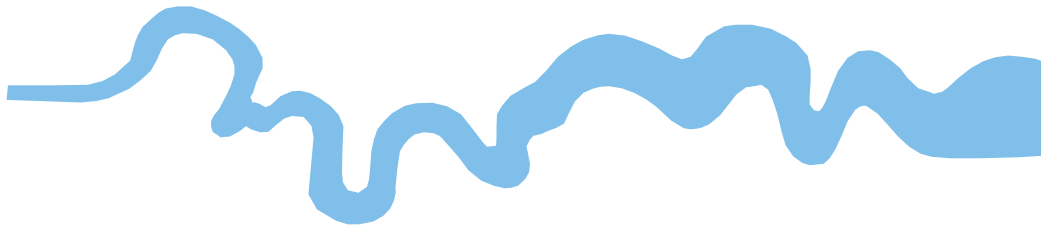


T V A S



SOUTH

**24 North Road, Preston, Brighton,
East Sussex**

Building Recording

by Sean Wallis

Site Code: MNB17/46

(TQ 3019 0648)

**24 North Road, Preston, Brighton,
East Sussex**

**Building Recording
For Stone Chris Properties Ltd**

by Sean Wallis

TVAS South

Site Code MNB 17/46

January 2019

Summary

Site name: 24 North Road, Preston, Brighton, East Sussex

Grid reference: TQ 3019 0648

Site activity: Building Recording

Date and duration of project: 28th April 2017

Project manager: Sean Wallis

Site code: MNB 17/46

Summary of results: The project successfully recorded the building prior to the commencement of construction work. Although the Historic Environment Record lists the building as a former barn dating from at least the 19th century, this is clearly not the case as the historic maps show that it was constructed between 1898 and 1911, following the demolition of the previous buildings on the site. The maps also suggest that the small extension in the north-west corner of the building was altered between 1950 and 1977. The building was traditionally used for commercial purposes, and it is possible that some original loading bays on the first floor were later converted into windows. It also seems possible that three original 'openings' with brick arches visible on the western side of the building were later bricked up with windows and a door inserted. Significant changes took place inside the building in the early 21st century, when the property was converted into two flats. As a result there is very little remaining of the historic fabric of the building internally.

Location and reference of archive: The archive is presently held at TVAS South, Brighton and will be deposited at East Sussex Record Office in due course.

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www.tvas.co.uk/reports/reports.asp.*

Report edited/checked by: Steve Ford ✓ 10.01.19 Steve Preston ✓ 10.01.19

24 North Road, Preston, Brighton, East Sussex Building Recording

by Sean Wallis

Report 17/46

Introduction

This report documents the results of building recording at 24 North Road, Preston, Brighton, East Sussex (TQ 3019 0648) (Fig. 1). The work was commissioned by Mr Robert Bowden of Bowden Property Consulting Ltd, on behalf of Stone Chris Properties Ltd, 1 English Business Park, 1 English Close, Hove, BN3 7ET.

Planning permission (BH2015/01053) had been granted by Brighton and Hove City Council to convert the existing building into two maisonettes. This was to involve the construction of small rear extension and numerous internal alterations. The consent was subject to a standard planning condition (8) relating to archaeology and the historic environment, and it was agreed with the East Sussex County Council Archaeological Officer (Mr Greg Chuter) that a building recording would be carried out prior to the commencement of any construction work, followed by an archaeological watching brief in respect of the new extension.

This was in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the City Council's policies on the historic environment. This report documents the results of the building survey: the watching brief will be reported separately (Fuentes 2019). The fieldwork was undertaken by Virginia Fuentes and Sean Wallis on 28th April 2017, and the site code is MNB 17/46.

The archive is presently held at TVAS, Brighton and will be deposited at East Sussex Record Office and a copy sent to the Historic England Archive (formerly National Monuments Record) in due course.

Location, topography and geology

The site is located on the north side of North Road, within the historic core of the Preston village (Figs 1 and 2). The building which is the subject of this report occupied the eastern part of the site, surrounded by hardstandings and various other structures. It was connected at first floor level to an adjacent commercial property, which was to be demolished and rebuilt as part of the planning application. The site is relatively flat and lies at a height of approximately 26m above Ordnance Datum. According to the British Geological Survey the underlying geology consists of Head Deposits (BGS 2006).

Historical Background

Before being absorbed as a parish within the town of Brighton in 1928, Preston was originally a village in its own right. It probably has late Saxon origins as it is mentioned in Domesday Book (1086) as *Prestetone*. The place-name is quite common throughout England, and is usually interpreted as meaning "farmstead of the priests" (Mills 1993). The settlement is situated in a dry river valley, on either side of the main road (now the A23) from Brighton to London. Whilst the parish church and manor house were situated to the east of the road, most of the original village developed to the west. The area changed dramatically in the second half of the 19th century, following the construction of the railway line from Brighton to London in the 1840s. The village rapidly expanded to fill the area between the railway and the main road, particularly after the London, Brighton and South Coast Railway opened a new station, originally called Preston, to the north of the present site, in 1869.

The earliest map to show the area in detail is the Preston Parish Tithe Map from the 1840s (Fig. 6). This shows the village, manor house and parish church, along with the area to the west which was later to become the railway line. The present site appears to be within plot 100, which is described as a "stable and garden" owned by Henry Smithers and occupied by Elizabeth Ayres. The building which is presumably the stable is shown immediately to the north of North Road, and it is also depicted on the First Edition Ordnance Survey from 1868 (Fig. 7), situated in the south-west part of a small yard.

The Second Edition Ordnance Survey from 1898 (Fig. 8) indicates that a number of changes occurred in the thirty year period between 1868 and 1898. The original building in the south-west part of the yard appears to have been demolished and replaced by two new structures, which occupy the western side of the yard. Another long rectangular building appears along the eastern side of the yard. The depiction suggests an open west front so that it is possible that this building may have actually opened out onto the yard: it could have been a cart shed.

The 1911 Ordnance Survey (Fig. 9) shows further changes, with numerous new buildings appearing to the west and north of the present site. All the buildings shown on the site on the 1898 map seem to have been demolished between 1898 and 1911, and the building which is the subject of this report appears for the first time. The northern end of the small yard shown on the earlier maps appears to have been opened up, and a new access road created to the north, from Lauriston Road. The only change to the site evident on the 1931 Ordnance Survey (Fig. 10) is the construction of a short length of wall to the south-west of the present building. A further length of wall appears to the north-west of the present building on the 1950 Ordnance Survey (Fig. 11).

The 1977 edition of the Ordnance Survey (Fig. 12) shows the site much as it was at the time of the building recording, although the north-west wall first shown in 1950 appears to have been demolished, to be replaced by

the present site entrance. A large building was built to the west of the structure covered by this report, and the two clearly abut one another. It is possible that the north-west corner of the present building may have been modified between 1950 and 1977, as the protruding part of the structure appears to have changed in plan slightly.

The East Sussex Historic Environment Record (ESHER) contains an entry (MES25937) relating to 24 North Road, where it is described as "19th century (or earlier) barn, extant but now a dwelling". The entry goes on to mention that a barn is recorded on the tithe map and subsequent maps. However, as can be seen from the map regression detailed above, the present building must date from between 1898 and 1911. The barn mentioned in the HER entry was actually the stable depicted on the tithe map, which was demolished between 1868 and 1898.

It is unclear how the site came to be known as Mission Hall. A number of historical directories for Brighton were consulted at the East Sussex Records Office, and the property is first listed in 1898, where it is described as a workshop occupied by Henry Penfold Builders. It seems likely that Penfolds occupied the property for a considerable time, and that the firm constructed various buildings around the yard. By 1931 the property had become known as North Road Hall, and was described as a builders yard, although part of the building appears to have been rented out by a bootmaker. The site was still known as North Road Hall as late as 1970, when the builders yard had been taken over by Braydon and Sons Ltd.

Although 24 North Road consisted of two self-contained apartments at the time of the building survey, the planning history for the site suggests that this may have been quite a recent development, as an application approved in February 1994 (93/1029/FP) refers to the "continuation of use of Nos 24 and 26 for light industrial purposes". Whilst a subsequent planning application (BH2015/00544) dealt with the change of use of 26 North Road (also known as Media House) from office / general industrial to residential, no such application appears to exist in respect of number 24. The ground floor of the building was actually occupied by a printing firm as recently as 2011, by which time the first floor had been converted into a flat.

Methodology

The building survey was carried out in accordance with guidelines set out in *Understanding Historic Buildings* (HE, 2016), and *Recording Historic Buildings* by the Royal Commission on Historic Monuments (RCHM(E) 1996) for a level 2 record. The survey comprised a fully analytical record of the building's development, a comprehensive photographic survey, paying attention to the methods of construction, chronological development

and alterations, and features of special interest. The building has been recorded photographically using digital media which is catalogued (Appendix 1).

Description

Exterior (Fig. 3)

The building is set back slightly from North Road (Fig. 2), and can be accessed via an iron gate (locked at time of survey). There is a small brick built flower bed in front of the building. The southern elevation (Pl. 6) is rendered and painted, with an ashlar stone design impressed into the plaster. It is likely that the render obscures the original brickwork. There are two windows with wooden frames at ground floor level, with the larger one having a slightly curved lintel. There is one large window on the first floor which is of modern PVC construction, with timber panelling in the lower section. This window also has a curved lintel, and the feature may originally have been a loading bay.

The eastern side of the building is partially obscured by the neighbouring property. However, the southern end displays the original brickwork, which was built in a classic English Bond style with alternating courses of stretchers and headers. The plasterwork from the southern side extends round the south-east corner slightly giving the impression that the building has decorative stone quoins (Pl. 9). There are two small windows with wooden frames on the ground floor level, although the brickwork around them suggests that they are later additions. This is probably true as when the building was originally built there was a neighbouring property (now demolished) which abutted the building.

The northern elevation of the building is similar to the southern one in that it is rendered and painted with an ashlar stone design impressed into the plaster (Pl. 1). The front door to the property is on the left of the ground floor, where there are also two wooden framed windows. The first floor window has a wooden frame and a slightly curved lintel. The bottom part of the window opening is timber panelled, suggesting that an original loading bay may have been converted into a window at some point. There is a large black sign showing the address of the property, and calling it the 'Mission Hall'. This sign was put up by the printing firm who occupied the first floor until 2011.

The western elevation is partially obscured at first floor level by the adjacent property, which actually extends over part of the roof (Pls 4 and 7). The southern end of the wall is rendered and painted to match the southern elevation of the building, with the rest being exposed red bricks. Much of the exposed brickwork shows the same English Bond style as seen on the east side, but a number of later alterations are visible (Pl. 3). There is a small extension on the north-west corner of this elevation which could not be accessed during the survey. The

historic maps suggest that this extension was altered between 1950 and 1977, and a blocked doorway above it indicates that the original extension had two stories. It is possible that this earlier extension may have provided the original entrance to the first floor, via a spiral staircase (Pl. 7). To the south of the extension there may have been three large 'openings' with curved lintels constructed from red brick. Differences in the colour and style of the brickwork suggest that these 'openings' have been bricked up and two wooden framed windows and a door inserted (Pl. 3). There is another blocked door at the southern end of this wall, at ground floor level, along with a wooden framed window (Pls 2, 5). On the first floor level there are four windows with wooden frames, in addition to the blocked door mentioned above.

The building has a simple gabled pitched roof covered in slates, with red clay ridge tiles, some of which are crested with decorative holes (Pl. 7). There are three small skylights inserted into the roof.

Interior

It is evident on entering the building that the property was significantly altered when it was converted into two flats. The ground floor flat dates from after 2011, when the printing firm which had been occupying that part of the building moved premises. The first floor flat already existed by that date. Unsurprisingly, very little of the historic fabric of the building is visible internally, as all the walls have been plastered and painted. As a result, the interior of the building will not be described in that much detail.

Ground Floor (Fig. 4)

The ground floor flat is accessed from corridor G1 (Pl. 10) via the kitchen (G2). The rooms in the flat consisted of, from north to south, the kitchen (G2: Pl. 11), dining area (G3), living room (G4: Pl. 12) and bedroom (G5). There was a small cupboard (G5) under the stairs, which was accessed from the living room. At the southern end of the building there was small room (G7), accessed via the bedroom, which contained a shower and WC.

First Floor (Fig. 5)

The first floor is accessed via a staircase leading from corridor G1. The flat had its own front door at the top of the staircase, which opened onto a corridor (F1) (Pl. 14). There was a bedroom (F2) at the southern end of the building (Pl. 15). Corridor F3 was unusual as it led westwards from corridor F1 and its western end was actually within the extension which had been built at some point between number 24 and the neighbouring property (Media House). There was a shower at the western end of corridor F3, and a storage area beneath the staircase of the Media House extension. A small room (F4) containing the WC was accessed to the north of corridor F3. The northern end of corridor F1 provided access to the kitchen (F5) (Pl. 16) and living room (F6) (Pl. 13). The blocked doorway in the north-west corner of the building, visible on the western external wall, could be seen internally in room F6.

Conclusion

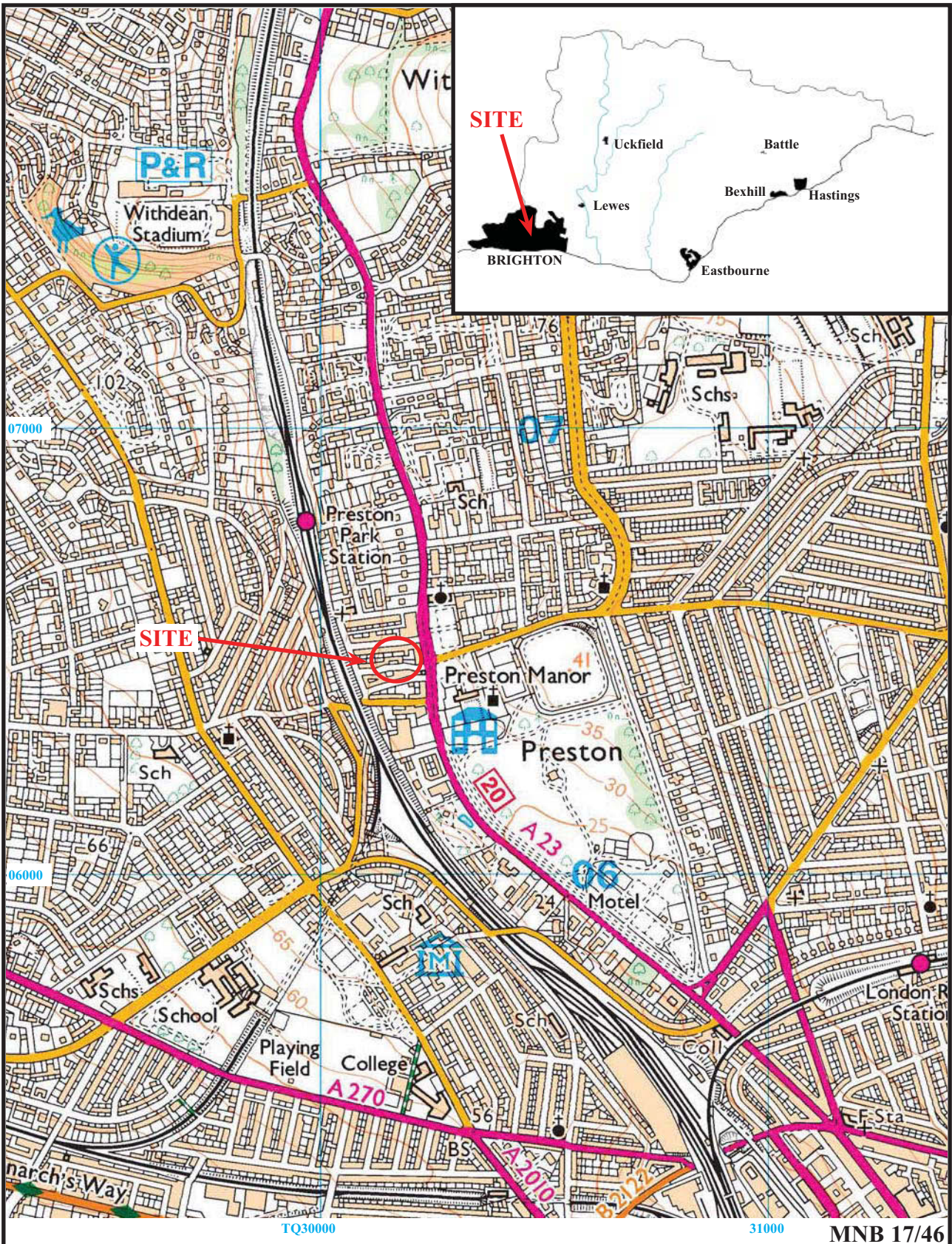
The project successfully recorded the building prior to the commencement of construction work. Although the Historic Environment Record lists the building as a former barn dating from at least the 19th century, this is clearly not the case as the historic maps show that it was constructed between 1898 and 1911, following the demolition of the previous buildings on the site. The maps also suggest that the small extension in the north-west corner of the building was altered between 1950 and 1977. The building was traditionally used for commercial purposes, and it is possible that some original loading bays on the first floor were later converted into windows. It also seems possible that three original 'openings' with brick arches visible on the western side of the building were later bricked up with windows and a door inserted. Significant changes took place inside the building in the early 21st century, when the property was converted into two flats. As a result there is very little remaining of the historic fabric of the building internally.

References

- BGS, 2006, *British Geological Survey*, 1:50,000, Sheet **318/333**, Bedrock and Superficial Deposits Edition, Keyworth.
- HE, 2016, *Understanding Historic Buildings*, Historic England, London
- Mills, A D, 1993, *English Place-names*, Oxford.
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- Fuentes, V, 2019, '24 North Road, Preston, Brighton, East Sussex: an archaeological watching brief', TVAS unpubl rep **17/46**, Brighton

APPENDIX 1: Photographic Catalogue

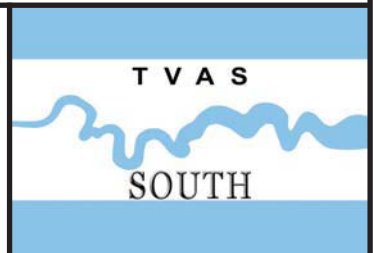
<i>Cat. No.</i>	<i>Location</i>	<i>Direction</i>	<i>Description</i>
1	External	S	General view of north side of building. [PI. 1]
2	External	SSE	General view of west side of building.
3	External	E	Close-up of west side of building. [PI. 3]
4	External	SE	Close-up of west side of building. [PI. 2]
5	External	SE	General view of north and west sides of building. [PI. 7]
6	External	SSE	General view of west side of building. [PI. 4]
7	External	NNE	Close-up of west side of building. [PI. 5]
8	Ground floor	S	View through front door towards corridor G1. [PI. 10]
9	Ground floor	SW	General view of room G2. [PI. 11]
10	Ground floor	SSE	General view of room G4. [PI. 12]
11	Ground floor	N	General view of rooms G3 and G4.
12	Ground floor	SE	Doors to closet and room G6 from room G4.
13	Ground floor	E	Closet under stairs G5.
14	Ground floor	SW	General view of room G6.
15	Ground floor	NE	General view of room G6 looking towards room G7.
16	Ground floor	N	General view of room G7.
17	Ground floor	S	General view of room G7.
18	Ground floor	W	General view of room G4.
19	First floor	S	Landing at top of staircase.
20	First floor	E	View of landing towards corridor F1.
21	First floor	W	General view of room F2. [PI. 15]
22	First floor	E	General view of room F2.
23	First floor	N	General view of corridor F1 from room F2. [PI. 14]
24	First floor	SW	Shower at end of corridor F3.
25	First floor	E	General view of corridor F3 looking towards corridor F1.
26	First floor	ESE	Storage area F7 looking from corridor F3..
27	First floor	W	General view of room F4.
28	First floor	SW	General view of room F5.
29	First floor	NW	General view of room F5. [PI. 16]
30	First floor	N	General view of room F6 from corridor F1.
31	First floor	NW	General view of room F6. [PI. 13]
32	First floor	ESE	General view of room F6.
33	First floor	NE	General view of room F6.
34	Ground floor	N	General view of room G2 from room G3.
35	External	SSW	General view of north and east sides of building.
36	External	ESE	General view of west side of building and yard.
37	External	E	General view of yard.
38	External	E	General view looking down North Road. [PI. 8]
39	External	NE	General view of west and south sides of building. [PI. 6]
40	External	NNE	General view of west and south sides of building.
41	External	NW	General view of south and east sides of building. [PI. 9]
42	External	WNW	General view looking up North Road.

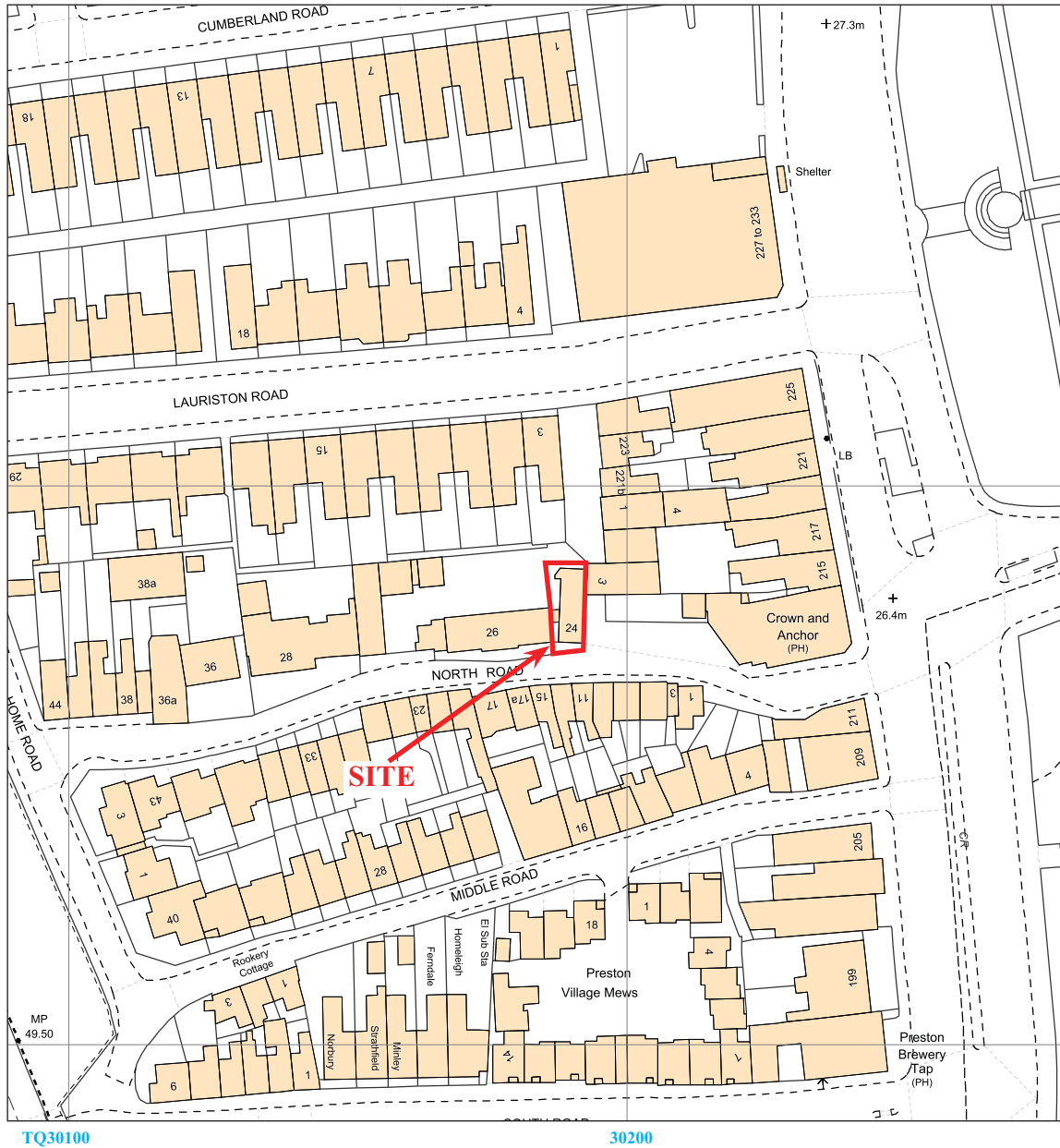


**24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording**

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

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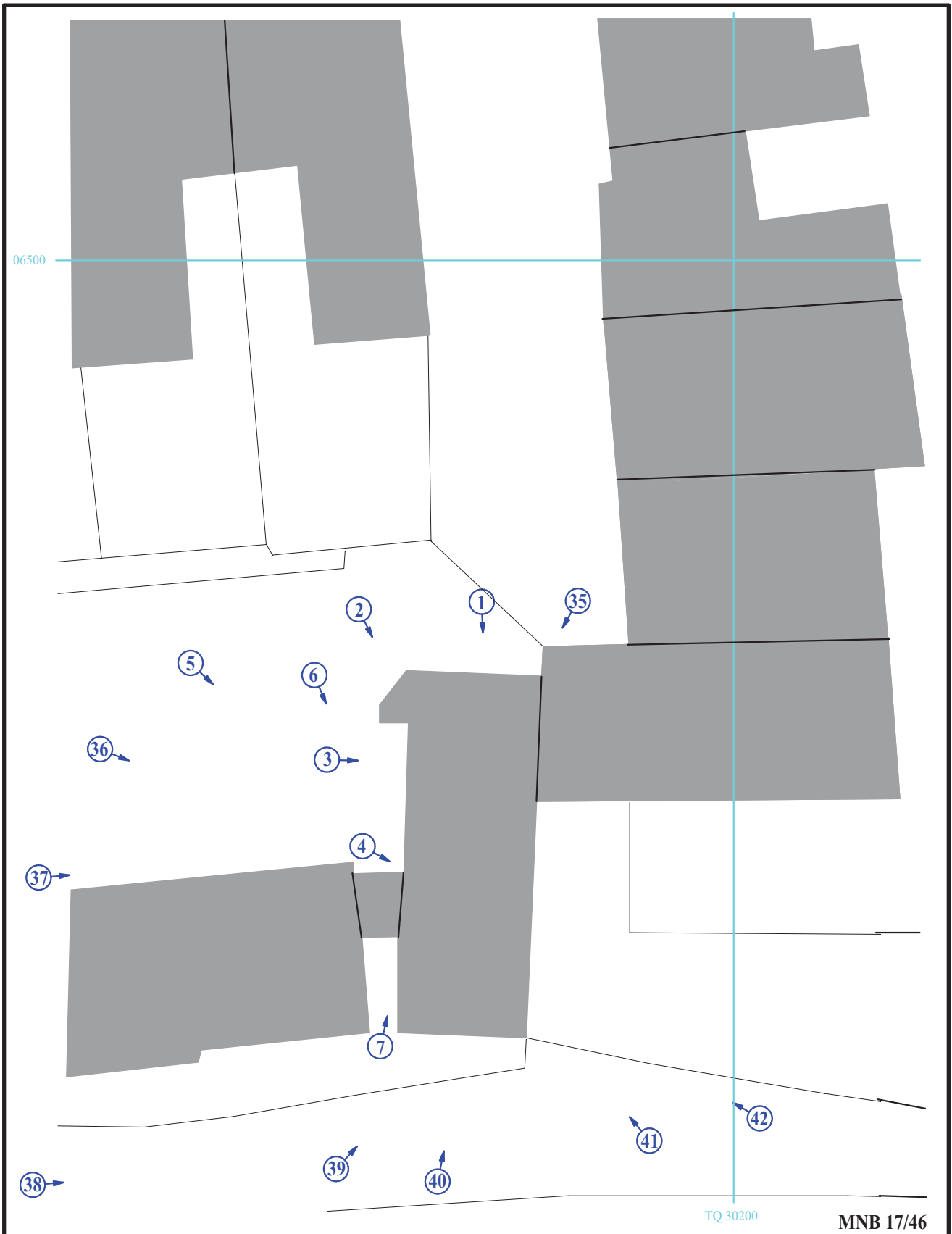


**24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording**

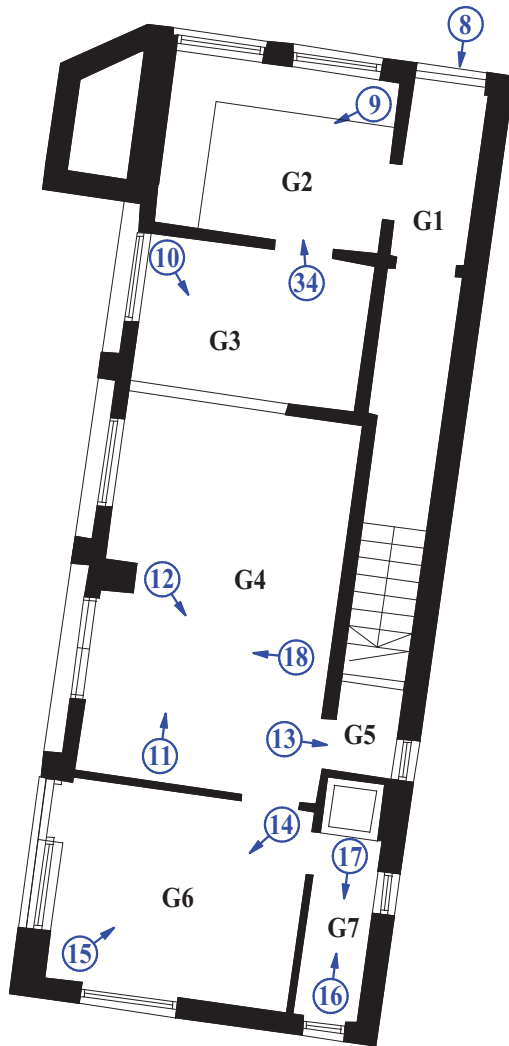
Figure 2. Detailed site location.

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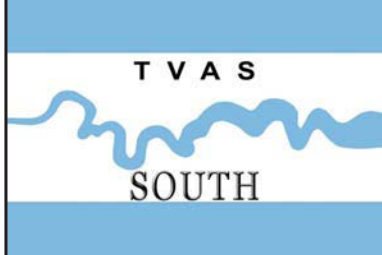
	<p style="text-align: center;">24 North Road, Preston, Brighton, East Sussex, Building Recording</p> <p style="text-align: center;">Figure 3. Plan showing the location of external photographs taken.</p> <p style="text-align: center;">0 10m</p>	<p style="text-align: center;">T V A S</p> <p style="text-align: center;">SOUTH</p>
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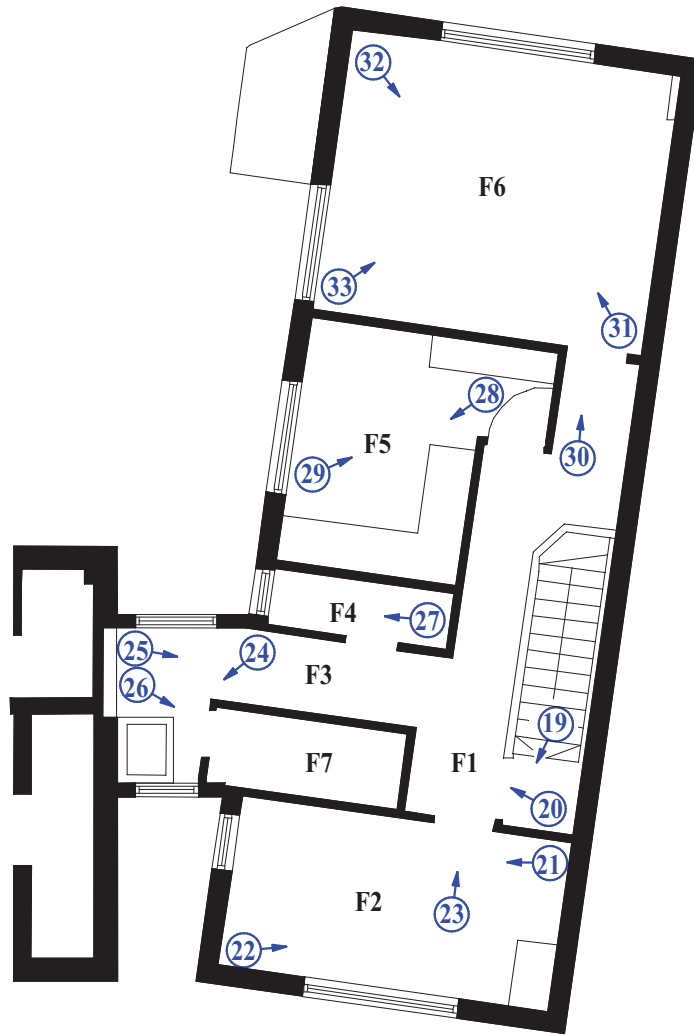


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**24 North Road, Preston,
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Building Recording**

Figure 4. Plan of ground floor showing the location of photographs taken.



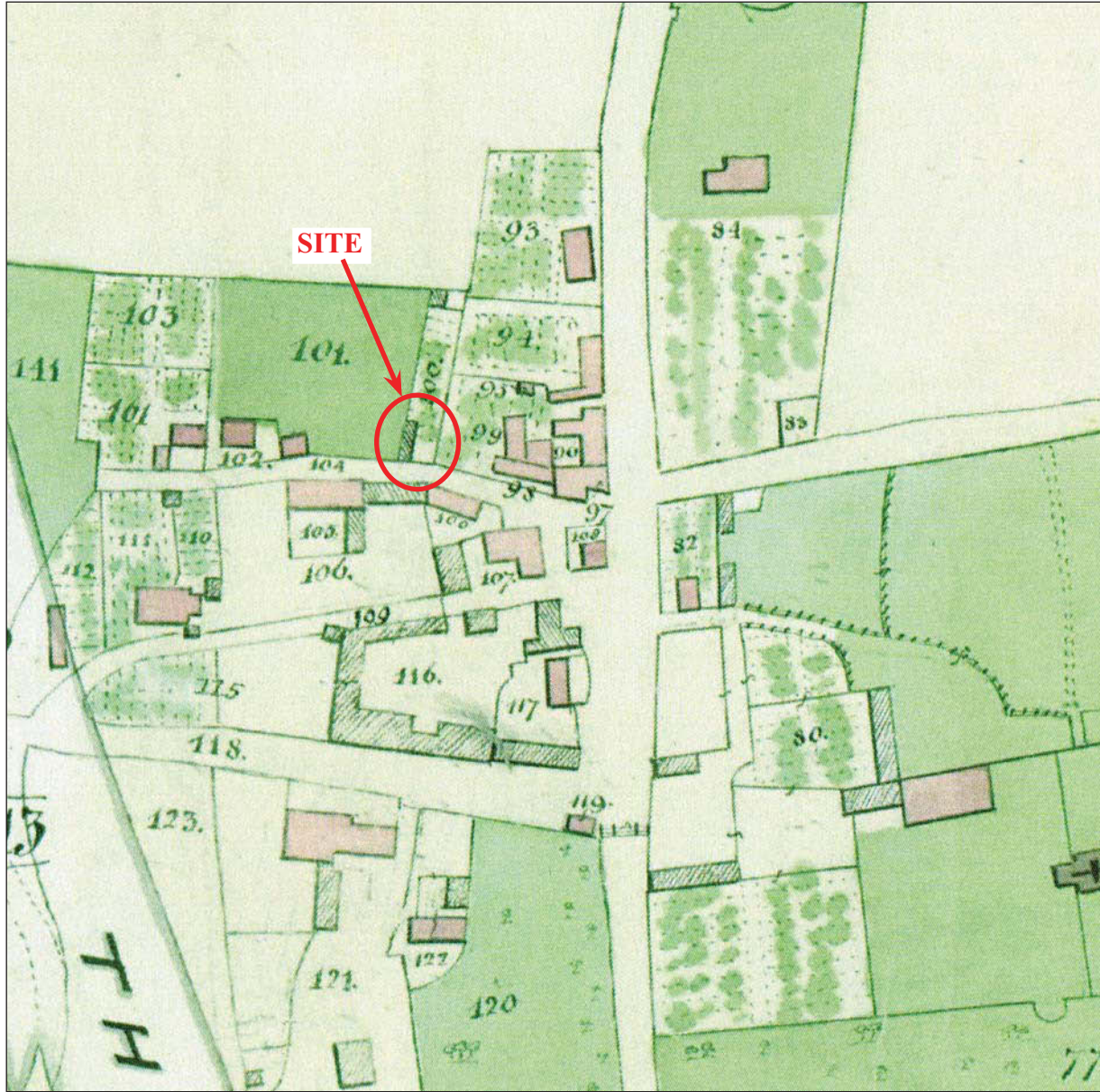


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**24 North Road, Preston,
Brighton, East Sussex, 2018
Building Recording**

Figure 5. Plan of first floor showing the location of photographs taken.

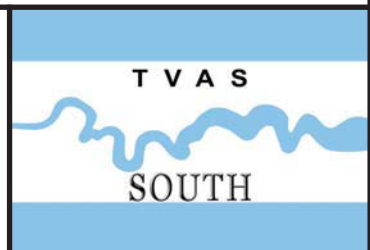


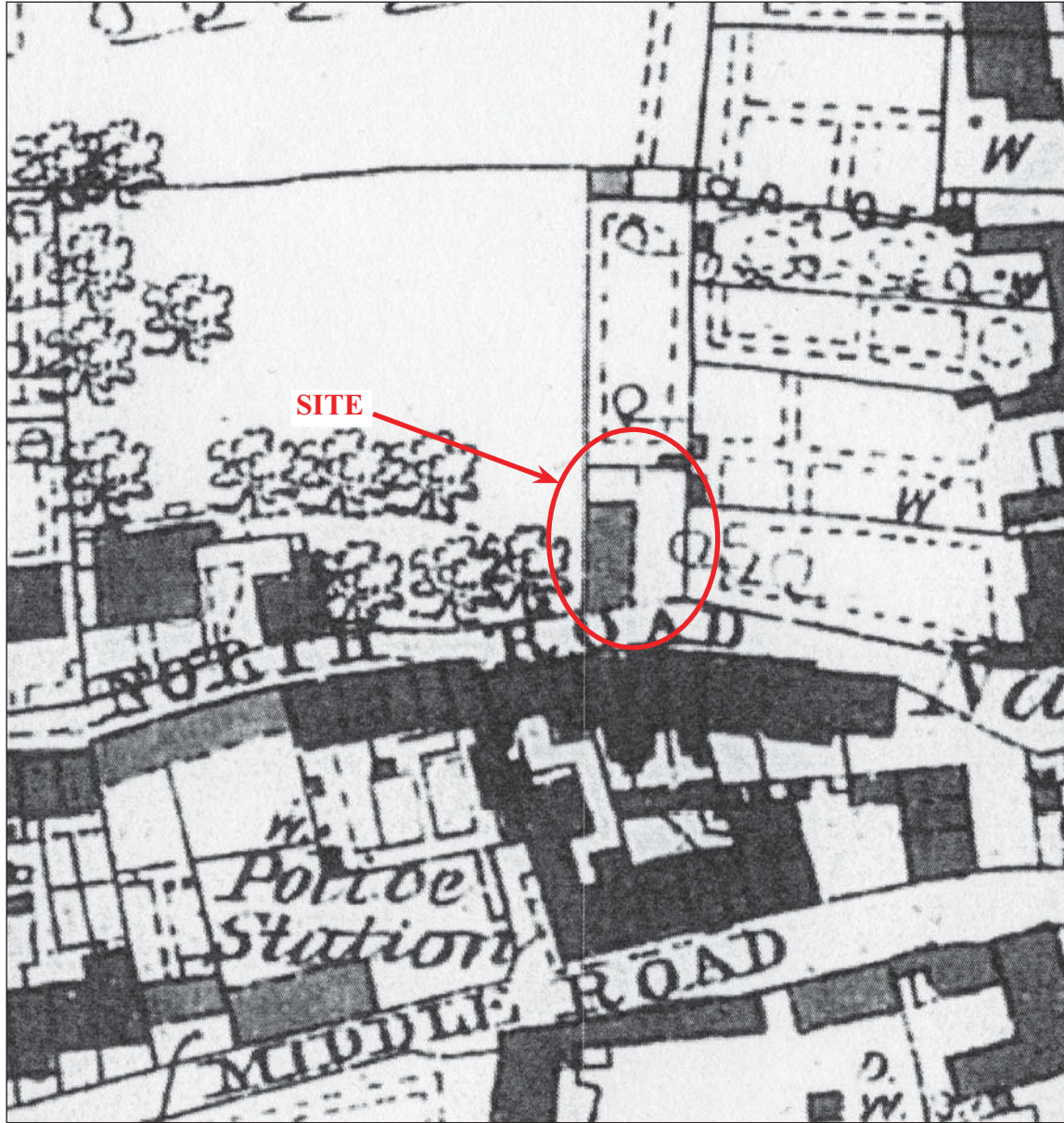


MNB 17/46



24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording
Figure 6. Preston Parish Tithe Map, 1840.





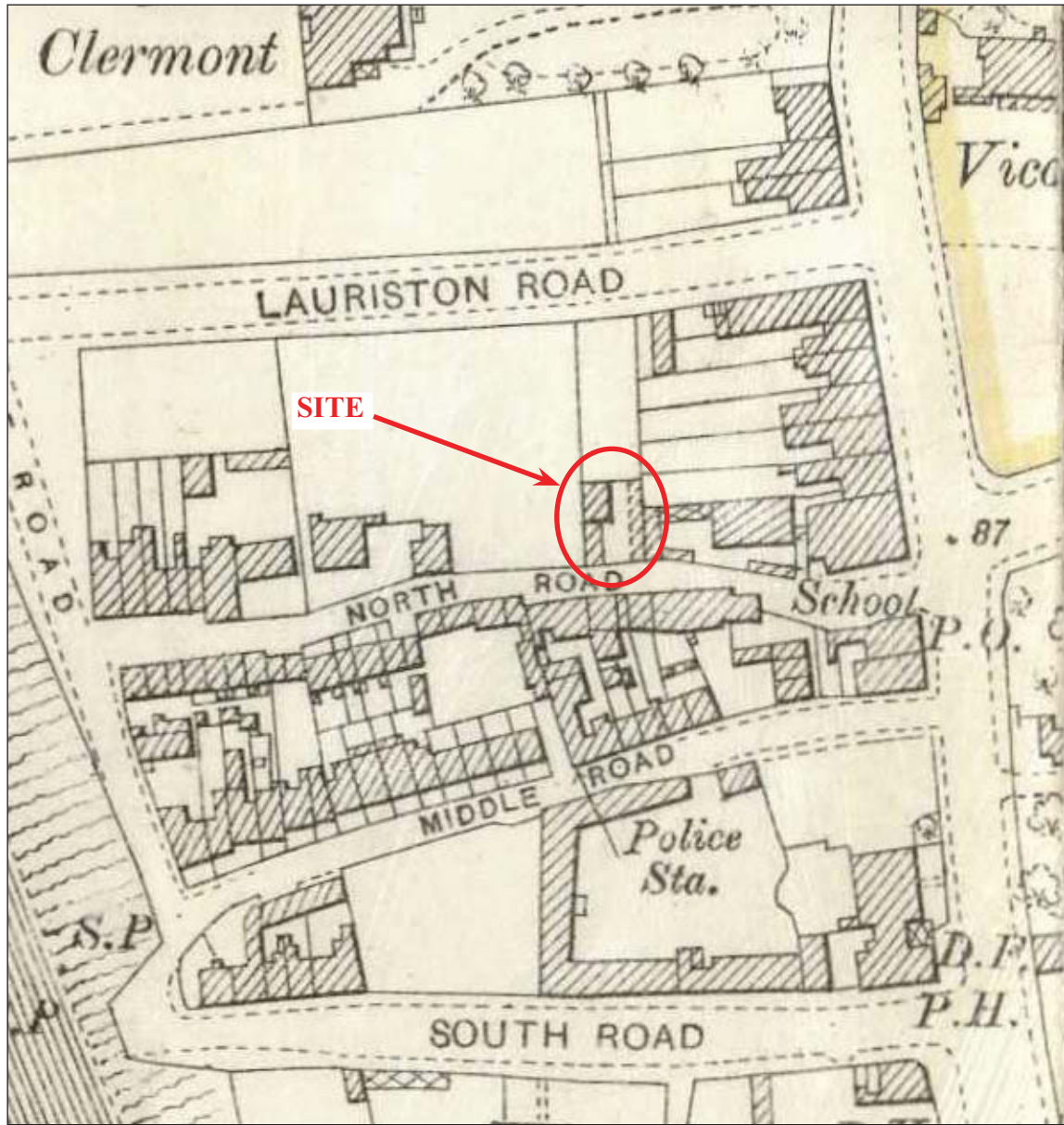
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24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording

Figure 7. First Edition Ordnance Survey, 1868.





MNB 17/46



24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording

Figure 8. Second Edition Ordnance Survey, 1898.





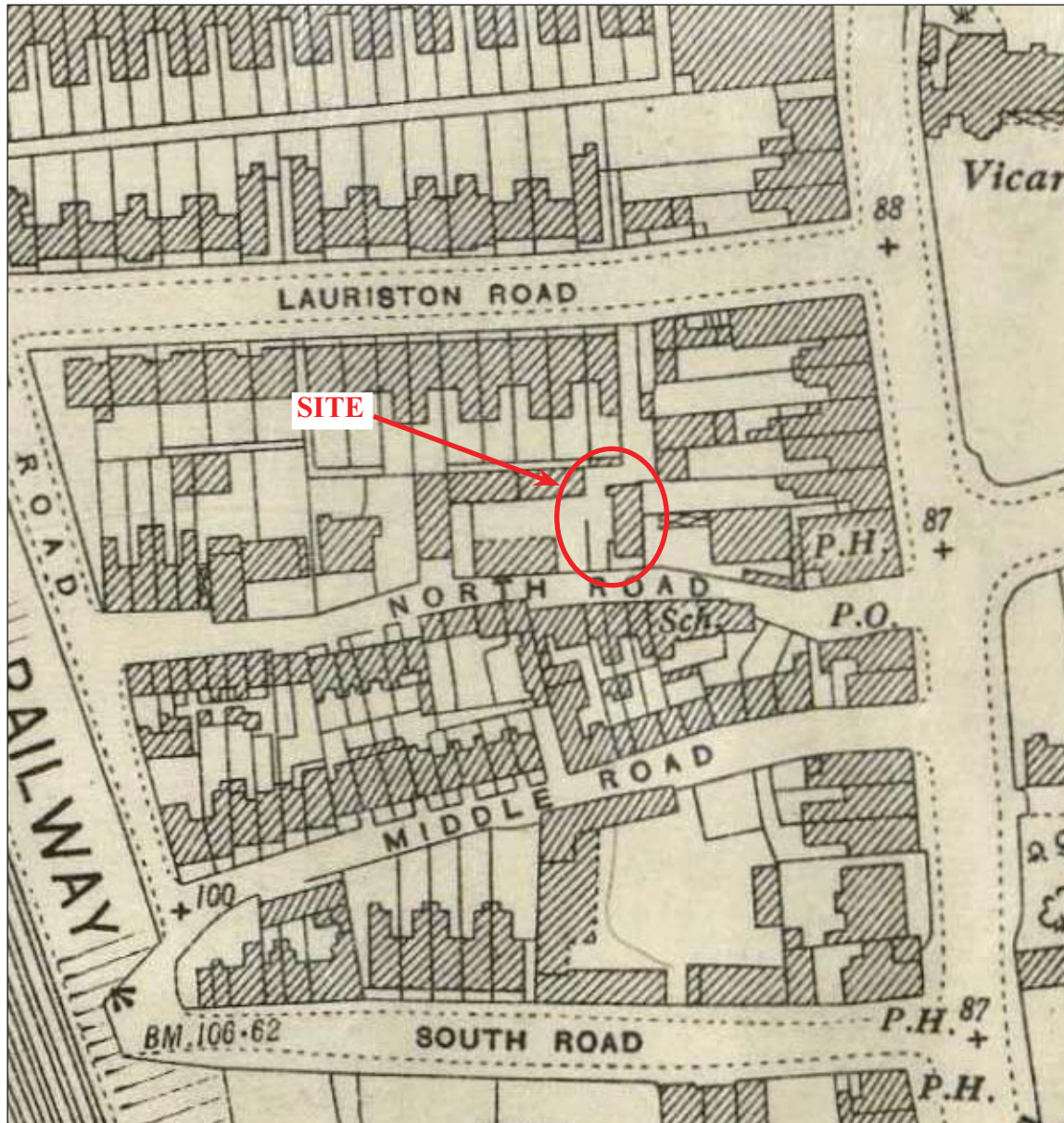
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24 North Road, Preston, Brighton,
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Building Recording

Figure 9. Third Edition Ordnance Survey, 1911.





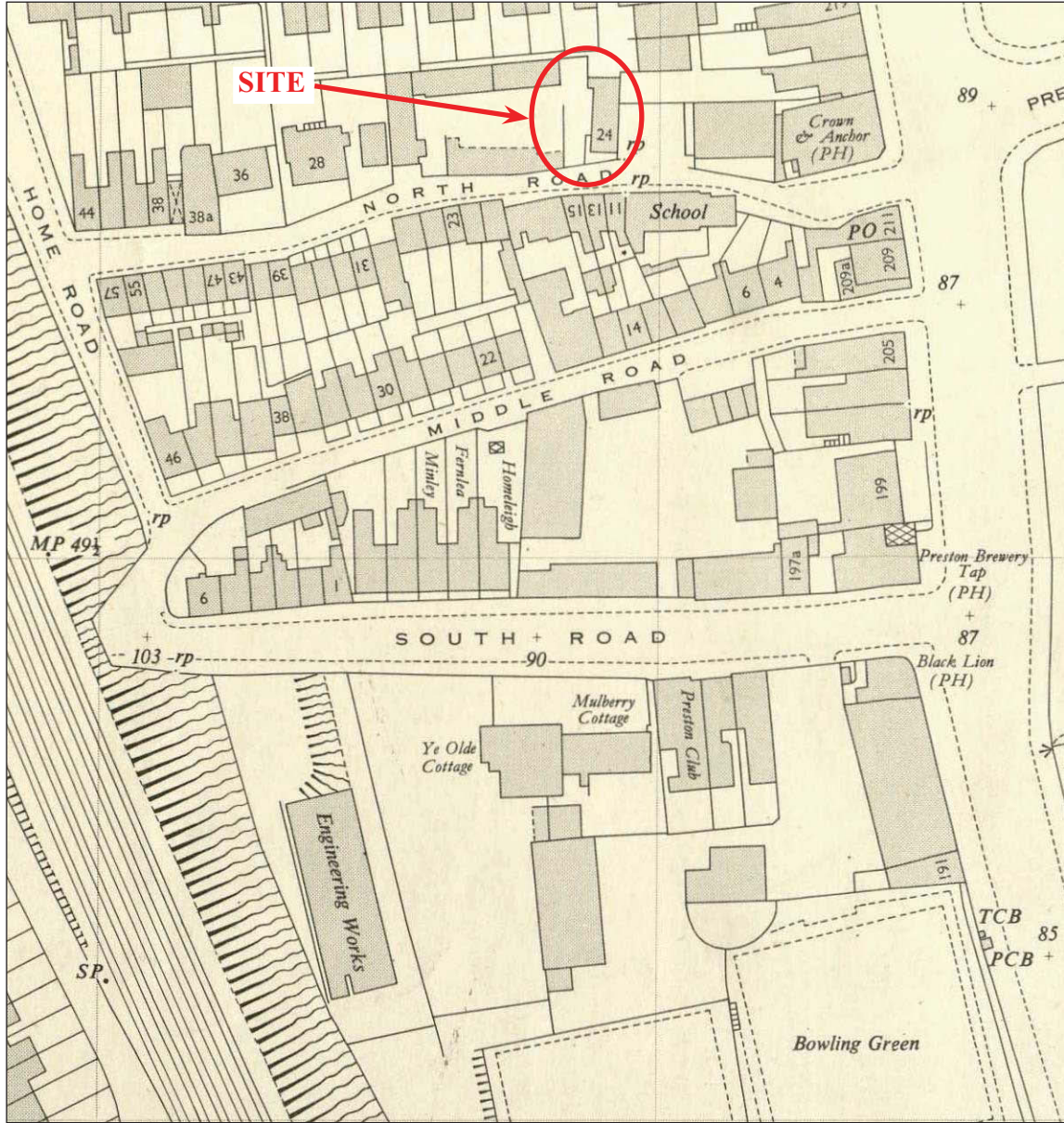
MNB 17/46



24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording

Figure 10. Ordnance Survey, 1931.



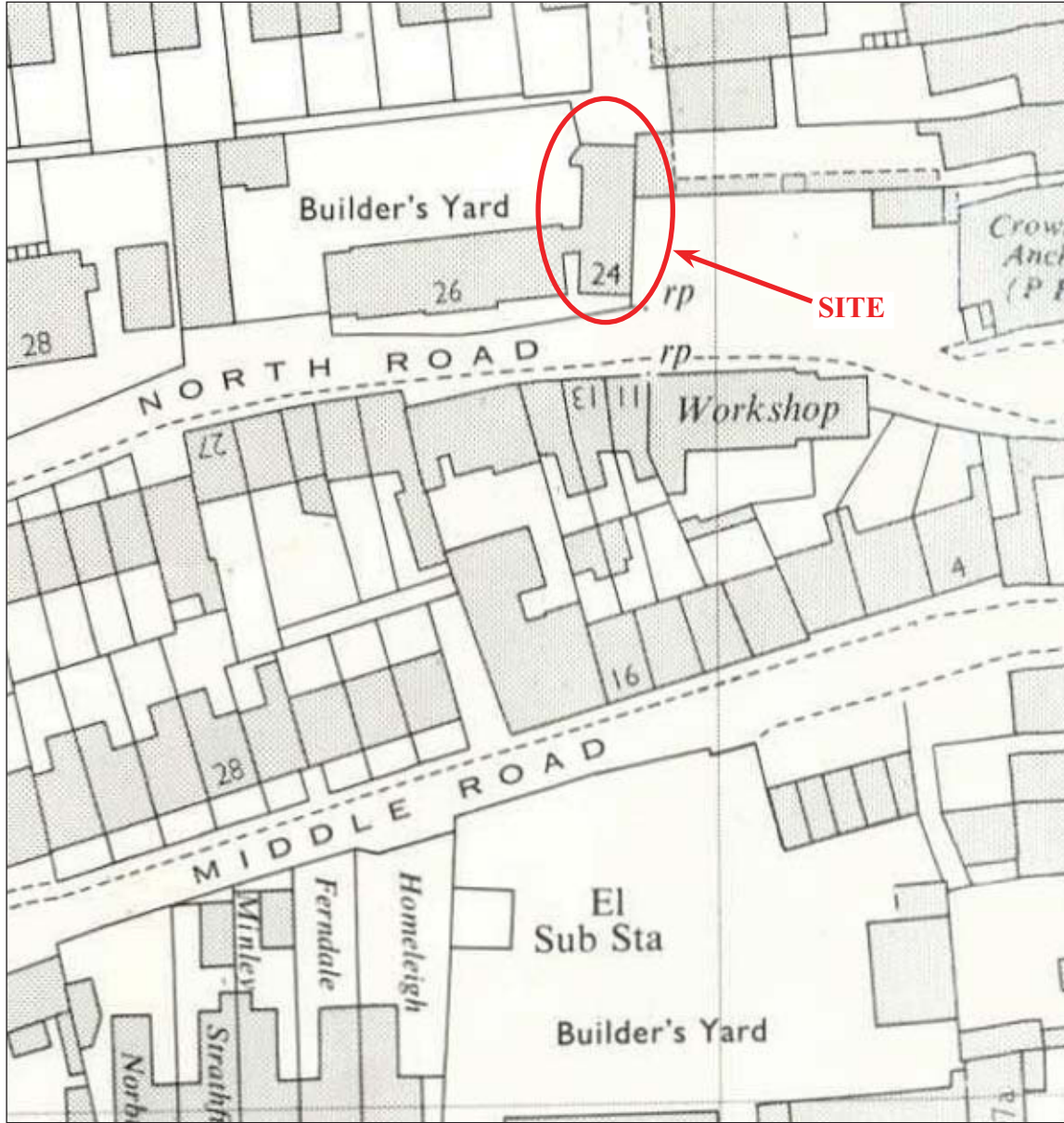


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24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording

Figure 11. Ordnance Survey, 1950.





MNB 17/46



24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording

Figure 12. Ordnance Survey, 1977.





Plate 1. General view of north side of building, looking South.



Plate 2. Close-up of west side of building, looking South-east.



Plate 3. Close-up of west side of building, looking East.



Plate 4. General view of west side of building, looking South-south-east.

MNB 17/46

**24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording
Plates 1 to 4.**

T V A S

SOUTH



Plate 5. Close-up of west side of building, looking North-north-east.



Plate 6. General view of west and south sides of building, looking North-east.



Plate 7. General view of north and west sides of building, looking South-east.



Plate 8. General view down North Road, looking East.

MNB 17/46

**24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording
Plates 5 to 8.**

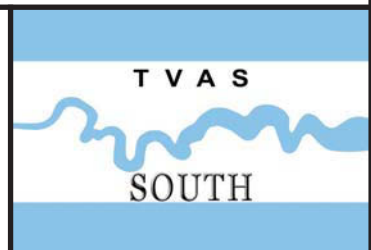




Plate 9. General view of south and east sides of building, looking North-west.



Plate 10. View through front door towards corridor G1, looking South.



Plate 11. General view of room G2, looking South-west.



Plate 12. General view of room G4, looking South-south-east.

MNB 17/46

24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording
Plates 9 to 12.

T V A S
SOUTH



Plate 13. General view of room F6,
looking North-west.

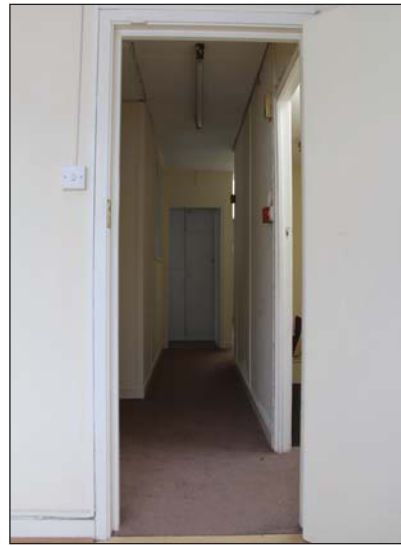


Plate 14. General view of corridor F1,
looking North from room F2.



Plate 15. General view of room F2,
looking West.



Plate 16. General view of room F5,
looking North-west.

MNB 17/46

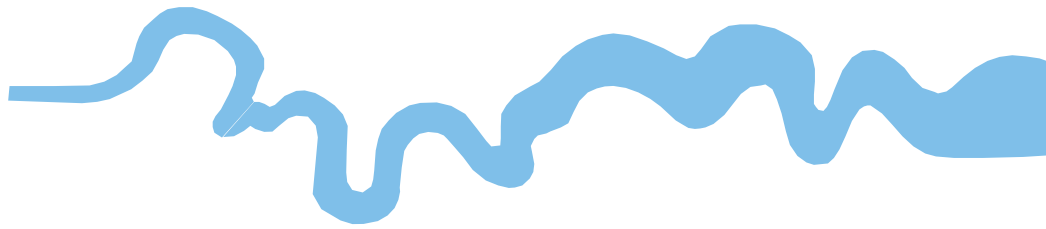
**24 North Road, Preston, Brighton,
East Sussex, 2018
Building Recording
Plates 13 to 16.**

T V A S
SOUTH

TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	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





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