

Queen's Park Conservation Area Character Statement (Draft)

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Contents

Statement of Special Interest	4
i. Summary and significance	4
ii. Key elements of character	4
1. Introduction	7
Purpose	7
History of designation	7
Policy context.....	7
Public consultation	8
2. Landscape setting	10
Location	10
Geology and topography.....	10
Setting	10
3. Historical development	12
Overview.....	12
Queen's Park and environs.....	12
Archaeology.....	26
4. Spatial analysis	27
General character and plan form.....	27
Open spaces and trees	27
Views, focal points, focal buildings	29
Boundaries.....	33
Public Realm.....	35
5. The buildings of the Conservation Area	39
Historical uses and positive building types	39
Building styles, materials and colours	39
Listed buildings	41
Locally listed buildings	41
Other buildings.....	41
6. Character areas	42
Character Area 1: The Park	43
Character Area 2: Southern Approach	49
Character Area 3: Northern Arc.....	54
7. Issues for future management.....	59
Opportunities	59
Designation: Conservation Area boundary review	59
Buildings including the cumulative impact of minor alterations	59
Public realm.....	60
8. Commitment	62
Adoption	62
Review	62
Planning Controls and Article 4 Directions	62
9. Sources of Information.....	63

Appendix 1: Heritage Assets Map

Appendix 2: Townscape Map

Appendix 3: Suggested extension

Statement of Special Interest

i. Summary and significance

The attraction of Brighton as a seaside resort and the followers of the Prince Regent saw the pressure for development in Brighton increase during the mid-18th century. Economic prosperity and road improvements enabled development to rise up the chalky valley sides of the South Downs.

Development had already commenced to the north side of Edward Street with terraced dwellings rising to higher ground, affording views toward the sea and rolling Downs countryside. The coombe and ridges of the Downs offered a natural topography suited to the landscape of a park and in contrast to the more rigid arrangement of earlier developments to the south, its curvilinear form dictated the pattern development of roads that today sweep around its perimeter and rise up along chalky ridges.

The main body of the conservation area emerged as a result of a speculative development - a residential park surrounded by detached villas. The park was intended to be for the exclusive private use of the occupants of the new villas.

The planned residential development with a park as its central focus was once contained by high flint and brick walls along rear boundaries, sections of which still exist today. It was orientated to benefit from views of the sea or the Downs. In the early 20th century low plinth walls and railings were erected around the park but were later removed, presumably for the war effort.

A small number of buildings were actually designed and built in the early 19th century, including the surviving gates to the south of the Park, the Pepperpot and the Garden Temple, and Queen's Park Villa (formerly Pennant House, then Pennant Lodge and also Pennant Villa), and the remnants of the former Royal Spa. These are considered contribute positively to the character, appearance, identify and significance of the area.

Its prevailing character is of late Victorian and Edwardian villas which instil the sense of a garden village and '*rus in urbe*'. This sense of place is reinforced by the landscaping within the park, street trees and landscaping within private gardens.

ii. Key elements of character

Character Feature	Contribution to significance
Street plan and distinctive hierarchy of streets	Surviving early 19 th century street plan to southern end of conservation area, contrasting with planned early 19 th century curvilinear arrangement of the park with housing around, completed in the early Edwardian period. Suburban development to the northern arc laid out in terraces of housing dating from the late 19 th and early 20 th centuries.
Key views, including views of landmarks and toward the sea	Key views are afforded along Egremont Place toward the Egremont Gate and entrance to the Park. Long views are also achieved of the sea over rooftops. Key views are available across the park. Equally there are key views from the park to the surrounding properties.

	and from within the park. From higher ground toward the sea. Where buildings that act as landmarks and focal buildings are in such views, their presence and role is reinforced.
Landmark buildings	A number of buildings and follies are noted as being landmarks, drawing attention to themselves and positively contributing to the identity of the area. These also assist in orientation and wayfinding, and include the two gateways at the southern end of the park; the Pepperpot; the Clocktower; the Church of St. Luke; St. Luke's Primary School. Other buildings are considered to create inter-mediatory markers that make a positive contribution include, for example, St. Luke's Vicarage, Park Hill Evangelical Church, the Spa, and No.20 Hayden Lodge, East Drive.
Townhouses	The prevailing building types are residential dwellings ranging from detached and semi-detached dwellings within the confinement of the planned park development; terraced dwellings beyond to the north and south. The most notable periods include early 19 th terraces along Egremont Place, detached mid-19 th century villas, to late 19 th century Italianate villas, semi-detached Edwardian villas and terraced housing.
Buildings for religion	Two places of worship are located within the conservation area - the listed Church of St. Luke which dominates the corner of Queen's Park Road and Queen's Park Terrace. Park Hill Evangelical Church sits to the south side of Park Hill and is considered to be a building of note.
Buildings for education	St. Luke's Primary School, along with its Swimming Pool and the former Caretakers House are located at the northern end of the conservation area and occupy a large site on St. Luke's Terrace and corner of Queen's Park Rise. The Royal Spa Nursery School is located to the south, within the Park and sits adjacent to the remaining structure of the former Spa.
Public buildings	Public buildings are confined to those within the Park - the Café, the WCs and the tennis pavilion.
Architectural Details	Although some buildings have experienced a loss of architectural detailing, where details survive they add visual and architectural richness to the building and street scene. These include mouldings to stucco/rendered facades such as v-jointed ashlar; cornices between floors and parapets, moulded door surrounds, dentilation, decorative metal balcony railings and wooden balconies on robust decorative brackets; ornate entrance porches, fretted boards and mouldings to Edwardian villa windows, doors and contained in gables, terracotta finials and plaques.
Public Realm	Queen's Park itself is the major area of public realm that forms the focus for the conservation area. The park occupies a coombe with its steep chalky sides

	<p>creating a natural bowl and containment of the space. It has a strong visual and physical presence that creates a sense of place and identity at the heart of the conservation area.</p> <p>A number of streets retain original granite kerbs, quadrants, granite block to drainage channels and cast iron drainage grates. In certain locations concrete kerning has been introduced particularly where pavements have been built out as part of traffic management schemes.</p> <p>Some original cast iron lamp posts with swan neck lanterns remain. Some are listed and some are locally listed, including those within the park itself.</p>
Boundaries and entrances	<p>Traditional boundary treatments including the former Attree Villa walls, the containing high brick and flint walls of the 'estate', low rendered walls with railings surmounting to Egremont Place, as well as surviving brick walls, piers and railings to the Edwardian villas around the park and party walls.</p> <p>Traditional tiled thresholds, stepped approaches and paths adds visual richness to the streetscene where surviving.</p>

1. Introduction

Purpose

1.1 The aim of the Character Statement is to:

- to define the special architectural and historic interest that justifies the designation of the conservation area;
- to sustain or enhance the significance of the area in planning decisions;
- to identify those elements that contribute positively to the character and appearance that should be preserved or enhanced for the enjoyment of this and future generations; and
- to identify issues that detract from the area's special interest, or affect its character, in order to inform the preparation of management proposals in future.
- The Statement will also help to raise public awareness of the qualities that make the Queen's Park Conservation Area a special place.

1.2 By addressing the existing character of the area, the Statement helps to ensure that future changes respect its special interest. Issues that may affect the conservation of the Queen's Park Conservation Area are noted in Section 7. This document should also be read in conjunction with the 'Queen's Park Conservation Management Plan' (July 2017) which relates specifically to the park.¹

History of designation

1.3 Conservation areas are designated in order to safeguard the 'special architectural or historic interest of an area'² The Queen's Park Conservation Area was first designated in 1977 and covers 18.56 hectares of which 7 hectares relate to the park itself which is a Registered Historic Park and Garden, at the centre of the area. The existing boundary is shown on Figure 1. The park is encircled by housing spanning from the early 19th – 21st centuries, A number of 'park' structures are designated as listed buildings including entrance gates, railings, walling, and the clocktower.

Policy context

1.4 Conservation areas are found throughout the country and have become a popular and accepted way of preserving the country's best examples of historic townscape, with the type of area designated varying enormously.

1.5 While the listing of individual historic buildings began in 1944, the power to designate 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'³ was first set out in the Civic Amenities Act 1967 and since then some 10,000 conservation areas have been designated in England and Wales.

1.6 The original definition remains the same in current legislation – Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The main consequences of designation are that:

- Planning permission is required for the demolition of buildings
- Notice must be served on the Council where works to trees are proposed

¹ acta and Dominic Cole Landscape Architects 'Queen's Park Conservation Management Plan' July 2017

² Planning (Listed Buildings and Conservation Areas) Act 1990

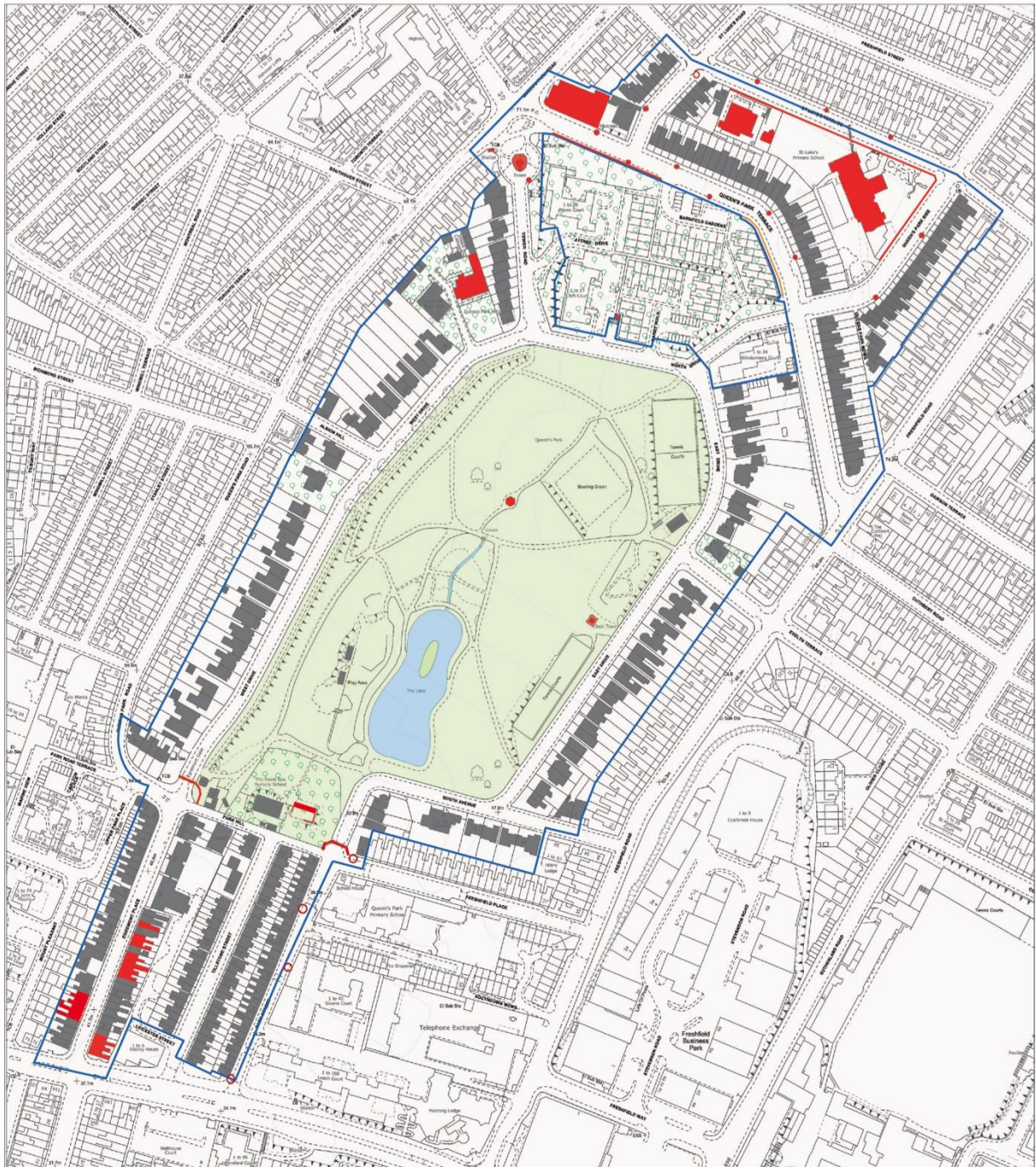
³ Section 69 - Planning (Listed Buildings and Conservation Areas) Act 1990

- The Council must pay special attention to the character and appearance of the conservation area when considering planning applications
 - Permitted development rights are reduced.
- 1.7 These points are explained in more detail in the Council's Conservation Strategy.⁴ The aim in exercising these controls is to ensure that what makes the area special is not harmed by proposed changes.
- 1.8 Local authorities are encouraged to support their conservation areas with a clear statement of the special architectural and historic interest that justifies their designation. The production of this appraisal satisfies the requirements of the legislation and provides a firm basis for assessing applications for development.
- 1.9 Section 72 of the 1990 Act requires local authorities, to pay special attention to the desirability of preserving or enhancing conservation areas when considering planning matters. This does not necessarily stifle the scope for creative design provided the objectives of legislation and policy are met without harming the character and appearance of the conservation area.
- 1.10 Conservation areas may include a range of heritage assets, such as listed buildings, scheduled ancient monuments, registered parks and locally listed buildings. In the case of listed buildings, Section 66 of the 1990 Act places a statutory duty on Local Planning Authorities to have special regard to preserving the special architectural and historic interest of both the listed building and its setting.
- 1.11 Designation also raises awareness of an area's special attributes that will help to foster local pride in the locality. While conservation areas do not prevent change, designation does ensure that the character of the area can be taken into account in the interest of the community as well as addressing the interests of the developer.

Public consultation

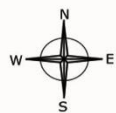
- 1.12 This document was commissioned by Brighton & Hove City Council. The draft was informed by a Steering Group of local stakeholders. It is the subject of a four-week period of public consultation. Comments received at all stages will help inform the final document.

⁴ <http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/Conservation%20Strategy%202015.pdf>



QUEENS PARK CONSERVATION AREA

FIGURE 1. CONSERVATION AREA BOUNDARY



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Key

-  Conservation Area Boundary
-  Listed Buildings
-  Lost or replaced listed lamp posts
-  Registered Historic Park & Garden
-  Tree Preservation Order

2. Landscape setting

Location

- 2.1 The Queen's Park Conservation Area is located to the north west of the city centre, west of the Steine and north of Edward Street. The southernmost part of the conservation area is within 5 minutes walking distance of the city centre.⁵

Geology and topography

- 2.2 Brighton is built on the sedimentary rocks and is underlain by pure White Chalk limestones of Newhaven Chalk Formation.⁶ The uplifting and gentle folding of the chalk is overlain with the solid geology of clay, silt, sand of the Lambeth Group, as irregular beds on eroded chalk. A strand of superficial deposits of clay, silt, sand and gravel are found within the coomb of Queen's Park.⁷
- 2.3 Topography is an important factor as the land rises from both west to east and from south to north. The approach to the conservation area rises steeply from Upper Rock Gardens and Edward Street / Eastern Road. The steep inclines lead through the southern entrance gates into West Drive and South Avenue where the topography gently undulates and dips as it falls into the coomb within which the park is contained. Outside of the park, Park Hill rises steeply along its southern perimeter from east to west.
- 2.4 Housing within the perimeter of the park sits on rising ground. This is particularly notable along East Drive, West Drive and North Drive, continuing to Queen's Park Rise. To the west and north the land rises to the ridge followed by Queen's Park Road and northwards to Brighton Racecourse. To the east, lands rise and fall toward Freshfield Road and Whitehawk Hill Road. The park itself covers approximately 7 hectares within the conservation area contained by 'the steep-sided south-facing chalk valley'.⁸
- 2.5 The nature of the topography is such that views are achieved across the park, from one side of the road to the other. Dwellings around the park are afforded views either of the park, the sea or the Downs. The enclosure of the park by ridges on three sides channels views southwards toward the sea.⁹
- 2.6 The topography is reflected in the built form by raised and stepped ground floors, stepping parapets, eaves and roof levels of dwellings rising and falling across the hills. As a result key buildings and landmarks such as the southern Entrance Gates, the Clock Tower, Pepperpot, the Church of St. Luke's and St. Luke's School have a greater degree of prominence and benefit from greater visibility in key views.

Setting

- 2.7 The Queen's Park Conservation Area has an urban context with the planned park as its central, key feature. It is located on the rising lands of South Downs where topography is a key feature of the area. This elevated landscape and setting is

⁵ BHCC (2009) 'Characterisation Study'

⁶ British Geological Survey

⁷ Harris, R.B 'Brighton & Hove, Historic Character Assessment Report' EUS

⁸ acta and Dominic Cole Landscape Architects 'Queen's Park Conservation Management Plan' July 2017 para 2.1.1

⁹ ibid, para 2.1.1

complemented by the city's coastal landscape. As a result views of the sea are achievable from higher ground over roofscapes.

- 2.8 The more intimate setting of the park is generally of a lower density residential environment with predominantly medium-large family homes with front and rear private gardens. The surrounding area, including the southerly approaches are more urban in character, of a greater density and tighter urban grain comprising primarily of terraced housing arranged with a high degree of uniformity and consistency.

3. Historical development

Overview

- 3.1 Queen's Park is located in an area that developed to the north east of the original fishing settlement of Brighthelmstone, also known as 'Lower Town' and the enlarged 'Old Town'. The town expanded onto higher ground development above the cliff in the 13th or 14th century as a result of maritime erosion and destruction caused by French raids.
- 3.2 The fashion for taking spa waters and for sea-bathing had already begun in the mid-17th century. The influence of the dissertation of Dr Richard Russell of Lewes in 1750 helped the town reinvent itself and prosper.
- 3.3 By the 1760s, the Old Town was nearing capacity and the eastern side was established as the area where resort development would be concentrated, mainly due to its proximity to East Street (where most resort facilities were clustered) and the Steine as well as proximity to the sea. Under the Brighton Town Act of 1773, commissioners were appointed to oversee paving, lighting and street-cleaning. Road improvements reduced the journey time from London to about five hours and the town saw rapid expansion. Within three decades Brighton was transformed into the nation's most fashionable and successful seaside resort.
- 3.4 Little Laine stretched as far as what is now Bedford Street. It was divided into Cliff Furlong and Upper Furlong with a 'leakway' that became St James's Street dividing the two. Each furlong was in turn divided into strips of land called 'paulpieces'. The furlongs and 'paulpieces' were themselves divided by walkways called 'leakways'. The 'leakway' to the south of St. James's Street became Marine Parade and that to the north became Edward Street. As the area was gradually developed builders arranged streets along the whole width of the furlong so that today we can see in the present layout of the streets.
- 3.5 As a result of the restrictions that this imposed on the buying and development of land, most developers assembled long rectangular blocks of land, which stretched the length of a furlong. This resulted in the series of parallel straight streets, built in terraced form for reasons of economy. Examples of this survive at Egremont Place and Park Street.

Queen's Park and environs

- 3.6 The land the Queen's Park Conservation Area covers was previously laid to fields, predominantly for sheep. The land was bisected by bridleways with limited development to the north of St. James's Street. It predominantly comprises a post - 1880 suburb set out on, and largely coincident with, the open fields of Hilly Laine. Building began rapidly in the south-west corner of this area in 1800-10 and by the mid-19th century the area was built up with a dense grid of streets and small houses for workers, shops and businesses. Queen's Park opened as a subscription park in 1824, becoming public in 1891-2.
- 3.7 Marchant's map of 1815 shows limited development to the north of Edward Street (see figure 2). By 1822 Egremont Place and Egremont Street (now Tillstone Street) had been developed by the Earls of Egremont. These streets ran perpendicular to Edward Street rising up the chalky downs. Nothing much existed further northwards until the development of the Park.



Figure 2 – Marchant's 1815 map

- 3.8 The early 1882 park and its lodges had been laid out by John Armstrong as part of a speculative development. Armstrong had leased land on the eastern side of Steine Valley with the intention to develop it as a new Regency suburb. The central coombe (valley bottom) was enclosed and laid out as parkland circumnavigated by a carriage drive. The land was already known as Brighton Park – a subscription park.¹⁰
- 3.9 Each dwelling was to stand within its own gardens with uninterrupted views of the varied scenery of the Park, Downs and sea.¹¹ Prior to Armstrong's ownership, the park was treeless and waterless but saw a transformation to an enclosed park, laid out for tree and pleasure gardens, influenced by the pattern of Vauxhall Gardens in London. It was also a model that can be seen elsewhere along the south coast including the former park at Burton's St. Leonards, albeit that it was 8 years before Queen's Park had its full complement of villas.¹²
- 3.10 Thomas Attree, a Brighton Solicitor, having acquired the lordship of the Manor of Atlingworth, acquired land north of Eastern Road in 1825 and the park. Attree became the first clerk and treasurer to the town Commissioners and also acted for the Prince of Wales. Having been inspired by Regent's Park in London, Attree's idea was to build a residential park surrounded by detached villas. The fashionable architect Charles Barry was commissioned to design the park and estate. Attree insisted that building would only be permitted around the perimeter of his private park and that the centre should remain an area solely for recreation.

¹⁰ Horlock, C. (2017) 'Brighton from Old Photographs'

¹¹ Brighton Gazette, 23 December 1824 and 6th January 1825

¹² acta and Dominic Cole Landscape Architects 'Queen's Park Conservation Management Plan' July 2017 paras 4.2, 4.6 – 4.8

- 3.11 The first building built around the park was at Pennant Villa (also Pennant House), now called Queen's Park Villa. It was designed for Mr Cowell, a modest villa but transformed to a much larger building in 1845. Attree's own house - Attree Villa - was designed in 1830 and under construction in 1842. It was located at the northern edge of the park and noted as being a fitting residence for someone who had done much for the town and helped it prosper. It was designed with three tiered terrace gardens below the south and east fronts and benefited from long views down through the valley and the park to the sea.
- 3.12 Attree House was demolished in March 1972, despite being listed Grade II. A large section of the former walls exist to the north side on Queen's Park Terrace. The gazebo still stands as well as the 'Pepperpot' – also designed by Barry and built in 1830 as an observatory and to house the flue and steam engine designed to raise water for Attree Villa from the well below.¹³
- 3.13 Attree's vision laid the foundation for the park as it is today. This concept is depicted in a painting dated 1834 referred to as 'Charles Barry's scheme for Queen's Park, 1834' (see figure 4). Charles Barry commissioned Thomas Allom to produce the painting to show off the eccentric variety of possible architectural styles designed to tempt well-heeled followers of the Prince Regent to the new planned estate. The inscription below Allom's watercolour states:
- "The building Plots are confined to the space between the Upper Drive and the Boundary Wall. They contain an average depth of 250 feet, and may have any amount of frontage as desired. The owner of each plot is at liberty to build according to his Design, subject to the approval of the Proprietor '. The interior of the Park within the Drive is not to be built upon, but left free and for ever appropriated for lawn and Plantations. The trees of the latter are of ten years growth and average from fifteen to twenty feet high."*
- 3.14 However, it was 80 years before development around the park was complete with Edwardian villas and houses built on vacant sites.
- 3.15 The park was planned with a high flint and brick wall to enclose the park estate. Much of the wall exists today and can be seen particularly to the west side forming the boundaries with housing on Queen's Park Road. It was also planned with three gates and gatehouses. Two of the gates remain today at the south end of the site, through arched gateways, Egremont Gate at the north end of Egremont Place, and the second off the north end of Park Street, named Park Gate. Of those that were removed, the gate near the Pepperpot was known as Atlingworth Gate.

¹³ The Arcana of Science and Art 1836 pp 50/51

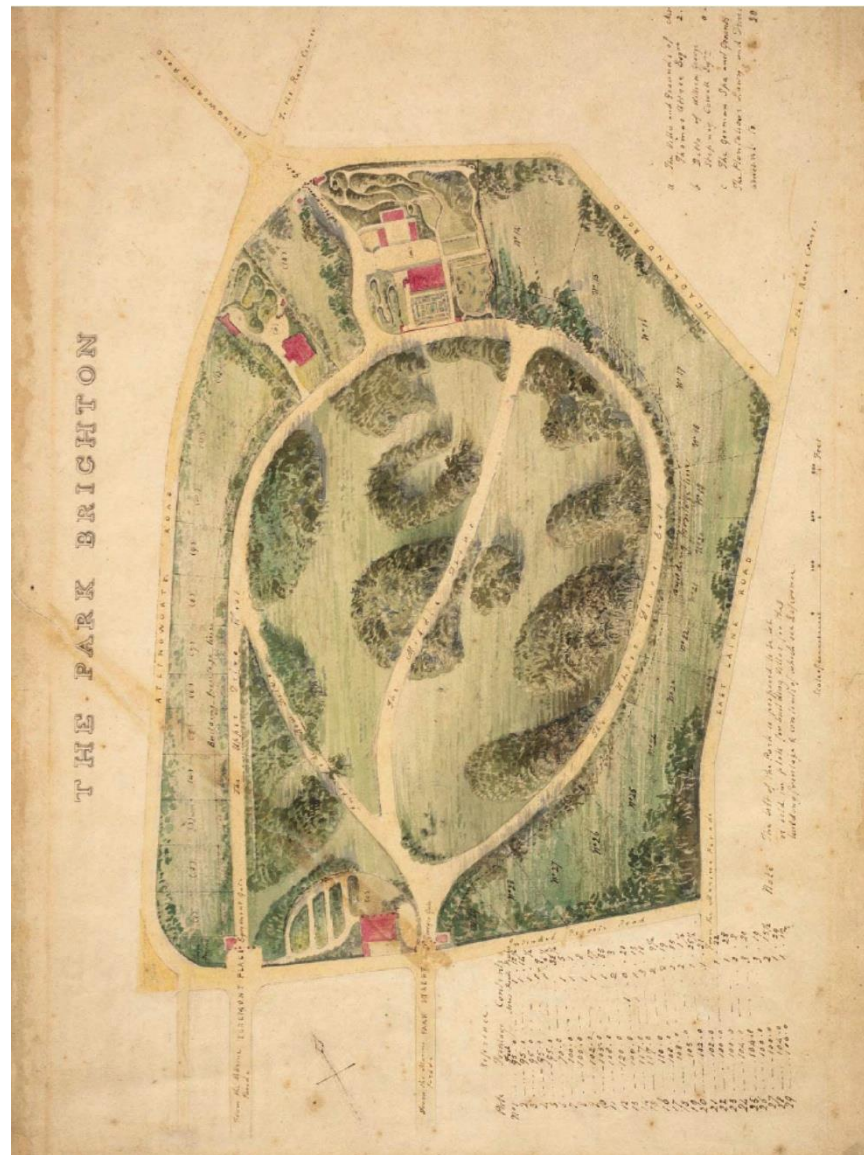


Figure 3 – Map of Park c. 1826

- 3.16 Five subsidiary points of access lead in from West Drive, North Drive, East Drive and South Avenue, the roads which encircle the park perimeter.¹⁴ Egremont Gate was designed by Charles Barry in 1829. It was re-rendered in 1890 at the time that Queen's Park was presented to the town for public use.
- 3.17 In 1863 the Pepperpot was used by George Duddell as a print works – Tower Press. The tower was also used as an observation post during WWII and later as a scout troupe headquarters, an artist's studio and then by 1990s a public convenience. The ground-level extension was a public convenience and, since the late 20th century, it has been sealed and remains unused.

¹⁴ Historic England, List Entry Number 1001319



Figure 4 – Barry's 1834 scheme painted by Allom. Source Brighton Museum



Figure 5 – Attree Villa, designed by the fashionable architect, Charles Barry for Thomas Attree, the 'King of Brighton'

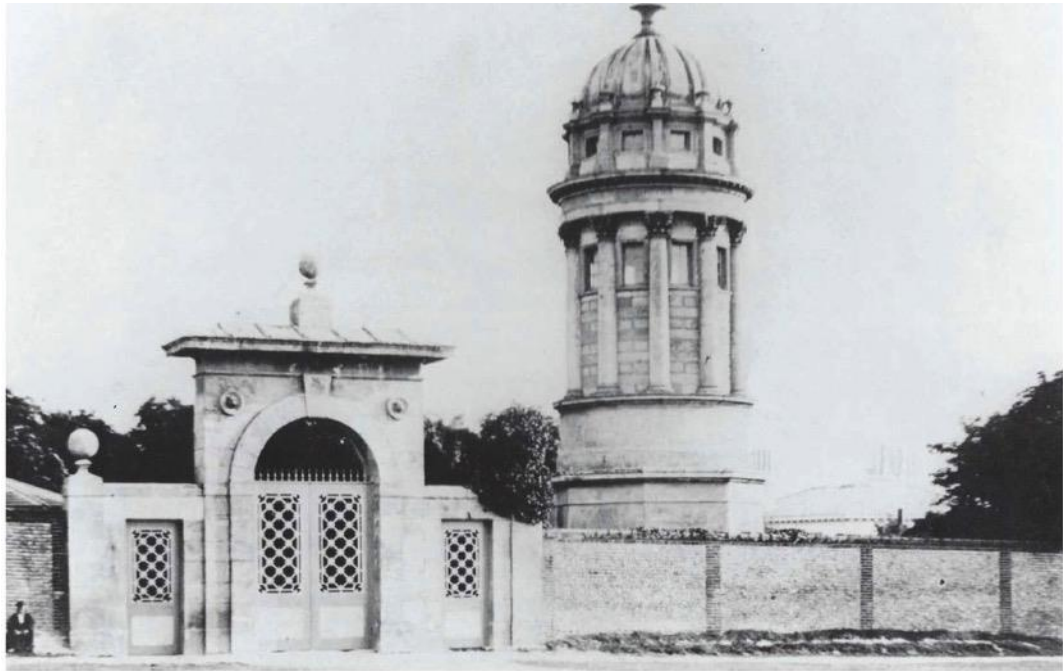


Figure 6 – the Pepperpoint in the 19th century along with the original North Gate. Sections of the boundary wall remain to this day.

- 3.18 A Spa was built to the south western side of the Park in 1824 and opened in 1825. It was the brainchild of Dr Fredrick Struve, a doctor and chemist from Dresden, It was originally called the 'German Spa' but having obtained a royal warrant in and the patronage of King William IV, Struve then named it the 'Royal German Spa' (see figure 7).



Figure 7 – The Royal German Spa, 1841 (Source BHCC)

- 3.19 The Spa also received significant patronage from the upper classes. By the 1850s its use started to fall and Struve then started producing mineral water and fizzy drinks. In

1891, Struve merged with another soft drinks firm to become Hooper Struve Ltd.¹⁵ After the Second World War 'German' was dropped from its title and it was thereafter referred to as the 'Royal Spa' (see figure 8).

- 3.20 After it became vacant in 1965 dereliction set in. The pump room was demolished but the Ionic Portico and north wall were restored as an open loggia. It now sits within the grounds of the Royal Spa Nursery School.



Figure 8 – The Hooper Struve & Company (date not known) with 'German' no longer visible



Figure 9 – the surviving North Wall and Ionic Portico of the former Spa.

- 3.21 In the 1840s, Dr Granville described it as '*the only plantation to be seen in or near Brighton, the rest are dismal barren and discouraging.*'¹⁶ The 1853 Sleath, J.W.

¹⁵ Bradstreet, Andrew 'History of the Spa' Source – www.mybrightonandhove.org.uk

¹⁶ Berry op cit quoting J. Parry, History and Descriptive Account of the Coast of Sussex (1833), pp134-5.

Saunders and Son map extract, although not very detailed, shows the two entrances to the south, the Spa to the south west, Attree Villa to the north and Pennant Villa to the north west. An elliptical road is shown around the park along with the central carriage drive. The artistically represented planting shows densely planted areas to the south including around the Spa, in front of Pennant Villa and plantation style in the east, west and north banks with the central area having curved groupings.

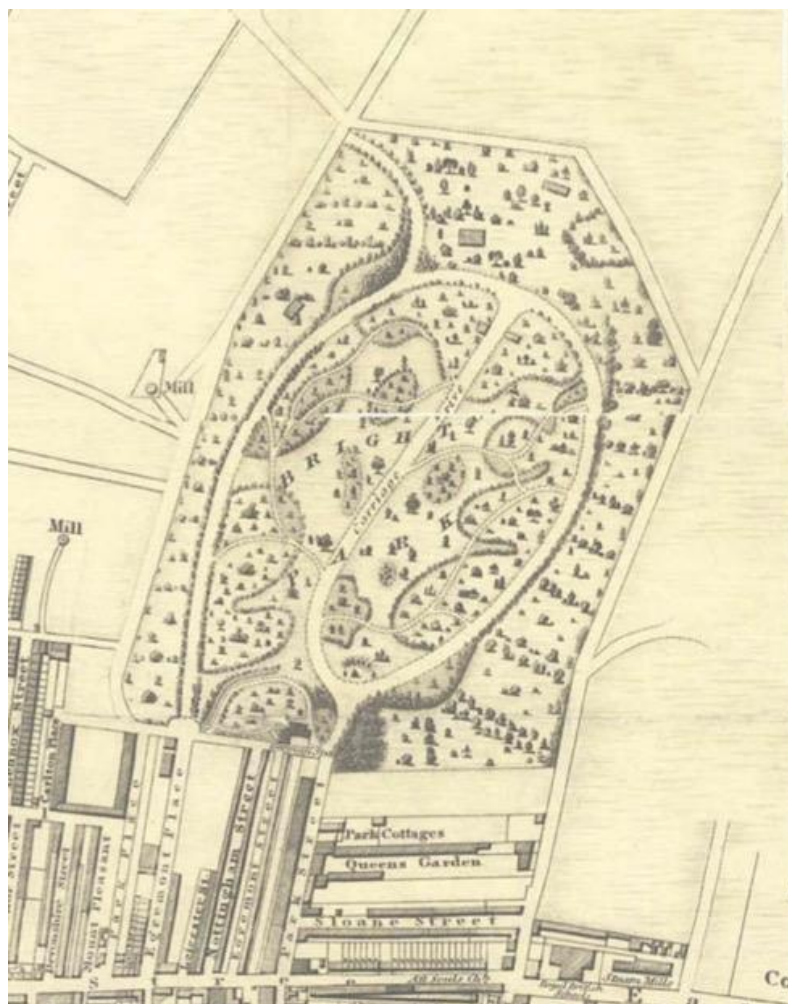


Figure 10 – Sleath, J W Saunder and Son map extract, 1853

- 3.22 Queen's Park including 'about 25 acres, surrounded by a wall' was sold under instruction in 1863 after the death of Attree¹⁷ and purchased by George Duddell. The park remained private, however changes were made, the archery grounds were transformed into a roller skating rink (now the pond). The Sales Plan below shows a park with clumps of planting encircled by a drive which later became East, West and North Drives between 1863 and 1876. Some time later, the southeast corner was sold off, developed and became South Avenue. This map is very similar to the earlier plan of 1826.

¹⁷ Brighton Gazette, 1863

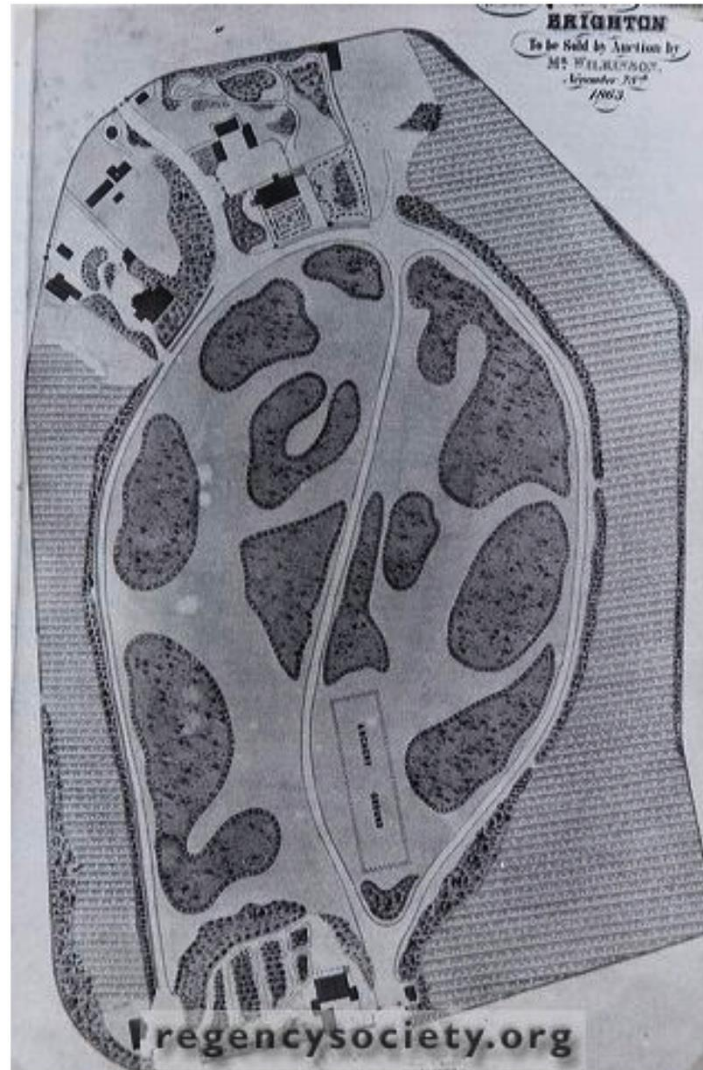


Figure 11 – 1863 Sales Particulars plan sourced from the Regency Society.

- 3.23 Duddell died in 1888 and the park was put back on the market. The map in the Auction Catalogue showed a waterfall and since there was no natural surface water on the site, it is considered that this was a feature constructed by Attree or Duddell. It is likely that the waterfall, the rivulet and later the pond were supplied by water from the well and storage tank at the Pepperpot.
- 3.24 The park itself, without the houses but including the Spa and the Pepperpot, was bought by the Race Stand Trustees in 1890 and donated to the town. A few years later the park was designed by Mr. May the Borough Surveyor and Mr. Ward, the head gardener. It was at this time that the lake was created. The park was officially opened on 10 August 1892, as commemorated on the memorial drinking fountain of 1893 in memory of the purchase of the land for the people of Brighton. The bowling green and pavilion date from 1909. The clock tower, dedicated on 24 June 1915, resulted from a bequest by William Godley in 1912.¹⁸
- 3.25 George Duddell also purchased Attree Villa at the same time as the park and renamed it Duddell's Villa as evidenced in the 1880s OS Map extract at Figure 13. The map extract also shows the limited amount of housing around the park with only

¹⁸ http://www.brightonhistory.org.uk/streets/streets_t.html

Duddell's Villa, and Queen's Park Villa, formerly Pennant Villa which was designed and built for Mr W.S. Cowell.¹⁹ The site currently occupied by St. Luke's Church and its Vicarage is noted as being the former Queen's Park Cricket Ground. Queen's Park Road was devoid of dwellings.

- 3.26 In 1895 the pond originally had two islands; the lower one removed in 1900. When it was a private park this area had been a roller-skating rink. The image below shows the back of houses in Queen's Park Road beyond the trees – West Drive had yet to be built.²⁰ It was also around this time that the park was surrounded by '*new metal railings*'²¹. There are some surviving sections of this railing at Egremont Gate. May and Ward also carried out considerable alteration to the landform of the park including remodelling of the west embankment. The central carriageway was retained but linked to a series of gravel paths leading to six entrance points to converge near the drinking fountain.
- 3.27 The rivulet, which is lined with weathered sandstone, and waterfall were retained but altered with two cascades and crossing points permitted by a rustic bridge designed by Frank May. The pond was excavated and lined with concrete and it too was contained by metal estate railings as seen in figure 12. It is recorded that there was likely to be a viewing terrace to the north end of the park as shown in May's Plan of 1891. There was also a terrace and avenue of trees parallel to West Drive and another slope. As well as shrubs and plants, elm, poplar, sycamore and mountain ash were also planted.



Figure 12 – Queen's Park circa. 1895 with the housing to Queen's Park Road beyond.

¹⁹ Brighton Gazette, 30th June 1831

²⁰ Horlocks, C (2017) 'Brighton from Old Photographs'

²¹ Cited by acta and Dominic Cole Landscape Architects (2017) - Brighton Herald 6 August 1892



Figure 13 – Queen's Park today with its mature planting and mere glimpses of the dwellings along West Drive.



Figure 14 – 1880 OS Map Extract showing Duddell's influence.

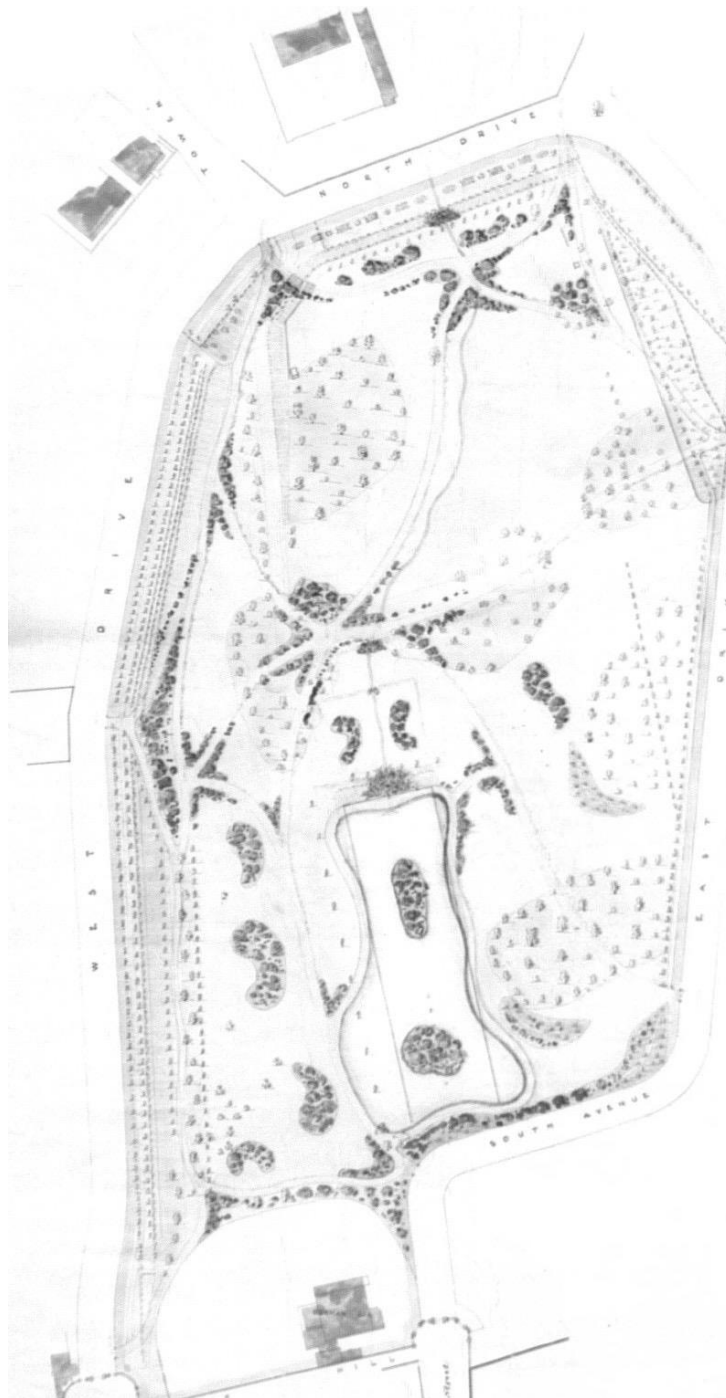


Figure 15 – 1891 Plan of the Park by May (acta and Dominic Cole Landscape Architects)

- 3.28 Between the late 1880s and 1910 OS Map extracts, building gained rapid pace and most plots were developed along West Drive, East Drive and South Avenue as well as the surrounding streets. St. Luke's Church was designed and built in 1879-1885 to the designs of Sir Arthur Blomfield in the Early English Style. It is built predominantly of flint with mouldings and window dressings of stone. It was listed in 1999. St. Luke's Vicarage was built in 1890 and was the first house to be built to the north of Queen's Park. The terraced dwellings to the aptly named Queen's Park Terrace followed afterwards, as well as the later Edwardian dwellings to East and West Drives.

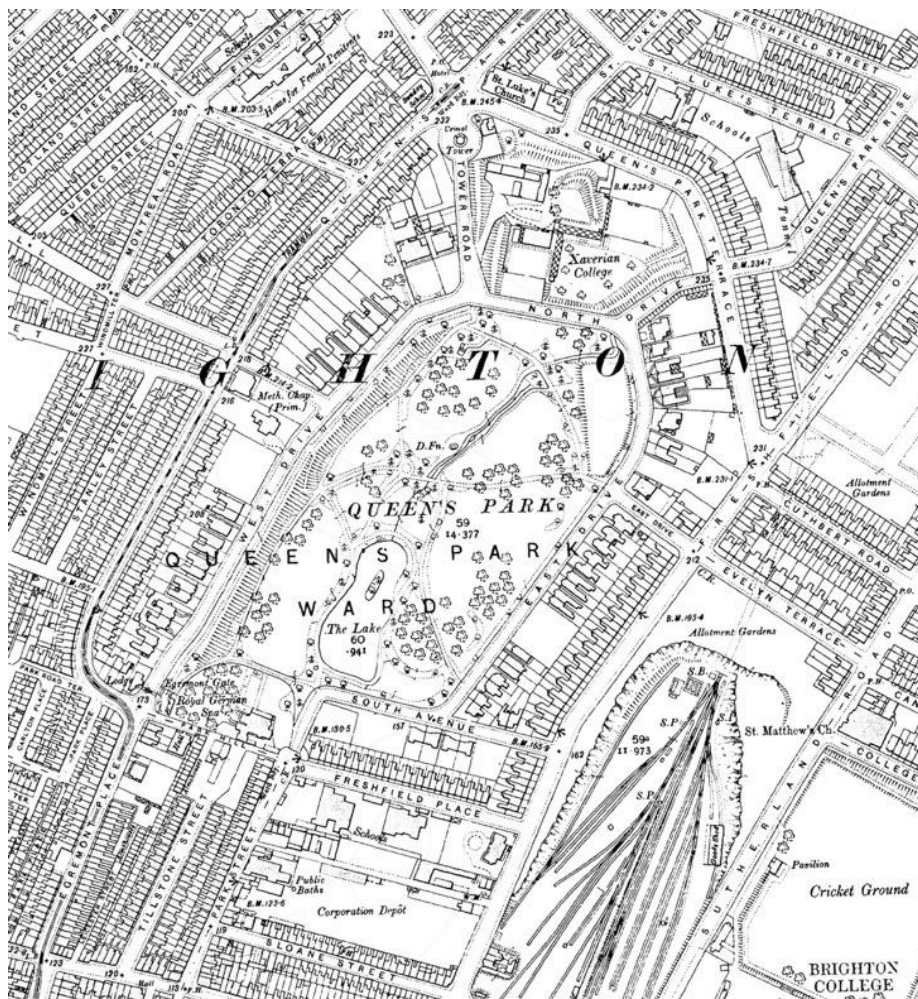


Figure 16 – 1910 OS Map Extract

- 3.29 St. Luke's School was designed in 1881- 5 by the architect Thomas W. Simpson and was his last major work for the Brighton and Preston School Board. It incorporated much that Simpson had learned over the previous 30 years since the Board was created under the 1870 Education Act and was finally built in 1903.²² St. Luke's Pool was also designed by Thomas Simpson and was built in 1900 – 1903. The school, pool, walls and railings are listed along with the School's Caretaker's House.
- 3.30 In 1909 the former home of the Duddell family and Thomas Attree became the Xaverian College for Catholic Boys, up to 1966. By the 1930s OS Map Extract all plots around the park were developed (see map below).
- 3.31 Egremont Place had been developed in 1822 by the Wyndham family, Earls of Egremont, acting '*against restrictions proposed to be placed on the power of the Prince of Wales as regent in 1789*'. It is clearly of a different character to the 'Queen's Park' housing which dates from a later period. There was an industrial home to the west side in the 1880s'. No.12 was occupied by a 'Deaf and Dumb School' between 1842 – 1848. Nos. 20-22 have replaced the original houses, which were respectively partially and wholly destroyed by an enemy bomb on 26 October 1940.²³

²² Antram & Nairn (2012), p158

²³ Rowland, David (2008): '*Target Brighton. Peacehaven*' Finsbury Publishing

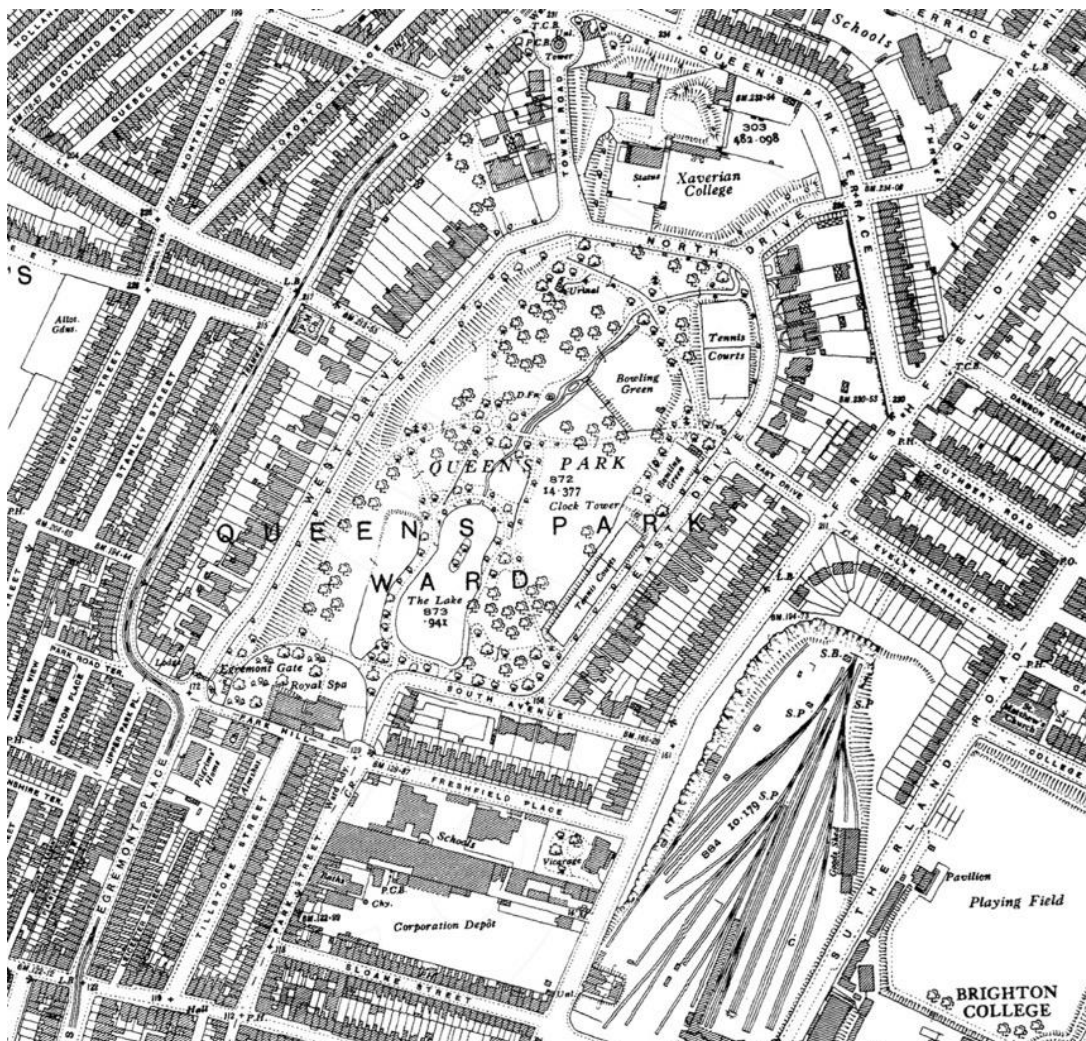


Figure 17 – 1930's OS Map extract

- 3.32 The 1870 OS map extract shows that almshouses were built to the rear of Egremont Place, north of Leicester Street and south of Spa Street. A marked change is evident where the so-called slums of Spa Street and Egremont Street were replaced in 1898 with Tillstone Street, named and renumbered in June 1922. The Tillstone family were local landowners living in Moulsecombe in the 19th century. Frances John Tillstone was the town clerk of Brighton 1881-1904.²⁴
- 3.33 A National State School was built on the south side of Park Hill but no longer exists. A new school, now Queen's Park Primary School, was built on the grounds of Tramore Lodge and Queen's Graperies & Nursery Grounds. The main school building is noted as being locally listed. It was built in 1880 to the designs of Thomas Simpson for the Brighton and Preston School Board.
- 3.34 The Park Hill Evangelical Church was built in 1894 as St Andrew's Presbyterian Church, designed by Herbert Buckwell. It took its current name in 1943.²⁵ Pilgrim's Home first appears on the 1930s OS Map extract to the east side of Egremont Place. The original building still exists today, albeit extended, and performs the same function of providing care home facilities.

²⁴ http://www.brightonhistory.org.uk/streets/streets_p.html

²⁵ http://www.brightonhistory.org.uk/streets/streets_p.html

- 3.35 Over time the area, particularly the streets leading up the Park, has seen the individual buildings now subdivided into flats and Homes in Multiple Occupation (HMOs). Some are in use as B&Bs. There is limited commercial development at the southern end of the conservation area apart from 32 Egremont Place on the sweeping corner of Queen's Park Road.
- 3.36 The area has retained its character as a suburban residential environment with a park at its heart. Public buildings such as schools and churches reinforce the residential function of the suburb and add to its distinctiveness.

Archaeology

- 3.37 There is very little recorded evidence of any pre-historic activity in the area, but evidence from the wider landscape indicates this area was heavily occupied and used from at least the Bronze Age period (c.1500BC).
- 3.38 The dense building of most of the area since 1800 (with redevelopment since) on former farmland means that archaeological potential of the area is limited but is nevertheless to be anticipated in any excavations. The survival of numerous early to mid-19th century houses, and the limited archaeological potential, combine to give this area low below ground archaeological value.²⁶

²⁶ Harris, R.B 'Brighton & Hove, Historic Character Assessment Report' EUS

4. Spatial analysis

General character and plan form

- 4.1 Whilst the old town developed on a gridded layout, the pattern established by the new suburbs is noticeably different. The area within the Queen's Park Conservation Area emerges from three general plan forms, all of which contribute to the character and appearance that we see today.
- 4.2 The acceleration of building from the Regency period saw wholesale rebuilding and re-fronting but also further expansion on higher round or steeply rising along ridges, within coombs and valleys. The streets at the southern end of the conservation area and forming the approaches to the gates to Queen's Park are predominantly perpendicular to Edward Street, rising up the steep ground.
- 4.3 The Georgian and Regency period saw the emergence of unified schemes including terraces and planned speculative housing developments, a number of which were developed around squares and parks. It is in this context of planned suburban development that the core of the conservation area emerged in the early 19th century.
- 4.4 Slum clearance has had perhaps the greatest impact. Replacement of slums followed in the most densely packed areas north and south of Edward Street, with the creation of St James's Avenue, White Street, Blaker Street and Tillstone Street (1889-98). This led to the introduction of the densely packed terraced housing of the Edwardian suburbs.
- 4.5 The heart of Queen's Park conservation area, around the park, saw a more spacious plan form with a parkscape setting in contrast to the streets to the south and the later suburban development to the north. The pre-planned plots around Queen's Park perhaps acted as a 'planning' control preventing the same degree of density seen in surroundings streets, particularly to the east. The more substantial plots around the park were developed with housing of the early Edwardian period, reflective of the vernacular revival and influences of the Arts & Crafts periods.
- 4.6 Today the area has maintained much of its 19th century and early 20th century character and function in that it remains dominated by residential streets with public uses that serve the local population.

Open spaces and trees

- 4.7 In 1824 Queen's Park was intended to be a private park to serve the occupants of the new planned housing around its perimeter. In later decades the park was opened to the public and today it still provides passive and active amenity for the surrounding residential area.
- 4.8 In the late 19th century it was enclosed with railings. To the south east side, a stretch of park-style hooped rails were erected. The park contains a number of buildings, structures and facilities that add to the parkland experience, such as tennis courts, a former bowling green, a café and a children's' play park as well as a large pond. It contains a number of zones that have been identified in the 'Queen's Park Conservation Management Plan' (2017).
- 4.9 Today landscaping and trees are well established and provide visual relief to the otherwise densely development tight urban grain of streets to the south and west of

the conservation area. It has had a major impact on the quality of this part of the city providing visual and physical relief to the expanding suburban development of surrounding streets. Overall the treed areas provide a soft containment to the space. The experience of the space has however been intruded upon by the introduction of postwar buildings at its northern end where Attree Villa once stood.

- 4.10 It is noted that within the core of the park the line of the pre-1892 central drive survives, albeit reshaped at its northern end by Frank May. Other surviving features include the pond, the lower part of the rivulet which was altered to form the cascade; the upper and lower rockeries which enhance the park.
- 4.11 Tree belts and planting beds have suffered as a result of natural losses, from storm damage, particularly in 1987, but also through the introduction of different species of shrubs and plants. Since the 1987 storm the park has acquired a good stock of new trees in a wide range of species and varieties. However the western belt, an important feature of the Victorian park with its tree-lined avenue running parallel with West Drive, requires reinforcement but also provision of staged gaps to enable views to be afforded from one side of the park to the other.
- 4.12 Street trees are present in Egremont Place and Park Street, enhancing the approach to Egremont and South Gate. Trees survive along West Drive and the top end of East Drive, enhancing the street scenes. Queen's Park Terrace and part of Queen's Park Rise are also lined with street trees that add to the quality of the street and environment.
- 4.13 In various locations private landscaped spaces including front gardens and in some locations, rear gardens where visible and particularly to the north western section of the conservation area, complement views of the park and townscape.



Figure 18 – View from East Drive toward the pond

Views, focal points, focal buildings

- 4.14 The map attached as Appendix 2 provides an indication of the views and vistas that are achieved within the conservation area. The undulating topography and the position of dwellings around the park as well as the surrounding streets, provides a strong containment of the area. The topography, spatial arrangement and heights of buildings also dictate the views that can be achieved, for example of the sea to the south.
- 4.15 Views across the park are dictated by the existing mature planting. Where available they offer glimpses as per the original planned estate with central park and purposeful views across the landscape. For example views can be achieved of East Drive from West Drive and vice-versa as well as houses beyond on higher ground. Views are achievable southwards along the coombe of the park but also from higher ground toward the sea. Some of these sea views have been interrupted and marred by tall buildings such as those in Eastern Road which rise to seventeen floors. Other plots were orientated to provide views of the Downland landscape but these have been lost due to the expansion of the city. Nevertheless, a sense of place and identity is still experienced. Views vary seasonally with greater exposure and visual transparency achieved in winter months.



Figure 19 – View from West Drive across the Park

- 4.16 Some views are purposeful, intentional and staged such as those of the southern gateways which frame views both into and out of the park. Egremont Gate provides a framed view of the tree-lined Egremont Place and long views toward the sea.

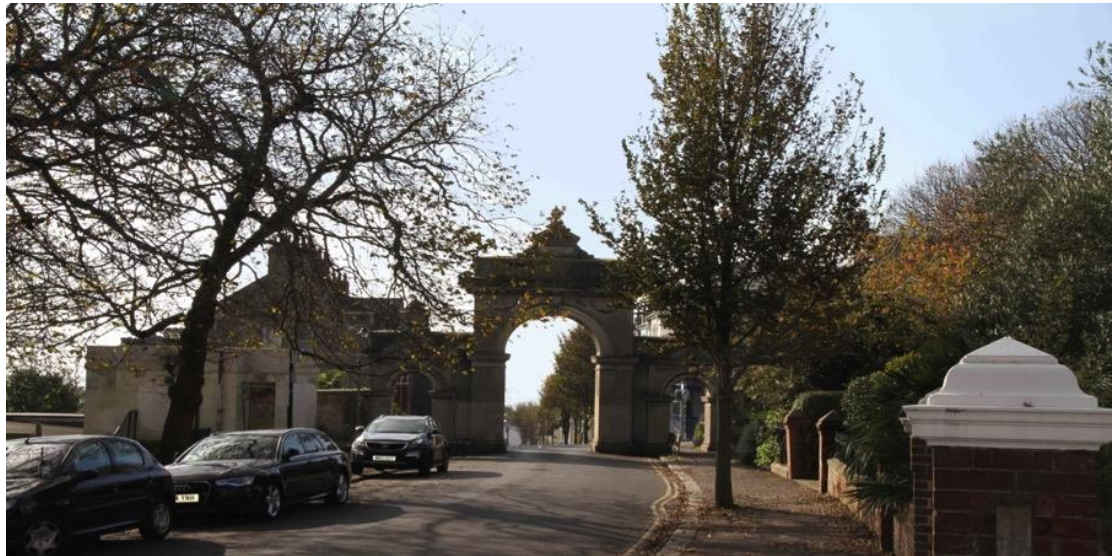


Figure 20 – Framed through Egremont Gate to the tree-lined Egremont Place and the sea beyond.

- 4.17 The 'Pepperpot' at the top of Tower Road is reinforced as a landmark and focus of key views, particularly as it creates a visual stop at the end of the view along Tower Road. It is also visible over roof tops from locations to the north and north east, assisting in legibility and orientation. The Church of St. Luke may not be as visible but it punctuates the corner of Queen's Park Road and Queen's Park Terrace.



Figure 21 – The 'Pepperpot'



Figure 22 – Church of St. Luke

- 4.18 St. Luke's Primary School sits on high ground on an ample site at the junction of Queen's Park Rise and St. Luke's Terrace. It is an imposing architectural form and part of an impressive complex including a swimming pool and caretaker's house. The main school building, being of a monumental scale, acts as 'hinge' and marker at the northern end of the conservation area.



Figure 23 – The imposing St. Luke's Primary School.

- 4.19 The roof of the Swimming Pool building (figure 24) appears above the terraced housing of Queen's Park Terrace, in contrast to the traditional roof forms of the Edwardian terraced dwellings.



Figure 24 – The oldest swimming pool in Brighton sits above the terraced housing in Queen's Park Terrace.

- 4.20 Within the Park and along East Drive, the Clocktower (figures 25 & 26) acts a key landmark and feature. Given its position and the tree canopy, the Drinking Fountain (figure 27) is generally experienced in a more intimate manner. There are views from

the perimeter of the park but also from within. These buildings form a sequence of landmarks that assist in legibility and wayfinding.



Figure 25 – The Clocktower comes into view along East Drive.



Figure 26 - West elevation, Clocktower



Figure 27 – the Drinking Fountain

- 4.21 The curvilinear form of streets enables terraced housing to be viewed in a sweep. The pattern and rhythm of largely unified appearance and form of the housing creates articulated streetscenes and skyline punctuated by gable bays, chimney stacks and

firewalls. Such views can be experienced along Queen's Park Terrace, Queen's Park Rise and Tillstone Street.

Boundaries

- 4.22 Sections of surviving, original high brick and flint boundary walls to the planned park development are found to the rear of properties fronting West Drive. A section is clearly visible at the back of the parking area to Queen's Park Villa. High walling is also present to the rear of properties in East Drive.
- 4.23 Although long since demolished, a section of the high flint wall to the former grounds of Attree Villa can be seen to the south side of Queen's Park Terrace. This wall is a strong feature of the street and is listed in its own right.



Figures 28 and 29 – The flint wall to the former Attree Villa

- 4.24 Where dwellings are set back from the street with a semi-private domain, boundaries in general are defined by railings between piers, low walling with railings surmounting and bedded into copings.
- 4.25 There is a variety of boundary styles and detailing, including railings, within the conservation area. Those to Egremont Place (figure 28) generally date from the early to mid 19th century and are more delicate. This contrasts with the later Victorian and early Edwardian treatments around the Park and to the streets within the northern section of the conservation area that are often heavier and more robust.
- 4.26 Boundary treatments to dwellings around the Park are predominantly defined by brick walls with robust piers with railings between. Flourishes are provided through dog-toothing and angled bricks, shaped copings and capping stones and, in some locations, the use of terracotta capping stones and ball finials.
- 4.27 Some dwellings benefit from existing vehicular accesses from the outset. This is evidenced by surviving gates, railings and piers. However, as car ownership has risen, boundaries have been harmfully altered to provide homeowners with the ability to park off road. This is evidenced by the spacing between piers, non-matching bricks and pointing or complete removal, leaving forecourts lacking containment.



Figure 30 – Examples of boundary treatments to Egremont Place.



Figures 31 and 32 – Original railings versus modern at Queen's Park Villa.

- 4.28 Where piers and low walls survive there is a notable loss of boundary railings. In other cases modern railings have been introduced of types/styles that appear inappropriate and lack robustness (see figures 31 and 32). In some cases there is concrete block infilling that does little to enhance the streetscene or character and appearance of the conservation area.



Figure 33 – Original walling and pier, pedestrian gate and vehicular access.



Figure 34 – An existing opening with its widened access. A new pier with a modern wooden gate is evident.

- 4.29 Some dwellings that exhibit the overtures of the vernacular revival period and this is also reflected in the use of robust wooden boundary railings and gates, complimented by the joinery to porches, first floor balconies and bargeboards. Examples can be found to East and West Drive.
- 4.30 Along a section of Queen's Park Terrace, boundary walls include the use of rough random flints with brick dressings and either natural or painted rendered piers. Where this palette has been used to the front elevation of the Edwardian terraces they create a visual richness to the character of the area.
- 4.31 Traditional brick or brick and flint boundary walls can also be found between dwellings and are predominantly constructed of brick or brick and flint. These side walls increase in height to the rear, stepping in height using convex brick curves.. The original boundary wall to the park estate is also evident in many locations and is particularly open to view to the rear of Queen's Park Villa and Park View.

Public Realm

- 4.32 The public realm includes pavements, roads, verges and the park and in some instances left over spaces. It also includes street furniture including railings, bollards, bins, signage and seating.
- 4.33 Surface treatments to pavements are quite varied throughout the conservation area. Streets outside the Park tend to comprise a mix of concrete flags of differing colours and finishes, and blacktop. A lot of the paving slabs have cracked. Inside the Park there is prevalence for the use of blacktop and, even more so, red coloured macadam which contributes to the local distinctiveness of the area. All surfaces show evidence of 'making good' with patch repairs and uneven surfaces and therefore have started to appear tired and in need of attention.
- 4.34 Roads are covered with tarmac, retaining reasonable stretches of granite kerbing and granite-lined drainage channels. Traditional kerbing is however under threat where kerbs are built out and new crossovers are formed.
- 4.35 Three types of cast iron drainage grates can be found mainly along East and West Drives, with a more ornate type within the approach to Queen's Park Villa.



Figure 35 – Granite to gulleys



Figure 36 – Cast iron grate, Queen's Park Villa

- 4.36 Gas lighting was introduced to Brighton in the early 19th century. There followed a proliferation of cast-iron gas lamp posts in a prodigious range of designs. As road improvements were implemented, electric lighting was introduced and made an appearance c1890s but took about three decades for all lighting to be changed to electric. As a result, there is a variety of lamp post types in the conservation area and this provides historic interest but a lack of visual consistency. There is, however, a consistent design within the park itself (see Heritage Map attached as Appendix 2).



Figure 37 – Examples of lighting to West Drive and within the park.

- 4.37 Bollards, bins, seating and signage are of the local 'heritage' range. Whilst their general condition is average overall, there is evidence of vandalism and graffiti which mars the public realm. There is a variety of seating present within the park – the traditional 'faux' wooden plank with cast iron frames, 'rustic' style wooden benches with no detailing and one or two sculptured seats.



Figure 38 – Traditional Cast iron ends and legs with recycled plastic planks.



Figure 39 – Public Art providing unique seating.

- 4.38 The original railings no longer exist around the park. There is evidence of the railings that once existed including pattern and scarring. 'Bow' or hoop-top type rails have been provided along a substantial length of the East Drive side and within the Park. This form of railing does not look out-of-place and has historically been used for parks since the early 20th century.

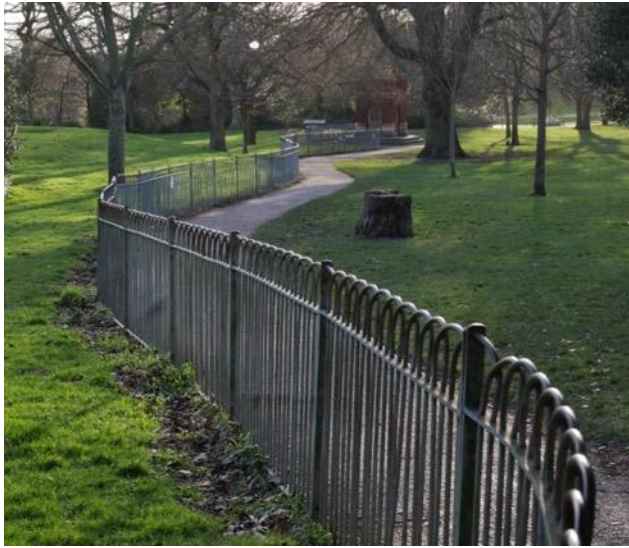


Figure 40 –‘Bow’ railings to the sinuos path.



Figure 41 – Three types of posts, the light grey being modern.

- 4.39 Overhead wiring is particularly noticeable and harmful crossing the street and interrupting views from higher ground along Queen's Park Rise, a section of Queen's Park Drive and St. Luke's Terrace, St. Luke's Road.
- 4.40 Refuse bins, both private and public, tend to be highly visible to the northern section of the conservation area. The public and charity euro sized bins tend to be accumulated to the south side of Queen's Park Terrace, close to the Pepperpot and opposite the church.
- 4.41 Where properties are subdivided and / or have steeply stepped approaches to front doors, there is a tendency for bins to left on the street as opposed to being placed within private garden space. Some properties have seen the front boundary walls altered to provide 'niches' to accommodate bins, such as the example at No. 12 Queen's Park Terrace.

5. The buildings of the Conservation Area

Historical uses and positive building types

- 5.1 Although the original Downland farming activities may not be evident today, the historic uses since at least c1820 are evident. The uses are historically and remain residential, predominantly single unit family homes, centred on Queen's Park and supported by public uses such as the churches and schools.
- 5.2 In addition to the listed and locally listed buildings there are those that make a positive contribution to the character of the conservation area even though they are not specifically designated. These are indicated on the map attached as Appendix 2. Identifying buildings as positive does not necessarily take condition into account. Where buildings have been neglected or altered, they are included if they have the potential for repair or remedial action to enhance their underlying qualities.

Building styles, materials and colours

- 5.3 The range of styles from the early 19th century to the present day provides a varied palette of building materials, finishes, textures and details.
- 5.4 **Scale and mass:** Plots along Egremont Place are dictated by the early 19th century pattern of road improvements rising along the downs in a grid-like pattern. Land availability and pressure for development led to speculative building with plots having narrow frontages and rising over three to four floors, incorporating basements where possible and raised ground floors. The buildings have a vertical emphasis reinforced by the use of a parapet concealing otherwise low pitched roofs. Although there is variety in the terraces along Egremont Place, there is an apparent rhythm created by plot widths, bay windows, fenestration, the vertical emphasis and architectural detailing.
- 5.5 Brighton Park Villa is perhaps the remaining large detached Italianate villa from the earlier residential built form at the northern end of the park. It has now been converted to flats.
- 5.6 Late Victorian terraces exist outside the conservation area, along Queen's Park Road. Within the conservation area the prevalence is for the Edwardian terraces dating from 1899 onwards to the detached and semi-detached villas of that period around the park. The terraced dwellings of Queen's Park Terrace generally have wider frontages than their earlier counterparts, presenting the impression of less cramped accommodation and larger room sizes. However, this type of building is not uncommon in the City. It fulfilled a social and economic role providing homes for the ever-expanding middle classes. It is also the prevailing style of dwellings around the Park, which occupy the planned plots.
- 5.7 Whereas the terraced dwellings have a high degree of uniformity and consistency, there is a greater variation in the Edwardian dwellings along East and West Drive, which is reflective of the fact that plots were developed in groups and depended on the pattern chosen by the architect/builder.
- 5.8 **Building materials:** Building materials are typically related to status, as well as the age of buildings and their historic functions. Earlier buildings, generally in the vernacular style, were faced in local beach-cobbles, flints. These materials could be elevated in status through the use of stucco or render, mouldings and v-jointed

ashlaring. No.17, Nos. 23 and 24 and 28 and 29 Park Street are faced with coursed local beach cobbles with painted brick dressing, in contrast to the rendered facades of remaining dwellings forming this terrace. Brick became popular in the 18th century with some examples present, where flint faced buildings have brick dressings around openings, and full elevations are faced with a buttery yellow London Stock brick, such as at No. 35 Egremont Place. Brick became more available during the 19th century.

- 5.9 Whether purposeful or not, No. 42 Egremont Place sits between dwellings with painted stucco frontages with exposed facing bricks and contrasting details to windows and doors and tile hanging to the curved bay between the first and second floors.
- 5.10 The popularity of brick coincided with the development of the late 20th century suburbs. However, flint was used for a number of the terraced dwellings along Queen's Park Terrace and including a mix of rendered surrounds to windows including those contained in canted bays and doors and red brick dressings. This visual richness sits in contrast to the later section of Queen's Park Terrace which sees dwellings constructed of red brick with painted render to the square bays and decorated gables. Variations are also noted where mass produced decorative mouldings are placed between ground and first floor bay windows and/or entire elevations are rendered and painted with tile hanging to the gable above the two storey squared bay.
- 5.11 **Colours and Textures:** The palette of materials used to for the construction of buildings and boundaries have created visual variety and richness. Traditionally, colours have been generated by the building materials; the greys of flint – cobbled, irregular, rough cut and knapped - reds and multi tones of bricks and tile hanging, the oranges of terracotta and yellows of London Stocks. Stucco was often self-coloured to replicate stone when first applied but is generally painted. There is a variety of off or broken white, greys, pale blues, greens and yellows. Darker colours and solid primary colours have started making an appearance, which strike discordance with the otherwise mellowness of terraces, particularly to Egremont Place and Park Street.
- 5.12 **Architectural details:** The area is rich in architectural detailing spanning the early 19th century to the Edwardian and interwar periods. Stucco and render is enlivened with moulded cornices, v-jointed ashlar and framing to openings along with iron balconies to curved Regency bays.
- 5.13 Mid-to-late 19th century buildings and Edwardian dwellings include corncicing, contrasting dressings, brick detailing, mouldings including decorative fretting to porches, canopies and bargeboards. Along with ornate metal and wooden balconies, ornate barley twist mullions are evident on the dwellings of the Queen Anne revival period. Other details include terracotta ridge tiles, finials and caps to piers, decorative rendering and plaques and strings.
- 5.14 Traditional windows and doors are key elements of the architectural composition of the individual home but also contribute to the harmony, rhythm and pattern of terraced dwellings. Whilst there are some variations that sit comfortably with one another, the introduction of modern joinery and uPVC, lacking in detailing and finesse, has had a deleterious impact. Equally, there is a rich variety of surviving traditional doors. Already the standard off-the-shelf door is making an appearance and sits jarringly within decorative and framed door openings.

Listed buildings

- 5.15 Apart from lamp posts there are 26 listed buildings (including walls) within the conservation area. The main concentrations are to the south in Egremont Place, where the buildings date predominantly from the early 19th century terraced townhouses. The earlier buildings are also present to the north-west, including the Pepperpot dating from 1830, Queen's Park Villa and buildings within the park. The Church and school to the northern end date from the very early 20th century.
- 5.16 The listed buildings including historic lamp posts are depicted in the plan attached as Appendix 2. This plan also notes where former lamp posts have been lost or replaced.

Locally listed buildings

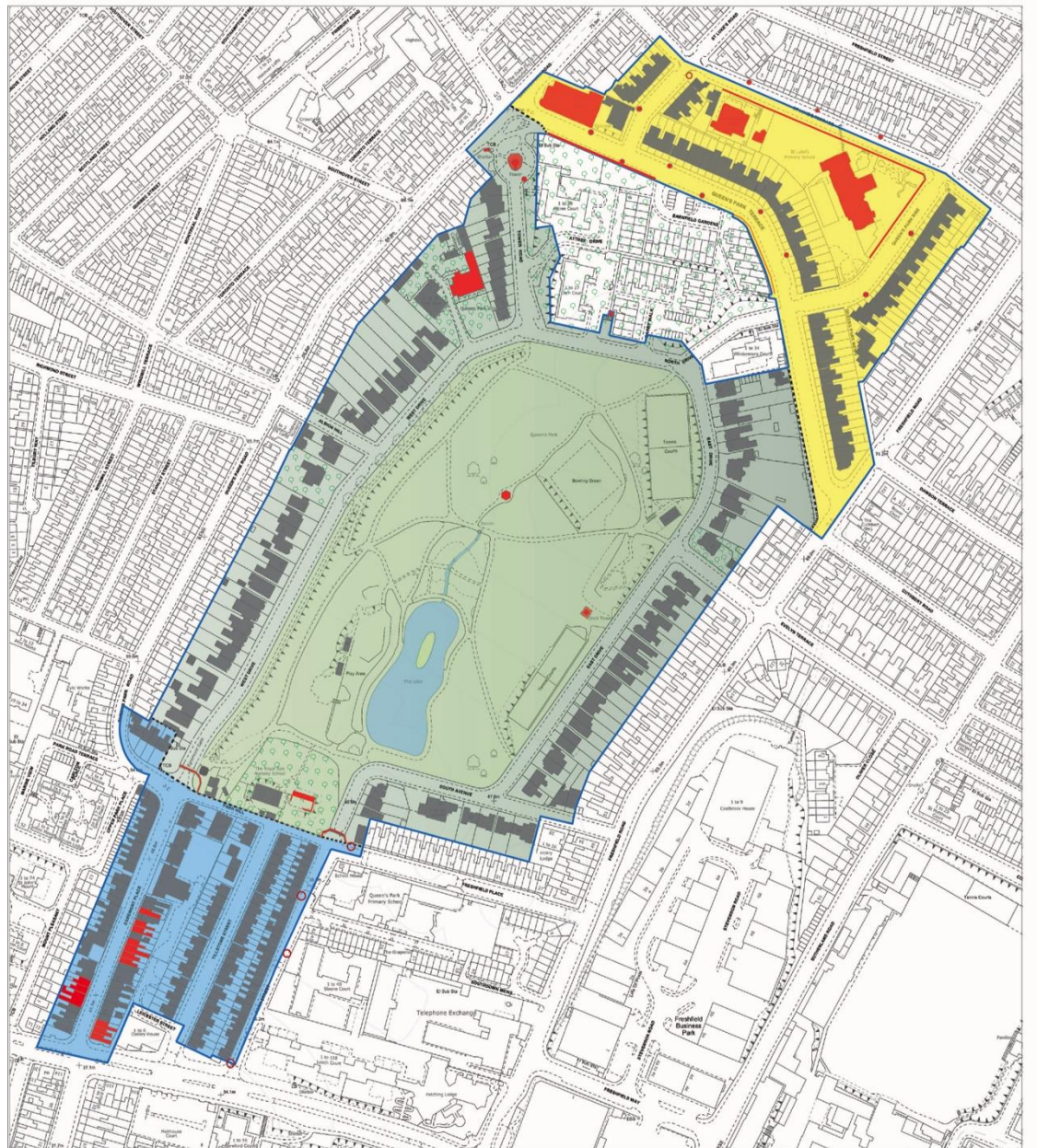
- 5.17 The Council has published a Local List of Heritage Assets. This identifies buildings that although not designated in the national context are nonetheless important to local distinctiveness or for local associations. The criteria for local listing in Brighton treat conservation areas differently because conservation area designation already provides a greater level of protection than local listing. Accordingly, only those assets that are atypical of the area but also of particular interest in their own right would be included.
- 5.18 The only locally listed buildings identified within the conservation area are lamp posts within the park itself and one along West Drive. Outside, but in close proximity to the conservation area, three buildings - Queen's Park Primary School facing Park Street, Queen's Park Loft facing Queen's Park Road and the Islingword Inn - are identified as locally listed buildings.
- 5.19 A number of buildings within the conservation area are noted as making a positive contribution to the character of the area. It is considered that the buildings identified are likely to include some with qualities commensurate with the Local List; for example, the Park Hill Evangelical Church on the south side of Park Hill. The building was designed by local architect, Herbert Buckwell, the son of a ship owner and brewer at 36 Egremont Place. He was in practice as Johns & Buckwell at 33 New Road and Union Chambers, 162a North Street and lived at 6 West Drive in 1901 and 16 West Drive in 1911. He designed the church in 1894 for the congregation of St Andrew's Presbyterian Church, which had to relocate.

Other buildings

- 5.20 Buildings and sites that are not designated or noted as positive may be considered to make a neutral or negative contribution to the character. Neutral buildings are often the more modern interventions, whereas negative sites can be seen as opportunities for change.

6. Character areas

- 6.1 With the Park being at the heart and the main focus of this area and given the notable periods and phases of building as well as the sense of place and identities exhibited, three sub-areas can be identified. These are shown in the plan identified below. It should be noted that the boundaries should not be taken too literally, as existing buildings and future proposals can have a wider impact.



QUEENS PARK CONSERVATION AREA

CHARACTER AREAS



NOT TO SCALE

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Key



-  Conservation Area Boundary
-  Listed Buildings
-  Lost or replaced listed lamp posts
-  Character Area 1 - The Park
-  Character Area 2 - Southern Approach
-  Character Area 3 - Northern Arc

Figure 42 – Character Areas

Character Area 1: The Park

- 6.2 This area includes the park itself, East, West and North Drives as well as South Avenue; the two gate entrances to the south, extending northwards to include Tower Road and the Pepperpot.
- 6.3 Whilst the park itself is an important aspect of the conservation area, it remains the focus for the residential properties that developed around the park, following the original concept of Attree's from the 19th century. Today the identity is more varied and not as uniform as originally intended.



Figure 43 A - D: A – Egremont Gate, B – Hayden Lodge, East Drive, C – water feature in the park, D – Queens Park Vilas

- 6.4 **West Drive:** This drive forms the western boundary of Queen's Park. The southern section of West Drive is demarcated by Egremont Gate with its central entrance for vehicles flanked by two smaller arches providing pedestrian access. Section of the original railing survives between Egremont Gate and No.1 West Drive.
- 6.5 The predominant building style is the Edwardian semi-detached dwelling and represents a time when speculative builders were paying attention to the designs of Arts and Crafts revival period. Designs were taken from pattern books and although

there is uniformity in appearance, variations are noticeable to windows, doors, balconies and gable treatments.

- 6.6 Dwellings from this period are constructed with red facing bricks laid in a Flemish Bond with expressed brick quoins to the front corner to the front elevations. Side elevations tend to be of lighter multi stock with red brick used around openings or painted render over brick. Roofs are hipped to the ends with small side gabled encasing the stepped chimney stack. Terracotta crested ridge tiles and finials are evident but where roof alterations have occurred, losses are noted including change from plain clay to concrete interlocking tiles.
- 6.7 Stepping forward of the main elevations are two storey gabled bay windows with tripartite windows arranged as six-over-one sashes. There are also variations to this arrangement with No.7 and 8 having a curved rail to the central ground floor sash.
- 6.8 Roofs to the bays have heavy wooden bargeboards – some are plain, whilst others are more decorative and frame the gables which are either of pebbledash (unpainted), having plaques or render applied to resemble timber, or mouldings similar in appearance to pargetting.
- 6.9 Many original wooden front doors survive and typically have the upper two-thirds glazed. Variations can be seen with single or paired openings filled with coloured glass and / or leaded lights, either square or diamond patterned and fanlights above. There tends to be one panel to the lower third of the door, which has a raised moulded surround. The doors are less ornate and slightly narrower to the pairs of dwellings north of Albion Hill.
- 6.10 Porches and balconies with timber railings and fretwork patterns and heavy supporting bracket are a distinctive features of the Edwardian dwellings to this side of the park. The simpler arrangement has a solid section of timber with a low centred arch spanning the across the front door and projecting bay. The outer side is supported on turned posts and a brick wall. The more ornate variations have a series of heavy brackets supporting three arches, with or without a 'key' feature and on some dwellings a central triangular pediment. Moulded window cills, cornices between floors and rendered lintels add visual richness to the elevations.
- 6.11 The width of the plots and position of the dwellings allowed for the incorporation of vehicular access from the outset. However as front garden depths reduced, the ability for front gardens to accommodate driveways was reduced and can be evidenced by changes to the position of piers, to widen the access and in some cases, removal of the boundary wall. No.1 West Drive retains its original arrangement of gates and railings. This is evidenced by the railing and gate arrangement which sees a pedestrian gate to the side of the wider gates for cars. The position of the piers aligns with its garage.
- 6.12 Queen's Park Villas, which dates from the mid 19th century at No. 30 West Drive, was incorporated into the "Queen's Park Villas" complex during a 1985 restoration and converted into offices. Prior to this conversion the structure had been used as a nursing home - the Bernard Baron Convalescent Home.²⁷ It is now occupied as flats. Today it retains its stature as an Italianate villa with stuccoed

²⁷ Carder T: The Encyclopaedia of Brighton: Lewes: 1990-: 138D

elevations built over two storeys with half basement under a slate roof, heavy projecting and bracketed eaves. Its main entrance to the south elevation is set under a large square porch with Tuscan corner pilasters, stucco capitals and entablature. A similar porch exists to the rear but unlike that to the south side, has open balustrading.

- 6.13 The principal elevation faces West Drive and the park. Its position is enhanced by its large front garden contained by white stuccoed walls and piers with railings between, albeit modern. It is set well back from the road; the rising ground provides an almost uninterrupted view of the park from its raised ground floor and the verandah. A cast-iron railing of an original mid 19th design encloses the verandah. Of particular note are the tall, thin chimney stacks to the end and rear walls and between the hipped roofs. Multiple flues are gathered at the top of each stack and capped by a simple cornice; the flue guards are in the form of scrolled pediments.
- 6.14 There are other buildings of note to West Drive. No.11 West Drive is a detached dwelling with its hipped roof facing the park. It dates from the interwar period and uniquely has row of five casement windows that are leaded lights. The ground floor includes a canted bay beneath a projecting first floor. The hipped and plain tiled roof has projecting eaves supported on brackets to all elevations.
- 6.15 The paired dwellings at Nos.12 and 13 West Drive share characteristics of the earlier Edwardian dwellings. However, quite distinctively, they have their front doors contained within square bays rising over two floors with a pediment concealing a flat roof behind. The first floor balcony to each property is enclosed with a run of windows with three-centred arches reflected to the base of the balcony with closed balustrading.



Figure 44 – Nos 12 and 13 with decorative enclosed balconies.

- 6.16 No. 18 West Drive once occupied a plot that stretched from West Drive to Queen's Park Road (see mapping at figures 16 and 17). It was a former Reformatory and in 1930 was known as St. Elizabeth's House offering accommodation for '*girls needing moral protection.*' Today the surrounding plots have been developed and the plot shortened with the development of Queen's Park Road. It is a robust detached dwelling rising over three floors with overtures of Lutyens expressed in the array of

roofs, gables, ground floor square bays and two storey canted bays, pediments and decorative chimney stacks. It is constructed of red brick with darker bricks provided dressings to corners and around openings. The robustness of the building is also reflected in its boundary walls and piers.

- 6.17 **North Drive:** North Drive starts at the junction with Tower Road and rises along the west side of Barry Walk to the junction with Queen's Park Terrace. Apart from the Pepperpot, and the Garden Temple (1829-1830), which is listed, there is little of architectural interest along North Drive. The Garden Temple, designed by Charles Barry, is open on all sides with its roof supported on plain Ionic pilasters, which sit on a raised plinth with a blind balustrade. The entablature above the pilasters has a frieze, which is slightly bowed. Each bay of the structure is sub ordered by a semi-circular arch with an architrave supported on springing shafts. Each arch has a console bracket keystone, which intersects the soffit of the entablature.²⁸
- 6.18 The sylvan appearance of North Drive is formed by the planting within the grounds of the flatted development to the north side and outside the conservation areas. Given that the road is at a higher level attractive views are afforded of the park. As the planting and trees has matured, those views experienced by Attree from the former villa are no longer achievable.
- 6.19 **Tower Road:** The Pepperpot is the focus of views along Tower Road, complimented by the trees to the north east side and former grounds of Attree Villa. In return, the Pepperpot and the approach to the park afford views of the Clocktower and the 1960/70s flats on Eastern Road with the sea beyond. Seasonally there are views of the Drinking Fountain.
- 6.20 There is a variation of architectural periods including the late Edwardian and interwar period, the 1960s and 1970s. Although there is a degree of cohesion with the staggered 1960s dwellings, they are considered to be of neutral value.
- 6.21 **East Drive:** East Drive runs off from North Drive forming the eastern boundary to the park down to South Avenue. A section of East Drive was previously known as Evelyn Terrace but was renamed and renumbered in October 1934.
- 6.22 Street trees and the trees within the park provide significant greening to East Drive. As with West Drive, it was not until the late 19th century that dwellings started to be constructed. The 1899 OS map extract shows only two buildings present. These are considered to be pairs 13-14 and 15-16. These dwellings are earlier than those to West Drive but clearly Edwardian in style and exhibit the same details as those to West Drive. The semi-detached and detached dwellings numbered 1- 7, 17 – 21 and No. 22 East Drive, Nos. 23, 24-25 followed, as well as 26 – 31 with No. 32 being demolished to make way for Windermere Court.
- 6.23 Nos. 1 and 2 are an eclectic pair of dwellings rising over three floors. They are not identical but have a degree of uniformity with the use of white painted roughcast render with faux timber, an arrange of bays rising to the first floor with dormers breaking the eaves line. The pair occupy a pivotal corner between East Drive and South Avenue.

²⁸ Historic England, List Entry

- 6.24 Nos. 3 and 4 are more substantial paired dwellings of red brick with tiling hanging between the ground and first floors of the two storey squared bays which house 4 light sash windows with a curved meeting rail to the top four lights over a single pane. A balcony with open turned balusters is provided under the cover of the projecting gables with decorative bargeboards. No.3 has been marred by replacement windows with trickle vents, and solar panels to its exposed side roof slope. No.4 has lost its first floor balcony and has been marred by a forward projecting garage.
- 6.25 Nos. 5 and 6 are a pair of non-identical semi-detached dwellings of the same scale as Nos. 3 – 4. They have paired gables with substantial bargeboards, facing the road with stepped corbels to each side of the roof and between. The windows are predominantly four-over one sashes arranged as pairs or in a row of three lights. Recessed balconies are provided to the centre of the first floor and with the recess of the apex. No.6 has an integral garage, which now reads as being part of the original design.
- 6.26 Dating from the interwar period, the two pairs of semi-detached dwellings at Nos. 9 - 10 and 11-12 have stepped ridge lines with a corbel between. The dwellings were designed with integral garages and a porch that also acts as a balcony. The integral garages retain their original doors, fanlights and large brackets. All of these properties have been altered to some extent – changes to roof materials and the introduction of rooflights, windows, doors, and balustrading to the balcony.
- 6.27 The ‘Tooth and Gap’ arrangement with the gable extending beyond the bays is evident to Nos. 13 – 16 that are two pairs of Edwardian semi-detached dwellings. The dwellings have red facing bricks to the ground floors, tile hanging to the first floor and all scalloped hanging tiles to the projecting gable. Between the ground and first floors is a brick dentil course. The main front doors are set back within a semi-circular neo-Georgian porch - either brick or painted render. The six-over-two sash windows with horns are in tact.
- 6.28 Nos. 17 – 21 are two pairs of semi-detached dwellings and one detached dwelling, all of the same style and depicting some vernacular revival influences. The main elevation is set well back with a large front gable wing mirrored to opposing sides of the semi-detached pairs. The roof of the gable is half-hipped with a two-storey square bay, either under the projecting over or projects further forward with a flat roof on top. The main door to one of the paired dwellings is set under a wooden porch with small balcony above, whilst the door to the other is located along the side elevation and has a more substantial first floor above and wooden balcony. No. 21 is a detached dwelling on the corner of East Drive and Evelyn Terrace and addresses the two roads. Its main elevation replicates the semi-detached pairs whereas its side elevation sees two separate gabled cross wings framing the front door and the first floor balcony, which is not original. This dwelling is predominantly finished in roughcast cement with plain tiles to its roofs, crested ridge tiles with terracotta finials and heavy bargeboards. Of note are the stepped red brick chimney stacks to this group, which punctuate the roofscape and skyline.
- 6.29 No.22 East Drive, Hayden Lodge, occupies the opposing northern corner with Evelyn Terrace. It has been identified as a landmark because of its presence and architectural form. A three storey circular bay with a conical plain tiled roof marks the corner. A horizontal emphasis is provided by the colonnade of arches supporting a

balcony at first floor level with the fretted balusters. The main roof with its projecting eaves and exposed rafter feet is supported on decorative posts with braces. The windows are simple casements with heavy mouldings

- 6.30 No.26 is a large detached dwelling which sits within a plot where East Drive starts to gently curve. It is an impressive dwelling, rich in architectural detailing. Its main hipped roof is broken by a forward gable wing, which accommodates a square bay rising over two floors. The ground floor tripartite window of the bay and main door are framed with stone with a large beaded moulding. This detail is set against the dark red facing brick. The first floor is finished with tile hanging being predominantly scalloped. The frieze above the bay has a moulded wooden cornice with dentils and the gable of faux timber framing in a box pattern. The roofs are covered with plain clay tiles, having clay chimney pots, crested ridge tiles and ornate terracotta finials.
- 6.31 No.31 is a detached Edwardian villa with a double front subdivided into flats. Its elevations are finished with painted render. Two storey bays flank the central entrance and balcony above. The bay to the south side is canted with a flat roof whereas that to the north is square under a gabled roof. A dormer sits centrally within its hipped roof. It is finished with painted render and stepped approach to the main door with walls to each side curving up to piers with ball finials to each side. It was designed with a curved drive with two entrances but this has been lost, as a vehicular access has been provided to the side leading to a rear parking area.
- 6.32 At the corner with North Drive the former detached dwelling was demolished to make way for a nondescript flattened development.
- 6.33 As East Drive rises up to higher ground, long views are afforded southwards. The tall purpose built flats to Eastern Road intrude upon views of the sea. Dwellings generally step down in height as land levels fall southwards. An interesting roofscape is provided by the variety of roof forms, including forward projections and the 'tooth and gap' forms, chimney stacks and key features such as the circular tower to Hayden Lodge.
- 6.34 **South Avenue:** A short stretch of South Avenue to the south gate is included within the conservation area. In 1890 the only dwelling was the Lodge referred to adjacent to the Park Street Gate.
- 6.35 In 1910 two pairs of semi-detached dwellings were erected to northern return of South Avenue. By 1930 the Lodge was extended to merge with the earlier terraced housing of Freshfield Place and its gained two street elevations. The principal elevation faces west toward the park and appears to be an amalgam of the mid 18th century Italianate style and the early Edwardian period. The dwelling retains its boundary walls and part of the earlier railings associated with Park Street Gate and the park. The railings to its own frontage, between the capped piers, are modern 'floral' replacements.
- 6.36 Nos. 4 and 6 are pair of semi-detached Interwar dwellings with stepped ridge heights and dormers to the front elevation. No.6 has an unusual arrangement with a side addition with a two-storey projecting bay to the north side and a part hexagonal turret on top with a weathervane. It is finished to match the main roughcast rendered elevations with mock-Tudor smooth rendered sections. It is also noticeable that No. 6

has retained its original leaded windows whereas No. 4 has replacement uPVC windows.

- 6.37 The flatted development of Lake View is considered to be an unfortunate intrusion that detracts from the character and appearance of the conservation area. It reads in contrast to Nos. 20 – 26 (even) with their bookend gabled wings with paired shallow two storey bays and projecting eaves providing a small first floor balcony.. The original boundary walls and piers along with wooden gates and railings are retained to Nos. 24 and 26.



Figure 45 – Nos 20 – 26 (even) South Avenue

- 6.38 It is unfortunate that the framed view through Park Street Gate is intruded upon by the flatted development on Eastern Road to the south. It is also noted that a number of single family homes are increasingly being converted to flats, intensifying pressure for changes.

Character Area 2: Southern Approach

6. 39 The southern approach includes the early 19th century streets of Egremont Place and Park Street that provide direct approaches to the entrance gateways to the park – Egremont Gate and Park Street Gate. Also included are the later Tillstone Street and Leicester Street, with its origins in the slum clearance of the former Stone Street and Spa Street; and Park Hill which runs east-west along the southern boundary of the Park.



Figure 46, A – D
A – Egremont Place
B – Park Hill
C – Egremont Place
D – Tillstone Street

- 6.40 **Egremont Place:** Named after Lord Egremont of Petworth, Egremont Place provides the main approach to Egremont Gate and contains the highest percentage of the listed buildings within the conservation area. Earliest buildings date from the early 19th century and are generally located toward the lower end of the street. Later Victorian, early Edwardian and mid 20th century buildings are located toward the middle and upper parts of the street where it meets Queen's Park Road and Park Hill.
- 6.41 Although Nos. 3 to 10 (consecutive) comprises a single terrace, only Nos. 7 – 10 are listed. All properties have a painted stucco frontage and rise over three storeys with the majority having raised ground floors and half basements. Nos. 3 – 5, albeit not listed, have positive attributes and details as seen in the canted bays with decorative moulded frames to the windows, segmental arch to the main entrance and metal balustrading to the first floor balcony. Nos. 4 and 5 retain their original front railings, panelled doors, fanlights with glazing bars and v-joint ashlar to the ground floor.
- 6.42 The listed Nos. 7 – 10 contain similar details but with first floor balconies alternating between a bowed arrangement to extending across the full width of the property. No.10 has a canted bay arrangement. The first floor balconies are accessed via the central window of the six-over-twelve central window of the tripartite bays. A giant flat fluted Tuscan pilaster rises along the party wall of Nos. 8 and 9 rising from the first to second floors. The parapet is completed with an entablature to all but No. 9.
- 6.43 No.12 has a stepped plan form with a front garden retained by a high brick boundary wall with rendered plinth and piers. It is not listed. It is noted as being a positive building and dates from the early 19th century. In 1841 – 1848 it was a 'Deaf and Dumb School', in 1854 it became the Industrial Home for Girls and in 1891 it was taken over by the 'Waifs and Strays Society.' It closed in 1921 and it has been converted to flats.²⁹
- 6.44 Semi-detached two storey Edwardian dwellings are at Nos. 18 and 19. The dwellings display symmetry in their appearance with paired doors separated by a pilaster with run through chamfers supporting a corbel. The doors share a semi-circular arch with decorated recessed panels and cornice with fluted keystone rising to a corbel with finial standing proud of the fire and fire wall. The canted bays contain tripartite sashes of four-over-one sashes and a single sash to the return of the bay. A moulded panel is located between the ground and first floors. Above the first floor windows is a bracketed entablature beneath a heavy bolection moulding.
- 6.45 Nos. 24 – 31 form a terrace of speculative Victorian Italianate townhouses rising over three storeys with two storey canted bays. The ground floors are heavily rusticated with flat roofs. Windows to the bays are one-over-one sashes with arched heads. Two single windows with round heads sit above the bays. No. 32 turns the corner and incorporates a retail unit to the ground floor with a late 19th century shopfront (see figure 46A).
- 6.46 No.35 (formerly Pilgrims House) is an interesting building. It comprises a four-bay building and a three-bay building conjoined by an elaborate flat porch with round-headed architrave with keystone springing off squared pilaster, cornice and frieze above and a round headed arched window to the recessed infill bay. Both sections have low pitched and hipped roofs with overhanging eaves

²⁹ <http://www.childrenshomes.org.uk/BrightonIH/>

supported on pair brackets. The window pattern to the northern section is of central tripartite sashes in a two-over-two arrangement, flanked by two-over-two sashes with arched heads. To the south side this section is of a more classical revival style with its sashes having marginal glazing bars to the outer sashes that flank a paired window arrangement with sashes similar to those to the north section. The windows are set within openings, which have buff coloured dressings, a flat-gauged brick lintel with flat classical pediments to the ground floor and moulded frames to the first floor. The main elevation is of random flint. The original boundary walls and spear headed railings have been retained but extended along the frontage of No.36.

- 6.47 No.36, in its original form without the later extension, is of a neo-Georgian revival design and dates from the 1930s. It is constructed of multi stock facing bricks laid in a running bond with flat-headed stretcher/header lintels above tall heavy framed three-over-three sashes. These are repeated to the first floor.

- 6.48 Nos. 39, 41-42, 44-47 and 57-59 (consecutive) are Grade II listed individually as well as for their Group Value. These three-storey dwellings were constructed c.1825 with stucco front elevations. The main door to No.39 is contained in a round-headed arched entrance with blocked fanlight and now contains a moulded inset. A lightly vermiculated keystone interrupts the architrave. The curved bays contain flat tripartite sash windows. The first floor balcony is of cast iron railings containing Gothick arch detail. The short front garden is now devoid of its railings.

- 6.49 Nos. 41 and 42 form part the terrace to the east side but one has canted bays rising over the three floors whilst the other has curved bays. No.41 is stuccoed whilst No. 42 has exposed purplish bricks laid in a Flemish bond with the bay area above the first floor windows clad in mathematical tiles. The metal balcony railings to both dwellings are the same. The windows to No.41 are similar to No.39. Those to No.42 are curved as per the bays, noted as being reconstructed to the original designs in the 20th century. No. 42 has lost the railings to the front boundary.

- 6.50 Nos. 45-47, albeit unified in their general appearance, have brick in Flemish bond to No.46 but painted brick to Nos. 45 and 47. The main doors are set within a round headed arch and all have blocked fanlights. To the left of each entrance is full-height segmental bay with flat-arched, tripartite windows. To the right of each bay on the first and second floors is a blocked, camber-arched window with lintels of gauged brick but the second floor window to No. 45 is unblocked. No.45 retains its first floor cast-iron balcony to the bay. Street railings exist to the front of all three.

- 6.51 Toward the lower end of the eastern side, Nos. 57, 58 and 59 along with the front railings are listed. These are much plainer dwellings with segmental curved bays containing tripartite sashes; round-arched entrances are much altered. Nos.57 and 58 have blocked, camber-arched windows but those to No.59 have been unblocked and inappropriate modern windows inserted.

- 6.52 Egremont Place funnels views down to the sea with the presence of street trees providing a sylvan appearance. As described, although there is an overall sense of unification in the three storey parapet fronted dwellings, this is tempered by later building styles which provide variety and visual interest and contrast. There are some buildings that appear negative and out of keeping to each side of the street. However, due to the visual richness they do not override the quality that exists in

general. Views northwards are equally inviting and draw attention to views toward and through Egremont Gate.

- 6.53 **Park Hill:** Park Hill forms the southern perimeter of the park starting at the junction with Egremont Place and running steeply downhill, connecting with the tops of Tillstone Street and Park Street and the junction of South Avenue where it emerges at Park Street Gate.
- 6.54 Long views to the east reveal the rising ground of the Downs which is now densely developed. Of note at the western end, north side, are the surviving railings of Egremont Gate and a low section of random flint walling. To the south side, a cobbled flint coursed wall lines the edge of the street down toward the Park Hill Evangelical Church. Its presence in the street is exaggerated by the topography of Park Hill (see figure 46B).
- 6.55 **Tillstone Street:** Tillstone Street replaced Spa Street. The 'Widow's Almshouses' survived until 1947 when they were later replaced by two 1950s buildings that provided six flats. The remainder of the street is flanked by 'gap and tooth' Edwardian terraced housing of two storeys faced with red brick and under tiled roofs. The terraces vary in length and have corbels between 'pairs' running through to raised firewalls to the central stack. Those to the west side sit on higher ground and have stepped approaches whereas those to the east have level entrances.
- 6.56 Each dwelling has a square two storey bay containing either paired one-over-one sashes with arched brick lintel to the ground floor with those to the first floor having straight heads. Further along the street bays are more pronounced and as well as two separate windows arranged as six-over-one sashes, there are narrow windows to the returns of the bay to both sides and levels. These dwellings tend to wider, having open tiled lean-to roofs supported on curved brackets with pendants, providing shared porches to recessed doors.
- 6.57 Although many dwellings have retained the original windows and doors there is a noticeable presence of replacement uPVC either as faux sashes or with larger panes with a shorter opening light. A number of original doors have been replaced with off-the-shelf doors. Whilst boundary walls and piers are retained, a limited few have the original railings or any railings at all. Railings between the shared entrances are more prevalent. Satellite dishes are noted on a number of dwellings.
- 6.58 Although the terraces step down gradually in height, they do reflect the changing levels from north to south. This is reinforced by the pattern and rhythm of the 'gap and tooth' arrangement stepping down the street and framing off-set views northwards toward the Spa at the northern end.
- 6.59 **Leicester Street:** Leicester Street is accessed between the side of No.7 Tillstone Street and Oakley House. It can also be accessed between the back of dwellings to Egremont Place and Oakleys Motors – an unfortunate punctuation to the end of Tillstone Street. This approach reveals the high flint and brick walling flanking the rear gardens of Egremont Place, with a lane running to the rear with views of Park Hill Evangelical Church. Today this area is devoid of buildings and provides access to the car park serving Nos.35 and 36 Egremont Place.

- 6.60 The boundary wall to Egremont Place has been extensively altered overtime with insensitive introductions of concrete block buildings forming the boundary and badly repaired. Where the flint cobbled walls with red brick dressings survive, it is generally in a poor condition and has been breached.
- 6.61 **Park Street:** Park Street leads to the Park Street Gate. Forming one long terrace, the dwellings predominantly date from the early 19th century. They rise over three storeys and in the main have pitched tiled roofs. There are a number that have raised parapets with a moulded string concealing the original roof. The narrow dwellings are two bays wide and are predominantly finished with stucco (with a wide array of colour) some of which is lined to appear as stonework.
- 6.62 There are a few dwellings faced with coursed cobbles with brick quoins around the opening and to the corners. To these properties the doors are set within rounded headed brick arches with a fixed semi-circular fanlight.
- 6.63 Windows are varied and include wooden sashes, some with no horns, in a variety of configurations - one-over-one, two-over-two and six-over-six - and with fine glazing bars. Modern side hung casements with top fanlights and multi-paned casements are evident. Some window openings have vermiculated keystones and there are pediments on shallow brackets over entrance doors. Modern uPVC windows are regrettably present in various profiles and configurations, but do not predominate
- 6.64 A limited number of original doors remain and a number of fanlights have been filled in. No. 8 has cast iron guard rails to the first floor windows. Nos. 9 and 10 have vermiculated keystone to the round headed entrance. No. 10 and 12 have non-functioning external shutters.
- 6.65 The change between pitched roofs to raised parapets creates interest at eaves and roof level. The presence of Sloane Court and Leech Court on the east side, as well as the 1960s block of flats to Eastern Road, detracts from views north and south. The appeal of the view northward is the view of Park Gate with the trees within Queen's Park forming a sylvan backdrop.
- 6.66 Overall the dwellings are modest houses, lacking in great detail, but the presence of coursed cobbled flints helps create visual interest. The variety of modern colours has, though, created some visual discord.

Character Area 3: Northern Arc

- 6.67 This area includes the area to the north of the park, which dates predominantly from the late Victorian to Edwardian and Interwar periods. It contains the typical residential suburbs of the growing town and the associated religious and educational established that were developed to service local communities. This area includes Queen's Park Terrace, Queen's Park Rise, St. Luke's Terrace and St. Luke's Road.



Figure 47, A-D – A: St. Luke's School, Caretakers House and Swimming Pool; B – St. Luke's Vicarage; C – Queen's Park Rise; D - Queen's Park Terrace

- 6.68 **Queen's Park Terrace:** Queen's Park Terrace runs between Queen's Park Road and Freshfield Road, following the contours of the chalk Downlands to the north of the coombe within which Queen's Park is located. The deflection in the alignment of the road creates visual interest, which is amplified by the 'tooth and gap' Edwardian dwellings to its north side. This is in contrast with the surviving coursed cobbled flint wall with flat brick piers and coping bricks to the south site, once forming the boundary of the former Attree Villa.
- 6.69 The striking and imposing St. Luke's Church (see figure 47A) ³⁰, occupying a large corner site on Queen's Park Road, was designed in the 1880s by Sir Arthur Blomfield in the Early English style. The church is built predominantly of flint with mouldings and stone window dressings. Its south and west elevations face the street. The Lady Chapel has a stained glass to its east side designed by Charles Eamer Kempe.
- 6.70 St Luke's Vicarage was the first house built along Queen's Park Terrace, in the 1890s. It is of the Arts and Craft 'polite' style with red brick to the ground floor, tile hanging above, under a range of roofs with the main range running north-south and paired ranged extending to the west. Its wall continues in the same random flintwork as the church and incorporates a brick plinth with intermediate flat piers and red brick shaped 'specials' for the brick coping. It changes to a higher brick wall as it turns into St. Luke's Road and steps up in height.
- 6.71 Queen's Park Terrace is divided at the point where it is deflected at the junction with Queen's Park Rise. The first section, numbered 1 – 43, is afforded a commanding position with southward views toward the park and sea. The terrace follows the alignment of the road. Due to the fact that levels are rising from the coombe of the park, the dwellings sit on higher ground than the street and have raised ground floors with stepped approaches. The front boundaries with the street are demarcated by high rendered boundary walls (which act as retaining walls) with piers marking the entrances.
- 6.72 The Edwardian 'tooth and gap' two-storey dwellings have a consistent form and appearance with projecting two storeys square bays rising over two floors under a gabled roof. Doors are paired to the centre, recessed with paired balconies above having metal railings. Details vary to the bays and the apex of the roof over the bays. The painting of brick façades is noted and regrettably interrupts the continuity of the terrace. In some cases, it is only the first floor of the bay that is painted or the entire projecting bay.
- 6.73 The second section of Queen's Park Terrace sees random flint walling with red brick piers and quoins defining the frontages containing two storey canted bays and dormers above. The main entrances are set within flat brick pilasters with moulded strings from which round headed brick arches or rendered arches with keystone spring. The division between the dwellings is defined red brick rising to a corbel and pilaster, which continues, are part of a raised firewall.
- 6.74 Windows are generally one-over-one sashes but the presence of six-over-one and two-over-two sashes is still evident. Unfortunately, dormers have been altered and

³⁰ Nairn, Ian; Pevsner, Nikolaus (1965). *The Buildings of England: Sussex*. Harmondsworth

some dwellings have particularly unsympathetic front roof extensions, which disrupt and detract from the character and appearance of this part of Queen's Park Terrace.

- 6.75 **Queen's Park Rise:** Although built in the Edwardian period this terrace of two storey dwellings with attics differ in appearance to Queen's Park Terrace. At the point where it rises uphill from Queen's Park Terrace each side of the street is defined by high walls – that to the west being orange/red brick in a garden bond merging with the wall to St. Luke's School.
- 6.76 Starting at No. 2 and continuing to No. 44 (even), the terrace appears to be of two different speculative builds with part having flat roofed dormers, a number of which have been unsympathetically enlarged, and the remainder being of two storeys with square bays under gable roofs with heavy eaves and faux timbers. Elevations are a mixture of red facing bricks, painted or rendered brick.
- 6.77 Entrance doors are paired to the centre with the balcony above serving to provide a covered porch. Not many of the original railings have been retained. Some original boundary walls still exist but sections have been rendered over and painted or replaced entirely. One of the modern challenges that is very apparent to this street is the accommodation of refuse bins.
- 6.78 In general views along the street are pleasant and contrast with the large building of St. Luke's Primary School to the west side of the street, which is listed Grade II along with its boundary railings. Views southwards toward the sea are marred by the flatted blocks to Eastern Road.
- 6.79 **St. Luke's Terrace:** The notable buildings to St. Luke's Terrace include the main school building, the railings and boundary walls, the swimming pool and caretaker's house – all of which are listed. Dating from 1900 – 1903, St. Luke's School is noted as being the last major work of the Brighton and Preston School Board's architect, Thomas Simpson. It is a building of apparent monumental scale due to its height, position on rising ground and key corner site. This scale reads dramatically and in contrast with the surrounding scale of the residential dwellings around. It has been described as an enlightened piece of school architecture for its time and is of the Arts and Crafts Free Style including neo-classical and Italianate influences. It retains many of its original features and is heavily ornamented with contrasting bands of lighter brick against darker reds and medium- to-light browns.
- 6.80 The boundary treatment extends from Queen's Park Rise to St. Luke's Terrace where it is generally more open. Also designed by Simpson, the boundary includes red brick stone plinths with paired piers and elaborate cast iron railings between which have urn finials at regular intervals. This boundary treatment unifies the site that the complex occupies but also provides containment and consistency to this side of the street. The views through the railings are not only of the playing areas but also of the sea in the distance.
- 6.81 The Caretaker's House sits well back from the road, between the main school building and the pool, and reads of an appropriately diminutive scale in comparison to the main buildings. It is also designed in the Arts and Crafts Free Style with a more domestic influence and appearing less officious. The pool building is again of this style and has an elaborate central oculus with swags below and entablature and three pairs of two light windows rising to a circular pediment. Behind this is the clerestory

roof of the main pool and along with the wooden cupola, which features in views above the roofscapes from a number of locations.

- 6.82 **St. Luke's Road:** A short section of St. Luke's Road falls within the conservation area and this character area. The street provides deflected views toward the park and its mature trees but it otherwise curtailed. The two storey dwellings are typical of the Edwardian suburban terraced housing. One side of the street sees the buildings being predominantly rendered, with the other side being of red facing brick. The rendered dwellings are of a 'tooth and gap' arrangement with squared two storey bays under gabled roofs with tile hanging. Some original sash windows with an integral top transom and three lights, still exist to the ground and first floors. Others have seen replacement with modern windows with top hung lights and uPVC windows. There is a variation in the style of wooden bargeboards.
- 6.83 To the east side, the dwellings incorporate first floor balconies, which create porches over the main entrance doors. The original windows were two-over-one sashes but a number have been unfortunately replaced with modern alternatives.
- 6.84 Boundary walls and piers still exist but there have been a number of unsympathetic alterations, including finishes and increases in height.

7. Issues for future management

Opportunities

Designation: Conservation Area boundary review

- 7.1 The Queen's Park Conservation Area was designated in 1977. In reviewing the existing boundaries an area to the south east of the park, which includes the Queen's Park Primary School and the terrace of dwellings to the north side of Freshfield Place, has been noted as possessing similar characteristics and historic interest as parts of the conservation area. The school is locally listed and noted to have been designed by the same architect as St. Luke's School. Its southern boundary also includes the surviving wall between the former Tramore Lodge and Queen's Graperies & Nursery Ground. The terrace to the north side of Freshfield Place (numbers 2-27) presents a good example of small Edwardian dwellings with subtle details. Along with the school, it would provide a more robust boundary and setting for the approaches to the park.

RECOMMENDED ACTION: Through the consultation process, the Council review the suggested extension of the conservation area to include Queen's Park Primary School and the terrace of dwellings numbered 2-27 Freshfield Place as shown on the map attached as Appendix 3.

Buildings - including the cumulative impact of minor alterations

- 7.2 There are a limited number of designated listed buildings within the conservation area and these are very much concentrated on the approach along Egremont Plan, within the park and to the public church and school buildings at the northern end.
- 7.3 A large percentage of buildings have been identified as making a 'positive' contribution to the character and appearance of the conservation area, local character and sense of place. They do not need to be placed on a local list to merit consideration as non-designated heritage assets. However, and even if on the local list, this provides no additional controls but it is an objective of the NPPF to conserve such buildings and in the planning process they carry material weight when determining the outcome of a planning application.
- 7.4 Permitted development rights apply where buildings are in use as a single family home or as an HMO. Limited rights exist for buildings occupied as flats. Overall the condition of buildings is good within the conservation area. However the loss of architectural details - including the change of traditional windows to uPVC double glazing as well as inappropriate modern wooden windows, modern doors, modern railings and gates and some colours to painted surfaces - has had a deleterious impact on the appearance of the buildings.
- 7.5 Small changes in themselves may have little impact on individual properties but cumulatively can lead to the gradual erosion of the quality and very character and appearance of the area that designation sought to conserve and enhance. Although there is a mix of dwelling types in the conservation area, where properties are semi-detached and terraced, the changes are often more noticeable and jarring. As a result, the character is very dependent on the effect of the group of buildings as a whole. Architectural unity is important and where disrupted causes harm.
- 7.6 It is evident that a number of buildings have been the subject of change, some perhaps as a result of older permitted development rights. This includes, for example:
- The change of windows and doors including materials, details and designs and

- types of decorative finish
- Change of roof materials
- Repainting of previously painted facades with different colours
- Loss of architectural detailing and features
- Removal of traditional encaustic and terracotta tiling to front paths and stepped approaches
- Change to and erection of new boundary treatments
- Formation of crossovers and hardstandings including the loss of traditional boundary walls and piers
- Rooflights to front and visible side roof slopes
- Installation of solar arrays to visible side roofslopes
- Installation of satellite dishes

7.7 Every effort should be made to halt or reverse these harmful changes so as to enhance the qualities of the area.

RECOMMENDED ACTION: An Article 4 Direction under the Town and Country Planning (General Permitted Rights) Order 2015 (as amended) be considered to remove certain permitted development rights.

RECOMMENDED ACTION: Resist proposals to remove traditional boundary walls, piers and railings and to resist applications for new boundary treatments that fail to respect the form and materials of traditional boundary treatment.

Public realm

7.8 There are opportunities for improving street surfaces, particularly the hotch-potch of paving flags and the conditions of blacktop and reddish pink macadam. The red macadam is a particular feature of the conservation area and should be retained. In places it looks tired and worn and needs resurfacing.

7.09 Where granite kerbing and gulleys exists they remain under threat, particularly where new crossovers are proposed, kerbs are built out and where tree roots are causing heave.

RECOMMENDED ACTION: The Council should seek to ensure that all existing historic features are retained and that new highway works and other works of general enhancement will bring an improvement to the character of the conservation area.

7.10 As well as considering street surfaces, there is scope for a coordinated approach to street furniture including lighting columns and lamps, seating and signage. The need for the amount of bollards peppered around built up kerbing and islands is questioned. In certain discrete locations within the park there are opportunities for bespoke sculptural seating designs to be accommodated.

RECOMMENDED ACTION: Review existing street furniture and assess in terms of consistency of style and design. Consider improving existing defective benches and tired information boards.

7.11 Consideration needs to be given to waste management, particularly the number of receptacles each household requires and those left on the street. The same applies to municipal euro bins and charity bins that appear to be grouped in one location opposite the St. Luke's Church.

RECOMMENDED ACTION: Consider alternative methods of accommodating refuse receptacles and reducing the intrusion to the streets and front gardens.

- 7.12 Open space around the Pepperpot appears unmanaged and downtrodden. The grass verges do not appear to be well maintained and are quite worn around the edges. Given the evidence that exists for the former North Gate, consideration could be given to a form of enclosure that would improve the setting of the Pepperpot and the approach to the park via Tower Road.
- 7.13 There are a number of Tree Preservation Orders presently in place and all trees within the park and along street fall under the council's control. There are a number of trees that are within private gardens that contribute to the character and appearance of the area which are protected by legislation.

RECOMMENDED ACTION: The council should seek to consider the use of Tree Preservation Orders, in appropriate circumstances, where a tree has significant amenity value and is considered to be potentially under threat. This will include trees both within and outside the area where these contribute to the setting of the area or views identified in the appraisal. The council will seek to consider tree planting as part of wider public realm improvements and enhancement schemes.

- 7.14 There are examples of graffiti that have marred buildings including the Pepperpot, the Clocktower and Drinking Fountain, the side building close to Egremont Gate, seating and signage around the park.

RECOMMENDED ACTION: Co-ordination with the Queen's Park Conservation Management Plan and local amenity societies to address spaces outside the park environs such as the green area around the Pepperpot and to develop anti-graffiti measures.

8. Commitment

Adoption

- 8.1 Public consultation and formal adoption by the Council will make this document a material consideration to be taken into account in the determination of planning matters affecting Queen's Park Conservation Area.

A record of the Council's endorsement will be added following public consultation and adoption

Review

- 8.2 Local authorities have a statutory duty to review conservation areas 'from time to time'. Best practice suggests a review cycle of between 5-10 years. This will depend upon the degree of change and the pressure for change that the area experiences in coming years.

Planning Controls and Article 4 Directions

- 8.3 The principle of using Article 4 directions to control permitted development is already established in Brighton & Hove. Given the high percentage of single occupancy dwellings, it is considered that the incremental and cumulative minor alterations executed under permitted development allowances have had a deleterious impact on individual dwellings, the streetscene and quality of the conservation area. It is currently at a stage where if controls are imposed, the decline can be halted.
- 8.4 Article 4 directions can increase the public protection of heritage assets and their settings. They are not necessary for works to listed buildings but can control detached structures erected within their grounds.
- 8.5 Subject to public consultation it is recommended that an Article 4 Direction under the Town and Country Planning (General Permitted Rights) Order 2015 (as amended) be considered to remove permitted development rights for:
- The change of colour to all street elevations, including eaves, bargeboards, pediments, guttering, downpipes, exterior woodwork, windows, doors, balconies and railings, all rendered surfaces and boundary walls/railings.
 - The removal of render from existing front facades.
 - The replacement of roof coverings
 - The alteration of dormers, dormer windows and other additions above eaves level excluding pediments.
 - Installing or enlarging rooflights to any roof slope visible from the highway
 - Installing, altering or replacing solar PV or solar thermal equipment on roof slope visible from the highway.
 - Replacing or altering windows and doors on street elevations.
 - Changing existing wooden or metal balcony railings.
 - Erecting a front porch.
 - Demolishing, in whole or part, or altering or erecting a front boundary wall, fence or railings or changing wall finishes.
 - Providing or replacing a hard surface within the curtilage of a house.
 - Removing traditional tiled surfaces to paths, steps and entrance thresholds
 - Installing satellite dishes.

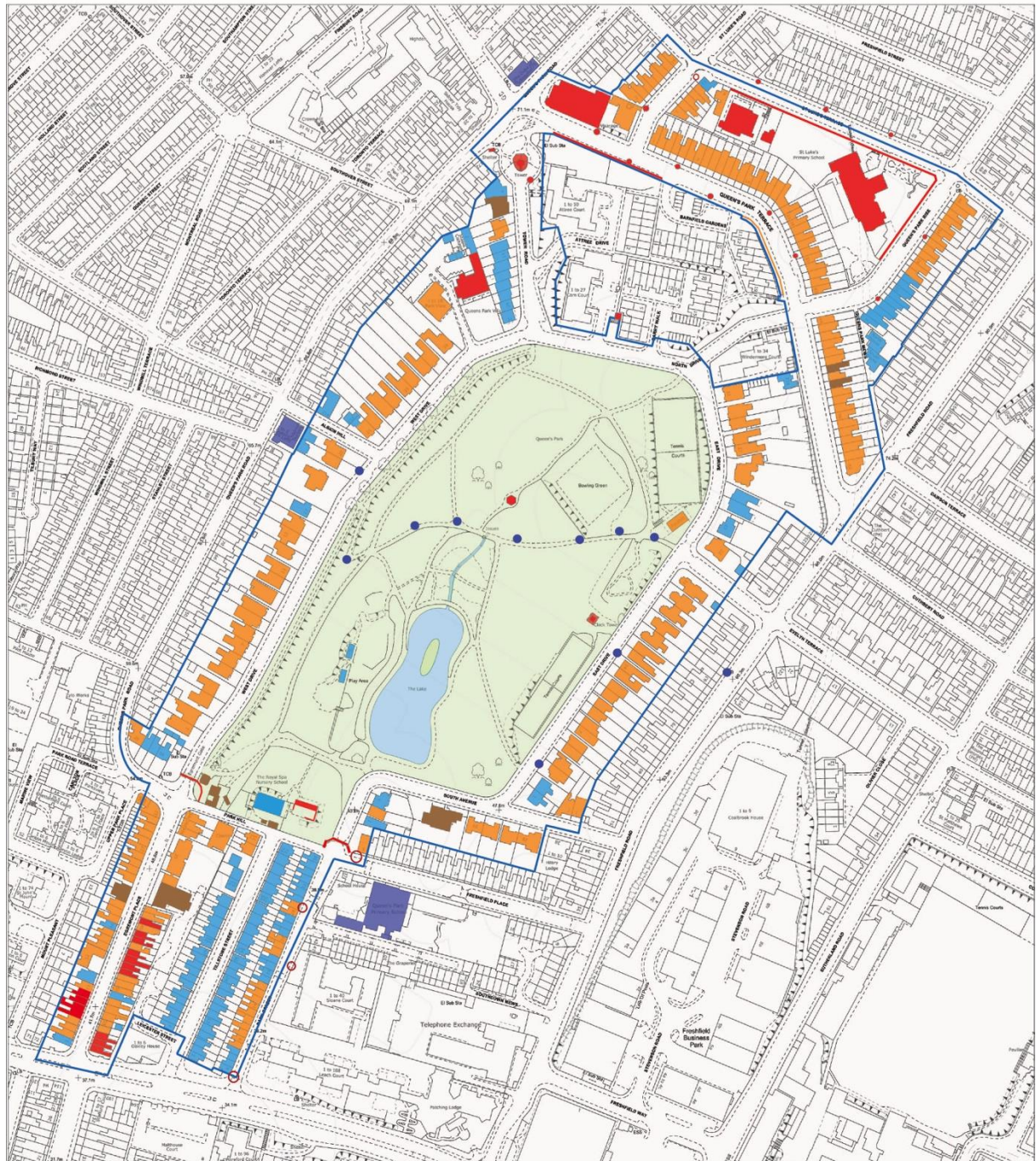
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Appendix 1: Heritage Assets Map



QUEENS PARK CONSERVATION AREA

HERITAGE MAP



NOT TO SCALE

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Key

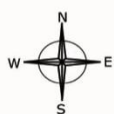
-  Conservation Area Boundary
-  Listed Buildings
-  Locally Listed Buildings
-  Positive Buildings
-  Neutral Buildings
-  Negative Buildings
-  Registered Historic Park & Garden
-  Lost or replaced listed lamp posts

Appendix 2: Townscape Map



QUEENS PARK CONSERVATION AREA

TOWNSCAPE APPRAISAL MAP



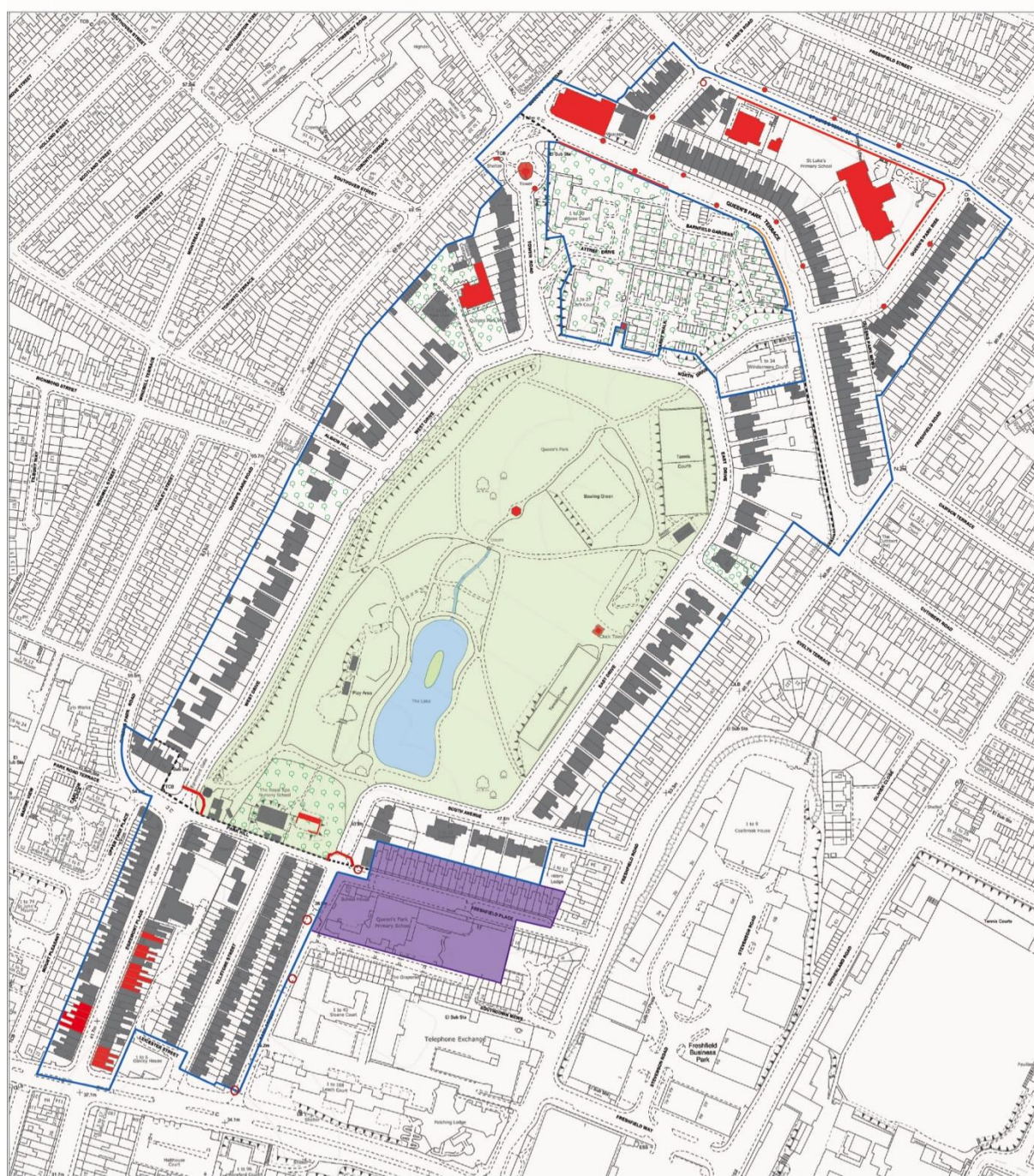
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Key

-  Conservation Area Boundary
-  Listed Buildings
-  Landmark / Focal Points
-  Key Views
-  Vistas

Appendix 3: Suggested extension to the conservation area



QUEENS PARK CONSERVATION AREA






SUGGESTED BOUNDARY EXTENSION



NOT TO SCALE

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Key

-  Conservation Area Boundary
-  Suggested Boundary Extension
-  Listed Buildings
-  Lost or replaced listed lamp posts
-  Character Areas