

SUSSEX MASONIC CENTRE 25 QUEENS ROAD, BRIGHTON

Heritage Statement



Commissioned by RSP Architects Ltd

NGR: TQ 30892 04550



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25 QUEENS ROAD, BRIGHTON**

HERITAGE STATEMENT

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Commissioned by:
RSP Architects Ltd

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CONTENTS

List of Figures

List of Plates

Glossary of Terms

- 1.0** Introduction
- 2.0** Scope and Methodology
- 3.0** Site Location
- 4.0** Relevant Designations
- 5.0** Historic Background and Map Evidence
- 6.0** Historic Development of the Building
- 7.0** Statement of Significance
- 8.0** Impact Assessment
- 9.0** Acknowledgements
- 10.0** References

Figures

Plates

Appendix 1: Building List Description

Appendix 2: RIBA archive holdings relating to the Sussex Masonic Centre.

LIST OF FIGURES

- Figure 1** Site location and conservation areas
- Figure 2** Site plan
- Figure 3** Wetton & Jarvis map of Brighton, 1822
- Figure 4** 1:500 Ordnance Survey town plan, 1876
- Figure 5** Modern ground floor plan overlain onto 1876 town plan
- Figure 6** 1:2,500 Ordnance survey map, 1898 (surveyed 1896)
- Figure 7** Goad insurance plan, 1898
- Figure 8** 1:2,500 Ordnance survey map, 1911 (surveyed 1909)
- Figure 9** Early 20th century photographs of the site
- Figure 10** The site in 1949, looking south
- Figure 11** 1:2,500 Ordnance survey map, 1931 (surveyed 1929-30)
- Figure 12** 1:2,500 Ordnance survey map, 1952
- Figure 13** Ground plan, as existing
- Figure 14** First floor plan, as existing
- Figure 15** Second floor plan, as existing
- Figure 16** Third floor plan, as existing
- Figure 17** Cellar plan, as existing
- Figure 18** Roof plan, as existing
- Figure 19** Indicative phase plan of the building (ground floor)
- Figure 20** Proposed floor plans
- Figure 21** Proposed front elevations and sections
- Figure 22** Proposed rear elevations

LIST OF PLATES

- Plate 1** – The front elevation of the building, looking south-west.
Plate 2 – The front elevation of the building, looking north-west.
Plate 3 – The front elevation of No. 25, looking west.
Plate 4 – General view of the 1820s terrace, looking north-west up Queen's Road.
Plate 5 – General view of the 1820s terrace, looking south-west down Queen's Road.
Plate 6 – No. 25 Queen's Road, southern ground floor reception room, looking south-east.
Plate 7 – No. 25 Queen's Road, southern ground floor reception room, looking west.
Plate 8 – No. 25 Queen's Road, northern ground floor reception room, looking west. Note the inserted Phase 3 door.
Plate 9 – No. 25 Queen's Road, northern ground floor reception room, looking south-east.
Plate 10 – No. 25 Queen's Road, ground floor entrance hall, looking east.
Plate 11 – No. 25 Queen's Road, ground floor entrance hall, main stair, looking north-west.
Plate 12 – No. 25 Queen's Road, ground floor Phase 1 service passage. Note blocked windows.
Plate 13 – No. 25 Queen's Road, first floor *piano nobile*, view looking south.
Plate 14 – No. 25 Queen's Road, first floor stair and landing.
Plate 15 – No. 25 Queen's Road, first floor, southern circulation room. View looking north.
Plate 16 – No. 25 Queen's Road, first floor, southern circulation room. View looking south.
Plate 17 – No. 25 Queen's Road, second floor, Phase 1 northern principal bedroom. View looking south-east.
Plate 18 – No. 25 Queen's Road, second floor, Phase 1 northern principal bedroom. View looking north-west.
Plate 19 – No. 25 Queen's Road, second floor, Phase 1 southern principal bedroom. Note blocked fireplace. View looking south.
Plate 20 – No. 25 Queen's Road, second floor, Phase 1 south-western bedroom. View looking south.
Plate 21 – No. 25 Queen's Road, second floor, Phase 1 south-western bedroom. View looking north.
Plate 22 – No. 25 Queen's Road, second floor, Phase 1 central room. View looking south-east.
Plate 23 – No. 25 Queen's Road, middle cellar room, looking east.
Plate 24 – No. 25 Queen's Road, cellar, former rear lightwell, looking north.
Plate 25 – No. 25 Queen's Road, cellar, window to former rear lightwell, looking south-east.
Plate 26 – No. 25 Queen's Road, northern cellar room on suspected site of former service wing. View looking east.
Plate 27 – No. 24 Queen's Road, rear cellar room (suspected original kitchen). View looking east.
Plate 28 – No. 24 Queen's Road, front cellar room (suspected original scullery). View looking south.
Plate 29 – No. 24 Queen's Road, ground floor, modern lodge room. View looking east.
Plate 30 – No. 24 Queen's Road, ground floor, modern lodge room. View looking west.
Plate 31 – No. 24 Queen's Road, first floor. View looking west.
Plate 32 – No. 24 Queen's Road, second floor. View looking west.
Plate 33 – No. 24 Queen's Road, second floor. View looking east.
Plate 34 – No. 24 Queen's Road, former coal-hole in cellar.
Plate 35 – Site of billiard room to the south of No. 25, front elevation looking west. Note Phase 1 garden wall with additional later gate.
Plate 36 – Phase 1 garden wall to the south of No. 25, view from cellar fire escape looking north-east.
Plate 37 – Phase 1 bungaroosh garden wall to the rear of No. 24. View looking north.
Plate 38 – Front entrance to No. 25. View looking west.

- Plate 39** – No. 25, original architrave to suspected Phase 1 first floor service passage. View looking south-east.
- Plate 40** – No. 24, front elevation looking south-east.
- Plate 41** – No. 25 Queen's Road, northern ground floor reception room, original fireplace. Note Phase 3 inserted door. View looking north-east.
- Plate 42** – No. 25 Queen's Road, suspected Phase 2 stair to third floor.
- Plate 43** – No. 25 Queen's Road, Phase 3 bar on the site of Phase 2 billiard hall. Ground floor, looking south-east.
- Plate 44** – No. 25 Queen's Road, Phase 3 bar on the site of Phase 2 billiard hall. Ground floor, looking north.
- Plate 45** – No. 25 Queen's Road, foundation stone within Phase 3 bar.
- Plate 46** – No. 25 Queen's Road, surviving Phase 2 fireplace relating to former billiard room. View looking south.
- Plate 47** – No. 25 Queen's Road, Phase 3 entrance built on site of suspected Phase 1 service wing. View looking west.
- Plate 48** – No. 25 Queen's Road, Phase 3 entrance hall. View looking west.
- Plate 49** – No. 25 Queen's Road, Phase 3 ground floor antechamber. View looking west.
- Plate 50** – No. 25 Queen's Road, Phase 3 ground floor meeting room. View looking west.
- Plate 51** – No. 25 Queen's Road, Phase 3 first floor dining room. View looking north-east.
- Plate 52** – No. 25 Queen's Road, Phase 3 first floor front meeting room. View looking south.
- Plate 53** – No. 25 Queen's Road, Phase 3 main temple. View looking south-east.
- Plate 54** – No. 25 Queen's Road, foundation stone within Phase 3 ground floor entrance hall.
- Plate 55** – No. 25 Queen's Road, rear elevation of former billiard room. View looking south-east.
- Plate 56** – No. 25 Queen's Road, Phase 3 ground floor extension to rear of former billiard room. View looking south.
- Plate 57** – No. 25 Queen's Road, Phase 3 stair to the rear of former billiard room.
- Plate 58** – No. 25 Queen's Road, side elevation to Phase 3 northern extension. View looking north.
- Plate 59** – No. 25 Queen's Road, side elevation to Phase 3 northern extension. View looking north-west.
- Plate 60** – No. 25 Queen's Road, rear elevation to Phase 3 northern extension. View looking north.
- Plate 61** – No. 25 Queen's Road, Phase 3 ground floor window to front elevation, site of former billiard room. View looking east.
- Plate 62** – No. 25 Queen's Road, typical example of Phase 3 door, located within first floor stair to rear of former billiard room. View looking south-west.
- Plate 63** – No. 25 Queen's Road, Phase 3 stair and first floor circulation area. View looking east.
- Plate 64** – No. 25 Queen's Road, Phase 3 main stairwell.
- Plate 65** – No. 25 Queen's Road, rear elevation, modern second floor extension above former billiard room. View looking east.
- Plate 66** – No. 25 Queen's Road, modern second floor office above former billiard room. View looking east.

1.0 INTRODUCTION

- 1.1 In May 2023 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) carried out a historic building assessment of the Sussex Masonic Centre, 25 Queens Road, Brighton BN1 3XA (NGR: TQ 30892 04550; Figures 1 & 2). The work was carried out in order to assess the building's origins, historical development and significance, together with the impact of the proposed alterations on their significance, in order to inform future planning applications relating to its alteration.

2.0 SCOPE & METHODOLOGY

- 2.1 The intended purpose of this assessment is to give an overview of the date and sequence of construction of the building. It should not be regarded as a detailed archaeological record, nor should it be taken as definitive. Further research, particularly that undertaken during subsequent building works, is likely to refine and extend the understanding of the building and may require the re-assessment of its significance. Unless noted to the contrary, the assessment involved a visual inspection of the fabric, both internally and externally, including any accessible roof voids.
- 2.2 The site was visited by Michael Shapland and Susan Chandler on May 23rd 2023 in order to carry out the assessment.

3.0 SITE LOCATION

- 3.1 The Sussex Masonic Centre lies in the City of Brighton and Hove, on the western side of Queens Road, which is the principal route between the central train station and the seafront, c.700m to the south (Figures 1 & 2).
- 3.2 The site comprises a square plot of land c.850m², bounded to the east by Queens Road, to the west by Crown Gardens, and to the north and south by adjoining properties. Its principal entrance is to the east via Queens Road; it also encompasses No. 30 Crown Gardens to the rear. The site is terraced into the rising ground to the west, resulting in its Crown Gardens frontage lying c. 3m higher than its Queens Road elevation.

4.0 RELEVANT DESIGNATIONS

Listed buildings

- 4.1 25 Queens Road was listed at Grade II on August 20th, 1971 (Historic England National Heritage List, list entry number 1380794; Appendix 1). The listing describes it as a 3-4 storey stucco-fronted house built c.1830, probably by Amon Wilds and Charles Augustine Busby, which was enlarged by the addition of the Masonic Temple in 1928.
- 4.2 Although they do not lie within the site boundary, the decorative iron railings which run along the raised pavement on the western side of Queen's Road, directly opposite No. 25, are separately listed at Grade II (list entry number 1380798). They

are thought to date from c.1830, and to be contemporary with the construction of this side of the street.

- 4.3 List descriptions must not be treated as comprehensive schedules of those elements which are legally protected as, no matter what the grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building within the curtilage which predates July 1st, 1948 (Historic England 2018).
- 4.4 No. 24 Queens Road has only formed an integral part of the overall Masonic Centre complex since the early 1990s (Planning ref. 90/1901/LBC). It is not separately Listed and was not part of 25 Queens Road when the latter was Listed in 1971, so did not lie within its curtilage. It is therefore not considered as a designated heritage asset for planning purposes, although it is discussed as part of the foregoing report.
- 4.5 No. 30 Crown Gardens was constructed as part of a row of similar dwellings during the first half of the 19th century, before being extensively remodelled and extended in 2013 (BH2013/01609 & BH2013/01610). As with 24 Queens Road, it is not separately Listed, and seems to have historically operated as a distinct structure rather than being integrated within the curtilage of the Masonic Centre complex when this was Listed in 1971. It is likewise therefore not considered as a designated heritage asset for planning purposes and was not visited as part of the foregoing report.

Conservation Areas

- 4.6 25 Queens Road lies within the West Hill Conservation Area, which was designated in 1977 and extended in 1988 and 1995 (Brighton and Hove City Council 2005; Figure 1). The accompanying Conservation Area Character Statement describes the Sussex Masonic Centre as a 'building of note', one of a number of large, impressive properties on this side of the street.

Other Designations

- 4.7 There are no known Scheduled Monuments, Archaeological Notification Areas, Registered Parks and Gardens or other heritage designations associated with this site.

5.0 HISTORIC BACKGROUND AND MAP EVIDENCE

- 5.1 The 1822 map of Brighton shows agricultural land on the site of the Sussex Masonic Centre (Figure 3). Much of Queen's Road was laid out in its present form in 1845, in order to improve access between the town and the train station. The western side of the road between North Road and Church Street (including No. 25) predates this development, having been erected in the late 1820s or 1830s as Windsor Terrace, overlooking the cemetery of Hanover Chapel to the east. The western boundary wall and railings of this cemetery survive as the raised pavement and Grade II listed railings immediately adjacent to the front elevation of No. 25 (Collins 2010 262-5).
- 5.2 No. 25 Queen's Road was probably designed in the late 1820s by the influential architect and engineer pair Amon Wilds and Charles Augustine Busby, who worked in close collaboration in creating much of the look of Regency Brighton (Collins 2010). The earliest detailed plan of the site is the 1:500 Ordnance Survey town plan of 1876, which shows the site as a substantial residence arranged across the width of three standard building plots, including a pedimented porch in the location of the present front entrance, and a canted bay window towards the southern end of its rear elevation (Figures 4 & 5). Its garden plot extended further to the west and south, with a separate entrance gate off Queens Road. It encompassed two large greenhouses together with a number of smaller outbuildings.
- 5.3 To the western side of the present site, the 1876 town plan shows a row of six modest terraced houses arranged along Crown Gardens, with gardens and outhouses to their rear; one of these houses is still partially extant, the present No. 30 Crown Gardens.
- 5.4 The southern end of the present site encompasses No. 24 Queens Road, one of a row of large terraced residences which still extend further to the south. Its front elevation onto Queens Road had a flight of steps leading down to the cellar, and a presumed entrance porch stepped back on its northern side. The western half of its plot comprised a large garden with a glasshouse, fronting onto Crown Gardens. The house was remodelled and extended 1890-92, including a new box room and a flight of steps onto Queens Road, together with a number of other works.¹
- 5.5 In the late 1890s, No. 25 was donated to the Masons by the Kidds, a wealthy brewing family. The 1898 Ordnance Survey map (surveyed 1896) shows the site as little changed from 1876 (Figure 6), whilst the 1898 Goad insurance plan shows the construction of a single-storey building infilling the house's southern garden frontage onto Queens Road (Figure 7). This is presumably the billiard room added by the Masons in 1897:² this can be glimpsed in a photograph of 1911 (Figure 9). No further changes are identifiable on the Ordnance Survey map of 1911 (Figure 8).
- 5.6 The site was extensively remodelled in the mid-/late 1920s by John Leopold Denman (1882-1975) of Denman & Son, a local architectural practice. The entrance and frontage onto Queens Road gained its present form at this time, and the substantial Temple, meeting and dining room complex was built to the rear, fronting onto Crown Gardens. The club-house occupied the southern end of the site, on the site of the former billiard room. The refurbished building was formally opened in July 1928,³ although it appears to have been already substantially complete by 1926 (Figures 9 & 10; Appendix 2).

¹ ESRO, ref. DB/D/52/1169, DB/D/52/1178A, DB/D/8/3580 & DB/D/8/3367

² ESRO, ref. DB/D/7/4582

³ <https://burrellodge.org.uk/history-of-burrell-lodge/> [accessed 1st May 2023]

5.7 No. 24 Queens Road has historically been a distinct address from the Masonic Centre and had been remodelled to accommodate a shop at ground level at an early date (Figure 9). In 1928 it was occupied by Norman Muir Wilson a publisher of picture postcards.⁴ It is still shown as a separate house on the Ordnance Survey map of 1931, and again in 1951, when it housed a post office (Figures 11 & 12). It was apparently altered to its present form in the early 1990s, and a three-storey rear extension added (Planning refs 90/1901/LBC & 90/1900/F).

5.8 More recent planning applications affecting the site are as follows:

- Installation of lift to rear of building (BH2001/01795/LB & BH2001/01794/FP).
- 30 Crown Gardens: side/rear extension & conversion from flat & maisonette to 2 single dwelling houses (BH2003/02281/FP).
- Formation of new internal window opening at ground floor, adjacent to main entrance doors. Design to match existing window opposite (BH2009/00192).
- Demolition of existing house and erection of 3no three-bedroom terraced houses and provision of basement storage area for use by Masonic Centre (BH2012/02601).
- Refurbishment and alterations to existing house including raised roof height and front dormer. Erection of adjoining 3-bedroom house (Use Class C3) to South of existing dwelling and provision of basement storage area for use by Masonic Centre (BH2013/01609).
- Refurbishment and alterations to existing house including raised roof height and front dormer. Erection of adjoining 3-bedroom house (Use Class C3) to South of existing dwelling and provision of basement storage area for use by Masonic Centre (BH2013/01610).
- Change of use to part of building at basement, ground, first and second floor level from masonic centre (D2) to office (B1) with installation of dwarf wall with railings and opening up of lightwell to front (BH2019/01336).
- Internal alterations to layout to facilitate change of use to part of building at basement, ground, first and second floor level from masonic centre (D2) to office (B1). External alterations incorporating installation of dwarf wall with railings and opening up of lightwell to front (BH2019/01337).
- Internal alterations to third floor to provide disabled toilet (BH2019/01339).

⁴ ESRO, ref. COR 3/2/1928/2

6.0 HISTORIC DEVELOPMENT OF THE BUILDING

- 6.1 The Masonic Centre site presently comprises a four-storey frontage onto 25 Queen's Road, which has been adapted from an early 19th century gentry house (Plates 1 & 2). To the south is a second former house (historically No. 24 Queen's Road), which is of three storeys: the houses are linked by a two- and three-storey annexe, and both incorporate cellars. To the rear of No. 25 is the principal temple complex of 1928, which centres on a large temple with a double-height dining room beneath, and a large stair and circulation area on its northern side, together with associated smaller rooms and ancillary spaces.
- 6.2 A set of as-existing plans of the Masonic Centre have been provided by the client (Figures 13-18). An indicative phase plan of the building has been prepared to illustrate the findings of this assessment (Figure 19).

Phase 1: 1820s

Layout

- 6.3 Nested within the street frontage of No 25 Queen's Road is a coherent remnant of the large early 19th century gentry house on this site (Plate 3). Historically this formed the central and most prestigious element of the late Georgian terrace of fourteen other houses between Church Street and North Road, which were designed in the late 1820s by Amon Wilds and Charles Augustine Busby (Plates 4 & 5). Only the southern three bays of this house survive: the northern end was probably a subservient annexe and was demolished during the works in the 1920s.
- 6.4 Internally, the ground floor of the house comprised two principal reception rooms to either side of a central entrance hall and stair (Plates 6-11). All three rooms retain much of their original layout and would have been accessed via a circulation area to the rear (Plate 12). The southern reception room would have been the larger of the two, although it has been incorporated into the adjacent bar area, and a lift inserted.
- 6.5 The first floor probably served as a *piano nobile* or main entertaining space, with the principal access from the southern side of the stairwell (Plates 13-14). It is likely to have comprised a large unbroken space along the house's street frontage, whilst the south-western room was probably always separate, as indicated by the skirting and fireplace (Plates 15-16). The present corridor to the north of the stairwell was also in existence, probably operating as a service access from the vanished northern end of the house, which would have had its own separate stair.
- 6.6 The second floor would have housed three principal bedrooms, plus a smaller dressing room or circulation area, accessed from the stair landing (Plates 17-22). The third floor appears to be a later addition.
- 6.7 Below the house runs a cellar, accessed from beneath the main stair. The layout of the surviving section broadly reflects the tripartite division of the ground floor, with a circulation area and stair flanked by storage rooms: there is no evidence this part of the house was ever used for preparing food (Plate 23). To the rear ran a lightwell, which is visible on the 1876 town plan (Figure 4): this would probably have provided service access to the grounds of the house, as well as to the former northern wing. This lightwell has become enclosed, but the original external windows, doors and brick floor relating to its previous existence are still present, as is the brick vault relating to the former rear steps from the garden into the house (Plates 24-25).

6.8 The form and layout of the lost northern end of the house is unknown, but it is probable that it comprised a service wing with a kitchen and scullery within the cellar or at ground level, and servants' accommodation above. The cellar has been substantially replaced by a 20th century plant room, although some historic brickwork survives along the base of the eastern street frontage (Plate 26).

6.9 The layout of No. 24 Queen's Road would presumably have followed the standard pattern of comparable houses in the locality: a pair of reception rooms at ground level with a passageway and stair, a kitchen and scullery in the cellar, family bedrooms at first floor level and servants' accommodation to the second floor (Plates 27-33). The majority of the house's internal fabric was replaced in the 1990s, leaving little upstanding aside from the front elevation and the side external walls. A vaulted coal hole lies beneath the pavement to the east of the house (Plate 34).

Wall Construction

6.10 Where visible, the external walls of both Nos 24 & 25 Queen's Road are constructed from brick, albeit with the majority clad in stucco render externally and concealed internally by plaster. The stucco to the front elevation is relieved by engaged pilasters with decorative anthemion and palmette capitals bearing a restrained entablature to second floor level (Plate 3). The original stuccoed garden wall is present to the southern side of the house at pavement level, where it incorporates two megalithic gateways: the northern is original and can be discerned on the 1876 town plan, whilst the southern was added for symmetry after 1911, probably during the works of 1926-8 (Plates 35 & 36; Figure 9).

6.11 As with many houses of this period in Brighton, areas of this brickwork probably gives way to bungaroosh: a low quality conglomerate of bricks and cobbles set into a thick lime mortar. Much of this is concealed, but bungaroosh is visible to the rear of No. 24, where the former garden walls between Nos 23 & 25 partially survive, as well as to the front garden wall of No. 25 (Plates 36 & 37). The non-load bearing internal walls are likely to be of timber studwork.

Doors & Windows

6.12 In terms of doors, the original front door to No. 25 appears to be a later replacement, although it retains its original recessed Classical porch of fluted Doric columns bearing an architrave of triglyphs and mutules (Plate 38).

6.13 Internally a handful number of original doors and architraves survive:

- The four-panelled door to the west wall of the northern reception room at ground level (Plate 8);
- The southern doorway to the first-floor landing retains its original moulded architrave (FFD12; Plate 14);
- The northern doorway to the large first-floor room retains its original moulded architrave (FFD22; Plate 39);
- The southern doorway to the second-floor landing retains its original moulded architrave (SFD10).

6.14 In terms of windows, the best-preserved is that to the former rear lightwell in the cellar, which preserves a four-over-four pane sash with a segmentally arched head (Plate 25). To the front elevation all the ground floor windows retain their original

moulded architraves and panelled aprons (Plates 6 & 9). The sashes themselves are likewise original, although they have been re-glazed and several original glazing bars removed to form the present two-over-two larger-pane sashes, probably in the second half of the 19th century (Plate 3). At first-floor level the southern two windows are original, with their architraves, panelled aprons and six-over six pane sashes intact. This is also true for the window to the north of the central oriel at this level (itself a later insertion: see Phase 2). The northern-most window to what remains of the original house has been replaced, although its architrave and panelled apron remain. The windows to the second floor are all original, together with their panelled aprons, although the dentilled pelmet here is a recent confection (Plates 17 & 19).

- 6.15 All of the windows to the rear of the house (above the lightwell) have been replaced by later remodellings. Those to the former ground level service passage have been blocked but retain their sills (Plate 12).
- 6.16 Turning to No. 24 Queen's Road, none of the original doors or associated fixtures are extant. In terms of windows, only the northern sash window to the front elevation at first floor level is original (Plate 40).

Fireplaces

- 6.17 The only historic fireplace to remain visible is that to the northern reception room at ground level, which has a dark veined marble chimneypiece with moulded jambs and a plain, deep shelf, and is typical of the restrained style and execution of the Regency period (Plate 41; Calloway 1996, 187-191). It is infilled with a modern grate and tiles. A second fireplace is probably extant to the southern bedroom at second floor level, which appears to retain a slender moulded surround, albeit boarded over and largely concealed (Plate 19). A third boarded-over fireplace exists to the middle room at second floor level.
- 6.18 Turning to No. 24 Queen's Road, no original fireplaces are extant, although the original chimney-breasts are retained to the southern wall from the cellar up to second floor level (e.g. Plate 27).

Stairs

- 6.19 The original main stairs to No. 25 Queen's Road are present within the front entrance hall, from which they are complete to second floor level (Plates 11 & 14; the flight to the third floor appears to be a slightly later addition). It is of open-well type with quarter-pace landings and an open string decorated with consoles to the stair-ends. It has a sinuous ramped handrail supported on plain stick balusters and turned newel-posts (plain and vase-shaped): the handrail terminates in a spiral at ground level, with an associated curtail step. It is of typical Regency type for a house of this status (Calloway 1996, 192-5). The associated stairs down to the cellar are modern.
- 6.20 No historic stairs are extant within No. 24 Queen's Road.

Floors & Ceilings

- 6.21 The majority of the floor throughout the house would have been of softwood boards and joists, although their survival and extent is presently concealed. The only visible historic floor surface is that within the cellar, which is floored with brick pavoids and tiles (Plates 23-24). Nevertheless, significant stretches of original moulded skirting are extant to many of the rooms, together with the stairwell to second floor level. The height and elaboration of these skirtings increases towards the ground floor of the house and is greatest to the two principal reception rooms at this level.
- 6.22 The ceilings would have been made from lath and plaster, a section of which is visible within the cellar. This would have been finished with a cornice: as with the skirting this was at its most elaborate within the principal reception rooms, and decreased in richness as one moves up through the house. The cornice within the southern ground-floor reception room is the most decorative, bearing an acanthus leaf pattern interspersed with rosettes (Plate 7): the room's smaller northern counterpart bears a more restrained reeding, implying this was a study or similar (Plate 8). All the cornices to the ground floor entrance hall and stairwell have been removed.
- 6.23 No. 24 Queen's Road was extensively rebuilt in the 1990s, meaning that the extent of original surviving floors and ceilings is likely to be limited.

Phase 2: late 19th century

- 6.24 Towards the mid-/late 19th century, the house appears to have been extended up to third floor level. Three more rooms were inserted, reflecting the second floor layout, probably bedrooms for lesser family members such as a nurse and nanny's bedroom. The only substantial piece of early fabric relating to this phase is the dog-leg stair, which has turned newel-posts (of a different type to those at ground level), stick balusters, and lacks the ramped and scrolled handrails of the earlier main stair (Plate 42). A new chimney-stack appears to have been inserted to provide heat to the central room at this level, and perhaps also the central second-floor room, which may not have been heated originally.
- 6.25 No. 25 was donated to the Masons by the Kidds in the late 1890s. In 1897 a single-storey billiard room had been erected on the southern side of the original house, infilling its former garden frontage onto Queens Road.⁵ Its foundation stone was laid by the Provincial Grand Master, the Duke of Connaught and Strathearn in November 1897, and is still present within the present ground floor bar area (Plates 43-45). This part of the site was heavily remodelled during the 1920s, although the ground floor fireplace with its Arts-and-Crafts overmantle does appear to have been retained (Plate 46).
- 6.26 The street frontage to No. 25 bears two features which may belong this period. The present front door is a two-leaf half-glazed door with richly moulded raised-and-fielded panels and a prominent brass letterbox and plate (Plate 38). It is not executed in the Art Deco style of the 1920s works, neither is it of obviously Regency character, so it would make sense as a minor intervention dating to this early phase of the building's change of use. Above, a canted oriel window has a large-pane sash with horns, consistent with a late 19th century date (Plate 3). Turning to No. 24 Queen's Road, the first-floor window to the front elevation is of comparable type,

⁵ ESRO, ref. DB/D/7/4582

although both may have been installed earlier in the 19th century and been re-glazed (Plate 40).

Phase 3: mid-1920s

Layout

- 6.27 During the mid-1920s, No. 25 was enlarged and extensively remodelled under the oversight of John Leopold Denman. On the northern side of the building the suspected former service wing was replaced with a new purpose-built Masonic complex (Plate 47). At ground level this comprised a capacious entrance hall and stair, which connected with the retained portion of the Phase 1 house (Plate 48). To the south a temple and dining room are accessed via an antechamber; a cluster of ancillary spaces including a kitchen, servery, cloakroom and WCs lies to the rear of the main stair (Plates 49-50). Above, the first floor is dominated by a double-height main dining room, with a servery on its northern side (Plate 51). The first floor of the main house was converted into additional kitchen space at this time (Plate 13), and a small meeting room built on the new building's Queen's Road street frontage (Plate 52). Above, the new wing accommodated a second floor kitchen, adjacent to which is a minstrels' gallery overlooking the dining room. The third floor is occupied by the main temple, which lies above the dining room and is surmounted by an elaborate dome (Plate 53). The remaining rooms at this level, accessed off the main stair, are used for the storage and display of Masonic artefacts. The cellar is occupied by a large plant room accessed from below the main stair: although this is thought to incorporate a limited amount of fabric from the Phase 1 cellar here, it is essentially an artefact of the 1920s in its present form (Plate 26).
- 6.28 Confusingly, a foundation stone set within the entrance hall was laid in June 1919 to commemorate the erection of a temple on this site (Plate 54). It is possible that this relates to a temple formed within the old northern wing of the Phase 1 house, before this was demolished in the 1920s.
- 6.29 Aside from the loss of its northern wing, the original house at No. 25 was also remodelled at this time. At ground level its rear lightwell was infilled, and its surviving northern reception room was given a new entrance (Plates 24 & 41). The southern reception room was opened up with the walls partially removed to the entrance hall to the north and the billiard room to the south (Plates 6-7); the billiard room was largely rebuilt (see below). Further large openings were also made into the rear service passage (Plate 11). At first floor level the front three rooms became a single ancillary space (Plate 13). The layout at second and third floor levels was largely retained, aside from the enlargement of the rear southern room at second floor level.
- 6.30 To the south, the single-storey Phase 2 billiard room was raised to three storeys in height and extended to the rear, including the insertion of WCs and a stair (Plates 43, 44 & 55). The ground floor became the present bar area, with an enlarged opening made into the retained Phase 1 house. A smaller room added to the rear is presently used for circulation (Plate 56). The new first floor houses a dining room to the front with a smaller meeting room to the rear, accessed off the newly inserted stair (Plate 57). The passageway and offices at second floor level are a modern addition.⁶

⁶ Planning refs 90/1901/LBC & 90/1900/F

Doors & Windows

- 6.31 This phase of Masonic work throughout the building is characterised by a large assemblage of doors and windows in the Art Deco style. The front elevation to the new northern wing is a good example of this, with its front entrance doors bearing cruciform lights, which are echoed on the flanking windows; a horizontal monogrammed light lies above (Plate 47). The windows are surrounded by a simple rectilinear architrave with a triglyph decoration and roundels at its corners, a design which is repeated across the doorways and windows belonging to this phase. The windows above and to the rear comprise steel Crittall casements of much more utilitarian type: those to the main dining room are round-headed and of considerable size, and incorporate a large canted bay (Plates 58-60). The main stairwell is topped by a stained glass light.
- 6.32 At ground level the rebuilt billiard room on the southern side of No. 25 has steel-framed windows with small panes, set within plain architraves. The central of these windows bears a stained glass panel of the royal coat of arms (Plates 35 & 61). Above, the windows are again Crittall casements, with external architraves that have triglyphs and roundels in the same manner as elsewhere. To the rear extension the windows are principally modern, but with further steel Crittalls present (Plate 55).
- 6.33 Internally, the standard door from this phase of work is half-glazed in a manner which echoes the building's external windows, with small panes surrounded with a slender glazed border (Plate 62). The doors to the principal spaces – such as the temples and dining rooms – are typically heavier, unglazed and more Edwardian in style, although those to the main dining room bear oculi (Plates 50-51). Another variant to the lesser rooms and cupboards has three quite simple panels set vertically, in a distinctively Modernist fashion (Plates 41 & 52). Whilst most early doors exist, a proportion have been replaced with modern fire doors.

Floors and Ceilings

- 6.34 A similar decorative palette is continued across many of the ceilings to this phase of the building, especially within the principal rooms. Many of the ceilings are coffered due to the concealed grids of steel beams, providing opportunities for decorative elements including a wave-like pattern with palmettes to the main stair and circulation areas, and the ground floor temple and dining room. A Greek key pattern is present to the main dining room at first floor level, which has symbolic significance for the Masons with regard to the Labyrinth (Curl 1990, 34). The most decorative ceiling is that to the main temple, whose dome is painted in the manner of a starry firmament around a sun, ringed by the signs of the Zodiac, which is another common Masonic motif (Plate 53; Curl 1990, 45-6). This was painted by the artist Louis Ginette (1875-1946).
- 6.35 The floors across this phase bear a variety of treatments, of which the most distinctively Masonic is the black and white chequer (the mosaic pavement), which is symbolic of the duality of good and evil forces in the world, as well as the ground floor of King Solomon's Temple. Wooden parquet is dominant to the dining rooms and ancillary spaces, whilst the main stair, rear stair and upper floor circulation areas are of black-bordered terrazzo (Plate 63). The majority of the original moulded skirting is also present.

Stairs

- 6.36 The main stair is a grand Art Deco affair which has a straight flight at ground level before ascending around a capacious central well (Plates 48 & 63-4). The secondary stair to the rear of the former billiard room is more modest in scale but no less finely executed, with cruciform cast iron balusters bearing a central rosette motif, and a knotwork pattern to the terrazzo treads (Plate 57).

Fixtures and Decoration

- 6.37 Due to its ongoing Masonic function the building abounds with decorative elements and paraphernalia, much of which is of some age and intrinsic to the building's function, albeit not affixed to its fabric and so will not be described here. Some permanent fixtures of note are the brass and green glass chandelier to the stairwell (Plate 64), the wooden panelled dados to the meeting and dining rooms, and the Art Deco ventilation grilles to the ground floor dining room and the main temple, whose organ and fixed benches are also of particular significance (Plate 53).

Phase 4: modern

- 6.38 The Masonic Centre has received many alterations from the mid-20th century onwards, the majority of which are minor in nature and will not be rehearsed here. More significant interventions are as follows:
- 6.39 In 1990 No. 24 Queen's Road was amalgamated into the rest of the Masonic complex.⁷ The interior of the building seems to have been largely replaced, leaving only the external walls, and a three storey extension was added to the rear (Plates 29-33 & 55). The former shop frontage onto Queens Road was replaced with rusticated stucco set with sash windows (Plate 40). The ground floor was formed into a Lodge room, with a mosaic floor, fixed seating, and panelled walls bearing the crests of regional Lodges (Plates 29-30). The dining room and open-plan offices to the floors above contain no features of note.
- 6.40 As part of the works to No. 24, the ground floor of the former billiard room immediately to the north was partially subdivided and a stair inserted to the cellar. The western part of this space became an anteroom for the new Lodge room created within the adjacent building (Plate 56). Further access into No. 24 was provided with the addition of a third storey onto this part of the site, linking across to the top floor of No. 25 as well as accommodating additional office space (Plates 56 & 65-6). The rear of this part of the site has been equipped with a number of external fire doors and escapes.
- 6.41 A lift was inserted to the rear of No. 25 in 2001 (Plates 7 & 16).⁸

⁷ Planning refs 90/1901/LBC & 90/1900/F

⁸ Planning refs BH2001/01795/LB & BH2001/01794/FP

7.0 STATEMENT OF SIGNIFICANCE

7.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the significance and setting of a historic building should be considered as part of the planning process:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.⁹

7.2 The foregoing discussion of the building's significance and setting is based on the understanding of its development related above, using Historic England guidance and terminology (English Heritage 2008; Historic England 2017; Historic England 2019). Within each of the categories of heritage value explored below, the following degrees of significance are adopted here:

- **Exceptional:** elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena.
- **High:** elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument.
- **Moderate:** elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.
- **Low:** elements that are of low value in general terms, or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
- **Negative:** elements that are actively detrimental to the significance of the place, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

Historical value

7.3 Historical value derives from the way in which past people, events, and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things rarity of survival, the extent of associated documentation, the ability to characterise a period, and association with other monuments.

7.4 The earliest phase of No. 25 represents the survival of a coherent portion of a former gentry house, designed in the late 1820s by Amon Wilds and Charles Augustine Busby to stand as the centrepiece of a substantial late Georgian terrace

⁹ <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> (updated 5th September 2023)

running along the western side of Queen's Road. The house is thought to have lost its original service wing on its northern side, but otherwise its original layout of ground floor reception rooms, main stair, cellar, and upper floor entertaining spaces and bedrooms are retained. Key survivals from this period are the stair itself, decorative cornices, a door and a fireplace at ground level, several door and window architraves and an intact sash window within the cellar. The historical value of this primary fabric is considered to be *Moderate/High*, as a surviving example of a speculative gentry dwelling dating from the period of Brighton's Regency expansion. The remnant of its former front and rear garden walls are of some age but no particular architectural merit: their historical value is considered to be *Low*.

- 7.5 To the south, almost no early architectural features remain from the contemporary house at No. 24, which is far more typical of Brighton's Regency terraces. Its historical value is therefore considered to be *Low*, with the exception of an original sash window and a later 19th century oriel window to first-floor level, whose historic value is considered to be *Moderate*.
- 7.6 The third-floor stair and first-floor oriel window to the frontage of No. 25 are considered to be of *Moderate* historic value, as evidence for its continuing adaptation according to changing needs and fashions by its gentry owners during the later 19th century.
- 7.7 Little is extant of the Phase 2 1897 billiard hall to the south of No. 25 aside from its foundation stone and a fireplace. These features are considered to be of *Moderate* historic value as survivals of the earliest Masonic interventions into the site.
- 7.8 The remodelled Masonic Centre of 1926-8 (Phase 3) represents a significant episode in the development of the building. The architectural character of Masonic structures is usually deliberately archaic, for example the use of Classical styles, meaning that the front elevation of the pre-existing townhouse would have been considered highly suitable (Curl 1990, 106). However, the masons also sometimes challenged architectural convention with their originality, not least with the Art Deco headquarters of the United Grand Lodge of England in London's Great Queen Street, which is an exact contemporary of the present structure (Historic England 2017b). The architect John Leopold Denman very successfully combined the building's existing Classical frontage with his Art Deco scheme externally, even making the new work subservient to the old. Despite its bulk, the new principal dining room and temple was effectively concealed, and prominent only from the narrow passage along Crown Gardens. Internally, Denman used a much freer hand in realising his designs, which remain substantially intact and – importantly – in continuing use for the purpose they were intended. Although Denman is not a renowned architect, he was a RIBA member and he has been the subject of limited academic research.¹⁰
- 7.9 Externally, key aspects of this phase are the ground floor of the Queen's Road frontage, particularly the new main entrance and the stained glass to the former billiard hall. The new first floor to the former billiard hall also represents a satisfying, albeit restrained, Art Deco assemblage; the upper floors and rear elevations of the new northern block are more utilitarian and of lesser interest. Internally, this phase is more dominant: key spaces are the entrance hall, main stair, main and lower temples, main and lower dining rooms, together with various meeting rooms and antechambers. The great dome of the main temple is of particular note, decorated

¹⁰ Dissertations by George J Baxter and C I C MacKellar, 1976-8 (ESRO ref. ACC 9640/9)

by Louis Ginnett (1875-1946) a mural painter and a designer of stained glass who exhibited widely in his lifetime, including at the Royal Academy, and was one of the British artists selected in 1912 to be exhibited by the British Council in Venice.¹¹

- 7.10 In contrast, the Masonic remodelling of No. 24 Queen's Road is much more limited in scope and recent in date, having only been undertaken in the early 1990s. This essentially comprises the ground floor Lodge room and its associated antechamber, which is well crafted and contains numerous notable crests, but is not a particularly exceptional example of its type, which is represented far better within No. 25. Its historical value is therefore considered to be *Negligible*.

Aesthetic value

- 7.11 Aesthetic value derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design for a particular purpose, but more fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.
- 7.12 Externally, the street frontage of No. 25 Queen's Road represents the successful marriage of Modernism and Art Deco designs with the Classical style of the pre-existing house. Of particular significance is the house's Regency frontage, the Art Deco block to the southern side of the former house, and the ground floor and entrance of the Art Deco block to the north, which are all considered to be of *Moderate/High* aesthetic value. The aesthetic value of the more utilitarian upper floors and rear elevations of the northern block are considered to be *Low*.
- 7.13 Internally, No. 25 has several spaces of *High* aesthetic value: the Regency main stair, the entrance hall and stair, the main and lower temples, and the main dining room. Of lesser, although still *Moderate* aesthetic value are the lower dining room and antechamber, the principal ground floor rooms of the Phase 1 house, the northern first-floor meeting room and the general Art Deco circulation areas and southern rear stair. The internal aesthetic value of the other spaces, including the former billiard room and cellars, is generally considered to be *Low*.
- 7.14 Turning to No. 24 Queen's Road, its front elevation has been heavily remodelled over time, with a negative impact on its original Georgian character and proportions. Its aesthetic value is considered to be *Low*. The rear elevations have been heavily impacted by modern work, meaning their aesthetic value is considered to be *Negative*. Internally the ground floor Lodge room is considered to be of *Low* aesthetic value, whilst that of the remaining spaces is *Negligible*.

Communal value

- 7.15 Communal value is based on the multivalent meanings a place may have for contemporary society. Commemorative and symbolic values are founded in collective memory and historical identity, while social value often derives from contemporary uses of a place. Spiritual value can come from the customs and teachings of organised religion as well as less formal beliefs and is often associated with places sanctified by a long tradition of veneration.

¹¹ <http://arts.brighton.ac.uk/alumni-arts/louis-ginnett>

- 7.16 Masonic Centre at No. 25 Queen's Road has been the focus of Masonic life across the county for over a century, and the place of innumerable gatherings, ceremonies and communal occasions throughout that time. The architecture and fixtures of the Phase 3 Masonic temples in particular will have considerable symbolic value, as mnemonics of the Temple in Jerusalem, as well as other aspects of allegory and iconography (detailed in Curl 1990). The communal value of these spaces is therefore considered to be *High*; that of the building overall *Moderate*.
- 7.17 No. 24 Queen's Road has only relatively recently been subsumed into the wider Masonic complex on this site, meaning that its communal value is considered to be *Negligible*.

Setting

- 7.18 Closely allied to the building's heritage values is the contribution its landscape setting makes to its significance, and how it is experienced within the context of its wider surroundings. Whilst this is predominantly a visual consideration, it is also influenced by environmental factors such as noise and smell, as well as by a deeper understanding of the historic relationship between places, even where there is no line-of-sight between them (Historic England 2017a).
- 7.19 The front elevation of the Masonic Centre occupies a prominent position on the principal road from Brighton train station leading down to the seafront. It is elevated above the carriageway and forms the central and most prestigious element of the Regency terrace of fourteen other houses between Church Street and North Road. Whilst the majority of these houses have since been converted into shops at ground level, this overall architectural scheme is still clearly readable into the present. Regarding the later Masonic phases of the building, although these are equally prominent to the street frontage, the Art Deco architecture is subservient to the earlier house. The focus of Masonic practice is concentrated on interior spaces, with many important rooms often lacking windows at all, meaning that the building's setting is of lesser significance to its present-day purpose than it was to the original builders of the terrace.
- 7.20 In contrast, the Masonic Centre's rear elevation fronts onto Crown Gardens, a narrow pedestrian passage of modest terraced houses set well back from Brighton's arterial routes. Despite its scale, the main Masonic temple is not prominent from this location, given its set-back from the property boundary and the presence of smaller dwellings hemming it in.
- 7.21 Based on the above, it is considered that the present setting of the Masonic Centre makes a *Moderate* contribution to its overall significance, to the front elevation only. This makes a *Moderate* contribution to its overall significance, with particular relevance to the earliest phases of the building rather than its subsequent Masonic usage.

8.0 IMPACT ASSESSMENT

National Planning Policy

- 8.1 The *National Planning Policy Framework* (NPPF) requires that the potential impact of a proposal upon the significance of a heritage asset should be considered as part of the planning process:¹²

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 8.2 The current set of proposed alterations to the building are therefore considered below, informed by the understanding of its age, development and significance presented above. This includes direct impacts to the building's physical fabric and layout, as well as indirect impacts, such as those to its setting, and the setting of other nearby heritage assets. The NPPF states the following of relevance to this assessment of impact:

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 8.3 The NPPF further states that impact should be assessed in the following manner:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings,*

¹² Section 16: 'Conserving and Enhancing the Historic Environment', paragraph 194 (updated 5th September 2023).

grade I and II registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.4 Essentially, the NPPF divides impact as resulting in either *substantial harm* or *less than substantial harm*. In practice, the majority of proposals fall under the latter category, meaning that this assessment of impact is too binary, and lacks the nuance needed to come to a fully rounded decision. The following informal terminology is therefore adopted here:

- A *High* impact equates to the category of ‘substantial harm’ set out by the NPPF. As stated in that document, the bar for justifying this level of harm is likewise quite challenging.
- A *Moderate* impact equates to the category of ‘less than substantial harm’ set out by the NPPF but falls within the upper end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site applies but may need more rigorous justification.
- A *Low* impact also equates to the category of ‘less than substantial harm’ set out by the NPPF but falls within the lower end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site still applies, but the justification may be more straightforward.
- A *Neutral* impact falls below the category of ‘less than substantial harm’. This means that the requirement to weigh the proposal against public benefit and the optimum viable use of a site may not apply, although there may still be heritage considerations at play.
- A *Positive* impact is one which is considered to enhance the significance and/or setting of a heritage asset. It is sometimes the case that this is relevant for justifying or offsetting a negative impact to another aspect of a heritage asset.

LEVEL OF IMPACT	NPPF EQUIVALENT
<i>High</i>	substantial harm/total loss
<i>Moderate</i>	less than substantial harm
<i>Low</i>	less than substantial harm
<i>Neutral</i>	no potential harm
<i>Positive</i>	enhancement of a heritage asset; possible public benefit

Summary of terminology used in the foregoing report

Local Planning Policy

8.5 The Brighton and Hove City Plan (Part 1, adopted March 2016; Part 2, adopted October 2022) contains the following heritage advice relevant here:

CP15 Heritage

The council will work with partners to promote the city's heritage and to ensure that the historic environment plays an integral part in the wider social, cultural, economic and environmental future of the city through the following aims:

1. The city's historic environment will be conserved and enhanced in accordance with its identified significance, giving the greatest weight to designated heritage assets and their settings and prioritising positive action for those assets at risk through, neglect, decay, vacancy or other threats. The council will further ensure that the city's built heritage guides local distinctiveness for new development in historic areas and heritage settings.

DM26 Conservation Areas

Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement. Particular regard will be had to:

- a) The urban grain and/or historic development pattern of the area, including plot sizes, topography, open space and landscape.*
- b) The typical building forms and building lines of the area, including scale, rhythm and proportion.*
- c) The cohesiveness or diversity of an area.*
- d) The retention of buildings, structures and architectural features that contribute positively to the identified character and appearance of the area.*
- e) The preservation or enhancement of key views.*
- f) The primary importance of street elevations (or other publicly visible elevations) and the roofscape.*
- g) The importance of hard boundary treatments and the distinction between public and private realm.*
- h) The retention of trees and gardens where these are integral to the significance of the area.*
- i) The use of building materials and finishes that respect the area.*
- j) The retention of historic street furniture.*

Where either substantial harm or less than substantial harm is identified, the council will expect the applicant to fully meet the requirements set out in the NPPF, having regard to the significance of the conservation area/s affected.

The council will give particular consideration to the retention of a mix of uses in areas where such a mix contributes positively to the character and appearance of the area, including any cumulative impacts.

New development within a conservation area should be of the highest design quality and should take the opportunity to enhance the special interest of the area wherever possible, having regard to any adopted management plan.

DM27 Listed Buildings

A listed building should be retained in viable use and good repair. Proposals involving the alteration, extension, or change of use of a listed building will be permitted where they would not harm the special architectural or historic interest of the building, having particular regard to:

- a) The exterior of the building, its design, construction, fabric, finishes and architectural features.*
- b) The interior of the building, its plan form, internal hierarchy, construction, fabric, finishes, features and fixtures.*
- c) Any curtilage structures or hard surfaces.*
- d) Any boundary wall, railings, gates or fences etc.*
- e) Any group value the building possesses.*
- f) The significance of any past additions to the building or later phases of its development.*
- g) Any historical associations that the building has.*
- h) The design quality of any proposed additions.*
- i) The use of materials which are appropriate historically, functionally and aesthetically.*
- j) The impact of any excavation works on the building's structural integrity and archaeological interest.*
- k) The potential reversibility of any alterations.*

Where either substantial harm or less than substantial harm is identified, the council will expect the applicant to fully meet the requirements set out in the NPPF, having regard to the significance of the listed building/s affected.

DM29 The Setting of Heritage Assets

Development within the setting of a heritage asset will be permitted where its impact would not harm the contribution that setting makes to the asset's significance, by virtue of the development's siting, footprint, density, scale, massing, design, materials, landscaping or use. In assessing the contribution that setting makes to significance, and the impact of a development on that setting, the council will have particular regard to the following considerations:

- a) The physical surroundings of the asset, including topography and townscape;*
- b) The asset's relationship with the Downland landscape, the sea or seafront and with other heritage assets;*
- c) The asset's historic or cultural associations with its surroundings, including patterns of development and use;*
- d) The importance of any sense of enclosure, seclusion, remoteness or tranquillity;*

- e) The way in which views from, towards, through and across the asset allow its significance to be appreciated;*
- f) Whether the asset is visually dominant and any role it plays as a focal point or landmark; and*
- g) Whether the setting was designed or has informally occurred over time, including the degree of change to the setting that has taken place.*

Where either substantial harm or less than substantial harm is identified the council will expect the applicant to fully meet the requirements set out in the NPPF, having regard to the significance of the heritage asset/s affected.

Opportunities should be taken to enhance the setting of a heritage asset through new development. Where a major development impacts on the settings of multiple heritage assets, the scale of impact should be assessed against the importance of the heritage asset and the degree to which setting contributes to its significance.

8.6 The council's Guidance note SPGBH11 'Listed building interiors' (2003) and 'Strategy for conserving Brighton & Hove's Historic Built Environment' (2015) are also material considerations in the planning process and will be referred to below where relevant. In particular, the following guidance from SPGBH11 is anticipated to be of particular relevance here:

- All alterations will be expected to respect the original plan form and to work around it so that it remains clearly 'readable'. Therefore, the complete or substantial removal of original walls will not normally be acceptable and the creation of large open plan spaces will be considered wholly inappropriate.
- The positions of chimney breasts and staircases (including secondary servants' stairs) are extremely important in determining the original plan form of an historic building. Their removal will rarely be acceptable, irrespective of whether there is a fireplace in existence or whether the stair is of grand or modest design or is in use.
- Any new layout must respect the original plan form and room proportions and must not divide the floor into ill-proportioned, irregular spaces.
- Where original door openings are no longer functionally required they should simply be fixed shut; where this is impractical they should be blocked up on one side (usually the room side) with the door and architraves retained on the hall or landing side.

Impact Assessment

8.7 The following discussion is the considered view of the author based upon the findings of the survey. The assessment is offered based upon knowledge and experience of other such buildings and any suggestions offered are intended as advice. It also assumes any changes will be executed using sympathetic materials, styles, finishes etc. Many of the views which inform the conservation of historic buildings are to some extent subjective – particularly with regard to more recent extensions and alterations – and thus it should be stressed that there is no guarantee that the opinions expressed below will be endorsed by the Local Planning Authority.

- 8.8 Given the historic nature of the site, there is potential for any groundworks to encounter archaeological remains – most likely associated with the known structures/historical occupation of the site – but potentially also of earlier date. Such works would normally be mitigated by way of an archaeological watching-brief, which would identify and record any archaeology revealed. Advice on this should be sought with the Local Planning Authority and their archaeological advisors. Similarly, any works involving interventions into the fabric of the building have the potential to reveal additional information regarding its development.
- 8.9 The present set of proposals are those set out by RSP Architects, dated December 2023 (Job no. 2320; Drawing nos. 03-05):
1. No. 24: rear extension
 2. No. 24: alteration of cellar layout
 3. No. 24: opening-up of front lightwell and insertion of stair and railings to street
 4. No. 25: alteration of cellar layout
 5. No. 24, ground floor: removal of lodge room
 6. No. 25, ground floor: removal of anteroom and circulation area
 7. No. 25, ground floor: alterations to existing bar area
 8. No. 25: creation of new restaurant entrance
 9. No. 25, ground floor: alterations to southern reception room
 10. No. 25, ground floor: alterations to layout of entrance hall
 11. No. 25, ground floor: alterations to Phase 1 circulation area and northern reception room
 12. No. 24, first floor: alterations to layout
 13. No. 25, first floor: removal of dining room and chimney-breast
 14. No. 25, first floor: opening-up of northern wall of dining room
 15. No. 25, first floor: removal of meeting room
 16. No. 25, first floor: truncation of circulation area and stair
 17. No. 25, first floor: insertion of doorway to main dining room
 18. No. 25, first floor: alterations to layout of servery
 19. No. 25, first floor: blocking of doorways to main stair
 20. No. 25, first floor: alterations to circulation area and lightwell
 21. No. 25, first floor: alterations to wall and doorway
 22. Insertion of bin storage to Crown Passage
 23. Insertion of rear fire escape stair to Crown Passage
 24. No. 24, second floor: alterations to layout
 25. No. 24, second floor: removal of chimney-breasts
 26. No. 24, rear: insertion of kitchen flue
 27. No. 25, second floor: alterations to layout
 28. No. 25: alterations to rear elevation and reconfiguration of fire escapes
 29. No. 25, second floor: insertion of corridor and removal of chimney-breast
 30. No. 25, second floor: relocation of kitchen
 31. No. 25, second floor, kitchen: removal of WC
 32. No. 25, second floor, kitchen: truncation of walls and chimney-breast
 33. No. 25, ground floor front elevation: enlargement of windows & relocation of stained glass
 34. Installation of roof lights
-

- 35. No. 24, ground floor front elevation: enlargement of windows
- 36. No. 25, ground floor front elevation: replacement of wall with railings

Alteration 1: No. 24: rear extension

- 8.10 It is proposed that the rear of No. 24 be extended by approximately two metres across cellar and ground levels, in order to increase the available footprint of the proposed restaurant.



Rear lightwell to No. 24. Note the original garden wall in this area

- 8.11 In terms of setting, the proposed extension is modest in scale, and will sit below the level of the existing rear yard, due to the rise in ground level to the rear of this site. It will also not be visible from the surrounding West Hill Conservation Area or compete with the adjacent No. 25. Since the rear of No. 24 no longer retains any sense of its early appearance or layout, the impact of this alteration on the setting of the site is considered to be **Neutral**.
- 8.12 In terms of impacts to historic fabric, the rear of No. 24 was remodelled in the 1990s, and is modern in its present form. However, to either side of the building the present fire escape/lightwell is bounded by the original bungaroosh garden walls between Nos 23 & 25 (Plates 36 & 37). Despite their age they are considered to be of no particular architectural merit, and of Low historical value. If they are truncated as part of the scheme, the impact on the heritage significance of the site is considered to be **Low**; if they are to be concealed, the impact falls to **Neutral**.

Alteration 2: No. 24: alteration of cellar layout

- 8.13 It is proposed that the existing internal walls to the cellar of No. 24 be removed to create an open-plan space, and the doorway to the existing northern stairs be

blocked. The chimney-breasts to the southern wall of the cellar will be removed (Plates 27-28).

8.14 The cellar has been extensively modernised and is no longer readable as a service area of rear kitchen and front scullery. In terms of layout, the circulation area, northern stair and rear store are all modern impositions. It is possible that the partition between the present front (eastern) and larger middle rooms lies along the line of the original, but this is uncertain, and no early fixtures are extant anywhere at this level. The only securely original fabric are the two chimney-breasts, the western of which is characteristically broad so as to have accommodated the original Georgian kitchen range.

8.15 No. 24 not considered as a designated heritage asset for planning purposes, meaning that alterations to its interior do not require Listed Building Consent.

Alteration 3: No. 24: opening-up of front lightwell and insertion of stair and railings to street

8.16 It is proposed that the front lightwell to No. 24 will be opened up to the building's street frontage, creating a fire escape. This represents the narrow gap between the front elevation of the building, and the vaulted coal-hole beyond.

8.17 Originally there would have been an open lightwell in this area, fronted by railings and containing a service stair. This was blocked between 1909 and 1931 (Figures 8 & 11). The impact of its restoration on the heritage significance of West Hill Conservation Area is therefore considered to be **Positive**. A number of the other contemporary houses from this terrace retain this feature, which could be used as a basis for aspects of this, such as the detail of the restored railings.

8.18 It is understood that the original coal-hole will not be affected by this proposal. The opportunity could be taken to refurbish this feature, which is in a state of disrepair (Plate 34).



Street frontage of No. 24, showing the blocked former lightwell.

Alteration 4: No. 25: alteration of cellar layout

- 8.19 It is proposed that the cellar of No. 25 be altered to accommodate a wine cellar, WCs and staff changing.
- 8.20 In terms of layout, the cellar broadly reflects the tripartite division of the ground floor, with a circulation area and stair flanked by storage rooms (Plates 23-24). This cellar was never used as a service area: the kitchen and scullery would have been housed within the lost service wing which previously stood on the northern side of the house. This reduced the sensitivity of this part of the site. The historic tripartite plan with a rear passage within the former lightwell would be preserved in its essentials as part of these proposals.
- 8.21 The former lightwell does contain the best-preserved original window across the site: a four-over-four pane sash with a segmentally arched head, within what is now an internal wall (Plate 25). This feature is considered to be of individually *Moderate/High* heritage significance.
- 8.22 The cellar retains its original floor surface of brick pavoids. It is anticipated that this is to be retained as part of this alteration.
- 8.23 Provided that the original floor surfaces and sash window are to be retained, the impact of this alteration on the heritage significance of the site is considered to be **Low**. If these features are to be removed, this impact would rise to **High**.

Alteration 5: No. 24, ground floor: removal of lodge room

- 8.24 It is proposed that the present lodge room to the ground floor of No. 24 will be replaced with an open-plan restaurant (Plates 29-30). This space dates to the 1990s, and despite its elaborate appearance and fixtures its historical value is considered to be *Neutral*. Any individual features of particular age or significance could be relocated to elsewhere within the wider Masonic complex.
- 8.25 No. 24 not considered as a designated heritage asset for planning purposes, meaning that alterations to its interior do not require Listed Building Consent.

Alteration 6: No. 25, ground floor: removal of anteroom and circulation area

- 8.26 It is proposed that the present anteroom to the ground floor of No. 25 (accessing No. 24) will be replaced with an open-plan restaurant. As with the adjacent lodge room, this space dates to the 1990s and is not considered to hold any heritage significance. However, the eastern wall of this space fossilises the former external wall of the late 19th century (Phase 2) billiard room, which is a survival from the earliest Masonic interventions into the site. This wall is no longer recognisable as a component of the former billiard room, however, the significance of which instead lies in its surviving decoration and fixtures rather than its layout. The heritage value of this stretch of wall is therefore considered to be *Low*.



No. 25: ground floor anteroom

- 8.27 The adjacent circulation area dates to the 1920s remodelling of the site for Masonic use (Phase 3). It is an ancillary part of this overall scheme, however, although it does retain two diagnostic features from this key period in the site's history: a flight of two decorated steps and a part-glazed door, although other examples of these features are well represented elsewhere on the site. The door could readily be re-used elsewhere as part of this scheme; the steps are less readily relocatable.



No. 25, ground floor: circulation area between rear stair and anteroom

- 8.28 Provided that the Phase 3 door is re-used elsewhere within the building, the impact of this alteration on the heritage significance of the site is considered to be **Low**.

Alteration 7: No. 25, ground floor: alterations to existing bar area

- 8.29 It is proposed that the southern wall to the present ground floor bar area (originally a billiard hall) be removed to create an open-plan restaurant space with No. 24. The Phase 2 fireplace and chimney-stack would be removed, together with the existing bar servery (Plates 43-44).

- 8.30 There are two principal heritage considerations with this aspect of the scheme. The first is the loss of the original (Phase 1) northern wall to No. 24 at this level. Its *Moderate* heritage significance is primarily as a key aspect of the layout of the early 19th century house on the site, which serves to demarcate it as a separate building from the late 19th century billiard hall to the north (the present bar area). It also has *Low* historic value as a piece of historic walling in its own right.

- 8.31 The second issue is the removal of the fireplace and chimney-stack, which are considered to be of *Moderate* heritage significance as a survival from the earliest Masonic intervention into the site, as well as having some aesthetic value as a decorative example of its type (Plate 46).

- 8.32 This proposal runs counter to Guidance note SPGBH11, which recommends that early fireplaces and chimney-breasts are retained, and that the complete or substantial removal of original walls will not normally be acceptable.

- 8.33 The impact of this alteration on the heritage significance of the site is considered to be **High**. If the fireplace were retained, together with sufficient of the wall to retain the coherency of No. 24 as a distinct space, the negative impact of this alteration would be substantially reduced.

Alteration 8: No. 25: creation of new restaurant entrance

- 8.34 It is proposed that the lightwell to the street frontage of No. 25 be removed and replaced with an access ramp. A new doorway would be created in the northern wall of this space.

- 8.35 The area of walling proposed for a new doorway belongs to the Phase 1 house on the site and bears a length of original moulded skirting to its internal face. Its historical value is considered to be *Moderate*. A new doorway here would not appreciably erode the coherency of the house's early layout.

- 8.36 The existing lightwell is not original to the gentry house on this site and has been heavily modernised in its present form. Its historical value is considered to be *Neutral*.



Front lightwell to the southern side of No. 25

- 8.37 The impact of this alteration on the heritage significance of the site is considered to be **Low**, due principally to the loss of a short area of Phase 1 masonry and skirting.

Alteration 9: No. 25, ground floor: alterations to southern reception room

- 8.38 It is proposed that the southern wall to the southern reception room of the Phase 1 house be largely removed to integrate this space with the open-plan restaurant adjacent. A lightweight partition would be introduced as a lobby area. The existing northern doorway to the main stair would be blocked, and the doorway to the adjacent corridor would be widened.
- 8.39 The principal impact here is the loss of the majority of the original (Phase 1) southern wall to No. 25 at this level (Plates 6-7). Its *Moderate/High* heritage significance is primarily as a key aspect of the layout of the early 19th century house on the site, defining the Phase 1 southern external wall and principal reception room. It also has *Low* historic value as a piece of historic walling in its own right.
- 8.40 Turning to the northern doorways, both are modern in their present form and of no heritage value.
- 8.41 The impact of this alteration on the heritage significance of the site is considered to be **Moderate**, due to the erosion of the layout of the Phase 1 house. This proposal runs counter to Guidance note SPGBH11, which recommends the complete or substantial removal of original walls will not normally be acceptable, and that the creation of large open plan spaces will be considered wholly inappropriate.

Alteration 10: No. 25, ground floor: alterations to layout of entrance hall

- 8.42 It is proposed that the entrance between the main stair and rear corridor of the Phase 1 house be blocked up, in order to separate this part of the site from the proposed restaurant to the south (Plates 10-11).
- 8.43 Although there would historically have been communication from this area to the rest of the house, the northern entrance has long been blocked, and those to the south and west were widened in the modern era. Nevertheless, the complete separation of this key part within the Phase 1 house from the rest of the ground floor would erode the readability of its original layout.
- 8.44 The impact of this alteration on the heritage significance of the site is considered to be **Moderate**.

Alteration 11: No. 25, ground floor: alterations to Phase 1 corridor and northern reception room

- 8.45 It is proposed that the corridor to the rear of the main stair be subdivided, and the wall between this area and the northern Phase 1 reception room be removed in order to enlarge that space.
- 8.46 The northern Phase 1 reception room is a key survival from the original gentry house on this site and is considered to be of *Moderate/High* heritage significance. Whilst this proposal would preserve the room's fireplace, the original panelled door, skirting and decorative cornice to its western wall would be lost, together with a Phase 3 Art Deco door (Plate 8). This aspect of the house's original layout would also be substantially eroded.
- 8.47 The rear corridor is also a component of the layout of the original house, providing access to the former northern service wing, although it has been more heavily modified than the reception room to the east (Plate 12).
- 8.48 This proposal runs counter to Guidance note SPGBH11, which states that all alterations will be expected to respect the original plan form and to work around it so that it remains clearly 'readable', and that the complete or substantial removal of original walls will not normally be acceptable. It also states that 'in principle the retention of internal features including doors and cornices will be required (although in those cases where some loss or concealment of original features is considered, on balance, to be acceptable then those features must be recorded prior to the works).'
- 8.49 The impact of this alteration on the heritage significance of the site is considered to be **High**.

Alteration 12: No. 24, first floor: alterations to layout

- 8.50 It is proposed that the first-floor room of No. 24 be subdivided to create a new lodge and meeting room, and that both entrances to the northern wall of the first-floor room of No. 24 be altered.
- 8.51 This space is almost wholly modern in its present form, with no early features remaining, and nothing of its historic layout (Plate 31). Both of the affected doorways are modern in their present form.

- 8.52 No. 24 not considered as a designated heritage asset for planning purposes, meaning that alterations to its interior do not require Listed Building Consent.

Alteration 13: No. 25, first floor: removal of dining room and chimney-breast

- 8.53 It is proposed that the existing dining room be converted into a bar area, involving the removal of the internal wall dividing it from the kitchen to the east, the relocation of its western entrance, and the removal of its southern chimney-breast. The northern wall would be partially removed.



No. 25, first floor dining room, looking north

- 8.54 This area represents a Phase 3 (1920s) heightening of the Phase 2 billiard room. Although it does bear some original mouldings and surface treatments, this is by no means an exceptional example of a Masonic space within the wider complex, meaning that its overall heritage value is considered to be *Low*. This includes the northern wall and chimney-breast, which are not components of the early houses which make up this site.

- 8.55 The impact of this alteration on the heritage significance of the site is considered to be **Low**.

Alteration 14: No. 25, first floor: opening-up of northern wall of dining room

- 8.56 It is proposed that the northern wall of the existing dining room be partially removed, so as to open this space up with the rooms beyond.

- 8.57 This wall represents the former external wall of the early 19th century house on the site and is of *Moderate/High* heritage significance as a key aspect of the building's primary layout.

8.58 This proposal runs counter to Guidance note SPGBH11, which states that all alterations will be expected to respect the original plan form and to work around it so that it remains clearly 'readable', and that the complete or substantial removal of original walls will not normally be acceptable.

8.59 The impact of this alteration on the heritage significance of the site is considered to be **High**.

Alteration 15: No. 25, first floor: removal of meeting room

8.60 It is proposed that the existing meeting room be subdivided to form WCs.

8.61 No access has been possible to this space, so no comment on the heritage impact of this proposal can be made at this time.

Alteration 16: No. 25, first floor: truncation of circulation area and stair

8.62 It is proposed that the Phase 3 (1920s) stair and circulation area be remodelled to accommodate the proposed new WCs. The corridor and its doors would be removed, and the stairs would be floored-over and preserved in-situ.

8.63 Although this area does bear some original mouldings and surface treatments, this is by no means an exceptional example of a Masonic space within the wider complex, meaning that its overall heritage value is considered to be *Low*. The in-situ preservation of the stair – with its characteristic decorative steps – is a pragmatic solution to the reorganisation of this space. The corridor does not represent a key component of the layout of this part of the Masonic complex.

8.64 This proposal will involve the loss of one two-leaf panelled door and one part-glazed door, both of which are characteristic of the 1920s Art Deco remodelling of the site, although other examples of these features are well represented elsewhere. These doors could readily be re-used elsewhere as part of this scheme.

8.65 Provided that the Phase 3 doors are re-used elsewhere within the building, the impact of this alteration on the heritage significance of the site is considered to be **Low**.



Stairs and doorway to rear corridor

Alteration 17: No. 25, first floor: insertion of doorway to main dining room

- 8.66 It is proposed that a doorway be inserted into the eastern wall of the main dining room within the first floor of the Masonic complex.
- 8.67 The main dining room is one of the outstanding examples of the Phase 3 (1920s) Masonic spaces on this site and is considered to be of *High* overall heritage significance, vested principally in its aesthetic and communal value (Plate 51). The proposed doorway would not be a prominent introduction into this space or impact its essential layout.
- 8.68 The only area of historic fabric affected would be a part of the original rear wall of the Phase 1 house. No early architectural features appear to be present, although it is possible that a blocked window resides in this location. This new doorway would not significantly erode the layout of this part of the Phase 1 house, which represents an important aspect of its heritage significance.
- 8.69 The impact of this alteration on the heritage significance of the site is considered to be **Low**.



Rear wall of Phase 1 house at first floor level, where a new doorway is proposed to be inserted.



Eastern wall of main dining room, where a new doorway is proposed to be inserted.

Alteration 18: No. 25, first floor: alterations to layout of servery

- 8.70 It is proposed that the servery which occupies the first floor of the Phase 1 gentry house be opened-up, including the removal of an internal partition at its southern end, and WCs at its northern end (Plate 13).



Suspected Phase 1 partition to the first floor of No. 25, south-western room

- 8.71 The first floor probably served as a *piano nobile* or main entertaining space, with the principal access from the southern side of the stairwell (Plates 13-14). It is likely to have comprised a large unbroken space along the house's street frontage, whilst the south-western room was probably always separate, as indicated by the skirting and suspected former fireplace. This implies that the internal partition wall due for removal is an original component of the layout of the Phase 1 house, and therefore of *Moderate/High* overall heritage significance. The impact of this alteration on the heritage significance of the site is therefore considered to be **High**.
- 8.72 The WCs at the northern end of this space are modern in date and intrusive. Their removal would further open-up the former *piano nobile*, which would represent a **Positive** impact on the heritage significance of the site.

Alteration 19: No. 25, first floor: blocking of doorways to main stair

- 8.73 It is proposed that both Phase 1 doorways to the main stair at first floor level be blocked, and their decorative architraves removed (Plate 14). These openings represent an original component of the Phase 1 house and are therefore of *Moderate/High* overall heritage significance, although the doors themselves are modern.
- 8.74 This proposal runs counter to Guidance note SPGBH11, which states that where original door openings are no longer functionally required, they should simply be fixed shut; where this is impractical they should be blocked up on one side (usually the room side) with the door and architraves retained on the hall or landing side.

- 8.75 The impact of this alteration on the heritage significance of the site is therefore considered to be **High**

Alteration 20: No. 25, first floor: alterations to circulation area and lightwell

- 8.76 It is proposed that the lightwell to the north of the main Phase 1 stair at first-floor level be removed.



Circulation area to the north of the main Phase 1 stair at first-floor level

- 8.77 The lightwell here was created during the Phase 3 remodelling of the house. It is intrusive into the Phase 1 house, and of little heritage value in its own right. It is not visible externally, and its modification carries no issues of setting.

- 8.78 The impact of this alteration on the heritage significance of the site is considered to be **Neutral**.

Alteration 21: No. 25, first floor: alterations to wall and doorway

- 8.79 It is proposed that a wall to the north of the main stair at first-floor level be relocated a short distance to the west.

- 8.80 The wall proposed for relocation is probably an original component of the layout of the Phase 1 house, since it would have separated the high-status *piano nobile* from the access leading between the main stair and the northern service wing. It contains two doorways, one of which has a moulded architrave of suspected Phase 1 type (Plate 39). If so, this wall is of *Moderate/High* overall heritage significance.

8.81 The relocated wall would be positioned in a manner which would bisect the original doorway on the northern side of the main stair landing at this level, which is proposed for blocking (Alteration 19). This would articulate poorly with the historic layout of this part of the Phase 1 house.

8.82 The impact of this alteration on the heritage significance of the site is considered to be **High**.

Alteration 22: Insertion of bin storage to Crown Passage

8.83 It is proposed that a bin store be introduced at the rear of the site, fronting onto Crown Passage, and the existing deliveries entrance here be widened to accommodate it.



Crown Passage, site of proposed bin store entrance.

8.84 The affected fabric is essentially modern and of no heritage value, meaning that the material consideration here is one of setting. Crown Gardens is a narrow pedestrian passage of modest terraced houses set well back from Brighton's arterial routes. Despite its scale, the main Masonic temple is not prominent from this location (Plate 60). It is considered that the rear elevation of the Masonic Centre makes a Low contribution to its overall significance, and to the significance of West Hill Conservation Area as a whole.

8.85 The adjacent terraced house was built in the modern era, on the site of a much earlier house on this site, which is no longer extant. It is not considered to be a

heritage asset in its own right, although its sympathetic scale and appearance is considered to make a positive contribution to West Hill Conservation Area.

- 8.86 The modest scale of this this alteration is such that its impact on the setting and significance of the site is considered to be **Low**.

Alteration 23: Insertion of rear fire escape stair to Crown Passage

- 8.87 It is proposed that a fire escape be added to the rear of the site, existing onto Crown Passage, where a new doorway would be inserted.

- 8.88 The affected fabric is essentially modern and of no heritage value, meaning that the material consideration here is one of setting. Crown Gardens is a narrow pedestrian passage of modest terraced houses set well back from Brighton's arterial routes. Despite its scale, the main Masonic temple is not prominent from this location (Plate 60). It is considered that the rear elevation of the Masonic Centre makes a Low contribution to its overall significance, and to the significance of West Hill Conservation Area as a whole.

- 8.89 The modest scale of this this alteration is such that its impact on the setting and significance of the site is considered to be **Low**.

Alteration 24: No. 24, second floor: alterations to layout

- 8.90 It is proposed that the second-floor room of No. 24 be subdivided to create living accommodation.

- 8.91 This space and is almost wholly modern in its present form, comprising an open-plan office with nothing of its historic layout remaining (Plate 32). The proposals would subdivide this space into two principal rooms, which would be more congruent with its historic layout.

- 8.92 No. 24 is not considered as a designated heritage asset for planning purposes, meaning that alterations to its interior do not require Listed Building Consent.

Alteration 25: No. 24, second floor: removal of chimney-breasts

- 8.93 It is proposed that both chimney-breasts to the southern wall of this area be removed. These chimney-breasts are original to the early 19th century house on the site, and are of *Moderate* heritage significance as one of the few survivals of its early fabric.

- 8.94 No. 24 not considered as a designated heritage asset for planning purposes, meaning that alterations to its interior do not require Listed Building Consent.

Alteration 26: No. 24, rear: insertion of kitchen flue

- 8.95 It is proposed that a kitchen flue be introduced to the rear elevation of No. 24, rising c.1m above the current eaves level.

- 8.96 The rear of No. 24 was remodelled in the 1990s, and is modern in its present form, retaining no sense of its early appearance or layout. The material consideration here is one of setting. The proposed flue will rise c.1m above the current eaves level, and so its summit would be visible from the neighbouring Georgian terrace (No. 23),

although this is not a designated heritage asset. However, the modest scale of this feature is not considered to overbalance either of these two Georgian terraced houses, or the Masonic complex adjacent. It will also not be visible from the surrounding Conservation Area.



Rear elevation of No. 24: location of proposed flue

- 8.97 The modest scale of this alteration is such that its impact on the setting and significance of the site is considered to be **Neutral**.

Alteration 27: No. 25, second floor: alterations to layout

- 8.98 It is proposed that the two offices above the Phase 2 billiard room at second floor level be converted into bedrooms. This would involve the removal of a section of the original external wall of No. 24.
- 8.99 The existing offices are a modern creation, and of no heritage value. However, the early 19th century external wall of No. 24 represents a key part of its primary layout. This raises the question of whether the removal of this relatively limited section of wall would render the second floor of the building less readable. The building's original layout and character at this level – originally servants' accommodation – have been lost, so although the footprint of the building would be affected, it is arguable that there is no longer an historic layout here left to 'read'. This said, several of the other alterations proposed here seek to erode the basic rectangle of the lower floors of this building, the coherency of which has already been heavily compromised over time. There may come a point when No. 24 has ceased to present as a former house in its own right and has effectively become subsumed into the Masonic complex on its northern side.



Southern office, view looking south

- 8.100 The impact of this alteration on the heritage significance of the site is considered to be **Low**.

Alteration 28: No. 25: alterations to rear elevation and reconfiguration of fire escapes

- 8.101 It is proposed that the rear elevation to No. 25 is extended at second-floor level to bring it flush with the floors below, and that this elevation then be refenestrated, with existing doorways removed. The fire escape stairs in this area would be reconfigured to accommodate the new arrangement.
- 8.102 This part of the site essentially encompasses the rear of the Phase 3 and later heightening and extensions to the Phase 2 billiard room, rather than comprising elevations belonging to the historic Phase 1 house or the core of the Phase 3 Masonic complex. It currently presents a rather bleak and unlovely space, which has the singular advantage of not being visible from any part of the surrounding West Hill Conservation Area. It also does not feature in any views looking out from the more historic parts of the site. The proposed extension is modest in height and scale, meaning that it will still sit well below the level of the buildings which enclose this area.
- 8.103 None of the affected windows or doorways are of any heritage or aesthetic value.



The area to the rear of the former billiard room. Top: view looking south. Bottom: view looking east.

8.104 The present tangle of fire escape stairs represents a utilitarian but entirely necessary component of this part of the site. This proposal would enable several of these stairs to be removed. The new stairs would not be any more intrusive than those which currently exist.

8.105 The impact of this alteration on the heritage significance of the site is considered to be **Neutral**.

Alteration 29: No. 25, second floor: insertion of corridor and removal of chimney-breast

- 8.106 It is proposed that the south-western room of the present second-floor kitchen be subdivided with the insertion of an enclosed corridor between the main stair and the southern part of the complex. The existing chimney-breast would be removed, and a small utility room introduced.
- 8.107 This room represents the south-western room of the Phase 1 gentry house, which would have originally comprised one of its three main bedrooms (Plates 20-21). Its original eastern wall has been replaced on a different alignment, and its fireplace blocked, but its original layout and purpose are still readable. This area is considered to be of *Moderate/High* overall heritage significance. Its subdivision runs counter to Guidance note SPGBH11, which states that: ‘any new layout must respect the original plan form and room proportions and must not divide the floor into ill-proportioned, irregular spaces.’
- 8.108 The chimney-breast is original to the early 19th century house on the site. Its removal runs counter to Guidance note SPGBH11, which states that: ‘the positions of chimney breasts... are extremely important in determining the original plan form of an historic building. Their removal will rarely be acceptable, irrespective of whether there is a fireplace in existence.’
- 8.109 The impact of this alteration on the heritage significance of the site is considered to be **High**.

Alteration 30: No. 25, second floor: relocation of kitchen

- 8.110 It is proposed that the southern front room of No. 25 at second floor level be reconfigured into a kitchen. The western wall would be re-established on its original alignment.
- 8.111 This room represents the south-eastern room of the Phase 1 gentry house, which would have originally comprised one of its three main bedrooms (Plate 19). This area is considered to be of *Moderate/High* overall heritage significance. The re-alignment of its original western wall would restore this aspect of the building’s original layout.
- 8.112 Further details are needed regarding how mechanical ventilation and water/waste pipe runs will be achieved.
- 8.113 The opportunity could be taken to re-open the suspected boarded-over fireplace in this room, which may be one of very few to exist anywhere within the house.
- 8.114 The impact of this alteration on the heritage significance of the site is considered to be **Positive**.

Alteration 31: No. 25, second floor, kitchen: removal of WC

- 8.115 It is proposed that the middle front room of No. 25 at second floor level have a modern WC removed.
- 8.116 This room represents a former circulation area or dressing room belonging to the principal bedrooms of the Phase 1 gentry house. This area is considered to be of

Moderate/High overall heritage significance. The removal of this intrusive modern feature would restore an aspect of the room's original layout (Plate 22).

- 8.117 The impact of this alteration on the heritage significance of the site is considered to be **Positive**.

Alteration 32: No. 25, second floor, kitchen: truncation of walls and chimney-breast

- 8.118 It is proposed that the middle front room of No. 25 at second floor level have its northern and southern internal walls truncated to form larger openings with the rooms to either side. This would include a chimney-breast belonging to the former north-eastern principal bedroom.
- 8.119 The early 19th century walls affected by this proposal represent a key part of the layout of the Phase 1 gentry house. Their truncation would therefore run counter to Guidance note SPGBH11, which states that 'all alterations will be expected to respect the original plan form and to work around it so that it remains clearly 'readable'. Therefore, the complete or substantial removal of original walls will not normally be acceptable.'



Former north-eastern principal bedroom: view looking south.

- 8.120 This proposal also runs counter to Guidance note SPGBH11: 'the positions of chimney breasts... are extremely important in determining the original plan form of an historic building. Their removal will rarely be acceptable, irrespective of whether there is a fireplace in existence.'
- 8.121 The impact of this alteration on the heritage significance of the site is considered to be **High**.

Alteration 33: No. 25, ground floor front elevation: enlargement of windows & relocation of stained glass

- 8.122 It is proposed that the windows to the ground floor street frontage of the former billiard room be increased in width. This would necessitate the relocation of a piece of stained glass to the window at first-floor level, above.
- 8.123 This street frontage and fenestration dates to the Phase 3 Masonic remodelling of the building and is considered to be of *Moderate/High* heritage significance, due principally to its aesthetic value and status as a good and relatively unusual example of the deployment of the Art Deco style in a Masonic lodge (Plate 35). Any alterations to this elevation should therefore be treated with considerable care.
- 8.124 The glazing to the ground floor windows is distinctively Art Deco and is coherent with the Phase 3 windows found across the rest of the building's front elevation. However, their architraves are plain, and their proportions reference the sash windows of the Georgian house rather than the other Phase 3 fenestration. The key feature here is the stained glass, which would be relocated to a more prominent position.
- 8.125 Although the proposed windows roughly follow the proportions of those at first-floor level, they lack the decorative architrave at that level, and the arrangement of their glazing bars is different. The large central light also does not follow the tripartite rhythm to the window directly above.
- 8.126 The impact of this alteration on the heritage significance of the site is considered to be **High**. This said, the principal of replacing these windows with one that more closely adheres to that at first-floor level may be more acceptable.
- 8.127 Care should be taken in the enlargement of these windows that the foundation stone in the wall behind is not affected.

Alteration 34: Installation of roof lights

- 8.128 It is proposed that roof lights are introduced across the site, in areas where flat modern roofs are already present.
- 8.129 The affected fabric is essentially modern and of no heritage value, meaning that the material consideration here is one of setting. It is understood that these lights will sit flush with the roof and will not be visible from the rest of West Hill Conservation Area.
- 8.130 The impact of this alteration on the setting and significance of the site is considered to be **Neutral**.

Alteration 35: No. 24, ground floor front elevation: enlargement of windows

- 8.131 It is proposed that the windows to the ground floor street frontage of No. 24 be increased in width, in order to provide better lighting and views for the proposed new restaurant (Plate 40).
- 8.132 The existing ground floor wall and windows are modern, and are of poor quality and appearance, meaning that there is definitely scope to replace them with something more suitable. However, the proposed windows appear to be copies of those

proposed for the main body of the Masonic lodge (Alteration 33), and therefore to have as their principal reference the Art Deco architecture of that building. No. 24 has a different origin as an early 19th century Georgian house, one of a large terrace of previously identical houses on this side of the street. If a Masonic/Art Deco palette is deployed here, it will further erode the identity and readability of this structure as a distinct building from the Masonic Centre adjacent, into which it was only amalgamated in 1990.

8.133 Other houses on the terrace retain original sashes with broad margin lights, a type which may provide the required additional illumination. Alternatively, this house spent much of the late 19th and 20th centuries with a glazed shop frontage, a version of which may be acceptable to the aesthetic value of the building, and to the character of the wider West Hill Conservation Area.

8.134 The impact of this alteration on the heritage significance of the site is considered to be **Moderate**.

Alteration 36: No. 25, ground floor front elevation: replacement of wall with railings

8.135 It is proposed that the former garden wall to the street frontage of No. 25 be replaced with railings.

8.136 The former garden wall and gateway to the street frontage of No. 25 has some significance as original early 19th century fabric, and represents an unusual survival within Brighton's Regency core, although it is otherwise of limited architectural merit (Plate 35-36). Its historical value is considered to be *Low*.

8.137 It is assumed that the new railings would copy those which survive from other contemporary houses from this terrace.

8.138 The impact of this alteration on the heritage significance of the site is considered to be **Low**.

Conclusion

8.139 This site spent the first century of its existence as a large gentry house, the centrepiece of a substantial late Georgian terrace running along the western side of Queen's Road. Since the late 19th century, it has served as the headquarters for Sussex's Freemasons, and was extensively remodelled during the 1920s to fully realise that role. The heritage values of this building are therefore complex and intertwined: as one of Brighton's late Georgian gentry residences, as a lavish piece of Art Deco architecture, as a prominent component of West Hill Conservation Area, and as the communal focus of Masonic life across the county for well over a century.

8.140 The intention of the proposed scheme is to preserve that last aspect of the site's heritage value: as a viable, functioning Masonic lodge. The conversion of parts of the site into a restaurant and residential units is intended to provide the revenue stream needed to ensure the long-term survival of the core areas of Masonic practice. It will also ensure the ongoing maintenance and upkeep of this notable heritage asset. No part of the complex originally built for Masonic use will be converted in this way, except for a late 19th century former billiard hall, which is no longer readable as such. In the language of the NPPF (Paragraph 202), this will secure the site's optimum viable use. The danger of not undertaking a scheme to

ensure the building's future viability is that its historic Masonic function would be lost, which would negatively impact upon several aspects of the site's heritage significance.

- 8.141 Many of the alterations necessary to realise this scheme will result in less than substantial harm to the heritage significance of the site, which is considered to be outweighed by the public benefits of the scheme. These benefits include not only the securing of the site's optimum viable use and long-term future, but also the provision of additional residential accommodation in a city with a severe housing shortage. The economic activity generated by the works to the building as well as the operation of the proposed restaurant are also of public benefit, as are several of the alterations which are considered to have a positive impact upon the heritage significance of the building and/or the wider West Hill Conservation Area.
- 8.142 Whilst the overall principal of this scheme is considered to be sound, it is also the case that a number of the proposed alterations would result in substantial harm to the heritage asset (albeit in a generally localised manner). It is not entirely clear that these more problematic alterations are necessary to achieve the success and public benefits of the scheme as a whole, which is the bar set by the NPPF (Paragraphs 200-201).

9.0 ACKNOWLEDGEMENTS

- 9.1 Archaeology South-East would like to thank Rob Saunders for commissioning this historic building assessment, Dan for his kind assistance during the site visit, and the staff of RIBA and the V&A Museum for their help in accessing the historic plans and photographs of the building.

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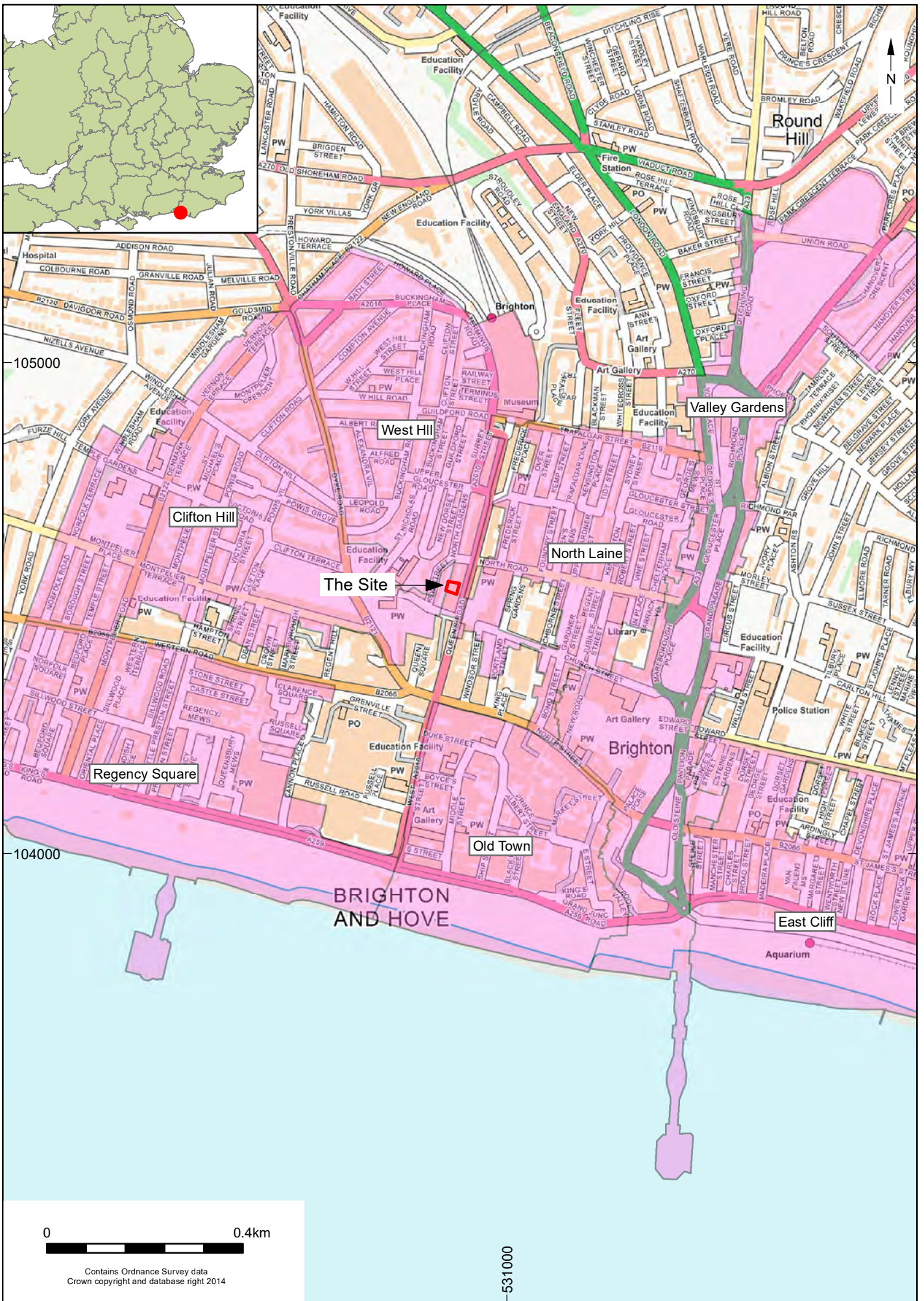
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Project Ref: 230092	May 2023	Site location and conservation areas		
Report Ref: 2023108	Drawn by: MGS			



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Project Ref: 230092	May 2023	Site plan		
Report Ref: 2023108	Drawn by: MGS			

Plan of BRIGHTON Including the new IMPROVEMENTS

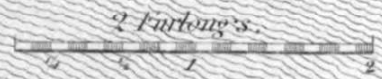
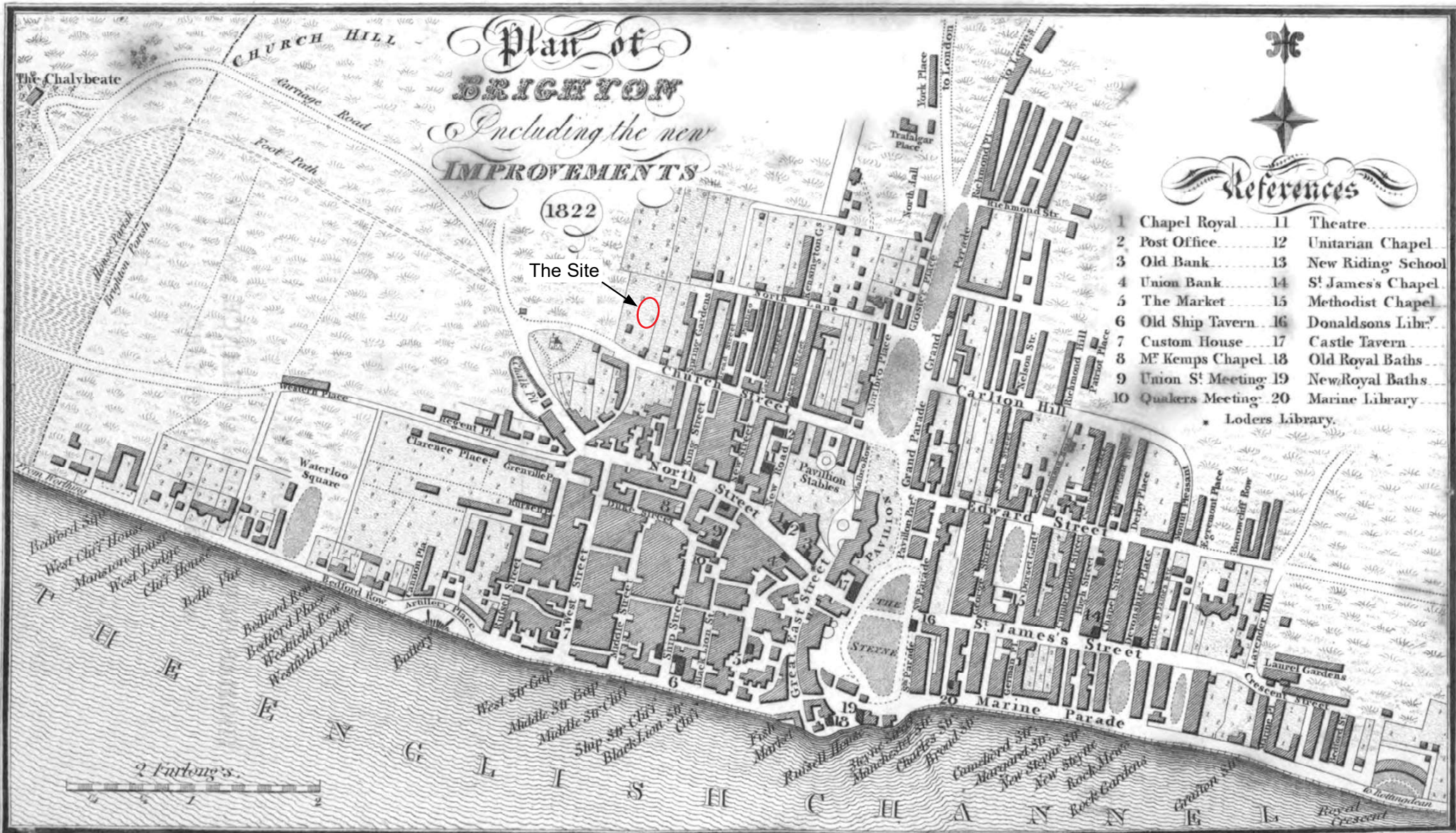
1822

The Site



References

- | | |
|--------------------|----------------------|
| 1 Chapel Royal | 11 Theatre |
| 2 Post Office | 12 Unitarian Chapel |
| 3 Old Bank | 13 New Riding School |
| 4 Union Bank | 14 St James's Chapel |
| 5 The Market | 15 Methodist Chapel |
| 6 Old Ship Tavern | 16 Donaldsons Lib. |
| 7 Custom House | 17 Castle Tavern |
| 8 Mr Kemps Chapel | 18 Old Royal Baths |
| 9 Union St Meeting | 19 New Royal Baths |
| 10 Quakers Meeting | 20 Marine Library |
- * Loders Library.



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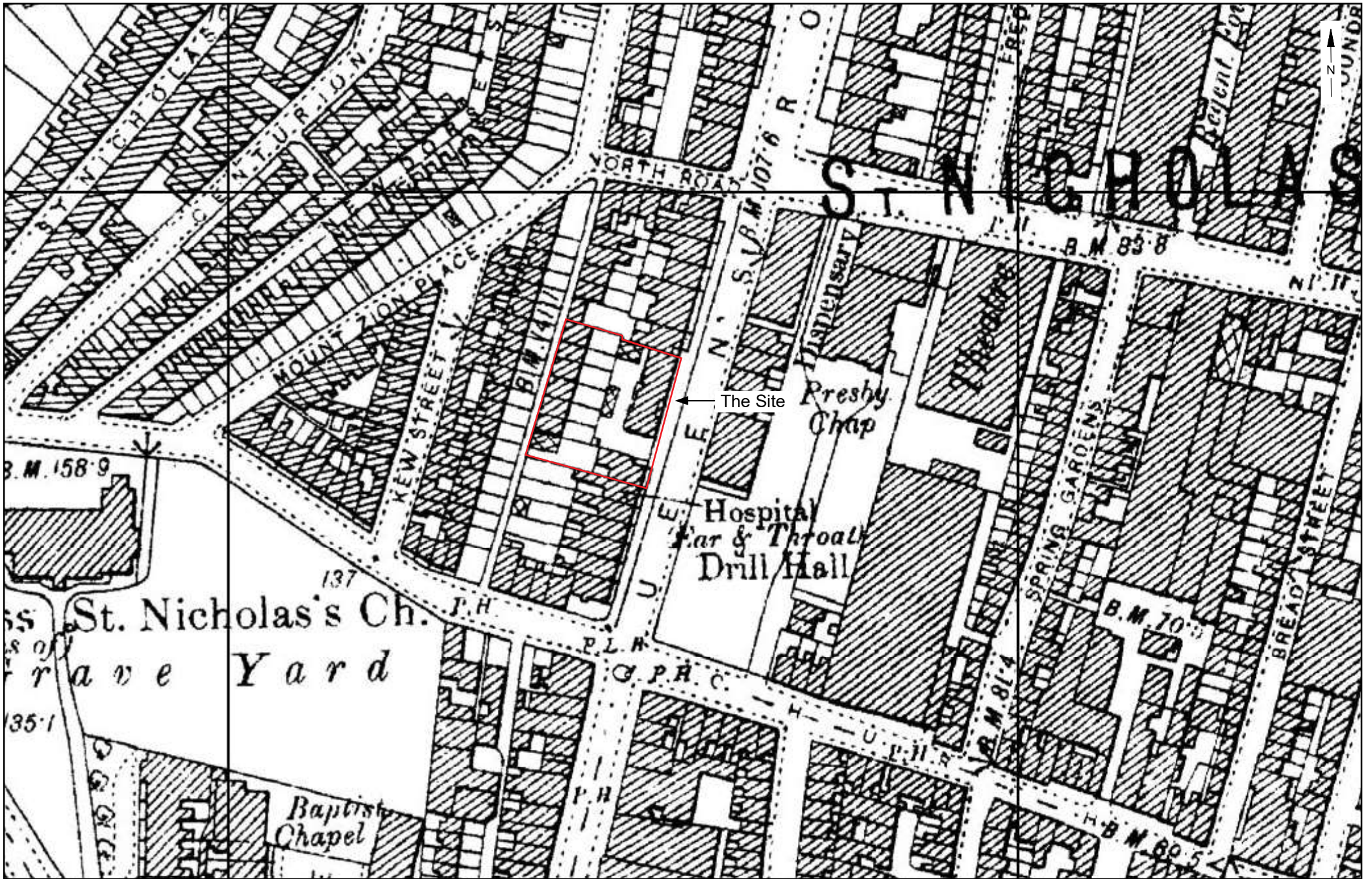
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1:500 Ordnance Survey town plan, 1876

Fig. 4



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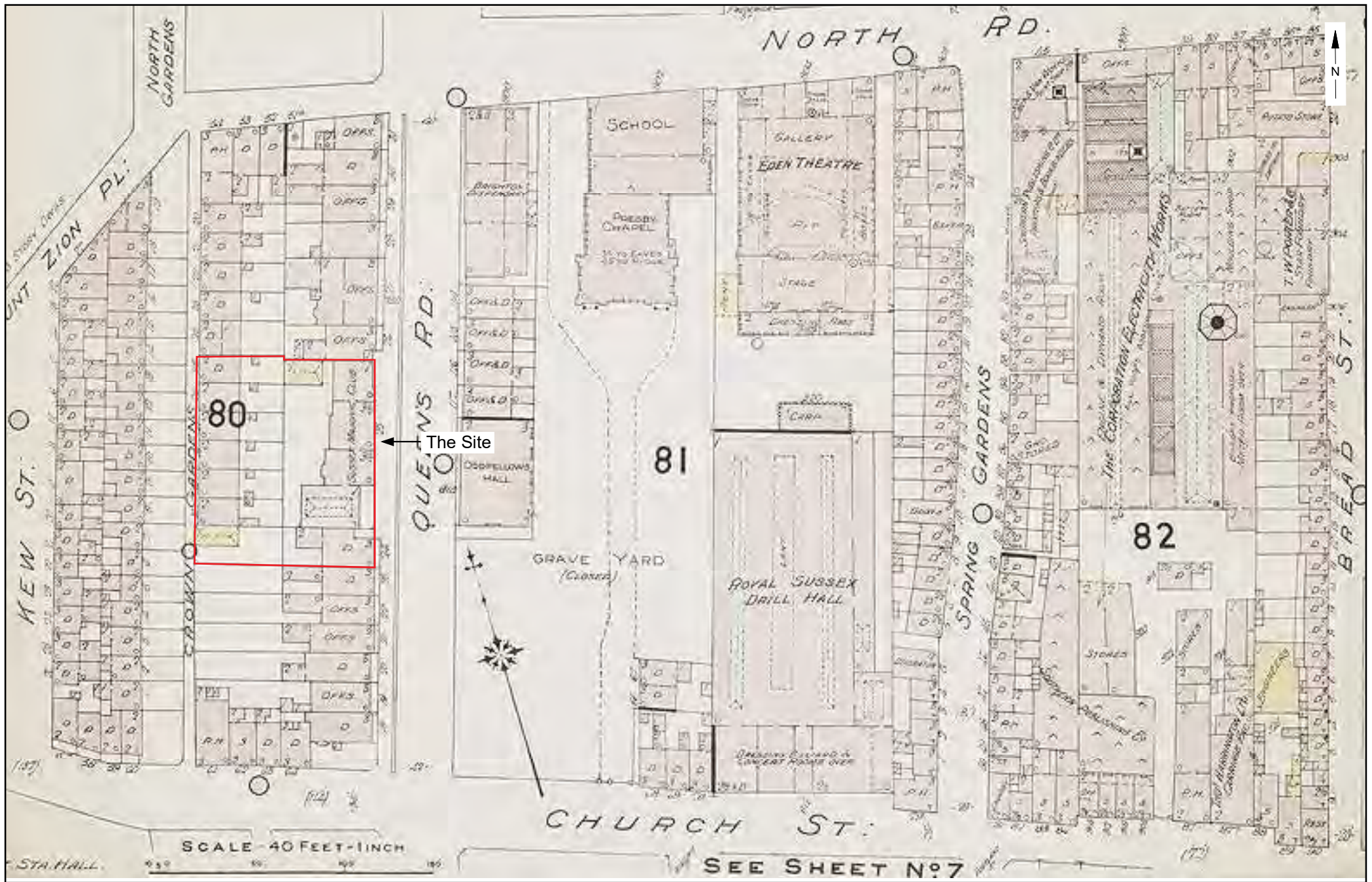
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1:2,500 Ordnance survey map, 1898 (surveyed 1896)

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Fig. 6





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1:2,500 Ordnance survey map, 1911 (surveyed 1909)

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Fig. 8



The site in 1911, looking north up Queens Road
(James Gray Collection/Regency Society)



The site in 1926, looking north-west
(Britain From Above, ref. EPW016881)

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Project Ref: 230092	May 2023	Early 20th century photographs of the site	
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The site in 1949, looking south
(Britain from Above, ref. EAW022677)

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Fig. 10



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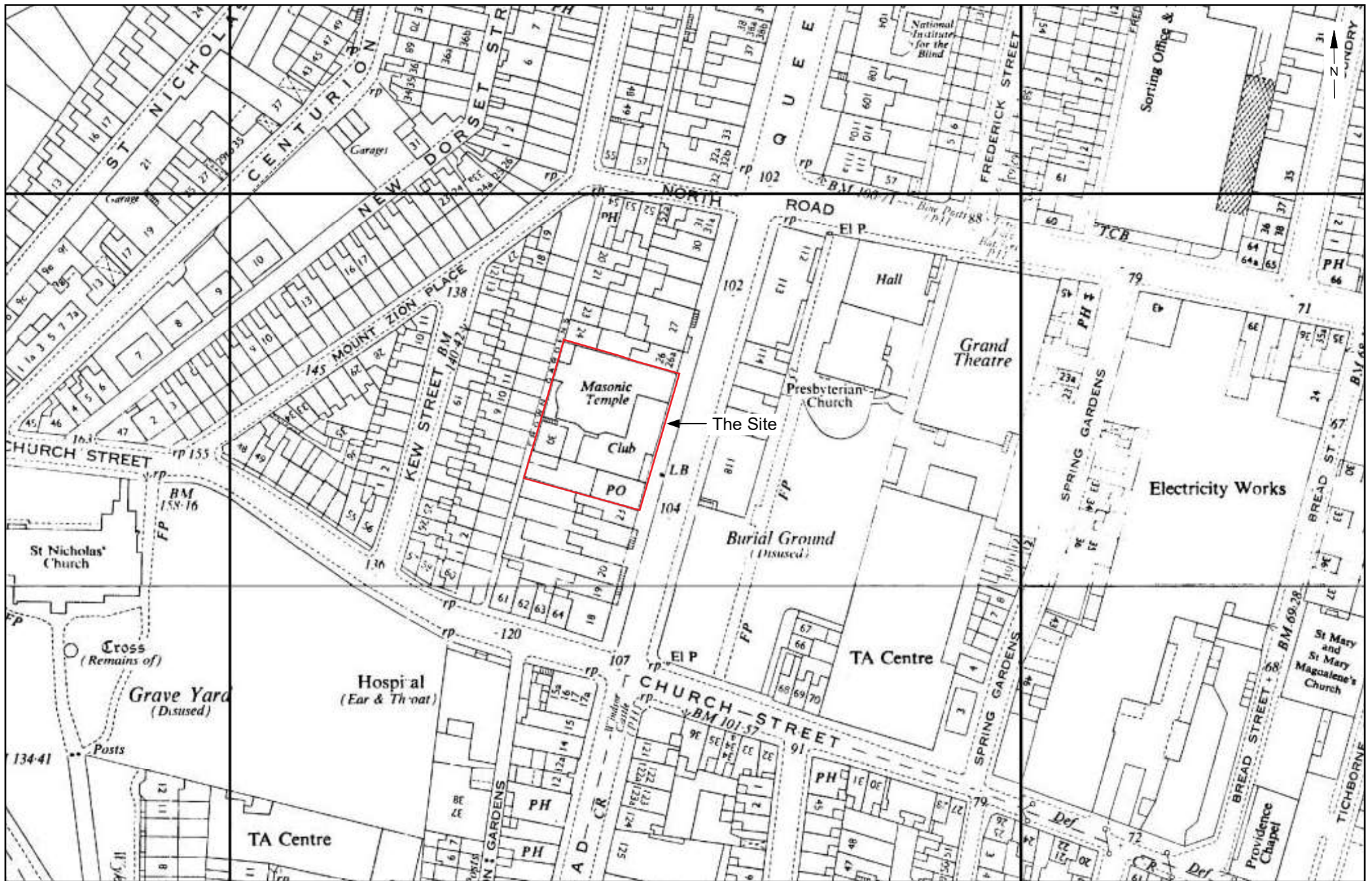
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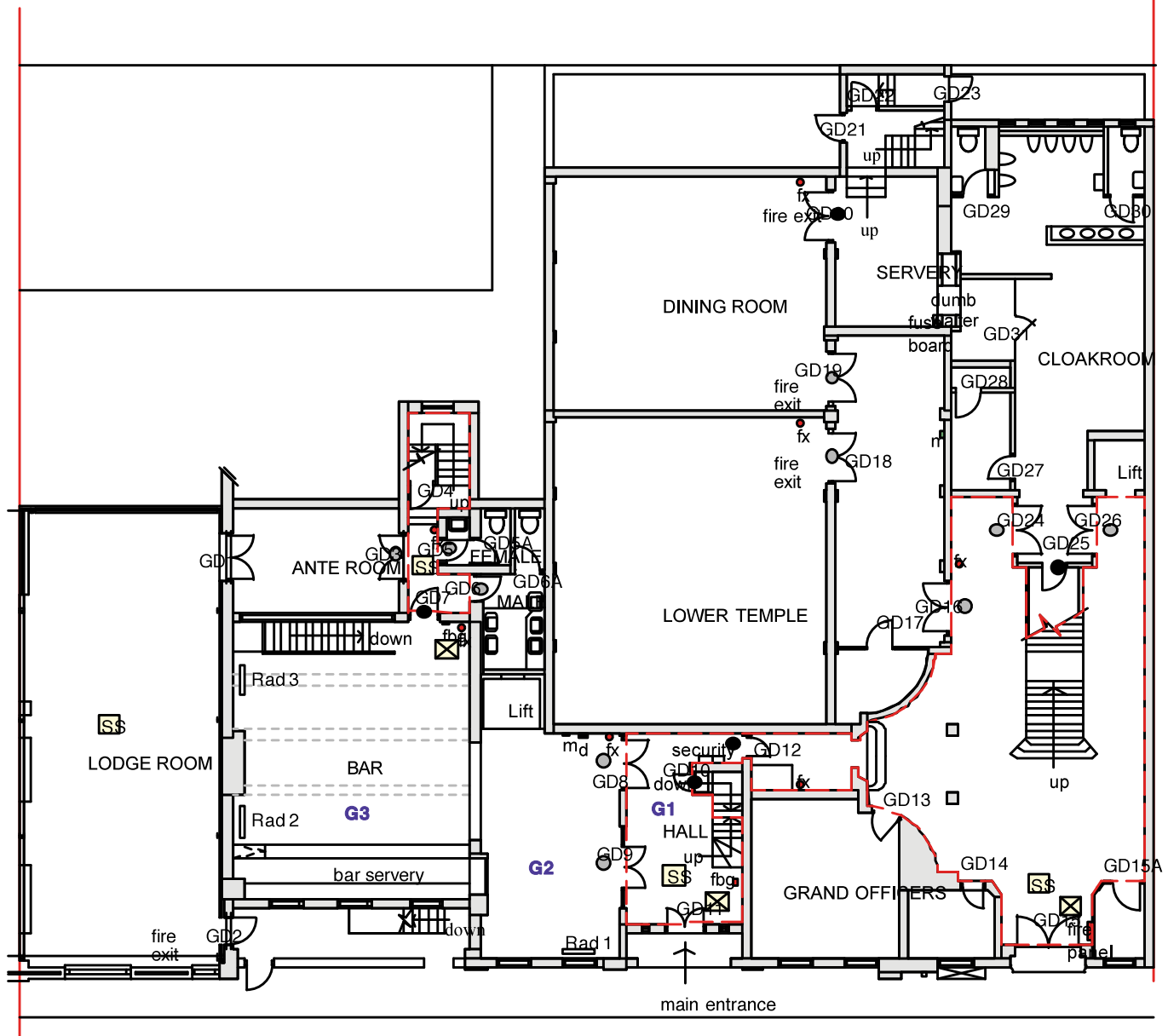
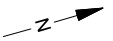
Report Ref: 2023108

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1:2,500 Ordnance survey map, 1931 (surveyed 1929-30)

Fig. 11





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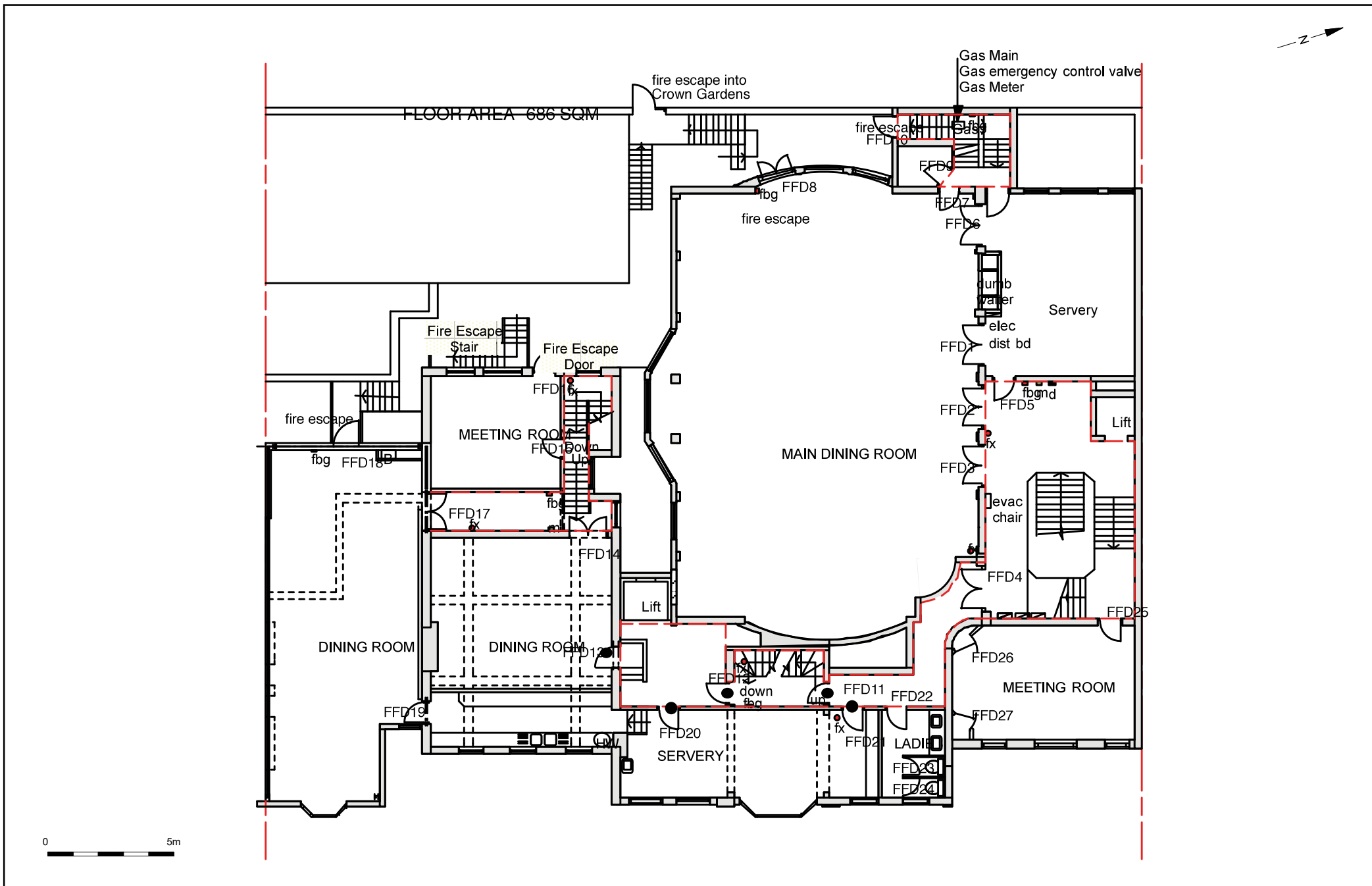
May 2023

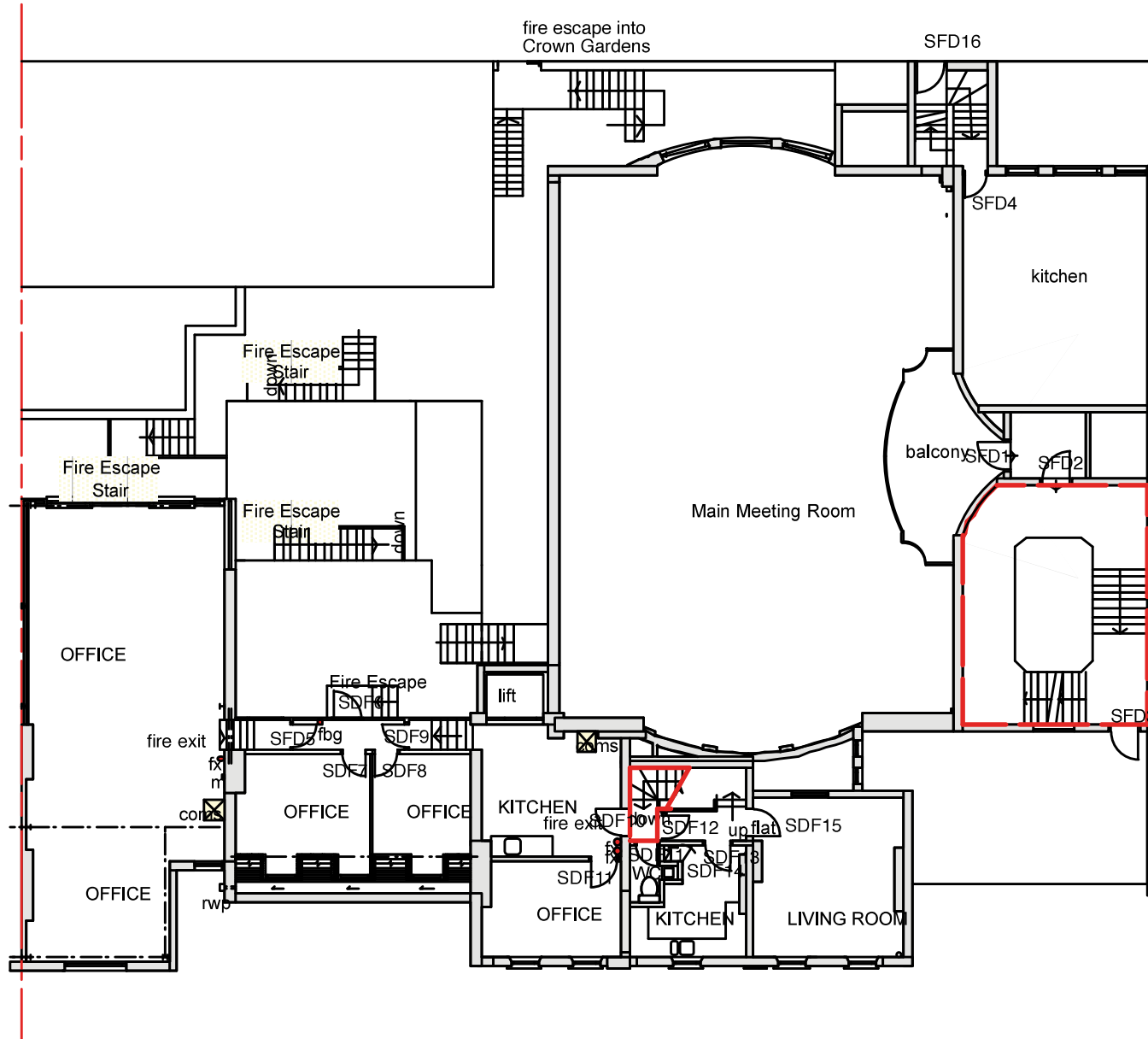
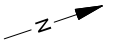
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Ground plan, as existing
(RSP Architects Ltd, job no. 1920)

Fig. 13





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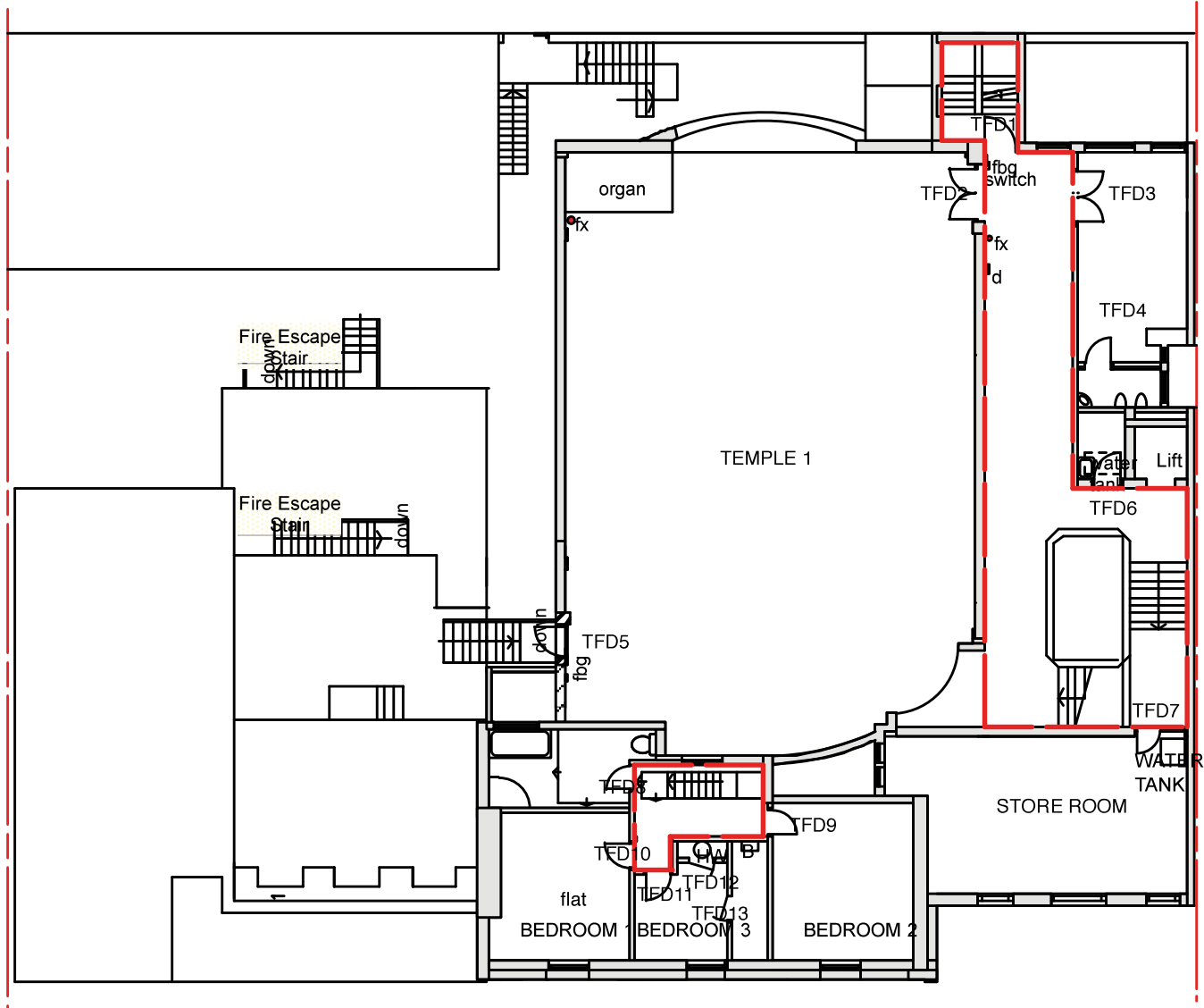
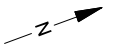
Second floor plan, as existing

Fig. 15

Report Ref: 2023108

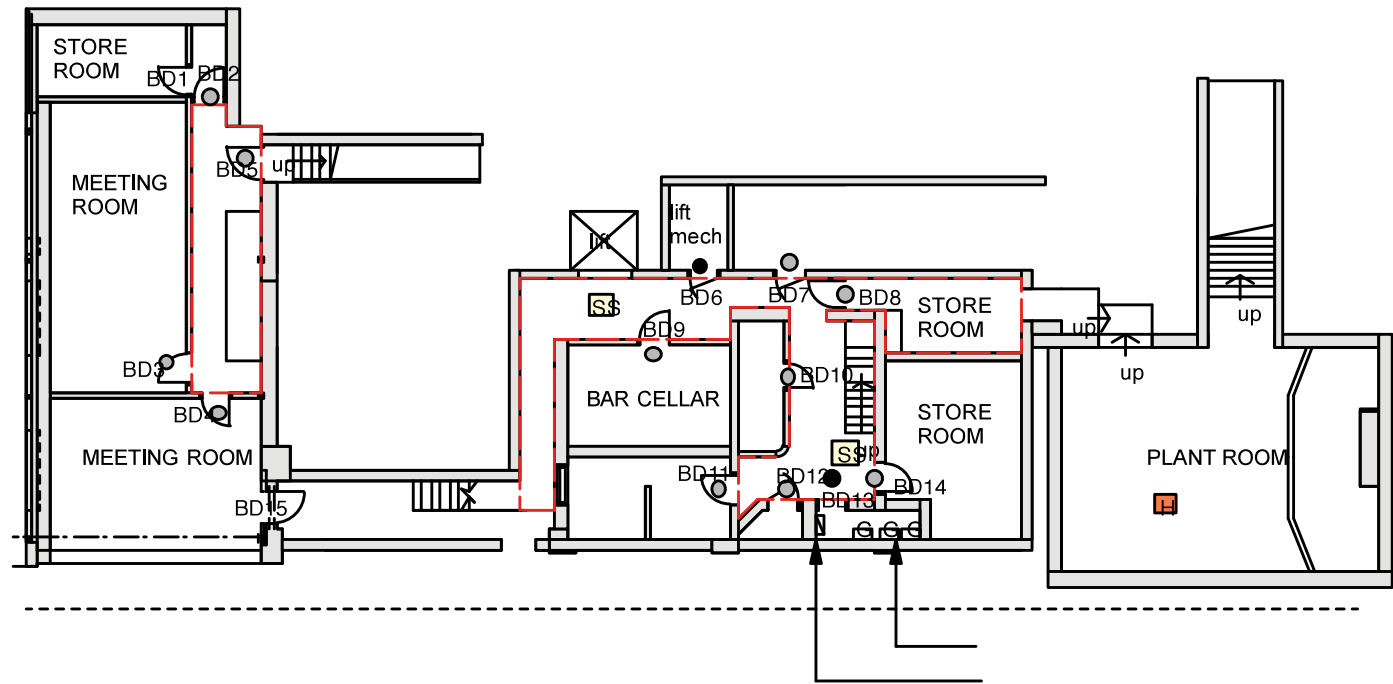
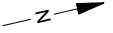
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(RSP Architects Ltd, job no. 1920)



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© Archaeology South-East		Sussex Masonic Centre, Queens Road, Brighton		Fig. 16
Project Ref: 230092	May 2023	Third floor plan, as existing		
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May 2023

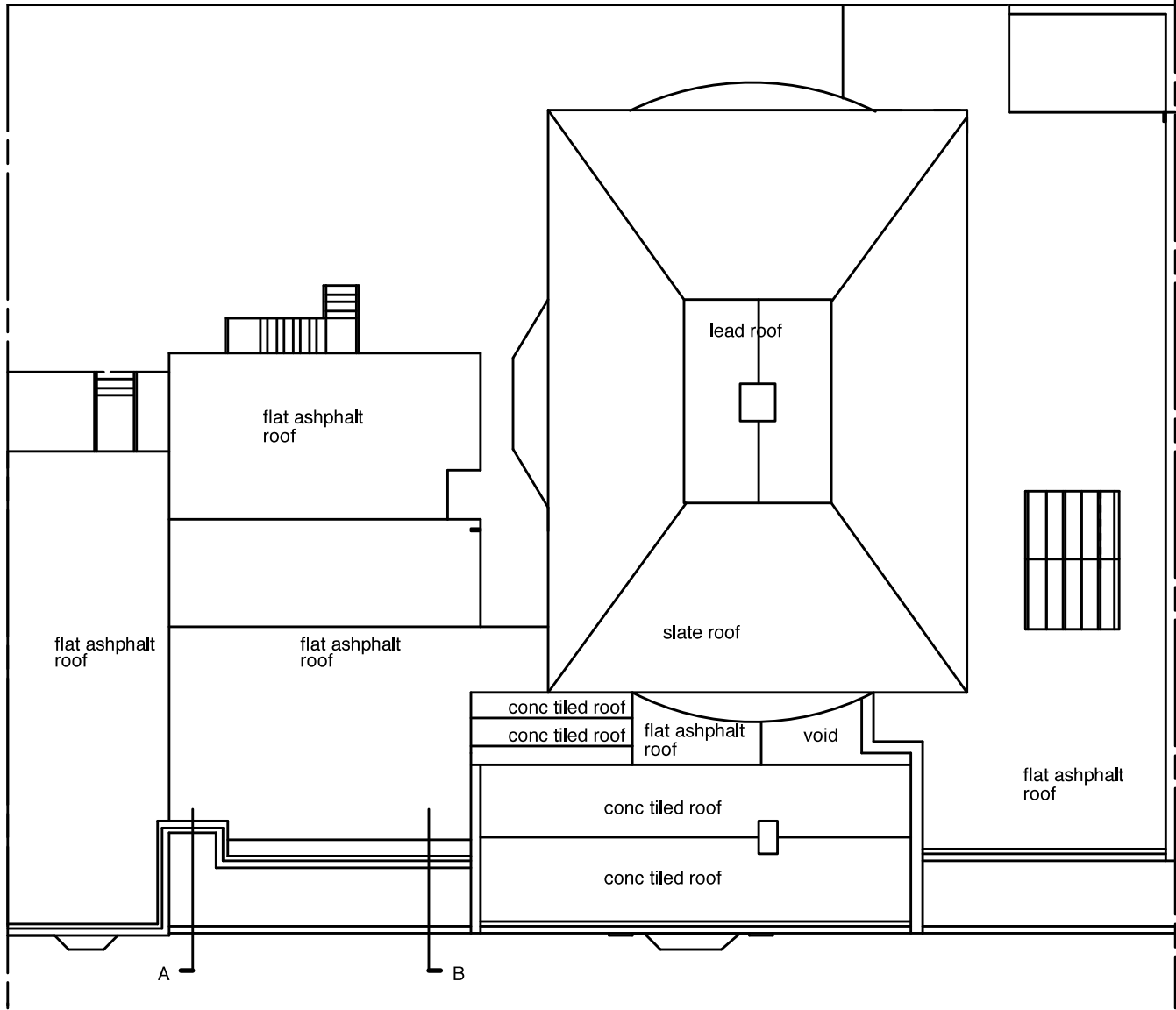
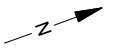
Cellar plan, as existing

Fig. 17

Report Ref: 2023108

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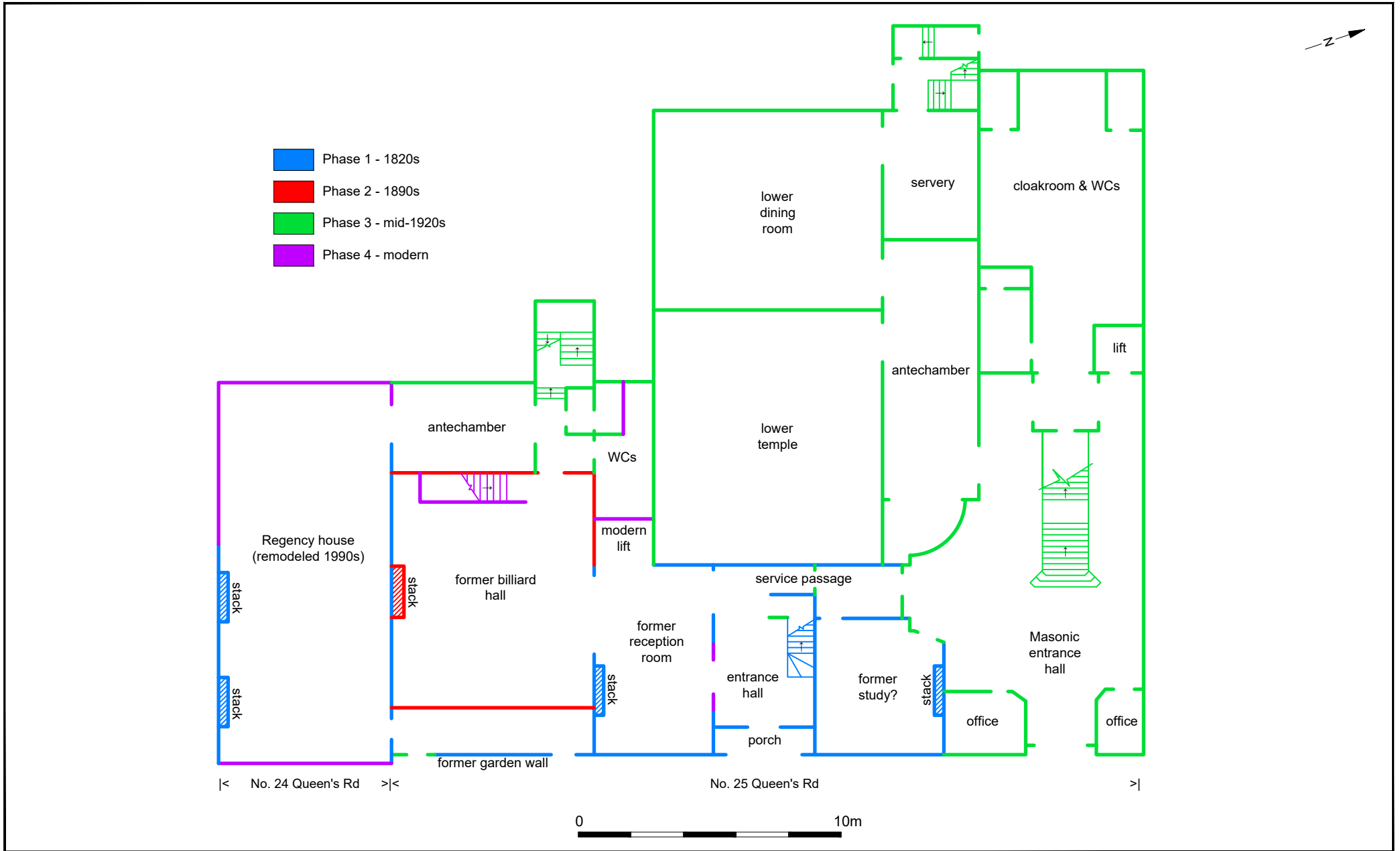
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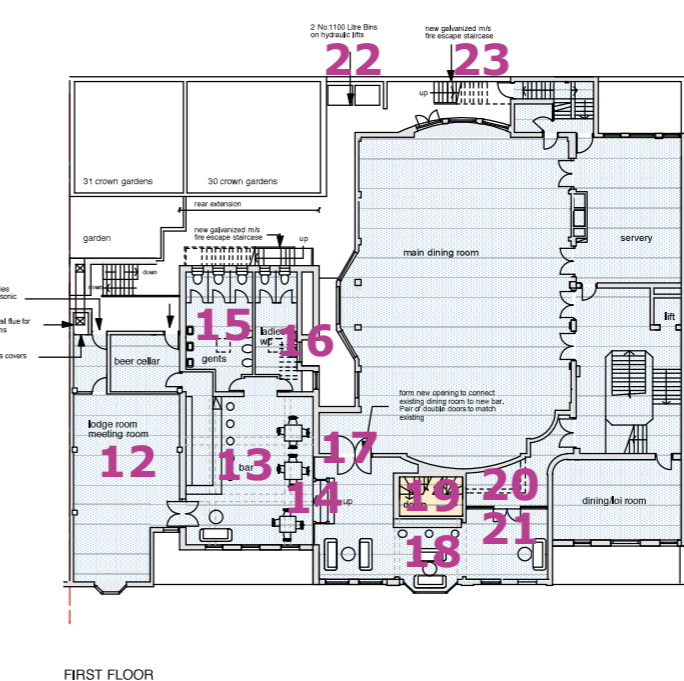
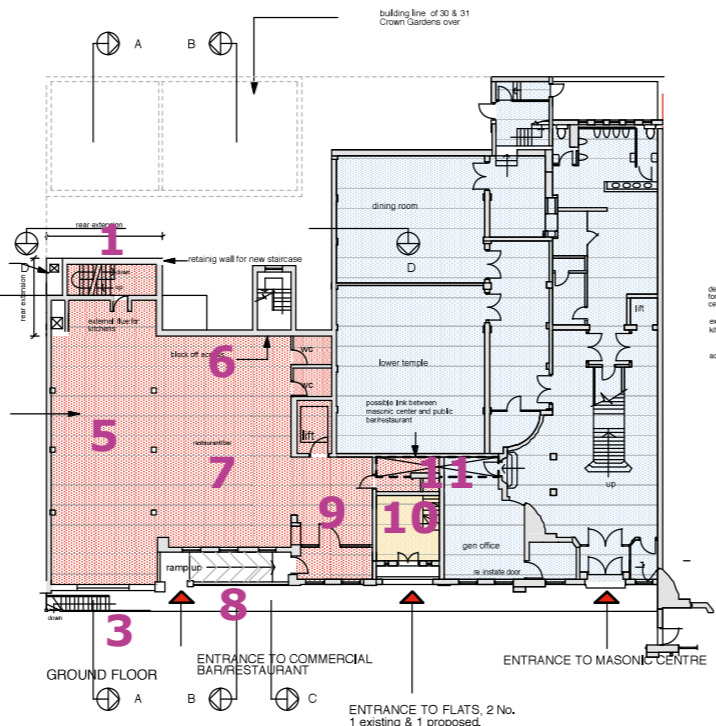
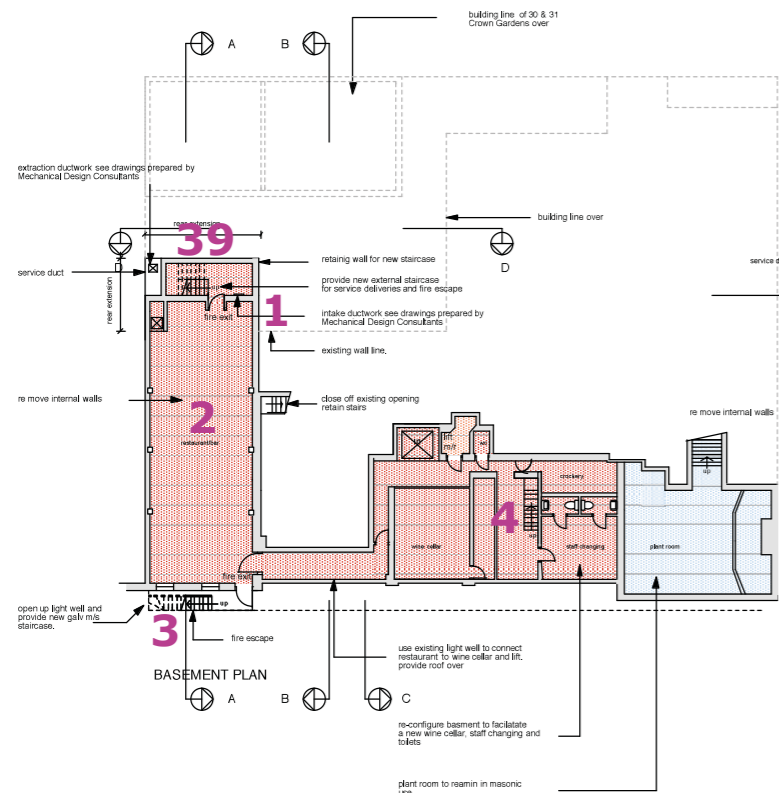
Sussex Masonic Centre, Queens Road, Brighton

Roof plan, as existing
(RSP Architects Ltd, job no. 1920)

Fig. 18



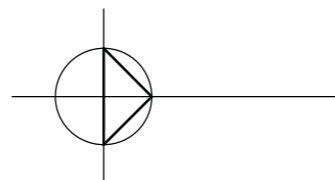
© Archaeology South-East		Sussex Masonic Centre, Queens Road, Brighton	Fig. 19
Project Ref: 230092	June 2023	Indicative phase plan of the building (ground floor)	
Report Ref: 2023108	Drawn by: MGS		



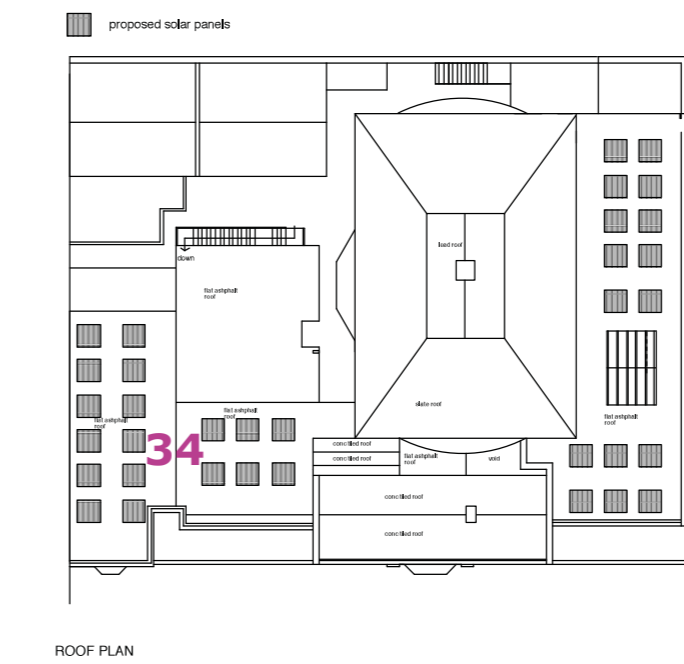
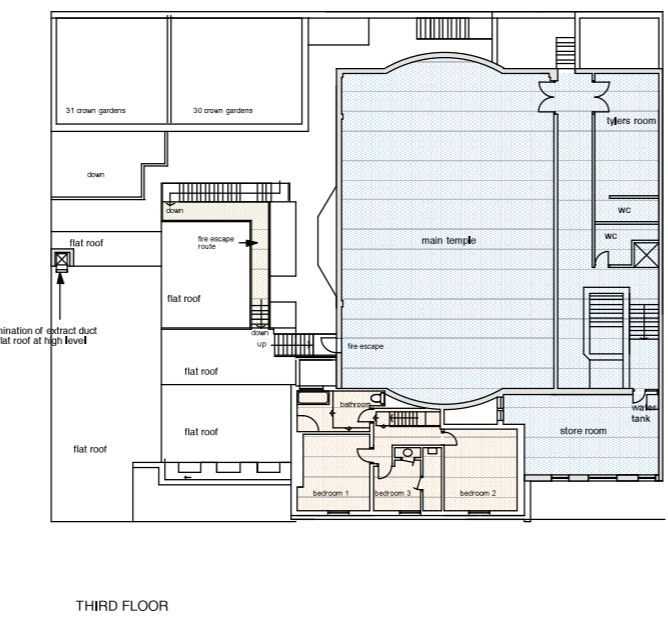
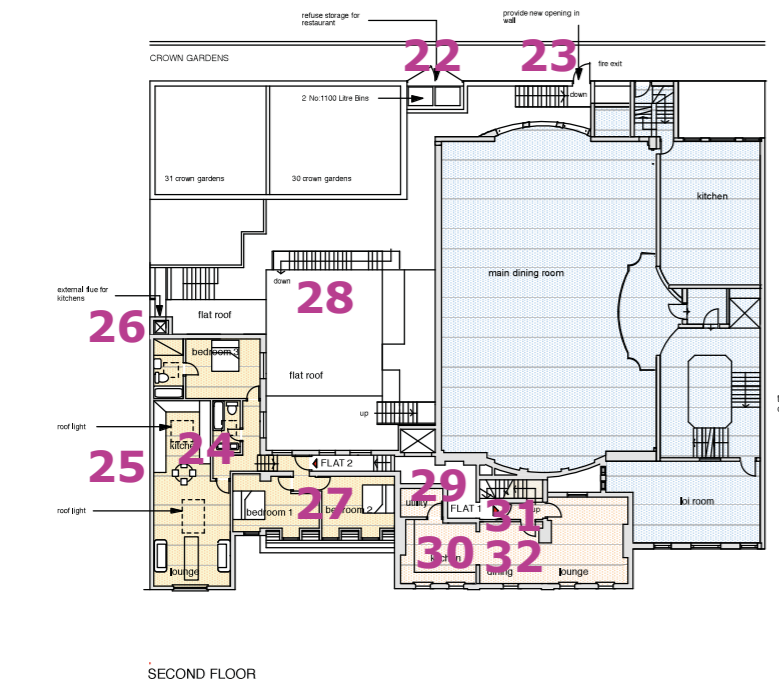
FLOOR AREAS AS EXISTING		
Basement	270.3 sq/m	2892 sq/ft
Ground floor	685.8 sq/m	7,358 sq/ft
First Floor	667.1 sq/m	7,136 sq/ft
Second Floor	558.7 sq/m	5,978 sq/ft
Third Floor	441.5 sq/m	4,724 sq/ft
TOTAL	2,623.4 sq/m	28,068 sq/ft

	MASONIC CLUB - D2 USE	area 1,690 sqm / 1808sq/ft
	COMMERCIAL	area 466.2 sqm / 4986sq/ft
	NEW RESIDENTIAL	area 107 sqm / 1144sq/ft
	EXISTING RESIDENTIAL	area 138.1 sqm

FOR PROPOSED RESTAURANT LAYOUTS AND PROPOSED VENTILATION DUCTWORK SEE OTHER DRAWINGS



SCALE BAR
1:200
A1 DRAWING



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AMENDMENTS

25 QUEENS ROAD - BRIGHTON

Client	Description
Provincial Grand Lodge of Sussex	PROPOSED FLOOR PLANS



Date	Scale	Job No.	Drawing No.	Revision
Dec 2023	1:200	2820	03	

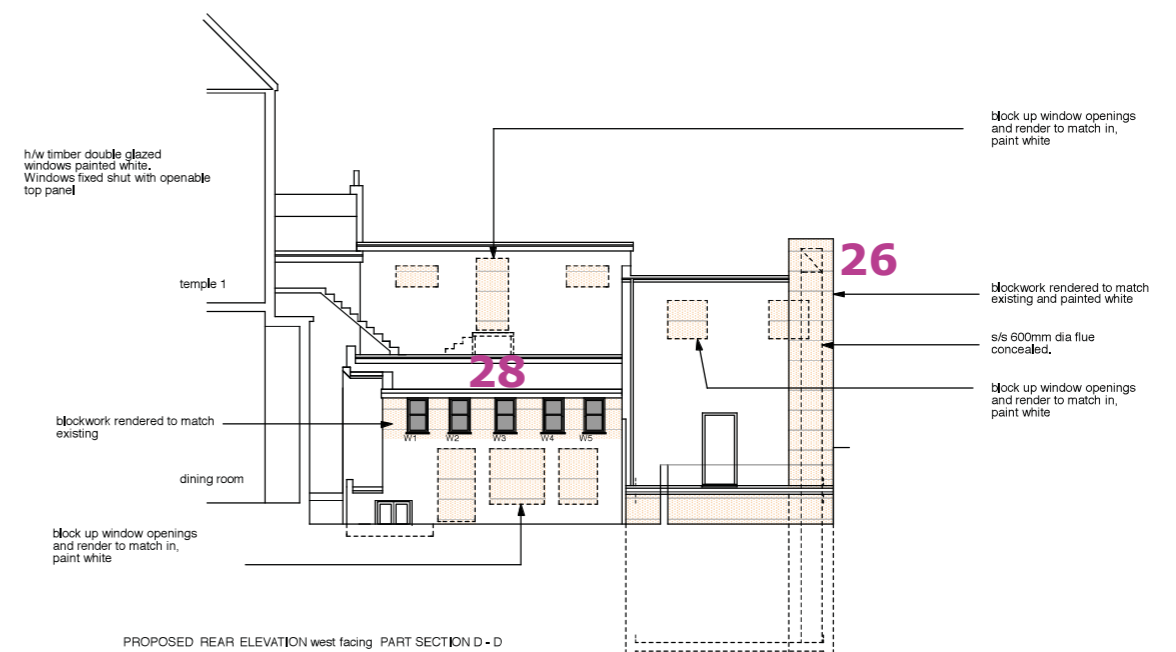
1 Westbourne Grove, Westbourne Gardens, Hove, East Sussex, T. (01273) 727388 Erob@rparchitects.co.uk
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FRONT ELEVATION PROPOSED east facing

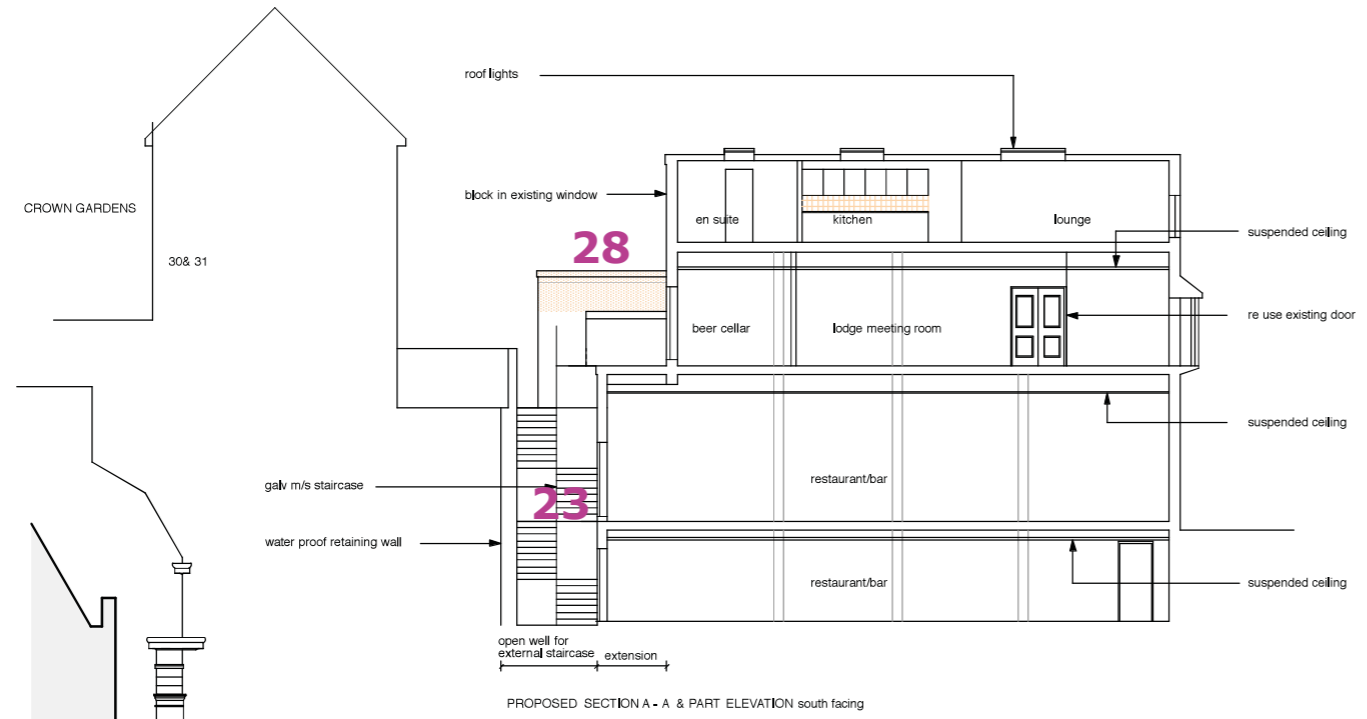


STAINED GLASS WINDOW LOCATED ON THE GROUND FLOOR, EAST FACING, TO BE LOCATED ON THE FIRST FLOOR IMMEDIATELY ABOVE

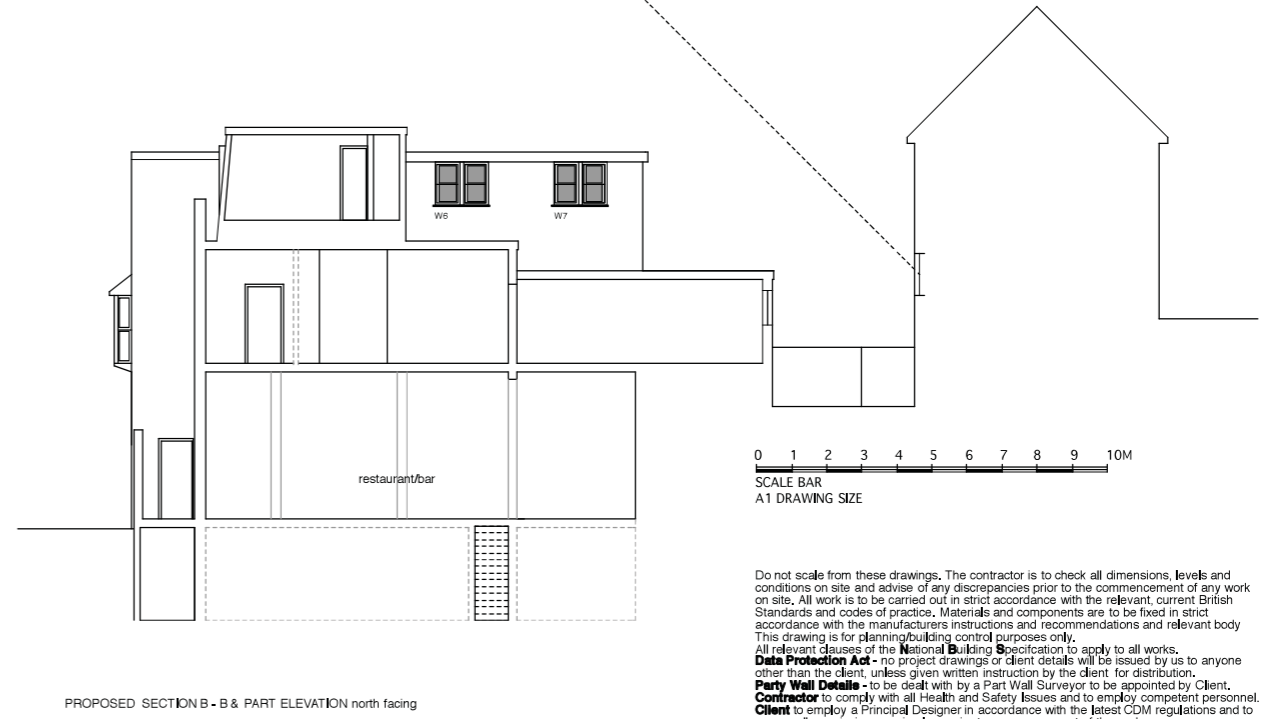


PROPOSED REAR ELEVATION west facing PART SECTION D - D

45 DEGREE SPLAY FROM MID POINT OF WINDOW



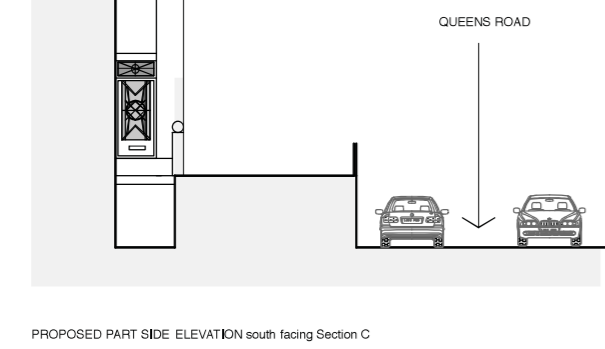
PROPOSED SECTION A - A & PART ELEVATION south facing



PROPOSED SECTION B - B & PART ELEVATION north facing

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AMENDMENTS



PROPOSED PART SIDE ELEVATION south facing Section C

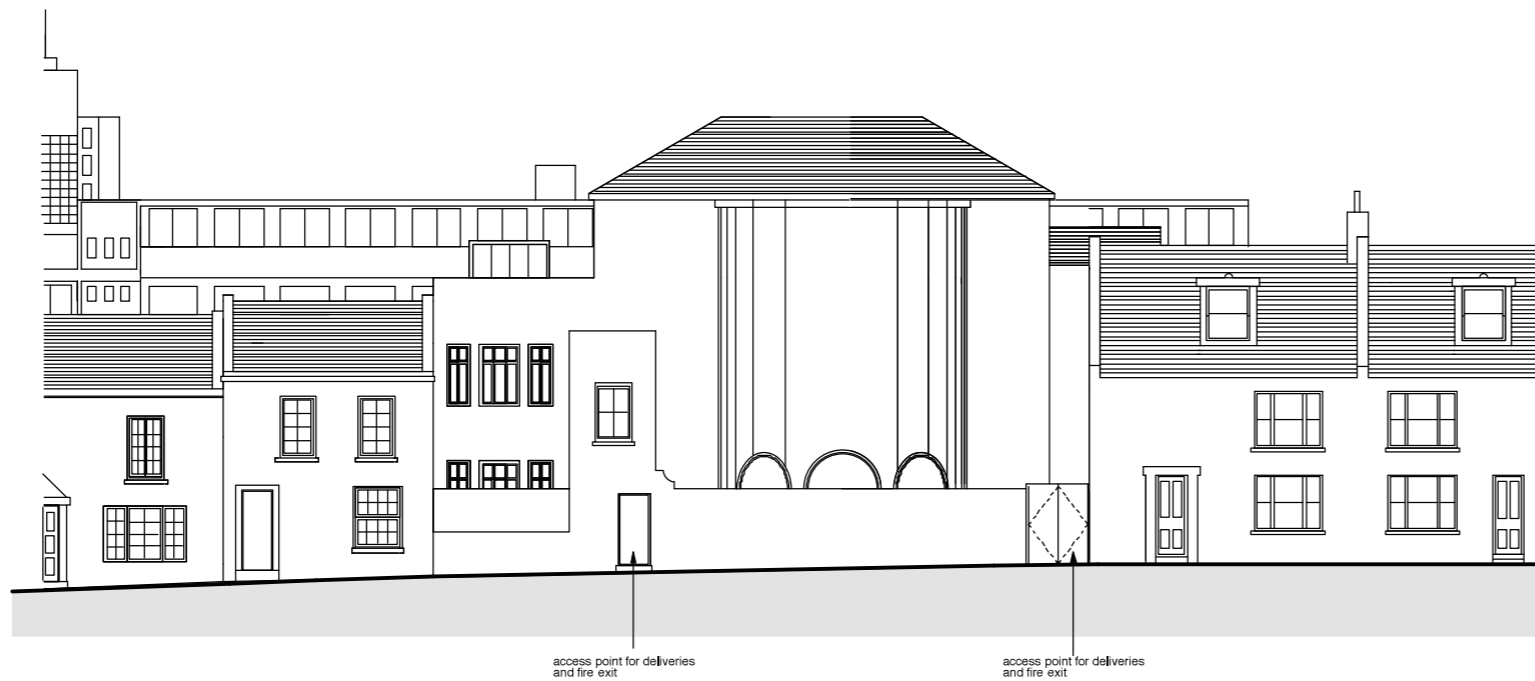
26 QUEENS ROAD - BRIGHTON

Client	Description
Provincial Grand Lodge of Sussex	Proposed Elevations & Sections

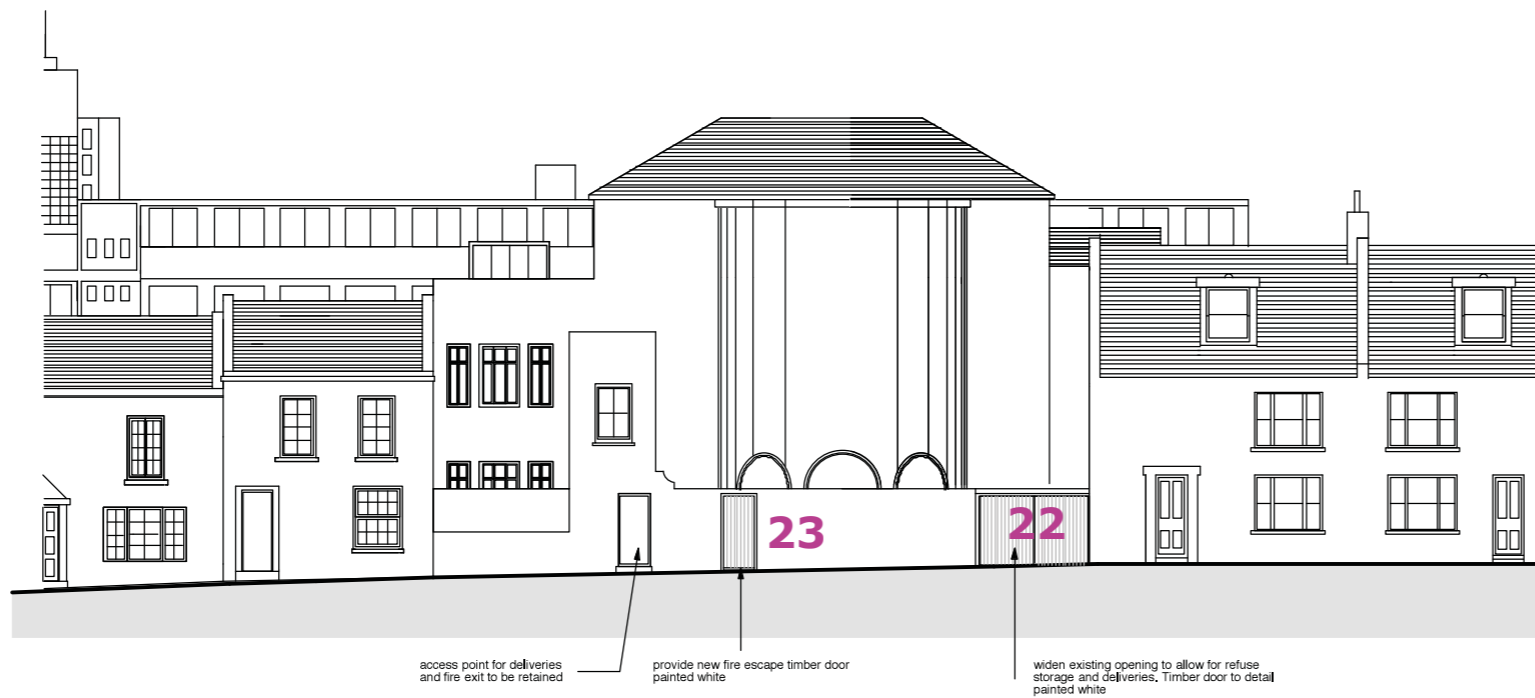


Date	Scale	Job No.	Drawing No.	Revision
Dec 2023	1:100	2820	04	

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EXISTING REAR ELEVATION - CROWN GARDENS PART west facing



PROPOSED ELEVATION - CROWN GARDENS PART west facing

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AMENDMENTS

25 QUEENS ROAD - BRIGHTON

Client	Description
Provincial Grand Lodge of Sussex	Existing & Proposed Rear Elevations Crown Gardens



Date	Scale	Job No.	Drawing No.	Revision
Dec 2023	1:100	2320	05	

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Project Ref: 230092	Dec 2023	Proposed rear elevations (RSP Architects, December 2023)		
Report Ref: 2023108	Drawn by: MGS			

PLATES



Plate 1 – The front elevation of the building, looking south-west.



Plate 2 – The front elevation of the building, looking north-west.



Plate 3 – The front elevation of No. 25, looking west.



Plate 4 – General view of the 1820s terrace, looking north-west up Queen's Road.



Plate 5 – General view of the 1820s terrace, looking south-west down Queen's Road.



Plate 6 – No. 25 Queen's Road, southern ground floor reception room, looking south-east.



Plate 7 – No. 25 Queen’s Road, southern ground floor reception room, looking west.



Plate 8 – No. 25 Queen’s Road, northern ground floor reception room, looking west. Note the inserted Phase 3 door.



Plate 9 – No. 25 Queen's Road, northern ground floor reception room, looking south-east.



Plate 10 – No. 25 Queen's Road, ground floor entrance hall, looking east.



Plate 11 – No. 25 Queen's Road, ground floor entrance hall, main stair, looking north-west.



Plate 12 – No. 25 Queen's Road, ground floor Phase 1 service passage. Note blocked windows.



Plate 13 – No. 25 Queen’s Road, first floor *piano nobile*, view looking south.



Plate 14 – No. 25 Queen’s Road, first floor stair and landing.



Plate 15 – No. 25 Queen's Road, first floor, southern circulation room. View looking north.



Plate 16 – No. 25 Queen's Road, first floor, southern circulation room. View looking south.



Plate 17 – No. 25 Queen's Road, second floor, Phase 1 northern principal bedroom. View looking south-east.



Plate 18 – No. 25 Queen's Road, second floor, Phase 1 northern principal bedroom. View looking north-west.



Plate 19 – No. 25 Queen's Road, second floor, Phase 1 southern principal bedroom. Note blocked fireplace. View looking south.



Plate 20 – No. 25 Queen's Road, second floor, Phase 1 south-western bedroom. View looking south.



Plate 21 – No. 25 Queen's Road, second floor, Phase 1 south-western bedroom. View looking north.



Plate 22 – No. 25 Queen's Road, second floor, Phase 1 central room. View looking south-east.

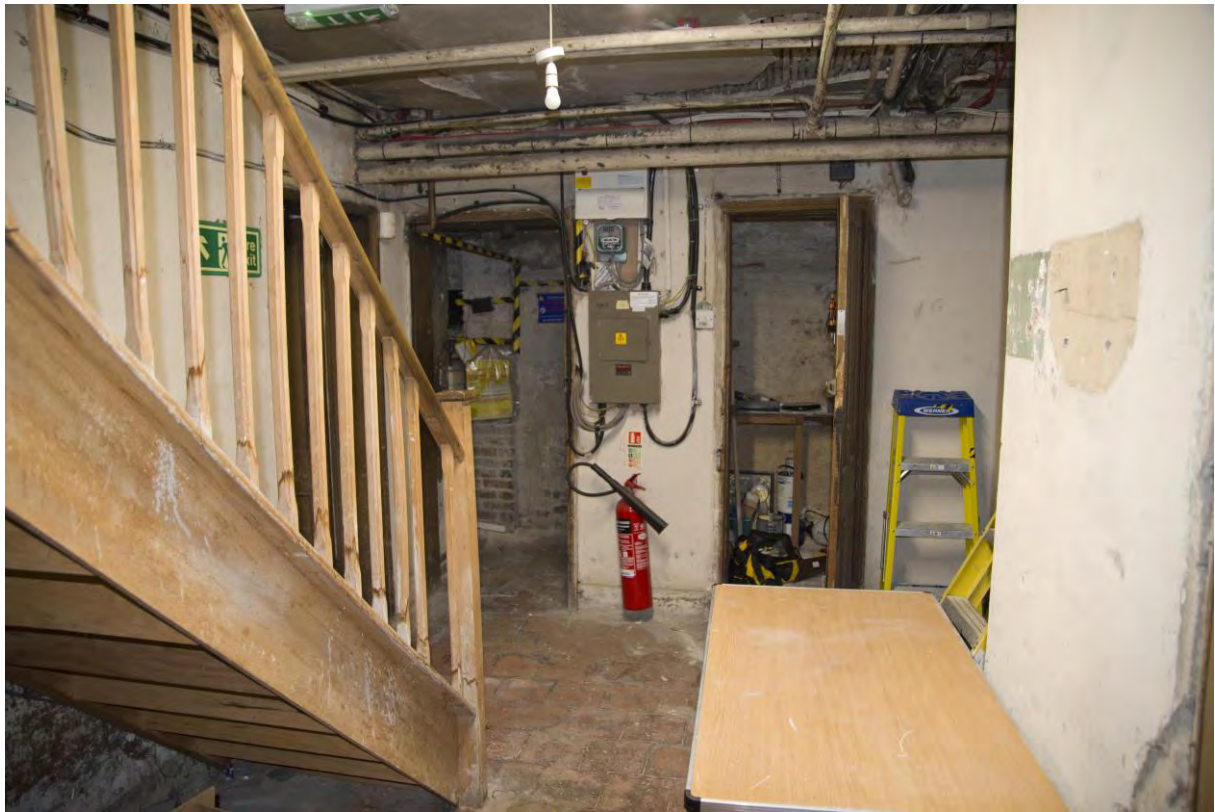


Plate 23 – No. 25 Queen's Road, middle cellar room, looking east.



Plate 24 – No. 25 Queen's Road, cellar, former rear lightwell, looking north.



Plate 25 – No. 25 Queen’s Road, cellar, window to former rear lightwell, looking south-east.



Plate 26 – No. 25 Queen’s Road, northern cellar room on suspected site of former service wing. View looking east.



Plate 27 – No. 24 Queen's Road, rear cellar room (suspected original kitchen). View looking east.



Plate 28 – No. 24 Queen's Road, front cellar room (suspected original acullery). View looking south.



Plate 29 – No. 24 Queen's Road, ground floor, modern lodge room. View looking east.



Plate 30 – No. 24 Queen's Road, ground floor, modern lodge room. View looking west.



Plate 31 – No. 24 Queen's Road, first floor. View looking west.



Plate 32 – No. 24 Queen's Road, second floor. View looking west.



Plate 33 – No. 24 Queen's Road, second floor. View looking east.



Plate 34 – No. 24 Queen's Road, former coal-hole in cellar.



Plate 35 – Site of billiard room to the south of No. 25, front elevation looking west. Note Phase 1 garden wall with additional later gate.



Plate 36 – Phase 1 garden wall to the south of No. 25, view from cellar fire escape looking north-east.



Plate 37 – Phase 1 bungarosh garden wall to the rear of No. 24. View looking north.



Plate 38 – Front entrance to No. 25. View looking west.



Plate 39 – No. 25, original architrave to suspected Phase 1 first floor service passage. View looking south-east.



Plate 40 – No. 24, front elevation looking south-east.



Plate 41 – No. 25 Queen’s Road, northern ground floor reception room, original fireplace. Note Phase 3 inserted door. View looking north-east.

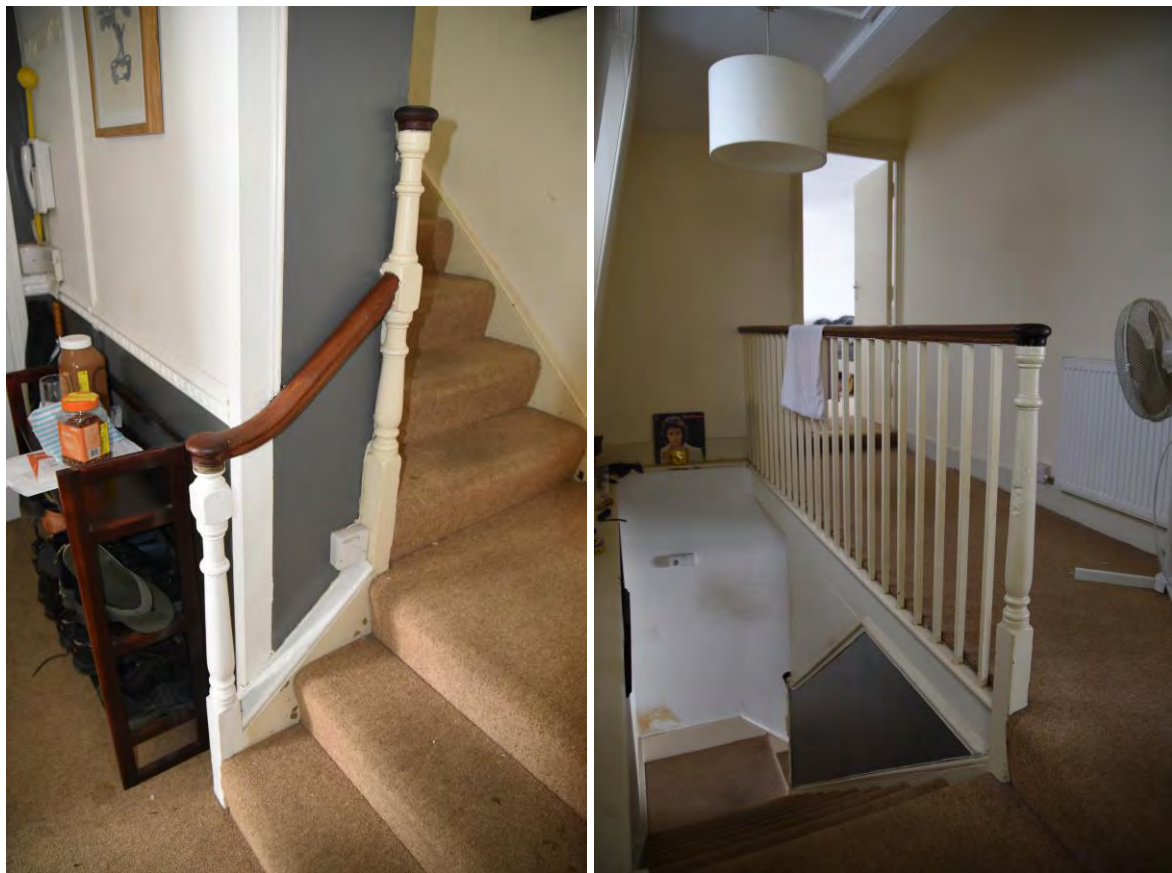


Plate 42 – No. 25 Queen’s Road, suspected Phase 2 stair to third floor.



Plate 43 – No. 25 Queen's Road, Phase 3 bar on the site of Phase 2 billiard hall. Ground floor, looking south-east.



Plate 44 – No. 25 Queen's Road, Phase 3 bar on the site of Phase 2 billiard hall. Ground floor, looking north.



Plate 47 – No. 25 Queen's Road, Phase 3 entrance built on site of suspected Phase 1 service wing. View looking west.



Plate 48 – No. 25 Queen's Road, Phase 3 entrance hall. View looking west.



Plate 49 – No. 25 Queen's Road, Phase 3 ground floor antechamber. View looking west.



Plate 50 – No. 25 Queen's Road, Phase 3 ground floor meeting room. View looking west.



Plate 51 – No. 25 Queen's Road, Phase 3 first floor dining room. View looking north-east.



Plate 52 – No. 25 Queen's Road, Phase 3 first floor front meeting room. View looking south.



Plate 53 – No. 25 Queen's Road, Phase 3 main temple. View looking south-east.



Plate 54 – No. 25 Queen's Road, foundation stone within Phase 3 ground floor entrance hall.



Plate 55 – No. 25 Queen's Road, rear elevation of former billiard room. View looking south-east.



Plate 56 – No. 25 Queen’s Road, Phase 3 ground floor extension to rear of former billiard room. View looking south.



Plate 57 – No. 25 Queen’s Road, Phase 3 stair to the rear of former billiard room.



Plate 58 – No. 25 Queen's Road, side elevation to Phase 3 northern extension. View looking north.



Plate 59 – No. 25 Queen's Road, side elevation to Phase 3 northern extension. View looking north-west.



Plate 60 – No. 25 Queen's Road, rear elevation to Phase 3 northern extension. View looking north.

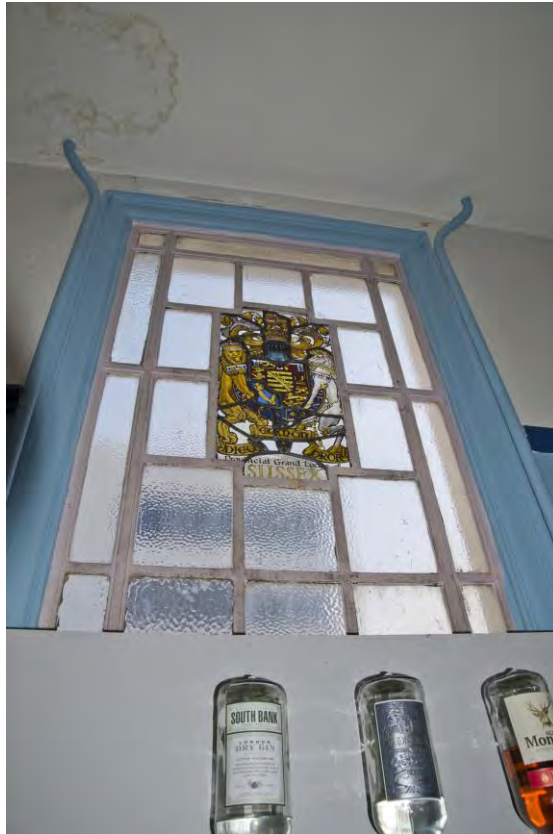


Plate 61 – No. 25 Queen’s Road, Phase 3 ground floor window to front elevation, site of former billiard room. View looking east.



Plate 62 – No. 25 Queen’s Road, typical example of Phase 3 door, located within first floor stair to rear of former billiard room. View looking south-west.



Plate 63 – No. 25 Queen's Road, Phase 3 stair and first floor circulation area. View looking east.



Plate 64 – No. 25 Queen's Road, Phase 3 main stairwell.



Plate 65 – No. 25 Queen's Road, rear elevation, modern second floor extension above former billiard room. View looking east.



Plate 66 – No. 25 Queen's Road, modern second floor office above former billiard room. View looking east.

APPENDIX 1: BUILDING LIST DESCRIPTION

Name: SUSSEX MASONIC CLUB

List entry Number: 1380794

Location: SUSSEX MASONIC CLUB, 25, QUEENS ROAD

County	District	District Type	Parish
The City of Brighton and Hove	-	Unitary Authority	Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Aug-1971

National Grid Reference: TQ 30892 04550

Details:

TQ3004NE QUEEN'S ROAD 577-1/32/727 (West side) 20/08/71 No.25 Sussex Masonic Club

GV II

House. c1830. Probably by Amon Wilds and Charles Augustine Busby; enlarged by the addition of the Masonic Temple, and presumably the wing to the south, in 1928. Stucco, roof of tiles. EXTERIOR: 3 and 4 storeys with dormers, the original building of 5-window range, the additions bringing the total to eleven. The original front is divided into 3 bays by Doric pilasters with honeysuckle and palmette ornament to the necking. Central flat-arched entrance set back under porch with Greek Doric columns distyle in antis, the entablature with triglyph frieze and mutule cornice. All windows flat-arched. The central first-floor window altered to a canted oriel in C19; entablature; attic storey with slightly recessed centre; secondary cornice; dormers in mansard roof; side and ridge stacks. The wing to the north, including the Masonic Temple, stands forward to the street front on the ground floor; flat-arched entrance with decoratively glazed overlight and panelled doors of original design, flanked by flat-arched windows with decorative glazing; the entrance and windows have architraves decorated with ribbing and corner blocks; entablature and blocking course; first, second and third floors set back with simple architraves and the third floor treated as an attic. To the south, a screen wall to street with a 2-storey wing set back; simple architraves to the ground floor, those to the first floor ribbed and with corner blocks; cornice and panelled parapet.

INTERIOR: not inspected.

**APPENDIX 2: RIBA ARCHIVE HOLDINGS RELATING TO THE SUSSEX MASONIC
CENTRE**



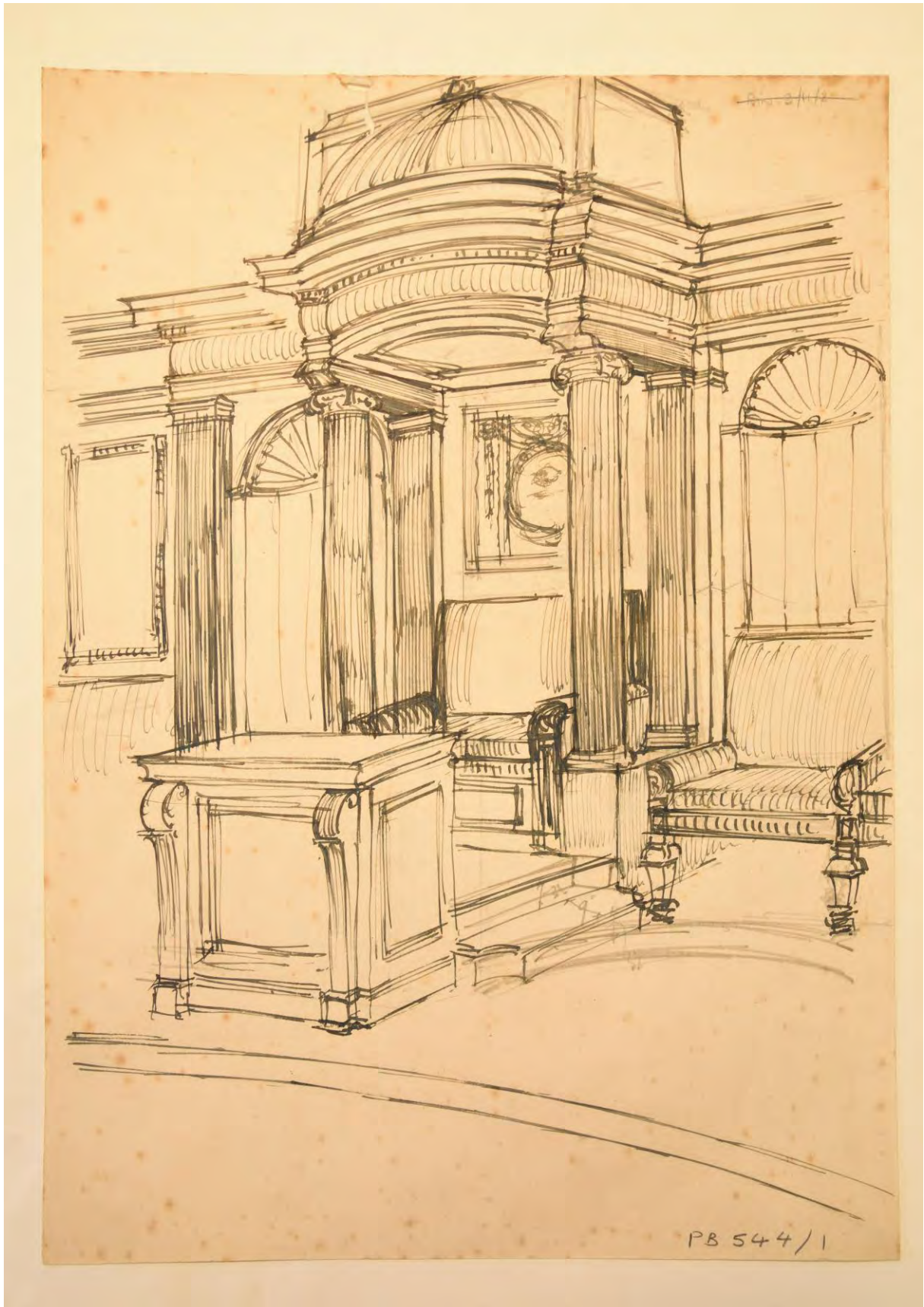
The entrance hall, photographed in 1926 (RIBA ref. 41186/2)



First floor dining hall, photographed in 1926 (RIBA ref. 41186/6)



Main temple, photographed in 1926 (RIBA ref. 41186/8)



Main temple: Denman's original design for the Master's seat (RIBA drawings archive, ref PB544/1)



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