

**University of Brighton Circus Street Annexe,  
Circus Street, Brighton, East Sussex**

**Historic Building Record**



**Commissioned by  
CgMs Consulting**

**Project No. 6176  
Site Code: UCB15  
Report No. 2015232**

**Prepared by Hannah Green & Dr Michael Shapland**

**July 2015**



**University of Brighton Circus Street Annexe,  
Circus Street, Brighton, East Sussex**

**Historic Building Record  
(Historic England Level 2)**

**NGR: 531462 104453**

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OASIS ID: archaeol6-218974**

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SUMMARY

*In July 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the University of Brighton Circus Street Annexe, Circus Street, Brighton, East Sussex, BN2 9QF (Figures 1 & 2; NGR 531462 104453; hereafter referred to as 'the site'). The work was commissioned by CgMs Consulting to satisfy conditions attached to planning permission (Planning ref: BH2013/03461) for the redevelopment of the site.*

*The building is an example of a mixed sex Board School, designed by Thomas Simpson and erected by the School Board for Brighton and Preston and opened on the 18<sup>th</sup> September 1885, replacing a former Board School in the same location. The school comprises a part three and part four storey brick-built building, which originally formed a larger complex of three open playground areas with associated ancillary structures. The building's open spaces and ancillary structures situated along Circus Street were demolished during the first half of the 20<sup>th</sup> century to accommodate the construction of the Circus Street Municipal Market adjacent to the school, following a programme of slum clearance in 1937. During the 20<sup>th</sup> century the school was acquired by the University of Brighton and served as a college of arts and crafts by 1954. The building now operates as mixed office and teaching space.*

*This work compliments an Archaeological Desk-Based Assessment previously produced for the site by CgMs Consulting, dated June 2013.*

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## **1.0 INTRODUCTION**

- 1.1 In July 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the University of Brighton Circus Street Annexe, Circus Street, Brighton, East Sussex, BN2 9QF (Figures 1 & 2; NGR 531462 104453; hereafter referred to as 'the site'). The work was commissioned by CgMs Consulting to satisfy conditions attached to planning permission (Planning ref: BH2013/03461) for the demolition of the existing building in preparation for the redevelopment of the site.
- 1.2 The building is an example of a mixed sex Board School, designed by Thomas Simpson and erected by the School Board for Brighton and Preston and opened on the 18<sup>th</sup> September 1885, replacing a former Board School in the same location, dating to c.1875. The school comprises a part three and part four storey brick built building, which originally formed a larger complex of three open playground areas with associated ancillary structures. The building's open spaces and ancillary structures situated along Circus Street were demolished during the first half of the 20<sup>th</sup> century to accommodate the construction of the Circus Street Municipal Market adjacent the school, following a programme of slum clearance in 1937. During the 20<sup>th</sup> century the school was acquired by the University of Brighton and served as a college of arts & crafts by 1954. The building now operates as mixed office and teaching space.
- 1.3 Planning permission (Planning ref: BH2013/03461) has been granted for the demolition of the existing buildings on the site (Figure 3) for a mixed use development comprising of a University of Brighton library and academic building, a 7-storey office building, student accommodation, 142 residential apartments, and ancillary retail and/or commercial space, together with associated parking spaces, cycle parking and highway works (Figure 4).
- 1.4 The Archaeological Advisor to the Brighton and Hove City Council has requested that the planning permission be placed under condition requiring building recording to be carried out prior to the commencement of the site's redevelopment (detailed in the corresponding written scheme of investigation produced by Archaeology South-East in June 2015).

## **2.0 SCOPE & METHODOLOGY**

- 2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East, dated June 2015. The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 Greg Chuter, as East Sussex County Council (ESCC) archaeological advisor to Brighton & Hove City Council (BHCC) has recommended that the building be subject to a Historic England Level 2 record as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage, 2006). A Level 2 record is essentially a descriptive record.



- 2.3 The site was visited by Hannah Green and Michael Shapland on the 6<sup>th</sup> July 2015 in order to carry out the recording work. This entailed the compilation of written notes and the production of a photographic record. The written record includes a description of the building's architecture, location, form, function (historically and at present), date and sequence of development.
- 2.4 The drawn record comprises floor plans and elevations of the building as existing to illustrate its layout. These plans were provided by CgMs Consulting and have been verified for their accuracy and amended (where necessary) during the recording exercise. The measured survey drawings are included within the report as Figures 13 - 15.
- 2.5 The photographic record was produced using high-quality digital photography and includes images of both the exterior and interior of the structure, to give an overall impression of its size, shape and appearance of principal rooms, circulation areas and decorative scheme. Within the report selected digital images have been reproduced as plates to supplement the descriptive text. A full index of the photography is included as Appendix 1 and location plots shown on the accompanying figures.
- 2.6 Relevant cartographic sources, including a Desk-Based Assessment previously prepared for the site by CgMs Consulting (Gailey, 2013), were consulted in order to place the building within its historical context and inform the background research. All sources consulted are listed in Section 7.
- 2.7 During the survey there were health and safety concerns with the presence of asbestos on site, limiting access throughout the building's basement. Where detailed inspection was not possible, a basic layout description has been formulated from both the existing and original architect plans (provided as Figures 12 & 15).

### **3.0 SITE LOCATION**

- 3.1 The site is situated within the city of Brighton, centred at NGR 531462 104453 (Figures 1, 2 & 3). The site occupies a roughly rectangular piece of land to the rear of the 19<sup>th</sup> century buildings fronting Brighton's Grand Parade. The site is bound to the west by Circus Street and to the north by the Circus Street Municipal Market. Kingswood Street runs along the site's southern boundary and to the east is a commercial premises (wood store) and a car park.
- 3.2 The building is not statutorily listed nor is it located within a conservation area.

#### **4.0 HISTORIC BACKGROUND**

- 4.1 The following background concerning the history of the site has largely been derived from a combination of Ordnance Datum and the Archaeological Desk-Based Assessment of the site (Gailey 2013).
- 4.2 The plan of the Parish of Brighthelmstone produced in 1792 (Figure 5), shows that the site lay in undeveloped agricultural land until the latter part of the 18<sup>th</sup> century. Towards the end of the 18<sup>th</sup> century Brighton developed from a relatively small fishing village into an increasingly fashionable coastal resort, with its popularity ensured when the Brighton Pavilion was built for the Prince Regent in 1784.
- 4.3 The Marchant Map of Brighton, dated 1815 (Figure 6), shows the site was partially developed with residential properties by this date and is located to the rear of the large houses fronting Carlton Terrace (later Grand Parade).
- 4.4 By 1875 the site and surrounding areas were fully developed, as is visible on the Ordnance Survey Map of 1874 (Figure 7). The site now comprised terrace housing, a Board School, a playground, a Baptist Chapel, St Margaret's Mission Hall and a Public House.
- 4.5 The Ordnance Survey Map of 1898 (Figure 8) depicts the location of the Circus Street Board School after its formal opening on the 18<sup>th</sup> September 1885 by the chairman of the School Board for Brighton and Preston. By 1898 the site comprised the main school building with associated playground areas and outbuildings to the east and west. A substantial separate structure adjoins the school's central range to the west, located to the southern side of terraced houses fronting Circus Street.
- 4.6 By the completion of the Ordnance Survey Map of 1911 (Figure 9) the site remains relatively unaltered apart from a sole change to the western extent of the site; here the structure adjoining the school to the west is now shown incorporated within the main school building and forms a large 'U' shaped extension with internal courtyard. This remained unchanged until the completion of the 1931 Ordnance Survey Map (Figure 10), which depicts the two structures as one combined building.
- 4.7 By the first half of the 20<sup>th</sup> century, the school open spaces and ancillary structures situated to the east and west of the main building were demolished, along with the attached structure and the adjoining terrace buildings located alongside Circus Street. These development works were made to accommodate the construction of the Circus Street Municipal Market to the north of the site, following a programme of slum clearance in 1937.
- 4.8 The school was acquired by the University of Brighton and served as a college of arts and crafts by 1954, as shown by the Ordnance Survey Map of 1955 (Figure 11). The building now operates as mixed office and teaching space. A car park was built to the east of the site towards the latter end of the 20<sup>th</sup> century.

## **5.0 DESCRIPTION OF THE BUILDING**

### *Overview*

- 5.1 The main school building occupies a roughly rectangular piece of land at the junction of Kingswood Street and Circus Street and is aligned in a north-south direction. Opposite the building's east elevation, towards the southern end is a detached structure forming what remains of the former girl's WC/Store within the girl's playground; to the north of the structure is a small courtyard formerly reserved as the infant's playground (its WC demolished to accommodate the construction of the Municipal Market located to the north). The boy's playground and associated WC originally lay to the west of the main school building but have since been lost due to slum clearance works completed during the 1930s (Figure 11). The remaining playground courtyards are themselves surfaced with concrete and are bound by walls constructed of London stock brick with soldier course head.

### *Exterior*

- 5.2 The building is of yellow London stock brick laid in English bond, banded with decorative courses of red brick (Plate 1). It is of three stories, excepting its southern range, which is four stories and originally occupied by the school offices rather than the lofty school-rooms which characterise much of the rest of the building. The four-storey southern range shares a common hipped slate roof with the rest of the building, which has decorative terracotta merlons as ridge-pieces, flanked by ornate finials. The surviving chimney-stacks are of cement-rendered brick; characteristically lofty, they are each topped by a simple entablature by way of decoration. The stacks project from the upper stories of the building's external elevations, but are supported by brick corbels and blind segmental arches at ground level.
- 5.3 In plan, the building's four-storey southern range projects considerably from the western end of the building, whilst the main classroom range extends north along much of the building's length. The northern end of the building also projects, from the east elevation, but more subtly, and for reasons of architectural articulation of its different function from the main classroom range, rather than for practical reasons of space. This northern block is also marginally taller than the rest of the building, and separately roofed as a result.
- 5.4 The windows to the main classroom range, together with the northern block, are particularly large so as to illuminate the teaching rooms within, but they are confined to the building's northern and eastern elevations (Plate 2). Their exceptional height contains a central six-over-six pane double-hung sash, with further pivoting lights above and fixed lights beneath. Most have segmental heads of red brick; some are round-headed and contain fanlights in their upper parts; their variation in both width and style can be ascribed to architectural variation rather than the building's internal function. In contrast, the principal west elevation is mostly blind, with a few smaller sash windows to light the corridors and WCs behind. This has the uncomfortable effect of making this principal elevation rather faceless, but has resulted from the former presence

of an additional building and row of terraced houses, visible on early OS maps of the site (Figures 8-10).

- 5.5 The windows to the four-storey southern range are smaller, and of a more standard type. They consist of six-over-six, or nine-over-six pane sashes with segmental heads, excepting those of the topmost storey, which are generally larger and round-headed. The east elevation also bears a second-floor canted oriel window, which presumably marked out the superior status of the room beyond, thought to be the headmaster's study (Plate 3).
- 5.6 The building has two original main entrances at ground-floor level, one to the west elevation and one to the south, of which the southern would have been reserved for girls and the western for boys (Figure 12). The signs which would have identified each were formerly contained within recessed brick panels above each, but neither survives. Both these doorways consist of a two-leaf, part-glazed door of six panes apiece, flanked by vertical lights, and with a further horizontal light above, in each case so as to provide maximum illumination for the stairway which lay beyond. Each doorway has bull-nosed jambs of red brick and a segmental head of three orders, simply moulded (Plate 4). Much simpler entrances lie to the later stair appended to the west elevation and within a former window-opening to the east elevation.
- 5.7 Whilst the building's northern, southern and eastern elevations survive largely as built, the western elevation has been modified due to the former presence of structures on this side, including a large square structure with an open courtyard which may have been affiliated with the school or the city council more generally. Demolished with the road-widening of Circus Street associated with the construction of the adjacent market in the 1930s, the line of its pitched roof remains visible. It was replaced with a stair-tower and a lift-shaft, together with a large inserted window at ground level and a two-storey glazed extension with a pitched roof (Plate 5). A foundation plaque is located within the southern end of the western elevation and reads (Plate 6);

*'These Public Elementary Schools  
were erected by the School Board for Brighton and Preston  
and formally opened by  
the Lord Mark Bretton  
on the 18<sup>th</sup> Day of September AD 1885.  
John ... Chairman of the Board  
John Carden ... Clerk to the Board  
Thomas Simpson Architect'*

- 5.8 Also present, on the eastern side of the site, is the former girls' WC and presumed storeroom, the only original auxiliary building to survive from the Victorian school (Plate 7). It is located within the girls' playground in a much-modified state. It is a single-storey structure with no original openings and a later lean-to tiled roof. It is constructed of yellow brick with bull-nosed red brick to its corners.

## *Interior*

### *Overview*

- 5.9 Internally the building comprises large lofty classrooms that characterise much of the building's northern and central ranges on each floor level. The building's southern range is occupied primarily with a series of smaller offices and ancillary areas. The majority of the buildings original features are largely obscured by later modern materials that have been inserted as part of the periodic renewal of the teaching spaces and office areas. These alterations include the wholesale replacement of all original internal door fittings, removal of original bathroom and classroom furniture and the replacement of the original fireplaces and early central heating radiator fittings (exceptions noted). The building has also been fitted throughout with modern suspended fibre-board ceiling panels, electric light fittings and the insertion of a combination of carpet and linoleum floor coverings. Despite these alterations the building's layout has remained relatively unchanged since its construction with only minor internal reconfiguration.

### *Ground Floor (Figures 12 & 13)*

#### *Central Range*

- 5.10 At ground floor level, the main school building comprises a central range flanked by projecting ranges to the north and south. The building's central range forms a large proportion of the building and comprises three large classrooms formed by the subdivision of two former teaching rooms, an infants school room and separate class room, to the north and south respectively. Originally a partition wall divided these rooms, which was open to its western end to allow internal passage (Figure 12). Each room has plain, painted plaster walls with slender angled timber skirting, presumably to aid cleaning, and modern linoleum floor coverings (Plate 8). Each had a fireplace in its western wall; one in the classroom and two located within the school room, to accommodate its larger size. The chimney breasts originally projected internally into the rooms; both stacks have since been truncated and incorporated into the school's interior and their chimney-pieces are no longer extant. The classroom doorways are located on their western walls and have segmental heads with bull-nosed jambs and modern flush timber doors. The rooms are lit from the east (see Section 5.4 for window descriptions), the windows lack architraves, and instead have bevelled jambs internally and simple timber sills. The rooms plastered ceilings are fitted with modern electric lights and are relatively featureless, devoid of decorative ornament. A series of blocked window openings are visible within the western wall of all three classrooms, evidenced primarily through their remaining bull-nosed jambs. The former internal window arrangement, noticeably tall ceiling heights and substantial external windows, all combine to create large, lofty rooms, utilising the available natural light for teaching purposes.
- 5.11 The classrooms are accessed via an 'L'-shaped corridor extending in a north-south direction throughout the building's northern and central ranges and terminating to the east within the southern range (Plate 9). The corridor originally ran throughout the entirety of the building's western side and

terminated to the north and south via two separate single door openings forming the babies and infants external entrances; these have since been filled with window openings. The corridor currently provides access to the majority of the rooms at ground floor level via the original southern entrance, reserved for girls, and the later western auxiliary extension. The corridor has painted plaster walls with an integral plaster dado rail which extends unbroken behind a series of later glazed partitions to the north. Below the dado, a painted tiled wall finish terminates at floor level with an angled plain timber skirting and linoleum floor covering. The original ceiling construction is obscured by later suspended fibre-board panelling with modern light fittings.

- 5.12 The central range is flanked on its western side by a two-storey lean-to which houses the base of the ancillary concrete rendered lift shaft and doubles as a store room. The glazed metal framed structure is entered from the east by a modern doorway adjoining the internal corridor and via an external double door opening to the west. The room comprises a combination of plastered and painted undressed brick walls with asbestos floor panelling. A lightweight timber boarded partition wall separates the lift shaft from the storage areas. The top level is accessed from a modern closed tread timber stair located to the western elevation, its pitched roof supported by simple slender steel roof trusses (Plate 10).
- 5.13 To the north of the lean-to is a three storey ancillary service tower with under stair cupboard, additional external entrance and access stairwell. The appearance of the stairwell seems to predate the lean-to structure but is contemporary in date to the core school building. The enclosed stairwell comprises a linoleum floor cover, plain painted plaster walls below an integral moulded plaster dado rail (differing in appearance to that found with the principal corridor), above which the undressed brick walls have a simple painted finish, which extends to a plastered ceiling (Plate 11). Modern steel uprights and a tubular handrail form a modern balustrade that serves the stair. The stair is lit from a series of small sash windows to the south and a skylight at second floor level.

#### *Northern Range*

- 5.14 A continuation of the corridor provides access to a modern IT suite located within the building's projecting northern range (Plate 12). The doorway to the room is located to the western wall and has a segmental arched head with bull-nosed jambs and is hung with a modern flush timber door. The room is lit in the same manner as the classrooms to the south with the addition of a former blocked window housed within the north elevation. The room has plain plastered walls and modern carpeted floor covering. The insertion of modern electrical equipment has necessitated the need to insert modern fibre-board ceiling panels that obscure the ceiling above. The room originally served as the 'Babies Room' and was heated by a fireplace to the south. The chimney pieces are no longer extant but a substantial chimney stack with bull-nosed bricks to its corners remains in-situ. To the east of the chimney stack is a modern flush timber fire door housed within an original door opening with arched head and bull-nosed jamb detailing, providing access to the Infants school room to the south.

- 5.15 To the immediate west of the IT suite is the location of the former babies cloakroom, lavatory and babies external entrance. The space is now utilised as a small office, with modern wall, ceiling and floor features. The location of the former entrance that once provided access to the infant's playground to the east has since been infilled leaving no visible physical scarring.

#### *Southern Range*

- 5.16 The building's southern range is occupied by the former girl's stair and entrance. To the east of the entrance lobby is a half gazed timber door with brass door fittings which provides access to the basement level (see Section 5.18 for description). To the east of the basement stair is an office with narrow WC occupying the toe of the 'L'-shaped corridor. The office formerly served as the 'Infant Mistress Room' and was originally heated by a corner fireplace, the blocked chimney stack of which remains in-situ within the south-east corner, with its chimney piece removed. The room is entered on its northern side via a modern flush door opening. The room is lit by a series of standard sashes with chamfered brick jambs and timber sills, located within the southern and eastern walls. A modern timber panelled door with window above, is situated within the eastern wall and provides access to the eastern courtyard.
- 5.17 The western end of the southern range has been subdivided into four small studio spaces. Three of the rooms are accessed by the principal corridor via bull-nosed door openings with segmental arch heads, hung with modern timber doors. These rooms are formed using lightweight plasterboard partitions inserted within the former mistress cloakroom and the former infants cloak and hat lobby and lavatory in order to reconfigure the internal space. The former single door opening originally located to the south now serves as a window opening in the same location.

#### *Basement (Figures 12 & 13)*

- 5.18 The basement extends below the building's southern range. An 'L' shaped corridor extends from the stair and provides access to a store room via a modern flush timber door to the east, a boiler room to the west and an electrical intake room to the north. The stair and corridor have undressed painted brick walls and a concrete floor covering (Plate 13). Originally the basement served predominantly as a coal store and was also accessible via the continuation of the boy's stair to the west (now blocked). Two separate coal shuts originally extended to ground floor level to the southern and western sides (Figure 12).

#### *First Floor (Figure 14)*

##### *Overview*

- 5.19 The first floor level arrangement is relatively consistent to that found at ground floor level and was reserved for the teaching of girls. The storey is accessible via all three staircases, though the southern stair terminates at this level.

### *Central Range*

- 5.20 Not dissimilar to the ground floor level, the central range is predominantly occupied by two classrooms; both similar in their appearance to those found below, with plain painted plastered walls, inserted fibre-board ceiling panels and fitted with modern light fittings. Angled timber skirting is located around the original northern and southern extents of the rooms, with the addition of plain timber skirting inserted around the remaining room perimeters and inserted plasterboard partitions (Plate 14). Both rooms are lit in the same way as those below but the timber sills are replaced with simple painted chamfered brick sills. A set of modern radiators are secured below each window within the east elevation and replace the original fireplaces and early cast iron radiators that survive elsewhere in the building and presumably mirrored the arrangement formerly found at ground floor level. No visible remains of the former chimney pieces have remained. The northernmost classroom has retained an early timber door with glazed upper panelling with two recessed timber panels below (Plate 15). As at ground floor, the classroom's western walls show signs of alteration with modern inserted door openings and blocked former doors and windows; all original openings have segmental arch heads with bull-nosed brick jambs.
- 5.21 The northern end of the central range has been reconfigured to accommodate the insertion of two offices. These modern offices presumably replace the continuation of the former teaching space originally occupying the eastern side of the building. The two modern offices are formed with lightweight plasterboard partitions and occupy a narrower floor space than their original counterparts. The reduction in the room widths creates an additional space to the west, creating a wider lobby within the former corridor location (Plate 16).

### *Northern Range*

- 5.22 The room layout within the northern range at first floor level reflects that at ground floor level. The range comprises a modern classroom with a small office located to the west, at the northern end of the 'L'-shaped access corridor. The classroom is identically proportioned to the relatively square room below, lit from the east in the same manner and similar in its decorative ornament (Plate 17). The room's former chimney piece has been removed and the chamfered brick corner detailing is hidden behind a later wall cover. The room is currently accessed on its southern side to the west of the truncated chimney stack, via a modern flush timber door with retained early moulded timber architrave. It seems likely that this entrance originally formed an internal passage between the northern room and the central classrooms (as planned at ground floor level; Figure 12), with the room's original door opening located to the west via the corridor. Evidence of a former opening within the western wall and the continuation of the integral dado rail either side of the current doorway both support this view.
- 5.23 The principal corridor that links the northern, central and southern ranges of the first floor is similar in its appearance to that below. The notable exceptions being the insertion of a carpet floor cover and the replacement of the lower tile wall finish with plain painted plaster walls.



*Southern Range*

- 5.24 The southern range is arranged over two storeys. The lower storey is set at a dropped floor level to the central and northern ranges in order to accommodate the additional mezzanine level above and is accessed via two short flights of steps (Plate 18). The lower level is served by the continuation of the corridor that runs in an easterly direction along the building's south elevation. The corridor provides access to the girl's stair and a separate store to the north.
- 5.25 The corridor terminates to the east with a single office, mirroring the dimensions of the former infant mistress office below and lit in the same manner from the east and south via narrow sash windows. Evidence of a blocked former fireplace is visible within the protruding chimney stack situated in the north-east corner of the room (Plate 19).
- 5.26 A large WC is located along the south-western edge of the building to the south of the boy's stair (see Section 5.13 for representative descriptive detailing). The room is lit from the west and utilises an existing tile surround to its lower walls, with a painted plaster wall and ceiling finish above. The linoleum floor cover, ephemeral cubicle partitions and bathroom fittings are all relatively modern. The extant room proportions are reflective of the original infants cloakroom situated below and serve as a good indication of the original room dimensions prior to later subdivision. It is also plausible to suggest the WC at first floor level once served as the girl's cloakroom counterpart and the eastern office functioned as the girl's mistress office.

*Mezzanine Floor Level (Figure 15)*

- 5.27 The mezzanine floor level extends over the southern range only and is accessible via the former boy's stair, which opens out on its southern side into a spacious lobby (Plate 20). The area is lit from the west by a series of six-over-four pane sash windows with segmental arch heads and timber sills; below the sills is a slender wall mounted steel radiator. An additional large bay window is located to the southern end of the west elevation with boxed timber seating situated below. The room has a modern linoleum floor cover, plain timber skirting and painted plaster walls and ceiling.
- 5.28 The room is partitioned to the south with modern plaster boarding and flush timber doorway to form a male WC facility. The WC is separated into a urinal, cubical and sink area, each containing relatively early ceramic bathroom furniture with high-level cisterns and later tile sink surround (Plate 21).
- 5.29 To the east of the lobby is a separate classroom space that would have originally served as offices (Plate 22). The room is entered on its western side via a modern half-glazed timber door opening with moulded timber door architrave. The room's features are predominantly modern, comprising plain plastered walls with a wide plain timber skirting and carpet flooring. The ceiling is obscured under modern suspended panelling as found elsewhere. Notable features include the retained south-west chimney stack with evidence of a former fireplace retained beneath a later plasterboard insertion, in addition to an original window housed within the west wall which has since been filled.

*Second Floor (Figure 15)*

*Central Range*

- 5.30 The second floor level can be reached from the west via the former boy's stair and the later western ancillary tower. The storey consists of three large classrooms, all located along the building's eastern side and served by a corridor running in a southerly direction from the northern range, along the western side of the building. The appearance of all three rooms is similar to those found at first and ground floor level; comprising a combination of carpet and linoleum floor covers, with angled timber skirting, plain plastered walls and an inserted fibre-board ceiling obscuring the roof structure above. The rooms are predominantly lit in the same manner as the relatively similar room layout located at ground level. A series of early cast iron radiators remain below the bull-nosed window jams and chamfered brick sills to the east. The central and southern classrooms are linked via an internal flush timber door with plain door architrave (Plate 23). The door openings to the classrooms are largely modern with the exception of a single early half glazed timber door, with bull-nosed door jams and segmental arch head, with lights above, providing access to the central room.

*Northern Range*

- 5.31 The classroom situated within the northern range is arranged in an identical manner as the former babies room at ground floor, with the replacement of the internal door passage with an integral shelved storage unit. To the immediate west is the visible chamfered bricks to the corners of the remaining chimney stack; a break in the skirting and the bull-nosed jams are indicative of the location of the former fireplace (Plate 24).
- 5.32 Adjacent the northernmost classroom is a small office that has been inserted into the original northern corridor extent and is accessed via a modern doorway located to the north of a segmental head archway within the corridor. To the west of the archway is an early Butler's ceramic sink fitting (Plate 25).
- 5.33 The decorative finish to the corridor is much the same at second floor level as elsewhere within the building at first floor level, with the addition of numerous wall-mounted cast iron radiators along its length and a roof hatch located to the northern end.

*Southern Range*

- 5.34 The southern extent of the building has undergone extensive alteration since its construction. The location and type of the round-headed windows with fan lights above, suggest a prominent room was originally located beyond and is likely to have functioned as the headmasters study. The room has since been incorporated into the southern classroom and all sense of former room proportion has been lost as a result.
- 5.35 A single room is currently situated within the south-west corner of the building and appears to occupy the southern extent of the access corridor, the extent of

which is clearly visible through the retained brick peers that project into the rooms interior (Plate 26). The room is currently entered through a modern door opening accessible via the corridor, with the original entrance located immediately to the west, adjacent the boy's stair, mirroring the mezzanine arrangement below. A set of moulded timber roof trusses with strengthening metal ties run in and easterly direction from the west elevation, the remains of which are visible due to the rare absence of a modern inserted ceiling. The double aspect room is lit from the south and west elevations, which creates a noticeably brighter, airier, pleasant room, all qualities suggesting a former more prominent function than its current use.

## **6.0 DISCUSSION**

- 6.1 The University of Brighton Circus Street Annexe, formerly referred to as the Circus Street Public Elementary School was erected by the School Board for Brighton and Preston and was formally opened on the 18<sup>th</sup> September 1885 by the Board's chairman, clerk and appointed architect. The building was designed by a Thomas Simpson, who was appointed surveyor and architect to the newly formed School Board for Brighton and Preston in 1871. Thomas Simpson became a notable local architect and went on the design all but one of Brighton's 13 purpose built Board Schools.
- 6.2 The administration of British Education underwent a period of significant change during the latter end of the 19<sup>th</sup> century. The introduction of Board Schools in England arose due to an increased responsibility of the state to replace the church as the principal source of elementary schooling within the country. From 1880 education was made compulsory until the age of 10, this was further increased to 11 in 1893 and to 12 in 1899.
- 6.3 All Board Schools had to meet strict guidelines set by the Education Department, who had to approve the site, plans and cost before agreeing a loan and as a result many display common features. The site is typical in its brick construction, with large windows and high roofs. These features, combined with the building's layout are reflective of a common concern to provide good natural light within the teaching areas (Harwood 2010, 35, 37).
- 6.4 The building's inclusion of two principal classrooms on each floor is reflective of an increasingly common layout occurring after 1880 when it became a formal requirement in London schools (and then further afield), to provide a separate hall to the main teaching space (Harwood 2010, 39-40, 43).
- 6.5 The design and scale of the building reflects a sense of local pride, deemed an important aspect of Board School construction at this time, which is reinforced in the building's signage and plaques (English Heritage, 2011). The plaques identifying the separate entrances also serve to provide additional evidence that each floor was reserved for either boys, girls, and infants.
- 6.6 A large percentage of the original fixtures and fittings of the building are obscured behind later coverings but those visible are relatively simple in their decorative ornament. The common feature of chamfered brick walls, rounded skirting's and tile wall coverings are also regularly found within ancillary building

of this date, serving to not only ensure a safe schooling environment for children but also used to enable effective cleaning techniques (Harwood 2010, 43, 84).

- 6.7 Although subject to later modifications and additions, the original form and layout of the building, are largely traceable within the surviving fabric. While the layout of the original school building suggests areas of internal alteration, it is possible to discern the common room uses within the building, to a certain extent, from its construction to the present day.
- 6.8 The ancillary building to the east of the main school and the limited remaining grounds provide evidence of the school's wider layout and the services it was designed to provide to local children during operation.

## 7.0 REFERENCES

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Accessed: 16/07/2015

[http://ww3.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&application\\_number=BH2013%2F03461](http://ww3.brighton-hove.gov.uk/index.cfm?request=c1199915&action=showDetail&application_number=BH2013%2F03461)  
Accessed: 15/07/2015

## **8.0 DEPOSITION OF THE ARCHIVE**

A full archive intended for deposition within Brighton Museum has been prepared. The archive has been assigned the site code UCB15. The full site archive will be prepared in accordance with the principals of *Management of Research Projects in the Historic Environment* (MoRPHE) (English Heritage 2006b) and the requirements of the recipient museum. The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

## **9.0 ACKNOWLEDGEMENTS**

Archaeology South-East would like to thank CgMs Consulting for commissioning this Historic Building Record.

**Plates**



Plate 1: External view of the west elevation, looking north-east (6176\_061)



Plate 2: External view of the east elevation, looking north-west (6176\_002)



Plate 3: External view of the south elevation, looking north-west (6176\_001)



Plate 4: External girl's entrance with red brick signage, facing north-west (6176\_006)





Plate 5: External view of the west elevation, facing south-east (6176\_053)



Plate 6: Detail of the foundation plaque located on the west elevation, facing east (6176\_058)



Plate 7: Girl's WC and Store within the former girl's playground, facing south-east (6176\_008)



Plate 8: Ground floor, general view of classroom space within the central range, facing north (6176\_025)



Plate 9: Ground floor, general view of corridor, facing south (6176\_022)



Plate 10: Ground floor, general view of the western lean-to structure, facing south (6176\_033)



Plate 11: Ground floor, general view of the western service tower, facing south (6176\_034)



Plate 12: Ground floor, general view of IT suite within the northern range, facing south-east (6176\_029)



Plate 13: Basement, view of access corridor, facing south (6176\_032)



Plate 14: First floor, general view of classroom space within the central range, facing south-east (6176\_065)



Plate 15: First floor, detail of an early timber door, facing south (6176\_064)



Plate 16: First floor, general view of access corridor and extended lobby within the northern range, facing north (6176\_036)



Plate 17: First floor, general view of classroom located within the northern range, facing east (6176\_051)



Plate 18: First floor, general view of the corridor leading towards the lower level of the southern range, facing south (6176\_039)



Plate 19: First floor, view of the south-east office within the lower level of the southern range, facing south-east (6176\_042)



Plate 20: Mezzanine level, view of entrance lobby, facing south-west (6176\_047)





Plate 21: Mezzanine level, detail of bathroom fittings, facing south-east (6176\_049)



Plate 22: Mezzanine level, view of the classroom space within the southern range, facing south-west (6176\_067)



Plate 23: Second floor, general view of the classroom space within the central range, facing north (6176\_074)

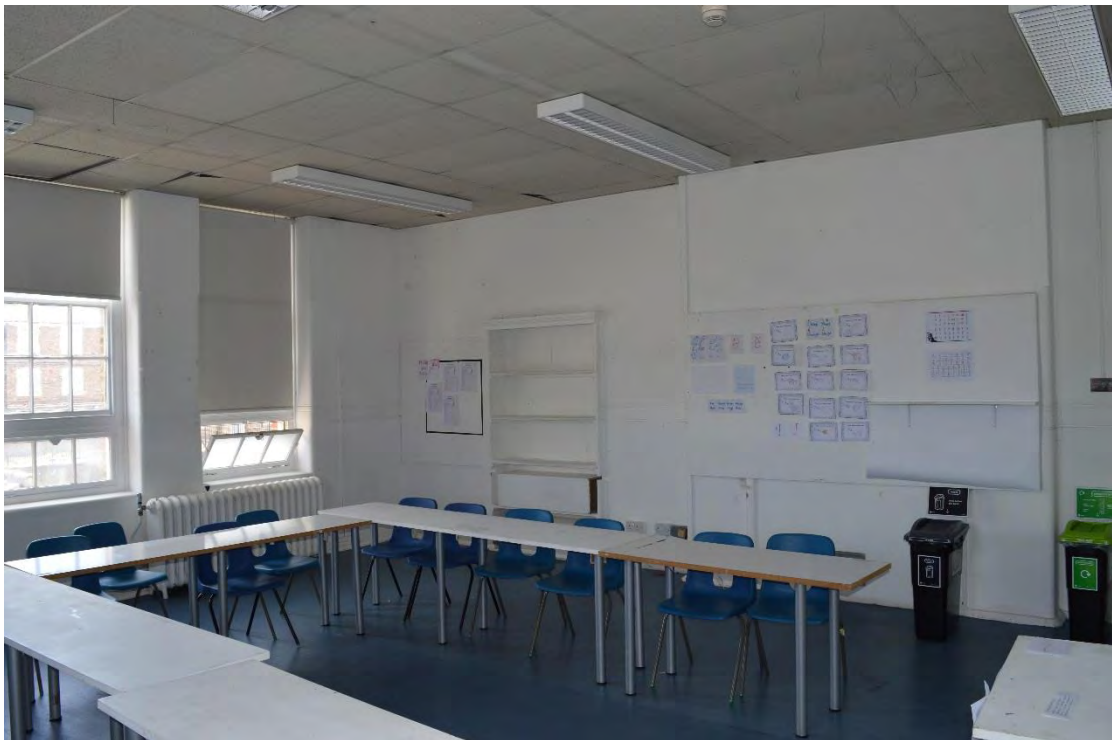


Plate 24: Second floor, general view of the classroom space within the northern range, facing south-east (6176\_078)



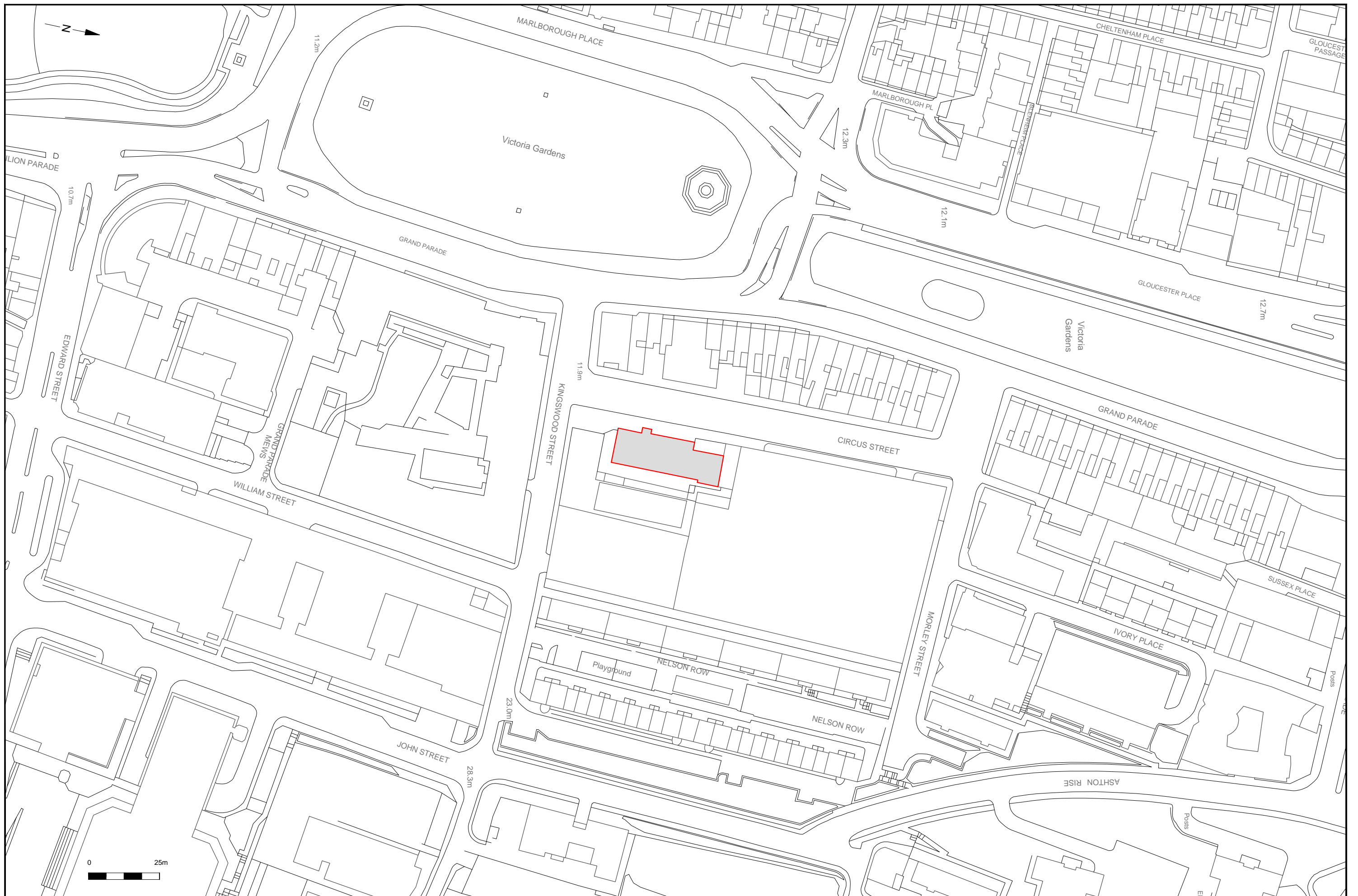
Plate 25: Second floor, view of the corridor and sink fitting, facing north (6176\_076)



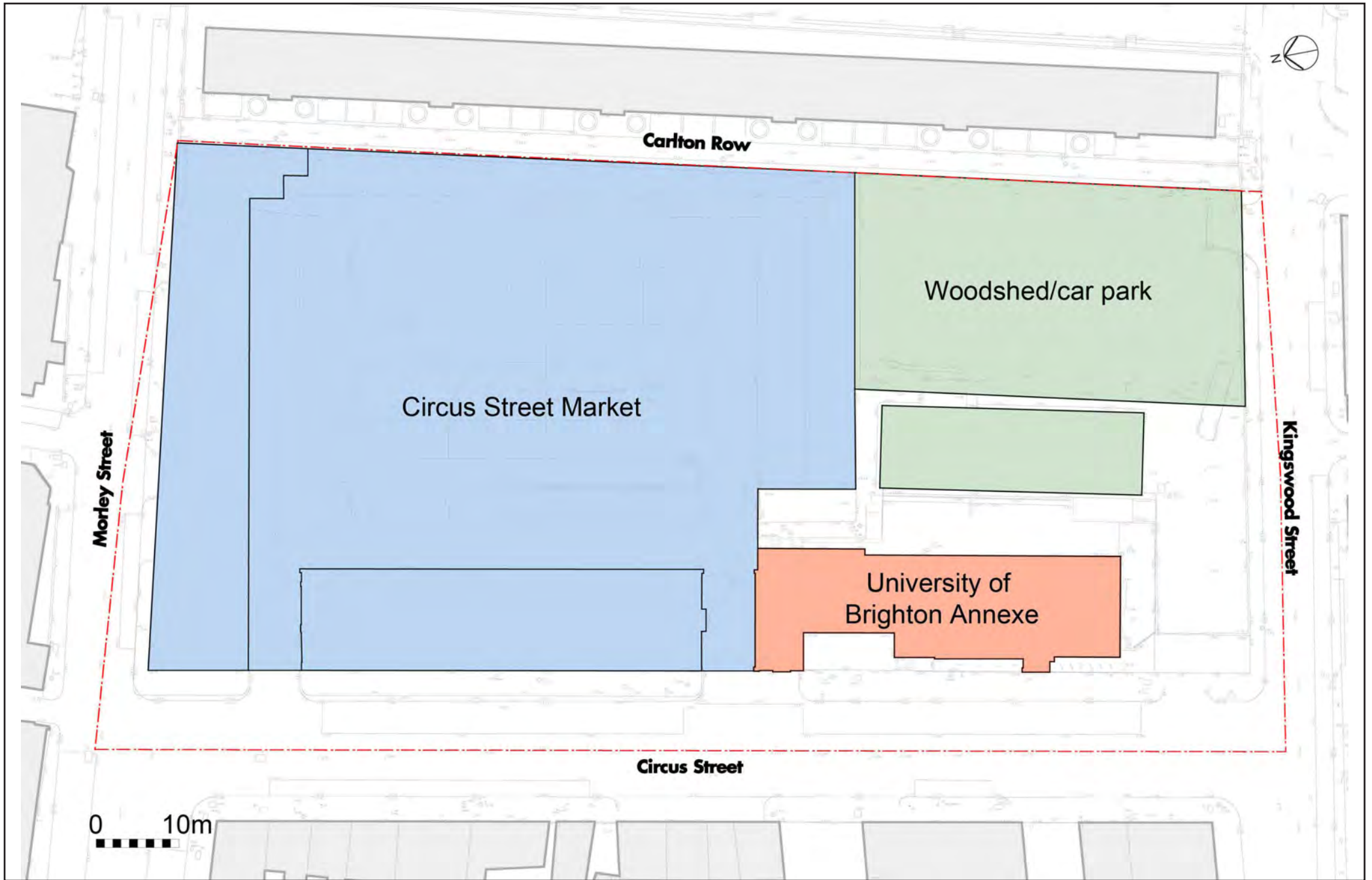
Plate 26: Second floor, view of the southern range, facing south-west (6176\_070)



© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton		Fig. 1
Project Ref: 6176	June 2015	Site location		
Report Ref: 2015232	Drawn by: MGS			



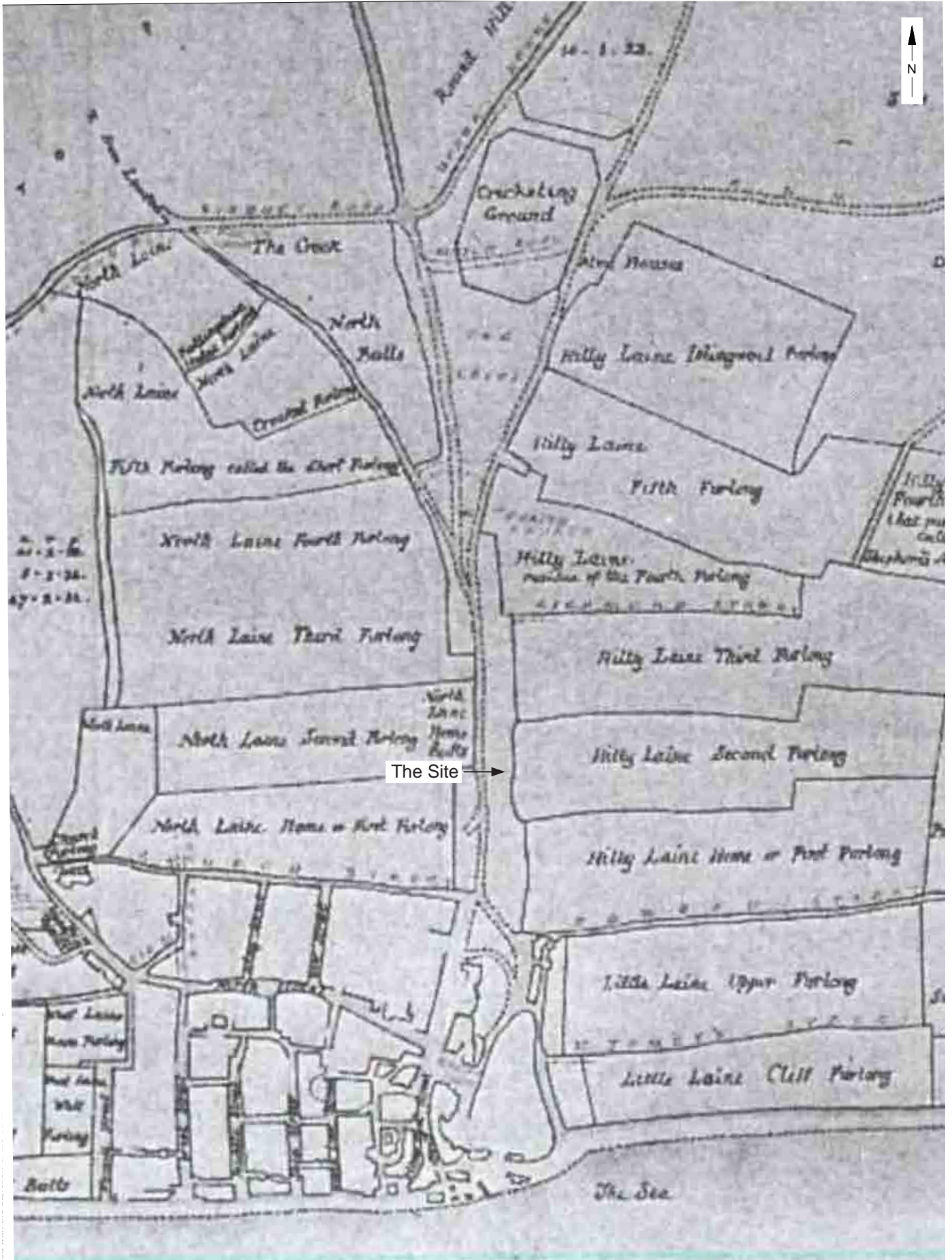
Archaeology South-East Project Ref: 6176 July 2015 Report Ref: 2015232 Drawn by: HG		University of Brighton Circus Street Annexe, Circus Street, Brighton  Site Layout	Fig. 2
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© Archaeology South-East		University of Brighton Circus Street Annex, Brighton	Fig. 3
Project Ref: 6176	July 2015	Block Plan As Existing	
Report Ref: 2015232	Drawn by: MGS		



© <b>Archaeology South-East</b>		University of Brighton Circus Street Annexe, Brighton	Fig. 4
Project Ref: 6176	July 2015	Block Plan As Proposed	
Report Ref: 2015232	Drawn by: MGS		



© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton	Fig. 5
Project Ref: 6176	July 2015	1792 Plan of the Parish of Brightelmstone (Source: CgMs 2013 20)	
Report Ref: 2015232	Drawn by: HG		





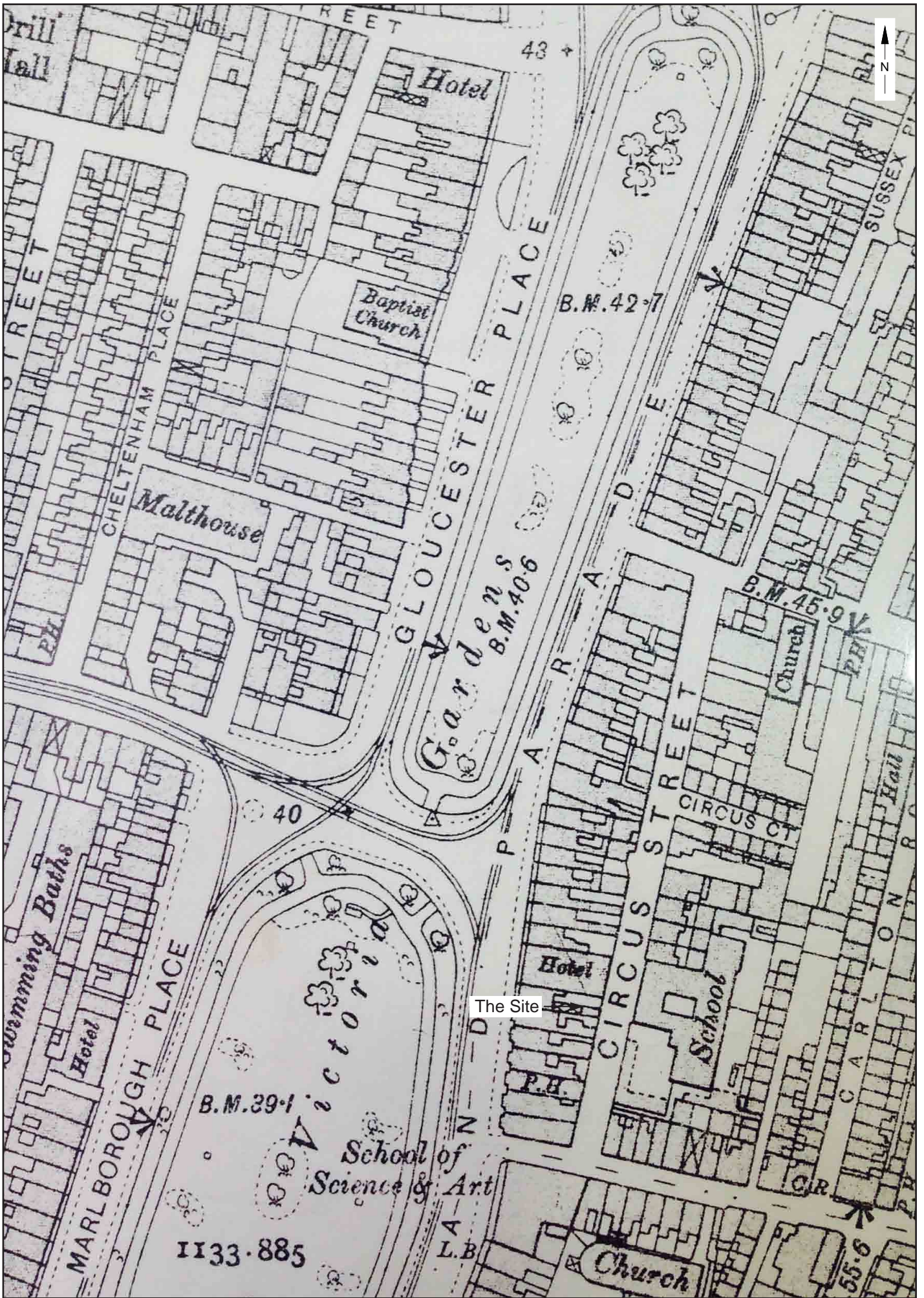
© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton	Fig.6
Project Ref: 6176	July 2015	1815 Marchant map of Brighton (Source: CgMs 2013 21)	
Report Ref: 2015232	Drawn by: HG		



© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton	Fig. 7
Project Ref: 6176	July 2015	Extract from the Ordnance Survey map of 1874	
Report Ref: 2015232	Drawn by: HG		



© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton		Fig. 8
Project Ref: 6176	July 2015	Extract of Ordnance Survey Map of 1898		
Report Ref: 2015232	Drawn by: HG			



© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton		Fig. 9
Project Ref: 6176	July 2015	Extract from the Ordnance Survey map of 1911		
Report Ref: 2015232	Drawn by: HG			



© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton	Fig. 10
Project Ref: 6176	July 2015	Extract from the Ordnance Survey map of 1931	
Report Ref: 2015232	Drawn by: HG		



© Archaeology South-East		University of Brighton Circus Street Annexe, Brighton	Fig. 11
Project Ref: 6176	July 2015	Extract from the Ordnance Survey map of 1954	
Report Ref: 2015232	Drawn by: HG		

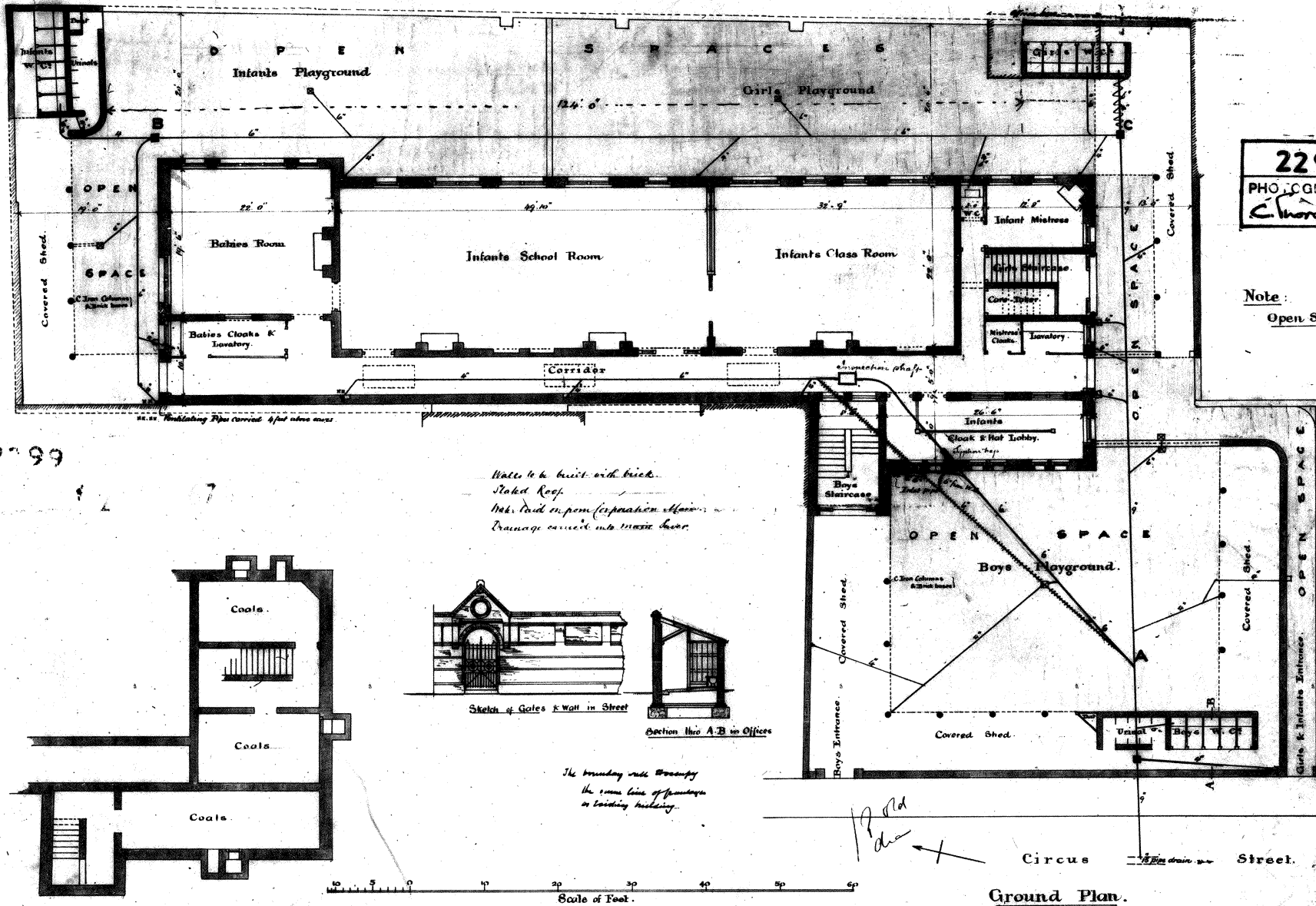
# Brighton & Preston School Board UD

## Circus Street Schools

N<sup>o</sup> 1

2299/1 NB.  
 PHOTOGRAPHED DATE  
 C. Howard 28-7-67

Note:  
 Open Spaces = to 5054 feet super



Walls to be built with brick.  
 Staked Roof.  
 No. 1 laid on top (specification above)  
 Drainage carried into main sewer.

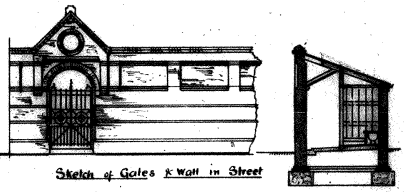
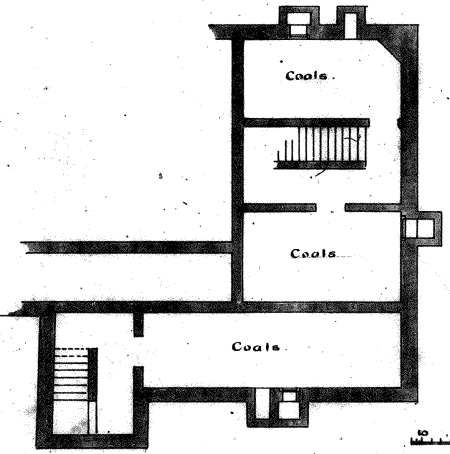
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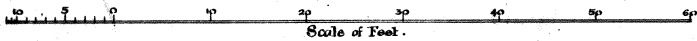
Chas. H. L. L. L.  
 Chairman

TOWN COY.  
 APPROVED  
 21 FEB 84  
 BRIGHTON

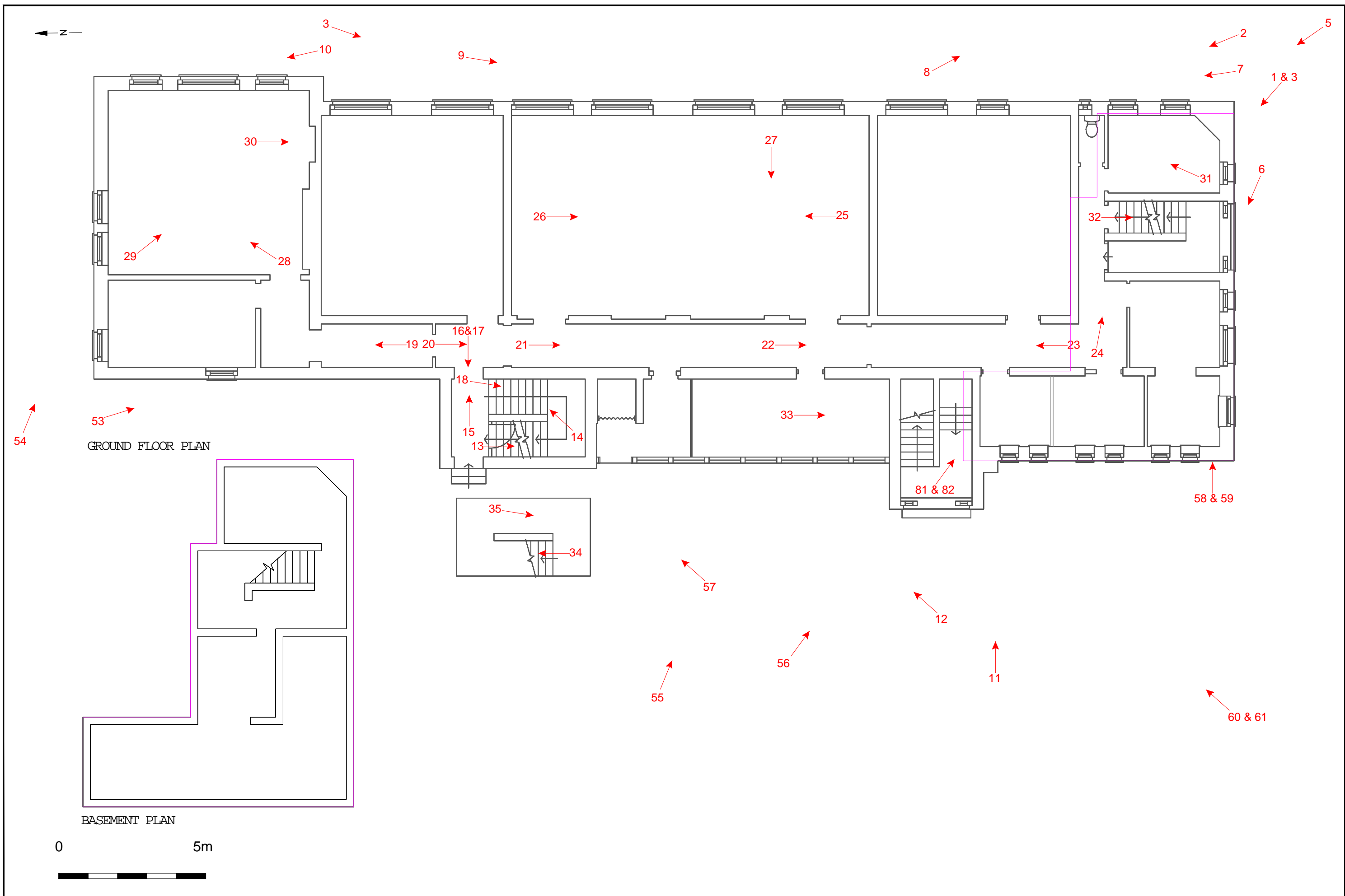
UNIVERSITY OF BRIGHTON  
 125123  
 DIRECTOR'S OFFICE



The boundary wall surrounds  
 the main line of frontage  
 in building backing.

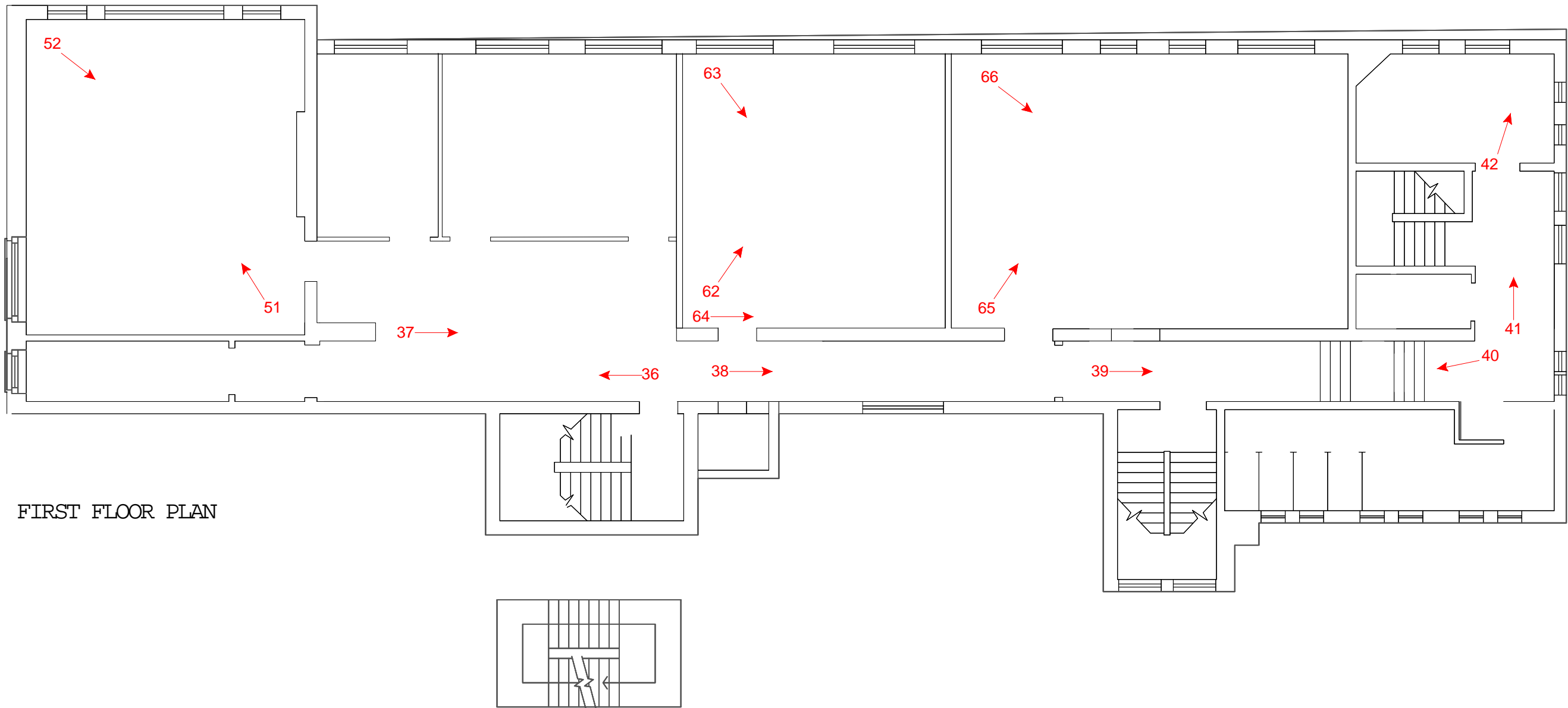


Circus Street.  
 Ground Plan.





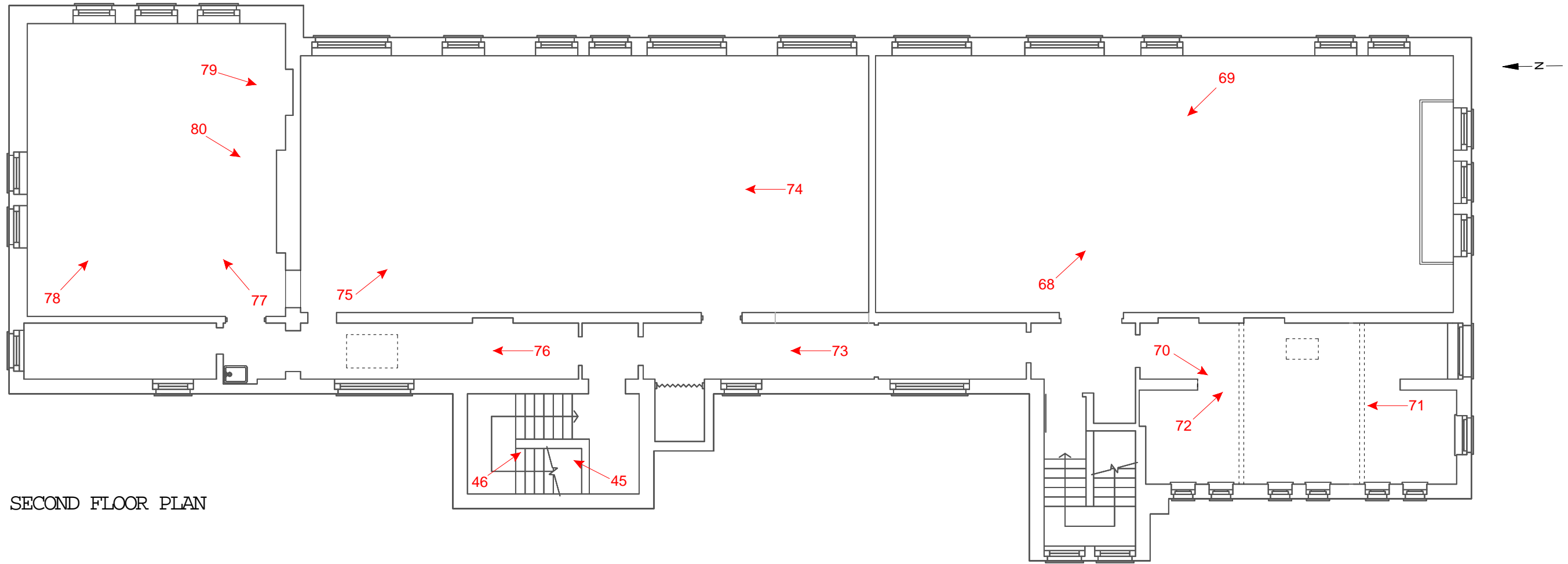
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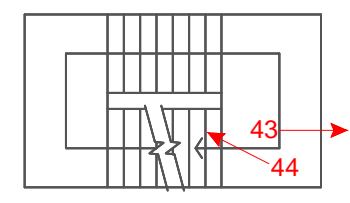
FIRST FLOOR PLAN



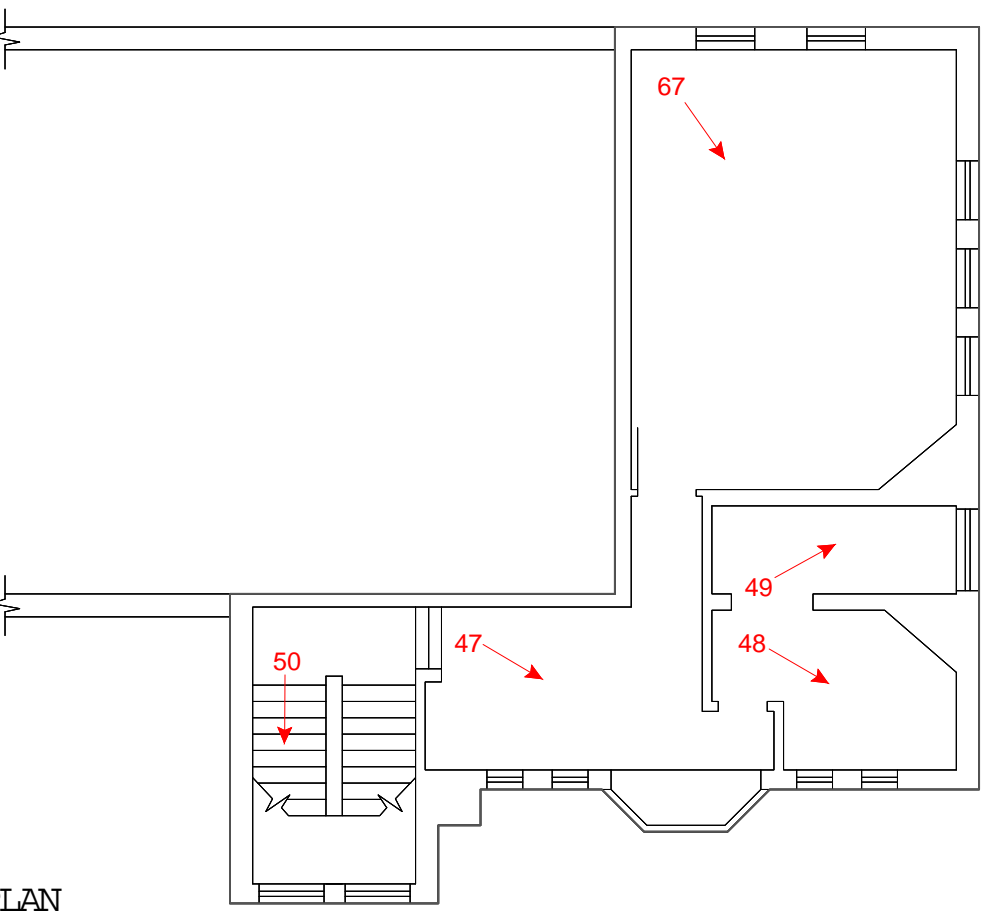
i Archaeology South-East		University of Brighton Circus Street Annexe, Circus Street, Brighton		Fig. 14
Project Ref: 6176	July 2015	Existing First Floor Plan and Photo Locations		
Report Ref: 2015232	Drawn by: HG			



SECOND FLOOR PLAN



MEZZANINE FLOOR PLAN



**Appendix 1 Index of Digital Photographs**



6176\_001



6176\_002



6176\_003



6176\_004



6176\_005



6176\_006



6176\_007



6176\_008



6176\_009



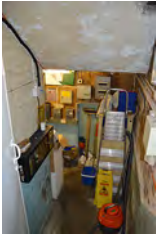
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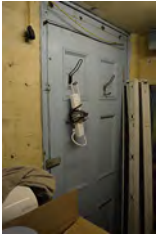
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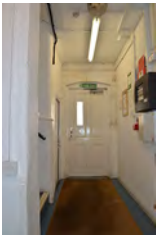
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6176\_014



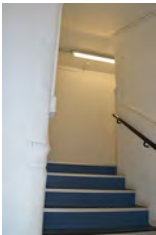
6176\_015



6176\_016



6176\_017



6176\_018

## Appendix 2 OASIS Data Collection Form

**OASIS ID: archaeol6-218974**

### Project details

Project name	University of Brighton Circus Street Annexe, Brighton, East Sussex
Short description of the project	<p>In July 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, University College London) carried out a programme of historic building recording in connection with the development of the University of Brighton Circus Street Annexe, Circus Street, Brighton, East Sussex, BN2 9QF (NGR 531462 104453). The work was commissioned by CgMs Consulting to satisfy conditions attached to planning permission (Planning ref: BH2013/03461) for the redevelopment of the site. The building is an example of a mixed sex Board School constructed in the latter part of the 19th century, in the location of a former Board School dating to c.1875. The school comprises a part three and part four storey brick built building, which originally formed a larger complex of three open playground areas with associated ancillary structures. The building's open spaces and ancillary structures situated along Circus Street were demolished during the first half of the 20th century to accommodate the construction of the Circus Street Municipal Market adjacent the school, following a programme of slum clearance in 1937. During the 20th century the school was acquired by the University of Brighton and served as a college of arts and crafts by 1954. The building now operates as mixed office and teaching space. This work compliments an Archaeological Desk-Based Assessment previously produced for the site by CgMs Consulting, dated June 2013.</p>
Project dates	Start: 06-07-2015 End: 28-07-2015
Previous/future work	Not known / Not known
Any associated project reference codes	UCB15 - Sitecode
Any associated project reference codes	6176 - Contracting Unit No.
Type of project	Building Recording

Site status	None
Current Land use	Other 2 - In use as a building
Monument type	BOARD SCHOOL Post Medieval
Significant Finds	NONE None
<b>Project location</b>	
Country	England
Site location	EAST SUSSEX BRIGHTON AND HOVE BRIGHTON University od Brighton Circus Street Annexe, Brighton
Postcode	BN2 9QF
Study area	0.53 Hectares
Site coordinates	TQ 31462 04453 50.8240977194 -0.133312564043 50 49 26 N 000 07 59 W Point
<b>Project creators</b>	
Name of Organisation	Archaeology South-East
Project brief originator	CgMs Consulting
Project design originator	Archaeology South-East
Project director/manager	Ron Humphrey
Project supervisor	Hannah Green
Project supervisor	Michael Shapland
Type of sponsor/funding body	CgMs Consulting

Name of sponsor/funding body	CgMs Consulting
<b>Project archives</b>	
Physical Archive Exists?	No
Digital Archive recipient	Brighton and Hove Museum
Digital Archive ID	UCB15
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Brighton and Hove Museum
Paper Archive ID	UCB15
Paper Media available	"Correspondence","Map","Notebook - Excavation',' Research',' General Notes","Photograph","Plan","Report","Unpublished Text"
<b>Project bibliography 1</b>	
Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Building Record: University of Brighton Circus Street Annexe, Brighton
Author(s)/Editor(s)	Green, H.
Other bibliographic details	2015232
Date	2015
Issuer or publisher	Archaeology South-East
Place of issue or publication	Archaeology South-East
Entered by	Hannah Green (H.Green@ucl.ac.uk)

Entered on            28 July 2015

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