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HISTORIC BUILDING RECORDING
EIA AND HERITAGE CONSULTANCY



BRIGHTON SEAFRONT REGENERATION LTD

**UNITS 2-8, THE TERRACE,
MADEIRA DRIVE,
BRIGHTON**

Archaeological Building Survey



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BRIGHTON SEAFRONT REGENERATION LTD

Units 2-8, The Terraces, Madeira, Brighton

Archaeological Building Recording

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SUMMARY

Wardell Armstrong Archaeology (WAA) was commissioned by Brighton Seafront Regeneration LTD to undertake a Level 3 building survey of the historic structures of Unit 2-8, The Terraces, Madeira Drive, Brighton (NGR: TQ 31525 03880).

The site is part of and abuts the grade II listed aquarium, currently run by the Sealife Centre. The aquarium and its associated terrace was originally designed by Eugenius Birch, an English architect famous for his seaside structures. It was greatly altered in the 1920's, and no fabric from the original building survives within the site. The site underwent a significant alteration during the redevelopment of the terrace in 1998, when the seven units affected by the current proposed development were established.

All currently visible historic fabric originates from the 1925 - 29 alterations. The development of the site could clearly be traced with historic cartographic and photographic material. This comprises a pavilion style lift tower, the northern cast-iron balustrade and a stone balustrade with several staircases to the south. The fabric is in a good condition, however alterations are clearly visible. The interior of the tower, especially, was considerably altered in 1998. The site is situated within the East Cliff Conservation Area, and while the main surviving historic feature, the 1920's lift, is not part of the listing, it is a valuable aesthetic detail within the Brighton beach seafront.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thanks Brighton Seafront Regeneration LTD for commissioning the project.

The archaeological building survey and research was undertaken by Ariane Buschmann. The report was written by Ariane Buschmann, and the figures were produced by Helen Phillips. The report was edited by Richard Newman, Post Excavation Manager and the project was managed by Jonathan Webster, Assistant Project Manager.

1 INTRODUCTION

1.1 Project Circumstances and Planning Background

- 1.1.1 Wardell Armstrong Archaeology was commissioned by Brighton Seafront Regeneration LTD to compile a level 3 building survey for the historic fabric of the commercial premises of Units 2-8, The Terraces, Madeira Drive, Brighton (NGR TQ 31525 03880). The buildings extends over two levels, with the ground floor level bound by Madeira Drive to the south (Plate 35) and the upper level bound by Marine Parade to the north (Plate 28).
- 1.1.2 The proposed development works will impact a number of buildings and change an area that has a significant local historical value relating to Brighton's seafront tourist history. Although the proposed development is not currently situated within an Archaeological Notification Area it is located within a Conservation Area and contains a number of designated and non-designated historic buildings. Overall, the works will comprise the demolition and replacement of the existing oval glass pavilion on the lower tier level to form a new café, including the demolition of the existing circular building on the upper tier level. Furthermore, the change of use of Units 6-8 on the lower tier level from a restaurant to a members club together with the construction of two new pavilions above at the upper tier level consisting of a restaurant and bar with indoor and outdoor seating, an open air plunge pool with changing facilities and terraced area with sunbeds is proposed. Additionally, the plans include the alterations and refurbishment of the existing public restaurants at the lower tier of Units 2-5, including a revised fenestration. Other associated works include the external and internal refurbishment of the existing 1920's pavilion/lift.
- 1.1.3 The site sits above and abuts the 19th century, grade II listed Brighton Aquarium to the east. The aquarium, now containing the Brighton Sea Life Centre, was built in 1872 following the design of Eugenius Birch. The earliest building within the site is the 1920's pavilion. The buildings of Unit 2-8 date to the 1990's. These units were designed and built in 1999 by Colman Partnership, as part of the aquarium complex (Planning Application Nr. BH 1998/00263/FP). Units 6-7 have been vacant for several years, while Units 2-5 and Unit 8 were vacated by the end of 2014. The site is located within the East Cliff Conservation Area, designated in 1973. The building survey is part of the mitigation strategy.

1.2 Planning Context

- 1.2.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.
- 1.2.2 The policy and guidance documents emphasis that all heritage assets should be conserved “in a manner appropriate to their significance” (NPPF para 126). Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as ‘*heritage assets*’; ‘*heritage assets are an irreplaceable resource*’, the conservation of which can bring ‘*wider social, cultural, economic and environmental benefits...*’ (NPPF para 126). The policy framework states that the ‘*significance of any heritage assets affected, including any contribution made by their setting*’ should be understood in order to ‘*assess the potential impact*’ (NPPF para 128). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that ‘*includes or has the potential to include heritage assets with archaeological interest*’ (NPPF para 128).
- 1.2.3 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; ‘*great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be; 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 highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional*’ (NPPF para. 132). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.
- 1.2.4 It is normally accepted that non-designated assets will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to ‘*avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals*’ (NPPF para. 129). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved

for designated heritage assets if they are of equivalent significance to scheduled monuments (NPPF para. 132).

1.3 Local Planning Policies

1.3.1 The Brighton and Hove City Council adopted the *Brighton & Hove City Plan, Development Plan* in March 2016. The relevant policy in regard to the historic environment of Brighton is policy CP15.

1.3.2 The policy stated that the council will promote the city's heritage and ensure that the historic environment remains "*an integral part in the wider social, cultural, economic and environmental future of the city*" (BHCC 2016, 197) through three objectives.

1.3.3 Firstly, they aim to conserve and enhanced the heritage asset 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*" (BHCC 2016, 197).

1.3.4 However, where proposals contribute to mitigating climate change, "*its public benefit will be weighed against any harm which may be caused to the significance of the heritage asset or its setting*" (BHCC 2016, 197).

1.3.5 Furthermore, the conservation strategy from the *Strategy for the Conservation of Brighton & Hove's Historic Built Environment* (BHCC 2003) will be taken forward and reviewed as a framework for future conservation area management proposals. This is 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*" (BHCC 2016, 197).

1.3.6 Keeping heritage assets in use is promoted, as it avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings (BHCC 2016, 198).

2 METHODOLOGY

2.1 Standards and Guidance

2.1.1 The structures subjected to historic building recording were recorded to Historic England Level 3 recording standards. A level 3 Historic Building Survey, as described by English Heritage (now Historic England), is an analytical record, consisting of an introductory description and systematic account of the buildings' origins, development and use. Both the exterior and interior were viewed, described and photographed. The record includes conclusions regarding the building's development and use (English Heritage 2006, 14). The survey was also undertaken following the *Standards and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA 2014).

2.1.2 Desk-based research was undertaken to provide an archaeological and historical context for the work.

2.2 Building Survey

2.2.1 The building survey comprised internal and external observation of the buildings and structures to produce a photographic and written record. Photographs were taken, with a graduated scale, in digital format, and in black and white 35mm print, of all external elevations and internal rooms, including structural architectural details, details of fixtures and fittings, and more general views showing the structures in their urban context. In summary, the photographic survey included:

- General view or views of the exteriors and interiors of the buildings;
- General view of all historic fittings such as balustrades and lamps;
- The scaled external appearance of the buildings, typically as a series of oblique views which show all external elevations and give an overall impression of size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate;
- The overall appearance of the internal areas, where accessible, including any evidence for historic fixtures and fittings.
- Photographs of all exterior and interior details, whether structural, functional or decorative, which is relevant to the design of the buildings, and to their

development and use,

- The relationship of the buildings to other buildings, or to a significant viewpoint.

2.2.2 The written record comprised:

- The precise location of all structures subjected to the building and topographic survey, as a National Grid reference and in address form;
- The location of the project archive;
- A historical background to set the structures into their historical context, with information derived as a result of the desk-based research;
- A description of the form of the structures and their date and construction phases;
- Drawings to illustrate the report, to include scaled floor plans and elevations of the structures showing the locations of any significant historic features.

2.2.3 The purpose of the archaeological building recording was to produce a photographic and written record of the existing structures. Its aim is to identify sequences of development and modification within the buildings, to create a detailed record of the current state of the buildings and record any fixtures and fittings of historical significance.

2.3 Reporting and Project Archive

2.3.1 A digital copy of the report will be submitted to the client's agent for submission to the East Sussex HER as part of an application for planning consent.

2.3.2 A digital copy of the report will be deposited with the East Sussex Historic Environment Record in The Keep at Brighton.

2.3.3 An archive will be prepared in accordance with the recommendations in 'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation' (Brown 2011). The project archive will be deposited with the local archive, The Keep, Brighton.

2.3.4 Wardell Armstrong Archaeology supports the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk>). The aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced

as a result of developer-funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-263345**.

3 BACKGROUND

3.1 Location, Topography and Geology

3.1.1 The site is located of the Brighton beach promenade, Brighton, to the south of Brighton city centre and north-east of Brighton Pier (NGR: TQ 31525 03880, BN2 1WP). It is bound by Marine Parade to the north and Madeira Drive to the south. It sits above the grade II listed Brighton Aquarium. The site is within the East Cliff Conservation Area. The buildings are mostly modern 1990's structures with some remains of 1920's features.

3.1.2 The bedrock geology consists of chalk from the Newhaven Chalk Formation, a sedimentary bedrock formed approximately 71 to 86 million years ago in the Cretaceous Period (BGS 2016).

3.1.3 The superficial deposit consists of gravel from storm beach deposits. The superficial deposits formed up to 3 million years ago in the Quaternary Period (BGS 2016).

3.2 Listing and heritage assets

3.2.1 The site is located within the East Cliff Conservation Area. The site was designated in February 1973, as it was recognised as an area of special architectural and historic interest. This is because of its clear association with the growth of Brighton as a seaside resort in the late 18th and 19th century. Furthermore, the conservation area was confirmed as "outstanding" by the Secretary of State for the Environment in January 1974 (Director of Environment 2002, 1). East Cliff covers an area of approximately 60 hectares and contains 589 statutory listed buildings plus 86 buildings on the local list. The structure directly abuts the grade II listed Brighton Aquarium (HE 1381698). There are no other designated heritage assets within the boundary of the site. There are, however, several listed features in the surrounding area of the site, such as several lampposts (HE 1381694), two K6 telephone kiosks (HE 1392289) and the Colonnades (HE 1381694).

3.3 Historical Background

3.3.1 **Introduction:** A detailed desk-based research has been undertaken, focusing on the buildings and structures subject to the historic building recording project. The East Sussex Historic Environment Record, The Keep and Brighton History Centre have been consulted in order to study maps, plans and documents relevant to the study area. References to the Historic Environment Record (HER) are cited as appropriate.

- 3.3.2 The municipal and parliamentary borough of Brighton is situated on the East Sussex coast. Historically it lay within Whalebone hundred and the rape of Lewes. It was mentioned in the Domesday Book as 'Brighthelmstone', and was given to William De Worrenne. It later went in the possession of the priory of Lewes (Vision of Britain).
- 3.3.3 In the beginning, Brighton, also known as Brighthelmston, was a small seafaring and fishing town. The promotion of the health benefits of seawater in the 18th century, however, slowly changed the character of this town. A prominent figure in this development was Dr Richard Russell, who, by 1750, often recommended a stay in Brighthelmston to his patients (Dale 1950, 19). From the 1780's it became a place of high fashion, because of its popularity with the Prince Regent, who had the Brighton Pavillion built in 1784 (Lewis 1848, <http://www.british-history.ac.uk/topographical-dict/england/pp369-375>). The earliest bathing machines were used in Brighton in the 1740's. By 1810, the towns name was usually shortened to Brighton. Brighton was a well-known spa area, but its popularity decreased slightly in the early 19th century (Dale 1950, 83). The connection with London, following the installation of a rail line in 1841, brought a new, large clientele in the form of day-trippers to the coastal town (SAIDBP 1972, 58).
- 3.3.4 Madeira Drive, formerly known as Madeira Road, originates as a short esplanade and carriage way at the base of the cliff towards the Chain Pier in 1823 Antram & Morrice 2008, 128). The initial sea wall now protecting from the cliff was constructed in 1830-1838. The sea wall made it possible to construct this promenade, which, in 1827, actually started from Old Steine towards the town's eastern boundary. Officially, the road was renamed Marine Parade King's Cliff in 1908 after Edward VII's convalescence at 1 Lewes Crescent (http://www.brightonhistory.org.uk/streets/streets_m.html). The railings along the entire length, dating to the 1880's, are Grade II listed, as are the shelters opposite Lower Rock Gardens, Eaton Place and Marine Square, constructed in 1883-87, and the 28 lampposts (HE 1381694, 1392289, 1381699 and 1381697).
- 3.3.5 The famous Chain Pier was constructed in 1823 by Captain Samuel Brown. It burned down in 1896, but it was soon replaced by the Palace Pier, situated just slightly further westwards. Along the cliff, between the Chain Pier and New Steine, were a saloon and two cottages, which interconnected with the pier. They were demolished in 1927, in the course of the construction of the Aquarium arcade (Dale 1950, 81). Madeira Drive was extended in 1872, as part of the Aquarium development. Sixteen lampposts east from the old Volks Railway station, erected in 1893, and five more at the west end of

the road are Grade II listed, as are two K6 telephone kiosks to the east of the Palace Pier (HE 1392289). Madeira Drive leads towards Madeira Terrace, a broad promenade constructed in the late 1890's. The road had been resurfaced as part of the annual motor car speed trials in 1905 (Antram & Morrice 2008, 129), which still occur today.

3.3.6 The development site is part of the Aquarium complex. Also known as as Marine Aquarium or Grand Aquarium, this large structure stretches over two levels between Marine Parade and Madeira Drive, fronting Brighton beach. The Aquarium was designed by Eugenius Birch and built 1869 to 72. Eugenius Birch (1818 to 1884) was an English seaside architect and engineer, most famously known for the several piers he constructed, such as the West Pier in Brighton (Adamson 1977, 79). Further extensions to the building underwent in 1874-1876. Two octagonal kiosks at the original entrance to the south were moved at this time, across to the western entrance to the Palace Pier. The Aquarium, now the Sealife Centre, is a Grade II listed building. Eugenius Birch's original design incorporated a 30m tank set into the cliff side, with a rooftop promenade including a roller-skating ring, terraced garden, smoking room, café and music conservatory. None of this is retained, as the whole promenade was rebuilt in 1927-1929 by David Edwards, the Brighton borough engineer. The reconstruction added a restaurant and bandstand to this promenade. Edwards designed the promenade in a Louis XVI style, faced with artificial white stone (Antram & Morrice 2008, 128).

3.3.7 In 1998, the Coleman Partnership gained permission to alter the promenade into several single storey units, facing Madeira Drive, and a two storey rotunda structure at the north-eastern end. The lift tower was retained, but altered in its interior. A second tower, matching in design the existing structure, was added further west of the site (BH 1998/00263/FP).

3.4 Map regression

3.4.1 The 1856 *Plan of Brighton and its Environs* (Figure 3) presents the site without any structural development. The promenade consists only of Marine Parade, and the short section of the lower level Esplanade, which is approximately in the position of the Aquarium complex. To the south-east of the site is the Royal Chain Pier.

3.4.2 By 1875 (Figure 4), the Grand Aquarium had been built. Three medium sized glass-pavilions or structures are depicted within the site on-top of the promenade. There appears to be an entrance at the south facing elevation, with two open spaces to each

side, as well as an entrance in the west facing elevation.

- 3.4.3 Only minimal change had taken place by 1897 (Figure 5). The two open spaces in the south elevation disappeared. Four structures of various sizes cover the promenade. A station and the palace pier had opened to the south of the site.
- 3.4.4 By 1933 (Figure 6), all previous structures on-top of the promenade had been removed. The main entrance to the aquarium is clearly in the west facing elevation in a sunken area within a plaza. A staircase at the south of the site leads to the upper level of the promenade. A lift, with staircases to the east and west, had been constructed at the northern section of the site.

4 ARCHAEOLOGICAL BUILDING RECORDING

4.1 Introduction

4.1.1 The archaeological building recording was undertaken on the 12th September 2016. All structures were accessible at the time of the survey.

4.1.2 The complex consists of several structures, only the 1920's Pavilion/Lift, various balustrades and lanterns are of archaeological interest along with a few relict architectural features still visible within the late 20th century complex (Figure 2). They are partially grade II listed, as it is within the curtilage of the 1872 Aquarium complex, situated to the west and below the site on the lower level of the terrace (HE 1381698).

4.2 Pavilion/Lift

4.2.1 The only building of archaeological interest is the 1927-29 Lift structure at the northern end of the site. It is part of David Edwards re-building of the aquarium, after it fell into a state of disrepair. It's surrounding and interior was greatly altered during the 1998 redevelopment of the site.

4.2.2 *Exterior:* Two levels of the structure are visible on the exterior. It is a simple stone build in neo-classical design with columns and simple floral applications, with a copper clad roof in slightly oriental design. The stone is weathered, and some damage and graffiti are noticeable.

4.2.3 *North facing elevation:* The north facing elevation is one storey high (Plate 4). It is on the uppermost section of the site, at street level with Marine Parade. The elevation is three bays wide, with a slightly protruding middle section. A large double doorway is situated in each bay. The central doorway contains a blocked off round arch with decorative key stone. A fluted frieze runs along the roofline of the elevation with two floral elements framing the central bay. A round arched dormer window is centrally positioned.

4.2.4 *East facing elevation:* The view onto the east facing elevation is partially obstructed by the blocking off of the eastern staircase (Plate 5). A pilaster with three simple floral elements at the head frames the elevation. Three louvred openings, with the central one slightly larger, are positioned at the upper level of the elevation.

4.2.5 *South facing elevation:* The south facing elevation is two storeys high and three bays wide (Plate 1 and 2). Pilasters with three floral elements frame the elevation. The lower storey is slightly set back, with a simple column to the east and west. Two timber

panelled double doorways with a segmental arch are situated at this level. They are currently the main entrance to the building. There are three louvred openings at the upper level. The central opening contains a round arch and is framed by narrow pilasters with a floral decorative element. This bay slightly surmounts the eastern and western bay.

- 4.2.6 *West facing elevation:* The west facing elevation is situated within the slope of a northwards ascending staircase (Plate 3). The lower section is plain, with a pilaster at the south-western corner. A modern metal handrail has been installed. There are three louvred openings at the upper level of the elevation.
- 4.2.7 *Interior:* The interior of the lift tower has been greatly altered. Four levels of the structure were accessible. The tower itself only comprises a staircase winding around a central elevator shaft. With the 1998 alterations, however, access to the western units and several smaller rooms to the south and east were created.
- 4.2.8 The upper level is accessed separately, via the doorways in the north elevation at Marine Parade level, from the main tower. Only the westernmost room could be accessed. It is currently in use for storage. No features of heritage interest could be seen.
- 4.2.9 The interior of the three lower levels can be accessed via a doorway in the south elevation. The central elevator shaft has been bricked up with modern cement bricks (Plate 7). The flooring and staircase of the second storey section has been covered with modern linoleum flooring. Two blocked off windows or openings are visible at the eastern elevation (Plate 6). A staircase descends northwards to the third storey. A large round east to west aligned arch above the staircase has been partially blocked with cement brick.
- 4.2.10 The flooring of the third level is partially covered with modern linoleum. A flight of stairs descends westwards to a half-landing. The stairs and the landing retain their original design of a yellow stone with black decorative features (Plate 8). At the east elevation is a narrow doorway toward the eastern units. A modern emergency exit has been installed in the north elevation at the level of the half-landing. The ceiling of the half-landing contains classic coving (Plate 9), and is framed by simple round arches to the east and south. A further flight of stairs descends southwards to the fourth level (Plate 10).
- 4.2.11 Via the doorway in the east elevation, several smaller rooms created around the

previously exterior elevations are accessible.

- 4.2.12 TF-1: A small walk-through room, with a modern metal staircase ascending westwards to the main staircase. A doorway at the east elevation leads to the basement section of Unit 6. There are no features of archaeological interest visible.
- 4.2.13 TF-2: A medium sized walk-through room. The north elevation is created of modern concrete brick. At the eastern corner of the south elevation is a small, blocked off round arched opening (Plate 12). Two large blocked off archways are situated at the east elevation (Plate 13). A simple, segmental arch on the west elevation leads to TF-3 (Plate 14).
- 4.2.14 TF-3: A medium sized walk-through room, with two modern rooms to the south. A ramp leads upwards at the west elevation to a wide segmental archway to TF-4 (Plate 15). No other features of archaeological interest were visible.
- 4.2.15 TF-4: A similar sized room as TF-2. A large part of the room is obscured by modern machinery. The north elevation is a modern inserted partition wall, with a doorway leading to an emergency exit. Two large round arched openings in the west elevation have been blocked off (Plate 16 and 17). A low doorway at the south elevation leads to a very narrow and low storage room with brick walling.
- 4.2.16 The fourth level consists of only one landing. The flooring matches the yellow stone staircase with black decorative elements around the edges. A modern fire door at the eastern end of the north elevation leads to the Sealife Centre and was not accessible. Remains of classical coving can be seen at several sections of the ceiling (Plate 11).

4.3 Other interior features

- 4.3.1 Some retained features of archaeological interest could be seen on the interior of the modern units.
- 4.3.2 In the basement room of Unit 6, accessible via TF-1 from the lift tower, are five blocked off round arched openings (Plate 18 and 19). They are blocked off with chamfered ashlar stones, which may indicate that they were closed off during the 1920's alterations.
- 4.3.3 On the west elevation of the main level of Unit 6, behind the 1990's inserted walling, are remains of one of the large archways seen in TF-2 of the lift tower visible (Plate 20). They once were part of the exterior elevation of the tower. Outlines of a previous structure and a drainage channel stretch east to west along the northern section of

the room (Plate 21). They could be the remains of previous structures or partition walls.

- 4.3.4 Similar outlines are visible in Unit 7 (Plate 25). The north elevation of this large room presents a slightly tilted wall with decorative coving (Plate 26). No historic fabric could be seen.
- 4.3.5 A simple round arched, blocked off opening is located in the south elevation of the corridor interconnecting Unit 5 and Unit 6 (Plate 22). Traces of classical coving are visible along the ceiling of the corridor.
- 4.3.6 A section of a large archway is visible within the east elevation of the small corridor from Unit 5 to Unit 4 (Plate 23).
- 4.3.7 With the exception of the same outlines and drainage channel as seen in Unit 6 and 7, there are no other indications of historic features within at Unit 5 (Plate 24).

4.4 External features

- 4.4.1 The main exterior features of interest are the northern and southern balustrades.
- 4.4.2 The northern balustrade consists of painted blue cast iron balusters with a timber handrail (Plate 27 and 28). It stretches all along the northern extent of the site, and continues to the east and west along the upper level of the promenade. The baluster is set in a repetitive three-element sections (Plate 29). A central element has the Brighton coat of arms with two dolphins is visible.
- 4.4.3 To the south the site consists of a long balustrade (Plate 31 to 33), which gradually becomes a balustraded and parapeted wall as more and more of the exterior is exposed by the fall of the site along the south elevation. On this elevation are broad entrances and the large main staircase to the two level roof terrace (Plate 37). Lantern style street lamps are positioned in slightly irregular sequences on top of the balustrade. The same design has been used for the handrails on the staircases of the lift tower (Plate 30).
- 4.4.4 At the east end of the Madeira Drive range is a seven-bay elevation accentuated by Tuscan pilasters with same style floral elements as seen on the lift tower. An unused entrance, with two doorways and two blocked off windows slightly set back is located just to the east of the central staircase (Plate 36). This western section of the elevation is part of the Sealife Centre. This is followed by another seven bay section, with a similar styled entrance area to a gym (Plate 35), stretching over the remaining bays.

- 4.4.5 At its easternmost extent is a flight of stairs which divides, leading, on the left, to the upper roof terrace of the Aquarium, and, on the right, to the terrace of the Covered Walk, Madeira Drive (Plate 34).



Plate 1: Lift Tower, South facing elevation



Plate 2: Lift Tower, South facing elevation



Plate 3: Lift Tower, West facing elevation



Plate 4: Lift Tower, North-facing elevation



Plate 5: Lift Tower, East facing elevation



Plate 6: Lift Tower, second storey, blocked opening and round arch



Plate 7: Lift Tower, third storey, alteration at central hoistway



Plate 8: Lift Tower, decorative flooring



Plate 9: Lift Tower, half-landing between third and fourth storey, coving



Plate 10: Lift Tower, staircase to fourth storey



Plate 11: Lift Tower, fourth storey, remains of coving



Plate 12: Lift Tower, TF-2 south elevation blocked archway



Plate 13: Lift Tower, TF-2, blocked archway east elevation



Plate 14: Lift Tower, TF-2, archway to TF-3



Plate 15: Lift Tower, TF-3, archway to TF-4



Plate 16: Lift Tower, TF-4, blocked archway at west elevation



Plate 17: Lift Tower, TF-4, blocked archway at west elevation



Plate 18: Unit 6 Basement, blocked archways



Plate 19: Unit 6 Basement, blocked archways



Plate 20: Unit 6, remains of arch at west elevation



Plate 21: Unit 6, outlines and drainage channel



Plate 22: Corridor Unit 5 and 6, blocked arch at south elevation



Plate 23: Corridor Unit 4 and 5, remains of arch east elevation



Plate 24: Unit 5, outlines and drainage channel



Plate 25: Unit 7, outlines and drainage channel, angled north elevation



Plate 26: Unit 7, Coving at angled north elevation



Plate 27: northern balustrade



Plate 28: northern balustrade general view



Plate 29: northern balustrade detail of repeating sequence



Plate 30: Balustrade/handrail at western staircase of tower



Plate 31: southern baluster general view



Plate 32: southern balustrade and modern structures, general view



Plate 33: southern balustrade, staircase to tower level



Plate 34: southern balustrade, eastern corner main staircase



Plate 35: South facing elevation of southern balustrade, entrance to gym



Plate 36: South facing elevation of southern balustrade, closed entrance to aquarium



Plate 37: south facing elevation of southern balustrade, main staircase

6 DEVELOPMENT OF THE STRUCTURES

- 6.1.1 Some historic fabric and various alterations to that fabric can be observed within Units 2-8. These can be tied in with the available historic background, and provide and improve understanding of the development of the promenade.
- 6.1.2 The aquarium promenade was first designed in 1872 by Eugenius Birch (Plate 48). His design comprises an ornamental garden landscape with roller-skating ring, terraced garden, smoking room, café and music conservatory, with skylights into the aquarium below (Plate 38 and 39). His original, proposed design presented the promenade in a slightly different appearance with circular elements (Plate 49). There was no interconnection with the upper level of Marine Parade. The northern elevation was dominated by large round arched bays with low brickwork balustrades creating several smaller spaces (Plate 40). By 1927, the site was in a deteriorating state, and it was decided to demolish and rebuild.
- 6.1.3 None of the pre-1927 structure was retained, as the whole promenade was reengineered in 1927-1929 by David Edwards, the Brighton borough engineer (Plate 41). The reconstruction added a restaurant and bandstand to the Marine Parade esplanade. Edwards designed the promenade in a Louis XVI style, faced with artificial white stone (Antram & Morrice 2008, 128). At this point the lift tower was added to the northern section of the site (Plate 42). It is framed by a northwards ascending staircase to the east and west elevation with three large archways. Remains of these archways can be seen in TF-2 and 4 of the tower, as well as in Unit 6 and the corridor of Unit 4 to 5. The promenade was paved with stone pavement (Plate 47). The southern balustrade of the promenade was replaced with stone baluster, matching the ones for the aquarium. The new aquarium was reopened in 1929 (Plate 42).
- 6.1.4 In 1930, the year after the reconstructed building was opened, other ancillary attractions were introduced. One of these was the Tom Thumb Golf Course installed on what was later to be the Sun Terrace. A historic photograph from 1930 shows the opening with the Mayor and Councillor H. Wilfred Aldrich standing facing the camera with his right hand in his pocket, with the Town Clerk, Mr. J H Rothwell on his immediate right (Plate 43). This picture clearly shows the stone pavement, and the partially blocked off archways at the north elevation towards Marine Parade. The lift tower staircase had three open arches, and on the south facing elevation appears to be one large doorway instead of the current two smaller double doorways. An aerial

photograph (Plate 44) shows the clear sectioning of the terrace with low balustrades, and the lack of the large main staircase now leading to the upper level of the terrace from Madeira Drive. An office building, now a restaurant was proposed to be added around 1936/7 (Keep DB/D/6/34). In its position is now a restaurant to the west of the site (Unit 1). By 1952 (Plate 45), several small stands and building were installed on top of the terrace. The clear partition seen in the 1930's had disappeared.

- 6.1.5 The entire site was greatly altered during the 1998 redevelopment. The entire promenade has been converted to accommodate eight units, changing the previously mentioned office into a large restaurant (Unit 1) and creating six single storey stores (Units 2-7) and a two storey restaurant (Unit 8). The staircases of the lift tower were surrounded and blocked off by Unit 5 and 6. The whole site has been re-paved with timber decking. A section of the north level balustrade has been removed to give access to the upper level of Unit 8. The southern balustrade has been repaired in some areas.
- 6.1.6 With the exception of the lift tower and the balustrades no features of the 1927 redevelopment have been retained.



Plate 38: Aquarium 1871, before opening in 1872, <http://www.regencysociety-jamesgray.com/>



Plate 39: Aquarium terrace 1890, with Chain Pier in background, <http://www.regencysociety-jamesgray.com/>



Plate 40: 1927 Terrace before demolition and rebuilt, <http://www.regencysociety-jamesgray.com/>



Plate 41: 1927 demolished site of the aquarium and terrace, <http://www.regencysociety-jamesgray.com/>



Plate 42: 1929 Opening day of new aquarium and terrace, <http://www.regencysociety-jamesgray.com/>



Plate 43: 1930 opening of golf course on terrace, <http://www.regencysociety-jamesgray.com/>

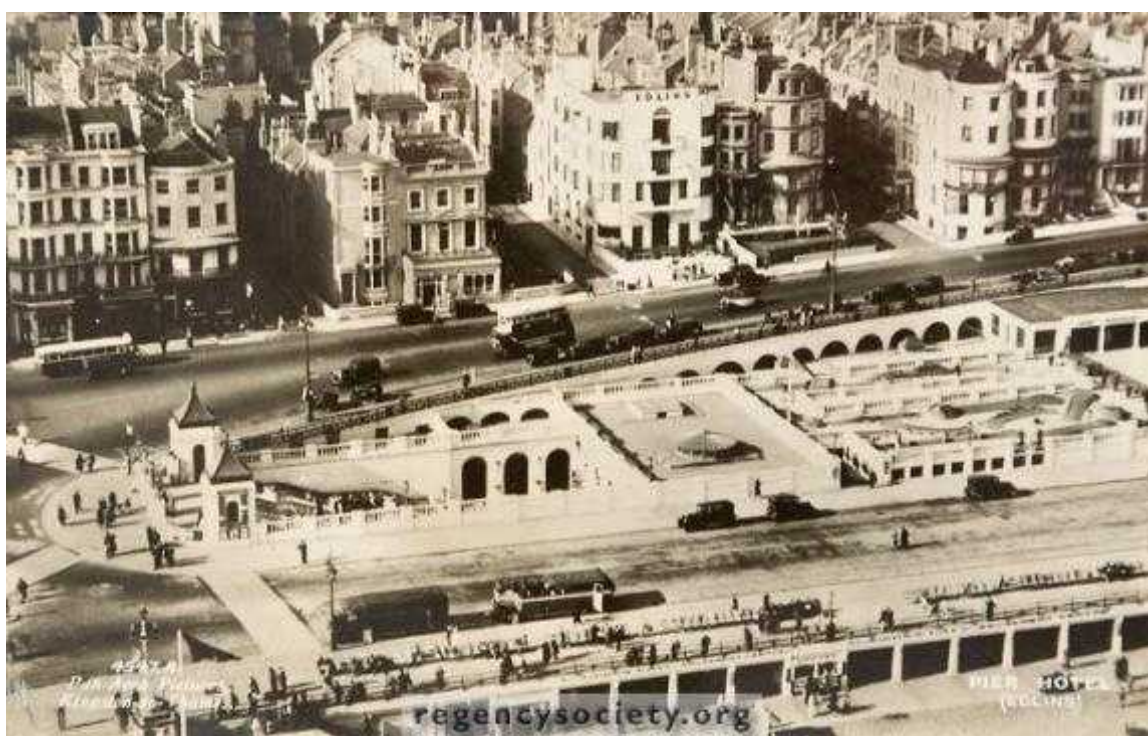


Plate 44: 1931, aerial view of terrace, <http://www.regencysociety-jamesgray.com/>



Plate 45: 1952, several small structure have been built on top of terrace, <http://www.regencysociety-jamesgray.com/>



Plate 46: Aquarium 1950's, http://www.visionofbritain.org.uk/place/554/photos#_ff_1=&n=FPN&m=API&s=



Plate 47: Aquarium 1950, http://www.visionofbritain.org.uk/place/554/photos#h_ff_1=&n=FPN&m=API&s=

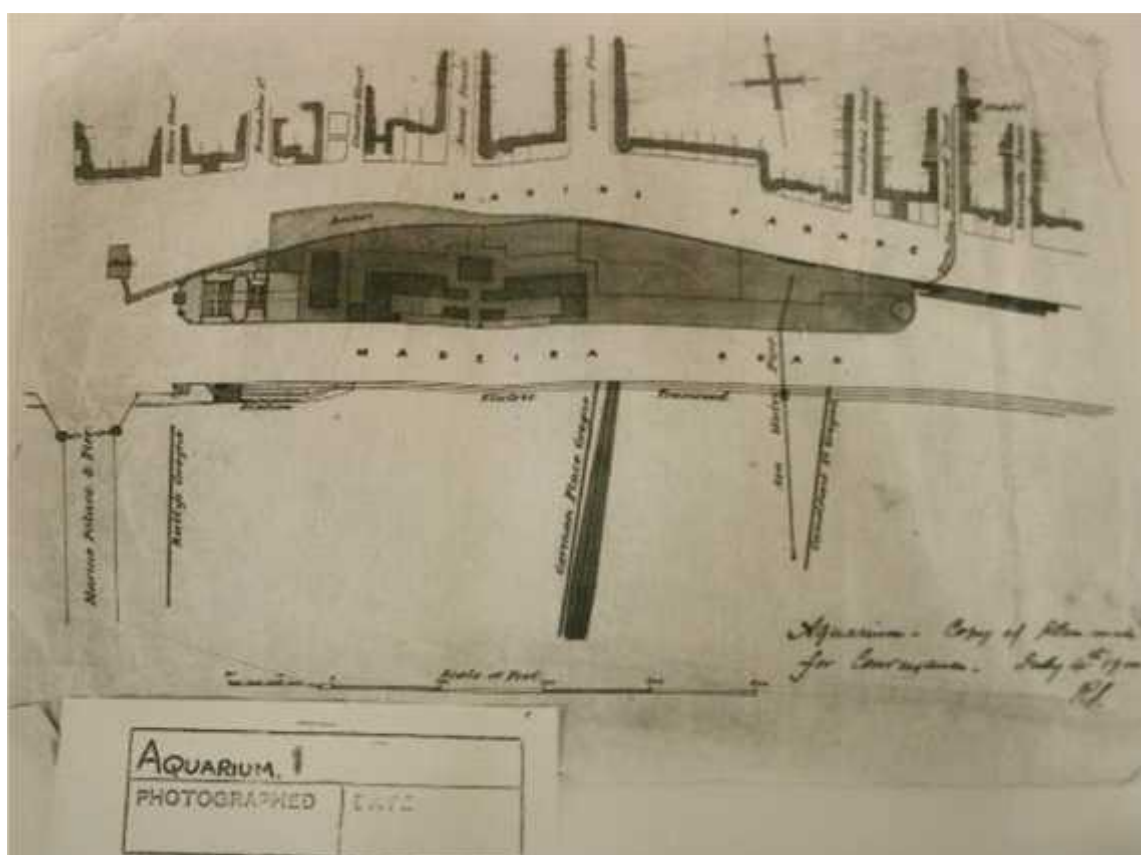


Plate 48: Eugenius Birch plans for aquarium, DB/D/6/34

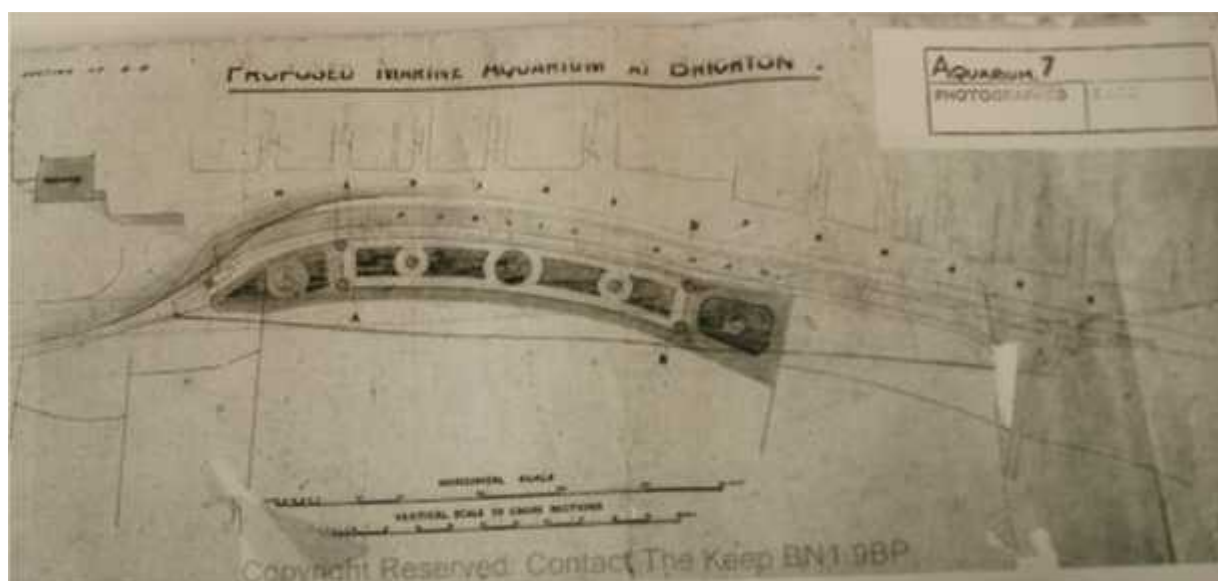


Plate 49: Proposed plans for aquarium by Eugenius Birch, DB/D/6/34

7 CONCLUSION

- 7.1.1 The aquarium, and the terrace, are focal elements of Brighton's tourist attractions. They are in a prime position along Brighton's seafront, which has been the base of Brighton's development from a small town to a large seaside resort in the 18th and 19th century. The decline of the tourism at the beginning of the 20th century caused some deterioration of the site, and several large scale alterations have further reduced the heritage significance of the historic fabric.
- 7.1.2 Only in and to the west of the aquarium has some of the 1872 fabric, designed by Eugenius Birch, been retained. It is grade II listed, which includes the balustrades surrounding the upper level. The historic fabric of Units 2-8, however, dates from the 1925-29 rebuilt and is of cultural and historical significance, as it is part of Brighton's large tourist-based historic heritage. The pavilion style lift tower at the northern section of the site, while not listed, is still of aesthetic value to the surrounding area. The lift tower also has some industrial heritage value as good example of an early 20th century sea front lift in the same genre as the grade II listed lift tower at Harbour Parade, East Cliff, Ramsgate, Kent, dated 1910 (NHL, 1391989). Like that lift tower it was designed for display as well as function. Such lifts are part of the history of the development of seaside resorts. The balustrades to the north and south continue outside the site to the east and west along the promenade. They are clearly associated with Brighton's seaside architecture.
- 7.1.3 The site is located within the East Cliff Conservation Area. East Cliff was designated in February 1973, as it was recognised as an area of special architectural and historic interest. This is because of its clear association with the growth of Brighton as a seaside resort in the late 18th and 19th century. The terrace, even though altered several times, was always a centre of entertainment associated with the seaside resort.
- 7.1.4 With the exception of the aquarium, the southern side of Marine Parade remains a broad promenade overlooking Madeira Terrace and Madeira Drive. It is generally uncluttered by modern street furniture, but the grade II listed 1890's lamp columns on the pavement edge and the late 19th century seafront shelters and early 20th century wooden benches add to its traditional seaside appearance.

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DB/D/6/34 Lists of plans in series with initial letter A

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APPENDIX 1: FIGURES






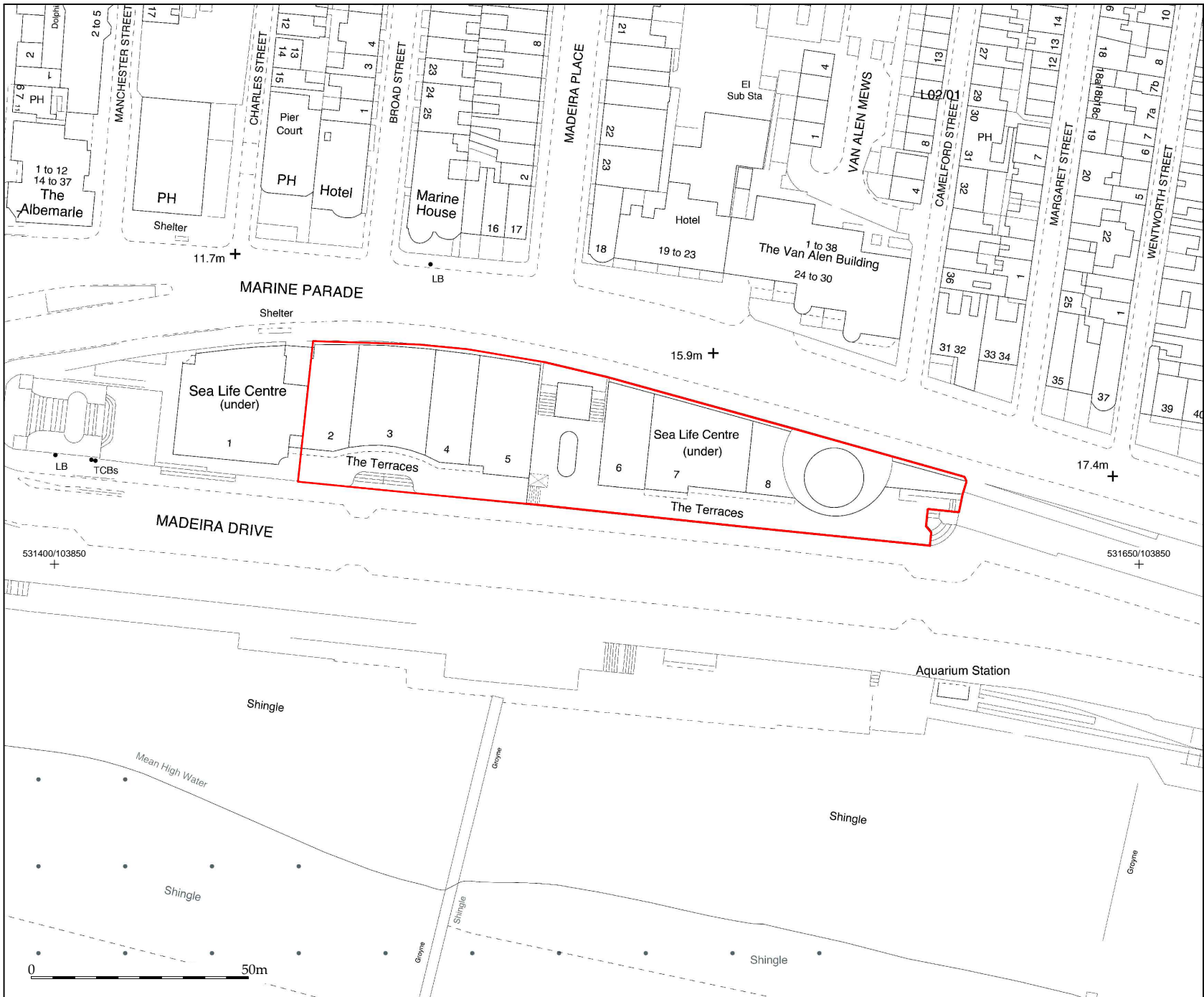
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Figure 1: Site location.



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PROJECT:
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CLIENT:
Brighton Seafront
Regeneration Ltd


SCALE: 1:1,250 at A4

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Figure 2: Detailed site location.



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Regeneration Ltd

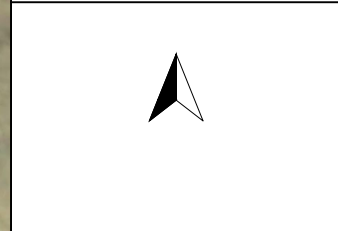
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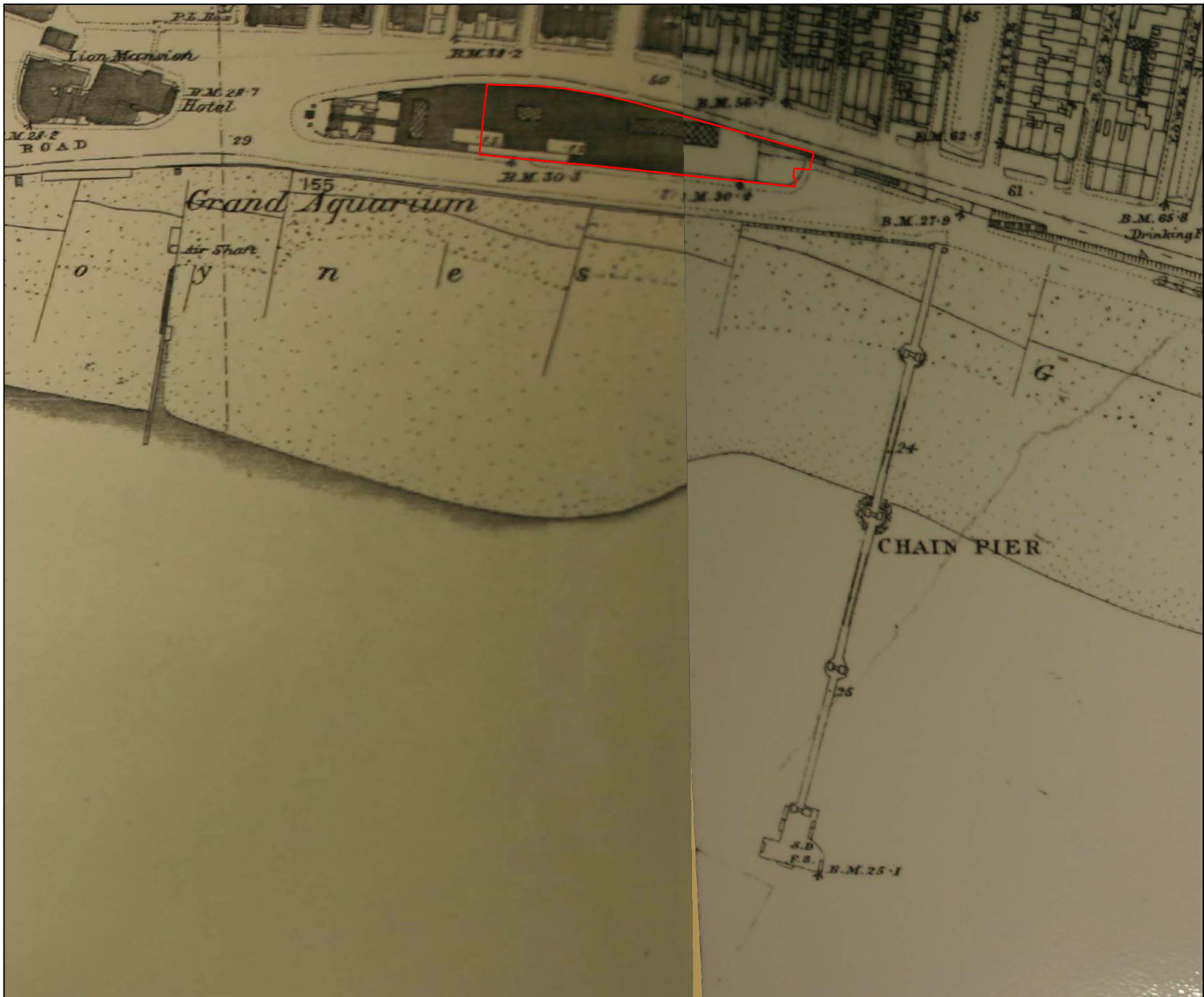
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Figure 3: Plan of Brighton and its Environs, 1856.



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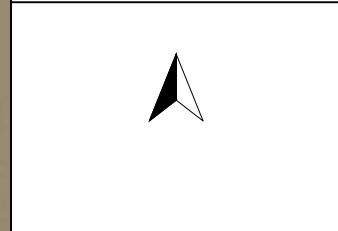
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Figure 4: First Edition Ordnance Survey Map, 1875 (25 inches to 1 mile).

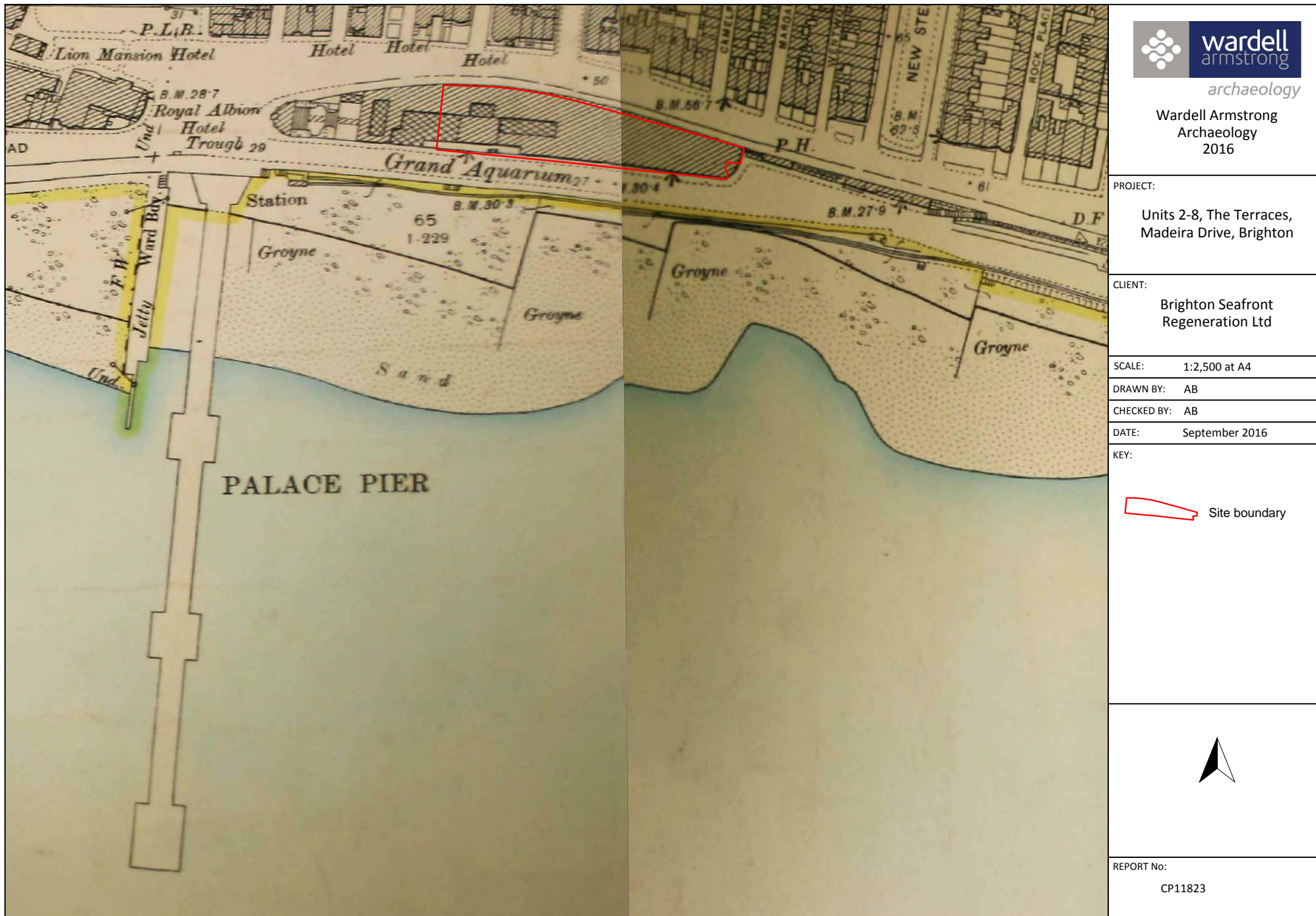
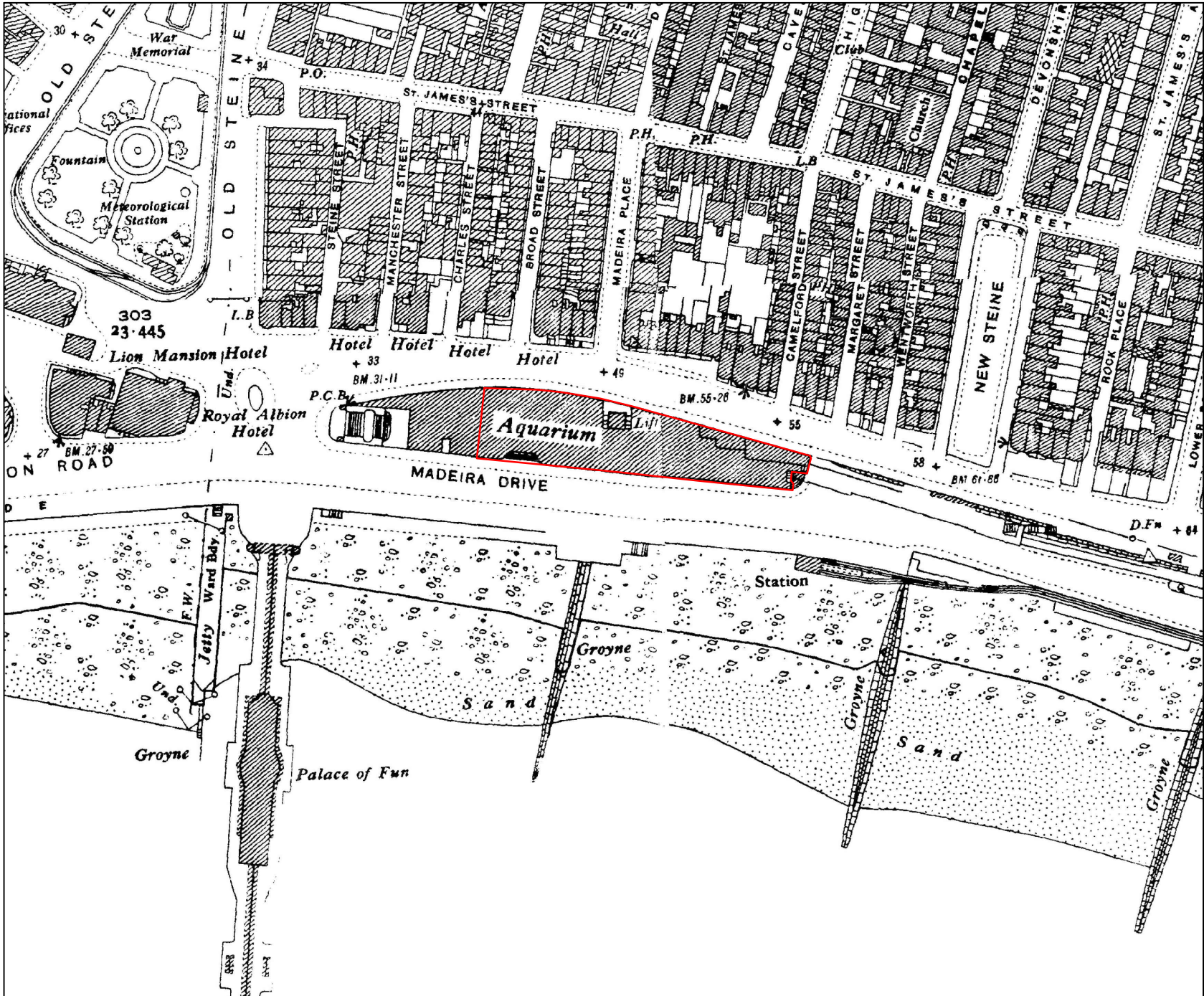


Figure 5: Second Edition Ordnance Survey Map, 1897 (25 inches to 1 mile).



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KEY:
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Figure 6: Ordnance Survey Map, 1933 (25 inches to 1 mile).

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SCALE: 1:400 at A3

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DATE: September 2016

KEY:

- Historic fabric
- ① Third storey room numbers referred to in report



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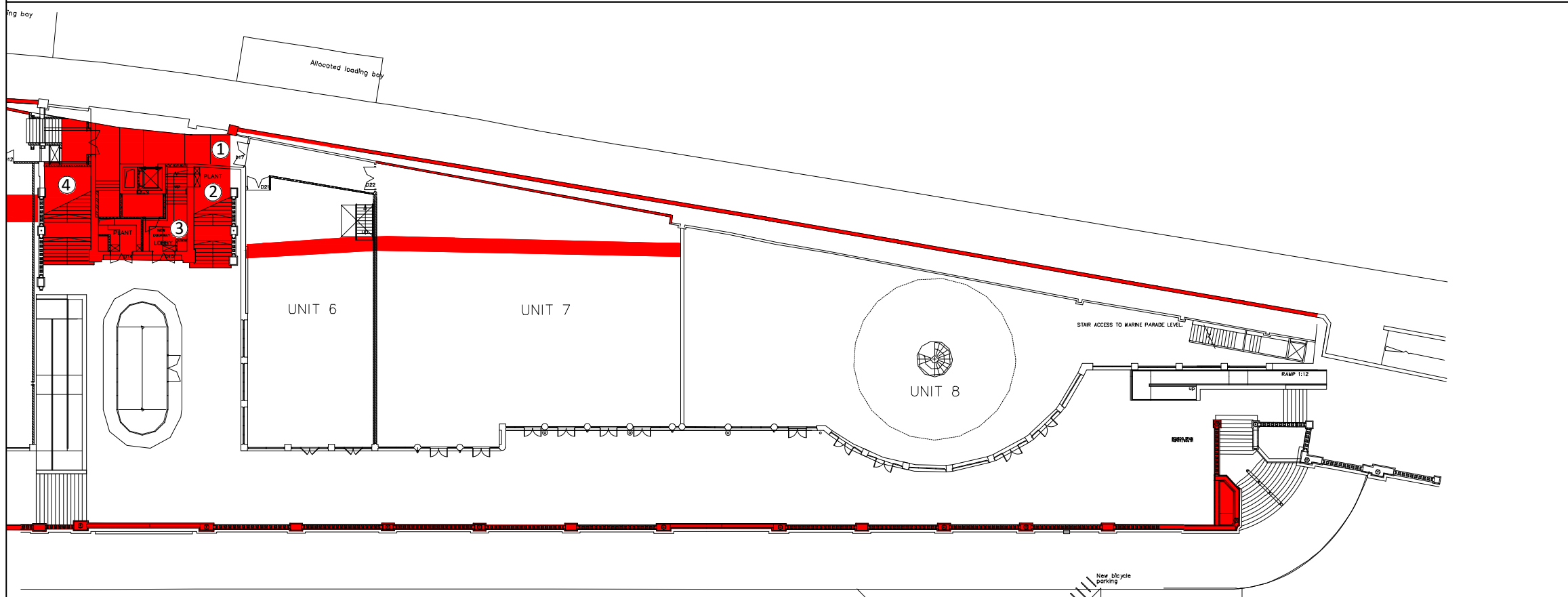
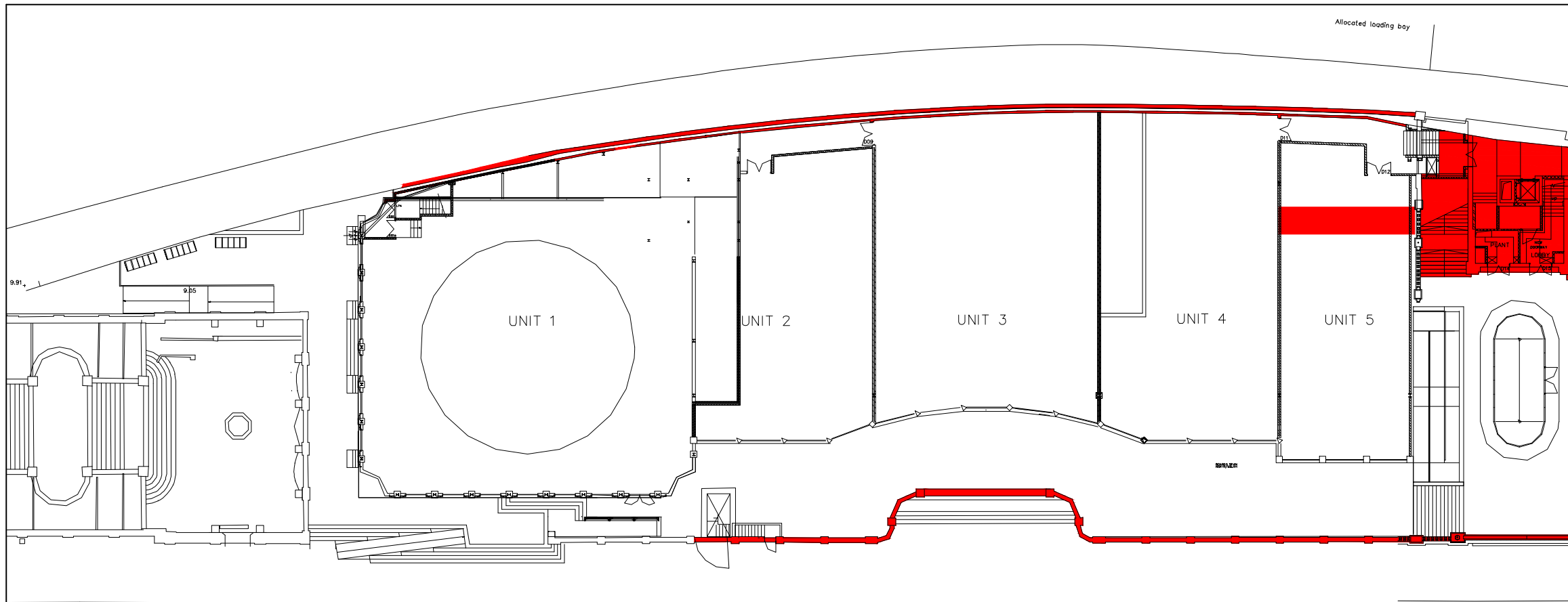


Figure 7: Historic fabric noted on site.

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