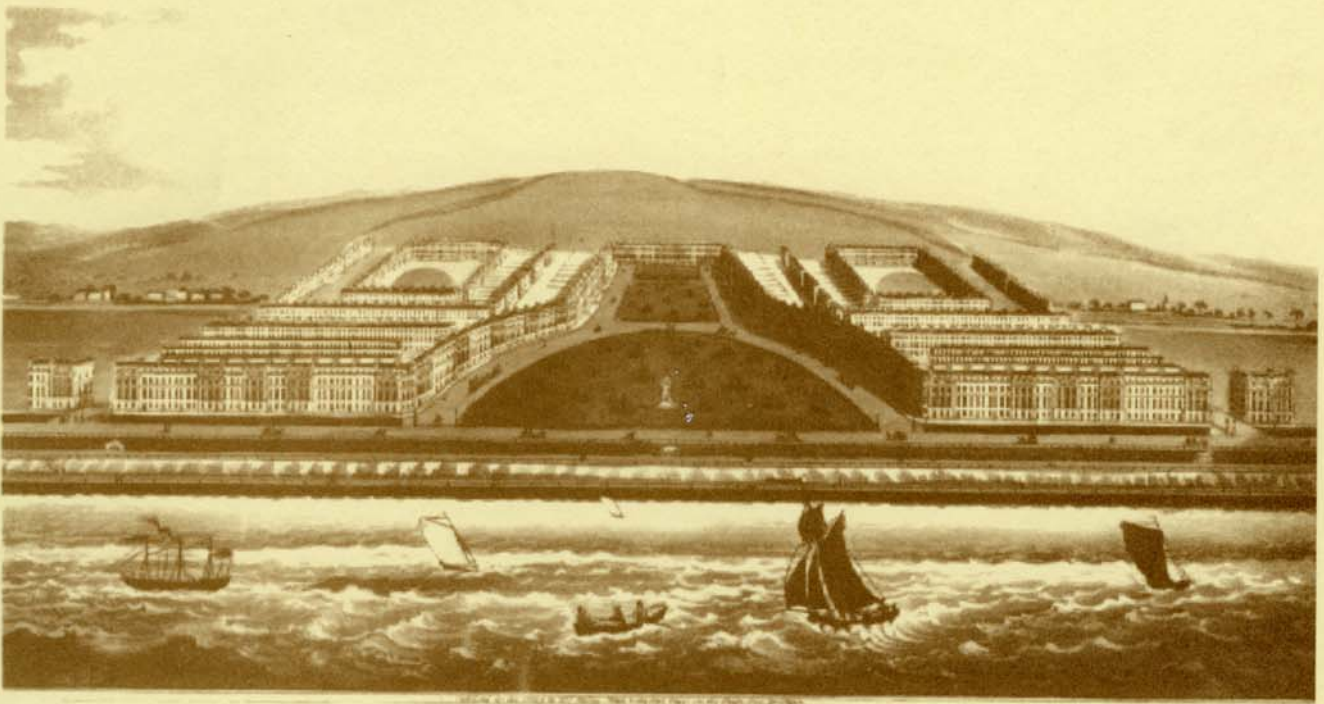


KEMP TOWN CONSERVATION AREA STUDY AND ENHANCEMENT PLAN

JANUARY 1992



KEMPTOWN

*Greeting on the East Cliff on the
To whom this plate is respectfully*



BRIGHTON.

*Wrote of F. R. Kemp Esq. M.P.
dedicated by his Obed. Serv.
C. F. Bence*



ENVIRONMENTAL SERVICES DEPARTMENT

THE KEMP TOWN CONSERVATION AREA STUDY AND ENHANCEMENT PLAN

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CHAPTER 1
INTRODUCTION

Brighton is renowned for its elegant Regency architecture, the order and rhythm of its grand terraces and crescents and the richness of its heritage. There is no better example of this than Kemp Town. Its status as a conservation area comprising Grade I listed houses is almost unique. To maintain this status, however, requires more than simply wishing for passive preservation; rather it requires working for positive urban conservation with the co-operation of all those involved.

Pressure for change, and accommodating the needs of modern life, may not be as apparent in Kemp Town as elsewhere in Brighton, but it nevertheless exists and the potential problems that can be associated with it must be addressed. Furthermore, opportunities must be taken where possible to improve those aspects of the Conservation Area which help to form its essential character.

PURPOSE OF THIS STUDY

The 1990 Planning (Listed Buildings and Conservation Areas) Act contains the legislation relevant to this Study. Section 71 of the Act states that:

- "1 It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- 2 Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
- 3 The local planning authority shall have regard to any views concerning the proposals by persons attending the meeting."

As the first in a series to cover all Brighton's conservation areas, Brighton Council has carried out such a Study in Kemp Town. The aim of this is to identify those aspects which make up the special character of the Conservation Area, the threats to that character, the constraints on future change and development and to propose an Enhancement Plan of policies and projects which will both "preserve and enhance" the character of the Conservation Area.

SCOPE OF THE STUDY

Where necessary, the Study will consider development and change outside the boundaries of the Conservation Area, if it is considered that it may have implications for the character of the Conservation Area. This may be particularly the case in relation to transport and traffic matters. As well as a 'broad brush' urban design approach, however, the Study will also concentrate on details of Kemp Town's built form. In highlighting important architectural and historical details of Kemp Town, it is intended to show the way in which they can contribute positively to the area's character and appearance, and how some changes and alterations, even relatively minor ones, can have a damaging effect. In this sense, the Study will also provide a basis for future enforcement or discontinuance action where appropriate.

CONCLUSION

In accordance with the Council's policy of ensuring full consultation on all matters the views of the local amenity society, as well as other local and national societies, were from the beginning sought and taken into account in preparing this Study. A Draft Study was first produced which was open to full public consultation, and comments were invited from local residents, businesses and property owners in Kemp Town, as well as from all relevant societies. A public meeting and exhibition has also been held and the Study has been submitted to the Conservation Areas Advisory Group for comment. All representations received were carefully considered and taken into account before the final version was approved by the Planning Committee and published.

THE BOROUGH PLAN

The Borough Plan provides the statutory policy framework within which the Study and proposed Enhancement Plan must operate. In addition, the Government has issued advice in DoE Circular 8/87 on "Historic Buildings and Conservation Areas: Policies and Procedures", which must also be taken into account.

Policy ENV.35 of the Borough Plan says:

"The Council will produce detailed plans for each conservation area

indicating the constraints and opportunities for development and enhancement based on the following identified characteristics of each area."

Paragraph 3.34 explains that:

"The rationale for the conservation of an area is that it has a recognisable character requiring protection. If the appropriate aspects do not remain readily apparent, the essence of the area's character will be lost. In preparing the Borough Plan, some conservation area boundaries have been reviewed and extensions made. The opportunity to review the boundaries further will be taken when detailed plans for each conservation area are produced. The following paragraphs describe each conservation area in turn and these statements of character form the conservation rationale within which development and enhancement can take place and upon which more detailed policies can be based as detailed plans are produced for each area.

Kemp Town This magnificent estate is a remarkable example of 19th Century town planning. The striking layout and elegant neo-classical facades of Sussex Square, Lewes Crescent, Arundel and Chichester Terraces comprise Brighton's most grand and important Regency group. The main continuous elevations border a landscaped garden which opens out to the sea. These buildings which are listed in the Statutory List of Buildings as Grade I, have an individual symmetry and clarity of form upon which the graceful and imposing appearance of the estate depends. They contrast with modest pebble and brick mews properties to the rear of part of the estate, which are also Listed and which complete this largely residential Conservation Area."

Moreover, in order to further promote the preservation and enhancement of conservation areas, Policy ENV.30 states that:

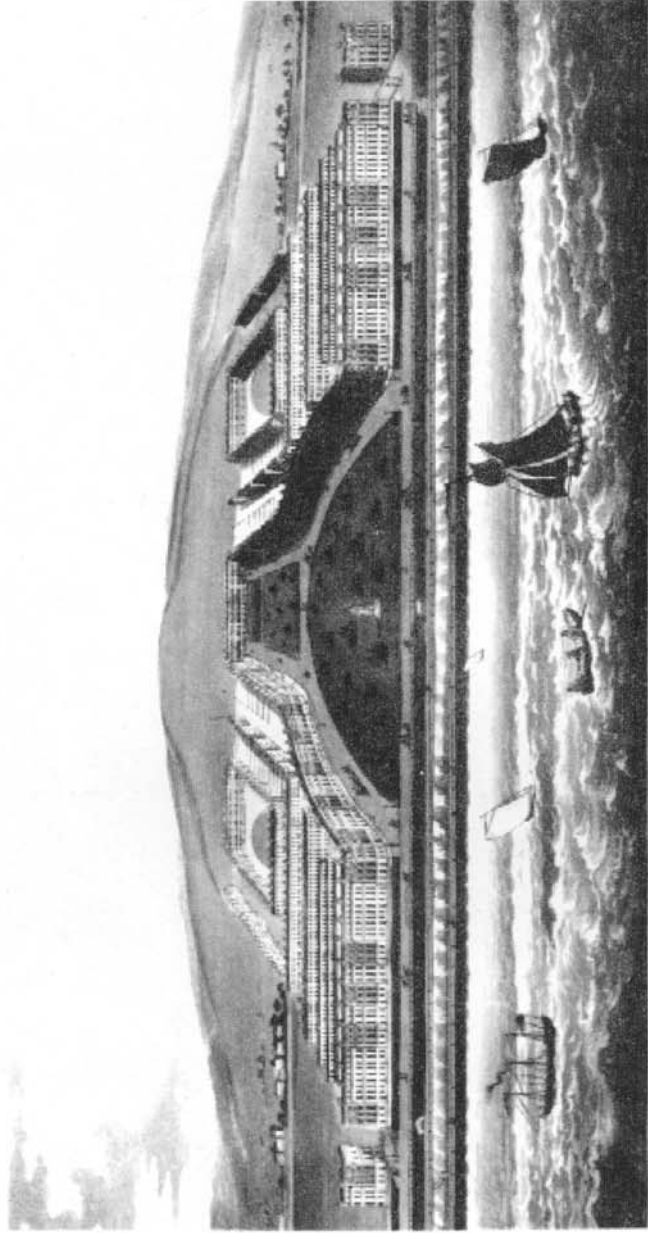
"The Council intends to prepare plans for each Conservation Area in consultation with local people, indicating opportunities for environmental improvements."

The Borough Plan also contains a number of specific policies and proposals which are directly relevant to Kemp Town, and these are referred to in the

Study. Finally, the Council is producing a series of Design Policy Guidance Leaflets on various topics and these should be referred to where appropriate. Please contact Planning Services for further details.

STATUS OF THE STUDY

The Study is not a statutory document but its policies will form supplementary planning guidance to the Borough Plan and its proposals and policies will be material considerations when planning applications are determined. A summary of the Conservation Area's character and appearance, which it is considered desirable to preserve and enhance, can be found at Appendix 4.



WEMPTON
*Gravens on the East Cliff on the
F. where this plate is superseded*



BRICHTON.
*Views of T. R. Kemp Esq. M.P.
dedicated by his Royal Highness
C. S. B. 1831*

The layout of the estate as envisaged in 1831



A contemporary view of Kemp Town from the air

CHAPTER 2

HISTORICAL BACKGROUND

THE SPECULATIVE IDEA

As its name suggests, Kemp Town was intended to be a separate 'town' from Brighton. It was built on the cliffs to the east and was only absorbed into Brighton as the nineteenth century wore on. The idea for the estate came from Thomas Read Kemp, a member of a wealthy and influential Lewes family and one of the lords of the manor. As Brighton's popularity increased, Kemp became aware that there was a lack of larger houses for the fashionable upper-class of society who were coming to the town. He was inspired by the example of Nash's scheme for Regent's Park in London to build an estate to satisfy this need. Equally, however, the estate was intended as a financial speculation to improve Kemp's finances.

As built, Kemp Town consists of Sussex Square opening on the south side into Lewes Crescent, which is flanked by Arundel and Chichester Terraces. Behind Chichester Terrace are the mews properties of Kemp Town Place, which were built as stables and coach houses for the estate. Originally, however, Kemp intended that the estate should consist of more than double the number of houses actually built, including two more modest squares inland. The deterioration in Kemp's finances probably limited the size of the development.

Kemp employed the local architectural partnership of Charles Augustin Busby and Amon Henry Wilds, but their role was limited to the layout of the estate and the general design for the facades of the houses as a whole. Construction and internal planning were left to individual builders or architects.

Wilds (1784 - 1857), together with his father Amon Wilds (1762 - 1833), and Busby (1788 - 1834) were between them largely responsible for the Regency buildings of Brighton and Hove. Their success resulted partly from their ability to meet the sudden demand in the early nineteenth century for town houses which were better designed, more spacious and more elegant, and partly

from their skill in designing imaginative layouts for developers such as Kemp. Working together and individually they revealed a keen appreciation of Georgian classical architecture whilst at the same time developing their own interpretation of it.

Amon Henry Wilds was a builder turned architect from Lewes, who moved to Brighton with his father in 1815, where they soon began designing buildings for Kemp. Busby, who was arguably the most talented of the trio, moved to Brighton in 1823 from London, where he had practised architecture with only limited success. He was introduced to Amon Henry Wilds by Kemp, whose brother-in-law was one of Busby's former clients and Kemp encouraged them to form a partnership for his new project in May 1823.

Kemp Town was the first major commission which they undertook together. The design of the houses highlights several typical elements of their style, including heavily rusticated ground floors, deep and strongly projecting cornices, and the use of added pilasters, columns, pediments and porticos to create palace facades from street frontages. Busby and Wilds' fruitful association lasted only two years, although they both continued to work individually in Brighton and Hove after that (Busby at the Brunswick estate, for example, and Wilds at Montpelier Terrace).

CONSTRUCTION

Work began in 1823 and most houses (except Chichester Terrace) had been erected by 1827. This was really an illusion, however, for in effect only the elevations were complete; the estate would have resembled a giant stage set with decorative facades but nothing of substance behind. The houses remained mere shells until they were sold or let, when the interiors were then completed to suit each owner's requirements in terms of size and number of rooms and decorative details. This aspect of house building was typical of such Regency developments.

Arundel Terrace was the first portion of the estate to be completely finished where the influence of Busby and Wilds can be seen at its strongest, but was also designed as a unified whole in itself. It follows their general plan for

one in every three houses to be fronted with the Corinthian Order. Here, though, there are substantial columns whereas in Sussex Square and Lewes Crescent, the motif is shallow pilasters. The central house (number 7) has massive detached Corinthian columns, larger than on any other house, which attract the eye towards the centre of the terrace. The houses either side are set back and plainer, and the terrace is terminated at each end by a house with engaged columns, providing a balance to the central one. Number 13, at the eastern end, was originally built as a hotel and was known as the Bush Inn from 1826 until sometime between 1848 - 56, when the Inn moved to its present site on the corner of Arundel Road and Arundel Place.

Sussex Square and Lewes Crescent were generally complete externally by 1827, and the first recorded occupation at the estate was of number 25 Sussex Square in 1826 by Kemp's brother-in-law. Kemp himself moved into number 22 Sussex Square in 1827, living there for ten years.

Chichester Terrace came last of all, and is the least unified portion of the estate in design terms. Number 14, at the eastern end, and Chichester House at the western end (which was not originally intended to form part of the Terrace), were finished by 1828 and 1832 respectively, with numbers 12 and 13 following a few years later and number 11 after that. The remaining ten houses were not built until 1850 - 1855 by the main speculative builder and developer of nineteenth century London, Thomas Cubitt (who subsequently lived at number 13 Lewes Crescent). He abandoned the estate's motif of the Corinthian Order, but although these later houses are plainer, they are believed to be of a more solid construction. Unlike Arundel Terrace, the houses here are of a more or less standard width, again reflecting the influence of Cubitt. He also built 26 of the houses in Sussex Square and Lewes Crescent.

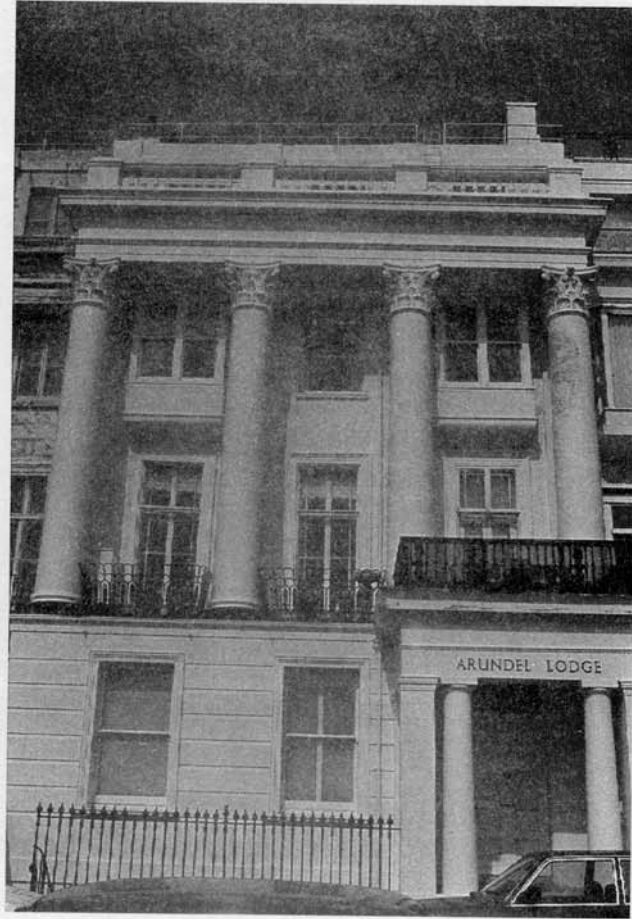
All the houses in Kemp Town were probably constructed to a large degree of walls made of "bungaroosh" (one of several alternative spellings). This is a curious mixture of bricks, bits of flint, chalk and even odd lumps of wood set in a coarse lime mortar using timber shuttering. It is characteristic of the Regency period on the Sussex coast, when much speculative building was carried out very quickly.

Bungaroosh is a far-from-stable constructional material and it is both impossible and highly inadvisable to try to repair it in the same way.

EVENTUAL SUCCESS AND FAMOUS RESIDENTS

By 1828 only 11 out of 105 houses were occupied, and this had risen to only 36 by 1834. Kemp's finances were exhausted even before the principal houses were completed, caused by a lack of resources to survive the initial difficult period in 'selling' the estate. However, there were several notable people amongst the early occupants, and Kemp Town soon acquired a popularity with Royalty which led to its eventual success by the 1850s. Number 1 Lewes Crescent and number 14 Chichester Terrace were purchased by the sixth Duke of Devonshire in 1828 and arranged internally to form one property. He stayed there regularly at intervals until his death in 1858, entertaining many famous members of society, including William IV and Queen Adelaide in 1831. He also gave his name to nearby Dukes Mound, where he had a regular seat. These same properties were later occupied by the Duke and Duchess of Fife between 1896 and 1924. The site of number 19/20 Sussex Square was bought in 1828 by the Marquess of Bristol, who arranged for a double-fronted house to be built. He stayed there frequently until his death in 1859. Also in Sussex Square, number 32, was occupied between 1830 - 88 by Lawrence Peel, the youngest brother of the Prime Minister, Sir Robert Peel.

Amongst others who moved to Kemp Town as the century wore on were the historical novelist Harrison Ainsworth, who occupied number 5 Arundel Terrace between 1853 - 67, and the Rev C L Dodgson, better known as Lewis Carroll, who often stayed at number 11 Sussex Square between 1874 - 87. Roedean School started life at number 25 Lewes Crescent in 1885 (without a particular name) and then occupied several properties in Sussex Square in the 1890's before moving to its present building in 1899 when construction was completed. Although Kemp Town fell from social prominence in the twentieth century, it still attracted some famous residents, including Victoria, Lady Sackville, who occupied numbers 39/40 Sussex Square for a number of years from 1922. More recently, number 18 Lewes Crescent was home to the actress Dame Anna Neagle and her husband Herbert Wilcox, the film director, between 1953 - 69.



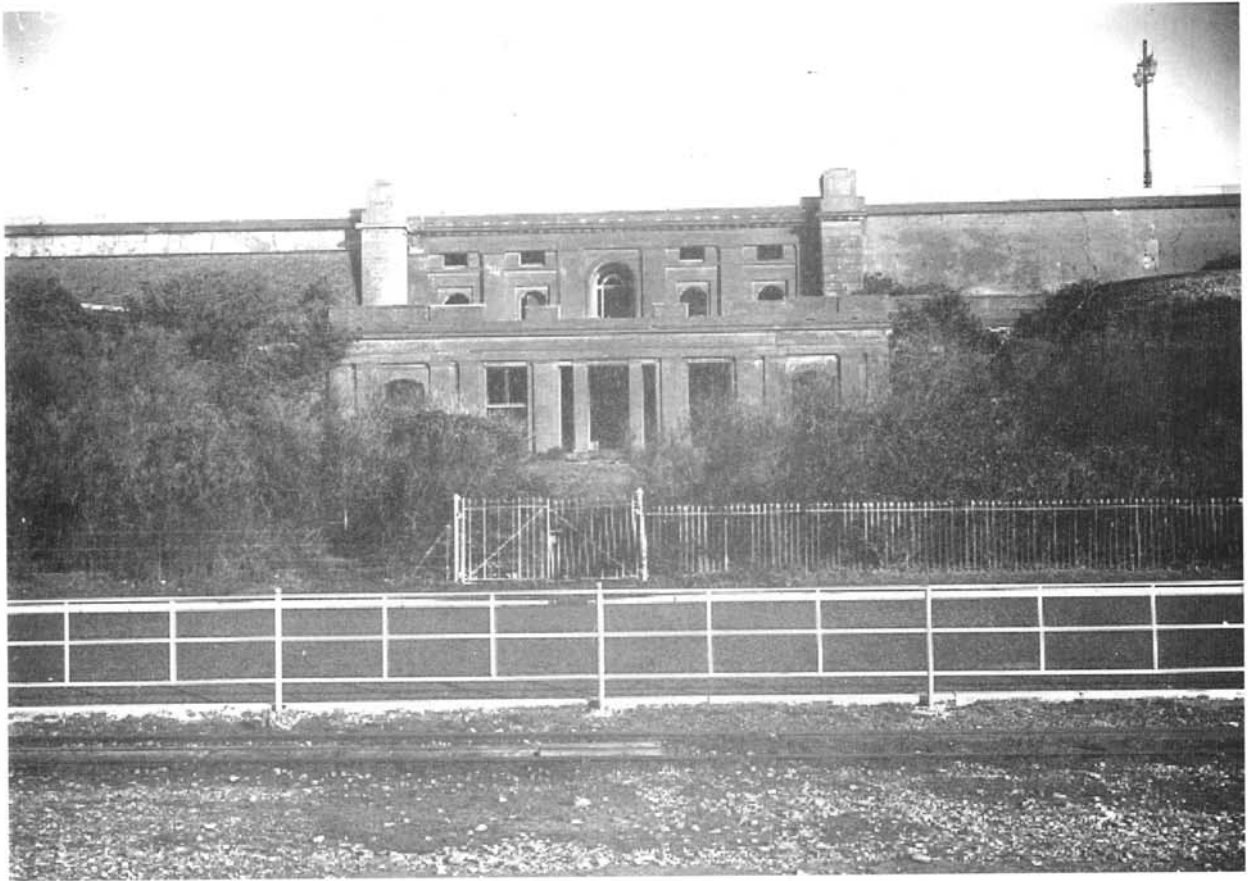
Number 7 Arundel Terrace



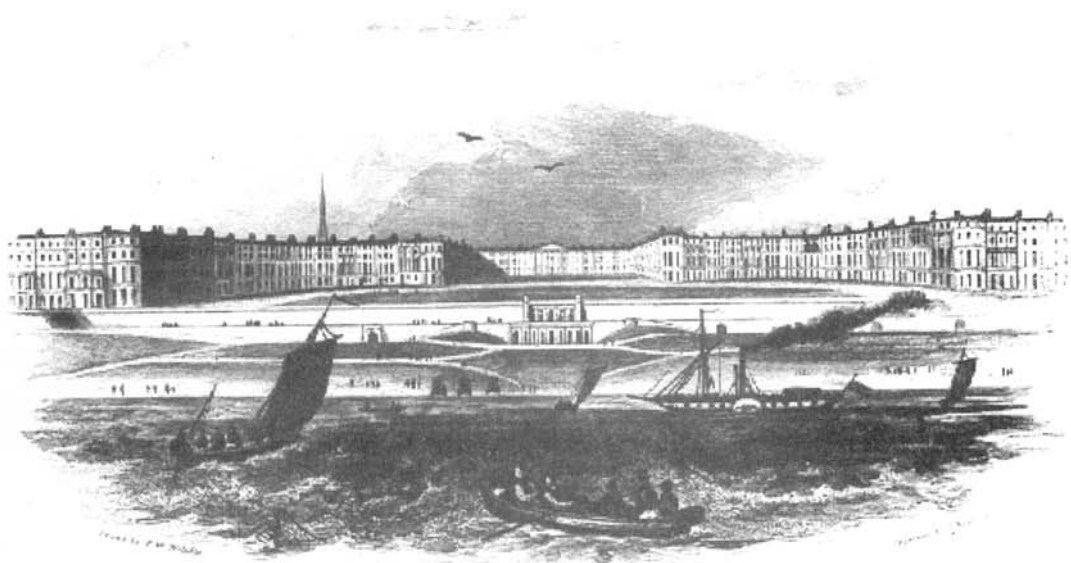
Esplanade of Beach & Kemp Town, Brighton

Engraved by C. H. B. & Co. 1841

An engraved view of the Slopes and Esplanades in 1841



A photograph of the Slopes in 1947, showing war-time neglect



Lewes Crescent
An engraved view of Lewes Crescent in 1842

The special merit of the Kemp Town estate was officially acknowledged in 1952 when the buildings were listed as Grade I. The Council designated the estate as a conservation area in 1970. The development remains an impressive example of Regency town planning and speculative building, deriving its impact from its bold scale and proportioning, with the vast span of Lewes Crescent being particularly striking. At 840 feet wide, it is 200 feet wider than the Royal Crescent at Bath.

THE GARDEN ENCLOSURES

The land forming the gardens of the estate was enclosed by Kemp with cast iron railings in 1823 in three divisions; one semi-circular enclosure between the wings of the crescent and two square enclosures north of this, each being separated from the other by a road. However, the land was not laid out and planted until 1828, to a scheme devised by the local botanist and landscape gardener Henry Phillips. At that time the gardens were altered to the present layout of two separate enclosures. There is considerable doubt as to how much the design of the gardens has changed since then. It is known that substantial replanting and reorganisation were carried out in 1878 and that some damage was done when the enclosures were partly occupied by the War Department during the Second World War.

The gardens are still privately owned, used and maintained by residents of the estate under the control of an Enclosures Committee. An exception to this is the small strip of land fronting Marine Parade which, together with the small gardens in front of Arundel and Chichester Terraces, were purchased by the Council in 1952.

THE SEAFRONT ESPLANADES

Whilst Kemp Town was being built, it was realised that a sea wall with promenades was not only a structural necessity to protect the foundations of the houses, but would also provide a visual base to the estate. Following a

competition, the designs of Henry Kendall Junior were chosen by the newly-formed Kemp Town Committee. These consisted of a sloping sea wall and steps down to two lower esplanades with planted gardens below, sloping towards the beaches. In the wall of the upper esplanade is a tunnel with an arched entrance leading to the private gardens. Work began in 1828 and finished in 1830. The esplanades were extended in 1832 - 33 and by 1835 the Reading Room on the lower esplanade had been completed, flanked by two gardeners' cottages built into the cliff face. The Reading Room was intended as a quiet place for the use of the residents, and was also used for various meetings, including those of the Kemp Town Committee. By the end of the nineteenth century, however, it was only being used to store plants. The slopes were built and developed by the residents as an extension of the garden enclosures and a link to the then-private adjoining beaches. It was not until 1902 that an arrangement was made with Brighton Council to hand them over to the town.

The esplanades and slopes remain a remarkable example of Regency urban engineering and complement the estate above. The tunnel entrance building, the Reading Room and the shelter building at the eastern end of the upper esplanade, known as 'The Temple', are also listed (Grade II).

VOLK'S RAILWAY

Kemp Town Conservation Area also encompasses the eastern end of the Volk's Railway, including the terminus station at Black Rock/The Marina. This is reputed to have been the first public electric railway in Great Britain when it opened in 1883, and was the brain-child of the local inventor Magnus Volk. It was not extended to run as far as Black Rock until 1901, and the present station there was built in 1937, slightly to the west of the original one which was demolished for the then new but now disused open-air swimming pool. The station was damaged by an arson attack in 1981 and had to be rebuilt. Volk's Railway passed into the control of the Council upon the death of Volk in 1937, and the line currently has a total length of about 1.1 miles.

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CHAPTER 3
ARCHITECTURE, TOWNSCAPE
AND CHARACTER

GENERAL

The character of the Kemp Town Conservation Area derives greatly from the uniform nature of the estate and its striking layout in a prominent position overlooking the sea. Its graceful and imposing appearance depends, too, on the individual symmetry and clarity of form of the buildings themselves. They, in turn, contrast with the modest pebble and brick mews properties of Kemp Town Place, where conversions from stables to houses have resulted in a variety of front elevations.

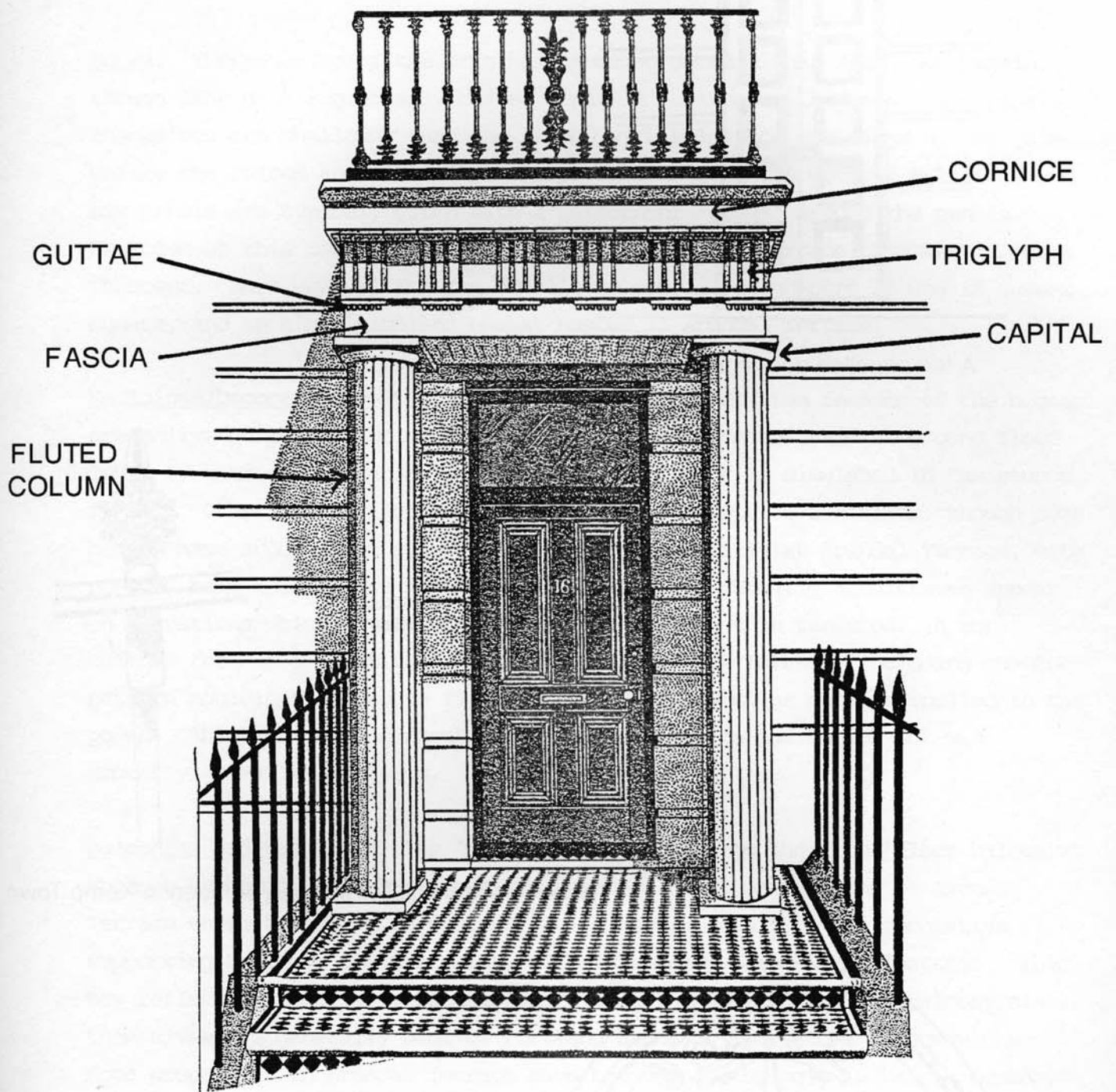
The estate was designed as an 'exclusive' residential development and, although the original houses have now been converted into flats, the area retains the almost wholly residential use which is so important to its character. Also important, both historically and visually, is the link with the sea which the slopes and esplanades provide. These too remain largely in their original form but are presently relatively little used and suffer from graffiti. It should be recognised, however, that this situation may well change with the future development of leisure park proposals for Black Rock together with the growth of attractions at the Marina.

DETAILS

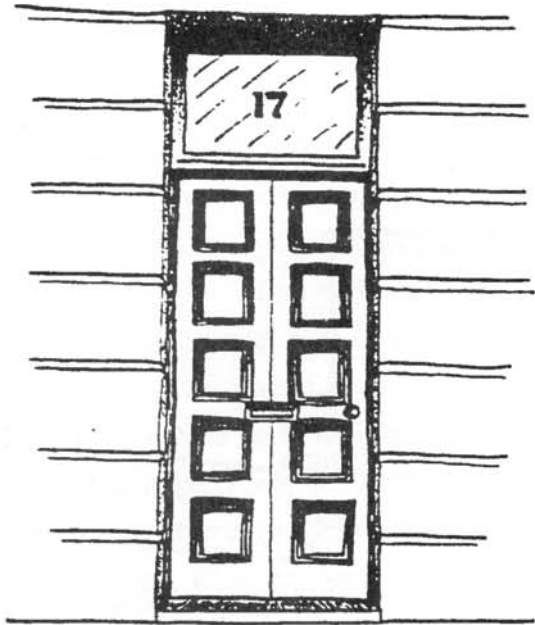
Roofline: A general view of Kemp Town reveals how the original uniform roofline has been disfigured over the years by the addition in many cases of an extra fifth storey or roof extension. These additions, usually built before the estate benefited from listed building control, are inappropriate. This can be seen particularly at Arundel and Chichester Terraces, though perhaps the most glaring example is number 7 Lewes Crescent, which was added some time prior to 1890. Chimney stacks are a very important feature of the roofline and the clay pots are usually interesting decorative features in themselves.

Porches: Only at Chichester Terrace does every property have an entrance porch, with the enclosed verandahs above reflecting the later date of this terrace's completion. On the west side of Lewes Crescent, by contrast, most entrances are plain. The most common form of porch has a pair of Doric columns, usually fluted but sometimes plain, supporting an entablature that frequently still has a triglyph frieze, as can be seen on the north side of Sussex Square, where most have been restored. Sometimes two porches are joined or a porch has a pair of columns each side, as can be seen at numbers 1/2 Sussex Square. There are further variations; plain square columns can be seen on the south east side of Sussex Square; on the opposite side number 13 has Ionic capitals to the columns, as does number 28 Lewes Crescent; and some entablatures have a frieze of laurel wreath swags, as can be seen at number 14 Chichester Terrace. This reflects different dates of completion and the different architects and builders involved.

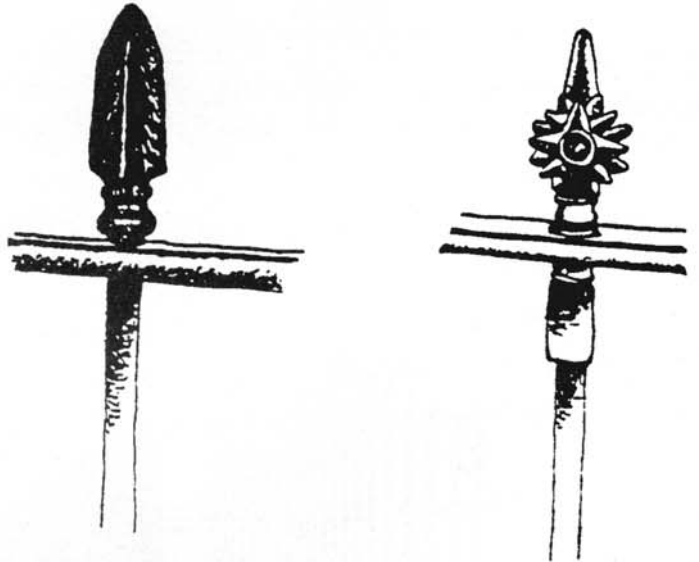
Windows: The visual rhythm of glazing bars forms an essential characteristic of Regency buildings. At the time construction of Kemp Town was started only relatively small panes of glass could be manufactured economically, and glazing bars were used to join the small panes together to form the larger area of a sash. Cheaply produced glass became available in the 1830s. The introduction of larger and thicker sheets of glass coincided with the introduction of horns to the upper sashes and caused the need to introduce sash lifts and external handles. Glazing patterns vary, but the proportion of each pane follows closely the 'golden mean' (recognised as the proportion of a playing card). The cross-section of glazing bars varied, not only with the date of the building but according to the hierarchy of the rooms in which the bars were inserted. The first floor rooms, being the principal reception rooms, tend to have the finest (often thinnest and most decorative) mouldings on the inside. Since these mouldings were of the finest quality, such details are worth preserving. On the whole, the original softwood double hung sliding sash windows have been lost and few properties now have the complete correct pattern of glazing bars to windows on the front elevations. Some have been restored,



Sketch of a typical porch with Doric columns and entablature



A ten panelled door in Sussex Square



The two types of railing finial which can be seen in Kemp Town



An example of a cast iron coal hole cover

though, with the help of grants from Brighton Council and English Heritage. An example of the correct glazing pattern can be seen at 19/20 Sussex Square. Note that these windows do not have the horns on the upper sashes which are a feature of later Victorian replacements.

Doors: The majority of the original panelled doors within Kemp Town remain, though many have regrettably had some panels replaced with glass. The panels themselves are shallower than the frame, with bolection mouldings at the joint, unlike the raised and fielded panels of earlier Georgian doors. Both four and six panels are typical, often with a pattern of 'studs' around the panels. Examples of this can be seen at number 14 Chichester Terrace or number 9 Lewes Crescent. More unusual are ten panelled doors, as at numbers 17 and 18 Sussex Square, and an eight panelled one at number 11 Arundel Terrace.

Mouldings/Decorative Features: As mentioned earlier, the facades of the houses are enlivened by very bold, strongly-projecting cornices, and at ground floor level by banded rustication where masonry blockwork is simulated in the stucco finish. Other decorative features are generally kept to a minimum, though some houses have architraves around the windows, especially at Arundel Terrace, with notably bold examples at number 33 Sussex Square. Usually architraves appear on elevations which have been left in brick rather than rendered. A more curious form of decoration can be seen at 1 Arundel Terrace, including chevron-pattern mouldings at ground floor level and barley-sugar columns applied to the porch. This exuberant decoration is not original to the house, but was probably added in the 1880s.

Balconies and Railings: The cast iron balustrades to the first floor balconies share a common design throughout the estate, with the exception of Arundel Terrace where a variety of designs can be seen. Here too, the decorative supporting brackets are different, with attractive lion's head features. This may reflect the earlier completion date of Arundel Terrace. The balcony slabs themselves are generally made of Portland Stone or York Stone on occasions. Some properties in Arundel Terrace have been spoilt by ugly twentieth century balcony additions at second floor level.

The railings to the front area of the houses again share a common design, but this time with the exception of Chichester Terrace, where the finials are a plainer spear point shape. This results from the later date at which this terrace was completed. Other cast iron features which can be seen are the shoe-scrappers which in many cases still remain on the entrance steps. Again, a variety of designs is evident. Tarmac roads did not appear in Brighton until the early twentieth century, so the original surfaces would have been very dirty by today's standards.

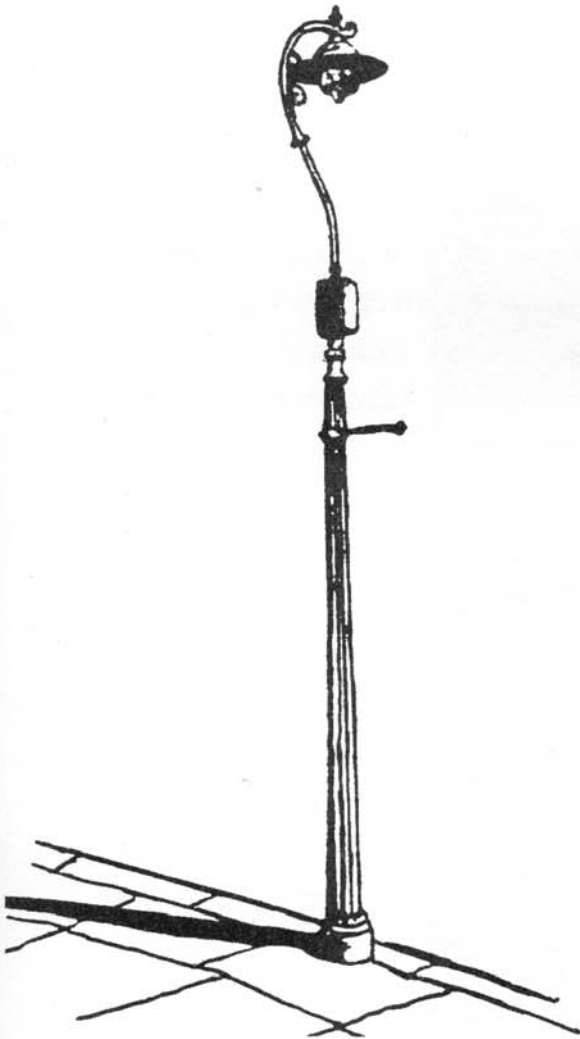
Floorscape and Street Furniture: The footway paving in Kemp Town was originally of York Stone slabs, and this paving still exists along the stretch of Marine Parade in front of Chichester Terrace and in front of the tunnel entrance building on the upper esplanade. York Stone was only used for paving in the more 'exclusive' parts of the town; wooden blocks or bricks were typical of the older town centre. Examples of it can also still be seen in some of the basement areas and, occasionally, around coal hole covers. These iron covers are in themselves interesting features, displaying a variety of designs from different periods and often advertising the name of the tradesman or contractor. In the gutter areas, particularly around the garden enclosures, the original granite setts and cobbles are still visible, though they have sadly become increasingly covered by the road surface and damaged by weeds. Some original stone kerbing also remains, though it has gradually been replaced with concrete.

Granite setts can also be seen covering the eastern end of Kemp Town Place, whilst at the western end are pavement areas of red brick pavers. These materials are consistent with the original mews use, contrasting with the formal pavements of the main estate.

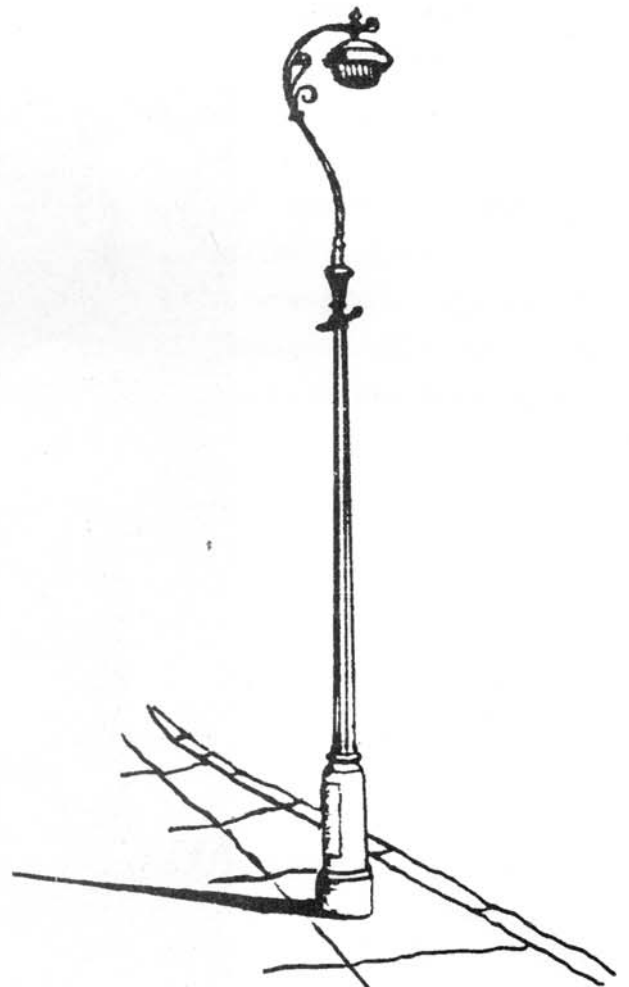
Another type of original floorscape survives on some of the entrance steps. At numbers 16 and 41 Sussex Square, for example, can be seen typical black and white geometric quarry tiles with marble nosings (the overhanging front edges).



A typical cast iron shoe-scraper



Original fluted gas lighting column



Later lighting column, with base compartment



Sketch of eastern entrance to Kemp Town Place, showing piers with ball caps



Rear of Kemp Town Place elevation, showing cast iron wall-tie plates

Kemp Town was one of the first areas of Brighton to have gas street lighting, and some of the original cast iron fluted gas columns can still be seen in Sussex Square and Lewes Crescent, though the swan neck brackets and control boxes were added in the early twentieth century when the lights were converted to electricity (Brighton was one of the first towns in the country to introduce electric lighting). Later a new design of column with the control box located in a large base compartment was introduced, and examples of this design can also be seen in Lewes Crescent.

The railings around the Kemp Town Gardens are mild steel replacements for the original cast iron railings which were removed in the 1940's for use towards the war effort. They were erected in 1973 at the expense of the Enclosures Committee. The finial design does not match the original pattern, however, and the railings do not follow the original line along Marine Parade and do not continue along in front of Arundel and Chichester Terraces. Remains of the original Portland Stone plinth walls can still be seen along Marine Parade and Chichester Terrace.

Kemp Town Place

These mews properties are faced with flint cobbles, mostly painted black in imitation of pitch weathercoating, with white-painted brick dressings to the windows and doors. Both the northern and southern ranges are two storey, and the central window of each unit was originally a loft door for hay. The properties display a variety of window and door types, and entrance designs, resulting from their conversion to residential use. Similarly there are various garage door designs where the stables have been converted. The most sympathetic conversions make reference to the original presence of a loft door, such as number 14 Kemp Town Place, rather than wholly altering the opening to form a window.

Each end of the mews is closed by stuccoed gate piers, originally surmounted by ball caps of which only those at the eastern end remain. Also worth looking out for are the various designs of cast iron wall tie plates on the rear of the buildings, in Rock Grove.

Rear Street Areas

Included within the boundaries of the Conservation Area are the rear areas of the Kemp Town estate, including street frontages in Arundel Place, Bristol Place, Bristol Gardens, Church Place and Rock Grove. They consist largely of small garages and some lengths of original flint walling, with a few more substantial buildings in residential or commercial use.

These buildings include former servants' quarters for the estate, numbers 24, 26 and 34 Bristol Gardens, which are linked to the rear of properties in Sussex Square. Although not built until later in the nineteenth century, they are important to the history of the area, and number 26 in particular remains largely as originally built, with an unusually decorative door-case and fanlight. This building is considered worthy of recommendation for listing and will be included among the suggestions put forward to the Department of the Environment, who are reviewing Brighton's statutory list during 1991.

These streets are dominated by the rear elevations of the Kemp Town estate, which, in contrast to the front, show evidence of incremental construction and additions over the years, reflecting the fact that they were often built much later than the facades and changed to suit subsequent occupiers. This character and impression of dominance should continue to be respected.

Interiors

As mentioned previously, the interiors of the houses in the estate were constructed and decorated by various architects and builders at different dates

and often redecorated by subsequent owners. Apart from those houses specially designed for a prominent person, however (such as the Duke of Devonshire), the layout of the rooms was quite standardised. The kitchen would have been at the rear of the basement with servants' quarters occupying the remainder of this level. The ground and first floors consisted of those rooms where visitors would be received and entertained, including the dining room and at least one drawing room. Above this level were the bedrooms.

The importance of the ground and first floors was reflected in the level of decorative treatment they displayed. Here were found the most elaborate ceiling cornices, ceiling roses, skirtings and fireplaces etc, and these have generally survived the flat conversions. It is important to remember that the size and elaborateness of these features was always proportional to the size and importance of the rooms. Generally, these features were chosen from the various pattern books produced by manufacturers at the time, though the most wealthy owners commissioned special designs from architects. Other features which usually remain are the internal shutters to the sash windows (often in working order still) and the dado rails on the walls, which protected the walls from the backs of chairs. Fireplace surrounds were generally of marble in the main reception rooms with smaller wooden or cast iron ones, painted white, in the other rooms. Decoration at basement level was minimal.

The most striking features of these interiors was often the main staircase, though sadly the dramatic impact of these has sometimes been spoilt as a result of conversion works. The Duke of Devonshire's original houses, number 1 Lewes Crescent and number 14 Chichester Terrace, have oval staircases of particular interest. It is believed that those houses built by Cubitt had superiorly constructed interiors with a stone staircase to the top of the house, wide stair treads and well made iron and plaster balusters to the banisters, leading down to a wider entrance hall.

CHAPTER 4

LEGISLATION

CONSERVATION AREAS AND LISTED BUILDINGS

The main effect of conservation area status on planning legislation is that it brings demolition under control without any legal doubt. This includes not just the demolition of whole buildings, but of parts of buildings, and even walls, railings, gates and fences depending on certain height limitations. Within conservation areas, there are also greater controls over roof extensions and the cladding of walls to houses.

Kemp Town is unique amongst Brighton's conservation areas, though, in that virtually all the buildings within the area are listed. This means that almost any kind of alteration, however minor, to a building (or to any wall, gate, or railings around it) requires listed building consent even where it does not require planning permission. Internal alterations or works are also subject to control, unless of a very minor nature not affecting the character of the building. It is, therefore, always advisable to consult Planning Services before undertaking any kind of works, since the carrying out of alterations to a listed building without consent is a criminal offence.

If you intend to make a planning application for works within a conservation area, you should keep in mind that the Council must pay attention to the desirability of preserving or enhancing the character or appearance of conservation areas when considering applications. In addition, if the property is a listed building, the Council must consider whether the proposals would be detrimental to its architectural or historic character.

ENFORCEMENT

Unauthorised works to a listed building are not subject to the four year time limit for enforcement action rule which applies to enforcement of planning permission, so the only alterations not specifically granted consent which will be immune from action are those which were carried out before 1 January 1969.

ARTICLE IV DIRECTIONS

In order to bring inappropriate but otherwise permitted alterations under control, the Council has applied Article IV Directions to certain streets, squares and terraces within conservation areas. These remove such rights as are considered necessary and require that planning permission be sought to undertake the relevant works.

In the case of Kemp Town, an Article IV Direction has been applied with great success to control the painting of the front elevations (and side elevations where visible) of all properties in Sussex Square, Lewes Crescent, Arundel Terrace and Chichester Terrace. The aim of this is to ensure that a uniform colour scheme is used. (The original covenant which leaseholders were obliged to sign had included a stipulation that a uniform colour scheme had to be adhered to.) Details of the scheme are detailed in the Appendix and are also available from the Planning Services division of the Environmental Services Department.

TREES

If you are proposing to do any work to a tree in a conservation area, which is not already protected by a Tree Preservation Order, you must give the Council six weeks' notice of your intention before starting work. Failure to do so would result in liability to prosecution, and the likelihood of a heavy fine. This period of six weeks enables the Council to consider whether or not the tree in question should be protected by a Preservation Order. Very small or young trees are exempt from this requirement, but please check with Planning Services before starting work.

CHAPTER 5
POLICIES OF CONTROL

GENERAL

Policies on the control of development and alterations within Kemp Town will follow the general policies on Listed Buildings and Conservation Areas as set out in the Environment Chapter (and other relevant chapters) of the Brighton Borough Plan, and will reflect the advice of the Department of the Environment contained in Circular 8/87. It should be noted, however, that in view of the exceptional character of Kemp Town as a unified estate of Grade I Listed Buildings, such policies will be operated with the very minimum of flexibility. In particular, the following points should be borne in mind.

ROOF EXTENSIONS / ROOF MATERIALS

A considerable number of properties within Kemp Town have been disfigured by twentieth century roof extensions, many of them highly unsympathetic in design. The majority of these extensions were built before the estate was protected by listed building control, and the Council therefore has no powers to require their demolition. Where existing unsympathetic extensions need major rebuilding/repair works, however, the Council will seek to encourage owners to consider a more traditional design and materials, in order to minimise the detraction from the original character.

With regard to proposed new extensions, there will normally be a clear presumption against granting consent for any applications. Where a roof requires recovering, the Council will expect only real Welsh slates to be used, and care should be taken when recovering only part of a roof to ensure that the new slates match the size and colour of the existing ones. Whilst all natural Welsh slate is acceptable, the grey colour of that from the Greaves Portmadoc quarry is virtually indistinguishable from the original slates and preferable to the more purplish-grey colour of slates from the Penrhyn quarry for example (see Policy ENV.39 of the Borough Plan).

CHIMNEYS

Consent will not be granted for the demolition of original chimneys or for their reduction in height except where a stack was raised in the Victorian period to preclude draughts. Where a chimney stack is structurally unstable, it should be taken down and rebuilt exactly as it existed. Original chimney pots should be salvaged and re-used and any new ones should match the originals. Disused chimneys are often disfigured by having the pots capped with ridge tiles or similar objects to prevent water penetration. This requires consent and is not acceptable. Instead, a disused chimney should be capped with slate across the top of the stack and the pots and flaunching reinstated above. An air brick should first be inserted below the slate to allow ventilation (on the least visible side of the chimney) and holes left in the flaunching for drainage. Alternatively, terracotta vents which fit into the pots may be acceptable.

BALCONIES

If a balcony floor is breaking up and causing problems it should be renewed or repaired using the original type of stone. Asphaltting over the stone is not an acceptable solution and would require listed building consent. If a waterproof covering is necessary only lead or zinc should be used.

Some balconies have been disfigured over the years by the fitting of a screen or screens at the boundary with the neighbouring property. Again, the fitting of such a screen would require listed building consent and would not normally be acceptable.

WINDOWS

Listed Building Consent will not normally be granted for the use of UPVC or aluminium replacement windows on any part of any elevation of properties in Kemp Town. Softwood double hung sliding sashes will usually be the appropriate form of window. Softwood casements will be acceptable in the internal lightwells provided that they do not replace existing sashes and are also sometimes the appropriate form of window in Kemp Town Place. Very great care should be taken when replacing original vertical sliding box sash windows. Details such as the form of the sash box, sash weights, pulleys and glazing bars are important historical details of the building. Special care should be taken to copy exactly the interior moulding of the glazing bars. Many window makes use standard ovolo moulded sections whereas the principal reception rooms

often had elaborate and beautifully moulded windows. These mouldings may be obscured under layers of paint. Ideally windows should be repaired not replaced. If replaced in replica a sample section of glazing bar should be retained (stripped of paint) to compare to the replacement window and any original blown glass should be re-used (see Policy ENV.40 of the Borough Plan).

DOORS

Original panelled doors should always be retained. Where one requires replacement rather than repair, only an exact copy will be acceptable. In this respect, the depth and shape of the mouldings are very important. Where a non-original door is to be replaced with something different, the Council will only give consent for a traditional panelled door of a design considered historically appropriate to the particular property. Consent will not normally be granted for the insertion of glazed panels into solid doors.

Door furniture also plays an important part in the appearance of a door, but should be kept to a minimum and any original cast-iron or brass items retained. Entry control devices should be situated as unobtrusively as possible and any redundant devices removed. Consideration is presently being given to whether unusually large devices can be the subject of enforcement action in Kemp Town.

Whilst the Article IV Direction allows for the colour of the front doors to be optional, it is recommended that traditional dark Regency colours be used. This would include black, brown, green, blue and red. Where a garish modern colour is proposed or used the Council would consider this to be an alteration which affects the character of the building and therefore requires Listed Building Consent. Such consent would not normally be granted for an inappropriate garish colour.

SATELLITE DISHES

Consent will be required for a satellite dish virtually anywhere within the Kemp Town Conservation Area. It will only be granted where the character of a listed building, or of the area in general, would not be affected. In practice, this will preclude any locations which are at all visible from the street. Where properties are divided into flats, the Council will expect communal apparatus to be used (see Policy ENV.12 of the Borough Plan).

ADVERTISING

Since Kemp Town is an almost wholly residential area, the question of advertisement control will seldom arise. Where any advertisement is proposed, however, the Council will expect it to be modest in scale and sensitively sited, making use of traditional materials and forms of advertising. Owners of properties should be aware of how even something as apparently innocuous as a board attached to railings, advertising a forthcoming event perhaps, can be visually intrusive to the harmony of the estate. Similarly, a clutter of estate agents' boards can be highly detrimental to the area, so the Council will seek to strictly enforce the limitations in the Advertisement Regulations on size and number of boards, and to uphold the additional existing voluntary agreement with local estate agents (see Policies ENV.16 and ENV.17 of the Borough Plan).

SURFACES

The Council will oppose any further loss of York Stone slabs from basement areas, and will similarly oppose the removal of original or Victorian ceramic tiles from front steps and entrance areas. Asphalt should never be used to waterproof stone steps.

MISCELLANEOUS

There are various minor alterations which can be carried out which affect the character both of an individual listed building and of the area in general, such as the installation of extractor vents and burglar alarms. Extractor vents will not normally be acceptable on the front elevations. Where they take the form of flues at roof level, they should be routed through existing chimneys, rather than left visibly exposed. Where burglar alarms are necessary on the front of a property, they should be sited as unobtrusively as possible and painted to match the walls. In the Council's view burglar alarms, vents and flues all require Listed Building Consent, and this will only be granted if they are sensitively located.

Electrical wiring and waste pipes are other potential sources of disfigurement to a listed building. Both should be strictly avoided on front elevations, and in the case of wiring, care should be taken to ensure that wires do not trail over visible roof slopes.

Even window boxes, if actually fixed to the building, would require consent. Whilst there is generally no objection to decoration with greenery, an excessive amount of greenery in plant containers can obscure architectural features.

KEMP TOWN PLACE GARAGES

Where a replacement garage door is necessary, it should be of plain vertically boarded, painted timber (preferably black). Its method of opening should normally be side-hung with large strap hinges, as can be seen at number 12, for example. Consent will not be granted for modern metal or plastic 'up and over' type doors.

FLINT WALLING

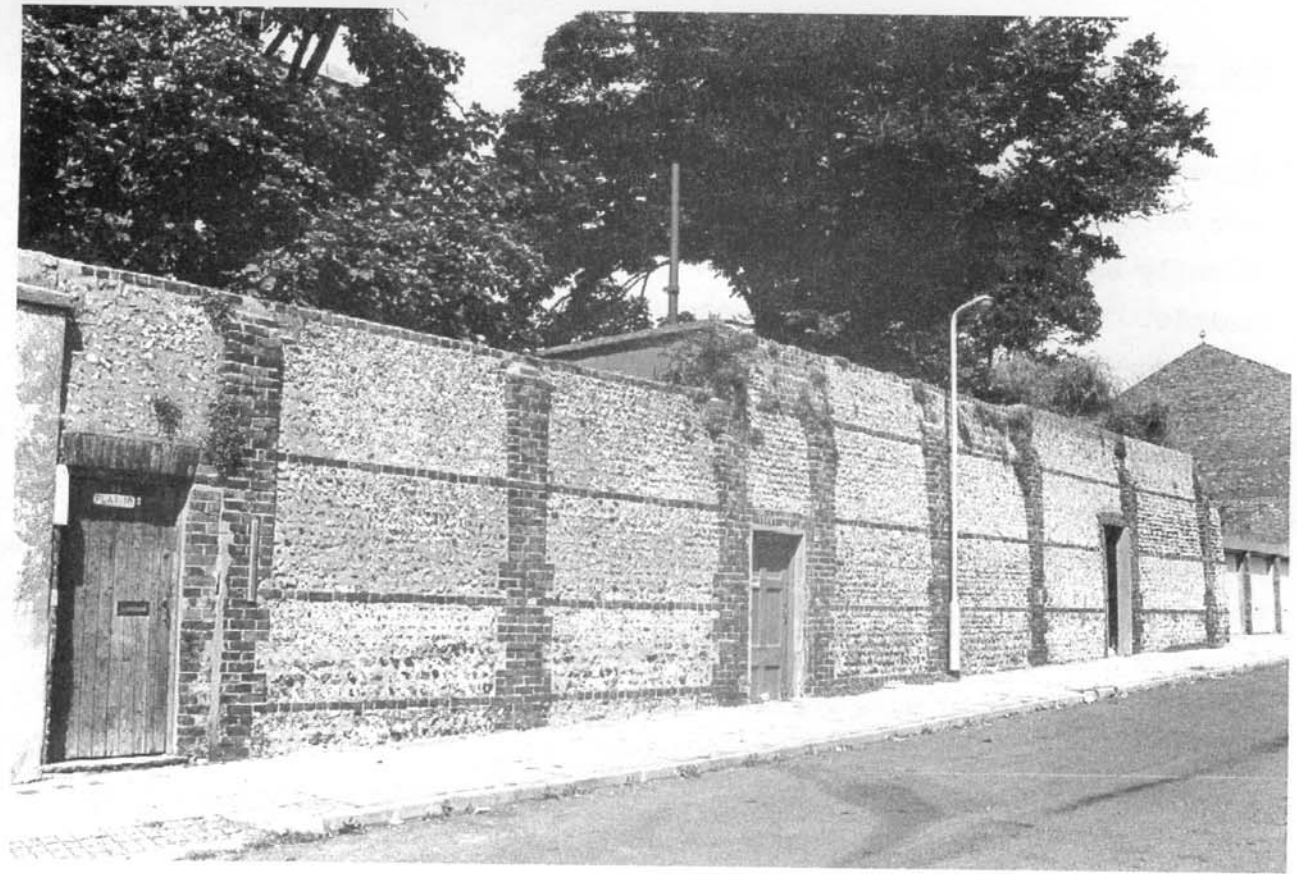
The Council will resist the loss of existing areas of flint walling in Arundel Place, Bristol Place, Bristol Gardens and Rock Grove (where they lie within the Conservation Area). The repair of flint walling, which is pervious to water due to the amount of lime mortar necessary, is a skilled job and should only be undertaken by a reputable building firm.

PRESUMPTION AGAINST OTHER DEMOLITION

As noted previously, only relatively few buildings or structures in Kemp Town Conservation Area are not listed, and these are confined to the 'rear areas'. Often these buildings or structures have an important townscape or historical role in the area's character and there will normally be a presumption against demolition. This will particularly apply to the buildings mentioned in Chapter 3 under the heading 'Rear Street Areas'. Alterations or extensions will similarly be expected to respect the character of the area and to be carried out using materials and details which have a basis in tradition (see Policy ENV.29 of the Borough Plan).

INTERIORS

Consent will not be granted for internal alterations which disrupt the character of interior spaces or involve the loss of original decorative features such as panelled doors, cornices, ceiling roses, skirtings, dado rails, architraves, fireplaces or plaster panels etc.



Typical stretch of flint walling, in Bristol Place



Number 19/20 Sussex Square, with grant aided restored elevations

CHAPTER SIX
IMPROVEMENT, ENHANCEMENT
AND THE PROCESS OF CHANGE

SCOPE

As can be seen from the enclosed map, the boundaries of the Conservation Area are very tightly drawn around the Kemp Town estate but include the contemporary slopes and adjoining beaches. Consideration was given to extending the boundaries to include both the area to the north of Eastern Road originally set aside for the estate (including St Mark's Church) and the later French Convalescent Home to the east. However, it was felt that this would dilute the integrity of the existing Conservation Area with its mainly Grade I listed buildings. Instead, consideration will be given to creating a new, separate conservation area centred upon the French Convalescent Home.

As a result of the tight boundaries and predominance of listed buildings, there is little scope or need for development in the Conservation Area. A development is proposed just outside the Conservation Area, on land at the rear of Wilsons Laundry fronting Bristol Place, for which planning permission has been granted. This involves the erection of a four storey block of flats, but in view of the care taken with height, design and siting, it will not have a detrimental impact on Kemp Town Conservation Area. Development on a larger scale is proposed at Black Rock and this will be considered separately in the Study.

GRANTS AND REPAIR WORKS

Properties in the Kemp Town area are generally in a good state of repair and decoration. Many have benefited from 'Townscheme' grants, which have operated in the area since 1969. This scheme still operates offering up to 40% towards the cost of eligible works of restoration. Eligible works include, stabilisation or repair of structural faults; the elimination of infestation by dry rot, beetle or other wood boring insects; the repair of roofs and

gutters; the replacement of windows which are no longer repairable or of the incorrect pattern; the repair or rerunning of mouldings; the repair of exposed brickwork; repairs to balconies and ironwork. There is a minimum cost of eligible works of £1,000 since the cost of administration makes smaller grants uneconomic. The grants are administered by Brighton Council with funding split equally between the Council and English Heritage. The first point of contact for inquirers should be the Conservation Officer in the Planning Services division of the Environmental Services Department.

The Townscheme has now run for over twenty years and it is the intention to eventually withdraw the scheme from this Conservation Area to enable other areas of Brighton to benefit from grant aid. Provisionally, the withdrawal date was to be 1993. This date is now likely to be deferred so that the Townscheme can run at full funding levels for three years prior to withdrawal, to allow those remaining owners who wish to avail themselves of funds to carry out restoration schemes. At present the Council is unable to allocate the amount it would wish to grant aid due to Government spending restrictions.

Some properties have been identified as being in poor decorative condition, and these have been listed in the Appendix. Where such properties remain in poor condition, with no indication of proposed works and despite encouragement to seek grant aid, the Council will consider using its relevant powers under the Planning Acts to require the carrying out of repairs and redecoration, particularly Section 215 of the Town and Country Planning Act 1990 (see policies ENV.43 and ENV.45 of the Borough Plan).

PROPOSED DEVELOPMENT

The only site partly within Kemp Town Conservation Area where major development is possible is the former Black Rock swimming pool site, which is identified for water-based leisure potential in the Borough Plan (Proposal TP.18). Here the Council is presently minded to grant outline planning permission for an indoor and outdoor water park complex with ancillary retail and leisure areas, subject to a planning agreement first being entered into by the prospective developer. This would include an extension of the Volk's Railway to serve the scheme and the Marina, with a new station, provision of car parking facilities

and a proper making up of the footway along Madeira Drive, including appropriate style railings and lighting. Whilst this particular scheme may not proceed, the Council will expect similar benefits from any alternative scheme, together with a similar approach to the siting and layout of new buildings so that the development would have minimum visual intrusion upon the Kemp Town estate and relate satisfactorily to the slopes. Any such scheme would of course have an impact upon the Conservation Area, mainly in terms of a large increase in visitors. Whilst these visitors would primarily be in the area to use the new water park and the related attractions within the Marina, their presence would be likely to have a 'knock on' effect on the surrounding area, and in particular the slopes, which could then provide an oasis of greenery for those seeking quieter relaxation. This must be borne in mind when considering improvements to the area.

Should the Black Rock site continue to remain undeveloped for the foreseeable future, the Council will press the owners to carry out temporary hard or soft landscaping works, since at the present time the site clearly detracts from the amenity of the Conservation Area.

POTENTIAL PRESSURE FOR CHANGE

As mentioned earlier, numbers 9 and 10 Kemp Town Place are presently in poor condition. They are also almost the last properties in the mews to consist largely of garage use, with a single flat at first floor level. Consequently they may be subject to pressure for conversion to form a greater number of residential units in common with previous conversions in the mews.

There are several points which should be borne in mind in relation to such a conversion and a summary of these is included in the Appendix.

No other potential development or pressure for change has been identified for this study, though possibilities exist for small-scale alterations and extensions in rear areas such as Bristol Gardens. Any proposals, however, must respect the dominance of the rear of the Kemp Town houses and the small scale intimate character of the rear streets themselves.

TRAFFIC AND THE VOLK'S RAILWAY

Traffic is not the great hazard to Kemp Town that it is to the town centre conservation areas, though Eastern Road and Marine Parade (the A259) in particular carry a considerable amount of traffic. It is hoped that the building of the Brighton By-pass, the first section of which has already been completed, will help to reduce the amount of traffic using the A259, even if only to a modest degree, when it all opens in 1994/5.

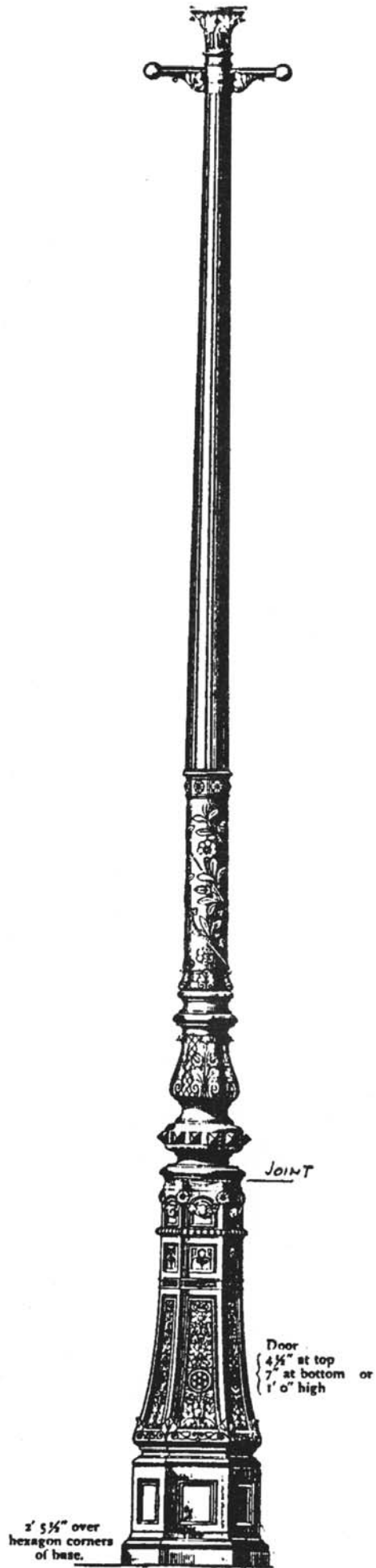
The Kemp Town Society has expressed concern about speeding along Madeira Drive, and pedestrian/vehicle conflict there. Borough Plan proposals envisage prevention of through traffic in Madeira Drive, coupled with an increase of car parking facilities and extensive landscaping which should have the desired effect of reducing traffic speeds and improving conditions for pedestrians (see Proposal TRP.29 of the Borough Plan).

Proposals to reinstate the Kemp Town pillars and reduce the widths of the access roads to the estate should prevent traffic from entering the estate at too great a speed, and should also have the effect of discouraging coaches from seeking to park in Lewes Crescent during the summer, reinforced by traffic restrictions if necessary. In general, car parking in Kemp Town is not a problem on a similar scale to the situation in Brighton town centre, but during the summer months congestion does arise within the estate due to the influx of tourists. The extra numbers of cars likely to be in the area as a result of a new water park should be accommodated by parking facilities proposed on the site, at the Marina, along the south side of Madeira Drive as part of any scheme, and further west as part of Borough Plan proposals. It is hoped that these additional facilities would also ease the present summer congestion (see proposals TRP.14 and TRP.29).

In any case, it is hoped that many visitors will arrive at Black Rock and the Marina by public transport, using the Volk's Railway or 'Park and Ride' buses. Agreement will be sought for the developer of Black Rock to extend the line and provide a twin-track facility on at least part of it in order to increase capacity, as well as providing a new station. The Council is also investigating the provision of an all year / all weather service, and the possibility of extending the line westwards to the Palace Pier, or even further westwards perhaps in a different configuration. Express 'Park and Ride' bus



Number 10 Kemp Town Place (see Appendix 1)



Proposed new lighting column for the north side of Marine Parade (1896 pattern)

services are also envisaged, linking the Marina and Roedean to the town centre. In this way, emphasis will be laid more firmly on public transport (see policies TR.14, TR.15 and TR.33 and proposals TRP.10, TRP.15 and TRP.16 of the Borough Plan).

PROPOSALS FOR IMPROVEMENT / ENHANCEMENT

Street Lighting: Under Brighton Council's code of practice agreed with the County Council, traditional cast iron lighting columns will continue to be used within the Kemp Town estate, though between 1992 - 94 the County Council intend to replace the older type of fluted columns with the newer design for safety reasons, and to replace the swan neck lamp fittings with lantern style fittings similar to those which existed originally. Brighton Council will investigate whether the older type columns could be satisfactorily adapted, and will recommend them for statutory listing (see policy ENV.33 of the Borough Plan).

The existing street lighting along the north side of Marine Parade dates from the 1960s and is inappropriate to the Conservation Area. Accordingly, its replacement in keeping with the southern side has been identified by the Council as an opportunity for enhancement. As part of the Hove and Brighton Urban Conservation project, the existing lighting will be replaced by columns of the original 1896 pattern either with 1890s Arc lamps or 1930s oriental light fittings (as on the south side) attached. This is likely to go ahead during 1991/3, with funding from the Urban Conservation Board.

Pavements / Street Surfaces: Brighton Council has also reached agreement with the County Council over pavements fronting the Kemp Town Estate (though not including Marine Parade). When substantial replacement paving is required, this should be carried out using York Stone slabs salvaged from elsewhere. It is hoped that eventually, therefore, reinstatement of York stone can be achieved throughout the estate frontage (see policy ENV.32 of the Borough Plan).

In order to facilitate this reinstatement, the Council will investigate the possibility of setting up a specific fund to operate over a period of years, which could also be used to help reinstate the appearance of the granite setts

and cobbles to the gutter areas.

Although Marine Parade lies outside the agreed footways for York Stone, the Council regrets that when the County Council recently replaced broken York Stone paving in front of the garden enclosures blacktop was used to resurface the footway. Brighton Council will therefore press the County Council to fund the laying of grey concrete slabs instead, at the earliest opportunity, bearing in mind this sensitive location.

Kemp Town Pillars and Railings: Photographs of Kemp Town dating from early this century show the presence of large cast iron pillars either side of each of the four entrance roads to the estate along Marine Parade. The pillars also appear in early prints of the estate and it is believed that they were erected before 1828. The Kemp Town Conservation Society has drawn up proposals for the reinstatement of these pillars, on Portland Stone plinths, and planning permission was granted by the Council in 1988. The proposals involve a slight relocation of the pillars from their original positions in order to achieve a narrowing of the entrances. This is intended not only to serve to reduce the speed of traffic entering the estate but to also ensure that the pillars are more clearly 'readable' as pairs.

The reinstatement of the pillars is considered to be another opportunity for enhancing the estate and its setting. The Council is currently liaising with both the Kemp Town Society and English Heritage over the proposals, and it is hoped that funding will be available in 1992/93, from the Urban Conservation project and from English Heritage, plus a contribution from the Kemp Town Society and private or commercial sources.

The Council and the Kemp Town Conservation Society have further identified the possibility of reinstating the original cast iron railings on their Portland Stone plinth walls along Marine Parade in front of Arundel and Chichester Terraces, together with the renewal of the low wall fronting the garden enclosures. This would complement the proposed pillars and funding will be sought at a later date from the Urban Conservation project, if possible, once funding commitment to the pillars is known. Although it is hoped to treat the pillars, railings and walling as one project, it may be necessary to fund and implement the works in phases.

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Arundel Terrace, showing the railings and a pillar before their removal

POTENTIAL FOR FURTHER IMPROVEMENT / ENHANCEMENT

As mentioned earlier in this chapter, the proposal for a new water-based leisure complex at Black Rock would be likely to lead to increased usage of the nearby Kemp Town esplanades and slopes. With this in mind, this Study has identified several possibilities for their enhancement. The timescale for implementing any of these proposal will depend upon progress at Black Rock, and it is not in any case anticipated that funding will be available in the immediate future. The Council will, though, investigate these possibilities further in the form of a co-ordinated scheme.

The slopes have not changed greatly since they were first created between 1828-35, though of course they are now a public facility rather than a private one for the residents of Kemp Town. They still retain much of their original character, and this includes the nature of the planting, which is also governed by the exposed marine location. No great changes are therefore proposed, since it is considered desirable to maintain the visual simplicity of the original concept. However, there is certainly scope for increased shrubbery and planting using traditional species, and paths and walls require resurfacing or restoring in places.

The Kemp Town Society would like to see the grassed slopes extended eastwards to form a visual buffer between the slopes and any new water park development at Black Rock. This is unlikely to be wholly practicable within the constraints of the site, but details of design and landscaping have not been approved as yet and will be subject to public consultation.

There is certainly also scope for increased and improved pedestrian / tourist signage on the slopes and esplanades. At present there is one very battered and unsightly sign at the western junction of the upper and lower esplanades, with minimal information. New cast-iron signs of a more appropriate design could be placed at the western and eastern ends of the esplanades and at the main entrance to the slopes in Madeira Drive. These could direct people to the slopes, the public toilets (which are presently poorly signposted), the beaches, the Kemp Town estate and the Marina as well as the new water park.

Additional bench seating and several litter bins could also be provided on the slopes and esplanades, of a cast-iron design to be co-ordinated with the signage. During 1990, black plastic litter bins were installed on Marine Parade within the Conservation Area, but increased future usage of the slopes is likely to require further provision and it is considered that cast-iron would be more appropriate for all future street furniture in the Conservation Area.

The former Reading Room and the tunnel entrance building, both listed, are in effect the focal points of the slopes, but unfortunately suffer from graffiti and a general aura of neglect, despite fairly regular repainting. The Kemp Town Society has suggested that the Reading Room should be converted to a cafe, but the long-term viability of such a venture is doubtful in view of the facilities of that nature which would be likely to be provided as part of the Black Rock proposal. This is particularly so in view of the costs likely to be involved in sympathetically converting this listed building. However, the Council would be willing to consider any sensitive proposals for the use of the building and consider that an appropriate use may be as a gallery/studio or something similar.

Turning to the tunnel entrance building above, an opportunity for enhancement exists where the openings are concerned. At present, the three arched openings have entirely different means of closure, in each case unsightly. This is especially true of the makeshift closure of the large central opening, and the overall effect is detrimental to the character of the building, as well as to the area in general. The Council will therefore investigate how best to achieve a unified and sympathetic solution to the closing of the openings, bearing in mind the need for continued access to the gardens through the tunnel. Such a solution should relate strongly to the existing pattern of 'glazing bars' seen in the central arch. The Kemp Town Enclosures Committee has raised no objection to this in principle, but will be consulted further, as owner of the tunnel building, before any firm solution is proposed.

Finally, attention could be drawn to the history and architecture of the

estate, and to its importance by means of a heritage board with information for visitors / tourists. This would best be sited in Marine Parade near the corner of Chichester Terrace and Lewes Crescent or on the south side of Marine Parade near Dukes Mound. Private sponsorship will be sought for this proposal.

CHAPTER 7
SUMMARY OF INTENTIONS
AND CONCLUSION

SUMMARY OF INTENTIONS

- * 'Townscheme' grants will operate in Kemp Town for three more fully funded years (when resources permit).
- * Historic street lighting will be installed on the north side of Marine Parade.
- * Pillars, railings and associated walling will be reinstated to the frontage of the estate on Marine Parade, possibly in phases.
- * The Council will investigate the possibility of a fund for the gradual reinstatement of York Stone paving within the estate and the repair of the gutters around the enclosures.
- * The Council will investigate whether the oldest type of cast-iron lighting columns within Kemp Town can be safely converted and retained, and will recommend them to the Department of the Environment for statutory listing.
- * The Council will devise a co-ordinated scheme for the environmental enhancement of the seafront slopes and esplanades, including additional planting, new signage, litter bins and seating and repairs to walls and pathways (to be implemented as and when resources permit).
- * In association with the scheme to enhance the esplanades, the Council will consider how best to achieve an improvement in the appearance of the tunnel entrance building, with particular reference to the arched openings, and will sympathetically respond to sensitive proposals for a use for the Reading Room.
- * The Council will pursue environmental improvements to Madeira Drive as part of any planning permission for water-based leisure proposals at Black Rock, including the extension and upgrading of the Volk's Railway.
- * The Council will seek sponsorship for a heritage board on Marine Parade with information about the history and architecture of Kemp Town.
- * Where those properties identified in the Appendix remain in poor condition, the Council will consider taking the appropriate action under the Planning Acts to protect the amenity of the Conservation Area.

CONCLUSION

The practical application of conservation is the responsibility of the Local Planning Authority, but local residents, businesses and property owners who have an interest in Kemp Town also have an important role to play in its conservation. The Council can control land use and the external appearance of buildings and land to a large extent through planning legislation and by initiating and carrying out schemes of physical enhancement. Local residents, businesses and land or property owners have a responsibility to care for and maintain their buildings and area in a sympathetic manner. Thus, the successful application of this Study and Enhancement Plan depends upon the co-operation of all those involved.

FURTHER INFORMATION

Requests for further information on various aspects of this Study and Enhancement Plan should be addressed to:

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NUMBERS 9 AND 10 KEMP TOWN PLACE

Car parking standards as set out in policy TR.52 of the Borough Plan will apply to any conversion of numbers 9 and 10 Kemp Town Place, which is likely to mean the retention of at least three garage units. Excessive on-street parking would be particularly detrimental to the small-scale character of this mews.

As much of the existing fabric of the buildings as possible should be retained, and care should be taken to avoid producing a uniform, symmetrical treatment of the facades, which would be in contrast with the rest of the mews. The 'separateness' of numbers 9 and 10 should not be lost to an overall scheme.

The entrance to number 10, including the panelled door, should be retained as existing if possible. All new windows must be softwood sliding sashes and opportunity should be taken to block up the existing small window at first floor level of number 10. New garage openings to number 9 should reflect the brick arch feature seen over two of the existing doors. External pipework must be rationalised to achieve removal of the proliferation of pipework which currently disfigures number 10.

New areas of walling should be faced with flint cobbles to match the existing. If the facades are to be left in the present 'natural' finish, rather than painted black, care must be taken to blend in new and old areas. At the rear of the buildings, where the expanse of flint cobbles is a feature, fenestration should be kept to a minimum.

APPENDIX 2

PROPERTIES IN VISIBLY

POOR CONDITION

7 Sussex Square

29 Sussex Square

6 Arundel Terrace

8/8a Kemp Town Place

9/10 Kemp Town Place

APPENDIX 3

ARTICLE IV DIRECTION

COLOUR SCHEME

	British Standard Colour Code BS 4800	Finish
All external wall surfaces, pipework, guttering, downpipes, etc. and including all rendering and boundary walls and canopies and posts thereto, where already painted, all woodwork, window frames, sashes, glazing bars, doors frames.	BS 00 E 55 (White)	Gloss/smooth Masonry Paint
All architectural ironwork, gates, railings, balconies etc. but excluding posts to canopies.	Black	Gloss
Dormers and other additions above parapet level.	BS 18 B 25 (Dark Grey)	Gloss/smooth Masonry Paint
Doors	Colour optional	Gloss

Where the recommended colour scheme is not used, the Council will seek to require the property to be repainted in the correct colours.

A P P E N D I X 4

S U M M A R Y O F T H E C O N S E R V A T I O N A R E A ' S

C H A R A C T E R A N D A P P E A R A N C E

Character

- * Almost wholly residential use, in line with the original aim of the development.
- * Visual and physical links with the sea and beaches.
- * Sense of enclosure.
- * Formal nature of the development and layout.
- * The central gardens as a setting for the buildings.
- * The contrast between the grandness of the front facades and the small-scale modesty of the rear street areas and mews buildings.

Appearance

- * Uniformity of the front facades and the general consistency in height of the buildings and roofline of the estate.
- * Symmetry of individual facades.
- * Stucco rendered walls and slate roofs.
- * Deep and strongly projecting cornices.
- * Rhythm provided by sash windows, balconies and pilasters.
- * Front area railings to maintain a uniform visual building line.