

HISTORIC BUILDING RECORD FOR THE SMALL HOUSE, 40A SUSSEX SQUARE, BRIGHTON.

Archaeology Services, Lewes.

Report number: ASL 134-17



East-facing elevation of The Small House prior to development.

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SUMMARY

This Historic Building Record (HBR) was prepared by Archaeology Services Lewes (ASL) in advance of, and during, renovations and alterations to the rear of numbers 39–40 Sussex Square, Eastern Road, Brighton, East Sussex, BN2 5AD. This document records The Small House (number 40A Sussex Square), and the vaulted basement beneath the garden of number 39 Sussex Square, as well as a listed wall, prior to and during its demolition. A watching brief monitored ground works inside The Small House and has been presented as a separate report.

The basement to number 39 (designed by the architect Edward Lutyens) must have been built after 1909 as, prior to this, a glasshouse stood in the garden area against the rear wall of the building. It looks likely that the back gardens were reduced in height prior to the construction of both the basement and The Small House. The recent excavation showed that there was at least 3m of made ground below the floor of The Small House, which effectively sat on large concrete piers abutting the walls of the basement. It is fairly evident that the ground was then backfilled around the piers.

It is not clear why the north room of the basement has a dog-leg return in the north wall. The brickwork here is different, and it would appear that Lutyens' original aim of creating a flight of steps flanking the basement may actually have been carried through. However, it could equally represent a design that was abandoned during construction, with the wall being raised in height and the concrete 'top hat' roof added at a later point. The discrepancies between the blueprint and existing layout also cause some confusion; with clear butt joints in the brickwork of the arches flanking the basement corridor, it is fairly evident that some building work here was altered at a later date.

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1.0 Introduction

- 1.1 This Historic Building Record (HBR) has been prepared by Archaeology Services Lewes (ASL) for the agents, Savills, on behalf of the client, Ian Barr (BJB Developments), who prepared a planning application for a scheme of renovations and alterations to the rear of 39–40, Sussex Square, Eastern Road, Brighton, East Sussex, BN2 5AD, centred on TQ 33284 03637 (see Plate 1 and Figs 1–2). This document specifically records The Small House (40A Sussex Square), at the rear of number 40, and includes the vaulted basement beneath the garden of number 39, as well as a listed boundary wall, both prior to and during its demolition.



Plate 1. The rear of 39 and 40 Sussex Square with the roof of The Small House in the foreground.

- 1.2 The renovations and alterations (see Figs 3–5) involve the conversion of the lower ground floor basement below the existing garden to create a new living space. This includes the installation of a new internal staircase leading up into The Small House, new waterproof tanking to line the existing basement walls, new external stairs to the garden above and new internal dividing walls with modern services installed. Within The Small House there will be new partition walls and services installed, with walls replastered and a new kitchen and bathroom fitted. This HBR has recorded the building and the basement prior to development and, in particular, inspected

The Small House to look for evidence of a previous loggia on site. The HBR also records the historic property garden wall to the south of the garden, prior to its dismantling and rebuilding.

- 1.3 A planning application, reference number BH2016/05744, was granted with conditions attached as follows:

5. No development shall take place until the applicant has secured the implementation of programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with saved policy HE12 of the Brighton and Hove Local Plan and policy CP15 of the Brighton and Hove City Plan Part 1.

6. No development shall take place until the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist has been secured in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. The watching brief shall include: a record of the building, including a summary of the historic development of the property and photographic record; works to The Small House to record any evidence of a previous loggia on site; works of demolition to the walls and roof, including the surrounding ground during installation of the tanking). In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

Reason: This pre-commencement condition is imposed because it is necessary to ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with saved policy HE12 of the Brighton & Hove Local Plan and policy CP15 of the Brighton and Hove City Plan Part 1.

- 1.4 The East Sussex County Council (ESCC) Archaeological Team requested that an HBR should be produced to a Level 3 standard and conducted prior to development, with targeted recording during any stripping of later fabric which might reveal earlier historical fabric during renovations. In addition, a watching brief was requested for all groundworks. As a result, in October 2017 Archaeology Services Lewes (ASL) were commissioned to submit a Written Scheme of Investigation (WSI), prepared by Lisa Jayne Fisher, Principal Archaeologist at ASL.
- 1.5 The Small House is curtilage-listed to the rear of 39 and 40 Sussex Square, both of which are Grade I Listed Buildings (list entry number 1380970). They were first listed on 13th October 1952, with the most recent amendments added on 26th August 1999. The listing describes the main building (but not The Small House to the rear) as part of an attached terrace, along with other buildings in the Square. It is described as follows, with numbers 39 and 40 highlighted in grey:

'TQ3303NW SUSSEX SQUARE 577-1/50/876 (North side) 13/10/52 Nos.11-40 (Consecutive) and attached railings (Formerly Listed as: SUSSEX SQUARE Nos. 1-50 (consec) Chester Crt, Prince Mansions, The Leas, Sussex Crt & Mansions).

'Terraced houses, most now converted into flats. Facades date to 1825-1827, with the interiors executed over the next several years. Designed by Amon Wilds and Charles Augustin Busby for the developer of Kemp Town, Thomas Read Kemp; Thomas Cubitt was the builder of some of the units. Stucco, painted and unpainted brick in Flemish bond. Gambrel roofs of slate to Nos 13-19, 21-24, 28 and 38; of slate turnerised to Nos 20, 29 and 36; of pantiles to 10, 11, 39 and 40; the roof of No.35 in the course of repair during the inspection. Roofs of the rest obscured by parapet. EXTERIOR: with the exception of Nos 25 and 26 (see below) each unit of 3-window range. 3 storeys and attic to Nos 11-17, 20, 24-27, 31, 32, and 34-40; the rest have 3 dormer windows each, those to Nos 18, 19, 23 and 33 are segmental arched, those to Nos 21 and 22 are flat arched. The entire group arranged on a U-shaped plan. Every third unit in the arms of the "U", that is, Nos 11, 14 and 17 on the left and Nos 34, 37 and 40 on the right, projects slightly from the intervening units and is distinguished by a giant tetrastyle portico of Composite pilasters applied to the first and second floors; in the attic storey, is a plain pilastrade on the same axis as that below. This same motif can be found on Nos 1-10 and 41-50 Sussex Square (qv), the houses to Lewes Crescent (qv) and on units in Chichester and Arundel Terraces (qv). For the climax of Sussex Square, however, CA Busby varied the type in the central range of the "U", closing the square to the north and giving a central point of emphasis to this most important group. The corner units of the north range, that is, Nos 20 and 31, are given the familiar tetrastyle portico, while Nos 24-27 form a centrepiece which, taken together, has a 15-window range. The pair at the centre, Nos 25 and 26, have a 9-window range between them, project beyond the wall plane of all other units in the ensemble, and are capped by a shallow pediment above the parapet. The resulting bay rhythm can be notated thus: a, b, b, b, a, c, c, a, b, b, b, a. Features which are common to all units and which help to unify this very large group include: ground floors rendered as banded rustication; floor-to-ceiling first-floor openings leading onto a continuous balcony or verandah with similar cast-iron railings and brackets; storey band between the first and second floors of each unit; above second floor of each an entablature with projecting cornice, the upper fascia of which is level with the sills of the attic windows; flat-arched openings except where specified below; overlights to all entrances. As with all units in this group there are sufficient variations from the common type to warrant a detailed description of each. Although the ground floors and all architectural features are rendered in stucco, the walls of many are of unpainted brick in Flemish bond: No.16, first and second floors only; Nos 17-21, 23, 33 and 34; the lintels of all the above are gauged brick, except for Nos 33 and 34 which have architraves in stucco. All floors of Nos 22, 24-27 and 31 are of painted brick in Flemish bond. Although the entrance porches vary as to detail and plan, there is one type more common than the rest. Nos 16, 24, 26, 27, 29 and 33-39 adhere to this common type which is comprised of side walls ending in antae, each taking the form of a fluted Doric column with responds; each side wall is pierced by one round-arched window; entablature with triglyph and metope frieze, which is whole or partly gone from Nos 34, 35 and 37. Entrances to Nos 11 and 12 are paired and set under tetrastyle portico comprised of fluted Doric columns, the centre 2 coupled at the party wall to create wide gaps in front of each entrance; straight side walls end in antae, the right side wall reduced to nothing more than a parapet; behind the coupled columns in the centre is a straight side wall ending in 2 Tuscan antae; each porch is ceiled by a segmental barrel vault which springs from a moulded cornice now much defaced. No.13 has an Ionic prostyle porch with straight side walls on the same axis as the columns and responds; the porch is ceiled with a segmental barrel vault which

springs from an egg-and-dart cornice. Entrances to Nos 14 and 15 are paired under a porch with an entablature carried on 2 straight side walls and an extension of the party wall in the centre, all ending in antae; both have an egg-and-dart cornice just below the ceiling, which, in No.15, is treated as a segmental barrel vault. The porch to No.18 consists of a plain entablature supported by a pair of pierced side walls ending in antae. The entrances to Nos 19 and 20 are reached through a porch which, in plan, resembles a chamfered corner; the corner piers have mutules at their intersection with the entablature which is ornamented by a frieze of wreaths; parapet above pierced by balusters in the form of Doric columns. The former entrance to No.21 now filled by window; a mid C19 encaustic tile pavement remains to mark the old entrance. Entrance to No.22 set in tripartite Tuscan aedicule. The entrances to Nos 31 and 32, which are paired at the right-hand corner, are most elaborate and set under a corner porch similar to that which covers Nos 19 and 20; the wall between the entrances is pierced by a round-arched window and ends in a Tuscan anta. Door to No.31 remodelled in late C19 or early C20 in a Baroque-Revival style; doorcase to No.32 remodelled at roughly same time but in an Arts and Crafts style; evidence of original entrance to No.31 plainly visible, now filled with parapet and window. Encaustic tile pavement of late C19 date in front of entrance to No.33 in very good condition. The entrance to No.34, now filled in by a window, set into aedicule consisting of fluted Tuscan columns and entablature with triglyph and metope frieze. The end units in the right side of the "U" have been converted into a single block of flats, the entrance to which is set on the return and dates probably to the late C19; to the left of this entrance is a 2-storey rusticated bay with a shaped gable. Many 4-panel studded doors of original design: Nos 11, 12, 13 (with sidelights), 19, 22, 24, 27 (the latter 2 with sidelights), 28, 32, 33 (with sidelights), 34, 35 (with double doors), 36-38 (all with sidelights) and 39 where the door has been moved forward to enclose the porch. The architectural system of giant Composite pilasters is carried across the returns, that to No.11 has, in addition, 2 first-floor verandahs. The roofs of all porches are enclosed by balcony railings and, in some cases, roofed by a verandah. Glazed verandahs with concave metal roofs on Nos 24, 25 and 27. Many sashes of original or mid C19 design in the group. Basement windows: 3 x 6 to Nos 11, 14-16, 18-20, 22, 23-34 and 38; 2 x 2 to Nos 12 and 13; 4 x 8 to Nos 35-37, 39 and 40. Ground-floor windows: 1 x 1 with margin lights to Nos 26 and 27; 2 x 4 to No.34; 6 x 6 to Nos 20 and 25. First-floor windows: 9 x 9 to Nos 19, 20 and 25; 2 x 4 to No.34; 6 x 12 to No.39; 2-pane transom over 3-pane French doors to No.40. Second-floor windows: 3 x 6 to Nos 12, 14, 15, 17, 18, 19, 20, 23 and 34-40. Attic windows: 3 x 3 to Nos 11, 15 (left window only), 20, 27, 32, 36, 39 and 40. Dormer windows: 3 x 3 to Nos 18, 19, 23, 27, 29 and 33. INTERIOR: not inspected. HISTORICAL NOTE: Blue plaque on No.22 reads: "Thomas Read Kemp, Founder of Kemp Town, Lived Here from 1827 to 1837. Erected by the Regency Society". White plaque on No.11 reads: "The Rev. Charles Lutwidge Dodgson (Lewis Carroll) stayed here frequently between 1874 and 1887. Erected by the Regency Society". Kemp Town constitutes a most important group comprising Arundel Terrace, Chichester Terrace, Lewes Crescent, Sussex Square and related structures on The Esplanade.'

- 1.6 At present The Small House is empty but was previously used as a domestic dwelling. The modern kitchen had already been removed, along with one partition wall on the ground floor, prior to recording. Numbers 39 and 40 Sussex Square are divided into occupied flats but development is confined to The Small House only, with no development work relating to the main buildings. Consequently, only the basement and The Small House have been recorded.
- 1.7 The aims of this HBR are to give a basic overview of the date, sequence of construction and principal architectural features of the building, to fully record the structure prior to

development and to look for any evidence of the possible loggia which is thought to have been built on the site. In addition to the HBR, a watching brief was conducted on the groundworks inside The Small House, the results of which have been presented as a separate report and cross-referenced where appropriate.

- 1.8 The specific aims of this study are to inform the owners, who may want to know more about the history of their property, as well as aiding commissioned professionals, such as planners, surveyors and architects, whose job it is to conserve and protect the building whilst enabling it to be carefully adapted for contemporary living. Finally, it serves as a record for the future, to inform academics and to create a long-term, permanent record for posterity.
- 1.9 This assessment is the considered view of Lisa Fisher, assisted by Jeremy Clarke, and is based on a survey made on the 28th November 2017, as well as notes made at that time in discussion with all parties. A follow-up monitoring visit was made on 26th September 2018, with some further details recorded. This record is based upon their knowledge and experience of such buildings and is intended as advice. Many of the views which inform the conservation of historical buildings are to some extent subjective – particularly with regards to more recent extensions and alterations – and there is therefore no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.
- 1.10 The methods employed to produce this study have been non-intrusive and based on a careful, measured and visual study of the exterior and interior of The Small House and basement.

2.0 Location and historical background

- 2.1 The development plot forms part of the rectangular garden to 39–40 Sussex Square (also referred to as Sussex Mansions) and is situated to the rear (east) side of the main properties (see Plate 2), immediately fronting Bristol Place on the east side. To the west side are the main buildings, with Sussex Square beyond, and neighboring gardens are to the north. A high, brick-built wall forms the boundary of the site with Eastern Road to the south. The site is accessed through a pedestrian doorway in the eastern wall of the garden to the rear of the plot.



Plate 2. The rear garden looking south-west towards the main building. The Small House is on the right.

- 2.2 Although the development is not situated within an Archaeological Notification Area (ANA), the site is part of the Regency, Grade-I-listed Sussex Square and is within the Kemp Town Conservation Area. As such, the buildings can be considered significant heritage assets, with architectural, artistic, historical and archaeological interest. Additionally, the site is close to two nearby ANAs: the prehistoric and Romano-British landscape of Roedean (DES9043), some 350m to the east, and St Marys (DES8782), an area known for its Iron Age and Roman finds, approximately 50m to the west. The full archaeological background can be found in section 2.0 of the WSI.
- 2.3 Numbers 11–40 Sussex Square (Historic England listing 1380970) were block listed on 13th October 1952 as a group of terraced houses, most now converted into flats, which included The Small House to the rear. Although the ground floors and all architectural features are rendered in stucco, the walls of many are of unpainted brick with Flemish bond façades, all dating to between 1825 and 1827, with the interiors executed over several years. They were originally designed by Amon Wilds and Charles Augustin Busby for Thomas Read Kemp, the developer of Kemp Town. Thomas Cubitt was the builder of some of the units. They have gambrel roofs of slate. Every third unit on the left (numbers 11, 14 and 17) and every third unit on the right (34, 37 and 40) project slightly from the intervening units and are each distinguished by a giant tetrastyle portico of composite pilasters applied to the first and second floors. Number 40 has a two-pane transom over three-pane French doors. A thorough Heritage Statement¹ gives further information and should be referred to for more information regarding the history.
- 2.4 The Registered Gardens of Sussex Square (MESS502) are set within a residential estate created during the early 1820s and form the focus of a Regency layout which also comprises Arundel Terrace, Chichester Terrace and Lewes Crescent. The gardens are semi-circular in plan with an adjoining rectangular lawn to the north. They were first laid out between 1821 and 1823 and features include garden terraces, lawns and shrubberies.
- 2.5 A brick-lined tunnel entered from the Sussex Square Estate gardens is Grade II Listed and is known to have been built in 1828–1830, giving access to the Old Reading Room below the tunnel entrance, built in 1835.
- 2.6 A cartographic regression shows that in 1845 (see Ordnance Survey (OS) draft map, Fig. 6) The Small House had not yet been built. There are two glasshouses in the rear garden of number 39. There is a small outbuilding against the rear garden wall of number 40 and there is also a small projection against the rear wall of the house, which may have been an external stair up to the first floor. The exact details are not known, as later render has obscured them.
- 2.7 The first edition OS map of 1875 (see Fig. 7) shows no further changes except the small stair projection has gone.
- 2.8 The OS map of 1897 (see Fig. 8) shows no further changes.
- 2.9 The OS map of 1909 (see Fig. 9) shows that the outbuilding to the rear of number 40 has been removed and a long glasshouse now stands within the rear garden.
- 2.10 By 1939 the OS map (see Fig. 10) shows that all glasshouses to the rear of number 39 have been removed and replaced by The Small House and we see its footprint for the first time.

¹ Davies, N., 2015. Design Access and Heritage Statement for the conservation and alterations to 39–40 Sussex Square, Brighton. Project Number 1054512. Savills, Petworth.

Additionally there has been some infilling of what appear to have been open courtyard areas between numbers 39 and 40.

- 2.11 In 1919, plans for alterations were drawn up by Edward Lutyens for the owner of 39 and 40 Sussex Square, Lady Sackville West. They included a garden basement, loggia and landscaping (see Fig. 11). It is uncertain to what extent the landscaping works were carried out. The basement survives, although this was significantly backfilled and has only recently been emptied (see Fig. 12). In our opinion, it is highly probable that The Small House *is* the conversion of the loggia. There is evidence of a late-19th-century tunnel, providing a link between the rear garden of 40 Sussex Square and a large private garden on the opposite side of Bristol Place (see Figs 13 and 14).

3.0 Overview of The Small House.

- 3.1 The Small House was built after the OS 1909 map was drawn [Period A]. The designs by Lutyens (see Fig. 11) are dated 1918–19 and it is believed that the building was completed by 1921, although it appears that the garden plan, complete with terraced steps, was never fully built. The building was sold by Lady Sackville West in 1924. Originally it would have been a one-and-a-half-storey building, with one open plan room on the ground floor and probably a flat, glass roof, which angled downwards, joining the top of the garden boundary wall to the north (see Fig. 15). This would have created a form of pent roof on one side. There were originally three open apertures on the east-facing front elevation, much altered with a later entrance porch and doorway on the north side (see Plate 3). There were two open apertures on the south elevation with a later doorway (see Plate 4). Originally these open apertures created the ‘loggia’. Lutyens’ notes refer to an ‘open air dining room, mosaic flooring’ and the columns and pilasters are noted as being 1'6" in diameter at the base (see Fig. 11), which was confirmed by the excavation. The rear west elevation has a door on the north side at ground- floor level which gives access into 39 Sussex Square, via a roofed basement structure, all of which is present in Lutyens drawings.



Plate 3. The front elevation of The Small House.



Plate 4. The south elevation of The Small House, attached to 40, Sussex Square.

- 3.2 During the second phase, in the 1930s [Period B], the roof was raised in height on the north side and a flat roof was constructed over the whole building. The first floor was inserted and ground-floor partition walls built, creating a separate living room, kitchen and toilet room. A new staircase to the west gave access to the first-floor bedroom and bathroom. A cantilevered, external toilet room was built, which projects off the rear, west elevation (since removed). The entrance porch and doorway was added on the north side of the front elevation with a small balcony above. A doorway in the west side of the south elevation was added, presumably giving access into number 40. All windows would have been inserted at this point (see Fig. 16).
- 3.3 During the late 20th century [Period C], in 1991, the building underwent further alterations which included the insertion of double-glazed windows with supporting steel beams inserted into the first floor to give additional support. The doorway in the south-west corner was blocked up and a new door inserted more centrally, within the south elevation, presumably to give access into the garden.

4.0 Detailed architectural description; The Small House Period A.

4.1 Period A layout

The Small House was originally open plan, consisting of one room, 2.90m square in plan, open to the roof which was probably glass. The footprint of the structure is the same size and in the same position as in Lutyens' sketches (see Fig. 11).

The north side of the building is single storey (3m high), some 1.52m lower than the south side, which probably had an angled, glass, pent roof above. The internal scars for this were exposed during the alterations (see section 5.2 below). Internally there is a step up in the north-west corner leading to a rear door which would have led into 39 Sussex Square, via a single storey basement roof, which doubles up as a walkway (see Plate 5), with steps leading towards full-height French doors in the main building.



Plate 5. Rear door and steps leading from The Small House up to the rear of 39 Sussex Square.

4.2 Wall design

The internal walls have been rendered with coarse cement rather than plaster. This extends below the removed wooden floor and so must pre-date it. Traces of full-length murals were found partly exposed beneath modern plaster on the west and north walls during the survey. These appear to form block panels of dark green at the lower depths, with the remains of landscape scenes above, including sketch details of village stocks within a village green, ropework decoration, houses, figures and lettering including 'Longridge' and 'North Cheam' (see Plates 6–12). A tantalizing patch appears to read 1925 and may suggest it was painted by the new owner, who bought the building in 1924. However, this may not necessarily be the date of the painting, although it is likely.



Plate 6. Figure mural.



Plate 7. Houses and village stocks mural.



Plate 8. 'Longridge' mural.



Plate 9. 'In Cheam' mural.



Plate 10. Lettering and embellishment.



Plate 11. Foliage mural.



Plate 12. Ropework mural.

Some of the render has been removed in recent years to reveal badly wedged, clamp-fired bricks which measure, on average, 230 x 107 x 63mm on the west side and 230 x 107 x 67mm on the east. The rear wall is very thick, at 0.38m wide. Presumably this is because it forms a higher retaining wall, with the lower light well for the basement level of number 39 behind it (see Plate 13), and this thickness is noted on Lutyens' drawings (in imperial, at 1'2" thick).



Modern windows at ground-floor level

Plate 13. The light well between the rear of number 39 and The Small House, with thicker wall.

4.3 Windows

No windows from this period exist. However, there is evidence within the apertures to suggest that these were always open, without windows. The watching brief recorded modern plaster sealing weathered render on the internal walls, which was exposed in small patches beside the later windows. This evidence proves that the apertures were open to the elements and not glazed. The apertures are full height (measuring 4.52m high) and have since been divided with modern concrete lintels. It is therefore probable that these apertures formed open columns 0.67m wide, although these were not round, as portrayed in the Lutyens sketches, but square. He annotates that *columns and pilasters are '1'6" diameter at base of shaft*. He also notes that the spaces between the south, middle and north columns are 7'6", as is the space between the south-west corner column and the middle column in the south elevation. These matched those exposed during excavation perfectly. In the front elevation, later concrete shuttering and stucco has obscured any former surface finish.

4.4 Doorways

No doorways from this period exist and if the 'window' apertures were open, then doorways would never have been needed, except for the rear doorway. This has since been replaced in **Period B**, but an original, double-width, sliding door runner exists on the external face of the rear wall (see Plate 14).



Plate 14. Runner above former sliding door to the rear.

4.5 Floor

During the watching brief, no evidence for any 'mosaic floor', as described by Lutyens, was found beneath the concrete, which sealed made ground up to 3m in depth. Therefore, it is

highly likely that any floor surface from this period was destroyed when the services were inserted.

4.6 Stairs

The existing stairway is from **Period B**, but an original step in the north-west corner which led to the rear doorway is still visible under the stairs (see Plate 15). This step is 34mm above the existing concrete sub-floor (too high for one step), with a riser height of 190mm. It is highly likely that a further step existed (or higher floor level) which was stripped out when the concrete floor was laid as part of the **Period B** alterations. These necessitated a lower floor height so that the first floor could be inserted. There are likely to have been two steps up from the garden into the building at the front, between the columns, but these have also been concreted over in later years, obscuring the details.



Plate 15. Original step under modern stairs.

4.7 Roof

No details for the original roof are visible as the roof has been raised in height on the north side, with the butt joint between the modern, engineered bricks above the rendered wall clearly visible (see Plate 18 below). It is postulated that the roof was glass.

5.0 Detailed architectural description; The Small House, Period B.

5.1 **Period B** layout

During this period the building was significantly remodelled and converted for use as a dwelling. This included inserting windows, replacing the roof and inserting a first floor. A new kitchen and ground-floor toilet room was added, facilitated by blockwork walls. A newspaper dating to 1931 was found amongst the inserted plumbing pipes in the kitchen area and a new ventilation aperture was punched through the rear wall to create a larder cupboard (see Plate 16). Upstairs, a new bathroom and cantilevered toilet room were added (see Plate 17).



Plate 16. Kitchen area with ventilation hole and larder cupboard added.



Plate 17. First-floor cantilevered toilet.

5.2 Wall design

The walls are partly painted and partly plastered, with exposed patches showing where the wall on the north side was raised (see Plate 18). The engineered bricks in the raised section have a cavity wall, with a damp-proof course above the earlier wall. The external east wall

has a small section of parapet added above the rise in height (see Plate 19). It was during this period that the external walls were probably stuccoed.



Plate 18. Engineered bricks exposed where the roof was raised on the north side.



Plate 19. Small section of parapet added to the rear.

5.3 Windows

Windows were first inserted into the open apertures in the front elevation during this period but have since been replaced. Two new apertures were created at first-floor level in the north wall which have surviving *Crittall* windows *in situ*, with another, opaque, version in the west wall of the ground-floor toilet. The former open apertures between the columns in the front elevation were strengthened with concrete shuttering (see Plate 20). New lintels were also inserted to divide the tall apertures, consisting of a mixture of concrete, brick and

100mm diameter iron pipes. New window apertures to the rear for the kitchen, first-floor bathroom and toilet were also created, the windows being replaced during **Period C**.



Plate 20. Lintels and concrete shuttering reducing the former open apertures.

5.4 Doorways

A new front entrance porch with doorway was added on the north side of the front elevation, with a balcony over (see Plate 21). Additionally, the south-west door into number 40 was blocked off and a new door and window was inserted into the rear doorway.



Plate 21. New porch and balcony added.

5.5 Floors and ceiling

The floor from this period was suspended wooden boards attached to wooden pegs driven into the concrete sub-floor, giving an estimated floor height of 150mm above the concrete, which has since been removed. The watching brief recorded that the concrete floor was not from **Period A**, as this sealed the **Period B** bathroom services. The 100mm-deep ceiling joists are straight-sawn softwood which run east–west and rest on a central wooden beam. There are softwood floor boards above. See section 5.7 for a description of the first-floor ceiling.

5.6 Stairs

The inserted stairs from this period include a small section of reused posts and banister rails which appear to date from the early 19th century (see Plate 22).



Plate 22. New stairs within The Small House.

5.7 Roof

External access was not possible, but it is assumed that the roof has been covered with roofing felt externally. During development the underside of the roof was partly exposed and did not reveal any surviving evidence for the **Period A** roof. The roof is constructed from OSB (oriented strand board) above 190mm-deep softwood joists (see Plate 23).



Plate 23. The exposed first-floor ceiling / underside of the flat roof.

6.0 Detailed architectural description; The Small House, Period C.

- 6.1 Small changes were made to the building during the late 20th century. These include the removal of some of the **Period B** windows and their replacement with UPVC, double-glazed units (dated 1991) in the front and south elevations. Prior to insertion, the apertures were reinforced, as discussed above. Windows in the west elevation were also replaced in the kitchen, toilet and bathroom areas.
- 6.2 A new doorway was inserted more centrally in the south elevation for access into the garden.
- 6.3 Two new steel girders were inserted within the ceiling, below the joists, for added strength (see Plate 24).



Plate 24. New steel girders in ceiling.

7.0 Detailed architectural description; the basement area.

- 7.1 The vaulted basement area (see Fig. 17) was also designed by Edward Lutyens. The blueprint plans (see Fig. 18) show the designs, but it appears that they were never completely built or that part of the design has been replaced by the construction of a modern electricity substation and later concrete steps. It is unlikely that this can be resolved.
- 7.2 The basement was originally designed to lead from the rear of 40 Sussex Square, proceeding underground in an easterly direction before exiting into a light well. This light well faced a tunnel which is believed to extend under the road to the rear of numbers 39–40 (see Fig. 13), entered through an arch which is still visible (see Plate 25).



Plate 25. The blocked-up entrance to a tunnel which may extend under Bristol Gardens to the east.

However, there is some doubt regarding the tunnel. Lutyens' designs included a grand plan for a sunken garden in Bristol Gardens, beyond the tunnel. It would appear that this was never built, although it is difficult to say for certain, as the site has since been redeveloped and a modern block of flats now occupies the space. To make interpretation more difficult, the tunnel has been bricked up on both sides. However, beyond Bristol Gardens the tunnel appears partly open where a modern electricity sub-station is situated. There are four further blocked arches here which do not appear to have any depth and may have been built purely for show (see Fig. 14).



Plate 26. The central tunnel beyond Bristol Gardens. The other arches appear to be false.

- 7.3 In plan, the basement consists of a central east–west corridor leading to two side rooms and a light well beyond. The west side of the corridor begins in the basement of number 40, although the entrance from the house into the basement is now blocked (see Plate 27). Access to the side rooms is through open arches on either side of the corridor. The floors are concrete, and the roof consists of a solid slab of concrete, known as a ‘top hat’, which is reinforced with steel ‘H’ beams. The roof is as drawn on the structural engineer’s plan of 1920 (see Fig. 18), although the window drawn in the north room never existed and nor did the bowed wall in the south room.



Plate 27. The west side of the corridor with in-filled doorway into 40 Sussex Square.

- 7.4 The corridor is constructed entirely from brick, which varies in places. At the far western end the brickwork is mainly rendered, but where it is exposed the bricks are clamp-fired and bonded with sandy mortar. Towards the middle of the corridor the floor steps down in height by seven steps. The brickwork here is fully exposed and laid in Flemish bond, with a light-coloured, sandy mortar. The steps are stone, with concrete and water-worn pebble/hardcore layers beneath (see Plate 28).



Plate 28. The steps in the middle of the basement corridor.

There is an arch above the steps (see Plate 29), where the ceiling also reduces in height, constructed with clamp-fired bricks, mixed with some which are fairfaced (with flush, smooth surfaces). Electricity cables run the length of the corridor: two runs on the south side with two light switches and a single return cable on the north side. The archway at the eastern end of the corridor is rendered brickwork, which had been partly infilled with modern, fairfaced brick (see Plate 30). This had been removed by the time the next monitoring visit was made, which enabled the blocked tunnel arch to be clearly recorded (as seen in Plate 25).



Plate 29. The arch above the steps on the right and the arch into the southern room on the left.



Plate 30. The partly blocked east end of the corridor with the light well beyond.

- 7.5 The southern room off the corridor is constructed with a variety of brickwork, with clamp-fired bricks on the south wall (where exposed), bonded with yellow, sandy mortar. In general, most of this wall is painted (*see Plate 31*).



Plate 31. The south-west corner of the southern room, with rendered west wall and corroded pins.

The west wall of the southern room is also rendered, but some patched repairs show it is constructed with clamp-fired bricks. Around the walls of the room, particularly in the west wall, are what are presumed to have been iron shelf brackets with hand-forged 'eyes' (see Plate 32) at the terminals. Most of these have corroded and broken off at the wall surface.



Plate 32. The west wall of the southern room.

The bricks on the east wall are fairfaced where exposed (see Plate 33). This wall is mainly rendered but has been subjected to modern interventions where a pedestrian access in the south-east corner of the room has been knocked through to give access into the basement from the garden. Concrete steps were added externally. The original sketches for this wall show a significant bow, with an alcove on the external face. There is no evidence for a completely bowed wall, but a shallow alcove does exist externally and can be seen when looking down into the light well outside the room (see Plate 34).



Plate 33. The east wall of the southern room.



Plate 34. The alcoves in the basement light well beyond the east wall of the southern room on the left.

There are two arches in the north wall giving access into the corridor. This wall is a mixture of fairfaced brick and clamp-fired brick, with butt joints suggesting that the arches are a later addition (see Plate 35). This is reflected in the engineer's blueprint (see Fig. 18), which indicates three, open, brick piers in this location, rather than walls.

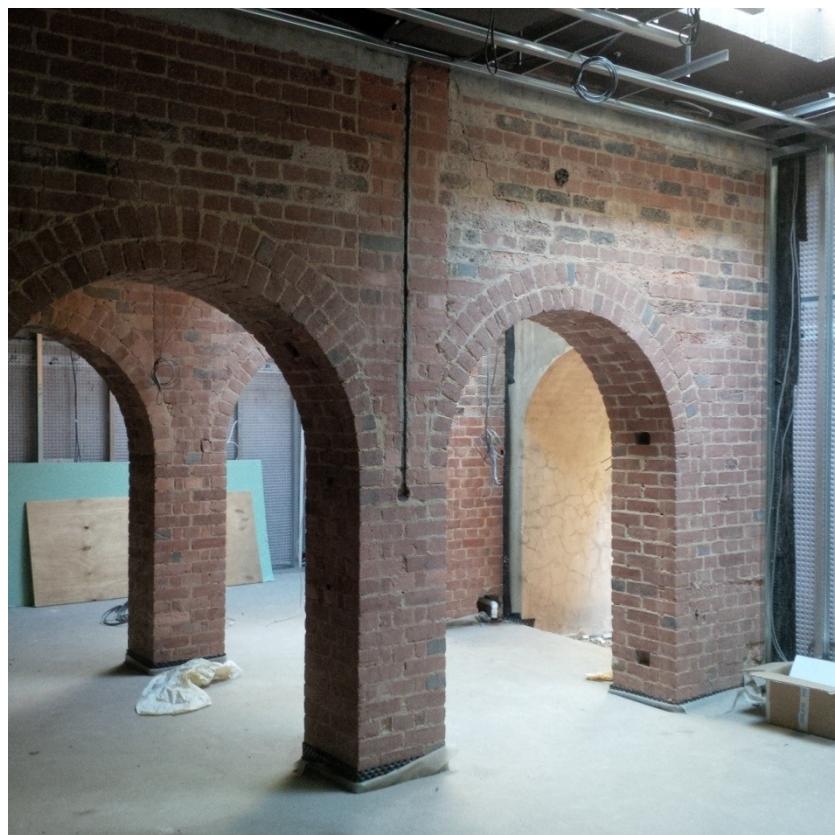


Plate 35. The arches in the north wall of the southern room after cleaning.

- 7.6 The north room varies in plan, with a dog-leg in the north wall. It is apparent here that there are two phases, with two types of brick used. The lower half of the wall is constructed with clamp-fired bricks which appear to form wide steps, rising in height towards the west side of the room. This is of interest, as they would appear to reflect a series of steps as drawn by Lutyens in his original sketch. This could be tantalising evidence that some of the original designs were carried out and have since been built up. The bricks above the 'steps' are fairfaced (see Plate 36).



Plate 36. The north wall of the basement's north room with different brickwork evident.

- 7.7 The west wall of the north room is built from-clamp fired bricks, apart from the two top courses which are fairfaced bricks with yellow, sandy mortar (see Plate 37).



Plate 37. The west wall of the north room (looking west).

- 7.8 There are two matching arches in the south side of the north room which are identical to those in the south room (see Plate 38). These are built with fairfaced bricks and yellow, sandy mortar.

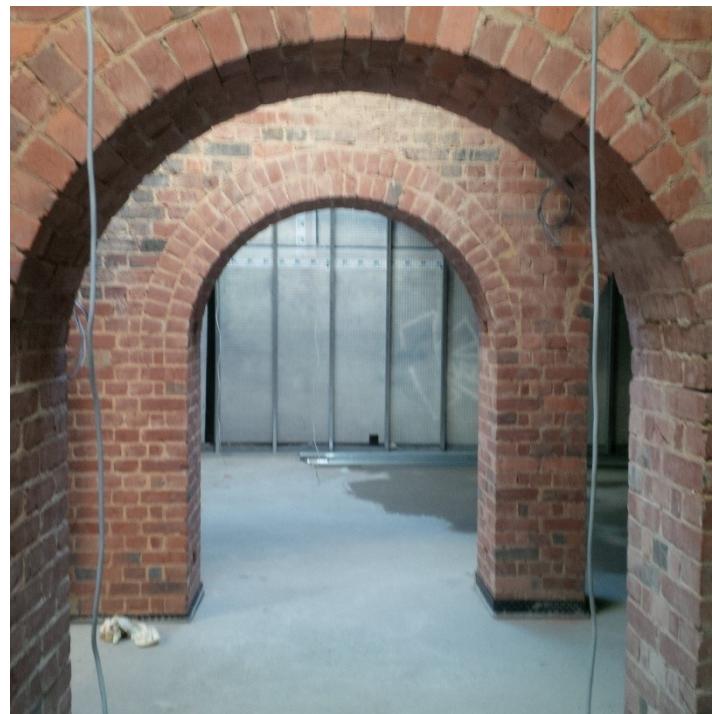


Plate 38. The cleaned arch in the north room seen from the south room (looking north cross the corridor).

An *in situ*, 1930s light switch is on this side. It has clearly been added at a later date as the brick has been channelled to receive the cloth-covered cable, with the intention of rendering the wall. This was never carried out.



Plate 39. The east wall of the north room (looking east).

- 7.9 The east wall of the north room is built with fairfaced brick. There is no evidence for the window which was drawn on the original plans. In this corner is what could be loosely described as a brick-built bunker, perhaps for storing coal (*see* Plate 39).

8.0 The Listed boundary wall

- 8.1 The development application included the demolition of the southern boundary wall of the garden. This was due to high levels of structural movement. The wall was recorded both prior to and during demolition (*see* Plates 40–42 and 43–45). It appears that the wall might be a later rebuild, as evidenced by the scar of a different wall in Plate 45, which shows the stuccoed south elevation of the house sealed by the demolished garden wall.



Plate 40. The south-east corner of the boundary wall from inside the garden.



Plate 41. The juncture between the South elevation of number 40 and the garden wall.



Plate 42. The south facing elevation of the garden wall.



Plate 43. The top concrete removed from the garden wall, revealing soft, degraded brickwork.



Plate 44. Cross section through wall.



Plate 45. Demolished wall against east wall of number 40, possibly sealing an earlier, lower, keyed-in wall.

8.0 Discussion

The basement to number 39 must have been added after 1909, as prior to this a glasshouse stood in the garden area, against the rear wall of the building, and no light well is apparent here. With two other glasshouses also removed, it looks likely that the level of the back gardens was reduced in height prior to the construction of both the basement and The Small House. The recent excavation showed that there was at least 3m of made ground below the floor of The Small House, which effectively sat on large concrete piers abutting the walls of the basement. It is fairly evident that the ground was then backfilled around the piers after the basement and The Small House had been constructed.

It is not clear why the north room of the basement has a dog-leg return in the north wall. The brickwork here is different and it would appear that perhaps Lutyens' original aim of creating a flight of steps flanking the basement may actually have been carried through. However, unless the area is excavated, this is not certain and this design was not reflected in the south room of the basement. It could equally represent a design that was abandoned during construction, being raised in height with the concrete 'top hat' roof added at a later point. The discrepancies between the blueprint and existing layout also cause some confusion; with clear butt joints in the brickwork of the arches flanking the basement corridor, it is fairly evident that some building work here was altered at a later date.

9.0 Archive

- 9.1 On completion of the archaeological report ASL will arrange for a paper copy to be archived at The East Sussex Records Office, The Keep, Brighton.
- 9.2 Digital copies of the approved report will be provided to:
 - the owner/developer
 - the County Archaeologist
 - the local planning authority
 - The appropriate Historic Environment Records' office, as a PDF file stored on a CD.

10.0 Acknowledgments

- 9.1 The author wishes to thank Ewan Stoddart, of Savills, for his help during the site visit and for making available digital copies of Lutyens' plans. Thanks are also due to Jeremy Clarke for his knowledge and assistance on the day and to Chris Greatorex, Assistant County Archaeologist, for his guidance beforehand.

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Principal Archaeologist
Archaeology Services Lewes
October 2018

Figures

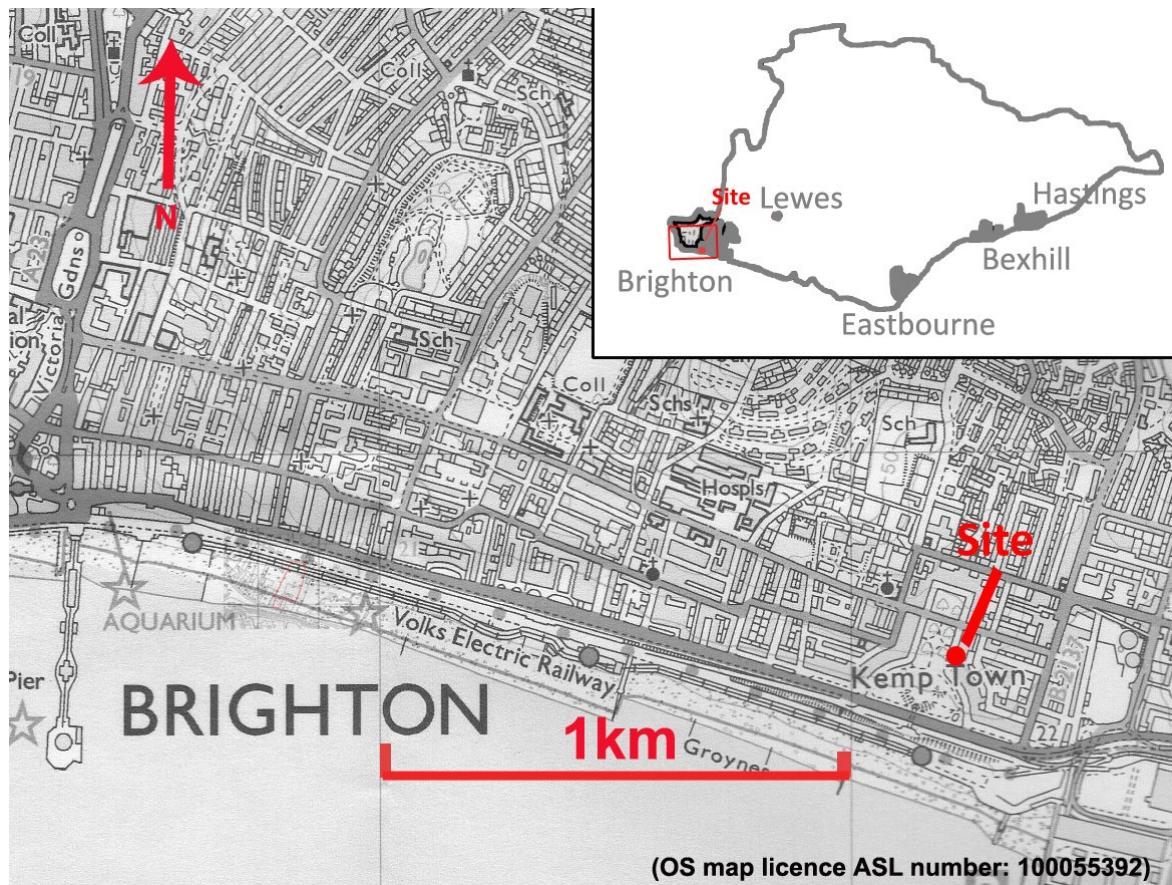


Fig. 1. Site Location (reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey
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Fig. 2. Site plan (reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2017). OS licence No.: 100055392.

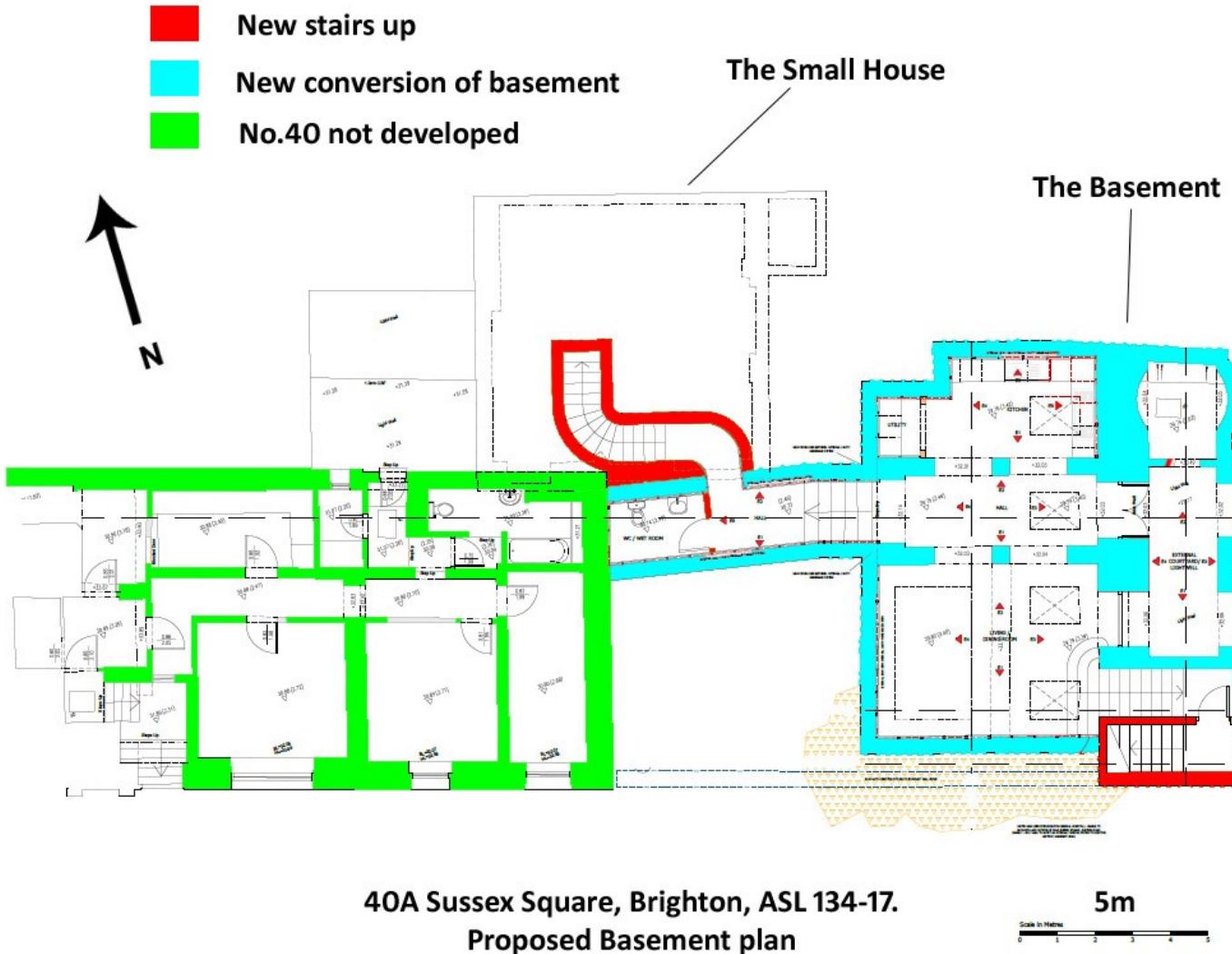


Fig. 3. Proposed basement plan (adapted from Savills' drawing number: 1054512/120, revision E ©2015).

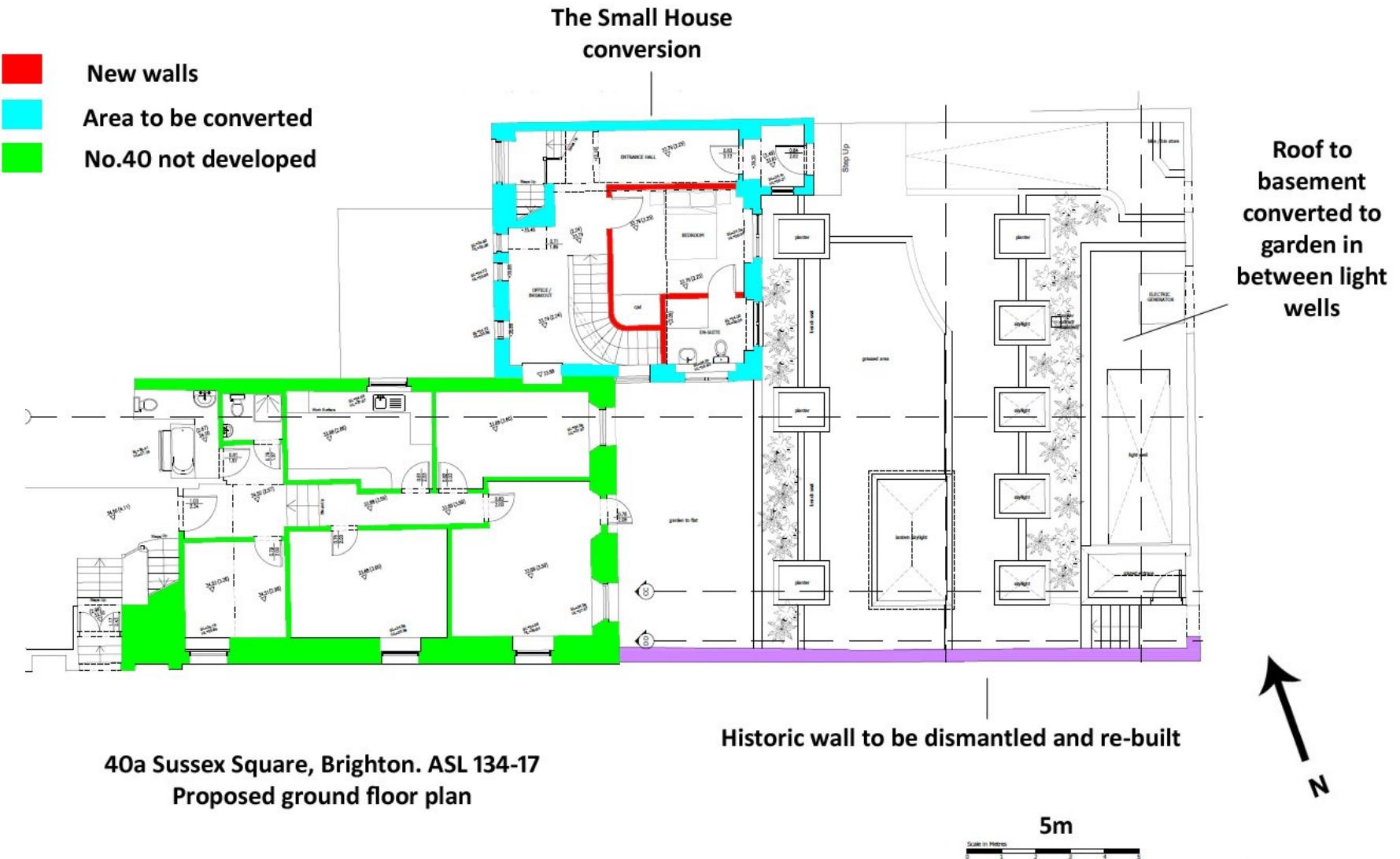


Fig. 4. Proposed ground-floor plan (adapted from Savills' drawing number: 1054512/121, revision D ©2015).



New walls



Area to be converted

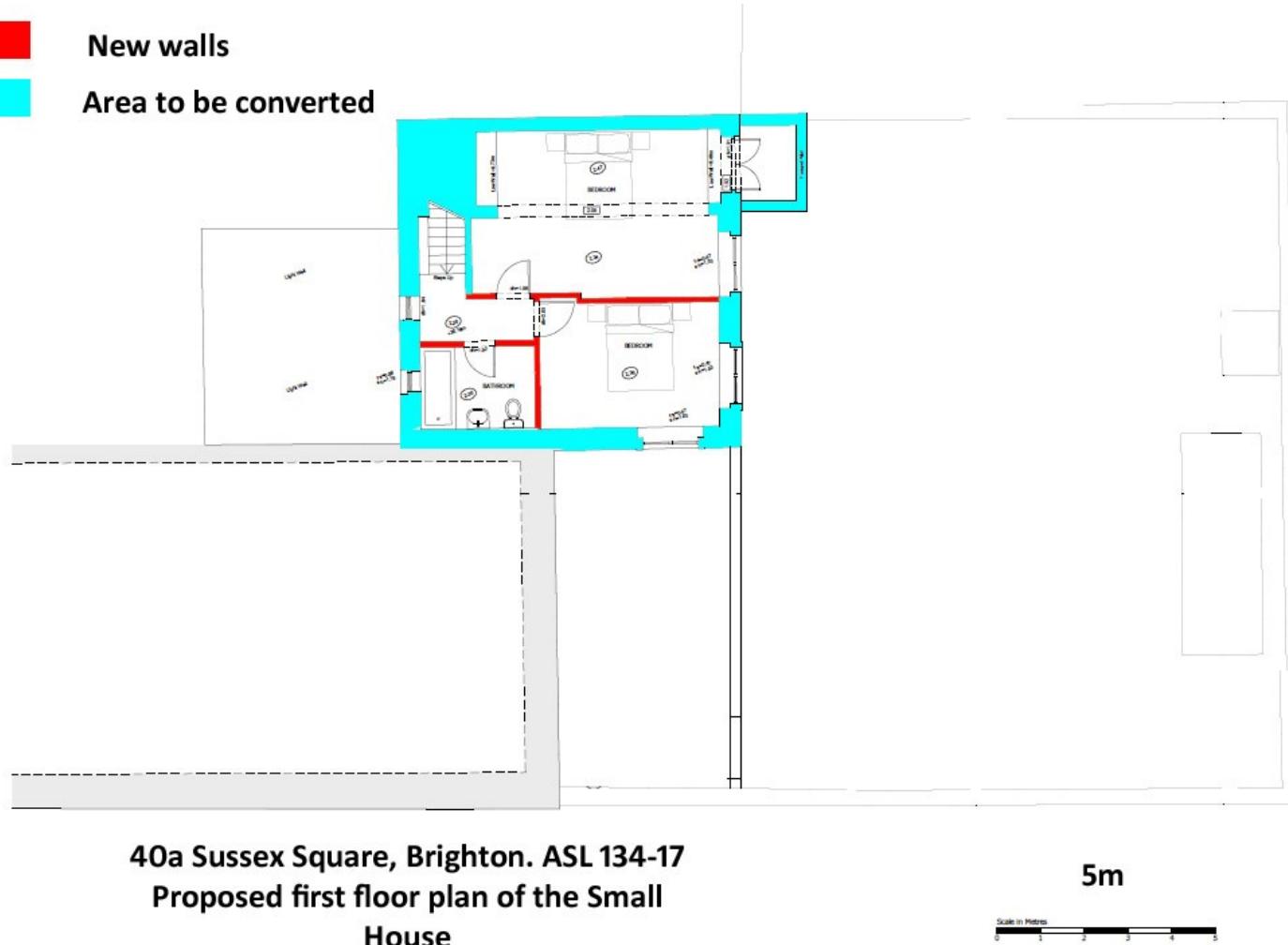


Fig. 5. Proposed first-floor plan (adapted from Savills drawing number: 1054512/122 Revision, B. ©2015).

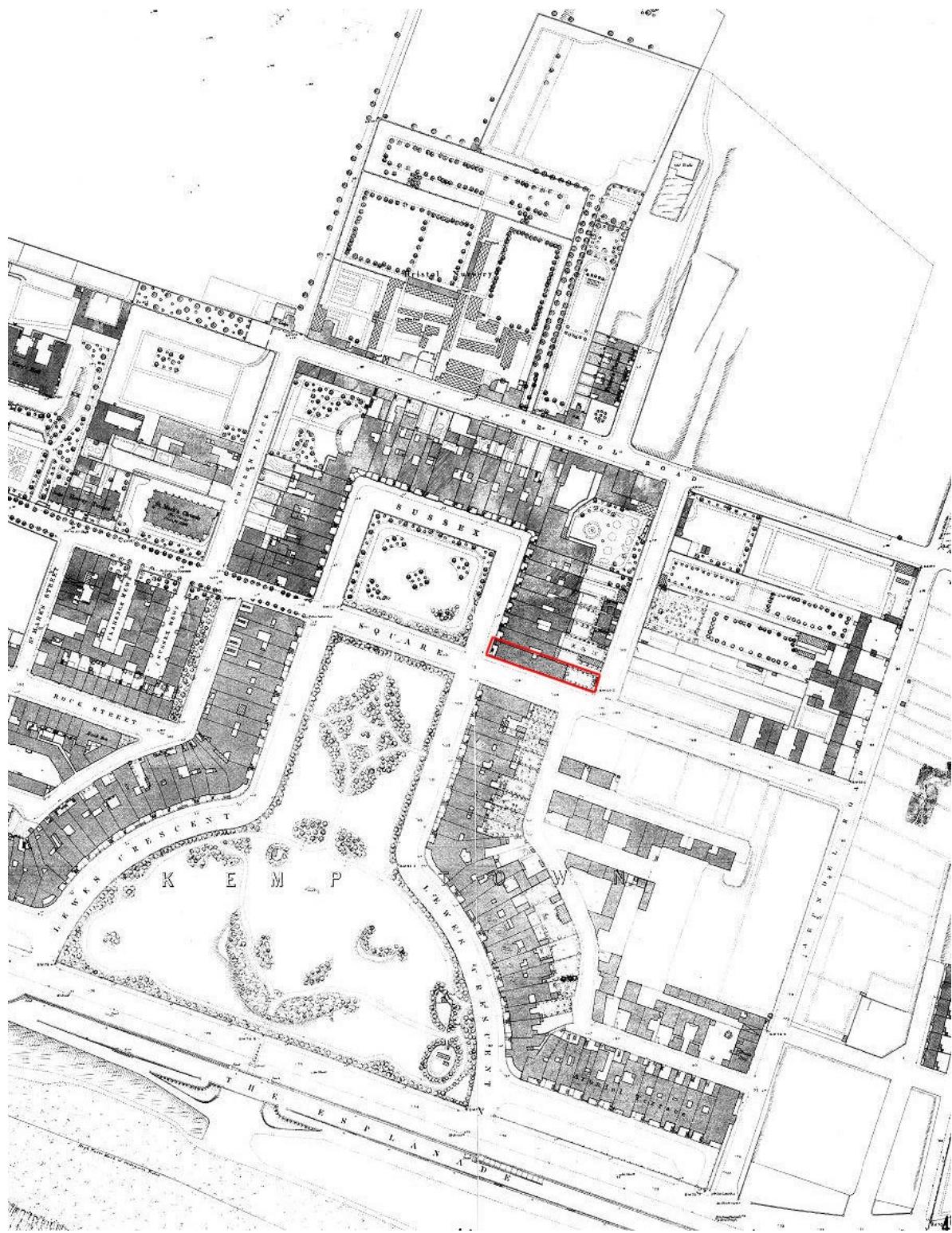


Fig. 6. The 1845 draft Ordnance Survey map.



Fig. 7. The Ordnance Survey map of 1875.

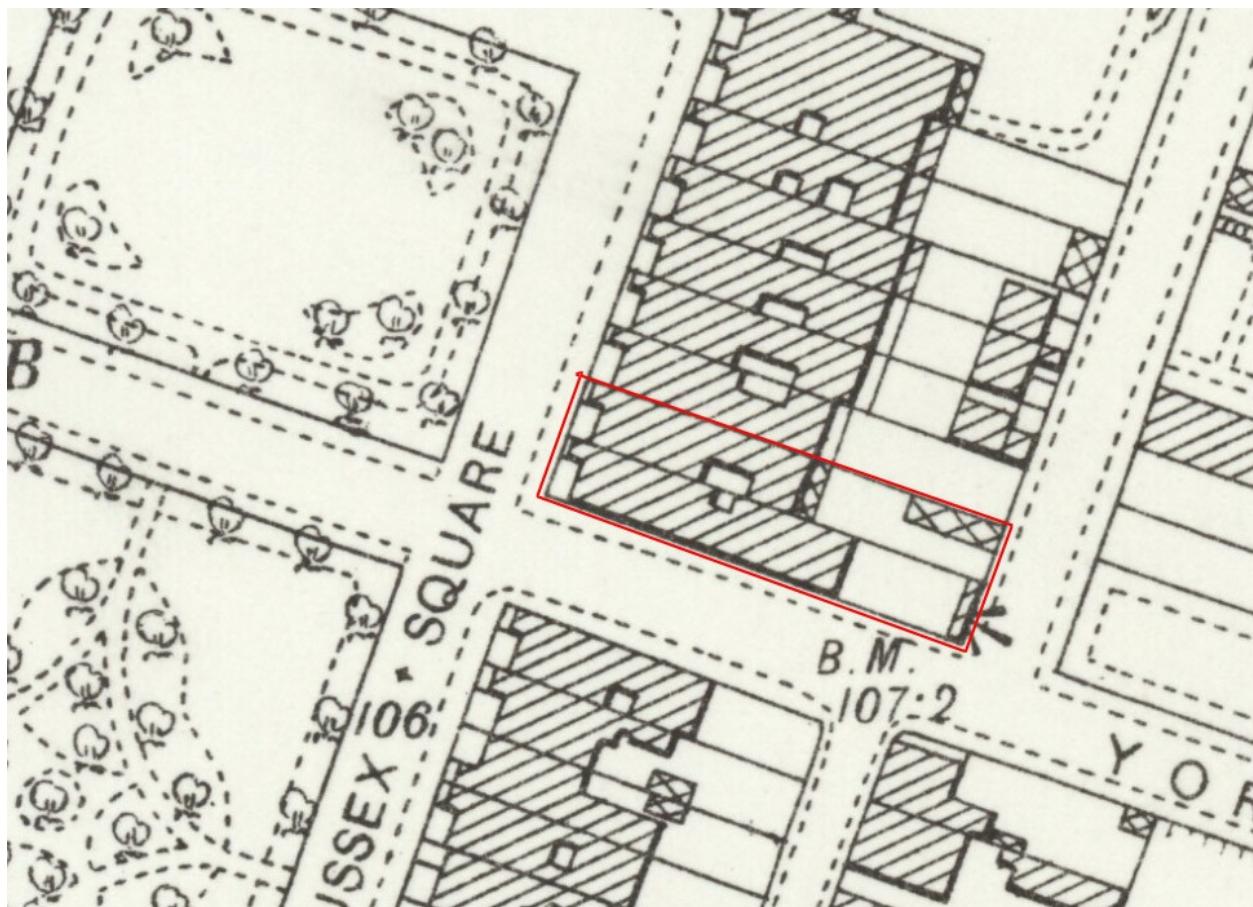


Fig. 8. The 1897 Ordnance Survey map.

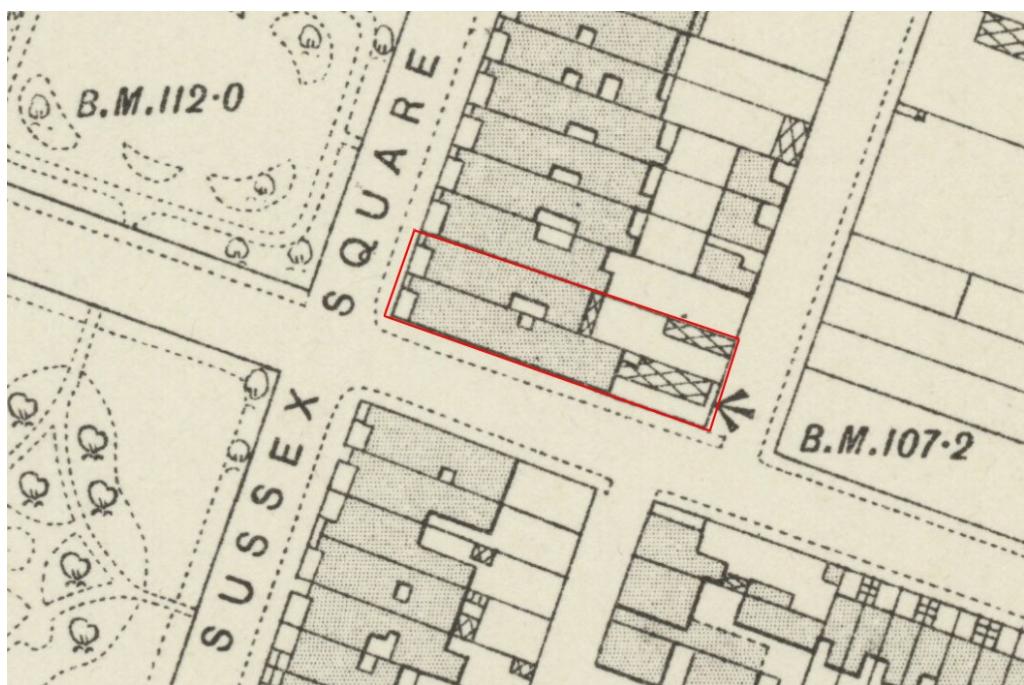
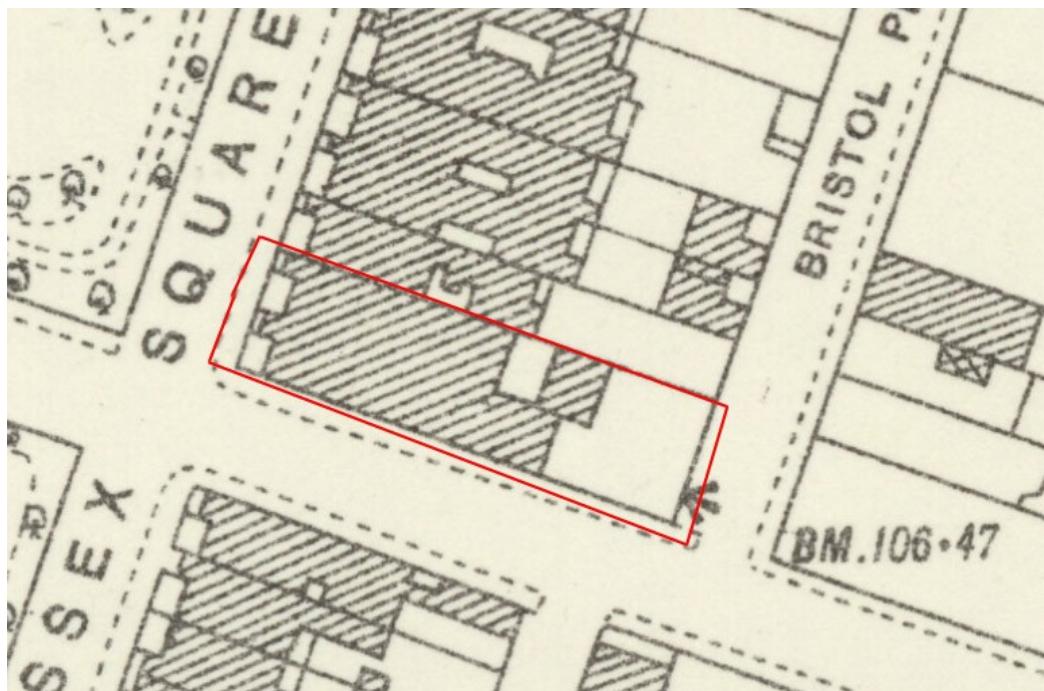


Fig. 9. The Ordnance Survey map of 1909 shows three glasshouses to the rear.



**Fig. 10. The Ordnance Survey map of 1939 shows all glasshouses gone and
The Small House built to the rear of number 39.**

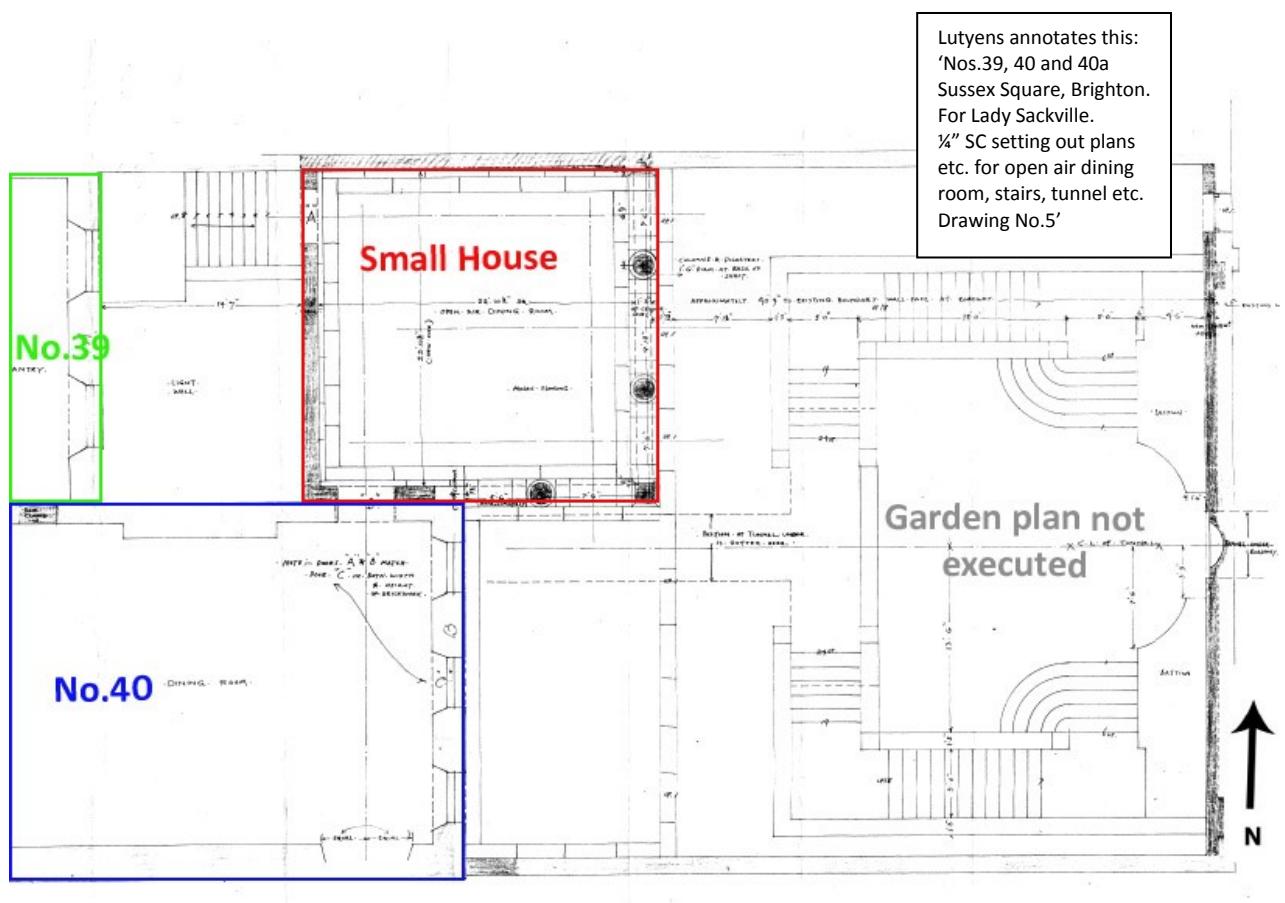


Fig. 11. Lutyens setting out plans for The Small House and garden, 1918.

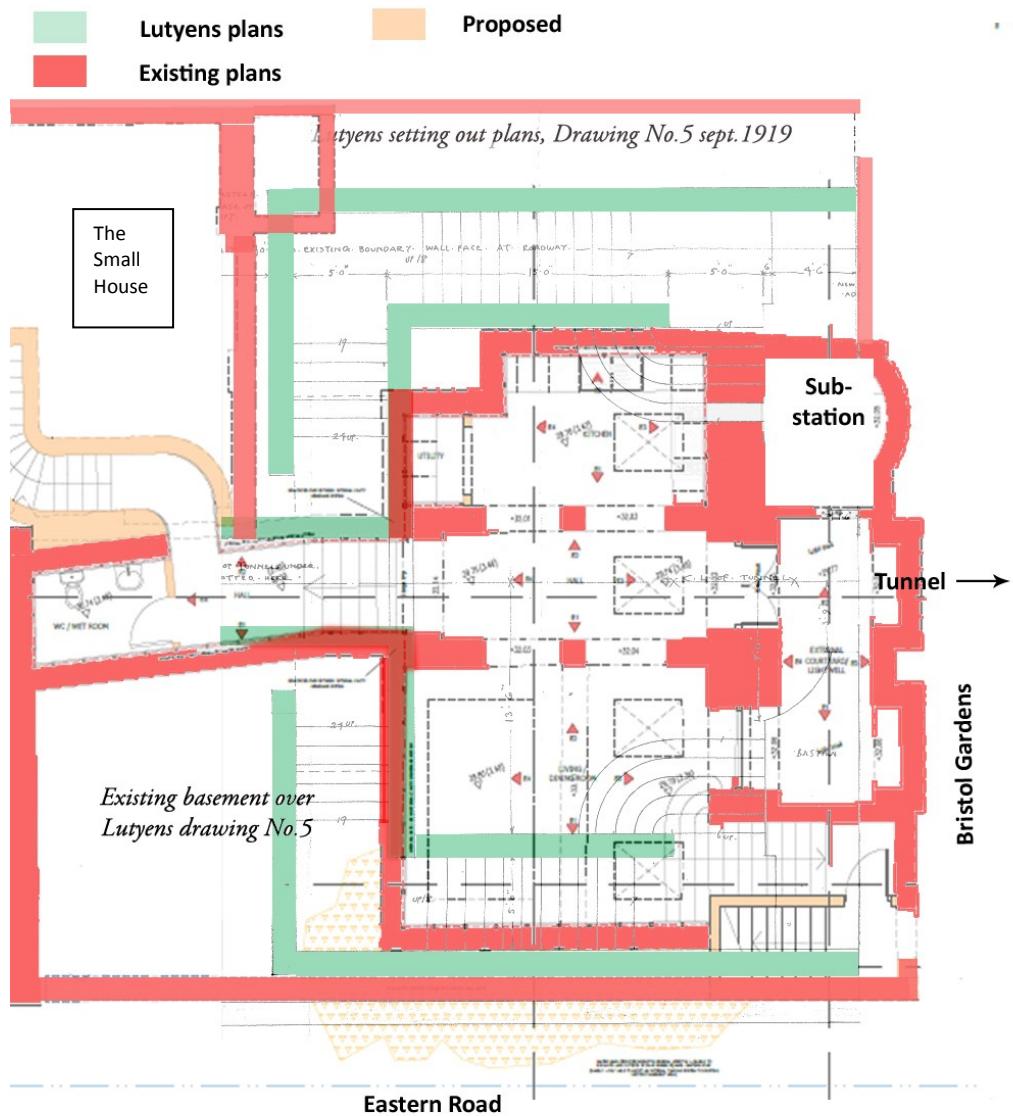


Fig. 12. Lutyens' sketch of the basement and garden plan superimposed over the basement plans.

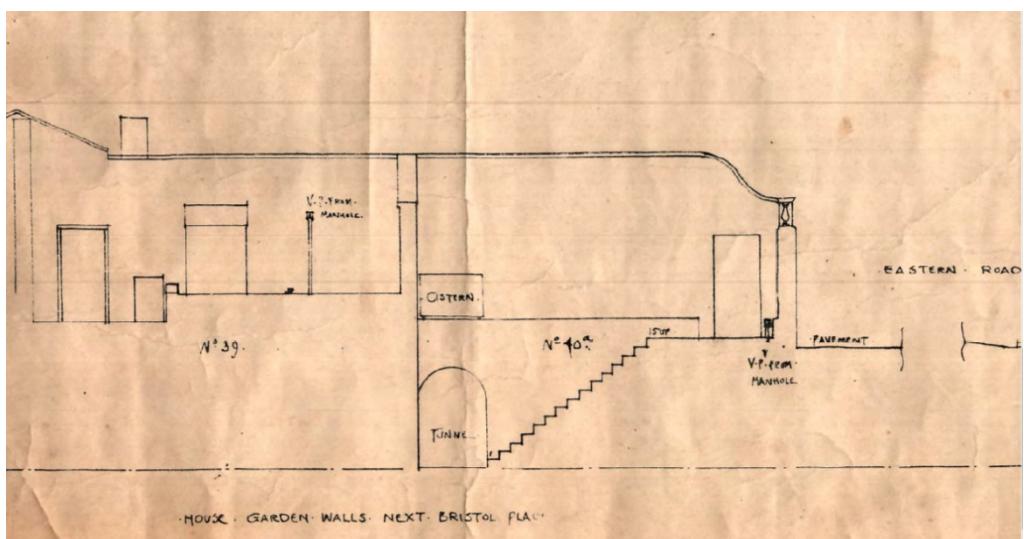


Fig. 13. Lutyens' sketch of the rear eastern wall and tunnel in 1918.

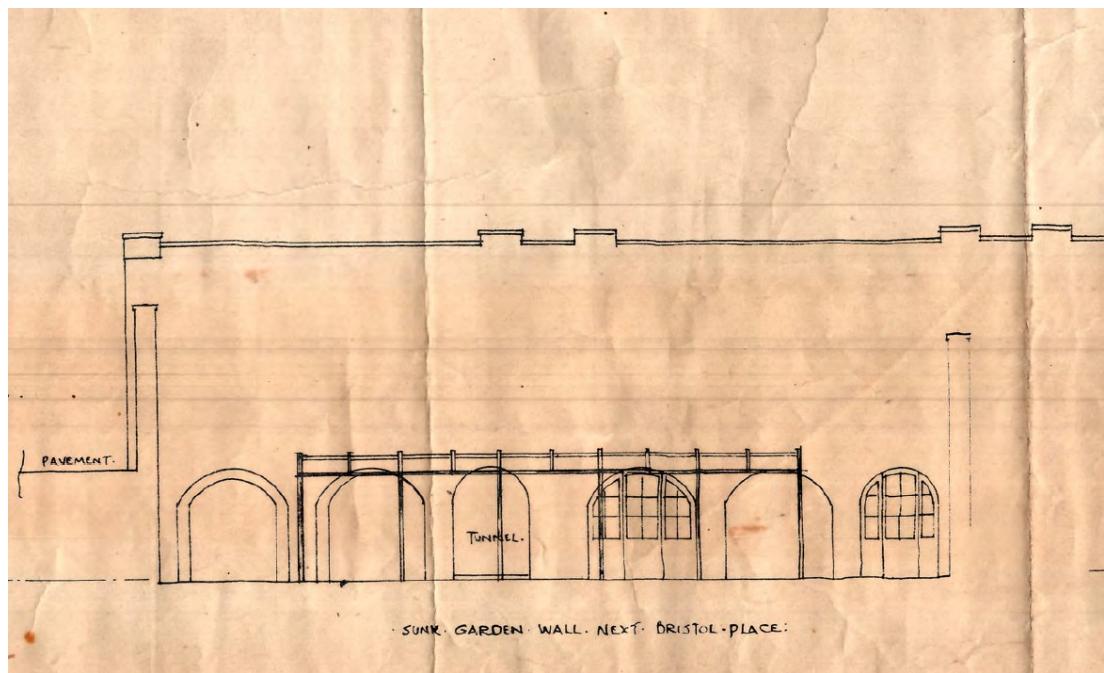


Fig. 14. Lutyens' sketch of the tunnel and arches east of Bristol Place.

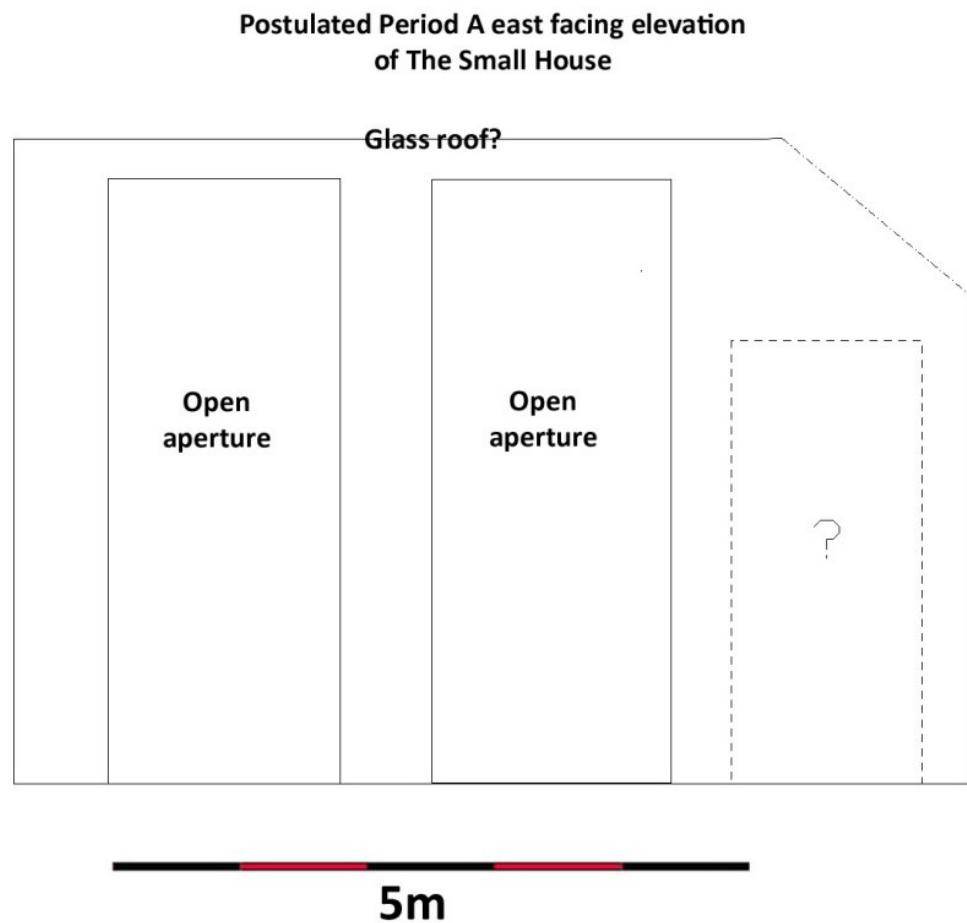


Fig. 15. Postulated east elevation of The Small House.

S

The Small House, 40A Sussex Square
As existing

N

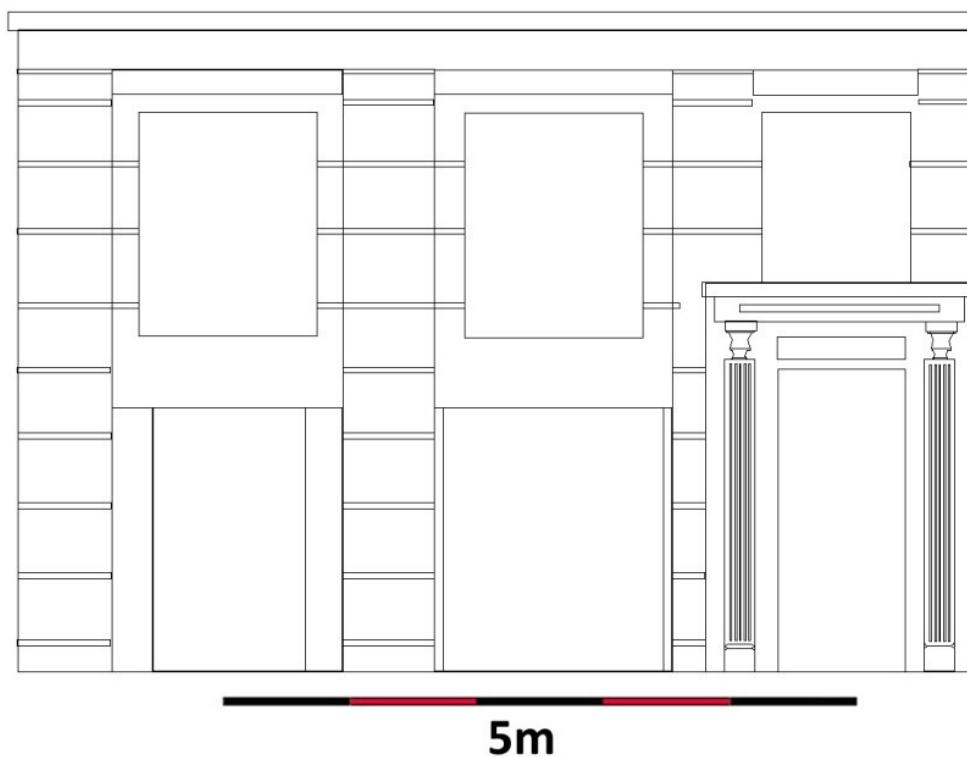


Fig. 16. Existing east elevation of The Small House.

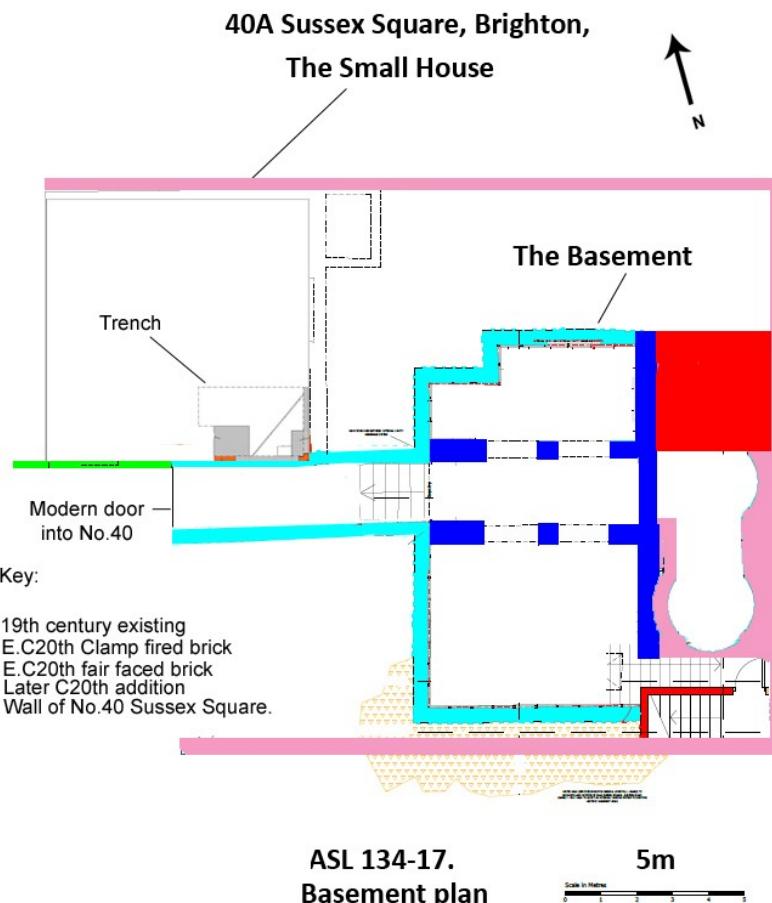


Fig. 17. Phased floor plan of the basement.

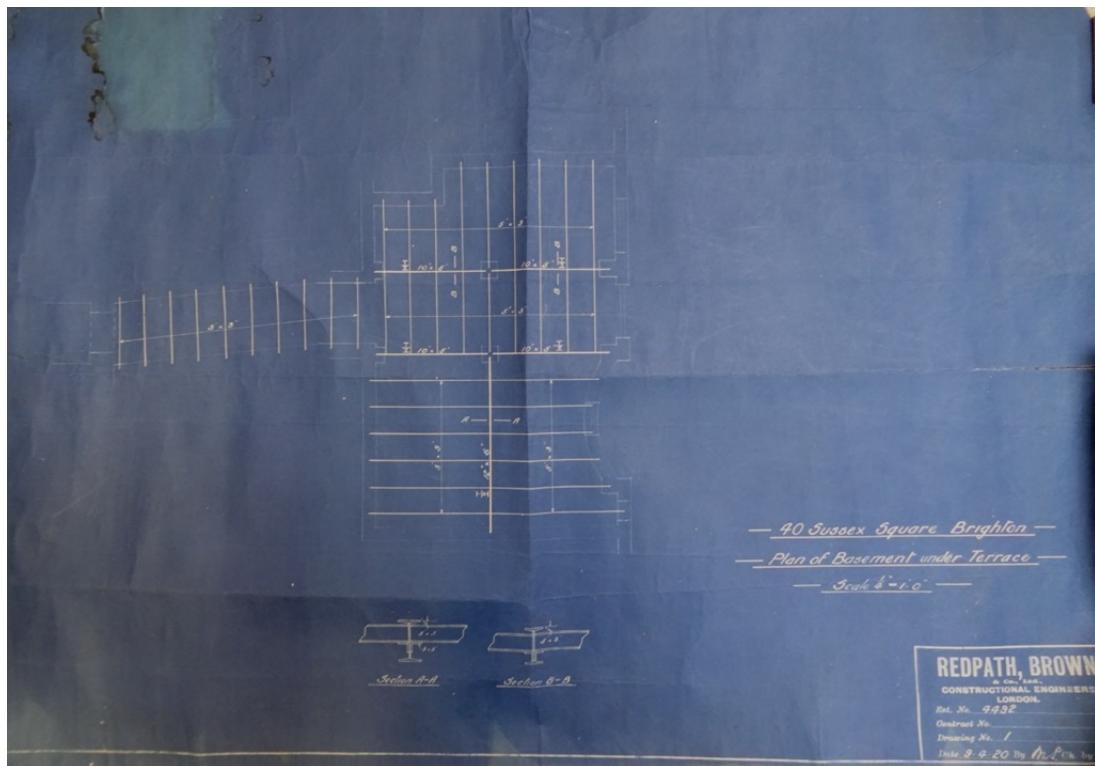


Fig. 18. Engineer's blueprint of the basement plan dated 3/4/1920.