

**T H A M E S      V A L L E Y**

**ARCHAEOLOGICAL**

**S E R V I C E S**

**S O U T H**

**22a East Street, Brighton,  
East Sussex**

**Historic Building Recording**

**by Sean Wallis**

**Site Code: ESB14/36**

**(TQ 31157 04027)**

**22a East Street,  
Brighton, East Sussex**

**Historic Building Recording  
For Baron Homes Corporation Ltd**

by Sean Wallis

Thames Valley Archaeological Services Ltd

Site Code ESB 14/36

**March 2014**

## Summary

**Site name:** 22a East Street, Brighton, East Sussex

**Grid reference:** TQ 31157 04027

**Site activity:** Historic Building Recording

**Date and duration of project:** 24th February 2013

**Project manager:** Sean Wallis

**Project supervisor:** Sean Wallis

**Site code:** ESB 14/36

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the East Sussex Historic Environment Record in due course.

*This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder*

Report edited/checked by:	Steve Ford ✓ 26.03.14
	Steve Preston ✓ 24.03.14

## 22a East Street, Brighton, East Sussex Historic Building Recording

by Sean Wallis

**Report 14/36**

### **Introduction**

This report documents the results of building recording at 22a East Street, Brighton, East Sussex (TQ 31157 04027) (Fig. 1). The work was commissioned by Ms Nazila Blencowe, of Baron Homes Corporation Ltd, 22a East Street, Brighton, BN1 1HL.

Whilst the postal address is given as 22a East Street, the property actually comprises numbers 22, 22a, 23 and 23a East Street, and is a Grade II Listed Building within the Brighton Old Town Conservation Area. The ground floor of the building is currently occupied by two retail businesses, whilst the upper floors are offices for Baron Homes Corporation Ltd.

Planning applications (BH2012/03423 and BH2012/03424) to convert the upper floors of the building from offices (B1) to residential apartments had been refused by Brighton and Hove City Council. Recent appeals against the Council's decision (APP/Q1445/A/13/2200163 and APP/Q1445/E/13/2200168) have been dismissed. One of the reasons given for dismissing the appeals was that the proposed conversion "would fail to preserve the special architectural interest of the listed building". It was also stated that the development would be contrary to policies HE1 and HE4 of the *Brighton and Hove Local Plan 2005*, and the *National Planning Policy Framework* (NPPF 2012).

Although a heritage statement was submitted with the original planning applications, the Brighton and Hove City Council Planning Inspector (Ms Joanna Reid) determined that this did not provide sufficient information about the evolution of the building. In particular, the heritage statement said little about the interior of the building, where the proposed alterations would take place. This report will provide further information about the building's past and its historic fabric, and will highlight any internal features of special interest. The report will focus primarily on the upper floors of the building, although the property will be discussed as a whole in respect of its history.

The fieldwork was undertaken by Sean Wallis on 24th February 2014, and the site code is ESB 14/36. Only the upper floors were inspected, as the ground floor will not be affected by the proposed development. The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the East Sussex Historic Environment Record in due course.

## **Location, topography and geology**

The site lies within the historic core of Brighton, on the corner of East Street and Bartholomews (Fig. 2). It is bounded to the north by East Street Arcade. The building is a Grade II Listed Building, which is thought to date from the late 18th or early 19th century. The ground floor of the building is divided between two retail premises, whilst the upper floors are occupied by offices. The surrounding area is relatively flat, and lies at a height of approximately 9m above Ordnance Datum. According to the British Geological Survey the underlying geology consists of Head Deposits (BGS 2006).

## **Methodology**

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments (England) for a level 2 record (RCHME 1996; English Heritage 2006).

The objectives of the project were:

- to record information on the plan, form, date, materials, function and condition of the building's interior, and to discuss its phasing;
- to highlight the special architectural interest of the listed building, in particular the interior which would be affected by any refurbishment;
- to highlight which interior features may be recent additions or alterations;
- to set the site in its historical context by doing a short desk-based study; and

The project comprised a summary analysis of the structure using the architect's plans of the site, along with a comprehensive photographic survey, paying attention to the methods of construction, chronological development, and features of special interest. The building has been recorded photographically on 35mm format black and white media (contact sheet), along with digital images, which are catalogued (Appendix 1).

## **Historic Background**

Although *Bristelmestone* is mentioned in Domesday Book (Mills 1993), and presumably has Saxon origins, the original settlement was mostly situated below the cliff edge. This settlement was gradually eroded by the sea, and a decision was taken to build a new town to the north of the cliff. The later medieval and early post-medieval town was largely contained within West Street, North Street and East Street, and bounded to the south by the sea. The parish church of St Nicholas was located further to the north-west, and overlooked the town. Although the present church is thought to date from the 14th century, the presence of some Norman stonework within the

tower suggests that it was built on, or close to, the site of the church mentioned in Domesday Book (Dale 1989). The name is not recorded in its contracted form as Brighton before 1686 and this form only became widely used in the 19th century.

Brighton remained a relatively small town, with its economy predominantly based on fishing and cross-channel trade, until the second half of the 18th century, and the small size of the settlement is clearly shown on early historic maps. The two factors which had a dramatic effect on the town were the fashion for bathing in the sea and taking the waters, and the fondness felt for the place by the Prince of Wales (later George IV). It was the latter's decision to build a palace in Brighton which led to a rapid expansion of the town in the late 18th and early 19th centuries, and this was furthered from the mid 19th century onwards, with the coming of the railways.

The Listing Building entry for the property suggests that it dates from the late 18th or early 19th century, and was probably three terraced houses. The entry is as follows:-

'Terraced houses, now shops and offices. Late 18th or early 19th century.  
'Stucco. Roofs obscured by blocking course.  
'3 storeys. One window each. Shop fronts to ground floor of each; that in the centre unit dates to the late 19th or early 20th century and is made of cast-iron: thin colonnettes support a transom of Jacobean style tracery. Three 2 storey segmental bays with triple flat-arched windows to the first and second floors. These bays stop just short of the entablature. Sashes of original 4 x 4 design to first floor of centre bay, and to the first and second floors of the right-hand bay. There is a storey band between the first and second floors which continues across the bays and along the return as does the parapet with blocking course. The return has a 2-window range. Stacks to end and party walls.  
'Interior : not inspected.'

One of the earliest maps to show Brighton in detail dates from 1778 (Fig. 3). Yeakell and Gardner's map clearly shows East Street, Little East Street, and the closely packed nature of the buildings in the area at that time. The same cartographers' 1779 town plan (not illustrated) shows more detail and corresponds closely with Budgen's depiction (see below) except that the building on the site forms part of a much larger block extending southwards the entire length of Little East Street. This may merely be a simplification of the block depicted by Budgen.

Budgen's 'New and Correct Plan of Brighthelmstone' from 1788 (Fig. 4) appears to show the town accurately and the position of the present building can be determined close to the junction of East Street and Little Street. There is a thoroughfare called 'Warden's Buildings' to the north in roughly the same place as the present East Street Arcade. Although a building is shown on the site of the present property, very similar to that on the 1779 plan, it is not clear how it is subdivided internally, and its northern end seems to project into the thoroughfare slightly, whereas the present building does not. The adjoining part of the block to the south has gone (or been more accurately mapped) but other details are similar to Yeakell and Gardner's depiction. The

1788 map shows the area before the present Town Hall was built in 1830–32, and there was a widespread re-fronting and re-building of houses in Brighton during the period *c.* 1800–40 (Harris 2007). Unfortunately the available maps of Brighton from the first half of the 19th century are not particularly detailed, and the 1840s tithe map does not cover the urban part of the town. Marchant's 1808 map of Brighton (not illustrated) seems to show a different building on the site, which suggests that the surrounding area changed quite significantly when the new town hall was built, and it is possible that the present building dates from this latter period.

The First Edition Ordnance Survey from 1875 shows the area in detail (Fig. 5), and the present building is split into two properties at this time, that to the north larger than the southern portion. The East Street frontage appears different to how it looks today, and the north-east corner of the building does not appear to be square. However, it is important to note that the map only attempts to show buildings as they appear at ground floor level, and the shop frontages have obviously been altered significantly over the years, as hinted at in the Listing entry. The absence from this map of, for example, the first- and second-floor bow windows should not therefore be regarded as significant. In other respects this depiction matches the current configuration (the presence of only two staircases, for instance, suggests the bi-partite division rather than the tri-partite arrangement suggested by the street frontage). Subsequent Ordnance Surveys were not at a sufficiently large scale to show the property in detail, but a range of fire insurance plans by Charles Goad Ltd were available to study at the East Sussex Records Office. These cover the period from 1898 until the early 21st century, with updated plans being produced every ten years or so. The 1898 plan (Fig. 6) shows the building much as it appears on the 1875 Ordnance Survey, although the East Street frontage looks slightly simplified. The building is shown divided into two (already numbered 22 and 23) at ground floor level, one of which is a shop ('S') whilst the other is vacant. Subsequent plans up to 1952 (not illustrated) are very similar, apart from the fact that the businesses operating from 22 and 23 East Street changed over time. The 1952 plan (Fig. 7) is the first to show number 23 occupied by two shops, although interestingly the partition walls depicted do not appear to run the whole length of the building, and bear no relation to the actual central wall between 23 and 23a which still exists. This central dividing wall is clearly shown on the next available plan from 1973 (Fig. 8). Number 22 is noted in 1952 as 'ta[ilo]r' (see below) and 'college over', the listings for 1973 are unclear but possibly include jewellers.

A range of documentary evidence relating to the history of the building was studied at the East Sussex Records Office. Various legal papers relating to the Maddocks family refer to the property, and included a lease from 1910 to Freeman Hardy and Willis Ltd. Another source of information was the yearly directories (not all years available) which were produced for Brighton. These list the occupants of the building, although they are

mostly concerned with commercial activity. However, care must be taken when using these directories as their accuracy cannot be guaranteed.

The earliest mention of the present property was found in Cobby's Brighthelmston Directory for 1800, when Israel Samuel was trading from 22 East Street as a 'silversmith and toyman'. There is also an entry in the section on lodgings where the property is described as having '1 parlour, 2 bedrooms and 2 servants' bedrooms'. There is no mention of 23 East Street (Cobby 1800). Boore's Directory of Brighton from 1822 lists W. Cook (Grocer) and John Harper (Ladies shoemaker) as trading from 23 East Street, but there is no mention of number 22 (Boore 1822). However, bearing in mind the fact that the surrounding area seems to have radically altered around the period that the new town hall was built in the 1830s, it is possible that the house numbers could have changed at the same time. A more complete series of directories were available from 1850 onwards, and a sample of the information from these is shown below:-

<b>Date</b>	<b>Directory</b>	<b>Name</b>	<b>Trade</b>
1850	Folthorp	22 John Maddocks	Woolendrapers
		22a Maurice Mosely	Jeweller, watchmaker and seal engraver
		23 Hannah Crowhurst	Berlin wool repository
1861	Folthorp	22 W Maddocks	Woolendrapers
		22a George Knight	Florentine Sculpturer
		23 Hannah Crowhurst	Berlin wool repository
1871	Mathieson	22 William Maddocks	Woolendrapers
		22a R A Crowhurst	Berlin wool repository
		23 “	“ “ “
1884	Page	22 William Maddocks	Woolendrapers
		23 W K Coe	Importer of Berlin wool, needlework and fancy goods
1894	Page	22 A E Farrin	Dealer in Oriental goods
		23 Rabbits and Sons	Boot and shoe warehouse
1903	Towner	23 Rabbits and Sons	Boot and shoe warehouse
		23 Henry Brunning	
1914	Pike	22 W G Hill	Gas light agents
		23 Freeman Hardy & Willis	Bootmakers - F E Rice (Manager)
1927	Kelly	22 Miss E W Cassell	Tobacconist
		23 Freeman Hardy & Willis	Bootmakers
1931	Kelly	22 Miss F Parkin	Educational Agency
		22 Barclays home and school	for blind girls
		23 Miss E W Cassell	Tobacconist
		23 Stanley Minchin	Interior designer
		23 Walter Thomas Edmunds	
1947	Kelly	22 Ralph Nicholson & Co.	Tailors
		22a Miss F Parkin	Educational Agency
		23 Cassell's	Tobacconist
		23a Mrs G Mason	Jeweller



		23b	Walter Tomas Edmunds	
1956	Kelly	23a	Mrs J Jay	Jeweller
		23b	Jay Glamour Products	Jewellery manufacturer
1966	Kelly	22	J Curtis	Drug store
		22a	Jane Knightsbridge	Ladies Hairdressers
		23	F & E Brookes	Tobacconist
		23a	Orchid Jewels	Jewellers

In order to trace who may have been living in the building in the past, the census records which are available online were examined. The records for 1871 and 1881 could not be used as they did not include house numbers. The census records for 1891, 1901 and 1911 are summarized below :-

1891	23	George Bennett (Manager of boot/shoe warehouse) plus wife and 1 son
	23	Thomas Rolfe (Fisherman) plus wife, 2 sons and 1 daughter
	22	Appears to be uninhabited
1901	23	Henry Brunning (Manager of boot and shoe shop) plus wife
	22	Uninhabited
1911	22	Walter Hill (Electric and gas settings dealer) plus 1 daughter, 1 visitor and 1 servant
	23	Arthur Hockham (Bootmaker) plus 3 daughters

From the information gathered about the past use of the building it seems that the function of the various floors must have changed significantly over time. There is nothing to suggest that the property ever consisted of three terraced houses, as suggested by the Listing entry, and the subdivisions within the structure may have been altered on numerous occasions, as circumstances changed. This is entirely possible given the fact that the entire building appears to have been under single ownership (the Maddocks family) since at least the late 19th century, and the owners could have built or knocked down partition walls as they saw fit. This may also explain why the numbering of various parts of the property appears to have changed on a regular basis. Whilst the upper floors may have provided living accommodation for the shopkeepers and their families at times, this was obviously not always the case. For example, comparing the 1952 fire insurance plan with the directory entry for 1947, shows that the ground floor was occupied by a tailors (22), a tobacconist (23) and a jeweller (23a), the first floor by an educational agency (22a) and the second floor by a private individual (23b). According to the 1956 directory the situation seems to have changed dramatically.

## Description

The building recording largely concentrated on the first and second floors of the building, although some photographs were taken to show the building in its wider context, and the ground floor stairwells were included in the survey. There is a small lightwell at the rear of the property which can only be accessed from the ground

floor shop premises. A site visit was carried out on 24th February 2014, at which time the upper floors were occupied by the offices of an estate agents. The offices are largely furnished in a modern style, and appear to have been fully decorated relatively recently. As a result, much of the historic fabric of the interior is completely obscured. There were successful planning applications (by previous owners) in 2002 to change the use of the upper floors from retail (A1) to offices (B1), and to carry out various internal and external refurbishments. By comparing the floor plans from 2002 (Fig. 9) with the present ones it is possible to identify some of the internal alterations which were carried out as part of the previous refurbishment.

### *External (Fig. 10)*

The north, east and south elevations of the building are visible from East Street Arcade, East Street and Bartholomews (Pl. 1) respectively, whilst the west end of the building is largely obscured by neighbouring properties, save for the small rear lightwell which is accessed via the ground floor shop premises. Apart from the shop fronts, the whole building is covered with stucco and painted white, which means that very little can be gleaned about the materials used in its construction (Pl. 2). The main entrance (22a) to the upper floors is on the south side of the building, via a modern glass door. This elevation has two wooden framed sash windows at first floor level, and a further sash window on the second floor. The first floor window above the entrance may be an original feature, whilst the other two appear to be later replacements. Two chimney stacks are visible.

Above the ground floor shops, the east facing elevation of the building is dominated by six bow windows (three on the first floor and three on the second floor). Each of these actually consists of three sash windows with wooden frames, arranged to create a curved effect. Although the windows may have had minor repair work in the past, they are in good condition, and should be considered as original features. There is a gas lamp on the north-east corner of this elevation, which is now fitted with an electric light.

Excluding the ground floor shop facade, there are two wooden framed sash windows visible in the north facing elevation (one on the first floor and one on the second floor), along with two chimney stacks. The small window which serves the WC between the first and second floors (room S9) is not visible from ground level, due to the high facade at the entrance to East Street Arcade (Pl. 2).

None of the roofs are visible from ground level due to the presence of a raised parapet.

### *Interior*

#### Ground Floor (Fig. 11)

There are two entrances to the upper floors of the building. The main entrance from Bartholomews leads into a small lobby (G1) with a staircase leading to the upper floors (Pl. 3). The wooden stairs appear to have been

renovated, and the handrail along the western wall appears to be a recent addition. There is a small sash window at the top of the first flight of stairs which overlooks the rear lightwell. The secondary entrance from East Street Arcade (Pl. 4) is fairly anonymous from the exterior of the building, as it is largely used as a fire escape. The small lobby (G2) contains a staircase to the upper floors. The staircase leading to the first floor has 20th-century square balusters and is clearly a later addition as it partially obscures a boarded up window above what is presumably the original doorway (Pl. 5). The presence of this earlier doorway (which now has no door) indicates that this part of the building has been significantly modified in the past, possibly when the present entrance to East Street Arcade was built.

#### First Floor (Fig. 12)

There is a small landing (F1) at the top of the staircase from lobby G1. The balusters and newel post visible in this landing appear to be Victorian in date and are painted (Pl. 6). The banisters are unpainted, and could possibly be replacements judging from their condition. The lower part of the newel post appears to have been chamfered, which may indicate that the stairs leading to the second floor have been modified at some point. The landing is separated from a large office and reception area (F2) by a partition wall with a single doorway, which are modern additions as they are not depicted on the 2002 plans of the building.

Room F2 may originally have been at least two rooms, although any earlier partition walls were removed prior to 2002. The top section of a central wall can be seen, supported by two pillars (Pl. 7); this would probably correspond with the division shown on the map of 1875 (Fig. 5). There are two large bow windows in the east wall, overlooking East Street, which are probably original features. Each of these is split into three sash windows, which are in good condition. There is another sash window in the south wall, overlooking Bartholomews, and a further one overlooking the rear lightwell (Pl. 8). A partition wall in the south-west corner of the room contains a WC (F3) which is fully tiled with modern fittings (Pl. 9). Whilst there was a WC here prior to 2002, a comparison of the plans suggests the area has been altered in the last twenty years, and the present partition wall is probably a recent feature (Pl. 10). There are two narrow doorways in the north wall of room F2 (Pl. 11), which lead into rooms F4 and F5. The 2002 plans indicate that these doorways are relatively recent in date, and were built to replace an earlier, wider, doorway. The 2002 plans also seem to depict a possible cupboard to the east of the doorways, along the north wall of room F1. Interestingly this 'cupboard' is positioned immediately below a fireplace on the second floor (in room S5), so it is possible a fireplace was removed some time before 2002. In any event, no such a feature exists anymore. It is highly likely that the north wall of room

F1 was substantially rebuilt before 2002, as presumably there would have been another fireplace to the west of the two doors, below the fireplace in room S3 on the second floor.

The partition wall between rooms F4 and F5 is clearly a modern addition, as this area was one room in 2002 (Pl. 12). Room F4 has one large bow window in its east wall, overlooking East Street (Pl. 13). It is almost identical to the two in room F1, which indicates that they are all contemporary. The 2002 plan shows a further window in the north wall, along with a fireplace / chimney breast. However, these features are no longer visible within the room, and there is no indication of the presence of a blocked window on the exterior of the building but there is a corresponding chimney stack. Room F5 has a sash window in its north wall, overlooking East Street Arcade, along with a blocked up fireplace (Pl. 14). The partition wall between room F5 and the first floor landing (F6) is shown on the 2002 plan.

Landing F6 contains a staircase linking all three floors of the building (Pl. 15). The lower section staircase has plain square balusters and turned newel posts, which suggests that it may be a later replacement, as the upper sections have turned balusters, similar to those observed in the southern staircase.

#### Second Floor (Fig. 13)

There is a WC with modern fittings (S9) half way between the first and second floors (Pl. 16), with a small window overlooking East Street Arcade. Although this room is shown on the 2002 plans, it appears that the WC itself is a recent addition. At the top of the staircase there is a small sash window overlooking the rear lightwell, with a wooden half-door beneath it (Pl. 17). The function of this door is unclear, although it may originally have led to a fire escape, or provided access to the roof in some way. It could also have acted as a loading bay, as the building was used for warehousing for some time. The tiny landing (S8) at the top of the staircase leads into corridor S7 (Pl. 18). Although it is possible that the north wall of the corridor may be the same one as shown on the 2002 plans, it has obviously been modified since that date as there was previously a door leading into room S6. This doorway no longer exists and there are no obvious signs of it being blocked up. Doorways at the eastern end of the corridor provide access to rooms S6 and S3.

Room S6 is now a large office (Pls 19 and 20), but it is clear from the 2002 plans that it was originally two rooms. The partition wall has clearly been removed since 2002. There is a large bow window at the east end of the room, overlooking East Street, and a smaller sash window in the north wall overlooking East Street Arcade. The room originally had two fireplaces along its north wall, but the western one has been completely blocked up. The eastern fireplace has been substantially renovated to give it a modern appearance (Pl. 21).

Room S3 is currently a small reception area, with the desk positioned behind a low partition wall (Pl. 22). There is a modern looking window overlooking the rear lightwell (Pl. 23). There are doorways leading to corridor S7, room S5 and corridor S1. The fireplace along the north wall of the room has been completely obscured, and the 2002 plans suggest that a feature in the north-west corner of the room has been removed recently. The plans also show a window in the south wall, which would have overlooked what is now landing S1 but was then part of room S4. This wall has been radically altered, with the window being replaced by a wide entranceway into landing S1. Room S5 functions as a meeting room at present, and has a large bow window in its east wall overlooking East Street (Pl. 24). The fireplace along its north wall has been completely blocked up.

Landing S1 can be accessed from the southern staircase and from room S3. The 2002 plans indicate that this area of the building has been significantly modified since then. As mentioned above, the present entranceway through to room S3 was created to replace an earlier window. The partition walls to the south of landing S1 are mostly recent additions and, as a result, kitchen S2 (Pl. 25) is clearly a relatively new feature within the building.

Room S4 is now quite a large office (Pls 26 and 27), but the 2002 plans indicate that this room was previously much smaller as there was an earlier L-shaped partition wall in the western half of the room, which has now been removed. The room has one large bow window overlooking East Street, and a smaller sash window overlooking Bartholomews. Two fireplaces in the southern wall have been completely blocked up.

## **Discussion**

The building recording carried out in February 2014 successfully recorded the upper floors of the building in their present state, at a time when they functioned as offices for a firm of estate agents. By comparing the present building to the plans which were produced in 2002 it is clear that numerous internal alterations have taken place under previous owners. The high standard of internal decoration throughout the first and second floors has largely obscured any historic elements which may be present and, as a result, it is difficult to assign chronological phasing to much of the building. A clear example of this can be seen in the way that the original fireplaces in a number of the rooms have been completely blocked up to such an extent that they can only be identified in plan, and by studying the chimneys which are visible externally. Nevertheless, this study has substantially enhanced the information previously available about this listed building, in particular by documenting its historic uses.

The building is believed to date from either the late 18th or early 19th century, but apart from the external walls and windows, and the internal walls which run from east to west in the northern half of the building, there is very little evidence of original features. Historic maps suggest (without being quite conclusive) that a building on the site in the late 18th century was not this one, at least not in its current configuration. Whilst some elements of the two staircases may be quite old, the relatively good condition of the balusters, newel posts and banisters suggests that they are probably replacements, as they do not display the wear and tear which would be expected if they had been used for nearly two hundred years, especially given the commercial nature of some of the activity recorded to have taken place within the upper floors of the property.

Having gleaned a great deal of information about the people and trades which have occupied the building in the past, it seems clear that the internal layout of the property must have been fairly fluid throughout its history, and that internal walls may have been built or knocked down as and when it was deemed necessary. This was largely possible due to the fact that the entire building has been under single ownership for as long as records are available, and leased to various businesses in differing 'parcels'. There is no evidence to support the notion that the upper floors of the building were originally split into three terraced 'houses', arranged vertically. Instead it seems likely that internal subdivisions bore little relation to the exterior appearance and parts of the upper floors would have provided accommodation for the business owners who operated from the ground floor, along with their families, whilst other areas would have been used for commercial purposes. By comparing the Brighton directory entries for various years throughout the 19th and 20th centuries it is obvious that the tenants of the building changed on a fairly regular basis, which suggests that the internal layout and function of the upper floors would also have altered considerably over time. Internal remodelling will not therefore affect any historically significant element of the building and will ensure its continuing viable and sustainable use for commercial purposes entirely in keeping with its documented history. As only internal alterations are envisaged, the external appearance of the building will continue to make the same positive contribution to the character and distinctiveness of its setting as at present.

## References

- BGS, 2006, British Geological Survey 1:50,000 series sheet 318/333, Bedrock and Superficial Deposits Edition, Keyworth  
Dale, A, 1989, *Brighton Churches*, London  
EH, 2006, *Understanding Historic Buildings*, English Heritage, London  
Harris, R B, 2007, *Brighton Historic Character Assessment Report (Extensive Urban Survey)*, Brighton  
NPPF, 2012, *National Planning Policy Framework*, Department of Communities and Local Government, London (TSO)  
RCHME, 1996, *Recording Historic Buildings, A Descriptive Specification* Third Edition

## APPENDIX 1: Photographic Catalogue

### A .Digital images

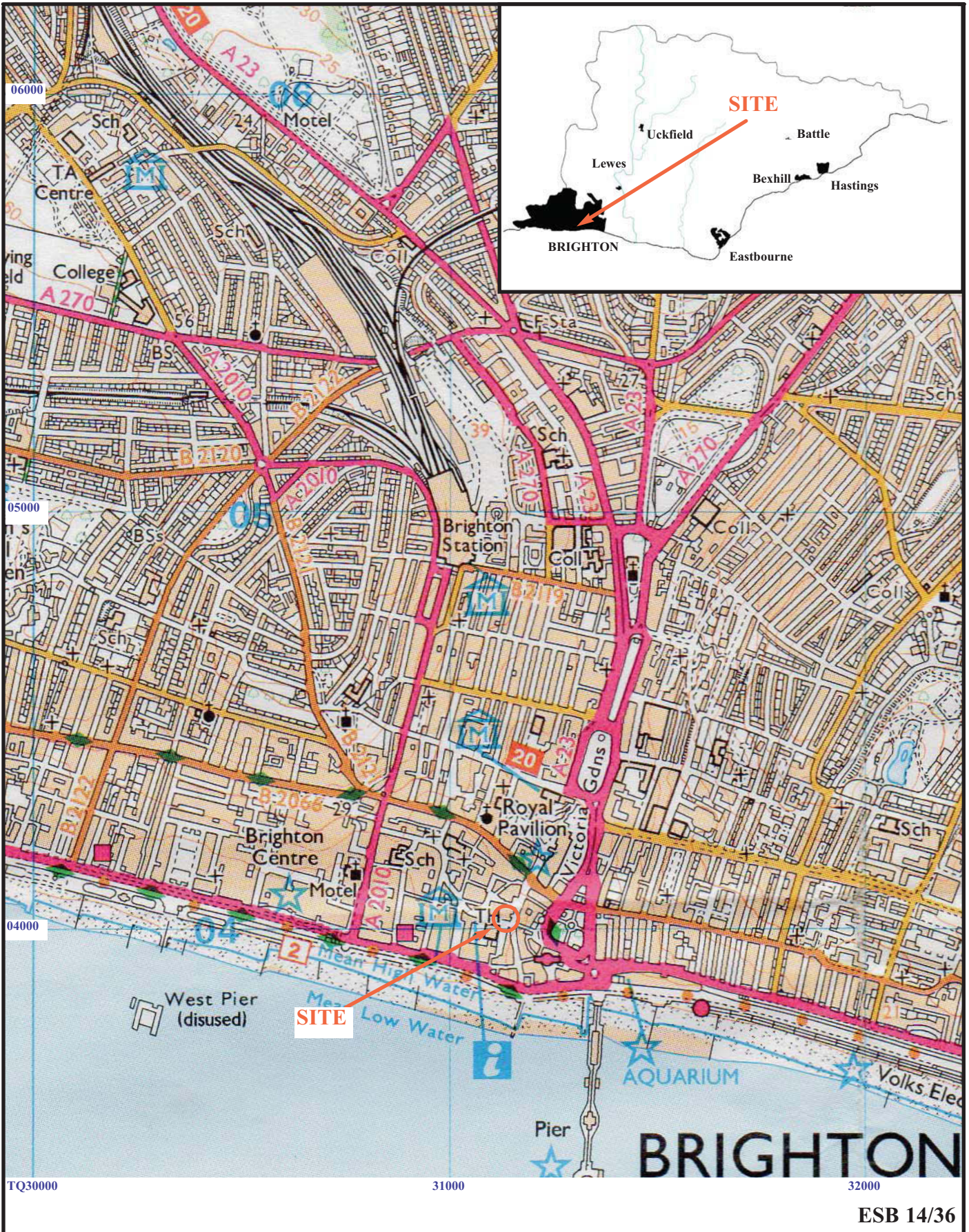
<i>No.</i>	<i>Description</i>
1	Interior, general view of lobby G1, looking N <b>[PI. 3]</b>
2	Interior, general view of landing F1, looking W from room F2 <b>[PI. 6]</b>
3	Interior, general view of room F2, looking E <b>[PI. 6]</b>
4	Interior, general view of room F2, looking NE
5	Interior, general view of room F3, looking E
6	Interior, general view of room F3, looking W <b>[PI. 9]</b>
7	Interior, general view of room F2, looking NW <b>[PI. 8]</b>
8	Interior, view of modern partition wall in room F2, looking SW
9	Interior, general view of room F2, looking SW <b>[PI. 10]</b>
10	Interior, view of doorways in north wall of room F2, looking N <b>[PI. 11]</b>
11	Interior, general view of room F5, looking W towards landing F6
12	Interior, general view of room F5, looking NW <b>[PI. 14]</b>
13	Interior, general view of room F5, looking NE
14	Interior, view of doorway leading into room F2 from room F5, looking SE
15	Interior, general view of room F4, looking E <b>[PI. 13]</b>
16	Interior, view of doorway leading into room F2 from room F5, looking SW
17	Interior, general view of room F4, looking NW <b>[PI. 12]</b>
18	Interior, northern staircase, looking NW from landing F6
19	Interior, northern staircase, view down to lobby G2 from stairs, looking S
20	Interior, northern staircase, view of landing F6 from stairs, looking S
21	Interior, lobby G2, looking N towards East Street Arcade entrance
22	Interior, general view of lobby G2, looking S
23	Interior, northern staircase, looking NW from lobby G2
24	Interior, view of earlier doorway, looking N from northern staircase <b>[PI. 5]</b>
25	Interior, view of landing S8, looking S from northern staircase <b>[PI. 17]</b>
26	Interior, view into WC S9, looking N from northern staircase <b>[PI. 16]</b>
27	Interior, general view of corridor S7, looking E from landing S8 <b>[PI. 18]</b>
28	Interior, general view of room S6, looking SE <b>[PI. 19]</b>
29	Interior, general view of room S6, looking W <b>[PI. 20]</b>
30	Interior, fireplace in room S6, looking N <b>[PI. 21]</b>
31	Interior, general view of room S3, looking SW <b>[PI. 22]</b>
32	Interior, general view of room S3, looking SE
33	Interior, general view of room S3, looking E
34	Interior, general view of room S5, looking SE <b>[PI. 24]</b>
35	Interior, general view of room S5, looking NW
36	Interior, general view of room S4, looking SE <b>[PI. 26]</b>
37	Interior, general view of room S4, looking NW <b>[PI. 27]</b>
38	Interior, kitchen S2, looking S from landing S1 <b>[PI. 25]</b>
39	Interior, general view of kitchen S2, looking W
40	Interior, loft hatch in kitchen S2, looking N
41	Interior, general view of landing S1, looking S from room S3
42	Exterior, rear lightwell, looking N from southern staircase <b>[PI. 23]</b>
43	Interior, southern staircase, looking S from landing S1
44	Exterior, general view, looking NE <b>[PI. 1]</b>
45	Exterior, general view, looking NE
46	Exterior, general view looking NW
47	Exterior, general view, looking SW <b>[PI. 2]</b>
48	Exterior, view of East Street Arcade entrance, looking SW <b>[PI. 4]</b>
49	Exterior, general view, looking S

## APPENDIX 1: Photographic Catalogue (cont'd)

### B. Monochrome images

<i>No.</i>	<i>Description</i>
1	Interior, general view of lobby G1, looking N
2	Interior, general view of landing F1, looking W from room F2
3	Interior, general view of room F2, looking E
4	Interior, general view of room F2, looking NE
5	Interior, general view of room F3, looking E
6	Interior, general view of room F3, looking W
7	Interior, general view of room F2, looking NW
8	Interior, view of modern partition wall in room F2, looking SW
9	Interior, general view of room F2, looking SW
10	Interior, view of doorways in north wall of room F2, looking N
11	Interior, general view of room F5, looking W towards landing F6
12	Interior, view of doorway leading into room F2 from room F5, looking SE
13	Interior, general view of room F4, looking E
14	Interior, view of doorway leading into room F2 from room F5, looking SW
15	Interior, general view of room F4, looking NW
16	Interior, northern staircase, looking NW from landing F6
17	Interior, northern staircase, view down to lobby G2 from stairs, looking S
18	Interior, lobby G2, looking N towards East Street Arcade entrance
19	Interior, view of earlier doorway, looking N from northern staircase
20	Interior, view of landing S8, looking S from northern staircase
21	Interior, general view of corridor S7, looking E from landing S8
22	Interior, general view of room S6, looking SE
23	Interior, general view of room S6, looking W
24	Interior, general view of room S3, looking SW
25	Interior, general view of room S4, looking NW
26	Interior, kitchen S2, looking S from landing S1
27	Interior, general view of landing S1, looking S from room S3
28	Exterior, general view, looking NE
29	Exterior, general view, looking SW





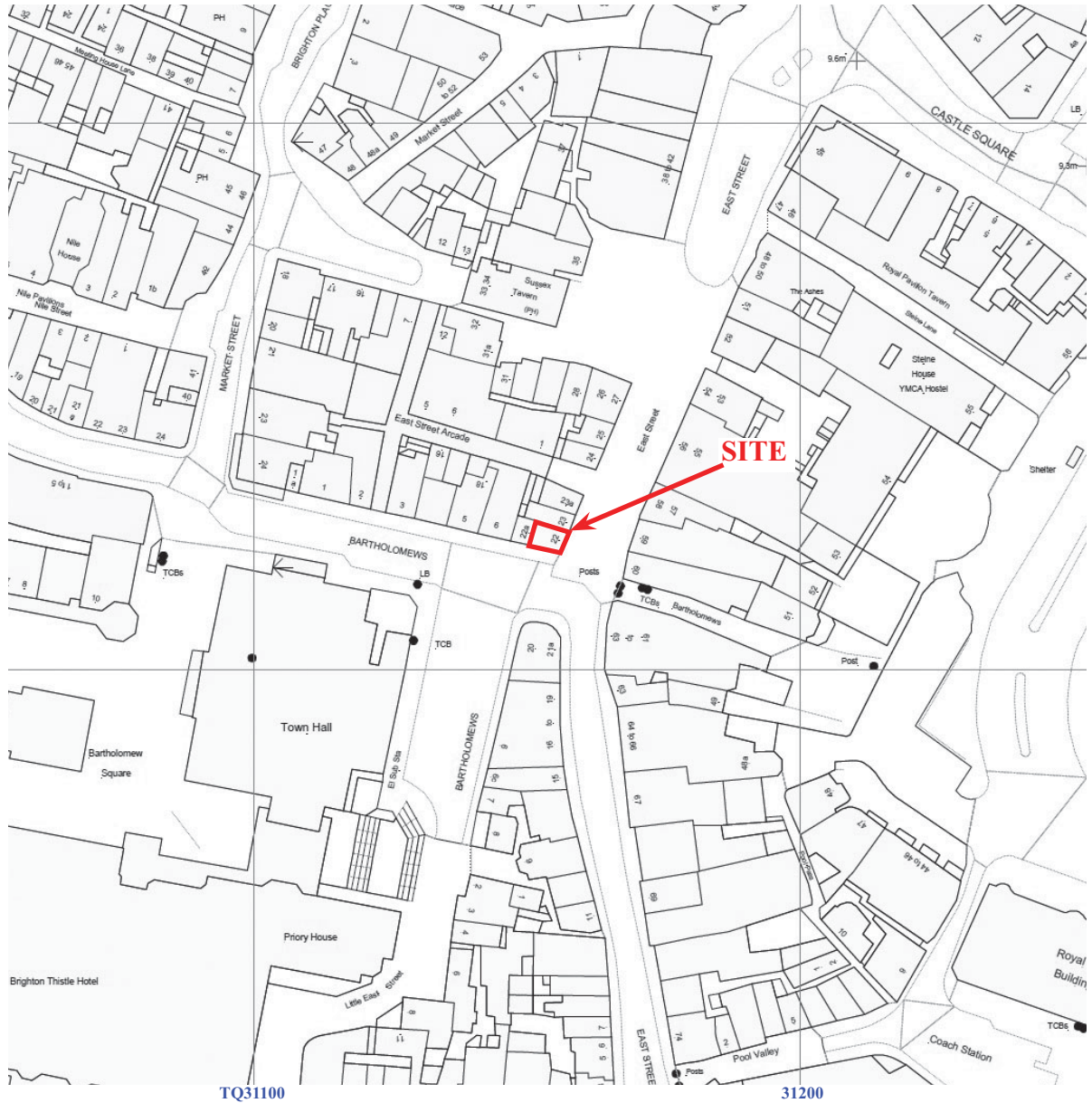
22a East Street, Brighton,  
 East Sussex, 2014  
 Historic Building Recording

Figure 1. Location of site within Brighton and East Sussex.

Reproduced from Ordnance Survey Explorer 122 at 1:12500  
 Ordnance Survey Licence 100025880

THAMES VALLEY  
 ARCHAEOLOGICAL  
 SERVICES  
 SOUTH



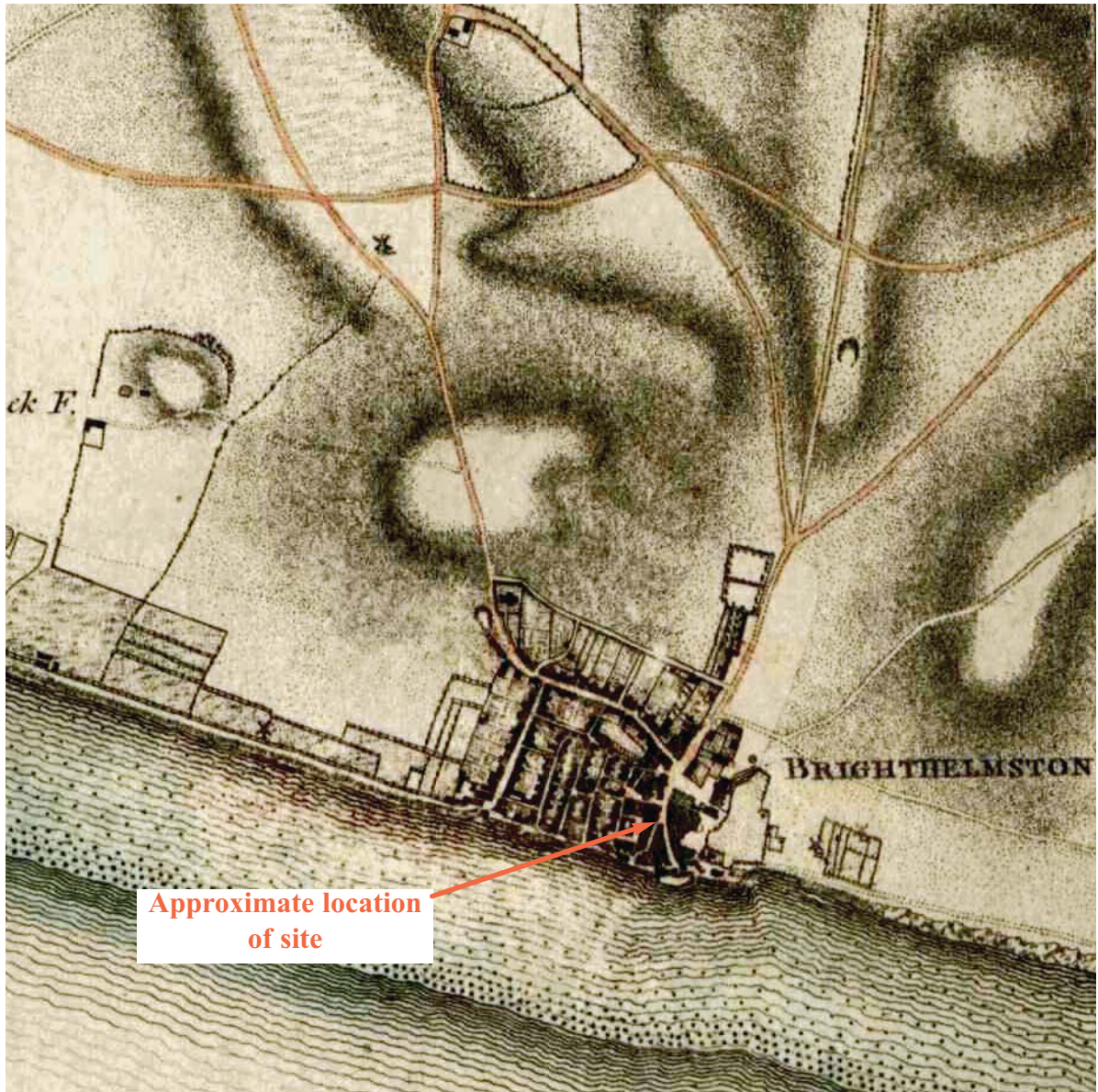


ESB 14/36

**22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording**  
Figure 2. Detailed location of site.

Reproduced from Ordnance Survey Digital Mapping under licence.  
Crown copyright reserved. Scale 1:1250





ESB 14/36

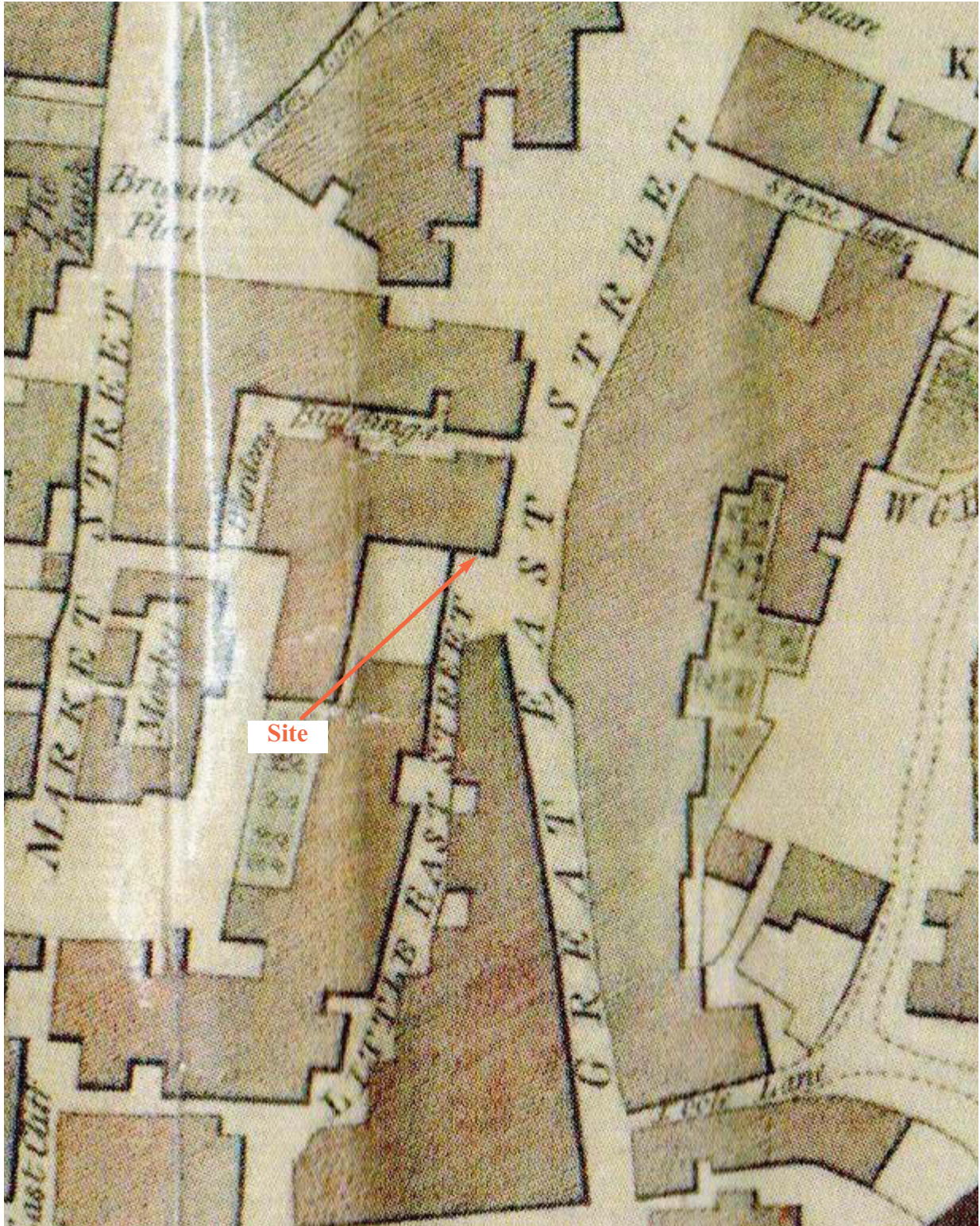


22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording

Figure 3. Yeakell and Gardner's map of Sussex, 1778

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES  
SOUTH





ESB 14/36



22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording

Figure 4. Budgen's map of Sussex, 1788

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES  
SOUTH





ESB 14/36

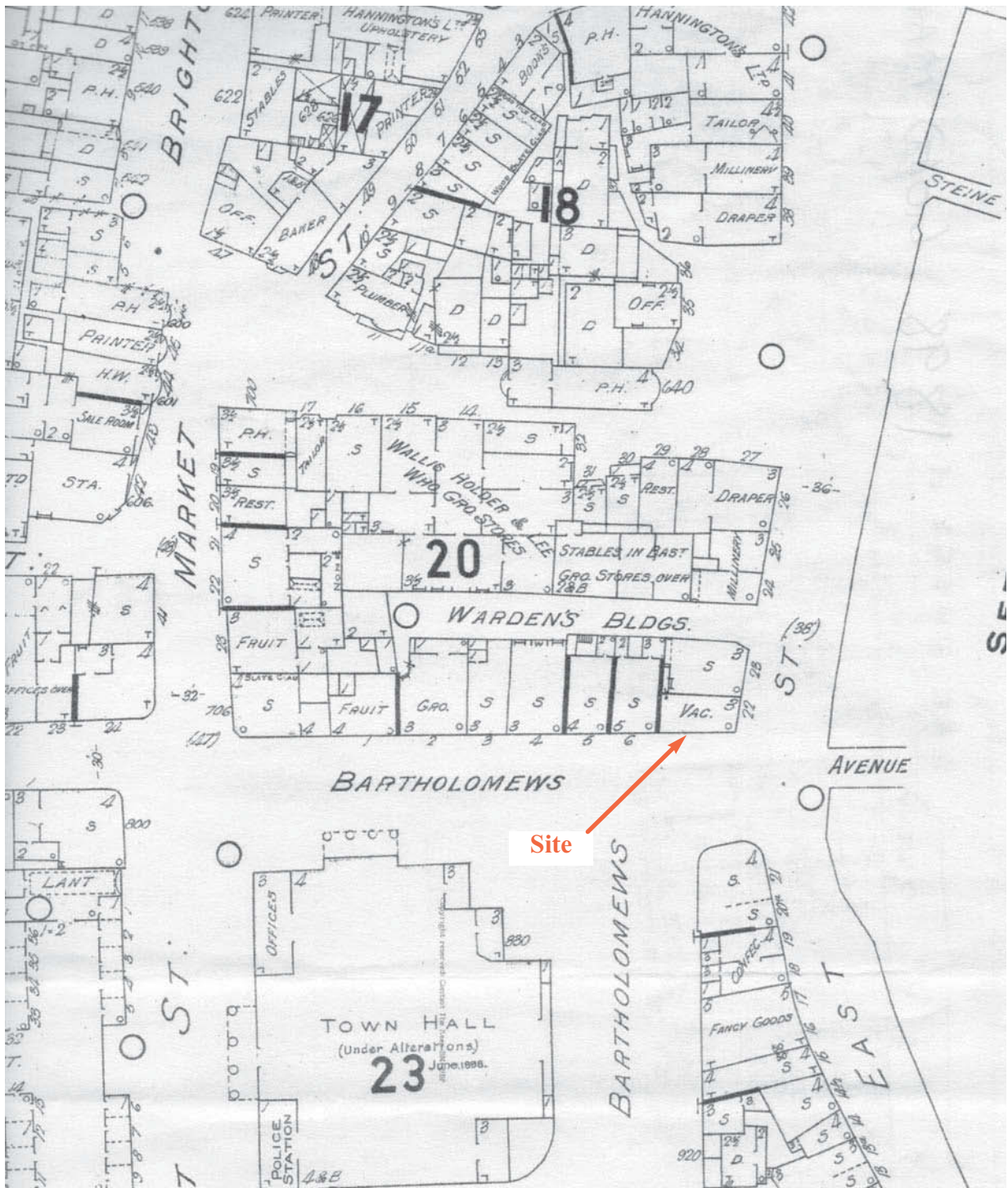


22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording

Figure 5. First Edition Ordnance Survey, 1875

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES  
SOUTH





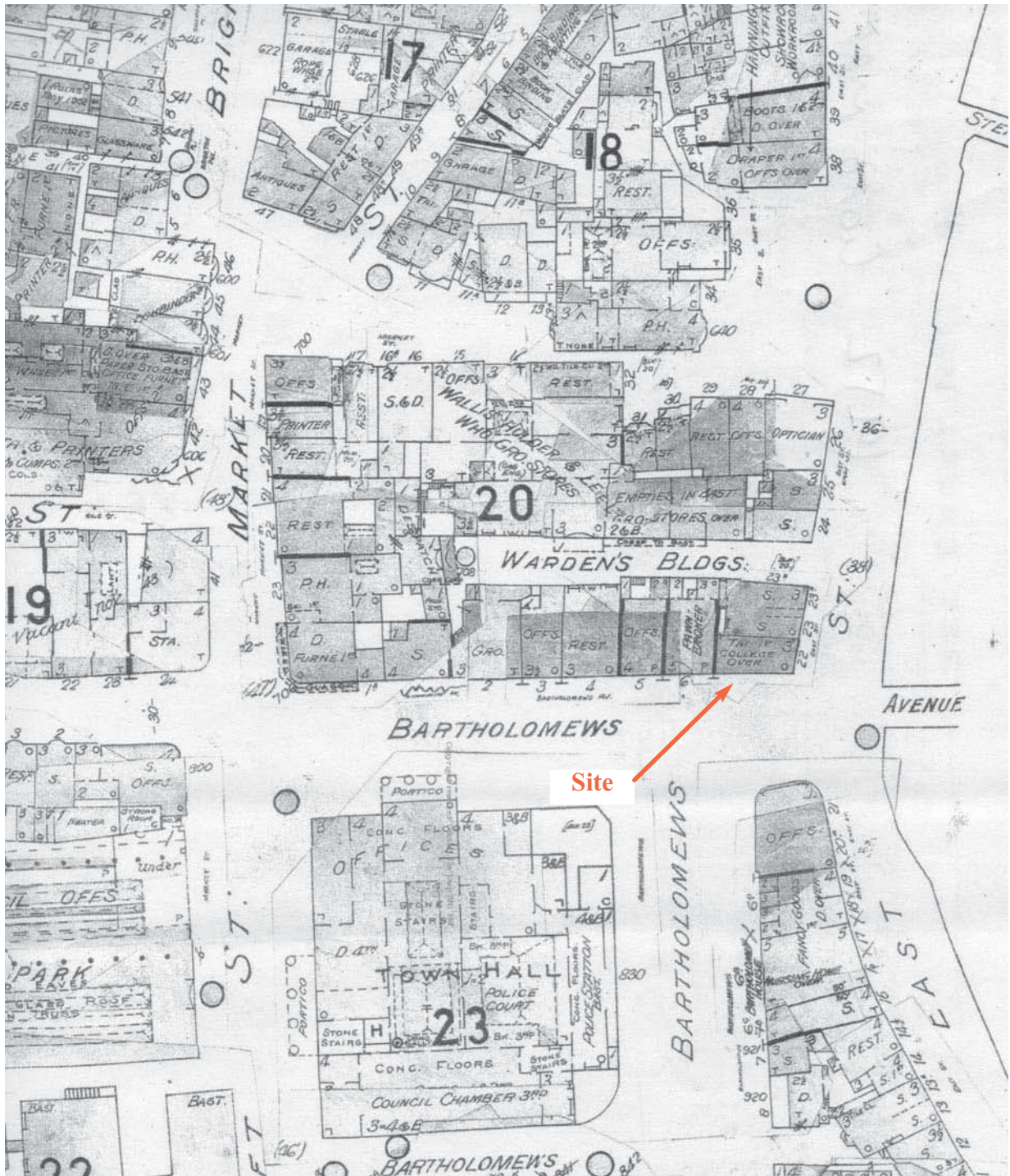
ESB 14/36



22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording

Figure 6. Goad Fire Insurance Map, 1898

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES  
SOUTH



ESB 14/36

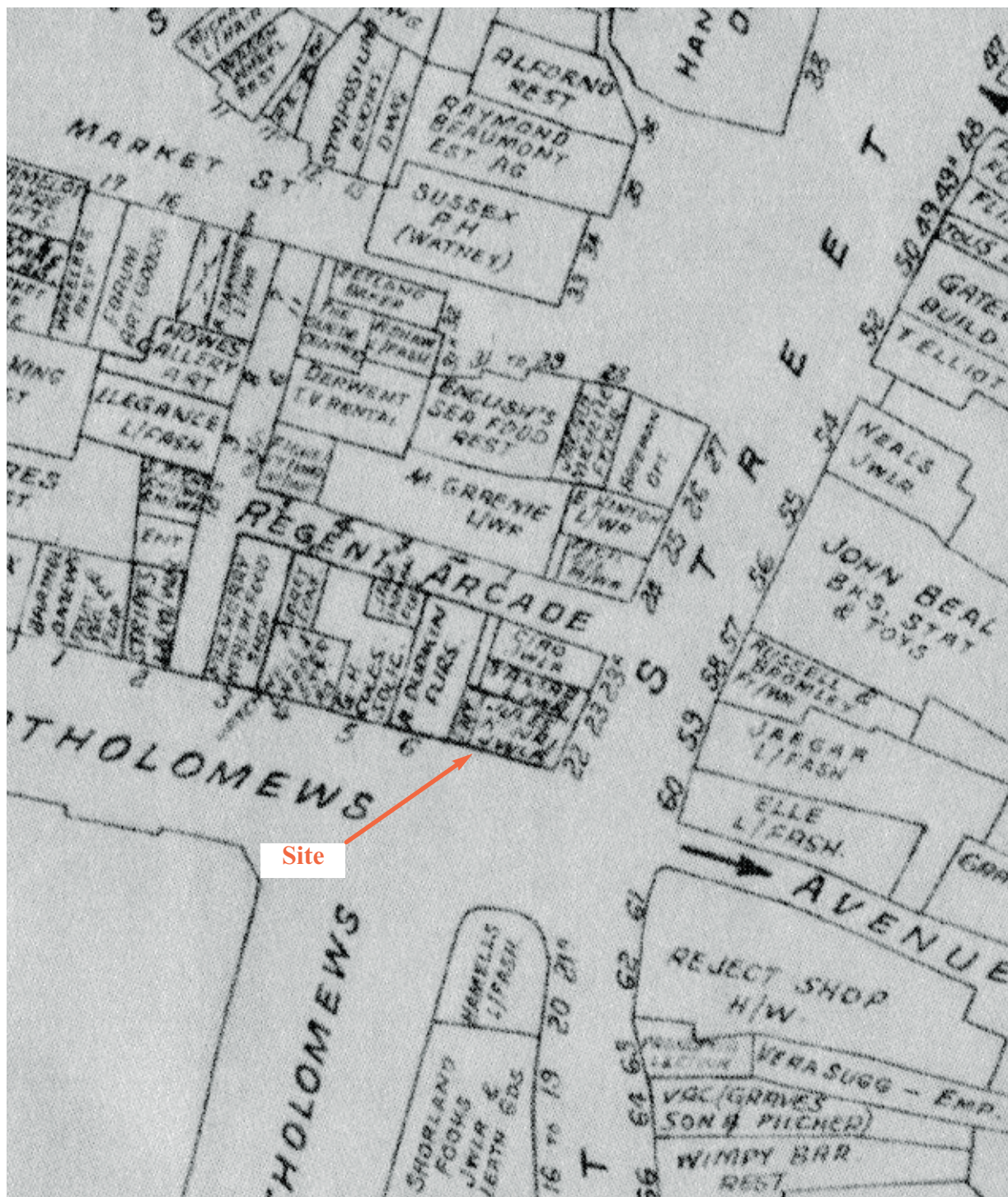


22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording

Figure 7. Goad Fire Insurance Map, 1952

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES  
SOUTH





Site

ESB 14/36

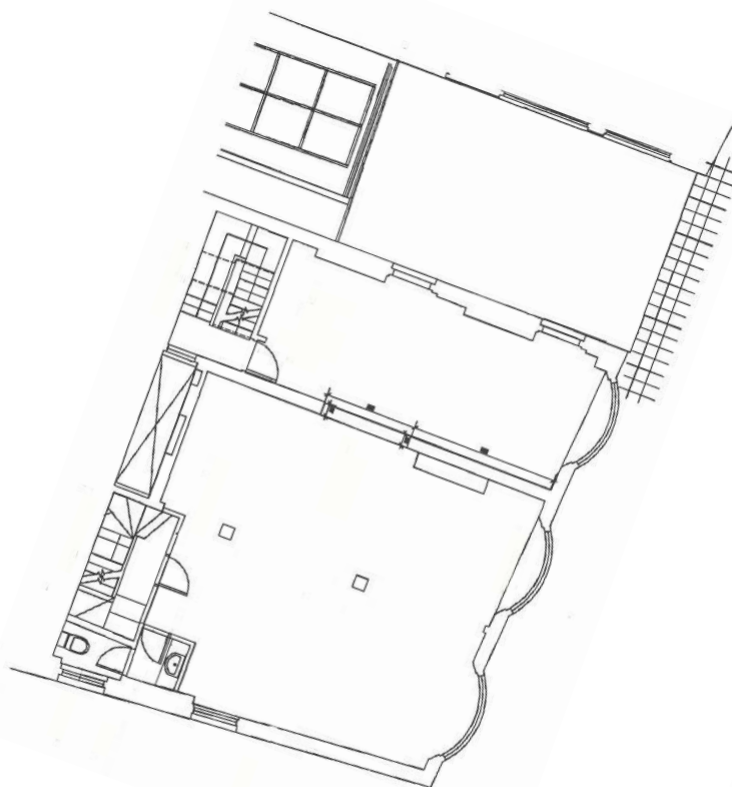


22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording

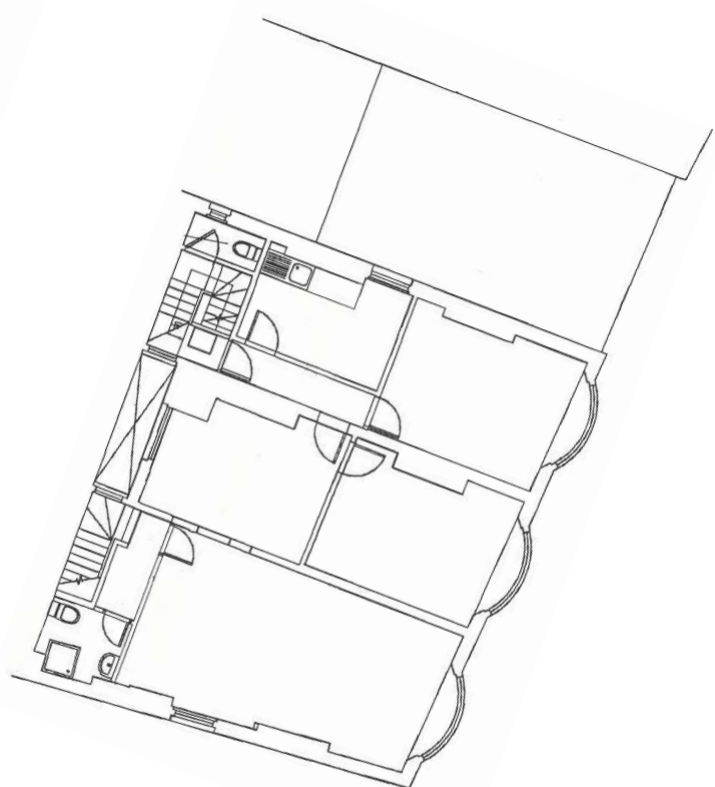
Figure 8. Goad Fire Insurance Map, 1973

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES  
SOUTH





First floor



Second floor

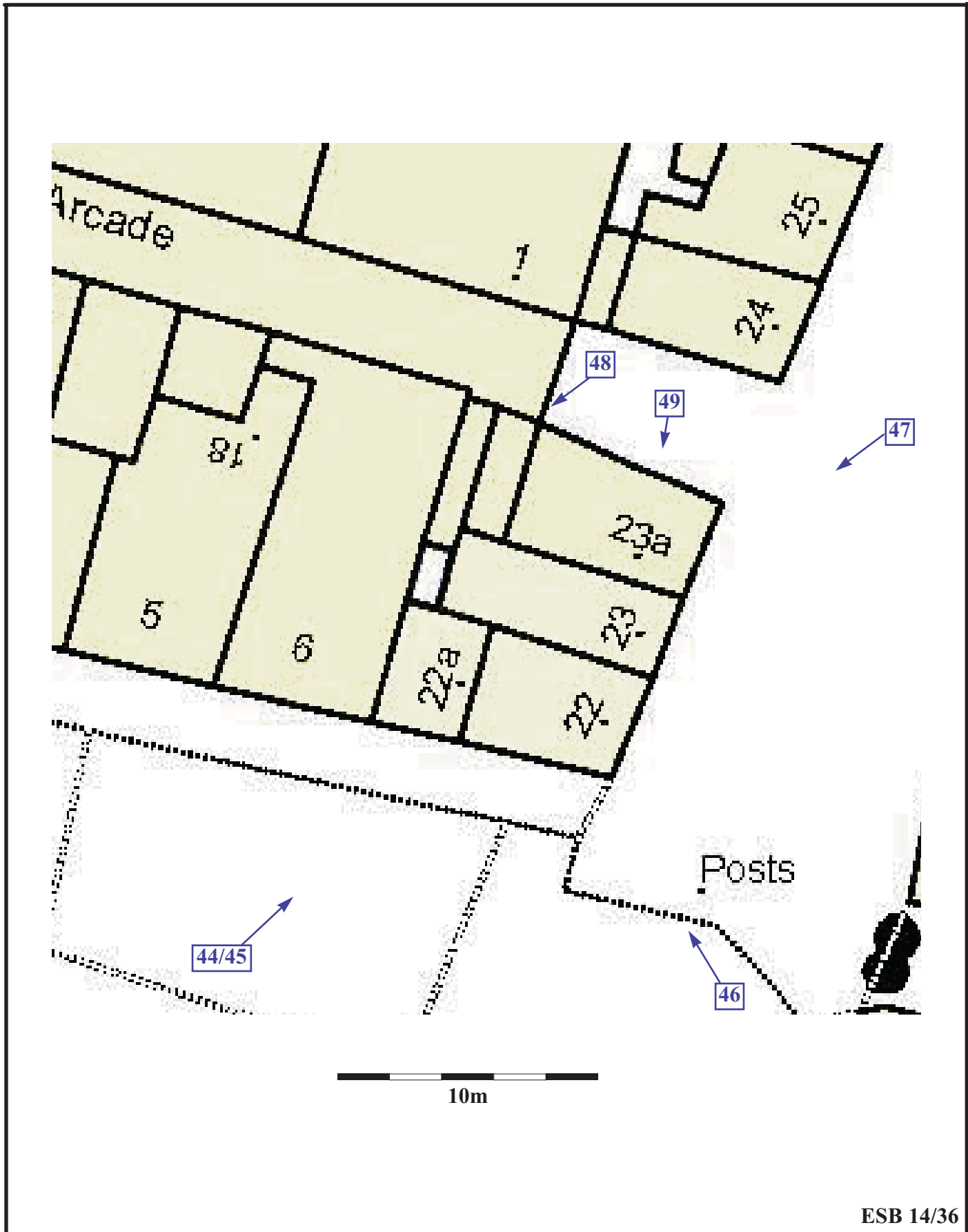
ESB 14/36



**22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording**

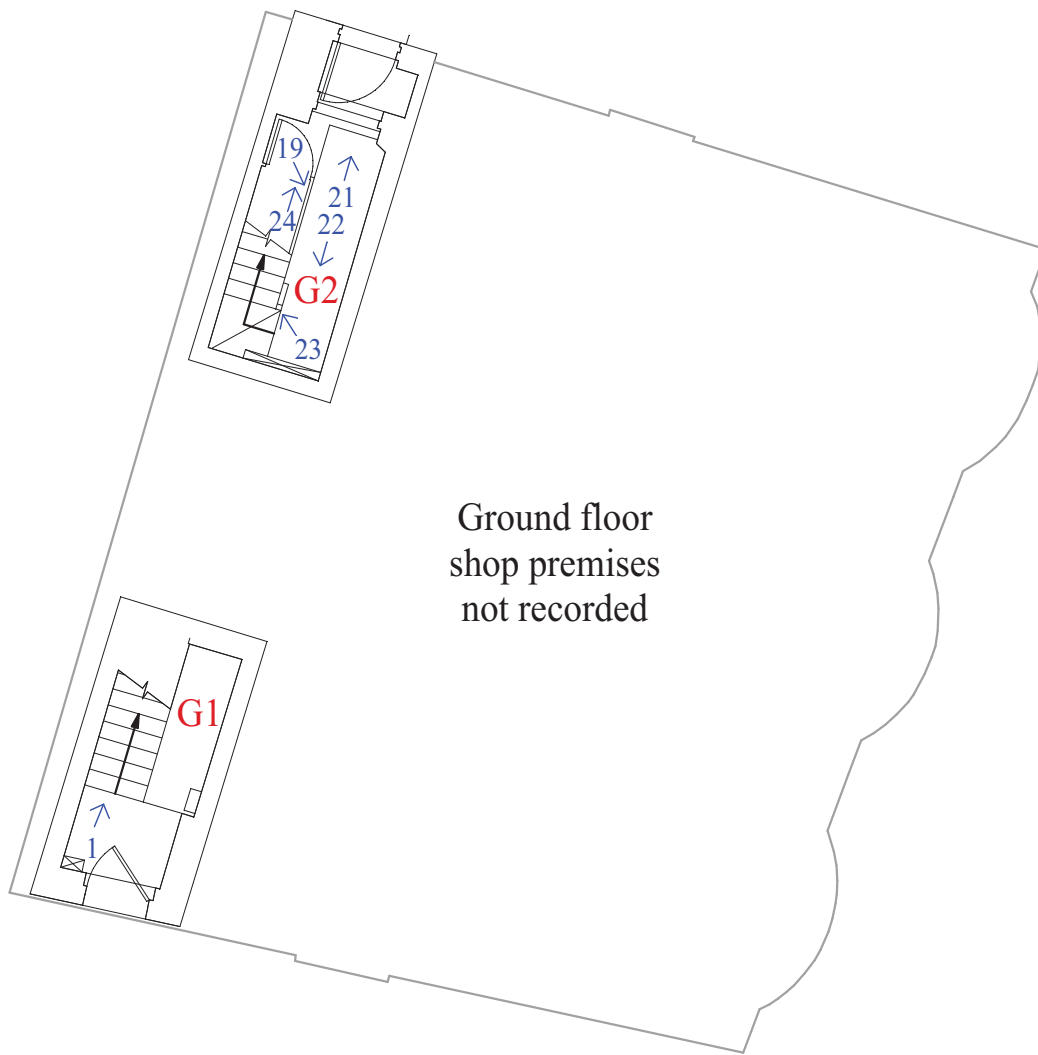
Figure 9. Detailed of First and Second floors as of 2002.

Reproduced from Ordnance Survey Digital Mapping under licence.  
Crown copyright reserved. Scale 1:100



ESB 14/36

22a East Street, Brighton,  
 East Sussex, 2014  
**Historic Building Recording**  
 Figure 10. Plan showing the  
 location of external (digital) photographs taken.



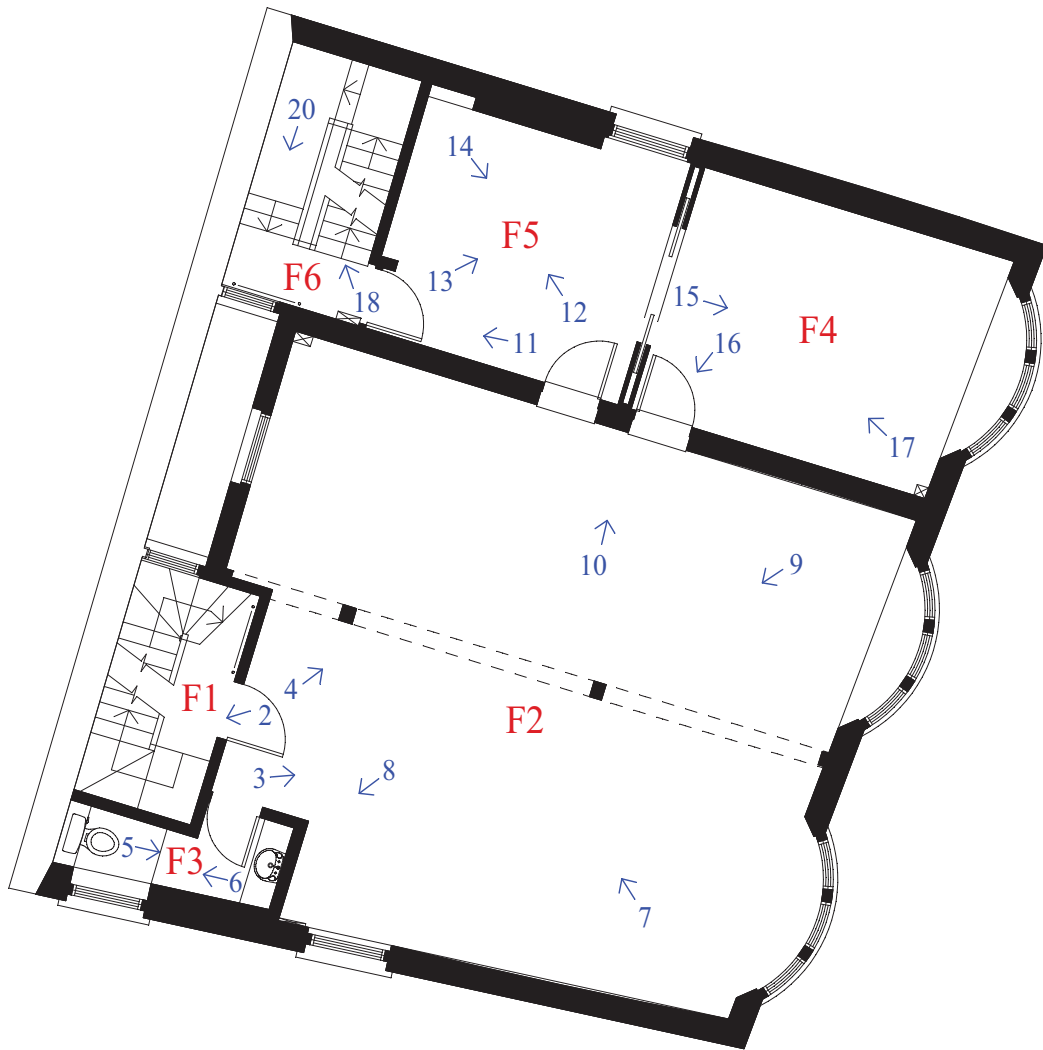
ESB 14/36



**22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording**

Figure 11. Plan of Ground floor showing photographs (digital) taken.





ESB 14/36

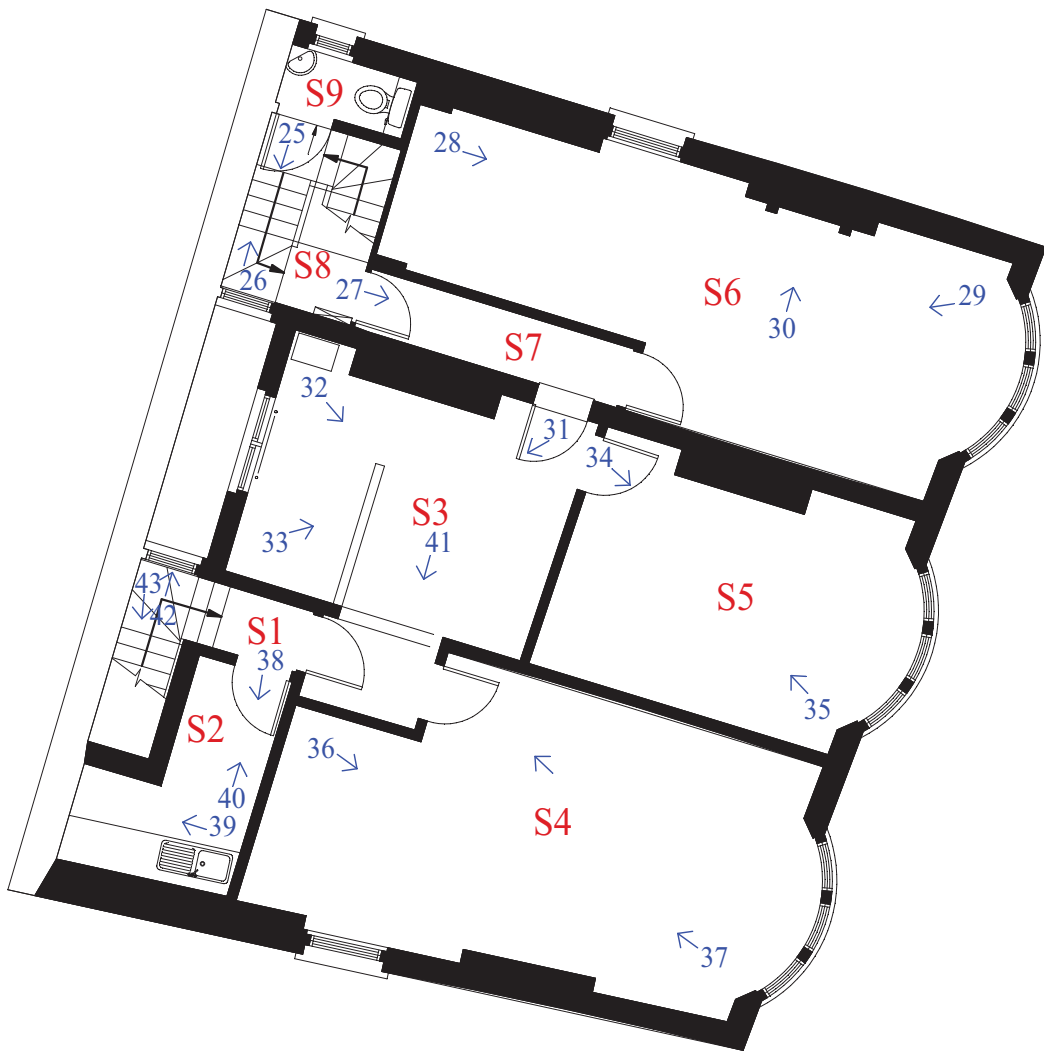


22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording

Figure 12. Plan of first floor showing photographs (digital) taken.



THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES  
SOUTH



ESB 14/36



**22a East Street, Brighton,  
East Sussex, 2014  
Historic Building Recording**

Figure 13. Plan of first floor showing photographs (digital) taken.



THAMES VALLEY  
**ARCHAEOLOGICAL**  
 SERVICES  
 SOUTH



Plate 1. Exterior view of south frontage from Bartholomews.



Plate 2. Exterior, general view looking south-west.



Plate 3. Staircase in Room G1, looking north



Plate 4. East Street Arcade entrance, looking south-west

ESB 14/36

22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording  
Plates 1 - 4.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES





Plate 5. Former doorway looking north from northern staircase

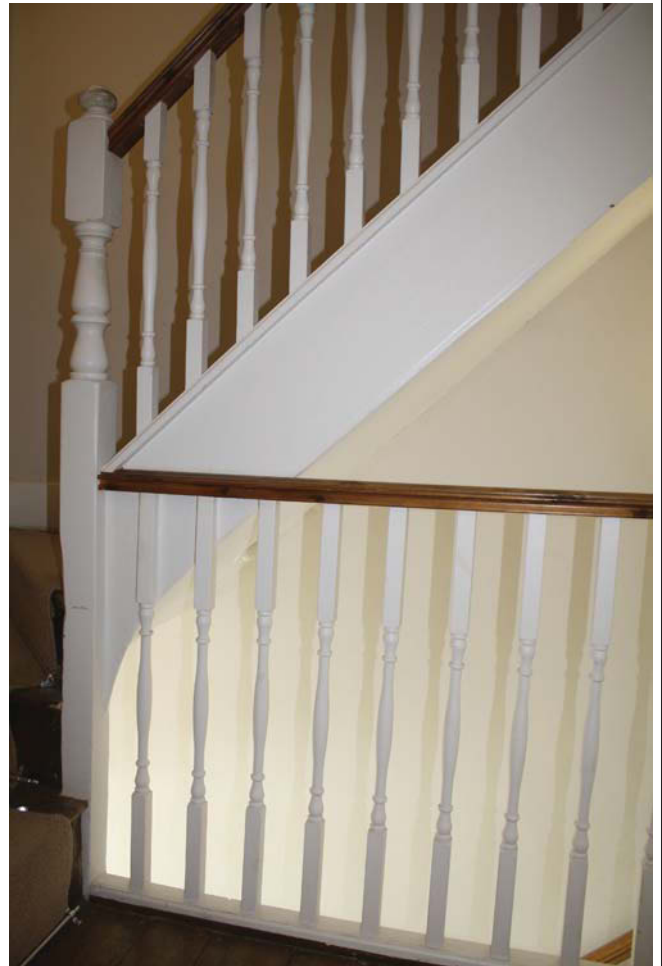


Plate 6. Landing F1 looking west



Plate 7. Room F2 looking north-east



Plate 8. Room F2 looking north-west

ESB 14/36

22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording  
Plates 5 - 8.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES



Plate 9. Room F3 looking west.



Plate 10. Room F2 looking south-west



Plate 11. Doorways in Room F2 looking north



Plate 12. Room F4 looking north-west

ESB 14/36

22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording  
Plates 9 - 12.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES





Plate 13. Room F4 looking west



Plate 14. Room F5 looking north-west



Plate 15. Northern staircase looking north-west from F6

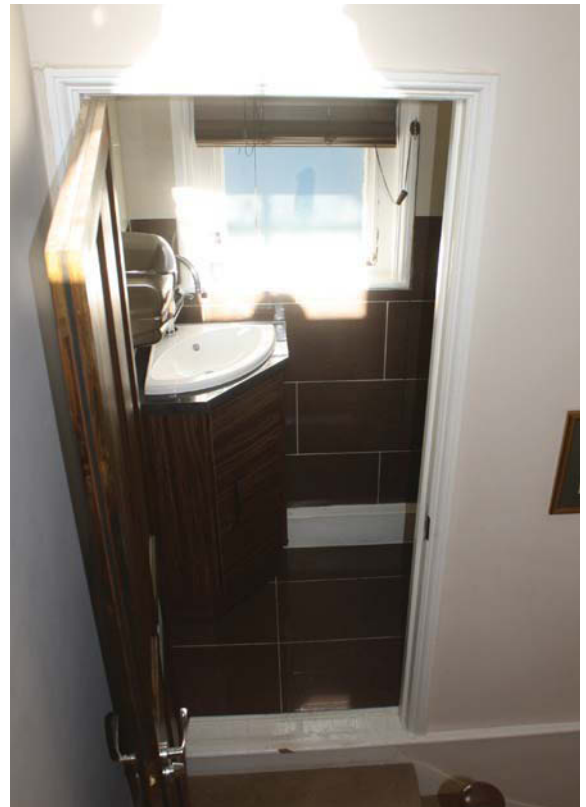


Plate 16. Room S9 looking north from staircase

ESB 14/36

22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording  
Plates 13 - 16.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES



Plate 17. Landing S8 looking south from stairwell



Plate 18. Corridor S7 looking east



Plate 19. Room S6 looking south-east



Plate 20. Room S6 looking west

ESB 14/36

22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording  
Plates 17 - 20.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES



Plate 21. Fireplace in Room S6, looking north



Plate 22. Room S3 looking south-west



Plate 23. Exterior, rear lightwell looking north



Plate 24. Room S5 looking south-east

ESB 14/36

22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording  
Plates 21 - 24.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES





Plate 25. Kitchen S2, looking south



Plate 26. Room S4 looking south-east



Plate 27. Room S4 looking north-west

ESB 14/36

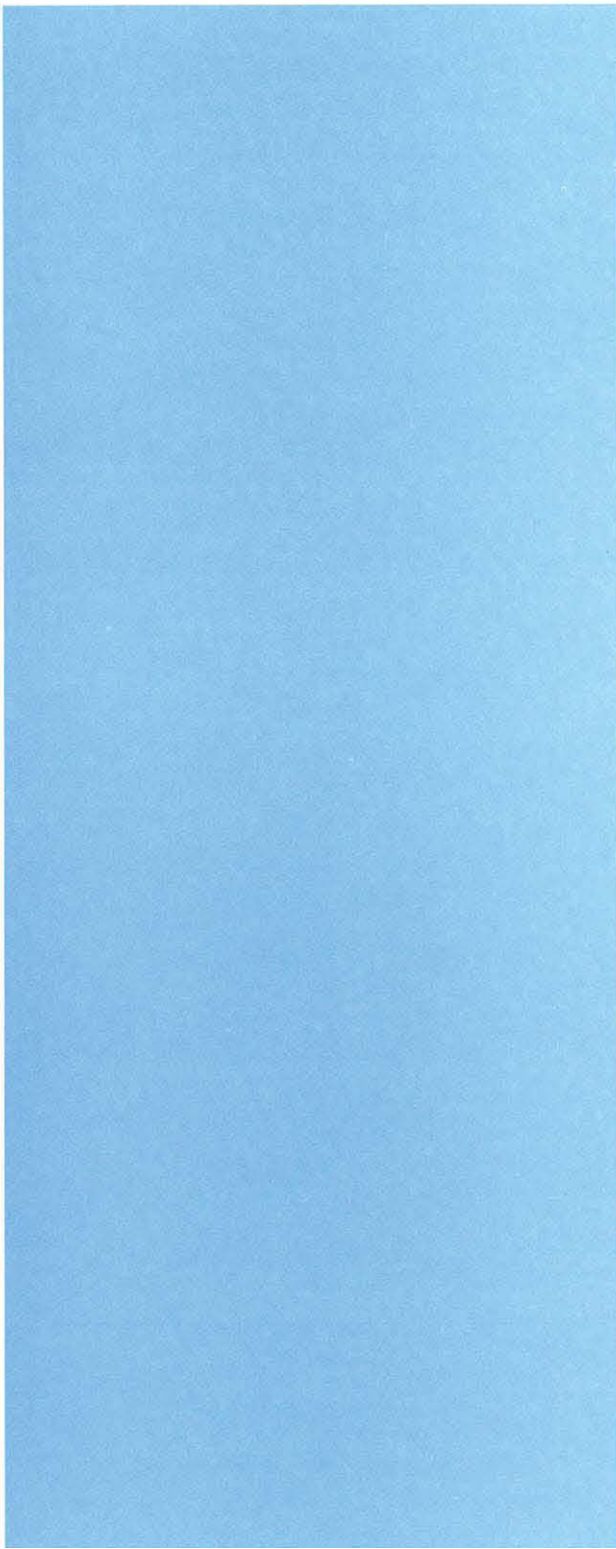
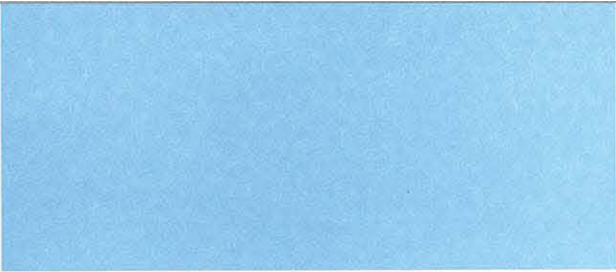
22a East Street, Brighton,  
East Sussex, 2014,  
Historic Building Recording  
Plates 25 - 27.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES

## TIME CHART

	<b>Calendar Years</b>
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





**TVAS (South)**  
**77a Hollingdean Terrace, Brighton**  
**Sussex, BN1 7HB**

**Tel: 01273 554198**  
**Fax: 01273 564043**  
**Email: [south@tvas.co.uk](mailto:south@tvas.co.uk)**  
**Web: [www.tvas.co.uk](http://www.tvas.co.uk)**