

Queens Park Conservation Management Plan



draft

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1. Introduction

1.1 Purpose and scope of the plan

1.1.1 This conservation plan for Queens Park and has been prepared with the following objectives:

- to describe the significance of the park and its main individual features;
- to explore issues and set out policies for future development and continued management and maintenance;
- to give indicative costs for new capital works and maintenance liabilities.

Queens Park, as identified on the Historic England Register of Parks and Gardens of Special Historic Interest (Figure 1) is defined by East, West and North Drives and by Park Hill and South Avenue at the south end. However, its history and significance are intertwined with the villa plots that surrounded it, so that a wider study area bounded by Queens Park Road, Queens Park Terrace, Freshfield Road, Freshfield Place and Park Hill is discussed in general terms. Proposals are restricted to the registered area excluding the former spa, now a school, in the southwest corner.

1.2 Structure and sources

1.2.1 The plan follows the standard format for conservation plans recommended by the Heritage Lottery Fund (HLF) and based on the work of J.S. Kerr.¹ It is divided into the following sections.

2. Context and principal features
3. Landscape character and present state
4. History: before the public park
5. History: the public park until the end of the Second World War
6. The post-war park
7. Nature conservation
8. Significances
9. Issues and opportunities
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12. References

1.3 Approach and methods

1.3.1 Landscape assessment is based on current Landscape Institute and Natural England guidance.² Assessment of significance has been based on Historic England's *Conservation Principles* (Appendix 1). Views are discussed with reference to that organisation's *Seeing History in the View*.³

1.3.2 Historical information has generally been taken from the researches of the Friends of Queens Park, either their booklet, abbreviated here to *Story* or research notes at The Keep.⁴ Further work has been undertaken by Lavender Jones.

1.4 Acknowledgements

1.4.1 We are very grateful to Chris Lowe, John Webb and the other Friends of Queens Park for their advice and comments, to Lavender Jones for research into local

¹ J. S. Kerr, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* 6th Edition (2004); Heritage Lottery Fund, 'Conservation Plan Guidance' (October 2012) <https://www.hlf.org.uk/conservation-plan-guidance>

² Landscape Character Assessment | LI Technical Information Note 08/2015 https://www.landscapeinstitute.org/wp-content/uploads/2016/01/Landscape-Character-Assessment-TIN-08_15-20160216.pdf

³ English Heritage, *Conservation Principles, Policy and Guidance* (London, 2008); English Heritage, *Seeing History in the View* (London, 31 May 2011)

⁴ Friends of Queens Park, *The Story of Queen's Park* (Brighton, 2009); ACC 12151

authority records and to Virginia Hinze for permission to use material from her dissertation on Brighton parks.

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2. Context and principal features

2.1 Access and general character

- 2.1.1 Queens Park, covering 7ha, lies 1km to the east of Brighton town centre. It occupies a steep-sided south-facing chalk valley with a fall of 30m from the Peppopot at the north end to the Park St Gate in the south (Figure 2). It is enclosed by ridges on three sides so that views are channelled southwards across Kemp Town to the sea. In the more open areas, the wind-shaping of some of the trees shows the maritime influence.
- 2.1.2 The two main entrances are at the south end of the site, through arched gateways. Egremont Gate (Figure 3) is at the north end of Egremont Place, and the second gate (Figure 4) is off the north end of Park Street. A third gateway at the north end of the wider study area (Figure 5) has been lost. Five other points of access lead in from West Drive, North Drive, East Drive and South Avenue, which are the roads that encircle the park perimeter. The park was first enclosed by a flint wall in the 1830s, and sections of this survive today on the north and south edges (Figure 6) and in the rear gardens of houses on West Drive. After it became a public park the land was enclosed by iron railings on a moulded stone plinth. With the exception of a short section at Egremont Gate the railings were removed in 1942 but the plinth survives (Figure 7). Today, the park it is partially enclosed by much less stylish hooped metal railings, which have also been used to enclose dog-free areas and provide safety barriers.
- 2.1.3 Although the park lies in a naturally dry chalk valley, its central feature is a cascade (Figure 8), now dry, leading to a large concrete-lined pond at the south end (Figure 9). The 'rivulet,' which preceded the cascade, started at the north edge of the park, but was filled-in during the Second World War. However, the listed 1893 drinking fountain (Figure 10) remains in place. The fence leading past the fountain follows the line of the rivulet. Immediately to the west of the pond, the children's play largely occupies the same area as when one was first constructed in 1911. There are toilets at the north edge and a small café within a former inter-war shelter towards the centre.
- 2.1.4 In the northeast corner, the courts of the Queens Park Tennis Club are enclosed by high fences. The 1931 pavilion is adjacent (Figure 11). On the slope below the courts, a former bowling green is now rough grassland (Figure 12). To the south, the site of a second bowling green is now designated the Quiet Garden. The 1915 clock tower (Figure 13) is a short distance beyond. Further south still, there are tennis courts partially screened by shrubs. The east side of the valley is a man-made ridge wide enough ridge to accommodate the tennis courts and falls a moderate gradient. In contrast, the tree-clad slope on the west side of the valley is very steep and vulnerable to erosion.
- 2.1.5 At the south end of the site, outside the present-day park stands what remains of the 1820s German Spa (Figure 14). Its listed terrace became part of the Spa Nursery School in 1977. The land allocated for villas in the original 1820s proposals was not fully developed until the end of the nineteenth century and the Edwardian period, so that buildings of this era dominate the east and west sides of the park. At the north end the listed 1840s villa originally named Pennant Lodge survives and has been renamed Queen's Park Villa. To the east, the villa built by Sir Charles Barry for Thomas Attree in the 1840s was demolished in 1974, but the gazebo which stood in the garden (Figure 33), and the listed Peppopot constructed as a lookout and to raise water for the villa (Figure 23) survive.

2.2 Designations

- 2.2.1 The extent of the grade II registered park is shown on Figure 1. There are the following grade II listed structures within, or in the immediate vicinity of, the park.

	NHL no
Drinking Fountain	1380779
Clock Tower	1380777
The Spa	1380697
Park St Gates and railings	1380703
Lamp post nearby	1380507
Egremont Gate	1380496
Tram shelter	1380784
Pepperpot	1381031
Lamp post nearby	1381032
Garden walls	1380789
Lamp post nearby	1380792
Garden temple- the gazebo - and wall	1381033

2.2.2 The park and its surroundings, with the exception of the modern development on the site of Attree's villa, are within the Queens Park Conservation Area.

2.3 Planning policy

2.3.1 National planning policy for the historic environment is given in section 12 of the National Planning Policy Framework (NPPF) of March 2012. Local planning authorities are charged with identifying and assessing the particular significance of any heritage asset that may be affected by a proposal and the subsequent impact. The NPPF notes that substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the including grade I and II* listed buildings should be wholly exceptional.

2.3.2 Local planning policy is covered by saved Local Plan policies HE1, HE3, HE4, HE6, HE9, HE10, and HE11 and by the Brighton and Hove City Plan of March 2016. Policies CP5, CP10, CP15.

HE1 Listed Buildings Proposals involving the alteration, extension, or change of use of a listed building will only be permitted where: a. the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and b. the proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.

HE3 Development affecting the setting of a listed building. Development will not be permitted where it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use.

HE4 Reinstatement of original features on listed buildings. Where appropriate, the planning authority will require - in conjunction with applications for a change of use, alteration or refurbishment – the reinstatement of original features on listed buildings, such as: mouldings, traditional doors and windows.

HE6 Development within or affecting the setting of conservation areas. Proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:

- a. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms;
- b. the use of building materials and finishes which are sympathetic to the area;
- c. no harmful impact on the townscape and roofscape of the conservation area;
- d. the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area;
- e. where appropriate, the removal of unsightly and inappropriate features or details;

f. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shopfronts and small scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area. Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted.

HE11 Historic parks and gardens. Planning permission will not be granted for proposals that would harm the historic structure, character, principal components or setting of an area included in the Register of Parks and Gardens of Special Historic Interest in England.

Policy CP5 relating to Culture and Tourism supports the provision of facilities for events and activities in the public realm. Policy CP10 Biodiversity states that the council will develop programmes and strategies which aim to conserve, restore and enhance biodiversity and promote improved access. In particular it will ensure that all development proposals:

- a) Provide adequate up-to-date information about the biodiversity which may be affected;
- b) Conserve existing biodiversity, protecting it from the negative indirect effects of development, including noise and light pollution;
- c) Provide net gains for biodiversity wherever possible, taking account of the wider ecological context of the development and of local Biosphere objectives; and
- d) Contribute positively to ecosystem services, by minimising any negative impacts and seeking to improve the delivery of ecosystem services by a development.

It will monitor progress with the delivery of biodiversity objectives through suitably devised indicators.

- 2.3.3 Policy CP15 for heritage states that the council will work with partners to promote the city's heritage and to ensure that the historic environment plays an integral part in the wider social, cultural, economic and environmental future of the city through the following aims:

1. The city's historic environment will be conserved and enhanced in accordance with its identified significance, giving the greatest weight to designated heritage assets and their settings and prioritising positive action for those assets at risk through, neglect, decay, vacancy or other threats. The council will further ensure that the city's built heritage guides local distinctiveness for new development in historic areas and heritage settings;
2. Where proposals are promoted for their contribution to mitigating climate change, the public benefit of this will be weighed against any harm which may be caused to the significance of the heritage asset or its setting; and
3. The Conservation Strategy will be taken forward and reviewed as a framework for future conservation area management proposals; to provide criteria for future conservation area designations and other local designations, controls and priorities; and to set out the council's approach to dealing with heritage at risk.

- 2.3.4 Through its status as the first One Planet City, Brighton and Hove is committed to the City Sustainability Action Plan. In addition the gardens are within a conservation area and are therefore subject to all of the constraints of this designation.

2.4 Strategies and management plans

- 2.4.1 The council's draft Open Spaces Strategy gives a comprehensive overview of parks and gardens issues and policies, taking into account earlier relevant documents, including the Outdoor Events Policy, Community Safety and Crime

Strategy 2014-17 and its Physical Disability Strategy all need to be taken onto consideration in developing proposals for the park.

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3. Landscape character and present use

- 3.1 The park can be divided into nine character areas. In addition, The Spa, Park St Gate and its setting and the Pepperpot and its setting need to be considered. The areas (Figure 20) are:
- A. The Pond
 - B. Cascade and Rockery
 - C. Playground and Bank
 - D. Southeast Corner
 - E. South Tennis Courts and Clock Tower
 - F. Quiet Garden
 - G.1 Tennis club
 - G.2 Wildlife Garden
 - H. Central Open Space
 - H1. East Open Space
 - H2. Bowling Green
 - H3. West Open Space
 - I. West Edge and Egremont Gate
 - J. Park St Gate
 - K. The Spa
 - L. Pepperpot

3.2 A. Pond

- 3.2.1 The pond (Figure 9) is concrete-lined and generally about 700mm deep. There is a wide concrete edge. In the south, shrubberies separate it from the playground on the west side. In the east there are open views to the park boundary. The north part has fringe of mixed amenity and native shrubs which obscure views from the surrounding path and a central island heavily used by geese and mallard. Aquatic marginal plants such as branching bur-reed and yellow flag are grown and safeguarded from waterfowl. The submerged aquatics include hornwort and water milfoil but the water is subject to algal blooms. The fauna includes damselflies, dragonflies and smooth and palmate newts.

3.3 B. Cascade and Rockery

- 3.3.1 The cascade (Figure 8) steps down from the north as a sequence of flume-like pools and then in a more substantial waterfall as it enters the pond. At the south end, two sets of rough stone steps extend through overgrown rockeries to the central open area. The north end is again dominated by overgrown shrubberies. The cascade is particularly distinctive because it is formed of mainly of large rounded weathered sandstone boulders which must have been imported from the Weald.

3.4 C. Playground and Bank

- 3.4.1 The main part of the playground (Figure 15) occupies a long narrow oval dating from 1911 and extended in the 1920s. The café at the centre caters mainly for users of the playground and there are public toilets to the north. The playground is screened from the pond and the road between it and The Spa School by dense shrubberies. There are mainly of common amenity species, but also unusual tender plants like giant viper's bugloss.
- 3.4.2 On the west side the ground rises up at a moderate gradient which has been used for some newer features like a slide, but most of this bank is grassland.

3.5 D. Southeast Corner

- 3.5.1 Areas D and H form a more or less continuous open space on the lower ground surrounded by the smaller, more enclosed, character areas. However, the Southeast Corner (Figure 16) differs by being more enclosed as a result of the

surrounding mature trees and the limes in early maturity forming an avenue through the area.

3.6 **E. South Tennis Courts and Clock Tower**

3.6.1 This area (Figure 17) lies on a narrow terrace at the east edge of the park. There are high fences to the courts but these are partially screened by the overgrowth shrubberies with a mixture of self-sown native and amenity species. The Clock Tower sits on a small brick terrace and is a prominent feature across the whole of the east side of the park.

3.7 **F. Quiet garden**

3.7.1 Like the South Tennis Courts, the Quiet Garden (Figure 18) is on a small terrace at the east edge and substantially screened by trees and shrubs. There is a central lawn with a brick-edged path. It was planted as a scented garden in the 1990s but most of this planting has been lost. There is only one entrance and although the overgrown shrubs provide enclosure and the garden lives up to its name, it is a slightly intimidating space.

3.8 **G1 Tennis Club and G2 Wildlife Garden**

3.8.1 These are two inter-related areas. Like the other tennis courts the courts here are on man-made terrace, with the fences partially screened by shrubs (Figure 19). On the south side there is a steep bank, with shrubs such as buddleia, which forms the north part of the Wildlife Garden. At the south end of the tennis courts, the 1931 tennis pavilion (Figure 11) in a more or less identical design to other pavilions at Brighton, such as the Ladies' Bowling Pavilion at Preston Park.

3.8.2 Close to the north edge of the Wildlife Garden there is a substantial badger sett. The surrounding area has raised beds for plants that attract wildlife (Figure 20). Other areas have been left to develop as clumps of nettles and brambles. There is hazel coppice on the west side.

3.9 **H1. East Open Space H2. Bowling Green H3. West Open Space**

3.9.1 These three areas form the main open space in the central and north part of the park. The East Open Space (Figure 21) is on a moderate, even gradient. Since it is not obstructed by trees is used as an events space. The disused bowling green (Figure 22) is the only completely level part of the site, still with its seats arranged symmetrically around the green. On the bank below the Wild Garden there are shrubs, rough grass and shrub seedlings.

3.9.2 The landform of the West Open Space (Figure 22) is steeper than the East. It curves north-eastwards as a steep bank below the site of the terrace of Attree's 1830s villa. It has some particularly fine mature elms at the south end.

3.10 **I. West Edge and Egremont Gate**

3.10.1. This is a steep, wooded bank falling into the park from West Drive. It is dominated by dense post-1987 trees. There is no fence at the top and only a low stone wall in variable condition at the bottom. As a result, there is localised erosion where people have scrambled or slid down the bank.

3.10.2 At the south end, the gateway at the end of Egremont St (Figure 3) forms the entrance to the park. Like the Park St Gate, it stands in strong contrast to the approach along the narrow streets of terraced houses. On the east side there is a former toilet block and a surviving section of the flint boundary wall, while on the west there is a particularly good display of tender plants such as honey spurge.

3.11 **J. Park St Gate**

3.11.1 This is now isolated from the park and stands at the junction of South Avenue and Park St. It retains the curved area in front and the flanking entrances (Figure 4). The one on the west side gave access to the Spa and has different walling and railings from the east one.

3.12 **K. The Spa**

3.12.1 This area is dominated by the restored loggia of the 1820s Spa building (Figure 14). The modern school buildings have been kept low-key and subordinate to it. There are high metal railings and boundary planting of common amenity shrubs

3.13 **L. Pepperpot**

3.13.1 The Pepperpot (Figure 23) is separated from the park by Tower Road. The properties lining the road are twentieth-century so that the break between the building and the park is more or less complete. The Pepperpot, with a 1930s toilet building at its base, site on the level hill top, with small grassed areas to the north leading up to the road junction and the low remains of the boundary wall to the east.

3.14 **Trees**

3.14.1 The location, size classes and species of trees within the park are shown on Figure 24. It appears that all of the large elms, some perhaps dating from the original planting in the 1820s were blown down in 1987. There are a few trees present which may date from the establishment of the public park in 1892 and a larger number from the first half of the twentieth century, but the great majority date from after the Second World War and particularly after the 1987 storm.

3.15 **View and visas**

3.15.1 The early promoters of the park and the intended surrounding villas made much of the long views down the valley to the sea. These also feature in contemporary descriptions of Attree's villa and its terraces abutting the north edge. Today, views of the sea are largely obscured by buildings and vegetation, but something of the original character remains in the views from the north edge (Figure 2, 25) to the Clock Tower and beyond, and to a lesser extent from the northwest (Figure 28) . Similarly, there are along views across the bowl-shaped landform of the park from the ridge on the east side at 26 and 27. The views are more restricted from the west side. There are glimpses through the steep tree-clad bank and longer views at a lower level (Figure 15).

3.16 **Management and maintenance**

3.16.1 The park is managed by the city council. The council works in partnership with the Friends of Queens Park.

3.16.2 Due to the sensitivity of ground water in the area, the strict licensing requirements relating to the composting of green waste and space restrictions, green waste is removed from site and composted by a specialist contractor situated outside the city.

3.16.3 The park is kept litter-free by staff and bins are emptied daily.

3.16.4 Trees have been surveyed by the council's arboriculture team, inspecting all cavities and pollard points to assess condition and remedial work needed. The surveys identify poor-quality and/or unhealthy trees for removal and replacement. During the Elm Disease infection period from June to September each year, all elms are inspected weekly. Chemicals are only used to prevent re-growth from stumps where mechanical grinding is not possible.

3.16.5 Health and safety in the Gardens are managed in line with City Parks' health and safety procedures requiring the following.

- Daily inspections by grounds maintenance staff who record their findings on a tick sheet, any serious or urgent defects are reported straight to the maintenance officer for action.
- Monthly inspections are carried out by the maintenance officer who undertakes minor repairs and general maintenance, for, example, lubricating moving parts and fitting swing seats.
- Larger repairs or replacement are undertaken by specialist contractors.

An annual independent inspection is also undertaken to ensure safety standards are being maintained

3.16.6 There are no particular issues with drug related litter, although any such litter is picked-up and recorded by site staff.

3.16.7 The council is able to make its own Orders in relation to dog control. It has done this by:

- The Fouling of Land by Dogs (Brighton & Hove) Order 2009 which came into force on 1 January 2009. It makes it an offence for a person who has a dog in their possession not to remove faeces left by their dog.
- The Dog Exclusion (Brighton & Hove) Order 2011 came into force in 1 January 2011
- The Dog on Leads by Direction (Brighton & Hove) Order 2009 came into force on 1 January 2009. This means that any authorised officer of the Council can direct a person in charge of a dog to put and keep the dog on a lead to prevent nuisance or disturbance to any person or the worrying or disturbance of any animal or bird.

4. History: before the public park

- 4.1 Until the early nineteenth century the site of the park was a treeless and waterless downland valley at some distance from Brighton (Figure 29). However, the landscape changed rapidly with the expansion of the town in the 1820s and 30s. In 1822 John Armstrong took a lease on a site about four times the area of the present park and in January 1823 the Brighton Gazette reported that *'fifty acres of ground are to be enclosed and laid out for tea and pleasure gardens'* on the pattern of Vauxhall Gardens in London.⁵ Busby's plan for Armstrong's layout of 1822⁶ (Figure 29) prepared shortly afterwards, and Thomas Allom's watercolour of 1834/5 (Figure 31) all show designed blocks of planting. These formed the basis of the landscape structure of Queens Park into the twentieth century and probably up to the 1987 storm. They were seen by John Claudius Loudon in 1842 and admired, but criticised for *'want of single trees and small group to break them.'*⁷ The trees must have been planted as soon as Armstrong acquired the land in 1822, if not before. The inscription beneath Allom's watercolour begins: *'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.* This was either very rapid growth or exaggeration.
- 4.2 The January article noted that the competition for the pleasure gardens consisted of Ireland's Gardens but that both gardens would help to improve what the town had to offer.⁸ Two weeks later, the article was corrected to state that the whole of the 60 acres *'would assume the character of a park'*. It described a terrace with a fine view of the sea and a half mile carriage drive *'through a richly ornamented scene'*, which was probably the central drive shown on Figure 30. By winter 1824 advertisements were appearing for 'Brighton Park' with its pump room.⁹ At the same time plots of land surrounding the smaller site of the present park were offered for sale *'for the erection of detached villas'*, which *'commanded an uninterrupted view of the varied scenery of the Park, the Downs and the Sea'*.¹⁰ These are marked out on Figure 30. In essence, whatever the original aspirations for the site, they came down to a central private park in the valley bottom surrounded by sites for villas on the higher ground, as shown on Allom's watercolour. This was a model to be seen elsewhere on the south coast, such as Burton's St Leonards Gardens, although it was 80 years before Queens Park had its full complement of villas.
- 4.3 In the summer of 1825 an un-metalled roadway was made from Edward Street to the lower entrance. At this time the Gazette described the ground as *'assuming a most delightful appearance now the plants and shrubs begin to attain their growth. It forms a very pleasant drive and the German Spa at the southern end is much frequented'*.¹¹ The site of the spa buildings had been leased from Armstrong in 1824 by a partnership of Edward Swaine and a German doctor, Frederick Struve. The spa supplied artificial mineral waters, using imported chemicals and water from the spa's 150ft-deep well which has been sunk near the site of the surviving building (the water was raised by a steam pump). It

⁵ Story, p 11

⁶ RIBA Library SD71/7(1-2)

⁷ The Conductor (John Claudius Loudon), 'Art. II' Notes on gardens at Brighton and in its neighbourhood', *Gardener's Magazine*, 13 (July 1842), pp. 343- 57 (pp. 35 3- 4)

⁸ S. Berry 'Pleasure Gardens in Georgian and Regency Seaside Resorts: Brighton, 1750-1840' *Garden History*, 28.2 (Winter, 2000), pp. 222-230

⁹ Story, first edition August 1992 p.7

¹⁰ Berry op cit

¹¹ *Brighton Gazette* 8 September 1825

followed Struve's success with a similar spa in Dresden. Others were subsequently built at Leipzig, Berlin, St. Petersburg and other cities.¹²

- 4.4 The spa flourished (Figure 32), attracting between 80 and 100 visitors every morning¹³ and was much more successful than Armstrong's pleasure gardens. In 1826 the land was in other ownership. Title passed to Thomas Attree, Mr Mighell and Thomas Read Kemp. By 1830 the land was owned solely by Attree.¹⁴
- 4.6 Attree commissioned Charles Barry to design him a new villa on the north edge of the park (Figure 33).¹⁵ This followed Barry's success in the competitions for St Peter's Church and the Sussex County Hospital. As can be seen from Figure 31, they planned a ring of Jacobean and Italianate villas lining a drive around the park.¹⁶ The first development was at Pennant's Villa now Queen's Park Villa It began as a quite modest villa for Mr Cowell but was transformed to a much larger building in 1845. Attree's villa, was under construction in 1842 when it was described by JC Loudon.¹⁷ Barry created three tiered terraced gardens below the south and east fronts of a new Tuscan-style villa, looking over an upper garden to the sea. Loudon appreciated this careful integration of villa and garden admiring how the terraces formed '*conspicuous ornaments whether seen at a distance or from the windows of the house, as a foreground to the park and the sea*'.¹⁸ The most prominent feature in the upper garden was the surviving gazebo (Figure 34) which framed views to the sea. Barry's layout shows a parterre just to the south of what is now North Drive¹⁹ but this is on the edge of a steep fall into the park and it is doubtful that it was ever built.
- 4.7 Steps descended to the lower garden via a half-landing. The contrast between the formal terraces and the informal landscape on the site of the present park was the effect that Barry sought: '*from regular formality in the immediate neighbourhood of the building itself, through shrubberies and plantations, less and less artificial, till they seemed to melt away in the unstudied simplicity of the park or wood without*'.²⁰ The new landscape was enclosed in a flint and brick boundary wall (Figure 6). The Egremont and Park St gates (Figures 3, 4), attributed in the listing schedule to Francis May's design of the civic park in 1892 are also part of Barry's landscape,²¹ as is the lost Attingworth Gate near the Pepperpot (Figure 5) and the Pepperpot itself.
- 4.8 There has been a lot of speculation about the purpose of the Pepperpot, although one of its functions, that of a lookout, is self-evident. In his biography of his father, Alfred Barry stated that it housed a horizontal wind wheel,²² but William

¹² Story, pp.55-62

¹³ V. Hinze, 'Brighton Parks Department An exploration of its early history and of its formative Superintendent, Captain Bertie Hubbard MacLaren' dissertation Post Graduate Diploma in the Conservation of Historic Landscapes, Parks and Gardens, Architectural Association June 1994, pp. 17-18

¹⁴ Story, pp. 12-13

¹⁵ J. Bradbury, 'The gardens of Sir Charles Barry: 'only a Handmaid to Architecture' *Garden History* 42.1 (2014), pp. 41-63. Plans are RIBA Drawings and Archives Collection SB 96/6. See also S. Berry, 'Thomas Read Kemp and the shaping of Regency Brighton' *Georgian Group Journal* 17(2009), p.130

¹⁶ Bradbury op.cit p.44. Barry continued to discuss the development of villas in the park with Thomas Attree as late as 1845

¹⁷ Loudon op cit, p.353.

¹⁸ Ibid

¹⁹ RIBA SB 96/6

²⁰ A. Barry, *Life and works of Sir Charles Barry RA, FRS* (London, 1867), p. 113.

²¹ *Arcana of Science and Art* (London, 1836), p. 51 *Two gateways to this park have also been designed by Mr Barry and erected if this [Ranger] patent stone*. There were three gateways and this is probably a mistake since the Brighton Gazette in 30 March 1838 refers to three. May's drawing of the Egremont Gate is labelled 'before restoration' (Figure 3) and Park St is labelled 'as at present' (Figure 4).

²² Barry op.cit, p. 113

Ranger, who built it, says that it was an engine house.²³ The listing schedule suggest a water tower or a sewer vent. Whatever its purpose, the tower and gates are also of considerable significance because they were partially constructed with an artificial stone invented by Ranger.²⁴ Throughout the mid-1820s and early-1830s, Barry and Ranger were involved in cooperative ventures such as those at St Peter's Church and the Royal Sussex County Hospital. 'Ranger's Artificial Stone' was developed and patented in 1832 and 1834. Amongst the places it is recorded as being used are Chatham Dockyard, Woolwich Dockyard and the Brighton sea wall/promenade. Ranger's blocks were used to construct most or all of the Peppercot's upper sections.

- 4.9 Little is known about the character of the area that is now the park at this time, although in 1833 it was described as has having been reduced to 16 acres with a carriage road for visitors (this may have been the one through the centre shown on Figure 30, although it could also have been around the edge) and having archery as one of its limited range of facilities.²⁵ A contemporary engraving²⁶ shows archery in progress on the level area that later became the roller skating rink with surrounding shrubberies broadly in a Regency style. The park in the 1840s was described by a Dr Granville as '*the onlyplantation to be seen in or near Brighton, the rest are dismal barren and discouraging*'.²⁷ While all of the nineteenth-century plans before the first edition Ordnance Survey of 1876 (Figure 36) show the planting indicatively there is no doubt that these were the plantations that formed the framework of the Victorian park. The archery ground was '*well-sheltered, embanked at both ends for safety with a rustic clubhouse*'.²⁸ The only visitors normally would have been Attree's guests, but during such events the grounds were thrown open to the public.²⁹ By 1836 the whole area had been renamed Queen's Park in honour of Queen Adelaide, wife of William IV.
- 4.10 On Attree's death in 1863, the estate was sold to George Duddell for £28,000.³⁰ The sales map (Figure 35) shows the same layout of plantations as Figure 30, the archery ground, the central drive along the valley floor and lodges at the three entrances. The map is slightly stylised, but it appears that what is now the park was encircled by a drive which was turned into the East, West and North Drives between 1863 and 1876. By the later date, the southeast corner bounded by what is now South Avenue had been sold-off and was being developed. Duddell seems to have started to revive the idea of a pleasure ground, constructing a roller-skating rink with an aviary close by. Rinks were a relatively new feature – the first one in England was not built until 1857 – and there is scope for further research on exactly what Duddell was trying to do.
- 4.11 Figure 36 shows an avenue along West Drive and the clumps consisting either of mature trees (they would by then have been about 60 years old) or mature trees with understory. The path system was very simple. One led diagonally from the northwest corner to a lost entrance on the east side and another branched off and wound through the plantations. One feature that does not appear in 1876 but is shown on the 1890 auction catalogue³¹ is the '*waterfall in Queen's Park*' (Figure 37). Since there is no natural surface water on the site this must have been a feature constructed by Attree or Duddell and perhaps the germ of the rivulet that May constructed for the public park. It almost certainly using the same water supply from the storage tank at the Peppercot.

²³ *Arcana*, p.51

²⁴ William Ranger and the use of Rangers Artificial Stone in local buildings - a brief paper by Nick Tyson, Curator, The Regency Town House, 31 May 2011.

²⁵ Berry op cit quoting *J. Parry, History and Descriptive Account of the Coast of Sussex* (1833), pp. 134-5.

²⁶ *Story*, pp. 14-15

²⁷ A. B. Granville, *Southern Spas* (London.1841)

²⁸ *Brighton Gazette*, 30 March 1838

²⁹ *Ibid*

³⁰ The Keep ACC12151/2

³¹ *Ibid*

- 4.12 Perhaps because of Duddell's failure to find buyers for the villa plots, the park and the grounds of the villa were neglected. '*Attree Villa fell into the hands of one quite unable to appreciate its beauties and of those surrounding gardens which suffered grievously.*'³² The use of the Spa for taking the waters also declined, but the factory business, supplying bottled waters to hotels, boarding houses and shops, flourished. When Duddell died in 1887 the estate was put up for sale but failed to find a buyer³³

Draft

³² *Story*, p. 46

³³ *Story*, p.30

5. History: public ownership

- 5.1 The park was brought into public ownership through the Race Course Trustees. Two of them, Aldermen Abbey and Brigden, had been activists in the first attempt to buy Preston Park (The People's Park) a few years earlier. Brighton Corporation eventually purchased its 16½ acres (including the Spa) for the town in December 1890. The corporation's head gardener, Mr Ward, drew up plans for the new park with the help of Francis May, the Borough Engineer and Surveyor. Ward's reports to the Recreation Gardens Committee give a substantial account of the work done.³⁴ May's design is shown on Figure 38 and the new park was described in some detail in the press at its opening.³⁵
- 5.2 New iron railings surrounded the park,³⁶ leaving the carriage drive outside but within the old estate flint wall. The design of the railings is shown on Figure 7 and sections of the original survives at Egremont Gate. The two south gateways were repaired and inscribed to commemorate the opening of the park. Within the framework of the existing trees, May and Ward carried out considerable alterations to the land form '*The work of adaptation has been well carried out ... to a certain extent the natural formation of the ground has been preserved, but it has been so much modified that scarcely a foot of the surface has remained undisturbed.*' Other reports describe existing mounds being re-formed and new ones added. The whole of the park with the exception of 1.5 acres was re-turfed. All of the west embankment was remodelled and a new long border created by removing the chalk to a depth of 2ft. The old central carriage drive was retained but linked to winding gravel paths leading from the six entrance points to meet near the drinking fountain installed in the following year with a further junction at the foot of the new west entrance.
- 5.3 The skating rink was replaced by the pond which had two islands and an imitation beach of pebbles (Figure 42), although the trees framing the rink can still be seen on Figure 38. The concrete-lined pond was only 2ft 6ins deep and supplied from the main at the Pepperpot. At the north edge of the park the water was let out into a '*most picturesque imaginable rivulet*' that '*winds its way down a rocky course from the northern slopes [and whose] rocky confines have been planted with ferns and creeping plants.*'³⁷ (Figure 41). It followed the valley bottom line of the old carriage drive meandered through the park with two small cascades and a couple of rustic bridges to cross it, all designed by Francis May. The rivulet was lined with weathered sandstone boulders subsequently used to form the post-war cascade (Figure 8). The terracotta drinking fountain by Doulton (Figure 10) was installed in 1893 in memory of Alderman Riddle.
- 5.4 There appears to have been a viewing terrace at the north end parallel to North Drive. Figure 39 also shows an avenue and terrace parallel to West Drive, with another at the foot of the slope. Over 9,000 new shrubs and trees were planted and a 6000 of the plants already present lifted and relocated. Elm poplar, sycamore and mountain ash were the most frequent trees, although the last is an odd choice for a chalk site. There was a second phase of planting boundary trees in 1900-3.³⁸ A great many new flower beds were added. Terraced beds appeared alongside the rustic bridges over the cascades in the rivulet and '*at numerous other parts of the grounds flower beds in the form of high mounds have been erected.*'³⁹ The descriptions of the opening also refer to a lower rockery. This is surely the one at the head of the pond with the upper one being

³⁴ *Story*, p.23

³⁵ *Brighton Gazette*, 10 August, 1892, *Evening Argus* August 3 1892 and press clippings in ACC 12151/1

³⁶ Except on the south side where the wall of Atree's villa grounds remained until 1912 (DB/B21/15 21/3/12)

³⁷ *Brighton Herald* 6 August 1892

³⁸ DB/D74/6

³⁹ *Brighton Herald*, 6 August 1892

at the start of the cascade. Tennis courts are also mentioned. None appear on May's plan, although they may have been in the northeast corner more or less on the site of the present tennis club. The gardeners' buildings adjacent to Egremont Gate (Figure 43) may date from this time. The press reported that there had been '*a total transformation, making the Park difficult to recognise as the wilderness it had been a year before*'. The effect '*was an old and well-kept private park rather than a public pleasure ground*'.

- 5.5 Fish and waterfowl were introduced at the pond,⁴⁰ which was used for model boats rather than rowing boats or pedalos.⁴¹ It became very popular and model boating (Figure 42) was made easier when the south island was removed in 1900.⁴² At the opening ceremony councillors praised the quality of the water supply, which was drawn directly from the chalk aquifer.
- 5.6 There were several additions in the years leading up to the First World War. Some are shown on Figure 46 which was used as a base for the position of the Clock Tower erected in 1915. The bowling green that became the Quiet Garden was laid out in 1909 with a shelter at the north end.⁴³ Two years later the children's play area (Figure 45) was opened on the south part of the site of the present one.⁴⁴ The site of the shelter shown on the drawing lies within the shrubbery at the southwest corner of the pond. The surviving stone post in the shrubbery may have been part of it. Ownership of the Park St entrance was regularised and the gardeners' yard at the Egremont entrance built or modified.⁴⁵ The tennis club courts were in place by 1911. In 1914 a croquet lawn was added and a further tennis court constructed. The Clock Tower (Figure 13) by the architects Llewellyn and Williams was the winner of a design competition in response to a bequest from William Godley. Its pedestal was a gift of Councillor Savage and a memorial tablet was added in 1923.⁴⁶ The pre-war years also saw the expansion of the Spa factory and the opening-up of the west side of the Park St gateway to serve it. By that time it had become entirely a soft drinks operation under the name of Hooper Struve, but a very successful one.
- 5.7 Unlike most of the public parks in Brighton, during the 1920s and 1930s there were no major changes at Queens Park, although there was probably some planting and the present bowling green replaced three tennis courts in 1921⁴⁷ and the children's playground was enlarged four years later. This was partly because the park lay away from the seafront and the main routes into the town. For instance, it was one of the few to retain its Victorian railings during this period. Those opposite West Drive had been removed before 1925⁴⁸ but the remainder were not removed until October 1942 as a belated part of the war effort. The action was described as having '*greatly improved the general appearance*'.⁴⁹ Prior to this, the perimeter shrubberies had been removed in 1938. After the war the parks superintendent complained that the public making shortcuts and ignored the path system.
- 5.8 However, the main changes were in 1931/2 (Figure 48 and 49). The shelter shown on Figure 46 appears to be the one modified to form the café set within a playground that had been considerably enlarged since 1910. There was a, now lost, urinal in the northwest corner. Adjacent to Egremont Gate the earlier public

⁴⁰ Carp were introduced in 1909 DB/B21/13 Swans were introduced in 1909 DB/B 21/14

⁴¹ ACC12151/1

⁴² DB/D73/6

⁴³ *Story*, p.29; DB/D73/6

⁴⁴ DB/B 21/15

⁴⁵ DB/D 6/38 Queens Park 106,96

⁴⁶ D/B/21/15; E H Wood DB/B /21/22

⁴⁷ DB/D/74/1

⁴⁸ DB/B/21/22 14/10/25

⁴⁹ Hinze *op cit*, p.93 DB/D/21/27

toilets⁵⁰ were replaced by the present 1930s structure, which is probably contemporary with the toilets added to the base of the Pepperpot. In 1930 the hut by the Quiet Garden bowling green was burned down and was replaced by the present much larger pavilion in the following year (Figure 11).⁵¹

- 5.9 Between the wars, the park flourished as a mature ornamental landscape. '*The waterfall in the middle always gushed and water danced its way down across the gardens. Lupins about four foot high and of many different colours grew around the Bowling Green. There were masses of Syringa and Mock Orange everywhere.*'⁵² The playground was enlarged and enclosed.⁵³
- 5.10 The Pump Room at the spa was requisitioned by the War Office in 1940 and used as a gas mask issuing station. During, or at the start of the war, three Air Raid Precaution shelters were constructed in the park.⁵⁴ These may have been Anderson shelters which were the most common type. *Story* describes one as being at the south end of Clock Tower Green and the other next to the children's playground and said to be showing as parch marks.⁵⁵ The site of the third is unknown, but it may have been the one that was constructed on the east side of the park by tunnelling into the bank below East Avenue for children at Park St School.⁵⁶ There was also an unspecified number of Home Guard ammunition centres, which could have been for supplying the coastal battery at Duke's Mound 800m away, or may just have been for small arms. Since there were often substantial brick-built structures these may be the ones forming the parch marks.
- 5.11 A NFS concrete tank was used for testing the waterproofing of vehicles. *Story* states, without giving a source that at some time during the war the rivulet above the cascade was filled-in. This had certainly been done by 1952.⁵⁷ It is possible that the filling in of the rivulet and the construction of the tank were part of the same operation, but we have no idea where the tank was unless it was the central section of what is now the cascade (Figure 8). However it came about, in the early 1950s the present cascade was built from what remained after the military use of the park.

⁵⁰ DB/D 6/38 Queens Park 96

⁵¹ DB/D/2/23 7/7/30; DB/D/21/24 8/4/31

⁵² *Story*, p.31

⁵³ DB/D/21/22 and 23

⁵⁴ ACC12151/1 Parks Reconstruction Sub-committee 24 Jan 1945 The Keep file DB/D/88/1/4

'Schedule of Parks Department Property required by the War Department' has not been examined

⁵⁵ ACC12151/1 June Marshall reminiscences

⁵⁶ DB/21/D/27 7 June 1939

⁵⁷ DB/D/21/31

6. History: post-war

- 6.1 In 1945 the council budgeted £7,425 for improvements to the park exclusive of reinstatement of wartime damage. Nearly £4,000 was for fencing, which presumably included replacing sections remove three years earlier. However, it appears that this work was not carried out and the lack of fencing was held in part to blame for vandalism within the park. The two public tennis courts were built in 1949 at a cost of £2000.⁵⁸
- 6.2 The remains of the rivulet described as the '*pool and waterfall*' were in use after a fashion, being cleaned out every three weeks, but there was only an intermittent feed from the mains. In 1952 it was decided to construct a recirculation system with a submersible pump at the south end of the lake and a 2-inch pipe to the head of the cascade. At the same time there was to be work to the watercourse and pools. The costs were £740 and £210 respectively.⁵⁹ On 2 June 1954 it was reported that the work was complete and that the area was to be fenced and children only allowed to enter when accompanied by an adult.⁶⁰ The cascade is made up of at least three types of stone: river-washed boulders; blocks of quarried stone that may have come from the Victorian rockeries; and small fragments, perhaps also from the rockery
- 6.3 *Story* takes the early post-war years as the starting point of a long period of decline culminating in the loss of 100 mature trees in the 1987. In the surrounding townscape, Pennant Lodge was abandoned, Queens Park Hall was demolished and Attree Villa was pulled down in the 1970s. Following an initial post-war boom in which the spa was used as a storage shed and the Pump Room abandoned, the Spa drinks factory closed in 1962. But over the following 14 years a long campaign was fought which resulted in the terrace of the Regency building being saved. School buildings were constructed adjacent to it, although these had to be rebuilt following a fire in 1985.
- 6.4 Another major success, initiated by the local community and following a sustained campaign, was the designation and fencing-off of dog-free areas. On an equally positive note the council followed the clearance of the 1987 storm damage with a programme of replanting, with an emphasis on screening and enclosing the park while maintaining the long views. In 1988 The Friends of Queen's Park was formed as a direct result of the public reaction to the storm.
- 6.5 During the 1990s the park continued to flourish. In the early 1990s the council spent over £100,000 on draining and repairing the pond, creating marshy areas, creating a new rock garden and waterfall and another £100,000 on refurbishing the play facilities, some of which were over fifty years old.⁶¹
- 6.6 At the Friends' instigation, a new scented garden, containing over a thousand scented shrubs, was added in 1995 The Friends also helped establish a 'Butterfly Bank' to further encourage wildlife and they commissioned five special benches to commemorate the trees lost in the storm. An organic herb garden was created in the Wildlife Area in 2000 to raise awareness of medicinal plants. The following year a long sculptured bench was added to encourage picnickers to the area.

⁵⁸ DB/D/21/30 9/2/49

⁵⁹ DB/D/21/31

⁶⁰ DB/D/21/32

⁶¹ Notes in ACC1251/1 BHC parks committee minutes 4 June 1992, 22 January 1992 7 June 1991 d

7. Nature conservation

- 7.1 The park's Wildlife Area is on a south-facing slope where the nettles, brambles and scrub support speckled wood, comma, peacock and red admiral butterflies. The scrub and scrub woodland here and elsewhere in the park support species like blue and great tit, great spotted woodpecker, chaffinch, greenfinch, goldfinch, blackcap, robin, blackbird and warblers on passage such as whitethroat, chiffchaff and willow warbler. The BTO Red List species song thrush and mistle thrush and the Amber List dunnock have been recorded.
- 7.2 The other area that is generally regarded as having particular wildlife value is the pond. Without a natural supply of nutrient-poor water this is an inherently unstable system, but thanks to good management its submerged aquatic flora includes hornwort, while the fauna includes water boatmen, caddis fly, pea mussel, damselflies and dragonflies. It attracts heron, mallard, feral waterfowl and herring gulls. The cascade stream supports amphibians.
- 7.3 However, the nature conservation value of the park extends well beyond these two areas. Although not strictly a nature conservation issue, the park plays its part in maintaining the National Collection of elms with 10 species or varieties and some fine individual specimens of English elm and wych elm. The grassland is generally species-poor and dominated by a narrow range of vigorous species such as perennial rye grass, but a wildflower meadow has been established on the bank of the southernmost tennis court and has species like yellow rattle, oxeye daisy, ragged robin, red campion, mullein, mallow, ladies bedstraw knapweed, bird's-foot-trefoil and wild marjoram.
- 7.4 Mammals include hedgehog, badger and fox.

8. Significances

8.1 Approach

8.1.1 This plan is for the registered park only, but the registered site is at the centre of a larger area of historical significance extending from the Park St Gate to the Pepperpot. It is an essential part of the setting of some of the surrounding features. This section therefore refers to the 'core park' and the 'wider park'. In addition the significances of the individual listed buildings and structures are briefly summarised.

8.2 Historical

8.2.1 The core park and the wider park are of high historical significance in illustrating one of the trends in early nineteenth-century south coast resorts: the development of villas around subscription gardens making best use of seaward views. The core park followed the usual pattern of transition to public ownership. In this case the surrounding villas were not completed until the Edwardian era, but there are significant survivals of late Regency/ early Victorian villa structures at the Pepperpot, the gazebo and what now Queens Park Villa. The significance is increased by the extensive survival of contemporary illustrations and documents. Despite the demolition of Attree's villa the principles of the layout of the landscape formed by Sir Charles Barry, one of the leading English architects of the nineteenth century, can be understood. The boundaries formed for Attree's park can be traced and sections of wall survive. Egremont and Park St Gates are good examples of Barry's work and express the scale and grandeur of Attree's estate in its heyday.

8.2.2 The Spa, even in its very limited survival, is of high historical interest as an unusual aspect of taking the waters on the Regency period, and for its international connections. It is well documented and the narrative of the transition to a local soft drinks enterprise is of medium historical interest.

8.2.3 The late Victorian park is of medium historical interest in following the prevailing informal style of parks of the 1880s and 90s laid out by nurserymen and surveyors. It follows the trend of a public park formed from an existing picturesque estate such as the contemporary Ellington Park in Ramsgate. More locally is similar in concept to Hove Park. The rivulet and the pond are the most distinctive features and the decision to construct them may have been driven by the absence of water features on the inland open spaces in the town.

8.2.4 The use of the park in the Second World War has not been adequately studied, but at first sight it is potentially of medium significance for its role in coastal defence, air raid precautions in a densely-populated area, and preparations for D-Day.

8.3 Evidential

8.3.1 The core park is of medium evidential value for what it can show of the development and modification of a Victorian public park through the twentieth century. The archives indicate that there were minor buildings that have come and gone. The full story of the rivulet, the construction of the cascade and similar issues remain to be explored. However, the overriding evidential issue for a park that does not appear to have been well documented in the twentieth century is oral history. *Story* has some excellent descriptions of the use of the park by local residents before the Second World War, but these are from a limited number of interviewees in the 1990s and there is great potential for getting a wider range of information.

8.4 Aesthetic

8.4.1 The development of the park has not had a major impact on the attractive form of the downland valley. The pond is essentially a re-working of the point where the valley would naturally widen-out. The sea views from the higher ground at the edges have largely been lost, but the longer distance views and the sense of openness remain. The paths follow attractive, gently-curved alignments dictated by the landform, while the shape of the pond achieved by softening the rectangular form of the skating rink, is an equally good fit. The tree cover is now very different from the copses that formed the Regency and Victorian park. It has a much more open character with an emphasis on individual trees and small groups. There many unstructured long views.

8.4.2 Within the wider park there are some attractive townscape aspects, including the relative uniformity on design and materials of the houses on East and West Drive. This quality is lost at the north end with its post-war buildings. The gems of the wider setting are the Pepperpot and the Spa. Overall, both the core park and the wider park are of medium to high aesthetic significance.

8.5 Communal

8.5.1 The overall high communal value, in terms of public use and enjoyment, willingness to carry out voluntary work and campaigning for improvement, is self-evident. Particular features which express communal value over a longer period include the commemorative drinking fountain and the Spa terrace saved through a prolonged public campaign.

8.6 Significance of individual listed structures

	Historical	Evidential	Aesthetic	Communal
Drinking Fountain	Medium	Medium	Medium/high	Medium
Clock Tower	Medium	Medium	Medium	Medium
The Spa	High	Medium	Medium/high	Medium
Park St Gates and railings	High	Medium	Medium/high	Medium
Lamp post nearby	Medium	Medium	Medium	Medium
Egremont Gate	High	Medium	High	Medium
Tram shelter	Medium	Medium	Medium	Medium
Pepperpot	High	High	High	Medium
Lamp post nearby	Medium	Medium	Medium	Medium
Garden walls	Medium	Medium	Medium	Medium
Lamp post nearby	Medium	Medium	Medium	Medium
Garden temple- the gazebo - and wall	Medium	Medium	Medium	Medium

9. Issues and opportunities

9.1 Knowledge gaps

- 9.1.1 Understanding of the twentieth-century history of the park is poor. Some of the questions that need to be answered include:
 When were the main phases of planting in the twentieth century, what were the objectives and what was planted?
 How was the park used in the Second World War and what archaeological features survive from this use?
 How was the cascade constructed? How does the pumping system work and what state is it in?

9.2 A local park?

- 9.2.1 The park is very well used by local people, particularly dog walkers and by parents with small children (not just in the play area). It attracts substantial audiences to events and the pond is a significant attraction. However it is not suited for large events such as those at Preston Park and there is no dedicated parking. It is probably best regarded as a local park with fairly wide catchment that can also be used for medium-small scale events for specialist audiences for further afield.

9.3 Approach to restoration and master planning

- 9.3.1 Within the core park the only thing that now survives of the pre-1892 park is the line of the central drive (Figure 35), although the north end was probably re-shaped by May. The surviving features of the latter's park are: the pond and the lower part of the rivulet altered to form the cascade; the upper and lower rockeries; the drinking fountain; and several of the paths. Features such as the playground and the tennis courts were added in a phase of activity before the First World War. Between the wars there was new planting and new recreation and play facilities. After the Second World War, the cascade was formed and the planting was restructured. Like many public parks the story is of gradual erosion of the Victorian park and the addition of new features while maintaining the underlying structure. As discussed above, the Victorian park was typical of its time but not outstanding. There would be no justification for an attempt to return it to its appearance in the 1890s, rather the approach should be to enhance and maintain the significant surviving historical features and ensure that it meets current needs.
- 9.3.2 The dominant feature of the site has always been the form of a downland coombe. This is how it appears on Allom's watercolour (Figure 31). Gradually returning this character, with such features as the redevelopment of shrubberies dominated by native species and species-rich chalk grassland, would be appropriate and can best be described as a modern sustainable approach.

9.4 Relationship between the core park and the wider park

- 9.4.1 The core park is an important part of the setting of structures in the wider park, such as the Park St Gate and the Pepperpot and vice-versa. The relationships need to be taken fully into account in any proposals.

9.5 Sustainability and the water features

- 9.5.1 Retaining the cascade and pond cuts across the approach suggested in 9.3. They are artificial, and a functioning circulation system using the present equipment would be expensive and poor environmental practice. The pond is being maintained for its wildlife interest but it is too shallow and the water is too nutrient-rich. However it is a much-loved feature with high educational potential and the challenge is to create an affordable, sustainable system. One aspect of

this could be to feed it with water harvested within the park such as that from buildings and to circulate the water using energy generated within the site.

9.6 **Playground, toilets and refreshment facilities**

9.6.1 The playground has been confined to its present site since the 1930s. The bank to the west has already been used in part for new equipment, but the lower area remains rather cramped and has an institutional look. Better use could be made of the whole area with greater emphasis on natural play and a natural appearance.

9.6.2 The toilets and perhaps the café are in need of refurbishment. While they are in excellent positions for users of the playground, access for other park users is poor for two main reasons. Unaccompanied adults in and around playgrounds are always regarded with suspicion; and many of the potential café customers will have dogs with them so they cannot enter the dog-fee area. A solution that meets the requirements of all park users and make best use of the facilities is required.

9.7 **Fences, access and circulation**

9.7.1 The galvanised hoop-topped railings are unattractive and a better incentive than any other to keep fences to a minimum. Those on the south and east edges are easily climbable but deflect people from wandering into the park in an uncontrolled way. A fence has been proposed on the west side to prevent erosion of the steep bank below.⁶² This would result in the whole of the park except the north edge being encircled. If it is felt necessary to close the circle, a low hedge regularly-trimmed similar to that seen on historical photographs would cause least disruption to the view.

9.7.2 Within the park the dog-free area around the play area appears to work well. Whether the area around the cascade and rockeries needs to be fenced-off depends on how the area is to be managed: dogs and high-quality horticulture do not mix. The section of fence between the top of the cascade and the former bowling green is probably the most prominent in the park and could be realigned. Finally, there is a consensus among the Friends that the former bowling green should be a flexible space of good-quality grassland, in which case it should remain dog-free.

9.7.3 The paths are generally in good condition and give reasonable access around the park. There are long sections where it would be impossible to make them DDA compliant. This is all the more reason to make the best of areas where disabled access is possible, and a review is needed.

9.7.4 There are no significant circulation issues except that if new toilets and a new café are placed at the south edge of the park this area may become congested, whereas putting these facilities further into the site could give better circulation.

9.8 **The tennis courts and Quiet Garden at the east edge of the park**

9.8.1 These three areas are perched on the east edge of the park and surrounded by overgrown shrubberies with scattered trees. This vegetation filters, but does not fully screen the tennis court fences. Its value lies in the fact that it is a mass of vegetation rather than its attractiveness as shrubberies and it is probably best that it is treated on this basis. The Quiet Garden is a different matter. Here the shrubberies give a good sense of enclosure but also make it a rather threatening

⁶² In the 1970s and 1980s there was a band of roses which was an effective barrier (Lavender Jones pers. comm.) but this would now be difficult to re-establish and maintain

space since there is only one entrance. The shrubberies also block the good views westwards across the park. The scented garden has not survived and a robust a low maintenance approach is needed. This is a very distinctive space that needs a positive use.

9.9 **Shrubberies, trees, grassland and the style of the soft landscape**

9.9.1 As at many parks in Brighton, the shrubberies are dominated by ageing common amenity shrubs with a sprinkling of regeneration of elm, hawthorn and other native species. However, it also has some borders where advantage has been taken of the southerly aspect and mild climate to grow plants like honey spurge. No record of the plants used in the original Victorian shrubberies has been found. As discussed above, reinstatement of the Victorian park or the shrubberies shown on the 1932 plan are not realistic or desirable objectives. It would be good practice gradually to replace the shrubberies with species that respond to the characteristics of the site: a chalky downland coombe with a mild southerly aspect. In practice this means native shrubs such as wayfaring tree, spindle, hawthorn and box with occasional clusters of tender plants at key locations.

9.9.2 Since 1987 the park has acquired a good stock of new trees in a wide range of species and varieties, generally in good condition, so that tree planting need not be considered until the plan is revised.

9.9.3 The park is well-used and has some steep slopes, so a robust amenity turf is needed in many areas. But there are parts of the park, such as the bank below the north edge, where meadow grassland with a greater variety of native species can be allowed to develop by leaving the grass uncut until late summer and then removing arisings.

9.10 **A landscape for wildlife**

9.10.1 The ideas in 9.9 and 9.5 can form the basis of management with wildlife in mind across the whole park. The present Wildlife Area could then be managed for specific educational objectives.

9.11 The southwest corner

9.11 The southwest corner with the disused toilets and the storage containers etc extending down the slope mars the quality of an otherwise attractive park and has an adverse impact on the setting of Egremont Gate. More positive uses could be considered.

9.12 **Interpretation and education**

9.12.1 Interpretation should be based on the fact that the great majority of visitors are local to the park, so there is little need for static display boards etc. Information can be provided and kept up to date in easily accessible digital form.

9.12.2 The park has high potential for educational use, not only for the features within the core park but also for places easily accessible from it like the Pepperpot and Kemp Town. Themes could include

- the growth and topography of Brighton;
- adapting to climate change;
- wildlife
- architectural styles;
- national trends reflected in Brighton.

There is clear a major role for the city's museums service in providing educational material, since it holds a fine collection of prints, paintings and photographs of the nineteenth-century park and the surrounding buildings.

Many of the images used in this plan, for instance are available on the museums' website.

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10. Vision and policies

10.1 **Vision** continue to enjoy Queen's Park as a local park with diversity of spaces, facilities, trees, planting and wildlife. Encourage understanding of the parks history and how it has hosted numerous different uses and experienced physical changes in landform, layout and planting.

10.2 Policies

10.2.1 Policy 1 Knowledge gaps.

To fill the knowledge gaps identified in this plan and to revise the plan accordingly.

Reason. Basic questions about the design and history of the park have not been answered. This needs to be done so that design decisions are fully informed.

10.2.2 Policy 2 Meeting local needs.

To develop the park to meet local needs while providing facilities that can serve broader specialist audiences.

Reason This is primarily a local park but it can also be a venue for specialist entertainment and educational events for the city as a whole.

10.2.3 Policy 3 A modern setting for historical features

To maintain and enhance the significant historical features within a modern setting.

Reason The park is not dominated by the features of one particular period. The nineteenth-century tree cover has been lost and the shrubberies are largely post-war. The park can therefore be managed to retain historical features while improving their setting.

10.2.4 Policy 4 The wider setting

To take full account of the wider setting of the park in its development and management and vice-versa.

Reason The park is only one element in a rich historic landscape. All aspects of the wider context and particularly the longer views to the sea and to the Peppercot need to be considered in future development.

10.2.5 Policy 5 The pond and cascade

To develop a sustainable water management system for the cascade and pond which improves their wildlife value.

Reason These are popular features of the park but need to be made to work in a sustainable way.

10.2.6 Policy 6 The playground.

To expand the playground to make better use of the southwest corner of the park.

Reason This serves an obvious need.

10.2.7 Policy 7 Toilets and café

To work with park users and caterers to ensure safe access to a commercially-viable café and toilet facilities core features need to be as.

Reason These core facilities need to be accessible to everyone.

10.2.8 Policy 8 Fencing

To continue to fence dog-free areas and to minimise fencing elsewhere.

Reason Dog-free areas are an essential requirement for the park. Fencing elsewhere needs to be kept to a minimum but is needed in key locations such as the top of the west embankment.

10.2.9 Policy 9 Tennis court shrubberies.

To maintain the planting around the two areas of tennis courts as screens.

Reason This softens the impact of the fences and gives the appearance of copses.

10.2.10 **Policy 10 Quiet garden**

To find a safe positive use for the garden.

Reason This as a potentially very attractive space that needs a positive use

10.2.11 **Policy 11 Shrubberies**

To develop low-maintenance shrubberies based on native species and tender alien species that attract wildlife

Reason. This would be in keeping with the downland character of the site and the mild climate.

10.2.12 **Policy 12 Grassland**

To develop wildflower-rich meadow grassland in areas of low use

Reason. This will enhance wildlife value across the park as a whole.

10.2.13 **Policy 13 Wildlife**

To develop wildlife habitats across the whole of the park

Reason. The site has high potential and management for wildlife should not be confined to the Wildlife Garden.

10.2.14 **Policy 14 Southwest corner**

To improve the southwest corner of the site and the setting of the Egremont Gate unplumbed.

Reason. The area detracts from the landscape quality of the park

10.2.15 **Policy 15 Interpretation and education**

To develop interpretation of the site targeted at local residents and educational guides and activities for a wider audience.

Reason There is very high potential and a large amount of accessible illustrative material.

11. Outline proposals

The outline proposals are described below and referenced on Figure 51

- 11.1 **Café and toilets:** Review café and toilets location and perhaps incorporate solar panels to generate energy for the water pump
- 11.2 **Shelter:** the proposal is to restore the shelter to its original use as covered seating as illustrated on Figure 47.
- 11.3 **Plant bed beside lake:** This plant bed has an impressive horticultural display of large architectural plants including Echiiums, Euphorbia and Cordylines. It would be appropriate to continue to manage this style of planting here.
- 11.4 **Playground:** The play area was refurbished some ten years ago and is in need of refreshment. It would be in keeping with Brighton and Hove Open Spaces Strategy to provide more Natural Play. It is very important to maintain the size of the grassy bank which is very popular.
- 11.5 **Island:** The island is an attractive feature in the lake and home to some of the roosting birds. Some parts of the islands man-made bank reinforcement are not very attractive and could be screened by planting on the island (e.g. dogwood and willow) and by developing marginal planting- see 11.6 below.
- 11.6 **Marginal planting:** Create small strips of marginal / water edge planting to help maintain water quality by oxygenating the water and to increase wildlife diversity by providing habitat for nesting birds and fish.
- 11.7 **Southeast corner:** Leave this area as it is.
- 11.8 **Disused toilet and maintenance compound:** it is suggested that there is no requirement to re-open toilets in this location and that the maintenance functions could be provided in smaller or alternative space. The long-term use of this area should therefore be reviewed.
- 11.9 **Spa:** maintain views of the Spa by managing vegetation.
- 11.10 **Quiet Garden:** The Quiet Garden has only one entrance at present and can feel a little bit threatening because it is enclosed by vegetation. It is suggested that the quiet atmosphere should be maintained and that one or two 'window' views be opened up into the Park by cutting down one or two selected shrubs. The planting could be enhanced by re-planting scented shrubs such as mock orange for scent.
- 11.11-12 **Clock Tower:** It is proposed that there could be a new footpath connection from the Quiet Garden to the Clock Tower (there is already a desire line). The landscape setting of the Clock Tower could be upgraded based on its earlier appearance.
- 11.13 **East Central Open Space:** This relatively level open space provides a hub for events and should continue to be managed as such.
- 11.14 **Central path:** The path is bordered on one side by the hooped top fence which defines the dog walking area from the dog free zone. The fence is located right up tight on the path edge and hugs the Drinking Fountain uncomfortably. It is proposed to relocate the fence further from the path which will increase the dog walking area and improve the visual appearance of this busy area.
- 11.15 **Wildlife garden and slopes below tennis courts:** Extend the native planting along the slopes below the tennis courts and manage as coppice hazel and fruit

trees as a community orchard . This fits with Brighton's UNESCO biosphere designation - connecting people with nature and promoting health and wellbeing.

- 11.16-19 **Cascade and Rockery garden:** Reconfigure the space as a 'Woodland Glade garden': remove the cross path (11.19) ; re-align the fence to create a more generous green space for a wildflower meadow either side of the rivulet and plant hazel coppice as 'hedge around the edge ; Restore the cascade and rivulet to working order (if possible using power generated on site - e.g. solar panels on a building roof) ; and clean shrubs etc of the rockery to reveal the rockwork (11.18).
- 11.20 **West wooded slope:** Continue to manage as woodland. if thought necessary a simple post and rail fence could be added to the top of the slope .
- 11.21 **Drinking Fountain:** repair and maintain the glimpsed view of the Drinking Fountain from the woodland glade garden (11.16).
- 11.22 **Open space:** no change.
- 11.23 **Planting beside tennis courts:** maintain and infill gaps in existing planting
- 11.24 **Pavilion:** introduce a new DDA accessible path to the pavilion. Consider extending built space to provide storage - eg for goal posts .Potential for shared use to maximise value of the space.
- 11.25 **Wildflower meadows:** develop grass areas as wildflower meadows.
- 11.26 **Dog exercise area:** slight increase in area as described in 11.14 above.
- 11.27 **Central open space:** This area is dog free but there are some inconsistencies in the fence lines - this would involve removing and relocating short lengths of fence.
- 11.28 **Bowling Green:** retain level area and remove fence from east, west and south sides (it is already inside the dog-free area).

The following proposals apply generally and are not referenced to numbers on the plan:

- 11.29 The elm tree collection: As part of Brighton's elm tree collection Queens Park has some ten species or varieties of elm which will continue to be conserved and managed in accordance with city-wide policy.
- 11.30 Litter management - raise awareness among park users that the cost of managing litter is using skilled resources that could be better used elsewhere. In the summer some 20-30 % of garden staff time is spent on litter picking and not gardening.
- 11.31 Park setting and views out one of the significant qualities of Queens park is the natural coombe setting with views towards the sea - the view has been compromised by high rise building but is still visible. The park management strategy should include maintaining vigilance on future proposed development that may affect the direct setting of the park and views out from it .There would need to be a mechanism to communicate the potential impacts of such development to the planning authority.
- 11.32 Understanding the park and education. There are aspects and topics of the park's history that can be used in different ways to help users understand and enjoy this historic park. The following are some headline examples and there are plenty of other stories and opportunities for the park to enrich visitors' experience:
- a) The parks origin as a private development with a central garden surrounded by villa plots - their sale provided the revenue to build the whole estate.

- b) The villa and garden designed by the architect Charles Barry for Mr Attree. Barry is best known as the architect of the Houses of Parliament.
- c) The Pepperpot - what was it for and how it relates to the overall estate.
- d) The origins of the Clocktower and Drinking Fountain.
- e) The pond and its earlier uses.
- f) The Spa and its later uses.
- g) The name of the park - named after Queen Adelaide in 1836.

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12. Restoration priorities and costs

This section provides an action plan for delivery of key conservation policies and proposals identified in the Conservation Management Plan, taking into consideration the Open Spaces Strategy guiding policies and actions which include operating more commercially, accessibility/equality and using our resources more responsibly.

The following cost ranges have been used

Major	> £100,000.00
High	£50,000.00 - £100,000.00
Medium	£10,000 - £50,000.00
Low	< £1,000.00 - £10,000.00

Delivery Timescale

Long Term : Commence within 6+ years
Medium Term : Commence within 3-5 years
Short Term : Commenced within 1-2 years

Priority /Impact on Revenue Budget

High
Medium
Low

Action Plan	Priority	Cost Range	Impact on revenue budget	Delivery Time Scale
1. Café and toilets	MEDIUM	HIGH	MEDIUM	MEDIUM
2. Shelter	MEDIUM	MEDIUM	LOW	MEDIUM
3. Plant bed besides lake	N/A	-	-	
4. Play area	HIGH	HIGH	MEDIUM	SHORT
5. Island	MEDIUM	LOW	LOW	SHORT
6. Marginal planting to lake	MEDIUM	MEDIUM	LOW	MEDIUM
7. Southeast corner	N/A	-	-	-
8. Disused toilets and maintenance compound	MEDIUM	SELF-FINANCING		MEDIUM/LONG
9. Spa	N/A	-	-	-
10. Quiet Garden	HIGH	LOW	LOW	SHORT
11. Clocktower setting	HIGH	LOW	LOW	SHORT

12. New footpath	HIGH	LOW	LOW	SHORT
13. East central open space	N/A	-	-	-
14. Central path, relocate fence	HIGH	MEDIUM	LOW	SHORT
15. Wildlife Garden and slopes below tennis court	MEDIUM	LOW	LOW	MEDIUM
16. New woodland glade garden	HIGH	MEDIUM	LOW	SHORT
17. Restore cascade and waterworks	HIGH	MEDIUM	MEDIUM	SHORT
18. Clean rockwork	HIGH	LOW	LOW	SHORT
19. Remove cross path	HIGH	LOW	LOW	SHORT
20. West wooded slope (without new post and rail)	N/A	-	-	-
21. Drinking Fountain repair	HIGH	MEDIUM	LOW	MEDIUM
Drinking Fountain view	N/A	-	-	-
22. Open space –no change	N/A	-	-	-
23. Planting besides tennis courts	MEDIUM	LOW	LOW	SHORT
24. Pavilion	LOW	MEDIUM	LOW	LONG
25. Wildflower meadows	HIGH	LOW	LOW	SHORT
26. Dog exercise area (allowance in 11.4)	N/A	-	-	-
27. Central open space- adjust fence lines	HIGH	MEDIUM	LOW	SHORT
28. Bowling Green – remove railings	HIGH	LOW	LOW	SHORT
29. Elm tree management	HIGH	LOW	LOW	SHORT
30. Litter management	HIGH	LOW	LOW	SHORT
31. Park setting and views out	HIGH	-	-	-
32. Interpretation	HIGH	LOW	LOW	SHORT

Action Plan Projects	Estimated Start Period	Resource
Project 1: Quiet Garden Open–up views, manage shrubberies and construct through route	12 months	
Project 2: Clocktower setting shrubberies and footpath linked to adjacent areas based on historical photographs.	12 months	
Project 3: Fences relocate central path fence, central open space and bowling green	1-2 years	
Project 4: New woodland glade garden. Design and consult	12 months	
Project 5: Drinking Fountain Repair terracotta elements	12 months	
Project 6: Wildflower meadows Expand using plant plugs and adjust mowing regime	12 months	

Short Term Conservation Projects: 1-2 Years	Estimated Start Period	Resource
Consultation and design café and toilets Planting on island Marginal planting Consultation and design on toilets and maintenance compound Feasibility study for repair of cascade	1-2 years	
Long-term Heritage Projects 3-5 Years		
Cafe and toilets scheme implemented Shelter reinstated Improvements to redundant toilets and maintenance area Cascade reinstated	3-5 years	

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13. References

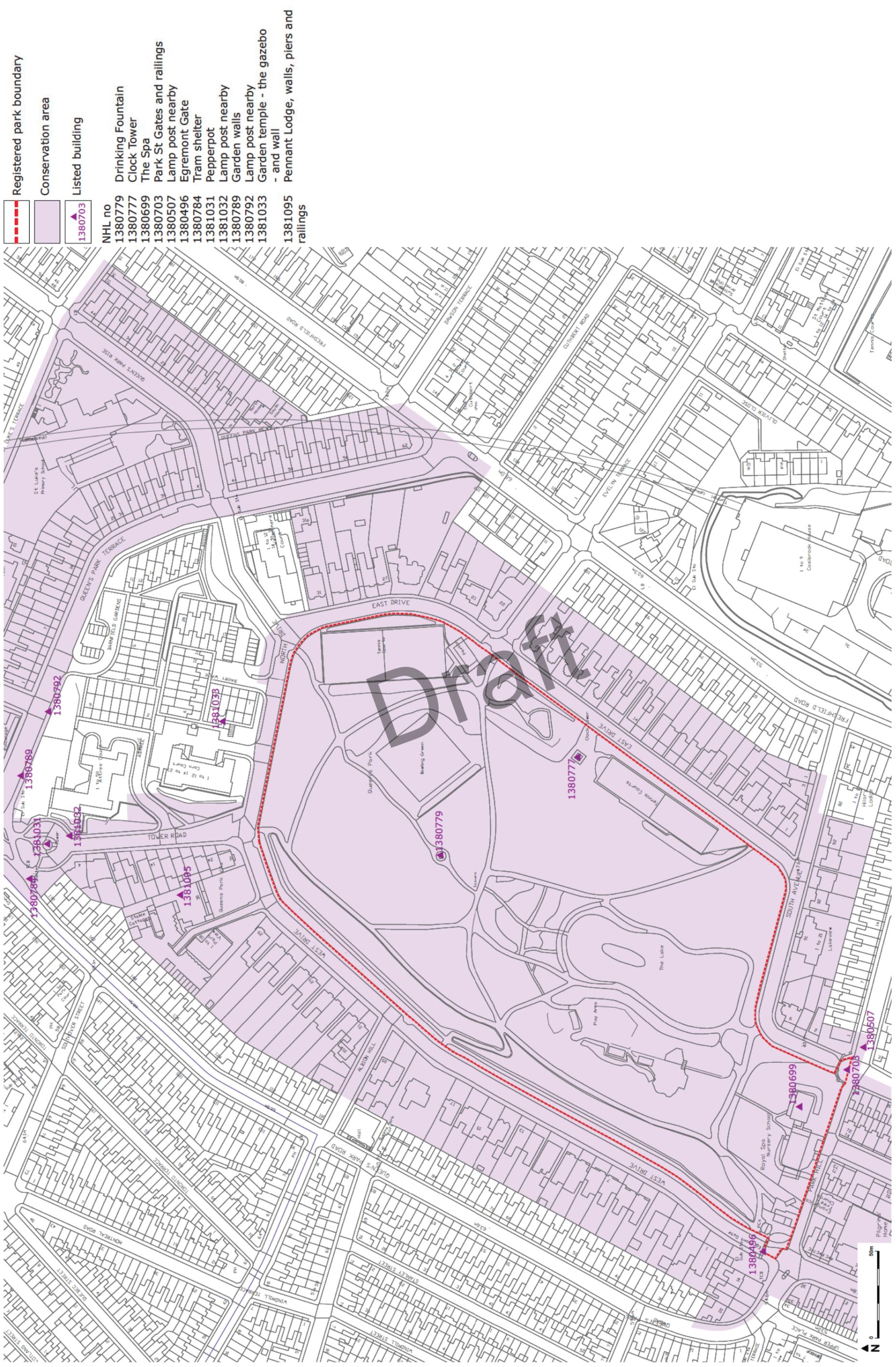
The Keep

ACC 5008/4 Brighton Borough Council: papers regarding the purchase of Queens Park by Brighton Borough Council and the building of the clock tower)
 DB/D 6/38 Security microfiche of Brighton Borough Engineer and Surveyor's Abattoir-Vaults plans
 DB/D 8/1001 Queens Park, Brighton
 ARG/9/1732 Photographs of a new shelter at Queens Park, Brighton
 BTNRP_BHLCUS57 Queens Park 1972-1984 Folder containing cuttings and articles 1972-1989.
 ACC 12151/1 Research papers of Barbara Mitchell of the Friends of Queens Park, Brighton
 BTNRP_BHLCUS58 Yellow folder containing correspondence and cuttings.
 ACC 12081/4/8 Photographs of Queens Park, Brighton
 ACC 12151/2 Photographs and photocopies of original documents relating to Queens Park, Brighton
 ACC 12081/4/8 Photographs of Queens Park, Brighton

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Brighton Gazette, 10 August, 1892
 Evening Argus August 3 1892
Brighton Herald 6 August 1892



- Registered park boundary
- Conservation area
- Listed building

- | | |
|---|---|
| <ul style="list-style-type: none"> NHL no 1380779 1380777 1380699 1380703 1380507 1380496 1380784 1381031 1381032 1380789 1380792 1381033 1381095 | <ul style="list-style-type: none"> Drinking Fountain Clock Tower The Spa Park St Gates and railings Lamp post nearby Egremont Gate Tram shelter Pepperpot Lamp post nearby Garden walls Lamp post nearby Garden temple - the gazebo - and wall Pennant Lodge, walls, piers and railings |
|---|---|

FIGURE 1. Context and conservation designations



FIGURE 2. Landform and views

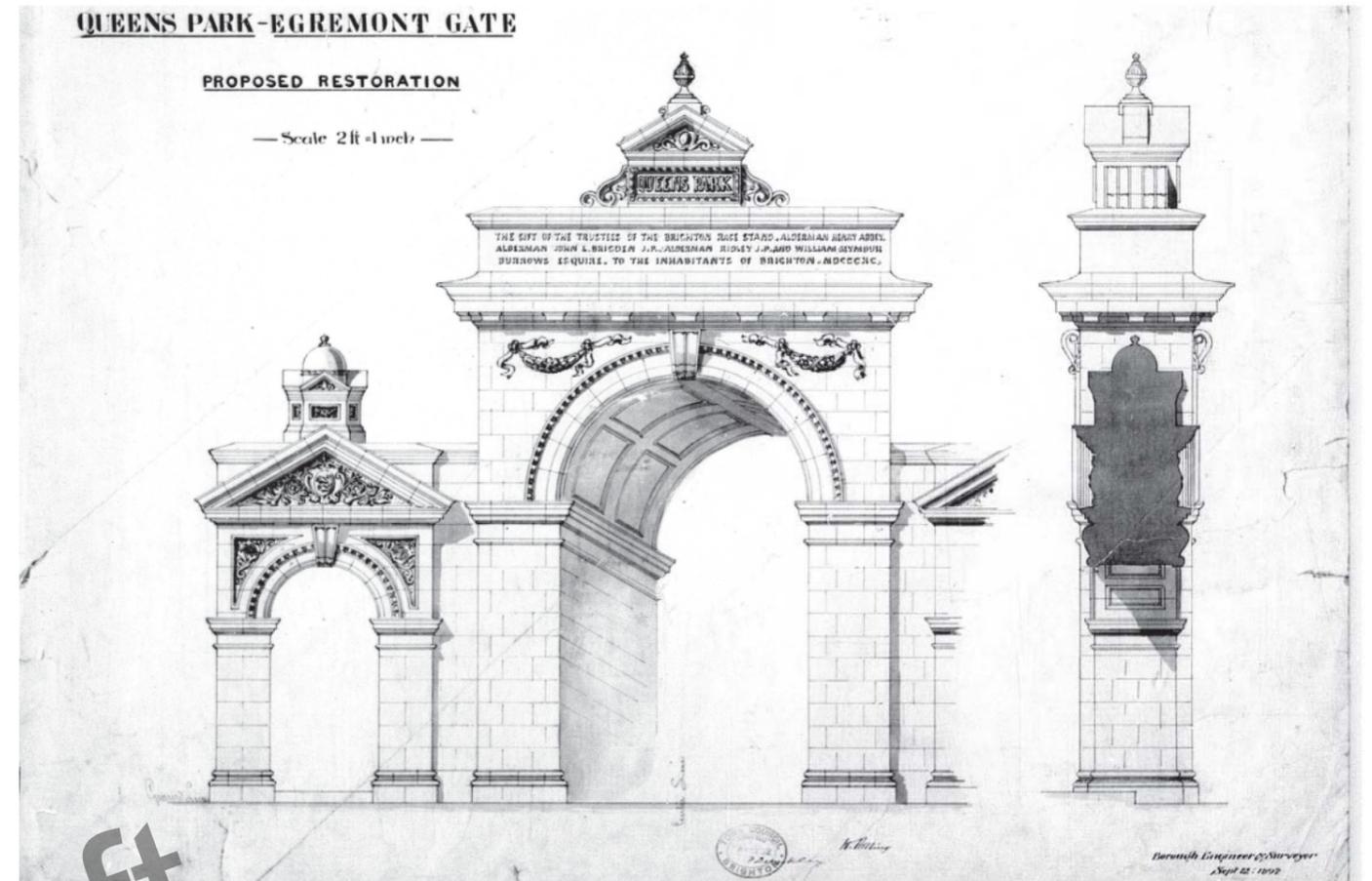


FIGURE 3. Egremont Gate

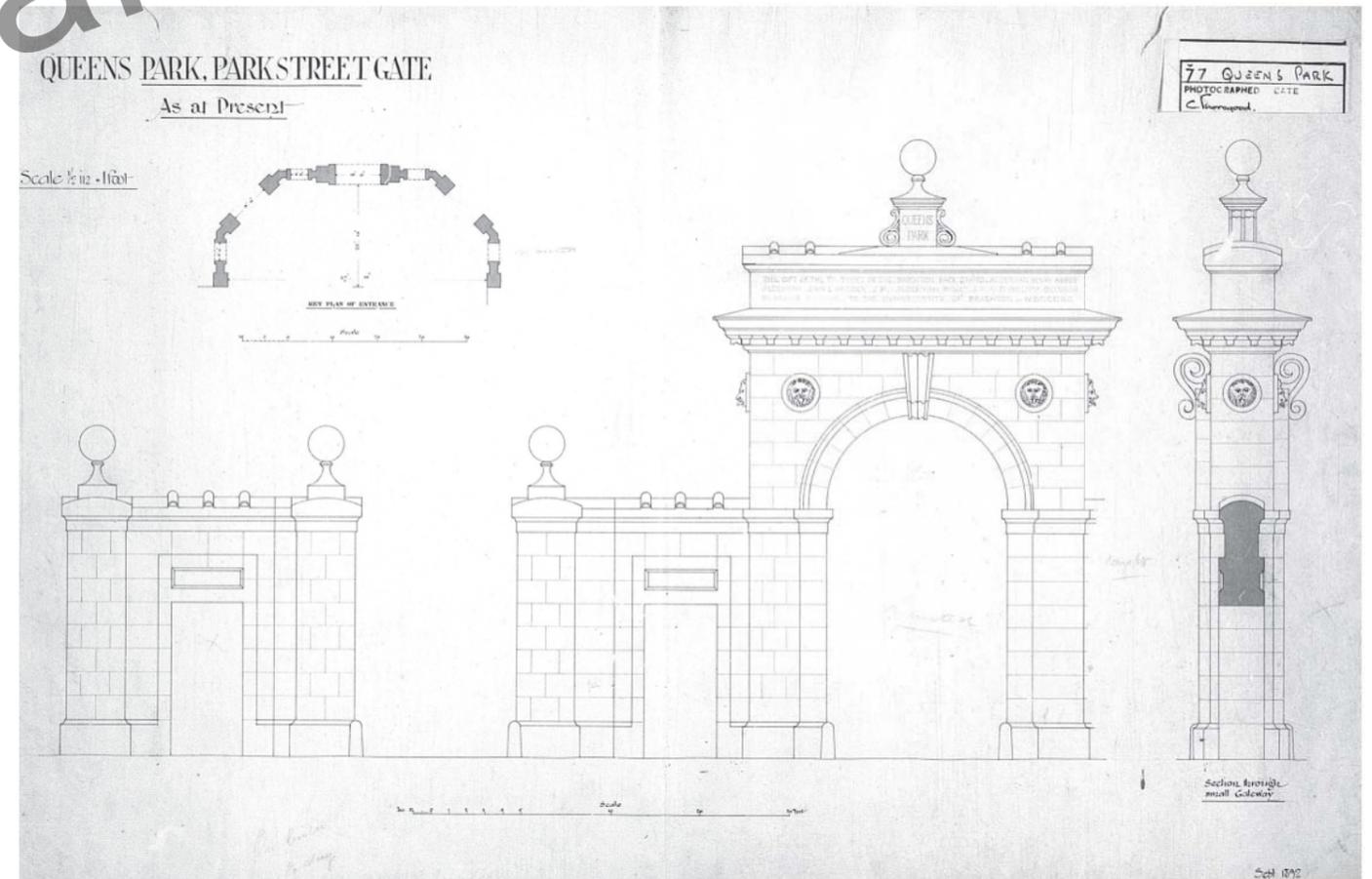


FIGURE 4. Park St Gate

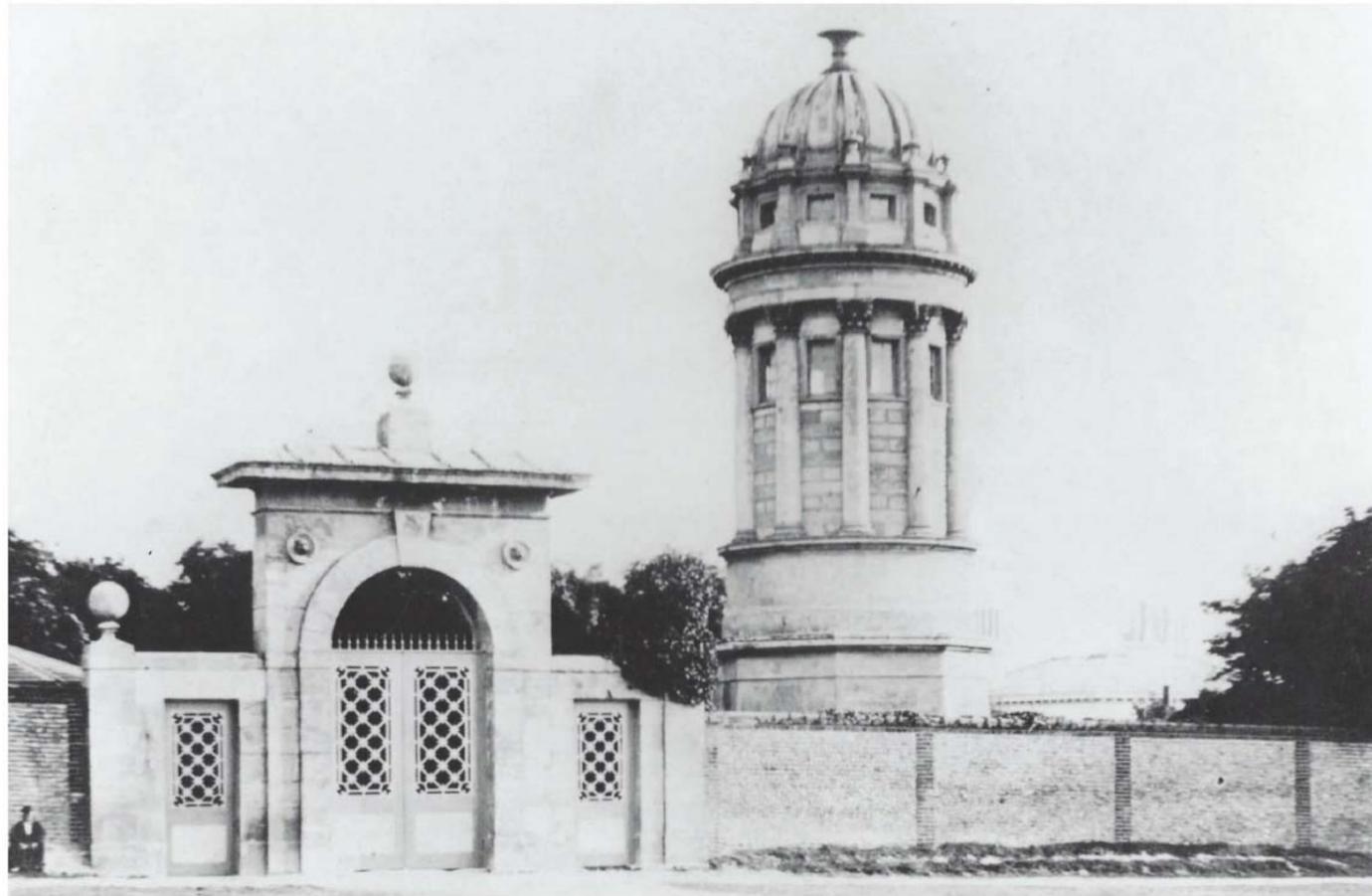


FIGURE 5. The Pepperpot and north entrance in the nineteenth century



FIGURE 6. The boundary wall

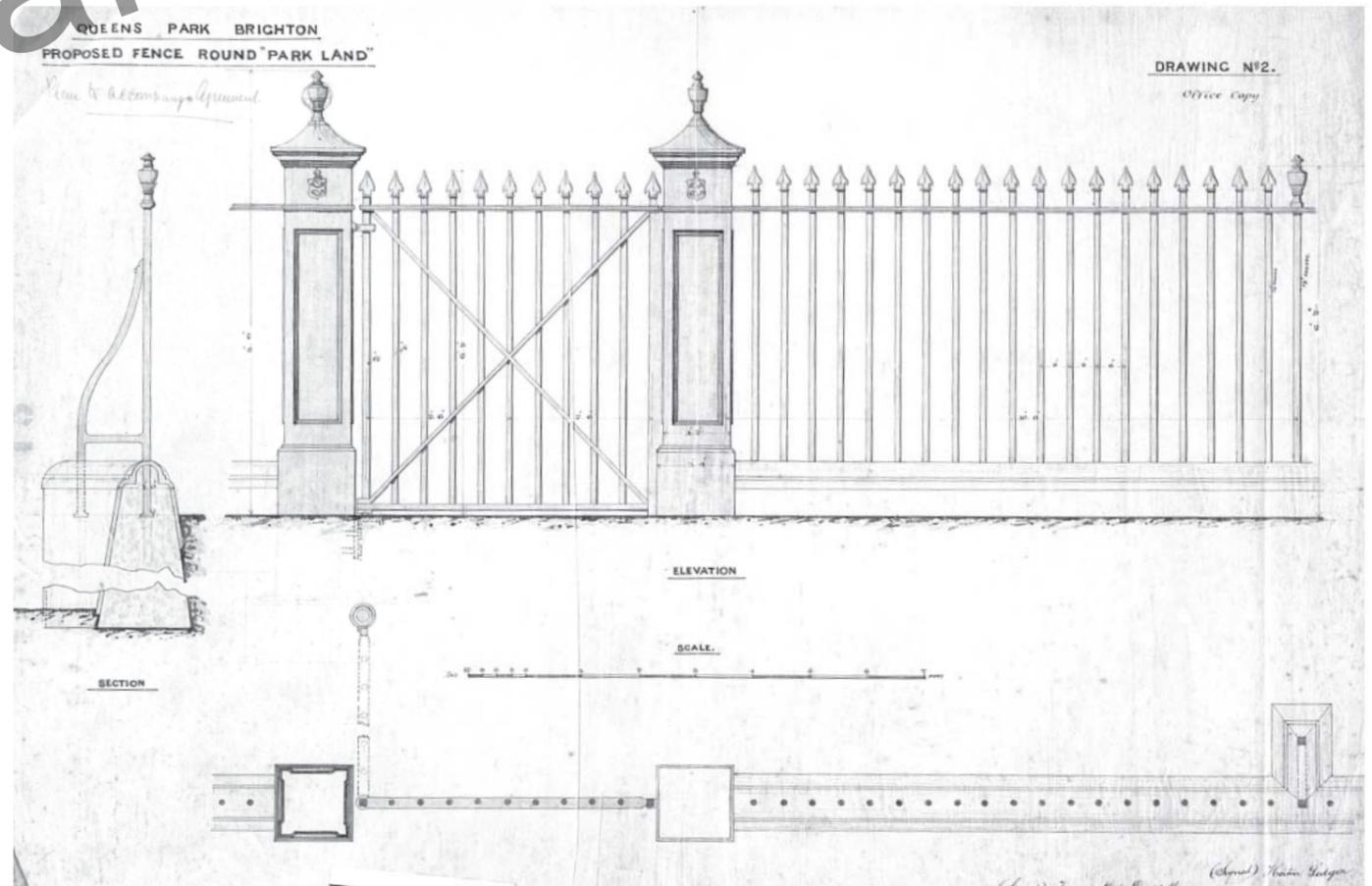
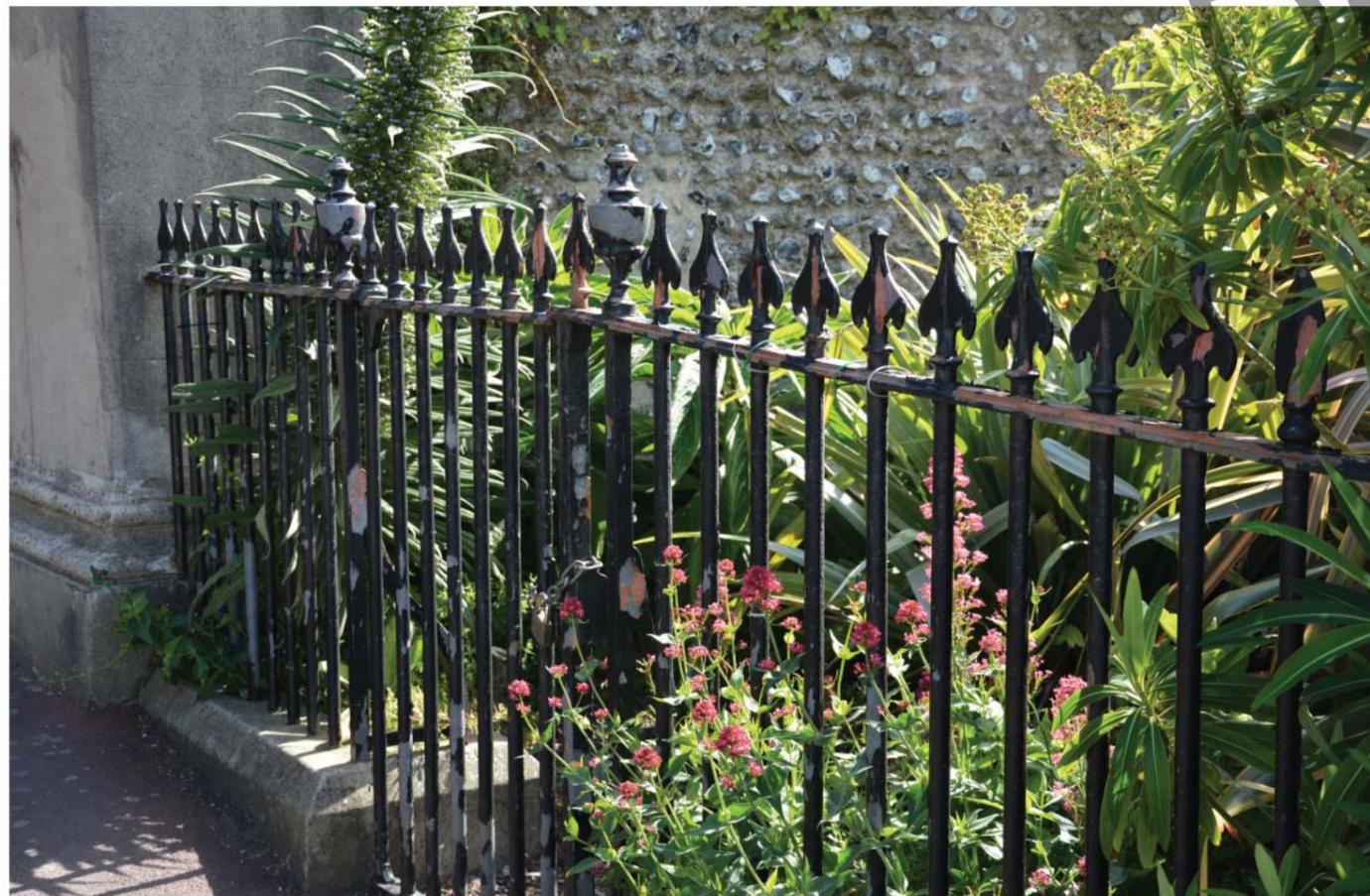


FIGURE 7. The Victorian railings *photo to come*



FIGURE 8. The Cascade



FIGURE 9. The Pond

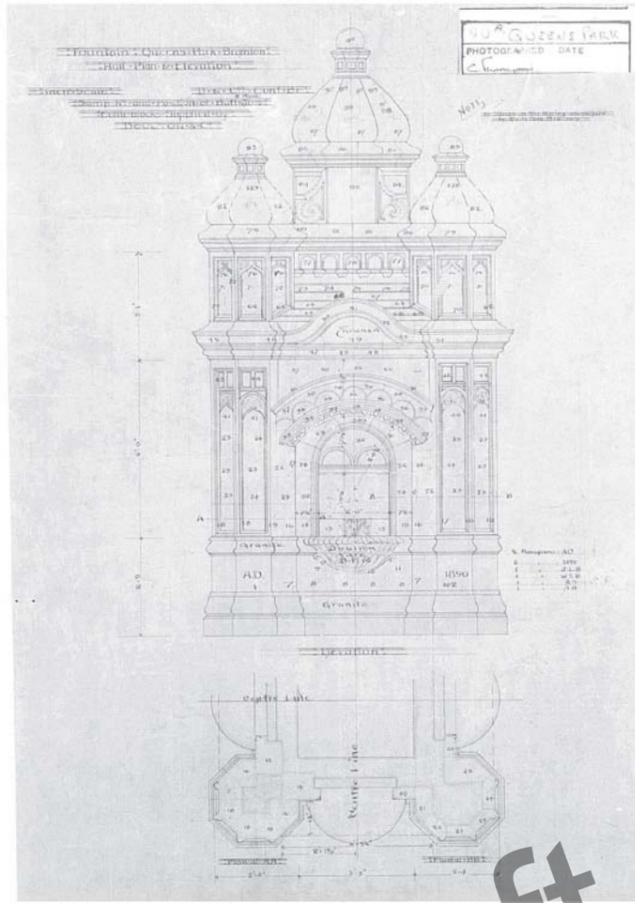


FIGURE 10. The Drinking Fountain

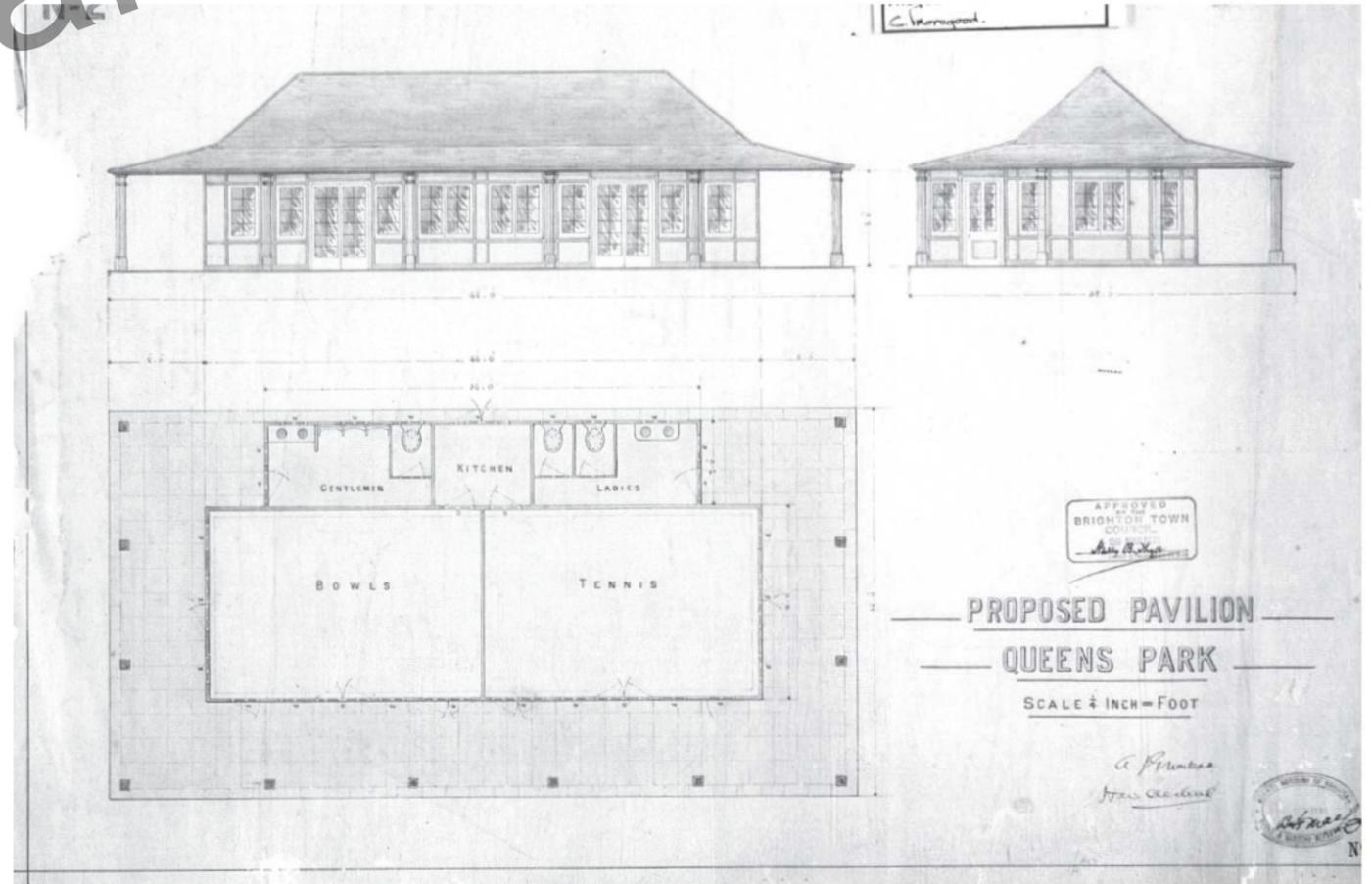


FIGURE 11. The Tennis Pavilion



FIGURE 12. The Bowling Green

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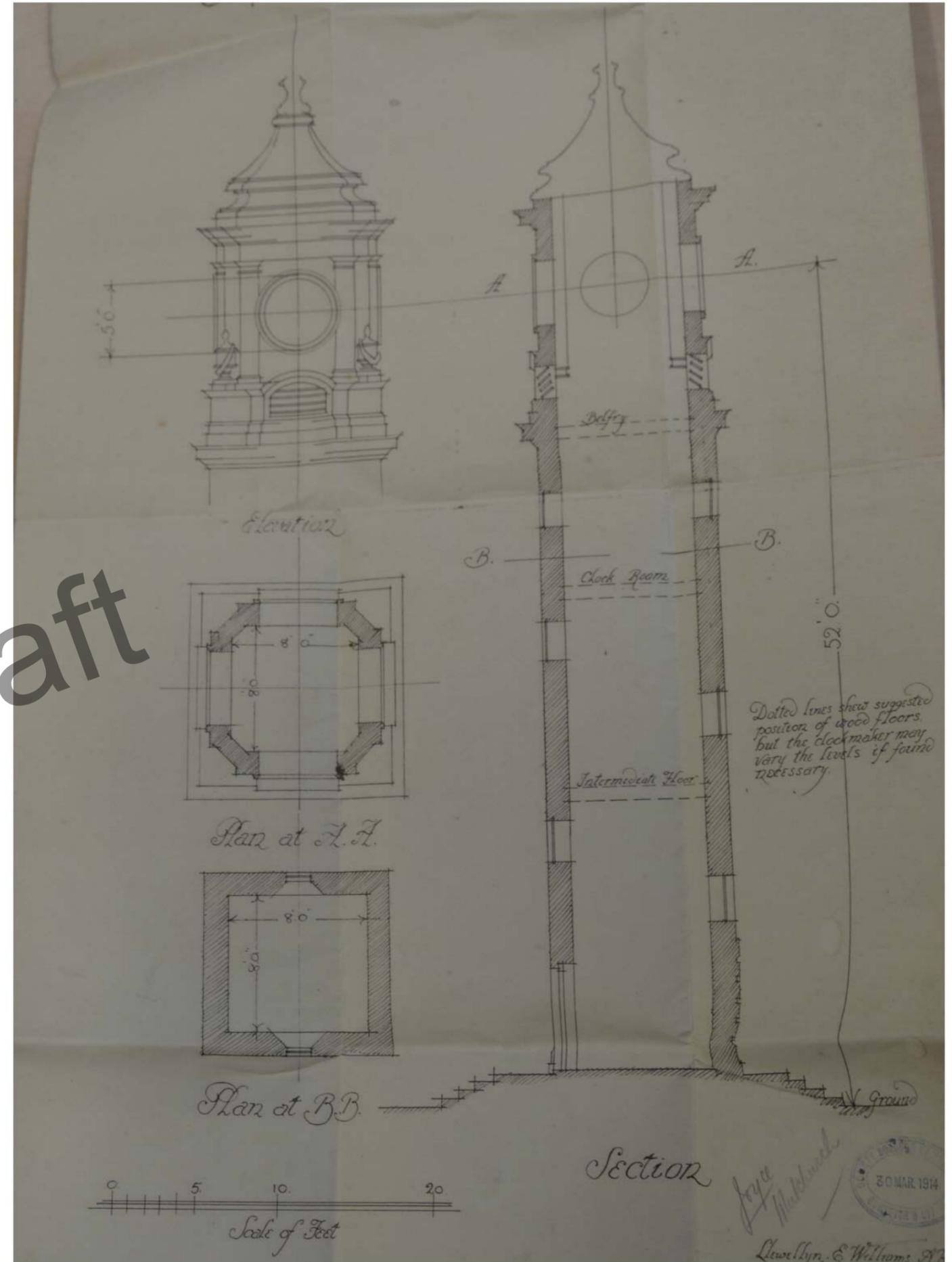
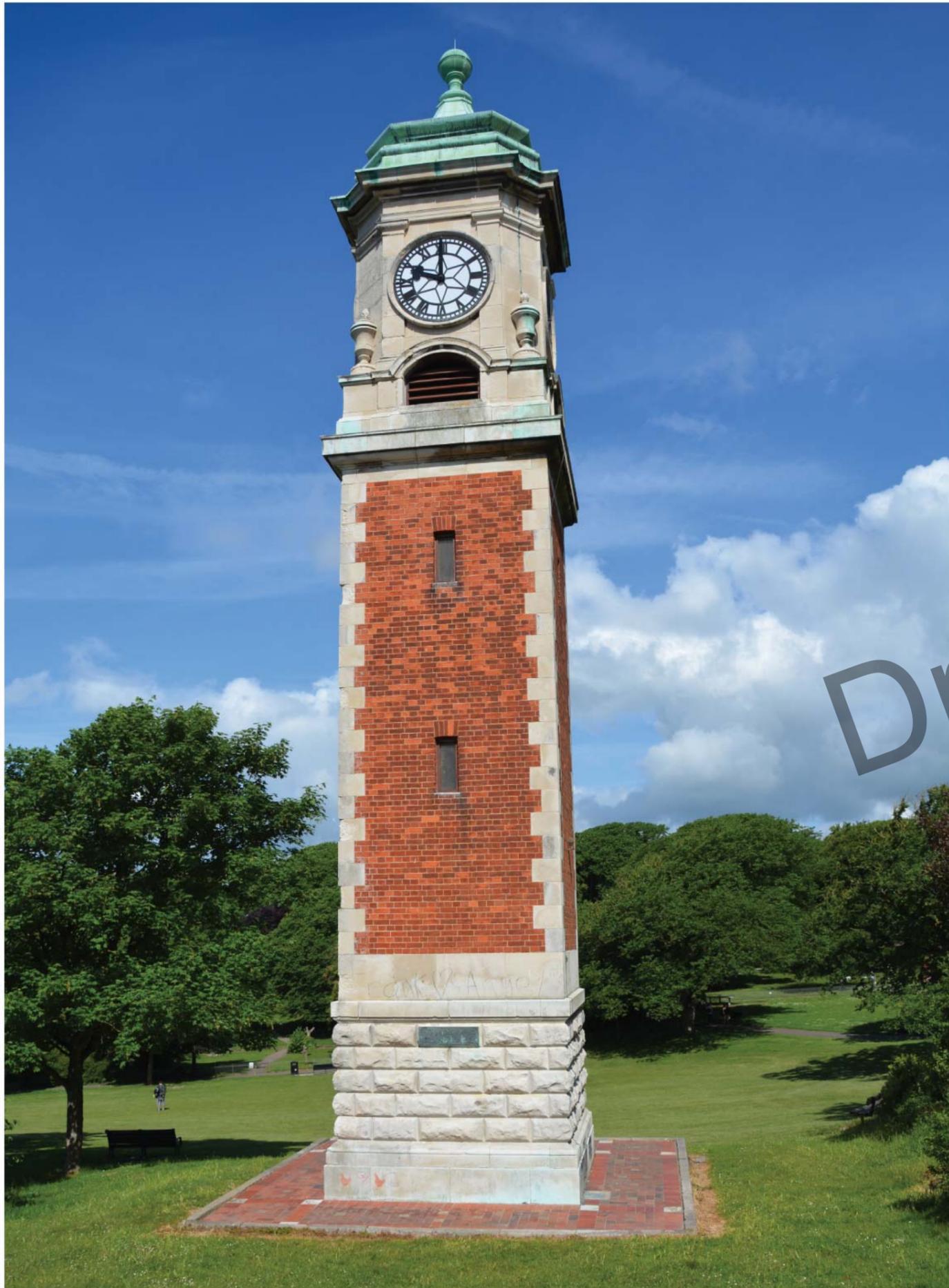


FIGURE 13. The Clock Tower



FIGURE 14. The Spa



FIGURE 15. The playground and bank from the southeast



FIGURE 16. The South East Corner



FIGURE 17. South Tennis Courts



FIGURE 18. The Quiet Garden



FIGURE 19. The Tennis Club



FIGURE 20. The Wildlife Area



FIGURE 21. East Open Space



FIGURE 22. West Open Space

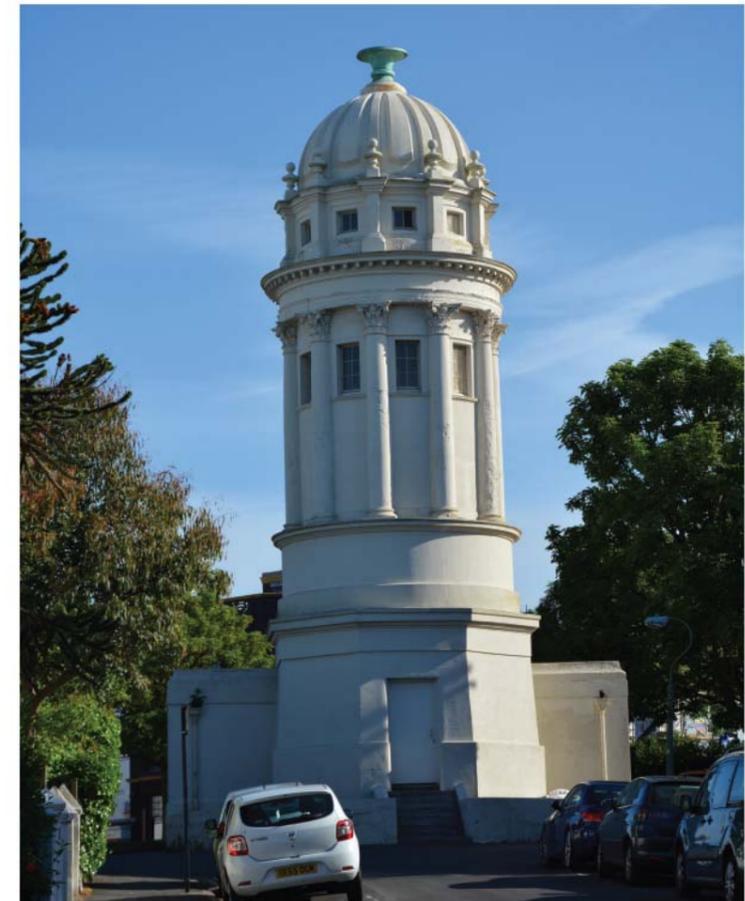


FIGURE 23. The Pepperpot

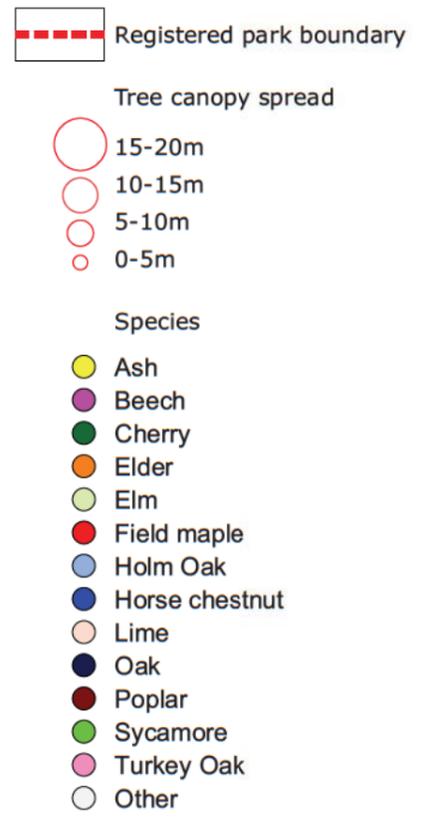
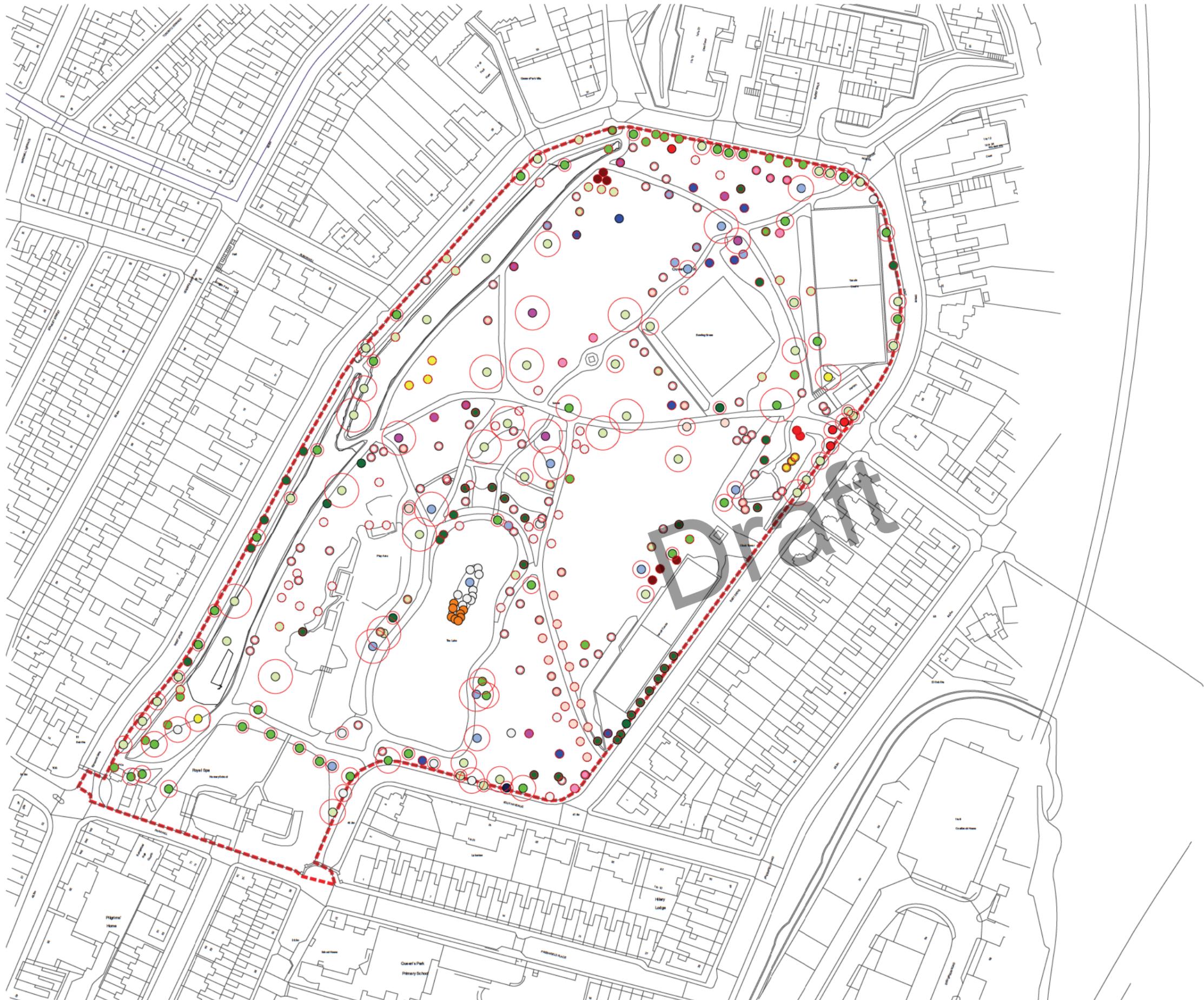


FIGURE 24. Principal trees



FIGURE 25. The view from the north edge



FIGURE 26. The view from the Quiet Garden



FIGURE 27. The view from the South Tennis Courts

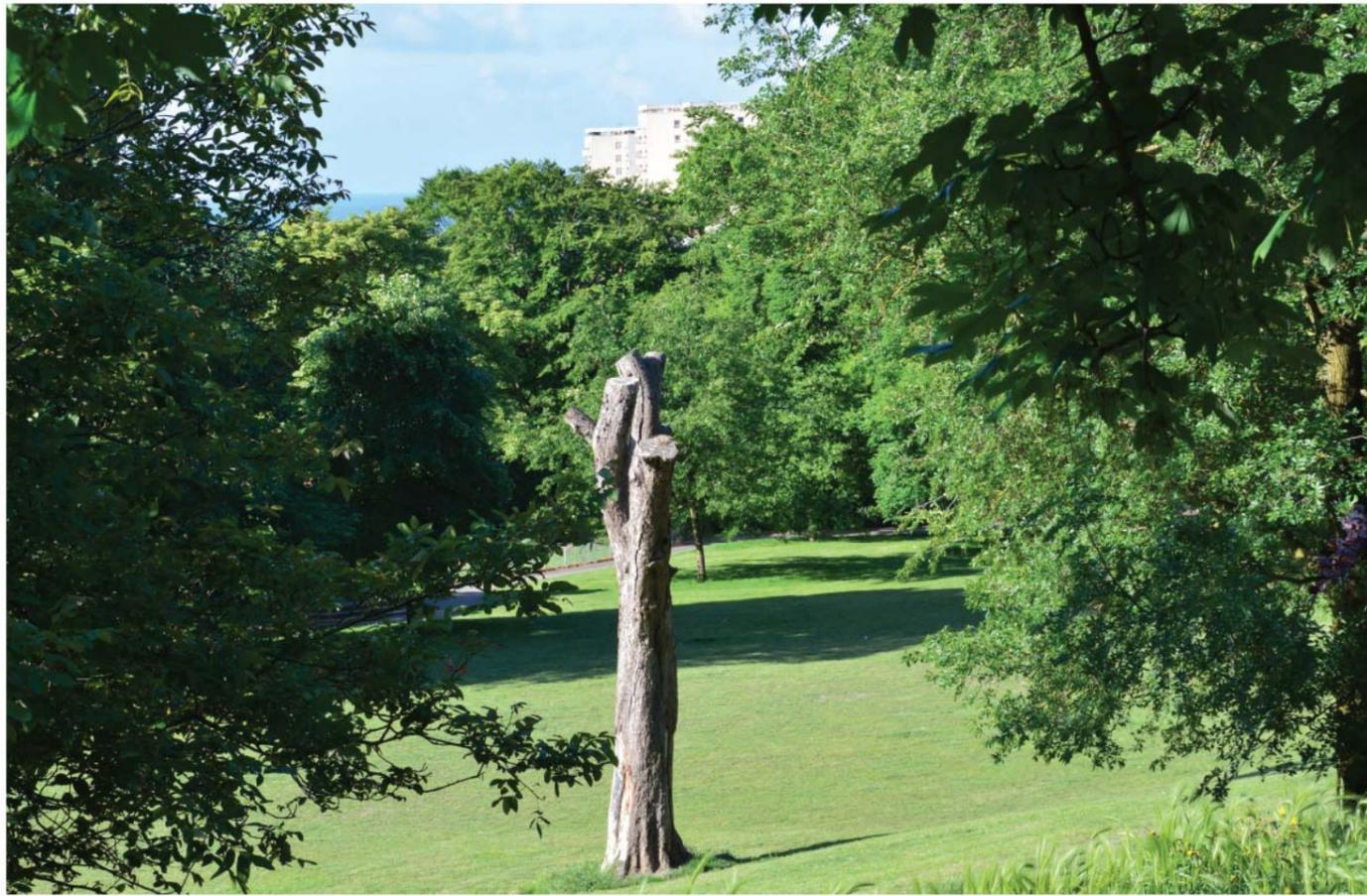


FIGURE 28. The view from the northwest corner

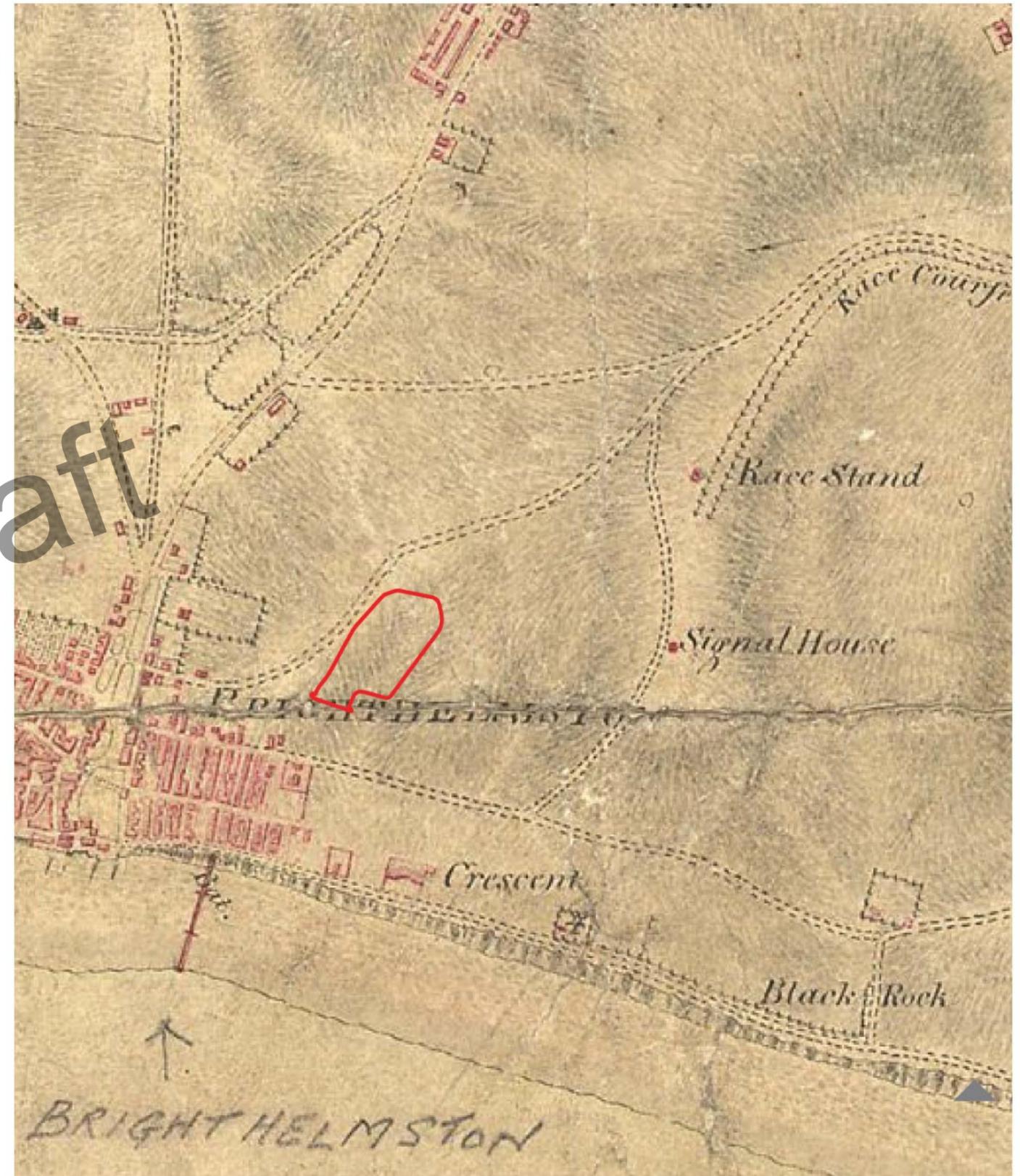


FIGURE 29. The Ordnance Survey Notebook Drawing, 1797



FIGURE 32. The German Spa in the 1820s



FIGURE 33. Attree's villa and the Pepperpot



FIGURE 34. The gazebo at Attree's villa

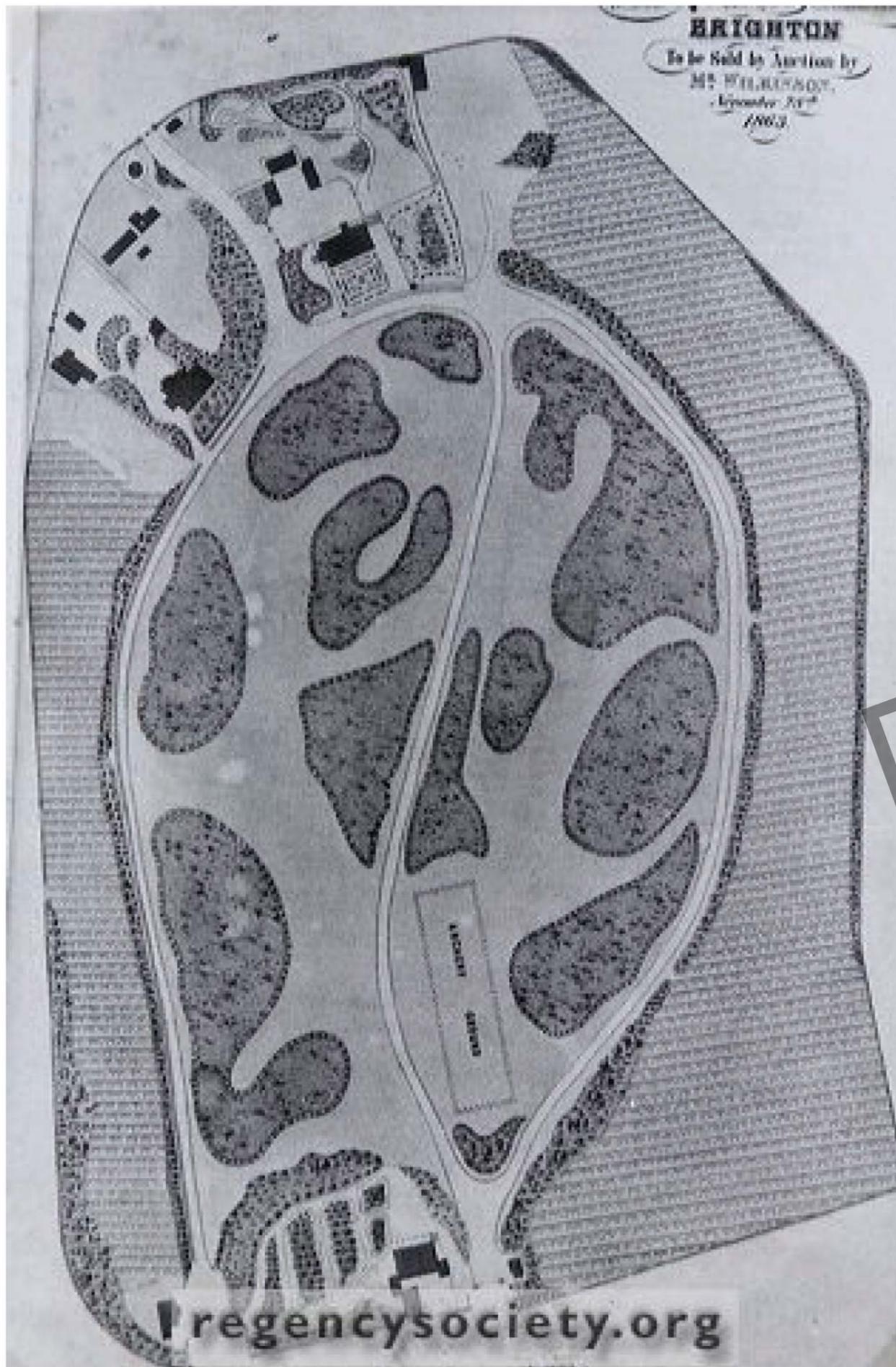


FIGURE 35. The sales map of 1863

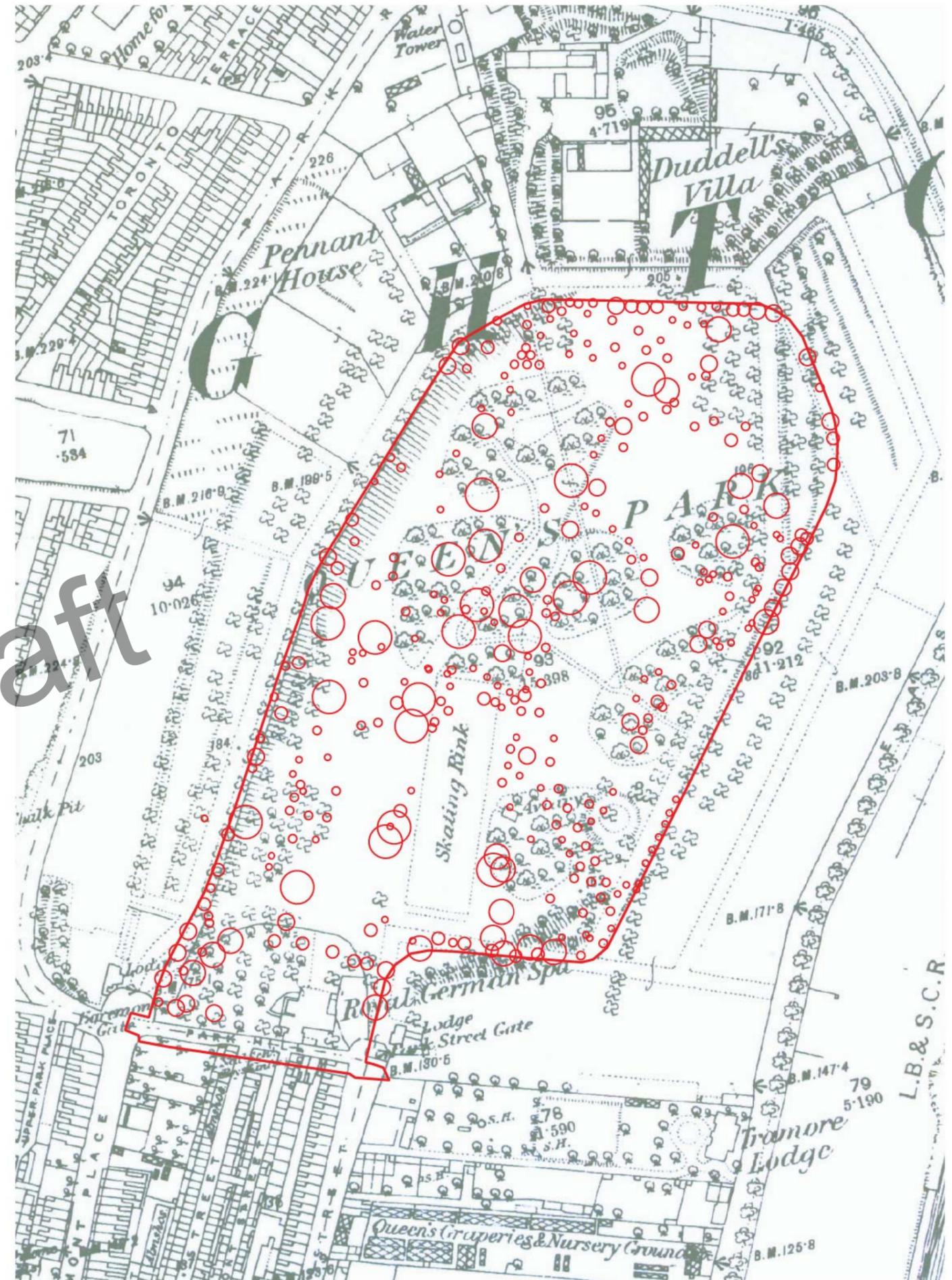


FIGURE 36. The Ordnance Survey 25-inch map, 1876

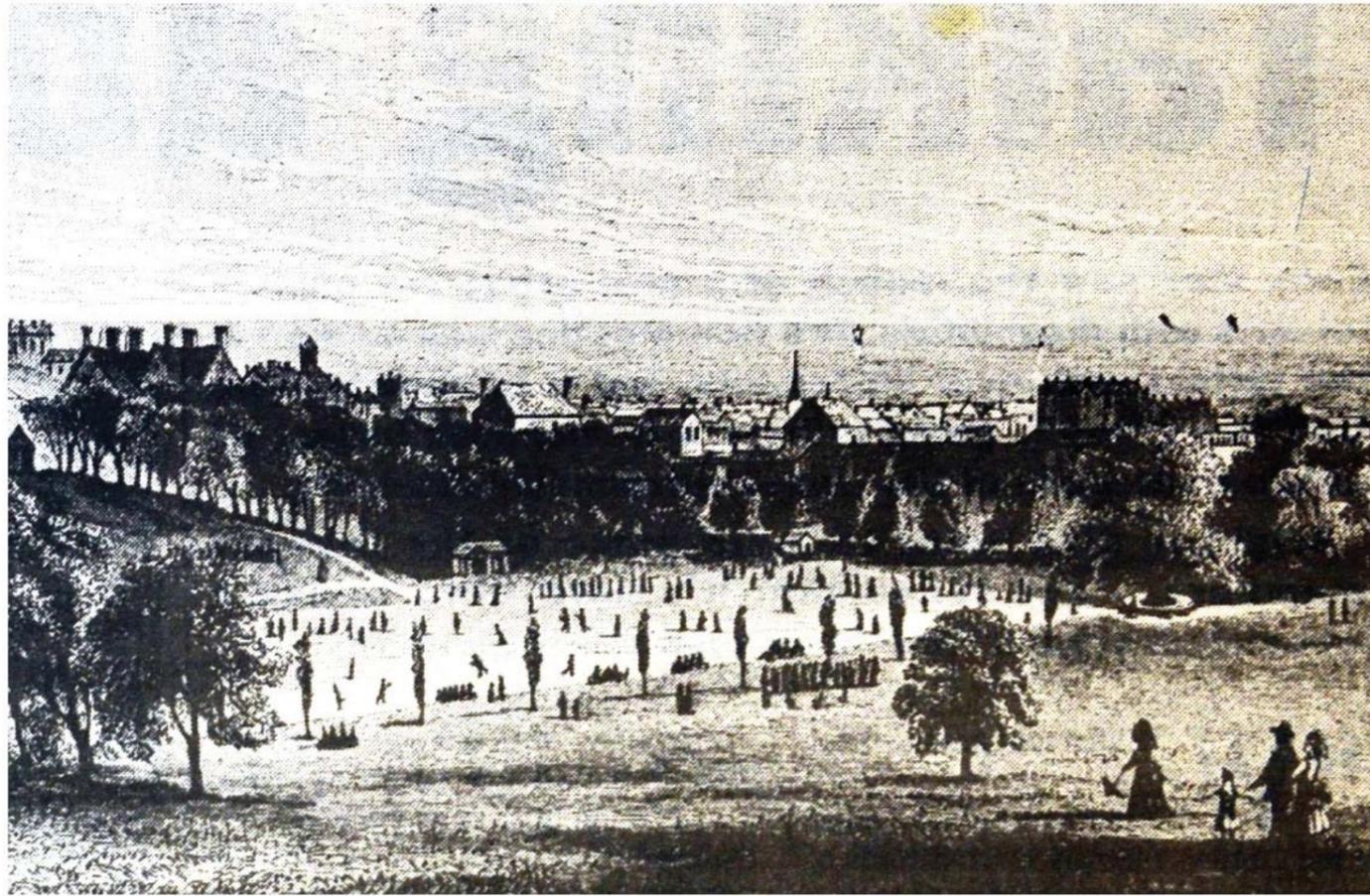


FIGURE 37. Roller skating in the 1870s



FIGURE 38. The waterfall in the park on the 1890s auction document

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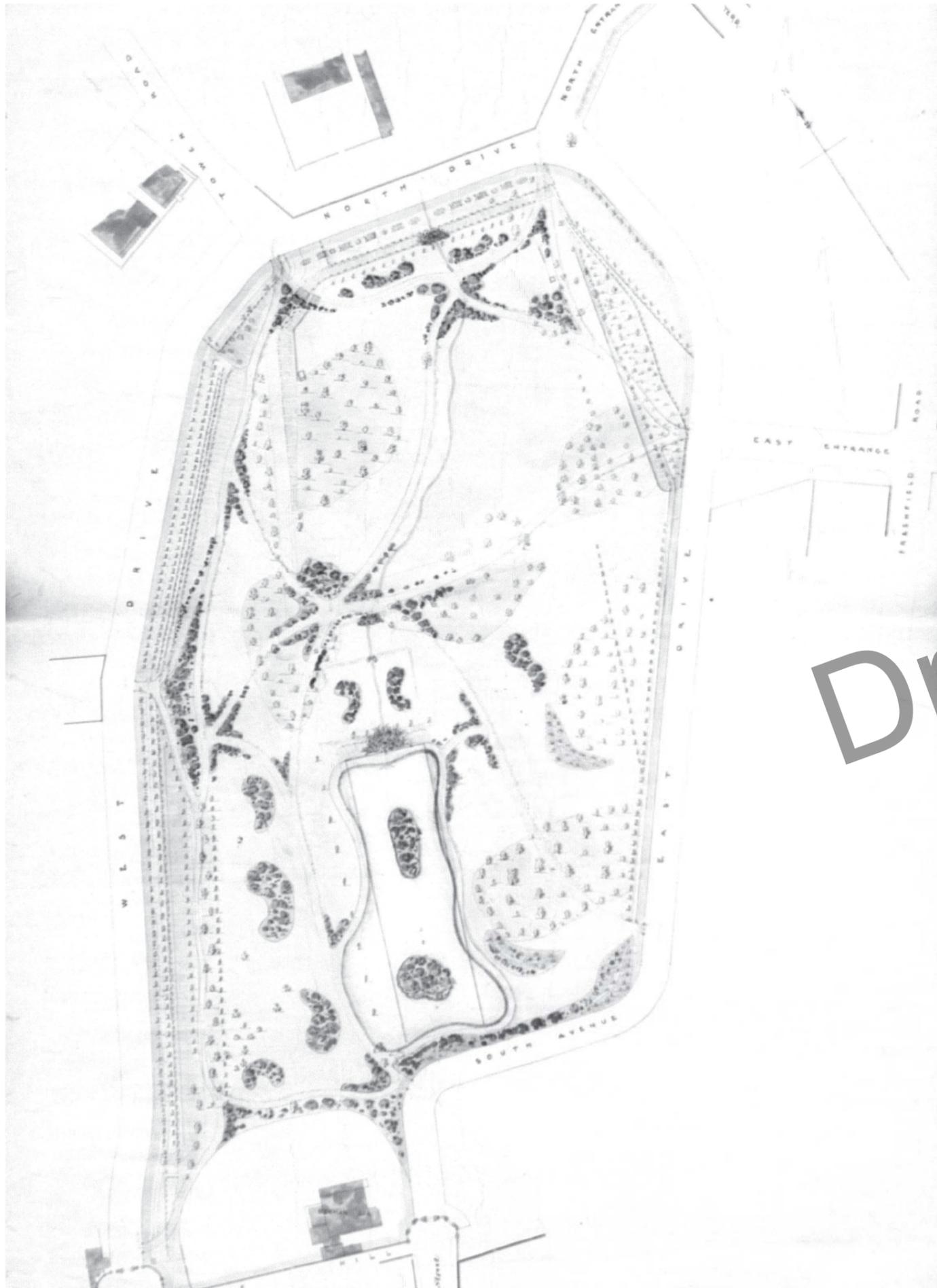


FIGURE 39. May's 1891 plan

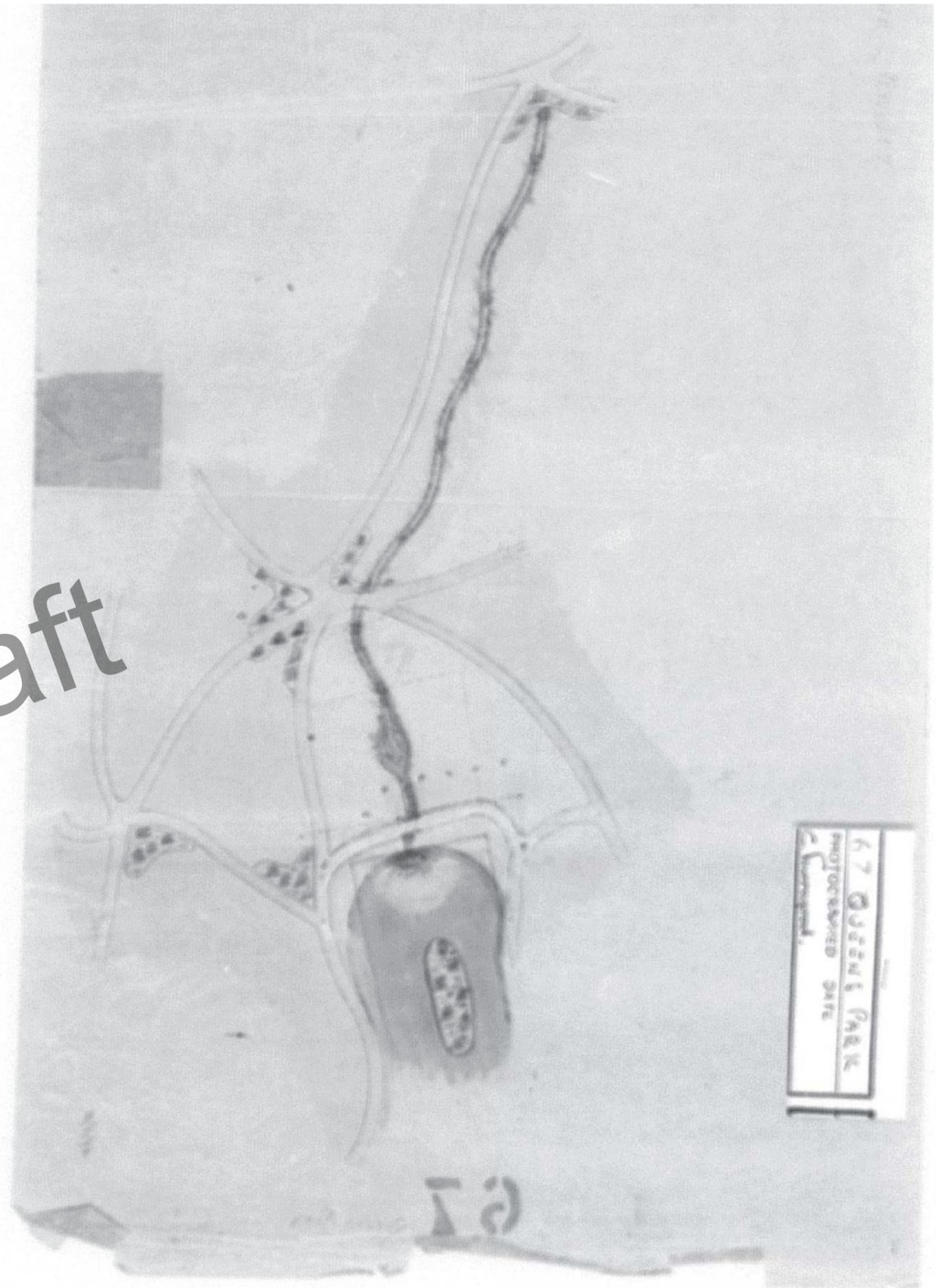


FIGURE 40. May's sketch plan of the rivulet

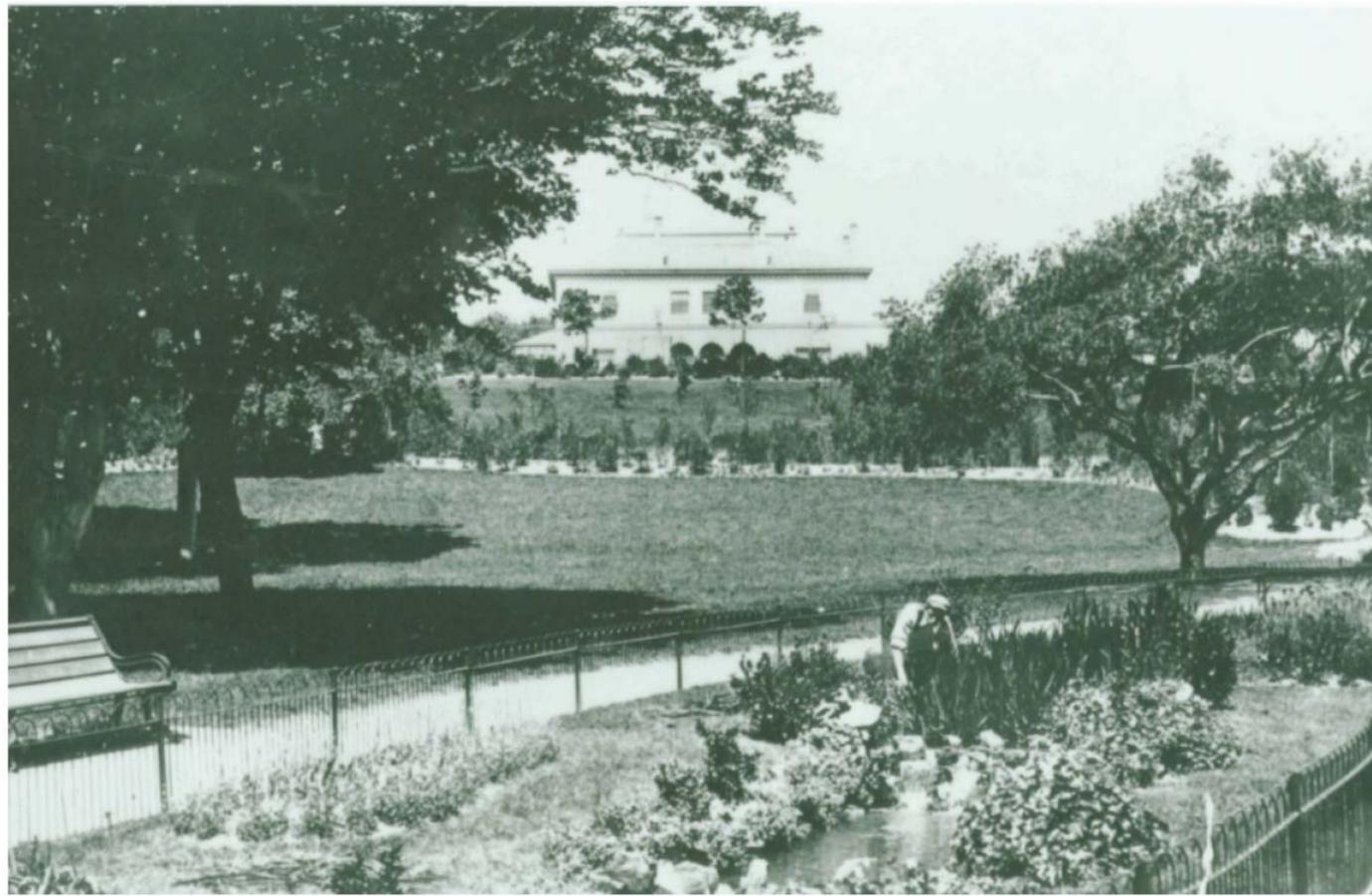


FIGURE 41. The rivulet in the late 1890s

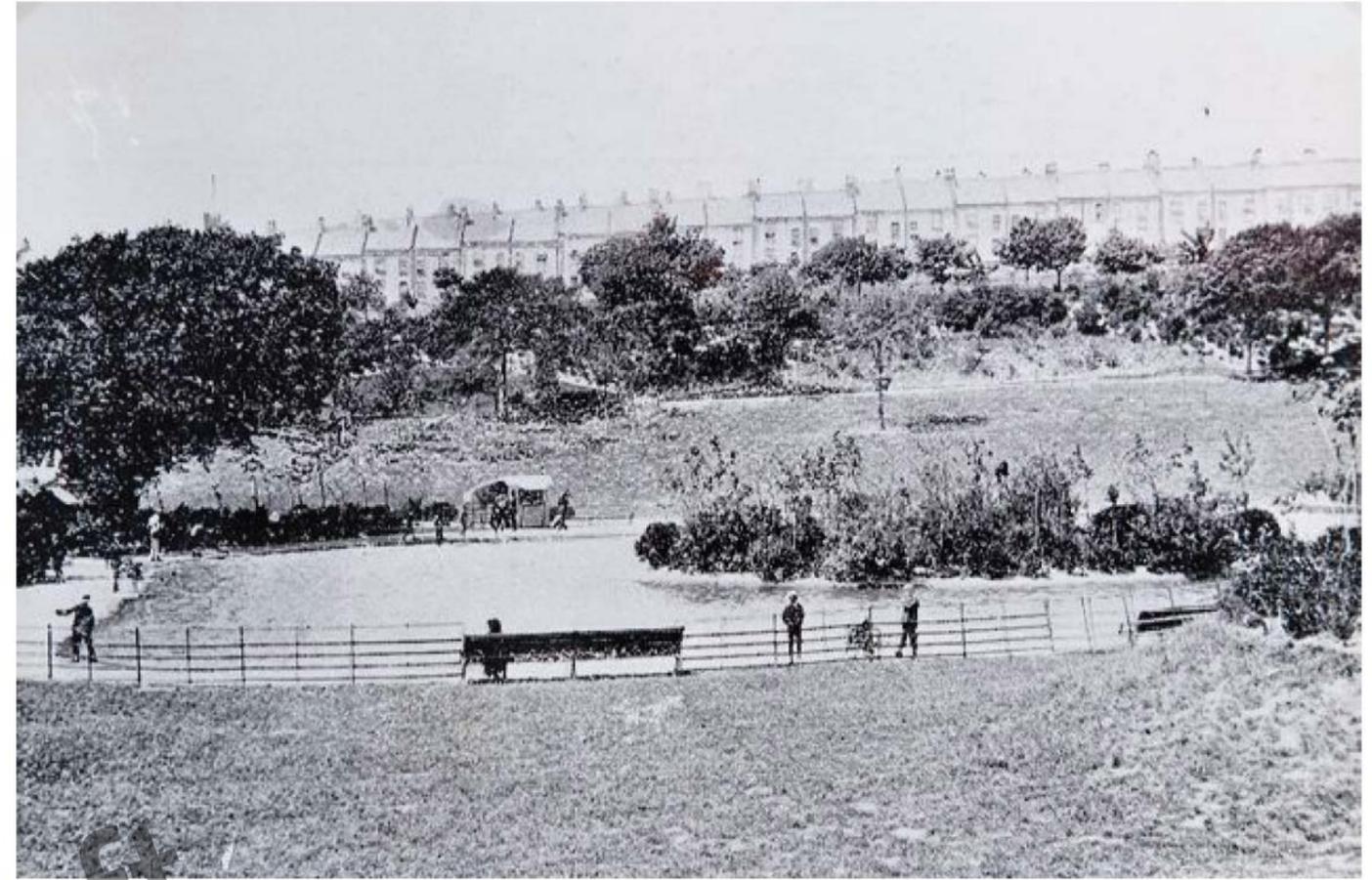


FIGURE 42. The Pond soon after completion



FIGURE 43. The Pond in use

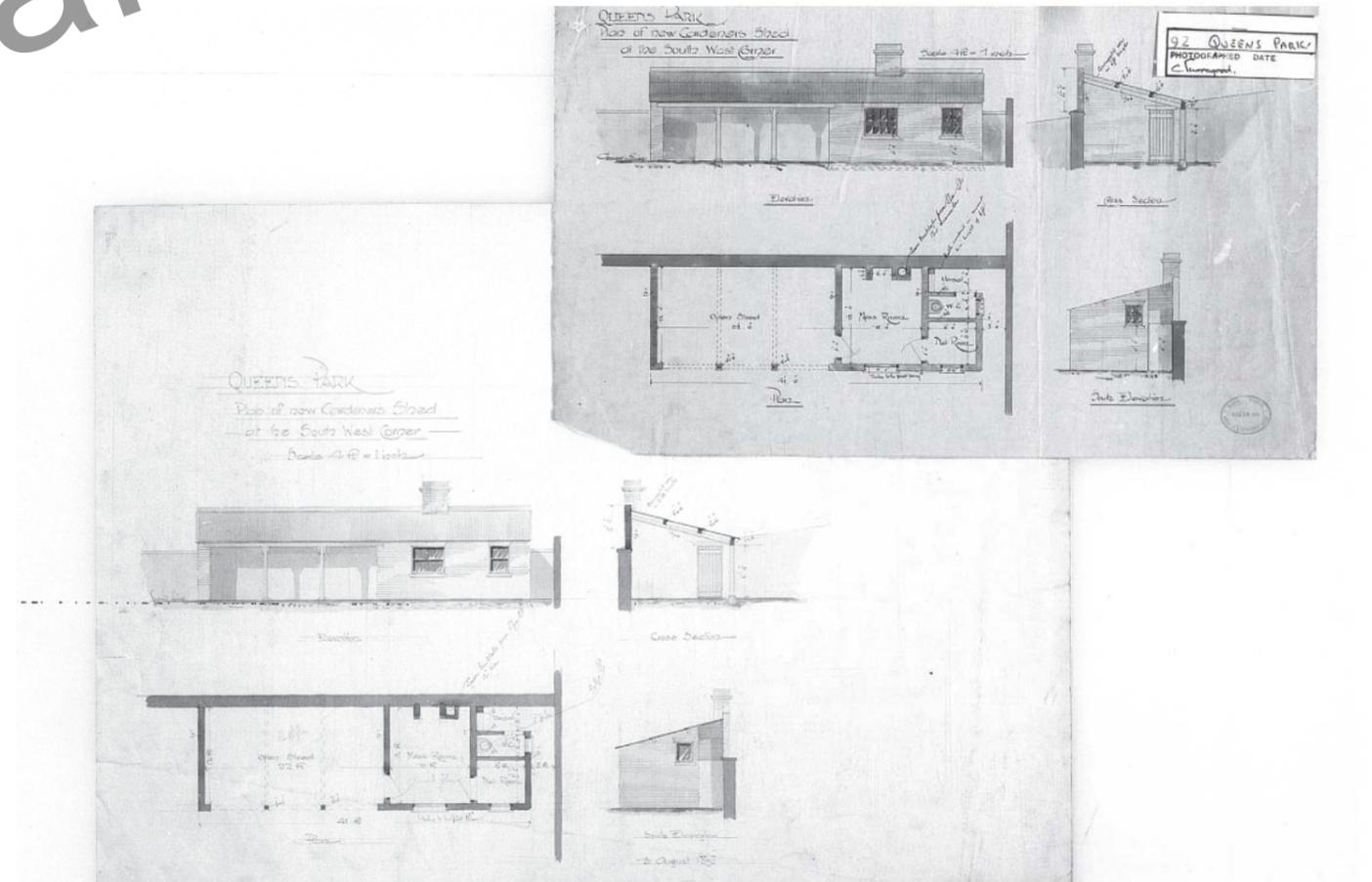


FIGURE 44. Gardeners' buildings

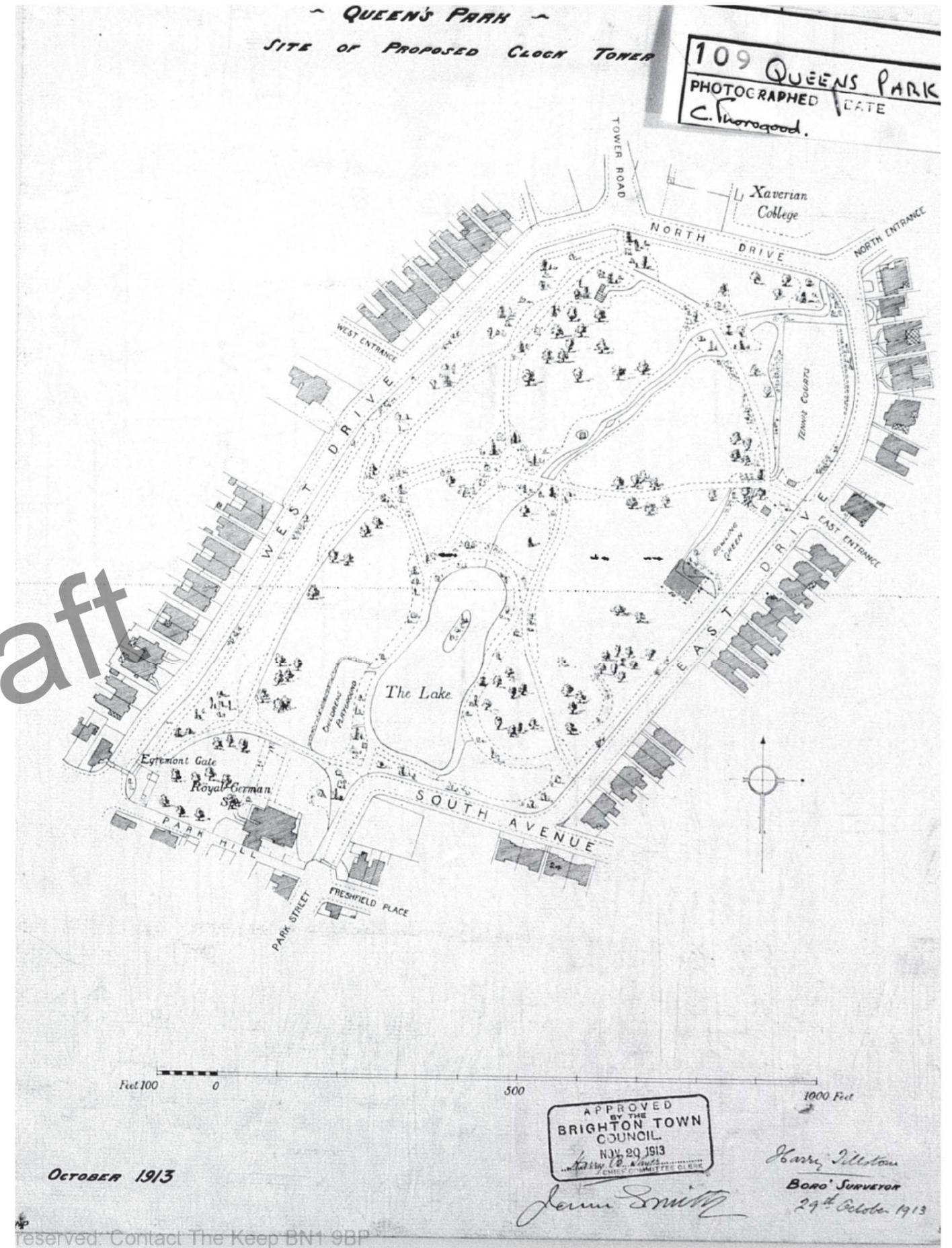
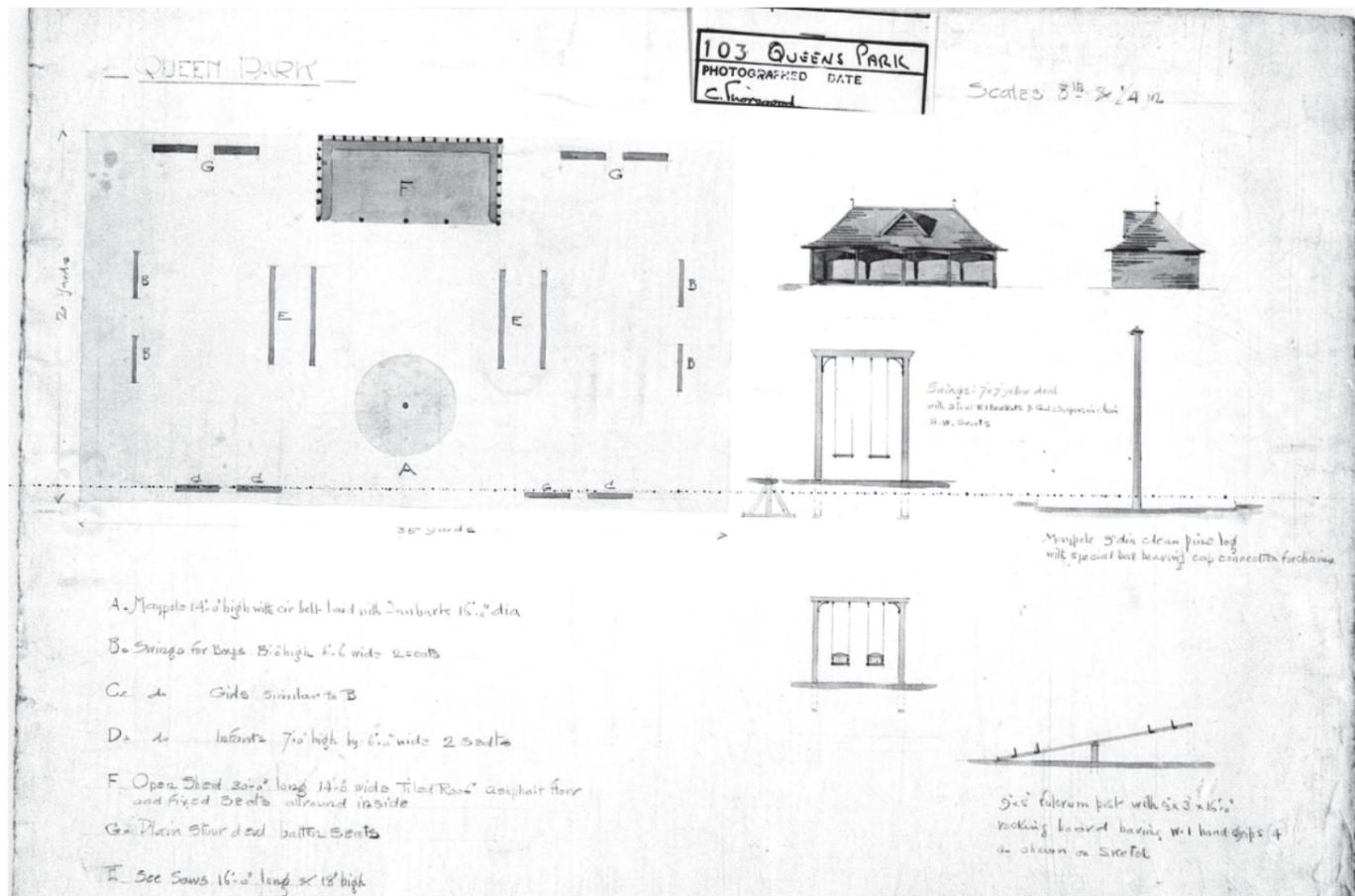


FIGURE 45. The proposed play area, 1910

FIGURE 46. Map of 1913



FIGURE 47. Shelter at the west edge of the park



FIGURE 48. 1931 Ordnance Survey 25-inch map

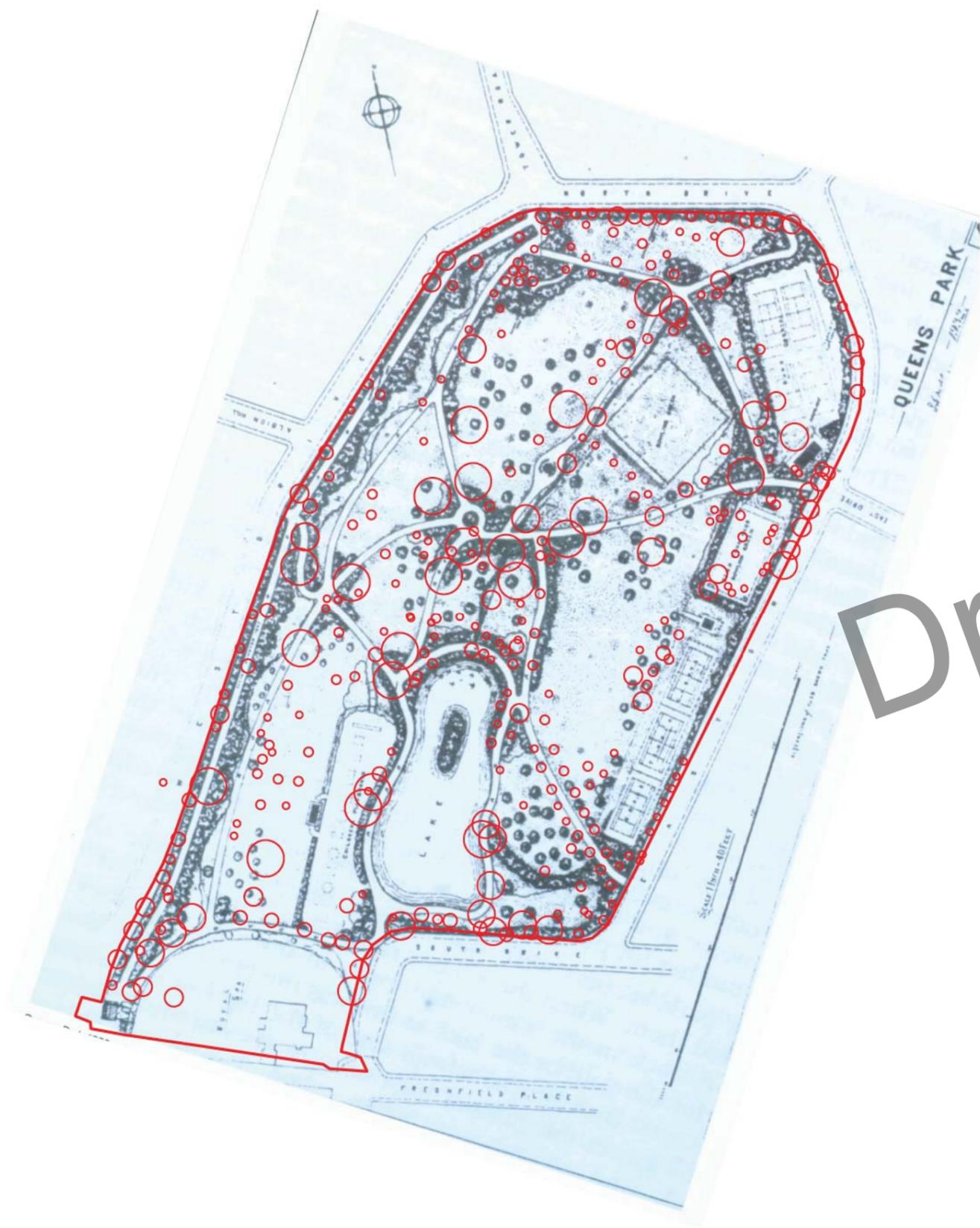


FIGURE 49. Plan of the park in 1932



FIGURE 50. Near the north end of the park in the 1950s

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Registered park boundary

- 1 Café and toilets
- 2 Shelter
- 3 Plant bed beside lake
- 4 Playground
- 5 Island
- 6 Marginal planting
- 7 Southeast corner
- 8 Disused toilet and maintenance compound
- 9 Spa
- 10 Quiet Garden
- 11-12 Clock Tower
- 13 East Central Open Space
- 14 Central path
- 15 Wildlife garden and slopes below tennis courts
- 16-19 Cascade and Rockery garden
- 20 West wooded slope
- 21 Drinking Fountain
- 22 Open space
- 23 Planting beside tennis courts
- 24 Pavilion
- 25 Wildflower meadows
- 26 Dog exercise area
- 27 Central open space
- 28 Bowling Green

50m

FIGURE 51. Key to outline proposals

Draft

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