade II*). Timber framing is found in nearly all the other 16th and 17th-century houses in the HUCA, most visibly in the close-studding of the continuous jetties at 16th-century 49, 50 and 51 Southover High Street, but also plainly discernible in the rendered jetties of 17-19 Southover High Street (a former inn – the Swan). At Fairhall, Southover High Street, 18th-century cladding in mathematical tile maintains the side jetty of the underlying 16th-century timber frame, to curious effect. Mathematical tiles are also used at wholly

18th-century Southover Old House, and 12/13 Southover High Street.

The antiquity of the suburb, the inclusion of part of the medieval priory precinct, and the survival of historic buildings (and some plots) suggest that the **archaeological potential** of this HUCA is high.

The survival of the medieval and post-medieval buildings, the completeness of historic street-front, and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 8 has seen modest change in the 20th century, principally through conversion of commercial premises to residences, but also with some redevelopment such as the building of The Rectory, Southover Cottage, garages west of Cockshut Road, and houses between the church and the railway line. Minor adjustments have been made to the roads at the west end of Southover High Street in the second half of the 20th century: Bell Lane was widened leading to the demolition of the Old Brewery House, and the entrance to Jugg's Road has been moved northwards. The scope for further similar changes is reduced (the area is more built up, and change of use is unlikely now that most commercial premises have already gone), but small-scale infill and rebuilding of non-listed houses remains possible, which, given the considerable Historic Environment Value of the area, mean that **vulnerability** is medium to high.

Research questions especially relevant to this HUCA relate to the early development of suburbs and late medieval decline (RQ7, RQ8, RQ10 and RQ19).

HUCA 9 Westout (HEV 4)

HUCA 9 lies to the west of the probable location of the Anglo-Saxon burh, but represents an early suburb (possibly pre-Conquest). The area extends from Westgate to the western limit of the medieval borough (i.e. junction of the eastern end of St Anne's Crescent and High Street).

Today the area is focused on the continuously built-up street frontage of the High Street (here also known as St Anne's Hill), but includes Keere Street and the western side of Westgate Street. There are 69 listed buildings, groups of buildings, or monuments (65 Grade II; four Grade II*; and one Grade I), of which one is Period 5 (1066-1149), one is Period 7 (1350-1499), six are Period 8 (16th century), seven are Period 9 (17th century), 29 (including three tombs) are Period 10 (18th century), and 18 are Period 11 (1800-40). Particularly remarkable is

the density of listed buildings along both sides of the 300m section of the High Street east of the churchyard of St Anne's, and on Keere Street. Within this section, certain key buildings stand out: St Anne's church (formerly known as St Mary Westout), is the only parish church in the town with substantial Norman fabric: the nave, west tower, chancel (the western part thereof) and a south chapel (or single-armed transept) all date to the early 12th century. An aisle was added on the south side in the 1190s, with the inserted arcade of cylindrical piers with square abaci and stiff-leaf capitals. The earliest known house is late 15th-century 99-100 High Street (on the corner with Keere Street) which has continuous jetties to both faces, a dragon beam, close-studding, and arch braces. The 16th-century houses are also timber framed, but mostly clad: the visible continuous jetty at 27 Keere Street is an exception, but even this is underbuilt in brick. Flint building is first seen at the 17th-century cottages of 25/6 Keere Street, and on a grander scale at late 17th-century 139 High Street (with Horsham stone roof). 18th-century houses are predominantly of brick construction, but include flint, mathematical tiles, and stucco. St Anne's House, 111 High Street is a particularly impressive brick-built house of the early 18th century (Grade II*), as is the early to mid 18th-century The Caprons, 15-16 Keere Street (Grade II*). Although originating in the 16th century, Shelleys Hotel, High Street, was extended and acquired its wide rendered frontage with modillioned cornice in the 18th century, and is the most substantial townhouse in the HUCA (Grade II*). Some irregular historic plot boundaries survive.

The survival of so many medieval and pre-1800 post-medieval buildings, the absence of substantial 20th-century redevelopment, and known early medieval occupation of this part of the town (as well as the discovery of prehistoric cremations near St Anne's church) mean that **archaeological potential** of nearly all this HUCA is high.

The survival and condition of the medieval and, especially, post-medieval buildings; the completeness of the historic street-front; and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 9 has seen modest change in the 20th century (principally infill housing at the rear of plots on the north side of the High Street), but scope for further change is reduced. The Historic Environment Value of the area, however, means that **vulnerability** remains relatively high. Perhaps the greatest threat is to structural alterations to listed buildings associated with

change of use, further small-scale infill, and replacement of non-listed buildings in the western part of the HUCA.

Research questions especially relevant to this HUCA relate to the early development of suburbs (RQ7, RQ8 and RQ10).

HUCA 10 Lewes bridge (HEV 4)

HUCA 10 lies east of the Anglo-Saxon town, adjacent to the bridge over the River Ouse that separates the ancient borough of Lewes from Cliffe. This area continues to form part of the commercial centre of the modern town.

Today the area comprises the commercial frontages to High Street and Cliffe High Street, the bridge, and the built-up riverside. There are eight listed buildings (seven Grade II, and one Grade II*), one is Period 9 (17th century), three are Period 10 (18th century), and two are Period 11 (1800-40). The area is remarkable for its preservation of elements of the historic commercial waterfront. The bridge itself dates from 1727 (replacing an earlier bridge), saw the addition of the northern pedestrian walkway in the late 19th century, and was widened on its south side in 1931. The right bank of the River Ouse south of the bridge has a near-continuous range of warehouses (and a former Sunday school building) ranging in date from the early to mid-19th century iron-framed examples to the north and south (respectively, the Riverside Centre and Stricklands – the latter slate hung), to the (unlisted but locally important) late 19th-century and early 20th-century examples in between. More important is Harveys brewery on the left bank above the bridge, an increasingly rare example of a town centre working brewery (Grade II*). The red-brick brewery dates from the early 19th century, but was largely rebuilt c.1881. Away from the river, 220-1 High Street is an impressive wide-fronted townhouse of mid-18th-century date, built of Caen stone.

The presence of mostly post-1800 buildings and the findings of excavations nearby (at the friary site) suggest that the **archaeological potential** of nearly all this HUCA is moderate.

The survival of post-medieval buildings (especially those of a commercial or industrial nature), the relative completeness of historic waterfront, and the archaeological potential give this HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 10 has seen change in the 20th century, principally through conversion of the warehouses to retail outlets and residences, but also with some replacement of buildings, such as the

replacement of the Bear Hotel, 58-9 Cliffe High Street, burnt down in the early 20th century. Harveys brewery has also continued to develop, especially internally. Although the Historic Environment Value of the area is high, scope for further change is limited, meaning that **vulnerability** is medium. Perhaps the greatest threat is to the unlisted but locally important warehouses, and loss of the defining commercial and light industrial character of the area (and to the structure and internal fitting of the building) should Harveys brewery cease to function on its historic site.

Research questions especially relevant to this HUCA relate to early river crossings and the development of suburbs (RQ6, RQ7, RQ8 and RQ10).

HUCA 11 St John-sub-Castro (HEV 3)

HUCA 11 lies to the north of the castle, the probable site of the Anglo-Saxon burh, and the modern town centre. The area includes the church and churchyard of St John-sub-Castro, which may represent the remains of a larger pre-burh minster precinct.

Today the area chiefly comprises streets of terrace housing set out from c.1800. There are 71 listed buildings, groups of buildings, or monuments (all Grade II), of which two are Period 9 (17th century), five are Period 10 (18th century), and 59 are Period 11 (1800-40). This includes the early 19th-century rows of varied cottages in Sun Street (mixing cobblestone, brick, mathematical tiles, stucco, timber framing and weatherboard) and the near-contemporary but more unified terraces of 8-12 Little East Street and Waterloo Place: both of these are ostensibly of brick, but the rear elevation of the latter confirms widespread use of flint-rubble for the underlying structure. Although a replacement of 1839 for the medieval church, brick-built St John-sub-Castro has a reset 11th-century doorway and a reset arch inscribed with a text probably of c.1200 relating to an anchorite cell, both features being salvaged from the previous building.

The survival of so many historic buildings, the absence of substantial 20th-century redevelopment, and the results from several excavations in the area mean that the **archaeological potential** of nearly all of this HUCA is high.

The number of post-medieval buildings, the completeness of historic street-fronts (especially Sun Street), and the archaeological potential

give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 11 has seen significant change in the 20th century (principally through the loss of the Naval prison, and the loss of terrace housing north of Wellington Street and Spring Gardens). The Historic Environment Value of the area means that **vulnerability** is medium. Perhaps the greatest threats are to those demolition sites that now form car parks (thus especially susceptible to redevelopment) and to the replacement of the numerous unlisted 19th-century houses.

Research questions especially relevant to this HUCA relate to the putative minster, the origins of the burh, and the development of suburbs (RQ2, RQ3, RQ4, RQ5, RQ6, RQ7, RQ8 and RQ10).

HUCA 12 Friars Walk (HEV 3)

HUCA 12 lies to the south-east of the probable position of the Anglo-Saxon burh, and represents an early suburb (probably built-up in the 11th century) focused on the continuation of the High Street towards the bridge over the River Ouse, the rear of plots to School Hill, and the line of the medieval town wall (represented by the later road, Friars Walk).

Today the area remains dominated by the substantially built-up frontage (largely comprising public buildings and houses) of Friars Walk itself. There are 38 listed buildings, groups of buildings, or monuments (37 Grade II; and one Grade II*), of which one is Period 7 (1350-1499), five are Period 10 (18th century), and 30 are Period 11 (1800-40). This includes medieval All Saints church, of which only the 15th-century west tower remains (the nave and chancel dating from 1806 and 1883, respectively); the adjacent Friends' (i.e. Quaker) Meeting House; and, on the corner of Friars Walk and High Street, Fitzroy House (formerly a library) built in Gothic Revival style in brick in 1862. The rows of grey brick houses formed by 1-15 and 19-31 Friars Walk and 15-27 Lansdown Place are early 19th century, and valuable for their continuous street frontages and early terrace housing. A more unusual survivor is 35 Friars Walk, an unlisted stock brick former Turkish bath-house of the mid-19th century.

The survival of one medieval and numerous post-medieval historic buildings, and the known archaeology from the Saxo-Norman period onwards from evaluations and excavations in the area (including part of the site of the medieval Grey Friars itself) mean that **archaeological potential** of nearly all this HUCA is high where

recent redevelopment (and, often, associated archaeological excavation) has not already occurred.

The survival of All Saints church and, more numerous, the post-medieval buildings; the completeness of sections of the historic street-fronts; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 12 has seen substantial change since the Second World War. Most significantly, the railway goods depot and associated buildings have been demolished and replaced by magistrates courts; council offices have been built to the rear of the Friends' Meeting House, and subsequently replaced (2004-5) by the new public library; and All Saints church was made redundant 1975 (now a community centre). Further redevelopment (e.g. to the north and west of All Saints church) is possible, and means that **vulnerability** is medium.

Research questions especially relevant to this HUCA relate to early suburbs, the port and friary (RQ 7, RQ8, RQ10 and RQ18).

HUCA 13 South Street Cliffe (HEV 3)

HUCA 13 lies south of the medieval core of the suburb of Cliffe. It comprises ribbon development along South Street, constrained by the rising Downs on the east and the river (and former wharves) on the west.

Today the area is dominated by 19th and 20th-century housing, with some shops and commercial premises. There are 12 listed buildings (all Grade II), of which one is Period 8 (16th century), six are Period 10 (18th century), and five are Period 11 (1800-40). These are concentrated in the area near the junction with Cliffe High Street, with buildings further south representing 19th-century expansion and rebuilding. Timber framing is represented by 16th-century 1 South Street, on the corner with Chapel Hill. Tile-hanging, mathematical tiles, and weatherboarding are also used, but brick is the dominant building material.

Although there have been no archaeological excavations in this area, the survival of several pre-1800 post-medieval historic buildings in the northern part of the HUCA and the proximity of this to the medieval church of St Thomas at Cliffe suggest that there is moderate **archaeological potential**.

The survival of several pre-1800 post-medieval buildings; the completeness of sections of the 19th-century street-front; and the archaeological

potential give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 13 has seen modest change since the Second World War, limited to some rebuilding of houses and minor infilling. The survival of numerous unlisted 19th-century houses, however, means that **vulnerability** is medium, the main threat being demolition and replacement.

Broad, or Lewes-wide, **research questions** only apply to this area.

HUCA 14 Malling Street (HEV 2)

HUCA 14 lies north of the medieval suburb of Cliffe, and largely comprises ribbon development along Malling Street (a main historic route).

Today, the area is a mixture of 19th-century housing and commercial premises. There are nine listed buildings and monuments (eight Grade II; one Grade I) of which one is Period 10 (18th century), and six are Period 11 (1800-40). The most remarkable of these is the Jireh Chapel, a Calvinistic Independent Chapel built in 1805 and extended in 1826 (Grade I). This is timber framed, with mathematical tiles and slate-hanging, and the adjacent Sunday school (1874) is of brick. The industrial nature of the area is recalled by Old Tanyard Cottage (itself a grey-brick house of c.1830) and, more directly, by the early 19th-century former brewery (now warehouses and offices) in Thomas Street (rendered). Brick-built Undercliffe House dates from 1860-70 and, with its Rhenish Helm roof and hillside location, is a distinctive Gothic Revival villa substantially predating similar Downland development, immediately to the south, at Cuilfail, in the 20th century.

There have been no archaeological excavations in this area and the survival of post-medieval historic buildings is limited, suggesting limited **archaeological potential** (mostly of an industrial nature) in those areas where there has not been major 20th-century redevelopment.

The survival of several post-medieval buildings, the completeness of sections of the 19th-century street-front, and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 14 has seen radical change since 1970, with construction of the Cuilfail Tunnel and Phoenix Causeway resulting in destruction of 225m of the east side and 115m of the west side of Malling Street, and the re-routing of this ancient street. The minor streets of Hooper's Lane and Soap Factory Lane were swept away,

and the natural floodplain of the Brooks that fringed the west side of this HUCA was developed into an industrial estate. Change has stabilized, however, and **vulnerability** to the surviving historic environment is low, with the main threat being demolition and replacement of unlisted buildings (such as the 19th-century terraces) and flood damage.

Broad, or Lewes-wide, **research questions** only apply to this area.

HUCA 15 Cliffe riverside (HEV 1)

HUCA 15 lies south-east of the medieval Cliffe High Street, and largely comprises riverside land long used for industrial purposes.

Today, the area is predominantly residential. There are two listed buildings (both Grade II) of which one is Period 10 (18th century), and one is Period 11 (1800-40). This includes an early 19th-century maltings in Foundry Lane, later converted to a warehouse (now flats) and built of brick and flint with slate-hanging. Most other evidence of the former industrial use (e.g. iron foundry, gasworks, timber yard, and brewery) has been lost (e.g. through late 20th-century housing such as Hillman Close), though the late 19th-century small terrace houses of Morris Road (built to house workers in this riverside industrial area) remain. The boat club at the southern end of the HUCA provides limited continuity with previous wharves in this area.

There have been no archaeological excavations in the area and the survival of post-medieval historic buildings is limited, suggesting limited **archaeological potential** perhaps concentrated in the riverside area near Cliff High Street in the northern part of the HUCA.

The survival of few post-medieval buildings; the quality of the 20th-century developments; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 1.

HUCA 15 has seen considerable change since 1945, with the loss of industrial buildings to redevelopment. Remaining commercial buildings are vulnerable to similar redevelopment, especially along the river frontage, but the value of the historic environment is such that **vulnerability** is low.

Broad, or Lewes-wide, **research questions** only apply to this area.

HUCA 16 Spital (HEV 2)

HUCA 16 lies on the western edge of the 18th-century and modern town. It comprises the site of the medieval hospital of St Nicholas, areas of

18th and 19th-century ribbon development along the western continuation of High Street, and the site of the barracks of the French Revolutionary and Napoleonic wars.

Today it is dominated by Lewes prison, with an adjacent mid 20th-century housing estate (South Down Avenue and Houndean Rise), and more mixed housing and commercial premises on Western Road/Spital Road. There are three listed buildings (all Grade II, and all 19th century). Of these the prison is the most significant, a vast flint, brick and stone building of 1850-5, emulating castle design with its machicolations.

Although located outside the medieval borough, the only partly excavated medieval hospital of St Nicholas suggests that there is further moderate **archaeological potential**.

The architectural quality of the 20th-century development, the absence of many historic buildings or many historic boundaries, and moderate archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 2.

The Historic Environment Value of the area and the lack of opportunity for significant further infill mean that its **vulnerability** is low.

Research questions especially relevant to this HUCA relate to the hospital of St Nicholas (RQ13 and RQ18).

HUCA 17 Station (HEV 2)

HUCA 17 partly overlies the north-east part of the medieval suburb Southover (where a tanyard was located on the Winterbourne) and extends to the south-east edge of the medieval borough.

Today it comprises the railway station and 19th and 20th-century housing to the west. There is one listed building – the extensive brick-built railway station of 1889 (replacing earlier stations to the north), complete with cast-iron platform buildings and extensive footbridge. To the west, Dorset Road was built on vacant land c.1900, and Tanners Brook on the site of the cattle market (opened c.1880, demolished 1994-5), in turn built on the site of the tannery (17th century or earlier). To the north of Tanners Brook two corrugated-iron sheds function as auction rooms, and represent 1920/30s survivors from the cattle market.

Although overlying, at least in part, medieval and early-post medieval Southover, the destructive redevelopment for the railway and subsequent cattle market and housing suggest limited **archaeological potential**.

The quality of the 20th-century development, the absence of many historic buildings (with the substantial exception of the station) or many historic boundaries, and limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 2.

The Historic Environment Value of the area means that its **vulnerability** is low, the greatest threat being to the 19th-century station complex.

Broad, or Lewes-wide, **research questions** only apply to this area.

HUCA 18 Grange Road (HEV 1)

HUCA 18 lies between the western part of the medieval suburb of Southover and the south-western edge of the medieval borough. It is bisected by the Winterbourne.

Today the HUCA comprises Southover C of E Primary School (occupying the site the County Grammar School for Girls, of 1913) and housing. The latter ranges from large (mostly detached) mid to late 19th-century villas on Rotten Row and the north side of Grange Row, to the large, late 19th-century terrace houses on the south side of Grange Row, and the early to mid 20th-century terraces of The Course and Cleeve Terrace. There are no listed buildings.

Most of this HUCA is located outside the pre-1800 town, but the open grounds of the school are adjacent to the site of the medieval hospital of St James, Southover Grange and the known areas of medieval Southover, suggest moderate **archaeological potential**.

The quality of the late 19th and 20th-century development, the absence of historic buildings or many historic boundaries, and the moderate archaeological potential combine to give this HUCA an **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the HUCA means that its **vulnerability** is low, the greatest threat being loss of the open spaces of the school grounds and infill development within the gardens of the more substantial 19th-century villas on Rotten Row.

Broad, or Lewes-wide, **research questions** only apply to this area.

HUCA 19 Phoenix Causeway (HEV 1)

HUCA 19 lies north-east of the medieval borough, occupying low-lying land in the floodplain on either side of the River Ouse. Its known usage has been for industry, stimulated by its riverside location. Until closure of the

Uckfield line in the 1960s it was bisected by the railway.

Today the HUCA still has a largely commercial character, with modern retail outlets on its short High Street frontage, a superstore to the north of this, and light industrial units along the right bank of the river. To the east of the river, the HUCA comprises public areas (car park, surgery, and the Phoenix Centre) created in the late 20th century from wharves and light industry. There is one listed building – early 19th-century brick-built 6 Eastgate Street (Grade II) with its distinctive first-floor band of five windows.

Most of this HUCA is located outside the pre-1800 town – or on the industrial fringes – and has been heavily redeveloped in the 20th century. This suggests limited **archaeological potential**.

The quality of the predominant late 20th-century development, the absence of historic buildings or many historic boundaries, and the moderate archaeological potential combine to give this HUCA an **Historic Environment Value (HEV)** of 1.

HUCA 19 has seen radical change since 1945, with the removal of the railway line, the disappearance of the wharves, the replacement of the Phoenix ironworks with the Phoenix Place industrial estate, and the construction of Phoenix Causeway and the new road bridge over the River Ouse. Change has stabilized, however, and **vulnerability** to the (very minimal) surviving historic environment is low.

Broad, or Lewes-wide, **research questions** only apply to this area.

5.3.7 Summary table of Historic Urban Character Areas (HUCAs) for Lewes

Table 3 summarizes the assessments made in the individual Historic Urban Character Area descriptions (above). It provides a simplified comparison of the assessments across different parts of the town, and helps to draw out key points. As such it supports the preparation of guidance for the town (see section 1.3).

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contribute to the assessment of the Historic Environment Value of each HUCA. The assessment of vulnerability of each HUCA is important for developing guidance.

Summary of assessment of Historic Urban Character Areas (HUCAs) for Lewes				
Historic Character Types (HCTs)	Historic Urban Character Area (HUCA)	Archaeological potential	Historic Environment Value (HEV)	Vulnerability
Regular burgage plots Church/churchyard Town defences Irregular historic plots	1. High Street – central	High	5	High
Castle Public	2. Castle	High	5	High
Regular burgage plots Irregular historic plots	3. School Hill	High	4	High
Irregular historic plots Town defences Suburb	4. Southern lanes	High	4	High
Informal parkland	5. Southover Grange	High	4	Low
Irregular historic plots Church/churchyard Retail and commercial Light industry Suburb	6. Cliffe High Street	Moderate to high	4	Relatively high
Religious house Market garden Station, sidings and track Sports field Church/churchyard	7. Priory	High	5	High
Irregular historic plots Light industry Church/churchyard Suburb	8. Southover High Street	High	4	Medium to high
Regular burgage plots Irregular historic plots Church/churchyard School/college Utility Suburb	9. Westout	High	4	Relatively high
Irregular historic plots Light industry	10. Lewes bridge	Moderate	4	Medium
Irregular historic plots Church/churchyard Allotments School/college Light industry Public	11. St John-sub-Castro	High	3	Medium

Summary of assessment of Historic Urban Character Areas (HUCAs) for Lewes				
<i>Historic Character Types (HCTs)</i>	<i>Historic Urban Character Area (HUCA)</i>	<i>Archaeological potential</i>	<i>Historic Environment Value (HEV)</i>	<i>Vulnerability</i>
Sports field Suburb				
Irregular historic plots Church/churchyard Retail and commercial Public Suburb	12. Friars Walk	High (where not already excavated)	3	Medium
Irregular historic plots Suburb	13. South Street, Cliffe	Moderate	3	Medium
Irregular historic plots Retail and commercial Suburb	14. Malling Street	Limited	2	Low
Irregular historic plots Quay/wharf Light industry Suburb	15. Cliffe riverside	Limited	1	Low
Public Irregular historic plots Mill Suburb	16. Spital	Moderate	2	Low
Station, sidings and track Irregular historic plots Light industry Public Suburb	17. Station	Limited	2	Low
Irregular historic plots Suburb School/college Utility	18. Grange Road	Moderate	1	Low
Retail and commercial Public Light industry	19. Phoenix Causeway	Limited	1	Low

Table 3. Summary of assessment of Historic Urban Character Areas (HUCAs) for Lewes.

6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

6.1 Pre-urban activity

Development pressure and opportunities for developer funding mean that archaeological excavations in the town, or prior to expansion of the town, are more likely to occur than in the surrounding area. Thus, archaeological excavations in Lewes should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and Early Anglo-Saxon human activity in the area?

6.2 Origins

RQ2: What was the location, form and construction detail (e.g. sculpture) of the Anglo-Saxon church(es)?

RQ3: Was there an identifiable minster precinct at St John-sub-Castro (or elsewhere), what was its nature, and how and when was it secularized and reduced to the present churchyard?

RQ4: What evidence is there for the location of the defences of the Alfredian burh?

RQ5: What evidence is there for Anglo-Saxon secular settlement (and its economy), both within and without the burh?

RQ6: What was the road layout, how did this evolve, and how did it relate to east-west routes, river crossings, a transhumant Downland-Wealden economy, and the burh?

6.3 Late Anglo-Saxon and Norman town

RQ7: What was the extent of the town and its suburbs in the 11th and 12th centuries, and to what degree did it change over this period?

RQ8: What evidence is there for the evolution of the street plan during this period, especially in relation to the expanding settlement and the development of suburbs?

RQ9: What evidence is there for early burgage plots, and when and where did built-up street frontages first occur?

RQ10: What different zones (especially with reference to the suburbs) were there during this period, and how did they change (assessing the

value of the Domesday Book evidence for late 11th-century change)?

RQ11: What archaeological evidence is there for the origins of the priory?

RQ12: What evidence is there for the origins and early development of the castle (especially with reference to the Brack Mount)?

RQ13: What evidence is there for the origins and form of the parish churches and hospitals?

RQ14: What was the location and form of the port, and what was the nature of the seaborne trade?

RQ15: What evidence is there for the economy of the town, especially with regard to its Downland and Wealden hinterland?

6.4 Later medieval town

RQ16: How have tenements/burgage plots developed from the first built-up street frontages to the plots that survive today?

RQ17: What different zones (e.g. social differentiation, or types of activity: especially consider industry) were there during this period, and how did they change?

RQ18: What evidence is there for the development and of institutions, such as the castle, priory, friary, hospitals, chantries, and grammar school?

RQ19: What documentary and archaeological evidence is there for late medieval decline?

RQ20: What evidence can the standing buildings provide for their function and date (i.e. through dendrochronology), especially those on the main commercial streets?

RQ21: How and when did the town walls, gates and associated ditches develop?

6.5 Post-medieval town

RQ22: What different zones (e.g. social differentiation, or types of activity: especially consider the brewing and tanning industries) were there during this period, and how did they change?

RQ23: How were the medieval and early post-medieval buildings adapted for new functions and changing status (e.g. creation of carriageways, or subdivision of hall houses)?

7 Notes

¹ The 41 towns of the Sussex EUS are: Alfriston, Arundel, Battle, Bexhill, Bognor Regis, Bramber, Brighton, Burgess Hill, Crawley, Crowborough, Cuckfield, Ditchling, Eastbourne, East Grinstead, Hailsham, Hastings, Haywards Heath, Heathfield, Henfield, Horsham, Hove, Lewes, Lindfield, Littlehampton, Mayfield, Midhurst, Newhaven, Peacehaven, Petworth, Pevensey, Pulborough, Robertsbridge, Rotherfield, Rye, Seaford, Shoreham, Steyning, Storrington, Uckfield, Wadhurst and Worthing. Chichester and Winchelsea are omitted as they are the subjects of more intensive studies.

² The *Character of West Sussex Partnership Programme* is led by West Sussex County Council in conjunction with the borough and district councils, AONB agencies and stakeholders. The main aims of the partnership are to produce a range of interlocking characterization studies; to produce planning and land management guidance; and to raise public and community awareness of character as a vital and attractive ingredient of the environment of the county. The full range of characterization studies comprise:

Landscape Character Assessments and Landscape Strategy for West Sussex (2005).

Historic Landscape Characterisation (HLC) of Sussex (2003-8).

Sussex Extensive Urban Survey (EUS) (2004-8).

Intensive Urban Survey of Chichester/Fishbourne (2005-6) (Chichester District Council).

Local Distinctiveness Study of West Sussex (2004-6).

³ Salzman, L. F. (ed.), *Victoria County History 7* (1940), 7-50; Brent, C., *Georgian Lewes 1714-1830* (1993); Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004).

⁴ Sharp, M., Midgley, M., and Godfrey, W. H., in Salzman, L. F. (ed.), *Victoria County History 7* (1940), 7-50.

⁵ Especially: Brent, C., *Georgian Lewes 1714-1830* (1993) and Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004).

⁶ Norris, N. E. S., & Thomson, D., 'The Naval Prison site, Lewes', *SNQ* 16 (1963), 35.

⁷ Thomson, D., 'Green Wall (Lewes)', *SNQ* 16 (1967), 337-9.

⁸ Lyne, M., *Lewes Priory: Excavations by Richard Lewis 1969-82* (1997).

⁹ Page, A. B., 'Excavations at Edward Street, Lewes, 1971', *SAC* 111 (1973), 113-114.

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¹¹ *Ibid.*

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- ²⁴⁴ Houghton, J., 'Burgage tenure and topography in Lewes, East Sussex', SAC 124 (1986), 119-28; Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004), 29-38.
- ²⁴⁵ Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004), 38.
- ²⁴⁶ In addition to Lewes Bridge and the North Street to Malling crossing, another early crossing point of the Ouse has been suggested on the line of Mountfield Road and Ham Lane: Rudling, D., 'Archaeological Survey of Lewes', in Allen, M. *et al* (eds.), *Aspects of Archaeology in the Lewes Area* (1987), 3.
- ²⁴⁷ Houghton, J., 'Burgage tenure and topography in Lewes, East Sussex', SAC 124 (1986), 119-28; Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004), 34-6.
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- ²⁴⁹ Drewett, P., 'Excavations at Lewes Castle 1985-1988', SAC 130 (1992), 69-106, at 104.
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- ²⁵¹ Such a location is broadly consistent with the, possibly significant, name 'le pale' that had attached itself to a strip of borough waste at the junction of Market Street and School Hill by 1570: Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004), 32.
- ²⁵² Salzman, L. F. (ed.), *Victoria County History* 7 (1940), 9.
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- ²⁵⁴ Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004), 30, 32.
- ²⁵⁵ Salzman, L. F. (ed.), *Victoria County History* 7 (1940), 40.
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- ²⁶⁶ Gem, R., 'The Early Romanesque Tower of Sompting Church, Sussex', *Proceedings of the Battle Conference in Anglo-Norman Studies* 5 (1982), 121-8; Aldsworth, F. G., & Harris, R., 'The tower and "Rhenish helm" spire of St. Mary's church, Sompting', SAC 126 (1988), 105-44.
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- ²⁷¹ Blair, J., 'Saint Cuthman, Steyning and Bosham', SAC 135 (1997), 173-92.
- ²⁷² Salzman, L. F. (ed.), *Victoria County History* 7 (1940), 31.
- ²⁷³ Multiple and adjacent mottes are seen elsewhere in England at this time: at York from 1068, and by the mid 12th century in Lewes, Lincoln and Winchester, and in London itself at Mountfichet's and Baynard's. Although lacking a motte, the Tower of London appears to have been next to a private castle (Ravengar's), and there is abundant continental evidence of immediate proximity of independent strongholds within cities in the 11th century: Impey, E. A., 'Before the White Tower: the Site and Siting of the early castle and the context of its creation', in Impey, E. A. (ed.) *The White Tower* (forthcoming 2006).
- ²⁷⁴ Anderson, F., 'St Pancras Priory, Lewes: its architectural development to 1200', *Proceedings of the Battle Conference in Anglo-Norman Studies* 11 (1989), 1-35, at 24-6.
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³¹⁵ *Ibid.*, 97.

³¹⁶ Godfrey, W. H., in Salzman, L. F. (ed.), *Victoria County History* 7 (1940), 45.

³¹⁷ The surviving arcade at St John's suggests a minimum size of 14.5m x 26.4m, assuming that the nave width represents the width of the *hospitium* north aisle and that there was a similarly scaled south aisle.

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³³⁸ *Ibid.*, 140-3.

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³⁴⁰ These numbers should not be treated as definitive since they derive largely from the listed buildings. They include as single buildings those that were built as one, but which have been subsequently subdivided. There are only a very few instances of houses built as and remaining as multiple properties but which are treated as a single listed building as they form terraces.

³⁴¹ Brent, C., *Pre-Georgian Lewes c.890-1714: the emergence of a county town* (2004), 221.

³⁴² Gardiner, M., Russell, M., & Gregory, D., 'Excavations at Lewes Friary 1985-6 and 1988-9', SAC 134 (1996), 74.

³⁴³ Martin, D., 'Archaeology South-East's report on the above ground archaeology', *Lewes Riverside: a report on the historical and archaeological significance of the lower High Street and Cliffe High Street area* (unpub. report by The Conservation Studio, Feb. 2002), no pagination; Martin, D., and Martin, B., *A Revised Archaeological Interpretative Survey of Bridge House, & 4-8 Cliffe High Street, Lewes,*

East Sussex (unpubl. Archaeology South-East report, project no. 523, 1999).

³⁴⁴ Salzman, L. F. (ed.), *Victoria County History 7* (1940), 38, 48-9.

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³⁵⁵ Whittick, C., 'Cartographic and documentary sources', in *Lewes Riverside: a report on the historical and archaeological significance of the Lower High Street and Cliffe High Street area* (unpubl. report, The Conservation Studio, February 2002), no pagination.

³⁵⁶ Salzman, L. F. (ed.), *Victoria County History 7* (1940), 38, 48-9.

³⁵⁷ Elleray, D. R., *Sussex Places of Worship: A Gazetteer of Buildings erected between c.1760 and c.1960* (2004), 38-9;

³⁵⁸ Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended – especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains the full references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.