

**An Archaeological Interpretative Survey of  
199 Preston Road, Preston, Brighton, Sussex**

**Commissioned by  
Guerrand-Hermes Foundation for Peace**

**Project Ref. 2792  
ASE Report No. 2007185**



**by  
David Martin FSA IHBC MIFA & Barbara Martin AIFA**

**2007**

**AN ARCHAEOLOGICAL  
INTERPRETATIVE SURVEY  
OF**

**199 PRESTON ROAD,  
PRESTON, BRIGHTON, SUSSEX**

**Commissioned by  
GUERRAND-HERMES FOUNDATION FOR PEACE**

**PROJECT REF. 2792**

**by  
David Martin FSA IHBC MIFA  
&  
Barbara Martin AIFA**

**Archaeology South-East  
Institute of Archaeology  
University College London**

**2007**

# STANDING BUILDINGS

## ARCHAEOLOGICAL INTERPRETATIVE SURVEYS

### AN INTRODUCTORY NOTE

#### ABOUT THESE SURVEYS

The intended purpose of an *Archaeological Interpretative Survey* is to give an overview of the date, sequence of construction, and principal architectural features of a building. As such, they should not be regarded as a detailed archaeological record, nor should they be taken as definitive. Further research, particularly that undertaken during building works, is likely to refine and extend the archaeological record.

These reports are aimed at three groups of user, namely those owners who wish to know more about their property, those persons (architects and planners) who are charged with the responsibility for both conserving the buildings and ensuring that they are carefully adapted to the needs of the future, and finally the academic carrying out wider historical or archaeological research,. A secure use for the future is, in our opinion, the only way of ensuring the long-term survival of any historical building.

#### INVESTIGATIVE TECHNIQUE

Unless noted to the contrary, the assessments involve a visual inspection of the fabric, both internally and externally, including any accessible roof voids and basement areas. Except where building works are being carried out, intrusive techniques are inappropriate. Interpretation of the fabric and fittings therefore relies principally upon inspection of the visible evidence. As part of the interpretative procedure, a measured outline survey of every property is undertaken.

#### THE WRITTEN REPORT

For ease of reference the written reports are divided into sections under a series of headings and sub-headings. The typical sequence of headings is as follows:-

- 1 Location of the building.
- 2 Sequence of development.
- 3 Detailed architectural description, arranged period-by-period.

#### THE DRAWINGS

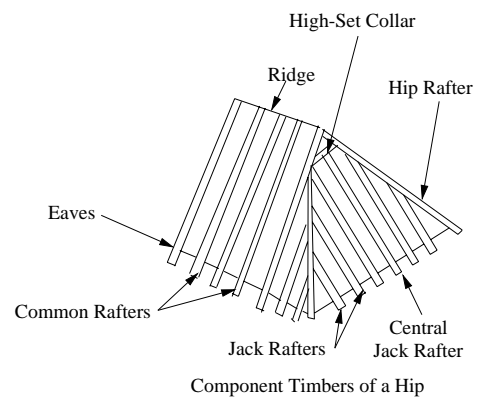
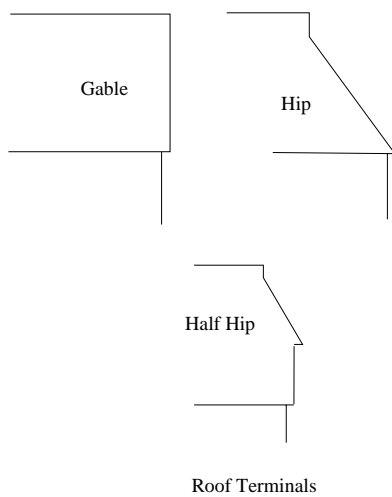
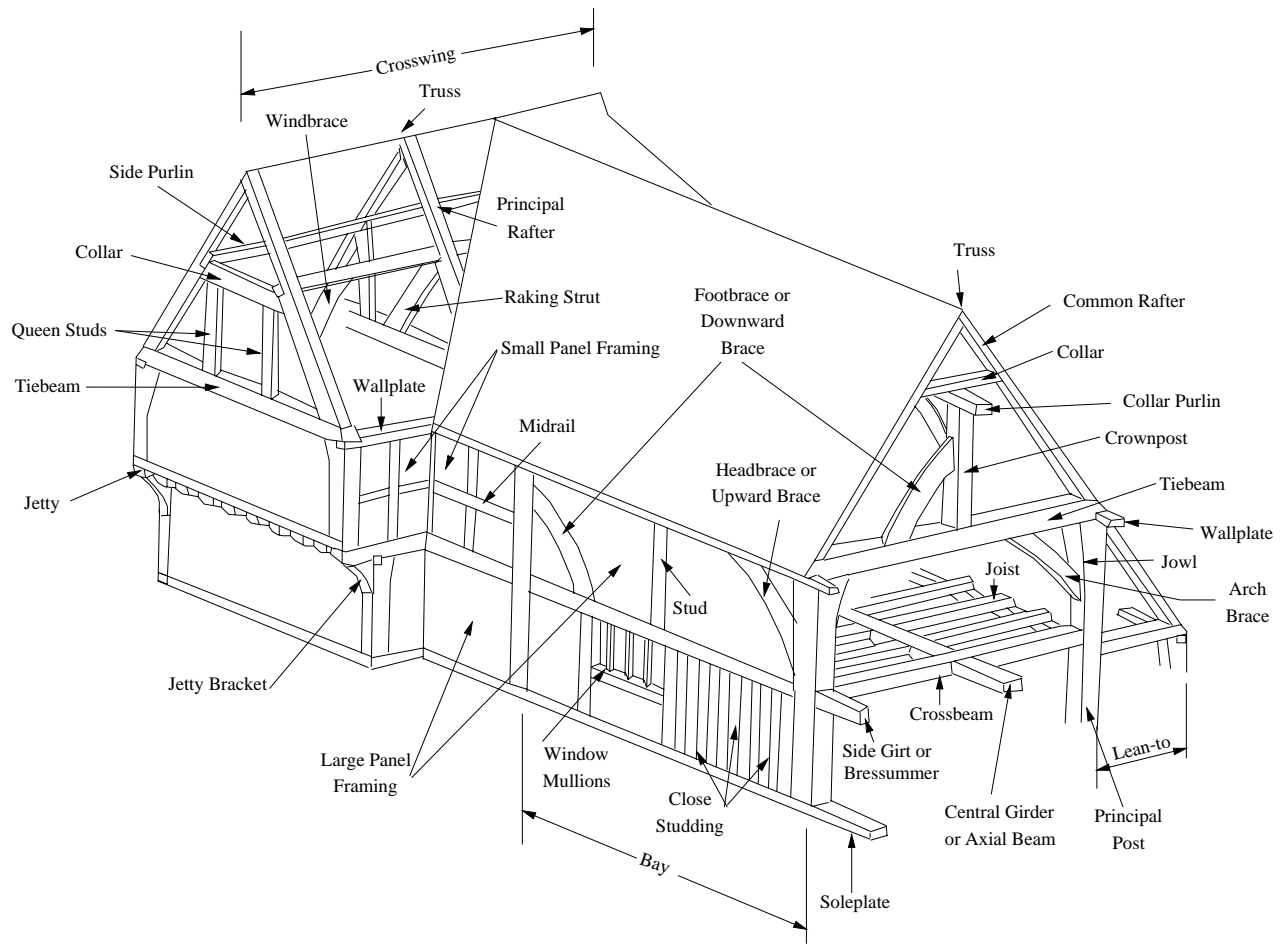
A set of drawings produced from an measured outline survey is included within the body of each report. The purpose of these drawings is to identify the features included within the written text and to illustrate, as far as is known, the form of the structure during its various stages of development. For clarity the drawings have been prepared in the form of scale 'sketches', rather than detailed archaeological record drawings. For reasons of economy, the making of detailed archaeological drawings is restricted to stripped-out or exceptionally important buildings.

The symbols as used in the drawings attached to this report are as follows:

—————	Surviving Timber-Framed Wall
///////	Surviving Brick or Stone Wall
-----	Features evidenced but destroyed or masked from view
- - - - -	Beam or feature immediately overhead
.....	Conjectural or very approximate
■	Structural timber
?	Details unknown or doubtful

#### OTHER CONVENTIONS USED -

- 1 Doors are shown in plan only where known: hence rooms may appear to have no obvious means of access.
- 2 With the exception of rafters, wallplates, and some chimneys and roof-lines, sections show features cut by or immediately adjacent to the cutting line only.



## GLOSSARY OF PRINCIPAL TERMS

## **REPORT NO. 1653**

### **PRESTON - 199 PRESTON ROAD, BRIGHTON**

**NGR TQ 3022 0641**

#### **LOCATION**

The house now known as 199 Preston Road stands on the western side of the A23, within the village of Preston, opposite Preston Church and the grounds and house of Preston Manor. It is built upon a north-south axis with its principal elevation facing east towards the highway.

#### **OVERVIEW OF THE BUILDING [Drawing Nos. 1653/1-4]**

As the extract from an historical plan reproduced in Drawing No. 1653/1 indicates, there has been a house upon this site since at least 1617, and probably for long before that. At that date other houses stood close by, to north and west. Nothing now survives of that house, the present house upon the site being a reconstruction of the mid 18th century [**Period A**], though it is possible that an inglenook chimney (since rebuilt) was incorporated from the earlier structure. Some reused timbers at roof level (including medieval rafters and early 16th-century window mullions) could originate from the earlier structure. The initial phase of the present house is restricted to the street range and is of classic central entry, terminal chimney design with a totally symmetrical facade of squared, knapped flint with brick dressings. The ground-floor plan consists of a central entrance area flanked by a single room on either side - parlour to south and hall/kitchen to north. There is structural evidence for a destroyed stair turret to the rear of the entrance area, and this may have been flanked by service rooms located within a rear lean-to outshut, also now destroyed. Beneath the entry and parlour is a cellar. The ground-floor layout was repeated on the first floor, except that here there was a shared closet above the entrance area. The destroyed stair turret rose to give access to two further rooms within the roof. Given the dearth of service rooms within the house, it is probable that service rooms existed within one of the farm buildings which the 1838 tithe map shows surrounding the spacious rear yard - the most likely candidate is the building which stood immediately beyond the north end of the house, close to the hall/kitchen [see Drawing No. 1653/2 - Extract from Tithe Map].

During the first half of the 19th century [**Period B**] the house was upgraded/improved by the construction of a wide, rear range built parallel to the original house, giving two extra ground-floor reception rooms. These are independently accessed off the central entry/stair passage, which extended the full depth of the house. The extension destroyed the stair turret and (assumed) period-A rear service outshut. Two further

spacious bed chambers were formed on the first floor, with a further two rooms within the roof area. Thus, the house now incorporated four rooms on each of its three floors, together with other small areas. Apart from the destruction of the rear stair turret and (assumed) rear lean-to outshut, the only other alteration made to the period-A part of the house at this time was the removal of its projecting inglenook fireplace and chimney at the northern end and its replacement by a much smaller stack which did not project from the wall. It is known from the 1838 tithe schedule that by that date the building was the house of a very substantial farm, hence the large number of agricultural buildings indicated to the rear of the house. Comparison of the 1838 tithe map with the 1875 1st edition 1:2500 Ordnance Survey plan reproduced in Drawing No. 1653/2 indicates that the tithe map is an accurate depiction of the buildings which existed at that time, though in places the outlines are somewhat simplified. One particularly noticeable difference between the two maps is the depth of the house - although of similar length, the house is shown far more rectangular in the tithe map than in the 1875 1st edition O.S. plan. The implication of this is that in 1838 the house was still in its period-A form. A date very soon after 1838 for the period-B rear addition is by no means impossible - the addition is datable on typological grounds to 1825 +/- 25 yrs. Perhaps the alterations were carried out when the property ceased to function as a farm and became a brewery.

The historical map evidence reproduced in Drawing No. 1653/2 indicates that already by 1875 a small, narrow, range of attached outhouses had been built projecting from the southwestern corner of the building, and by this date a rear porch had also been constructed. The structural evidence indicates that both represent additions, rather than being part of the period-B work. Already by 1896 the rear porch had been removed, but it was subsequently replaced by a two-storeyed, flat-roofed structure.

Following the period-B modifications, little alteration appears to have been made to the house until the second half of the 20th century when, as the plans in Drawing No. 1653/4 indicate, many of the rooms were subdivided. The new partitions appear to have been placed against original fabric, rather than cut into it, and are thus fully reversible. This work appears to have been associated with the conversion of the building into offices. Luckily, the earlier panelling and many of the original fixtures have survived the alterations, though a number of the doors have been replaced or converted into fire doors. An intruded door which links the period-A parlour to the period-B rear parlour may be of 20th-century date (though it could be 19th century) and the same applies to a wide opening cut through the (period A) rear wall of the hall/kitchen in order to link it to the period-B service area. When this latter opening was cut through a heavy timber was inserted in order to carry the first-floor wall above. The area was made good by incorporating an arched opening. The cellar beneath the southern end of the main range now incorporates a concrete ceiling (forming a new ground-floor slab) and its walls are lined in modern brickwork so as to provide safe storage and doubtless support the concrete slab above. The most dominant element of the 20th century work is the brick built, flat roofed toilet block which projects from the back of the early 19th century range. An extra window to the south of this have been intruded.

The rear yard is today accessed from South Road via a covered entrance located within the extreme southwestern corner of the sized-down yard (Plates 13 and 14). The building which contains the entrance is a rectangular structure constructed at right angles to South Road with wide doors off the street. Incorporated into the western wall is an earlier boundary of flint, but otherwise the building has brick walls and a gabled softwood roof of modified 'kingpost' construction formed by nailed-on planks. There is a continuous ridge board. The roof covering is slate and has pierced, crested ridge tiles to the apex. The site of this building was occupied by part of the farmyard/brewery complex in 1875. According to the map evidence, the present structure was built between 1875 and 1896 (which concurs with the architectural evidence) but was not at that time in use as an access way, but was probably a 'coach house' associated with the public house, built 1875x1896, occupying the corner of South Road and Preston Road. This was still the building's use in 1911, at which time access to the rear yard was from the north, via a track which entered the yard at the northwestern corner (see Drawing No. 1653/2). Only subsequently was the wide rear doorway punched though in order to give revised access to the rear yard.

All work carried out to the house since period B is excluded from the more detailed architectural description which follows.

## **LISTED STATUS OF THE BUILDING**

199 Preston Road, Preston, was listed grade II on 13th October 1952, its listed building reference being 577-1/12/1043 (West Side). The description in the list entry is purely for the purpose of recognition and is normally, therefore, primarily based on external appearance. The date is given as C18. [Source: English Heritage, Images of England - website]. The description must not be treated as a comprehensive schedule of those elements which are legally protected as, no matter what the grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building within the curtilage which predates the 1st July 1948.

## **DETAILED ARCHITECTURAL DESCRIPTION**

### **PERIOD A (Mid 18th C) [Drawing Nos. 1653/5-6]**

#### **LAYOUT**

No 199 Preston Road is a relatively modest but sophisticated and well proportioned house of textbook central entry, terminal chimney design. It was constructed during the middle years of the 18th century to replace an earlier building upon the same site. It is possible that the northern chimney of the earlier building was incorporated into the rebuild, but this chimney was totally replaced during period B and the point cannot, therefore, now be verified. The period-A range measures 13.00 metres (42'8") long excluding the projecting northern end chimney x 5.45 metres (17'10") wide overall the walls - the width would originally have been increased by a (since destroyed) rear stair turret and perhaps by an (assumed) rear lean-to outshut (see below). As is to expected in a house of this design, the ground-floor and first-floor storey heights are generous, both being 2.70 metres (8'9") measured from floor to ceiling.

Internally the main range housed three ground-floor rooms: an entrance area with a panelled parlour to the south of the entry and a slightly larger, utilitarian hall/kitchen to the north. As Drawing No. 1653/5 illustrates, symmetry within the front elevation was maintained by positioning the entry off centre to the front door. The general-purpose hall/kitchen was served by a wide inglenook fireplace (since removed) located within a chimney which projected proud of the northern end wall: the scar of the chimney is still visible externally.

To the rear of the entry, projecting from the main range, were the stairs, rising to first-floor and attic-floor level within their own turret. Given the otherwise total absence of service rooms and bearing in mind the rectangular footprint of the building shown in the 1838 tithe map, it seems possible that the stair turret was originally flanked by a rear lean-to outshut extending the length of the house, though it should be stressed that there is today no proof of these lean-to outshuts: indeed, some features within the building could be argued to suggest to the contrary (see 'Wall Design' below). If the outshuts did not exist, all service functions must have been accommodated within the extensive farm buildings shown in the 1838 tithe map, surrounding the rear yard. The stair turret, together with any rear outshuts which may have existed, were swept away when the period-B rear range was added during the first half of the 19th century.

On the first floor were two chambers: a panelled southern parlour chamber and a larger, more plainly finished northern hall chamber. Both were independently accessed via a small landing located at the head of the stairs rising from the floor beneath, and it would have been from this landing too that the stairs rising to the attic rooms was reached. Set between the two chambers, over the entrance area, was a closet which was originally shared by both chambers via interconnecting doorways. The original size of the closet is not known for certain as the present wall which divides it from the landing is

a modern glazed screen. An apparent scar in the ceiling suggests that the original wall was located further east than now, and it is this alignment which is depicted in the first-floor plan in Drawing No. 1653/5.

Two lesser quality chambers were provided within the roof space where, because of the relatively narrow width of the main range and the comparatively shallow pitch of the roof, the height from floor to ceiling was only 1.85 metres (6'1"), reduced accordingly beneath the sloping skeelings. Both attic rooms were lit by windows sited immediately to the east of the chimneys within the gable walls. The rooms were reached from the stair turret via an apparently unlit lobby area above the ground-floor entry and first-floor landing and closet. Access from stair turret to lobby was (and still is) via a narrow entrance leading through the rear roof slope, and this is flanked on either side by tiny cupboard areas fitted beneath the slope. Both cupboards still retain old doors.

Beneath both the entry and the parlour is a two-roomed cellar which must originally have been access via steps leading down beneath the period-A stairs. Due to 20th-century modernization, all original features within the cellar are now hidden/destroyed.

## **EXTERNAL WALL, WINDOWS AND DOORWAYS**

Given the building's age and its downland location, it is no surprise that the external walls are faced in flint with brick dressings to the quoins, openings and square-topped plinth. The dressings within the front facade are now painted white, but they remain natural brick colour elsewhere. Unfortunately the details of the southern end wall are masked from view, whilst even within the north elevation most of the facing was rebuilt when the large projecting chimney was removed (see Period B). Even so, enough period-A facing remains within this latter wall to show irregular, mostly knapped flint nodules bedded in copious amounts of lime mortar. In contrast, within the front facade, above plinth level, the flints have been carefully selected, knapped square, and laid with tight joints so as to give a regularly coursed, black, shiny surface. For the region, the work is of high quality and very effective.

Located centrally within the main facade is the front entrance, recessed deeply back within a semi-circular-headed opening flanked by simple pilasters of timber. A porch has been added later, and to this later period belongs the flush boarding over the arched head, though the projecting key stone could be original. The six-panel front door survives, capped by a simple fanlight (Plate 2). Flanking the opening are two pairs of double-hung sash windows with slender glazing bars: the pair of frames lighting the hall have been replaced without glazing bars. This design is repeated above, with a fifth window over the main entrance, lighting the closet.

The jambs of the openings within this facade are formed of individual alternating courses one brick wide, between each of which is a course comprising a half brick and queen closer, giving a distinctive serrated effect. Capping each ground-floor window is

a flat, rubbed-brick arch, which itself supports a plain, interrupted, four-course projecting string of similar width to the openings - a typical feature of mid 18th-century work. At the ends of the facade the brick quoins are dressed using alternating 'blocks' one-and-a-half bricks and one-brick wide, each 'block' being three brick courses deep. This same design is repeated at the north-western quoin where the period-A work now abuts the eastern end of the period-B extension's north wall. This is a surprise because, if there was once a rear outshut, there should not be a quoin in this location - the wall should continue through. Therefore, either the period-A house lacked a rear lean-to outshut and the 1838 tithe award map is in error in not showing the projecting stair vice (and in this respect it should be noted that the map does not depict the projecting northern chimney either) or the northern end wall of the outshut was set back a little distance from the northern wall of the main range. Both of these alternatives are possible and, under current circumstances, unprovable.

Within the northern gable, adjacent to the rebuilt chimney, survives a horizontal sliding sash lighting the northern attic room - a similar opening (now blocked) marks the site of the window which lit the southern garret. There were never any dormer windows within the front roof slope.

## **INTERNAL PARTITIONS, DOORWAYS AND PANELLING**

Except where limited opening up has been carried out, all constructional details of the internal partitions are hidden from view, either by panelling (in the case of the parlour and parlour chamber) or by plaster/plasterboard coverings. What the thickness of the rear wall of the main range suggests, and opening up confirms, is that this wall is of flint-faced masonry. This is the wall which would have divided the main range from the rear outshut (if it existed). If there was no outshut, this wall was once external. By the mid 18th century the use of mass walling for an internal partition would not be unusual: in buildings of a century earlier it would have been normal to adopt timber framing between a main range and an outshut. Today there are five openings through the ground-floor section of the wall, with a further opening on the first floor. The design of the adjacent panelling indicates that the doorway leading out of the parlour through this wall certainly represents a late intrusion, whilst opening up adjacent to a large opening thrust through at the rear of the hall/kitchen indicates that this opening too is of late date. The latter opening is flanked by doorways, the dates of which are uncertain - if there was once a lean-to outshut to the west of the wall, either one or both of these doorways could be original. Some form of opening through the wall on each floor must have linked the central entrance area and landing to the stair turret beyond, but the present wide openings are more likely to represent period-B modifications.

Tapping the surfaces, the two ground-floor partitions dividing the entry from the parlour and hall/kitchen appear to be of solid (rather than timber-framed) construction, though the possibility of these having been rebuilt in brick during the conversion of the building into offices cannot be entirely ruled out. Even so, by this date the use of mass construction for all internal partitions would not be unusual. The equivalent partitions on

the first floor appear to have been lined and therefore may be of either solid or timber-framed construction.

The walls within the lesser rooms of the house appear to have been plain plastered, but, as already noted, those within the parlour and parlour chamber are lined with original panelling, reflecting the higher status of these two rooms within the building. The panelling is of simple, but effective design with small panels below the moulded dado rails and taller panels above. There is some variation between the schemes used in the two rooms: the panels within the parlour chamber are entirely plain and here the upper panels extend up to the ceiling cornice, whilst within the parlour the panels are edged with a quadrant mould and here those above the dado are divided into two tiers by a high-level rail (see Drawing No. 1653/6 and Plates 3-5). The windows within both rooms incorporate seats, as do those within the hall/kitchen chamber. Set in the splayed reveals of all the window openings are folding panelled shutters, now fixed in their folded back position. It is not at present possible to tell whether all originally functioned, or whether some are dummies, though beneath the thick paint can be seen the outlines of some of the hinges.

All original internal doorways on the two principal floors were fitted with moulded architraves, but most were replaced to a more complex profile during the period-B upgrade. The architraves to the doorways giving access to the central first-floor closet are of more simple design (Plates 8 and 9) and probably give a good indication of those originally used within the period-A scheme.

The only location where period-A timber studwork is visible is within the attic area. Here partitions of regularly-spaced studwork divide the central lobby area from the two garret rooms. The studs are masked by lath and plaster on the lobby face, but are left exposed, projecting proud of the plaster within the garret rooms themselves - this is typical of work within less important parts of this type of building. Similar construction is used for the fitted cupboards within the lobby, flanking the entrance from the stair turret. One of these cupboards retains its original vertical plank door, complete with bead moulding and H-L hinges. It also retain its elongated oval closing hasp, complete with staple.

## **FLOORS AND CEILINGS**

All ceilings were intended to be flush under-plastered from the outset, with the structural timberwork masked from view. The edges of the ceilings within the parlour and parlour chamber are enriched with simple decorative cornices (Plate 6, see also Plates 3 and 4). Within the parlour chamber a floorboard has been lifted, revealing the floor construction over the parlour. As expected, this revealed that the first floor makes use of deep, narrow (55 mm x 225 mm) joists. They are aligned along the axis of the range, are set at 380 mm centres, and are jointed into the 225 mm deep crossbeams using haunched central tenons.

Within the attic area the floor joists are exposed against the eaves. These show that the floor was deliberately designed to take into account the use of low side walls within the garret rooms. Thus, under the eaves, beyond the side walls of the garrets, square-section 90 mm x 90 mm joists have been utilized, set with their soffits flush with the undersides of the tiebeams so as to support the flush under-plastered ceilings. In contrast, where intended to support the garret floors the joists are much deeper and measure 55 mm x 210 mm, set at 370 mm centres. This is a typical mid/late 18th-century detail.

## **STAIRS**

The stairs which gave access to the first floor and attic level were located within their own turret to the rear of entrance hall. Although destroyed when the early 19th-century rear range was constructed, this turret is evidenced by an extra long tiebeam beneath the southern of the two partitions flanking the central lobby at attic level - the tiebeam formerly extended eastwards so as to serve as the southern wallplate of the turret. Further evidence of the turret is incorporated into the rear roof slope where the central rafter over the lobby area is supported by an extra large joist incorporated within the ceiling of the garret lobby - this joist extends westwards so as to form part of the ceiling of the turret, carrying the trimmed rafter so as to allow access between the turret and the main roof. The original width of the turret is not known, but the tiebeam on the line of the lobby's northern wall is of standard type, suggesting that it did not extend this far north.

## **CHIMNEYS AND FIREPLACES**

Chimneys, each of two flues, were incorporated within the northern and southern gable walls. The fronts of the jambs to the fireplace within the parlour has been adjusted in order to suit the present 19th-century surround: it was formerly slightly wider. On the first floor the breast incorporates simple panelling which is designed to double as a surround (Plate 5). The cap of this stack has been rebuilt in modern time, but retains its original rectangular section, with one flue aligned behind the other.

At the northern end of the house both the fireplace and chimney which formerly served the hall/kitchen has been removed. The stack's outline is still visible in the northern external face, marked by a large area of period-B re-facing (Plate 10). Visible is the outline of a large inglenook fireplace which formerly projected from the wall face - the scar suggests that the fireplace measured approximately 3.60 metres (11'10") wide overall its jambs. Above it can be seen the scars left by the sloping side walls of the tumbling. Their asymmetrical outline are more consistent with a 16th- or 17th-century chimney than one of mid 18th-century date, perhaps suggesting that the chimney was retained from the earlier house. Further evidence of the chimney's large size is visible in the roof where the end rafters are cut to abut against a much larger chimney than that which exists today - the rafters were roughly extended upwards when the present

period-B chimney cap was built.

## **ROOF**

The roof is supported by wallplates and tiebeams which make use of traditional standard assembly. It is simply built using paired rafters linked by morticed-in collars located 1.85 metres (6'1") above the attic floor so as to support the attic ceilings. There is no ridgeboard. Running the length of the roof, halved over the top face of the collars, is a central plate used to help prevent racking during construction: this is a typical mid/late 18th-century feature. Nailed in near the foot of the rafters are ashlar pieces which support low lath-and-plaster side walls of the garret rooms, for the walls, skelings and ceilings of the garret rooms were intended to be plastered from the outset, hiding from view all the structural details of the roof. At least two of the ashlar pieces are reused early 16th-century moulded mullions. A few of the rafters are also secondhand: they include reused medieval rafters halved for collars. However, the majority of the rafters and collars were newly cut for the roof. They incorporate neat Roman numerals (carpenters' assembly marks) pairing the joints between collar and rafter. The numbers start from the southern end.

As already noted, some modification in design is incorporated in order to suit the former rear stair turret.

Both roof terminals are of gabled type and both formerly incorporated windows set with their western jamb hard against the chimneys.

## **PERIOD B (Early 19th C, probably after 1838) [Drawing Nos. 1653/7-8]**

### **LAYOUT**

During the first half of the 19th century, probably very soon after 1838, the stair turret and any other associated period-A rear parts of the house were demolished and replaced by a two-storeyed range built against and running parallel to the period-A structure. It was substantial, measuring 5.25 metres (17'3") wide and having storey heights equal to those within the earlier range. The new range housed two rooms on each floor, set on either side of a through passage/stair area. A part of the northern rear room appears always to have been divided off in order to form a small service area, lit by a window in the north wall. The new stairs - which served the entire house - continued up to give access to new attic rooms and, via a link, to the existing attic areas in the period-A range.

Within this report the two newly formed rooms on the ground floor are called the rear parlour and the northern rear room. Although the northern rear room appears always to

have incorporated a small service area between it and the period-A hall/kitchen, at first-floor level the northern rear chamber seems always to have taken up the entire space.

## **EXTERNAL WALL, WINDOWS AND DOORWAYS**

As plate 11 shows, the new external walls are faced in flint laid in courses with brick bands at every fourth course - a very distinctive feature. The quoins are laid in blocked brickwork, the bricks being three courses deep and of one-and-a-half bricks and one brick in width. The brick dressings to the window openings consist of three courses half brick wide, alternating with a single course one brick in width, whilst brickwork faces the panels between the ground-floor openings and those on the first floor. The windows are of double-hung sash type, capped by one-brick deep ring arches. Located centrally within the west elevation, the stair area was lit by a window capped by a semi-circular-headed arch. When the 20th-century flat-roofed projection was constructed this was converted into a first-floor doorway. Beneath it survives a flush six-panel door giving access to the rear yard. Its design is similar to that within the front elevation, perhaps suggesting that it is the period-A back door reused.

## **INTERNAL PARTITIONS AND DOORWAYS**

There are dado rails and moulded skirtings within the ground floor rooms, but the walls themselves appear always to have been plastered, as opposed to panelled. The dado rail within northern rear room has a fluted design, in contrast to the more usual projecting rounded moulding. The heavily-moulded architraves around the doors and window openings form bold decorative statements. Internally the front doorway is flanked by fluted pilasters and a similar design of fluting elaborate the openings which cross the ground-floor entrance passage and first-floor landing, on the line of the old period-A rear wall. These latter openings have segmental arched heads.

## **FLOORS AND CEILINGS**

As within the period-A part of the house, all ceilings were designed to be of flush under-plastered type. Within the rear parlour survives the remains of a dentilated cornice, masking the junction between the ceiling and wall.

In the attic rooms the arrangement of the joists which formerly supported the plastered ceilings have been exposed to view in modern times. These incorporate diagonal joists which trim the common joists and intersect each other in typical 19th-century text-book design. They were not intended to be structurally load bearing, but merely carried the lath-and-plaster ceilings. The underside of the rafters were also plastered from the outset, hiding them from view.

## **STAIRS**

The principal period-B display feature of the house, visible upon entering the front door, was the staircase, located towards the rear of the building against the south wall of the central passage (Plate 12) It is of typical early 19th-century design, having simply turned newel posts, slender stick balusters and a moulded string, all of which were intended to be painted. In contrast, the ramped mahogany handrails were left unpainted, forming a visual statement. The stairs rise from ground floor to attic level. Where the bases of the newel posts project down from the ceilings they are embellished with moulded finials.

Extending down beneath the stairs is a further flight of brick steps giving access to the cellar, via a short passage.

## **CHIMNEYS**

As within the period-A range, the rear range is heated by two-flue chimneys set within the northern and southern gable walls. The fireplace serving the rear parlour has an elaborate marble surround with semi-circular-headed opening capped by a mantel shelf carried forward on carved 'console' brackets. That within the rear parlour chamber has a more simple reeded surround with roundals at the intersections - all typical of the period. It has a cast iron grate in-built within it.

Both fireplaces within the rear northern room and chamber are currently masked from view. It was probably at this date that the marble surround was added to the parlour fireplace and at this date too that the hall/kitchen inglenook fireplace and projecting chimney were removed and replaced by a new chimney incorporated into the thickness of the wall. The repair in the end gable, where the chimney has been removed, is faced with brick-banded flintwork typical of that used within the period-B addition (see Plate 10)

## **ROOF**

As within the period-A part, both terminals are of gabled type, the valley between the period-A roof and the new section being stopped off by means of tall parapet walls. The roof over the rear range is of stilted form in that the top part (above the garret ceiling) is of standard pitched type, but pitched off high set plates. On the eastern side the plate is located at the head of a vertical wall which forms the eastern wall of the garret rooms and thus allows them to be lit by windows looking into the hidden central valley between it and the front range (see Section 2-2 in Drawing No. 1653/8). In contrast, the rear (western) slope extends down to garret floor level, but is constructed in staged fashion with the common rafters interrupted at the high level 'wallplate' at mid height. The whole is of cut-and-pitched construction with a ridgeboard and nailed-on plank windbraces to prevent racking. The period-A garret rooms and those within the rear

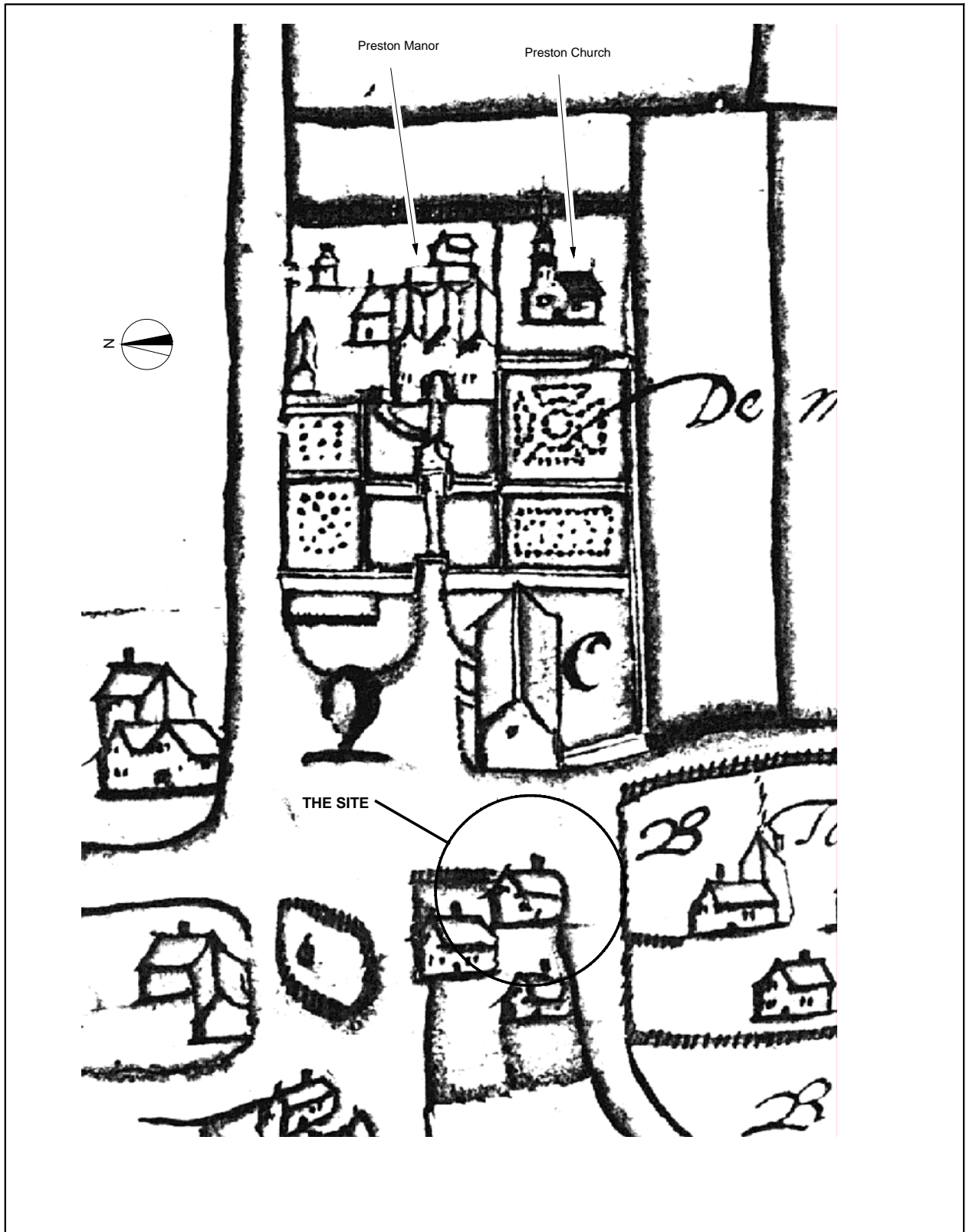
roof are linked by a short passage, the roof of which likewise incorporates a ridgeboard. The valley is drained to the south via a lead pipe which turns into the period A roof and appears to descend beside the chimney. The gutter draining the northern side exits the roof via the parapet. In addition to the window in the east wall, looking into the secret valley, the northern attic room is lit by a window in the gable.

**Archaeology South-East**

199 Preston Road, Preston, Brighton, Sussex

Archive Ref. ESRO HBR1/1653. Site Ref P143/02

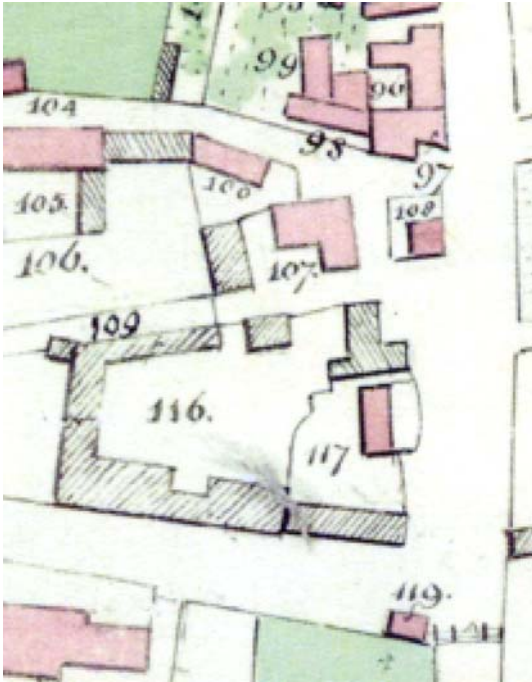
*Interpretative Historic Building Survey Rev 00 / April 07*



<b>199 PRESTON ROAD, PRESTON, BRIGHTON, SUSSEX DETAIL FROM MAP OF 1617 (British Library)</b>				Site Ref <b>P143/2</b>
Drawn By <b>D Martin</b>	Revision No -	Date of original survey <b>2007</b>	Date of this revision -	Drawing No. <b>1653/1</b>

**Archaeology South-East**

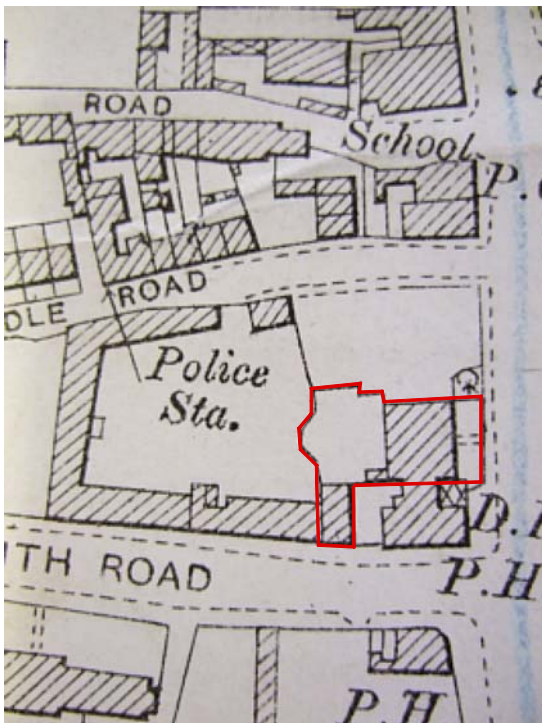
199 Preston Road, Preston, Brighton, Sussex  
 Archive Ref. ESRO HBR1/1653. Site Ref P143/02  
 Interpretative Historic Building Survey Rev 00 / April 07



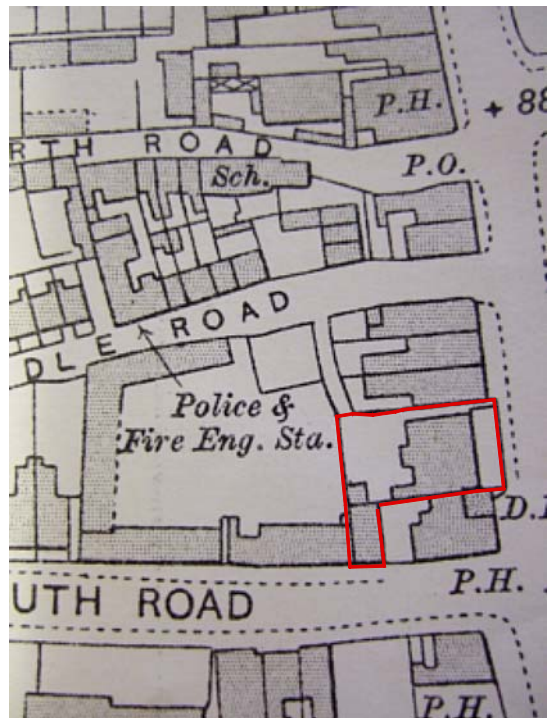
EXTRACT FROM TITHE MAP, 1838  
 [ESRO TDE 28]



EXTRACT FROM 1st EDITION 1:2500 O.S. MAP,  
 1875 [O.S. SUSSEX, Sheet 66/5]

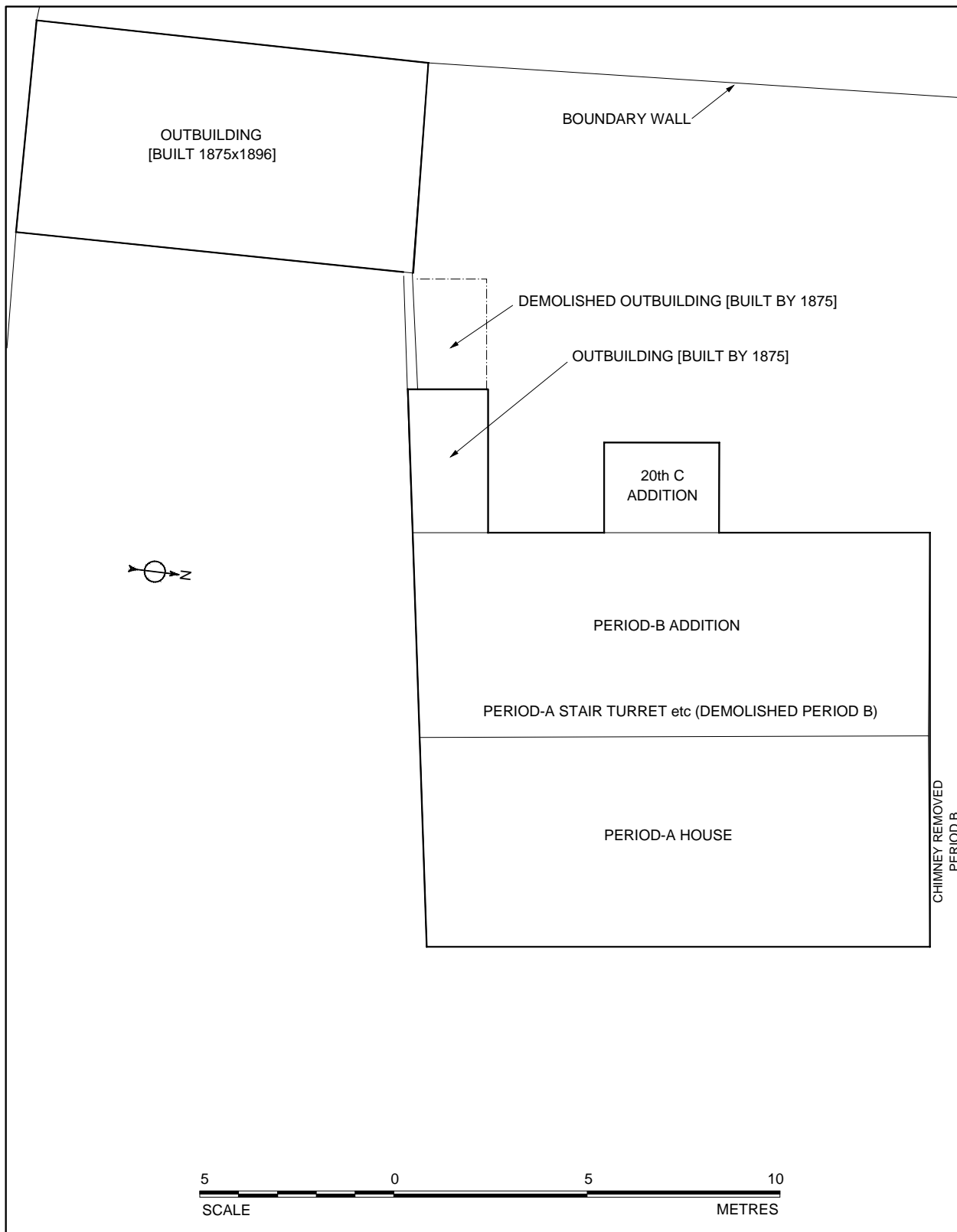


EXTRACT FROM 2nd EDITION 1:2500 O.S. MAP,  
 1896 [O.S. SUSSEX, Sheet 66/5]

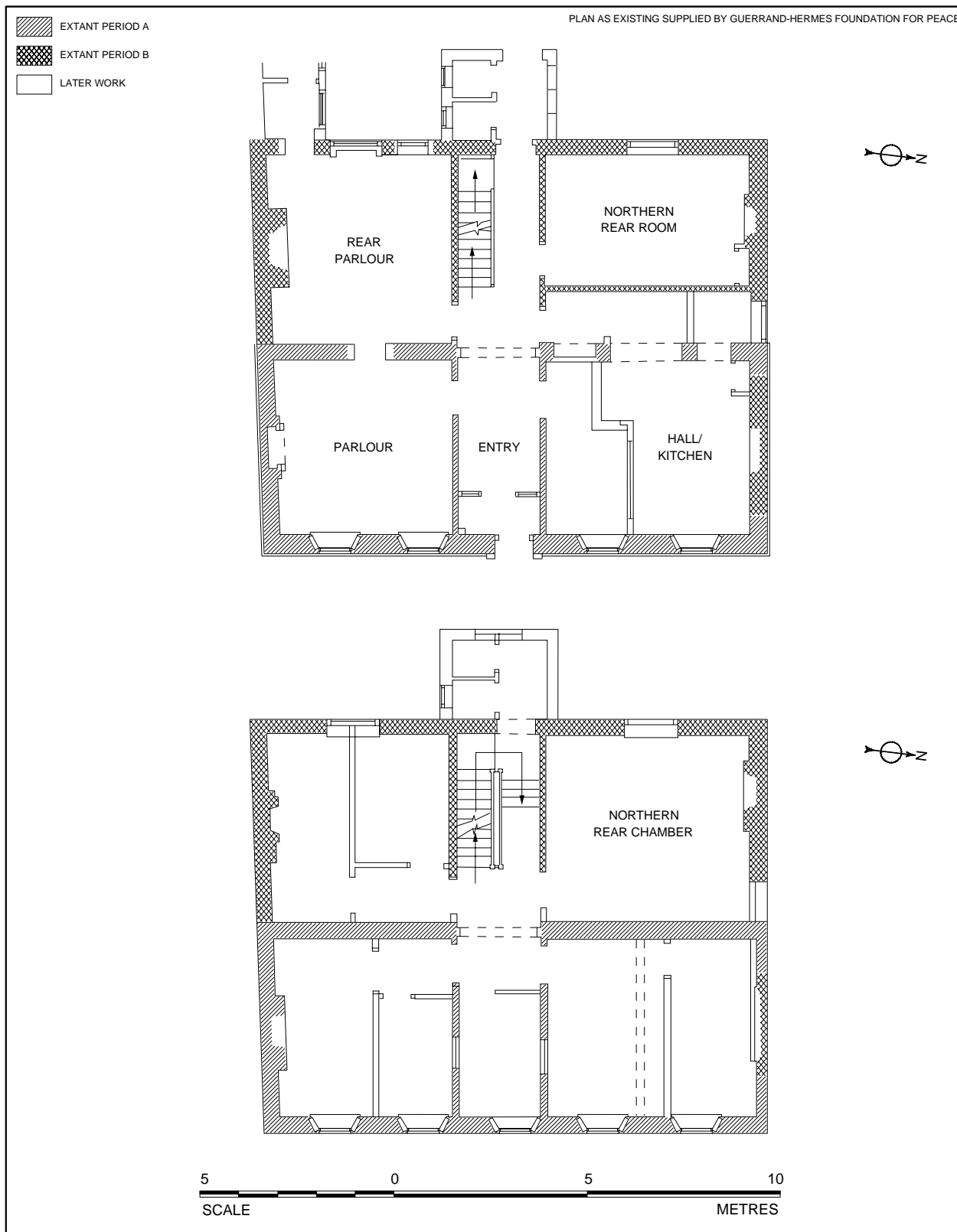


EXTRACT FROM 3rd EDITION 1:2500 O.S. MAP,  
 1911 [O.S. SUSSEX, Sheet 66/5]

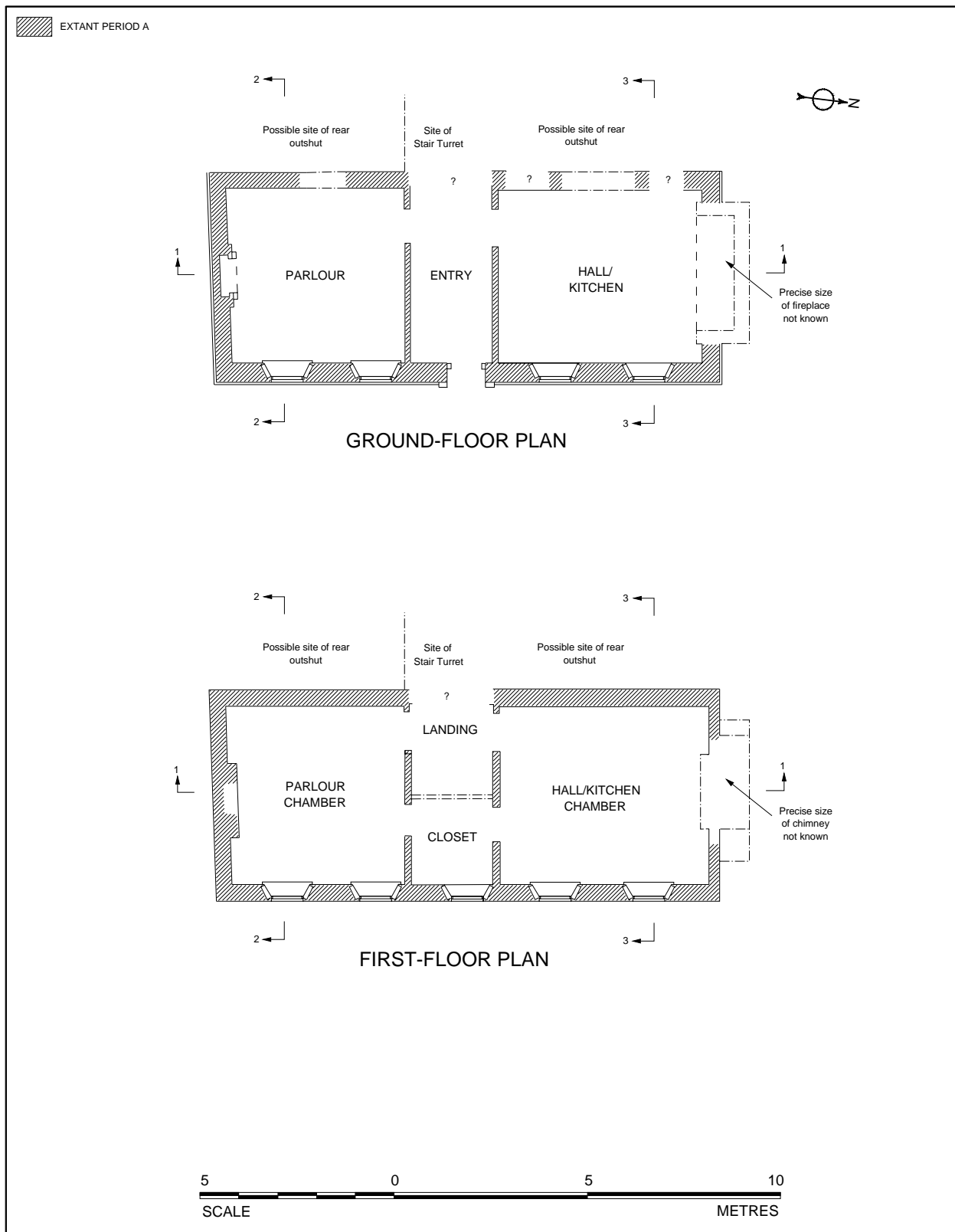
<b>199 PRESTON ROAD, PRESTON, BRIGHTON, SUSSEX HISTORICAL MAPS</b>				Site Ref <b>P143/2</b>
Drawn By <b>D Martin</b>	Revision No -	Date of original survey <b>2007</b>	Date of this revision -	Drawing No. <b>1653/2</b>



<b>199 PRESTON ROAD, PRESTON, BRIGHTON, SUSSEX OUTLINE PLAN SHOWING SEQUENCE OF DEVELOPMENT</b>				Site Ref	<b>P143/2</b>
				Drawing No.	<b>1653/3</b>
Drawn By	<b>D Martin</b>	Revision No	-	Date of original survey	<b>2007</b>
				Date of this revision	-

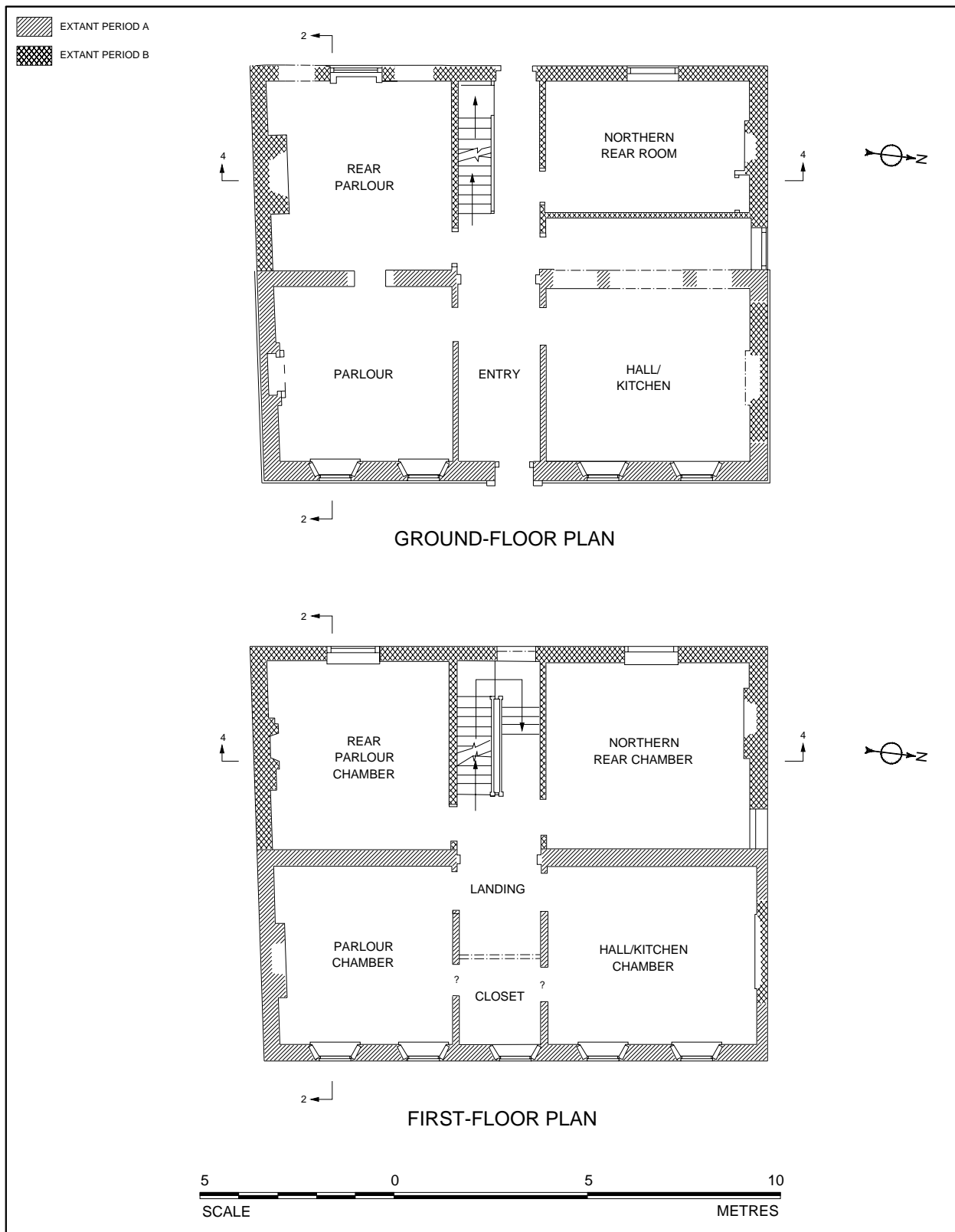


<b>199 PRESTON ROAD, PRESTON, BRIGHTON, SUSSEX</b> <b>PLANS OF BUILDING AS EXISTING, 2007</b>				Site Ref <b>P143/2</b>	
				Drawing No. <b>1653/4</b>	
Drawn By <b>D Martin</b>	Revision No -	Date of original survey <b>2007</b>	Date of this revision -		



<b>199 PRESTON ROAD, PRESTON, BRIGHTON, SUSSEX PERIOD-A RECONSTRUCTION DRAWINGS</b>				Site Ref	<b>P143/2</b>
				Drawing No.	<b>1653/5</b>
Drawn By	D Martin	Revision No	-	Date of original survey	2007
				Date of this revision	-





<b>199 PRESTON ROAD, PRESTON, BRIGHTON, SUSSEX</b>				Site Ref	<b>P143/2</b>
<b>PERIOD-B RECONSTRUCTION DRAWINGS</b>				Drawing No.	<b>1653/7</b>
Drawn By	<b>D Martin</b>	Revision No	-	Date of original survey	<b>2007</b>
				Date of this revision	-





Plate 1 - Front elevation.



Plate 2 - Detail of front door.



Plate 3 - Panelling, window seat and shutters in ParLOUR.



Plate 4 - Panelling in ParLOUR showing intruded doorway (left).



Plate 5 - Fireplace and panelling within Parlour Chamber.



Plate 6 - Cornice within Parlour Chamber.



Plate 7 - Dado rail within Parlour Chamber.



Plate 8 - Dado rail and architrave to closet doorway within Parlour Chamber.



Plate 9 - Door frame and architrave to closet doorway.



Plate 10 - Scar left by chimney removed from northern wall, with period-B making good (left) incorporating brick banding.



Plate 11 - Period-B west elevation.



Plate 12 - Garret flight of period-B staircase.



Plate 13 - Coach house viewed from north showing intruded entrance.

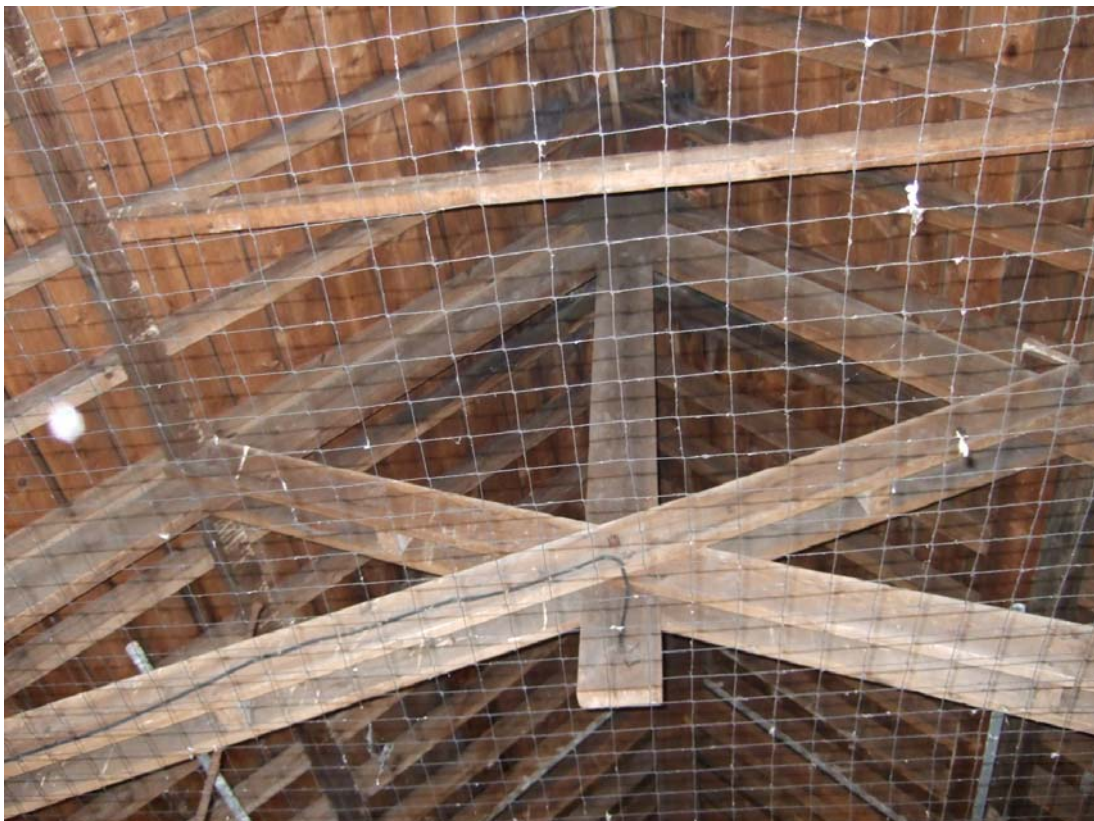


Plate 14 - Coach house showing roof construction.

Head Office  
Units 1 & 2  
2 Chapel Place  
Portslade  
East Sussex BN41 1DR  
Tel: +44(0)1273 426830 Fax:+44(0)1273 420866  
email: [fau@ucl.ac.uk](mailto:fau@ucl.ac.uk)  
Web: [www.archaeologyse.co.uk](http://www.archaeologyse.co.uk)



London Office  
Centre for Applied Archaeology  
Institute of Archaeology  
University College London  
31-34 Gordon Square, London, WC1 0PY  
Tel: +44(0)20 7679 4778 Fax:+44(0)20 7383 2572  
Web: [www.ucl.ac.uk/caa](http://www.ucl.ac.uk/caa)

The contracts division of the Centre for Applied Archaeology, University College London 

©Archaeology South-East