

Ref: HBA/NE/RRG/1674-4

Heritage Statement.

29 regency Square BN1 2FH



Image courtesy of David Hawgood, 2013, via Geograph. Creative Commons licence..

Version 4

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What are Heritage Statements and Heritage Assets?

A Heritage Statement outlines the significance of a heritage asset and the likely impact of proposed development upon that significance. Heritage assets are buildings, monuments, sites, places, areas or landscapes that are positively identified as having a degree of significance meriting consideration in planning applications. They are the valued components of the historic environment and include:

- **Designated assets** (i.e. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of special historic interest, Conservation Areas)
- **Non-designated assets** (e.g. archaeological sites and historic buildings recorded in the Local Authority Historic Environment Record; other historic assets identified by the Local Authority through the planning process).

Written by:	Neil E England. 
Checked by:	R Genge 
Issue date:	August 2023
File reference:	T:/ABS Jobs/JOBS Prince regent hotel 29 Regency square Heritage Statement/ 28/082023 Heritage Statement Ref HBA/NE/RRG/1674-3

1.1 Regency Square, historical comment.

Conceived by speculative developer Joshua Hanson as Brighton underwent its transformation into a fashionable resort, the three-sided plot of 69 houses and associated structures was built between 1818 and 1832. Most of the houses overlooking the central garden were complete by 1824. The site was previously known, briefly and unofficially, as Belle-Vue Field, which was believed to be part of the army encampment mentioned in *Pride & Prejudice* by Jane Austin.

Some 47 of the houses are listed Grade 2*, while 18 are listed Grade 2. The architects were reputedly Amon Wilds and his son, Amon Henry Wilds.

The central garden, originally private, has been council-owned under the Brighton Improvement Act since 1885 and publicly accessible since WW2. An underground car park was built beneath it in 1969.

26–37 Regency Square are 12 houses, arranged along the sea-facing north side in the form of two wings flanking a four-house forming a centrepiece, are the focal point of the square, with clam shell capped pilasters, topped with a pediment displaying “Regency Square” in prominent black lettering within the blind panel.

Pevsner described this feature as “not [being] enough of an accent to pull the square together”. Numbers 28–29 and 34–35, rise to three storeys and form a link between the central and outer sections. Each house has a canopied cast-iron balcony at first-floor level. There is rusticated decoration at ground-floor level.

The property became a hotel in 1930, (See P 24): Owned by one Harold T Hayward

The 20thc has seen many changes. Its interiors in particular have lost much, the most noticeable is the loss of the rising chimney flues/breasts with the stacks above roofline remaining.

The loss of the original ornate cornices to modern catalogue replacements and room doors with the original stair and balustrading being much altered distorts the casual eye to its past styling. Its south windows are all low referenced pattern replacements. Whilst difficult to align the changes, we have attempted to do this by materials analysis as so few of the activities were recorded, only poorly taken photos of the works in progress in the 70s.

1.2 Executive Summary HBA

For the purposes of this document the fronting shall be deemed as orienting South.

The current situation of the Property is that it comprises of c1818. Frontage and fabric. Probably by Amon Wilds and Amon Henry Wilds. Stucco, except for the upper floors in three piers of brick with under-window panels of single skin, set above a triple header segmental arch onto the E/W piers in brick also. The timber frame ground and 1st floor segmental bays are lathed and *PRC stucco faced with the upper weather cornice worked/run over cantilevered joist noggins. Leaded curved roof and canopy. Ground floor decorated with banded rustication; Doric prostyle porch blind frieze; round-arched entrance with fanlight, having panelled door of original design; segmental bays to ground and first floor, broader on the first floor, with tripartite windows and veranda to first floor with cast-iron railings. The rear northern façade is of brick much reworked to accommodate a modern annexe to the site. The party walls are in Bungaroush with S&N quoined brick piers acting as returns to the facades further brick coursing and embedded timbers are incorporated. These walls are of diminishing thickness being over 2" thick at the base onto spread foot foundations in to approx 12" at the top-floor and loft dividers being 9" only.

As is the norm with this type of early 19thc internal construct, the lower ground floor supporting partitions are in brick with the upper floors in braced timberframe. Floors being carried on these powerful well-constructed frames. 20c (70s) works to all other floors may have adjusted/reloaded the frames as evidenced in 29 R/S photo ?? demonstrating reloading of the internal floors since the 1970s

This property is currently a multi-function accommodation space. Many changes have been wrought upon this historic structure, not least the introduction of a mid 20c Northerly located modern brick extension connecting to the house proper. A low quality construct.

The adjoining properties are not dealt with in this document.

Please note: x 5 Pages of a photo file handed to the current owner (with typed comments) are to be found on page 36 - 41, fully demonstrating the scale of losses imposed.

1.3 Description of existing fabric.

The evidential low levels of external maintenance, along with poorly guided materials and methods employed to the fabric and roofs over time,

An eclectic array of windows on the south flank lacking any cohesive fenestration, some windows are attempting to replicate with fenestration detailing being observed. The bottom rails are also incorrect, as are the North flank-mostly, demonstrating a lack of guided thinking or interest in its fabric history. (Cheapest-will-do,) is evident throughout.

1.4 Description of existing interiors. (with comments relevant to proposed.)

So much loss and change has occurred to the entire spaces closures and added bathrooms including stairs and handrails being removed and new S/cases installed. Kite winding worked into corners. Stringers not mated to skirtings and other winding strings. Baluster spindles in place of plain squared stick. Modern version of a monkey tail base step distorted. Originally, prior to staircases rebuild. (see photo of 33 R/S exemplar.) Hand rails cut up and worked back together badly Wholesale floor losses and all decorative plasterworks replaced with shed purchased cast shots, as are the C/pieces. The original rear annexe was collapsed and along with the landing doors/doorways of the stairwell to them are now lost. (See Album photos) The only area to survive in-part is the inner and outer lobby.

Large trunking section is worked through the floor/ceiling with the resultant working in of the decorative elements being evident. Most of the ancient lath and plaster is gone. Replaced with P/board D/walled or skimmed. faces. The loss of the entire chimneys, (breasts and stacks), is a damning indictment of the late 70s thinking/respect for this and other properties in Brighton of the period. (32-33 R/S included.)

Thus, along with ad-hoc installations of modern plaster ornamentations and other utilised “architectural” Recovered articles, they fully ensure distortion of all readable aspects from the original scheme. The internal structural studwork whilst receiving doorway changes to accommodate bathrooms etc in principle retains some of its original structure. The GF reception rooms are connected by a three centred, staff beaded arch screen opening joining the South and North rooms together The Piano nobile floor has a squared screen opening bordered by a double repeat bold, shouldered ovolo architrave with bullseye corner blocks to N/S flanks. Both remain in principle intact, albeit closed off with a stud partition. The principle room has a bathroom constructed against it and the architrave along with the B/block now residing as a capping to the top perimeter of it. Note; This opening would have had bi-fold doors to isolate when privacy required. Now lost. The proposed doorways connecting the front and rear rooms GF/FF are within the 70s partitioning.

The architraves style/pattern is repeated to all access doors from the hallway of these principal floor’s and the bay windows, all retain kicker plinth blocks, they are original to the house, as are very minor remnants of the skirting in the hallway/stairwell. All to be retained.

No doors are assessed to be original to the house. All are architectural salvage items reworked to fit. The remaining doors fitted to 2nd 3rd and 4th floors all, are modern/flat. The original stud braced partitions have been removed and replaced with 100mm unbraced studworks. Original joisting has been replaced No original internal finishes or floorboards remain. Now chipboard floor pans evident. No fireproofing effort was found.

Restoration/changes will include for all current regs to be adhered to.

All viewable ornamentation to the ground and first floors inc panels friezes centrepieces and overdoors are of a low-quality eclectic 20c non-defined collection adhered to the areas on all floors and lack any cohesive or period correct architectural interest. Their fitting is at best random. An uneducated attempt with little craft skill utilised to install. No recognition of mating elements is evident. No changes are proposed.

As stated elsewhere. The wall plasters are almost completely stripped away with only small patches of lath/plaster remaining. No references to original faces where finished against were observed thus items such as staircase sections no longer align. The use of modern gypsum plasters laid directly onto the walls/plasterboarded partitions is almost total as far as can be ascertained, only the GF lobby and FF H/way partitions Lath/plaster in parts survives. The floors were found to be modern joisting Caber interlocking panel type and over working with an acoustic board (Probably a compressed wood fibre). Of note: sound travels easily now throughout the building. No changes are proposed where there will be nil disturbance.

An inspection of the new joisting at 2/3F level found to be N/S running (expected) and clean with voids having tar-papered 50mm fibreglass quilting entrapped by floor pans above. Left, added to as working.

No External structural form changes are considered. Consolidation and repair only. The façade including all windows remains All joinery/timber fenestration detailing will be left as is. Repair only

The directive from the client is aimed at considering all these issues raised along with a guided programme of works able to ensure this GII 6 storey structure will respect its origins.

Materials and methods will be assessed to ensure its historical fabric is returned and restored in a like-for-like fashion as far as is possible.

The many changes wrought over time may best be described as unkindly. The losses to “fashion” as seen by the previous owners along with the needs of a modern hotel to retain a LGF services kitchens and laundry, a bathroom on every floor, together with modern services requiring duct feeds and the total loss of the fire breasts/stacks and ornamentation renders the interiors of little significance to the square. As a worthy example of a fine Regency interior - it is not. The property is stable but losses to the historical interior are - substantial. In conclusion We are content that the designed scheme adequately satisfies Local and National Planning Policies relevant to this project. The combination of the low impact, sympathetic design and the repairs recommended to the principle structure, provide a holistic approach to the site, conserving and enhancing this GII listed building, within its historic context.

All the proposed will of course be subject to our obtaining the necessary listed building approvals, the proposed schedule allowing for a sensitive alteration and restoration works will ensure the continued enjoyment of the spaces/rooms as part of the city’s tourist accommodations. The return of the original supporting braced studwork spine is demonstrated in the submitted plans.

This proposals will bring a failed GII building into the 21st c able to be brought back to usage.

Further comments to guide:

The below F/plan existing and proposed with section demonstrates a worthy design fully recognising the heritage and potential of the hoped-for acceptance of the concept.
(Please see plans pack for further detailing.)

<p>Lewis McMullan Architects 7 Queens Square, Brighton, BN1 3PS 01323 372204 01323 372204 01323 372204</p> <p>Konrad: konrad@lmc.co.uk Lewis: lewis@lmc.co.uk BN1 3PS</p> <p>Site: The Old Royal Naval Hotel Brighton</p> <p>Contract: EHP/1/100/1/100 Date: 11/04/17</p> <p>Scale: 1:100 Date: 11/04/17</p>		<p>DISK: 11/04/17_10001 USER: LEWIS</p>
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The layout of the structure being that of only two principle rooms per floor with a staircase giving access to them over the 6 floors.



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DATE: 08/04/2024
DRAWN: [Name]
CHECKED: [Name]

Lewis McMillan Architects
 1, Green Square, Brighton, BN1 1FD
 T: 01273 592424
 E: info@lewis-mcmillan.co.uk
 Project: [Project Name]
 Architect: [Name]
 Client: [Name]
 Date: [Date]
 Scale: 1:500

1.5 Planning, conditions to be met

1. Special regard has to be had to preserving the building or its setting in the determination of the application in accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The NPPF (2019) extends consideration to the impact on the significance of the listed building and places an expectation that the applicant will provide a heritage statement to assess this (Policy 189 and 196 of the NPPF).

3.4 Many of the city's historic buildings are houses in multiple occupation or in a use other than that for which they were originally designed. The council is aware that owners of such listed properties are faced with reconciling the sometimes-conflicting demands of many statutory acts and regulations including for example the Disability Discrimination Act, the Housing Act and both the Building and Fire Regulations.

3.6 Heritage Assessments and Conservation Plans for major listed buildings are very useful for assessing significance and helping to determine applications for alterations. In recent years such Assessments or Plans have been produced for Brighton Station, the Hippodrome in Middle Street, the Theatre Royal in New Road, the Corn Exchange and St Peter's Church in Brighton. They demonstrate how changes/uses have wrought many fabric/usage changes to these heritage structures to allow them to work and be useful into the 21c and beyond.

1.6 With regard to SP15

2.2 Para 1 Adopt a revised Conservation Strategy that will seek to positively manage change within the city's historic environment and to ensure that the available resources are put to best use, having regard to the council's commitments to:

2.2 Bullet point 8 investment in the historic environment for the economic well-being of the city as a visitor destination and sub-regional commercial and cultural centre

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11.2 Keeping heritage assets in use is inherently sustainable as it avoids the consumption of building materials and the generation of waste and energy from demolition and the construction of replacement buildings. Where proposals that are promoted for their contribution to climate change objectives have a potentially harmful effect on a heritage asset or its setting, the council will wherever possible help the applicant to identify feasible solutions that deliver similar climate change objectives but with less or no harm to the heritage asset or its setting.

SOSP: Pre-app - officer comments in red denote house lift proposals, now entirely withdrawn N/a.

1.7 Pre-application advice



Prince Regent Hotel 29 Regency Square Brighton
BN1 2FH

Dear Chloe Lewis
Thank you for your pre-application advice request.

This letter is the response to your request dated 20 September 2023 seeking pre- application advice on the proposal described below.

Application No: PRE2023/00165

Address: Prince Regent Hotel, 29 Regency Square, Brighton BN1 2FH

Statement of Significance

29 Regency Square is a grade II* listed 5 storey Regency house, listed in a group numbering 26-37. The date from 1818 according to the listing. This terrace is at the northern end of the square and is the most prominent frontage of the square looking down over the lawns of the square towards the sea. Like all of Regency Square the front elevation is rendered with the most significant historic features of the building with its bow windows on the ground and first floors, iron balustraded balcony with leaded canopy above and cornice above the third floor. Above the lower ground floor, the building has a strong vertical hierarchy and is characteristic of the period and the area and this elevation is the most significant feature of the building.

Though many internal changes have been made to the building many original or historic features survive. The building was refurbished in the 1970s. However, most of the original floor plan is clearly evident and must be regarded of significance to the building's listed status remains evident, even where parts are missing. Unfortunately, all of the original chimney breasts have been lost.

The building has been greatly extended with a four-storey late twentieth century extension in a cream-coloured and red brick to the rear of the building with an open parking bay on ground floor level. This relates poorly to the listed building and it remains part of the curtilage of the listed building and requires listed building consent for alterations to it, it is of little or no historic significance.

Proposed works.

Insertion of a lift into the main/historic part of the hotel. This 2nd application is being made following further research into the historic fabric of the building, evidence of significant changes, further research into the lift design and proposing it to finish at 3rd floor level and not to the 4th floor.

Heritage Advice

The previous refused planning application and listed building consent BH2022/03480 & BH2022/03481 proposed similar alteration to this building with the most significant change being to the interior caused by the introduction of two access lifts, one in the late twentieth century rear extension and one in the original parts of the historic building.

The proposed introduction of a lift in the rear extension would be unlikely to cause any significant harm to the conservation area or the listed building. Internally it is of no historic significance. Therefore, the internal changes to it, including the insertion of a lift are acceptable. Though the connection to the extension on the lower and upper ground, ground are earlier, (perhaps as a basement in the nineteenth century) than the four-story extension it is not original and more altered and therefore of much less significance.

All of the proposed alterations to the main historic and original parts of the building, taken cumulatively, have the potential to cause a significant amount of harm. The current proposal would result in the same issues as those in the previous withdrawn application and many of those described in the preapplication (PRE2022/00040). The most significant being the structural changes required to introduce a life shaft into the center of a grade II* listed building. The lift shaft proposed in the rear extension is acceptable as none of the structure of this part of the hotel is historic. However, a lift in the main building requires room plan changes and loss of historic fabric. Not only is the lift still present, but in these latest designs it appears to be slightly larger than it was previously, causing slightly greater impact on the layout of the building on most floors.

For full accessibility to be achieved with the lift, it would have to extend to the top floor which following criticism of this following previous applications it no longer does. This pre-application identified these existing top floors as very much changed since the 1970s. As this suggests that the floors that the lift will now cause least harm to are those of least significance, this does not help justify the proposal. Photographs were provided at the site visit that illustrated the extent of the changes made during the post-war period. However, as the revised proposal now reduces the harm to the top floors this does not help justify the work on the lower floors, where more harm to more significant levels of the building will be caused.

Other alteration throughout the building and have a lesser impact on the significance of the building. Bathrooms are inserted in places and removed in others. On balance this might be regarded as offsetting the harm to benefits to the room plan though the material changes to fabric of the walls which have undergone a series of changes over the year cannot benefit by another.

During our last site visit and the previous one the possibility of the single lift be the only one but that alteration should be made to allow easier access from the rear of the building to the more historically sensitive front, but it was agreed that this would cause unacceptable harm to the rear elevation of the original parts of the building.

A number of proposals were suggested that would compensate for the harm caused by the introduction of the lift which would involve the reinstatement of historic features that have been lost during the building's life. These included reinstatement of stone steps, balustrades, doorcases, but though these might use some precedence on similar houses in the square, some of the changes would be to non-original but still possibly historically significant nineteenth-century features and others are likely to be made of possibly historicist assumptions, which would all have to be justified in their own right and this has not been done in this proposal.

Conclusion

While the addition of the lift in the main parts of the building remains, this proposal is unlikely to be acceptable. Most of the most harmful changes arise from the desire to accommodate this lift.

With or without the lift in this proposal the top floor would still be inaccessible as would the steps up to the front door and making these more accessible would cause even greater harm, therefore, the all of the main house will have to be accessed partly up steps, so the lift will not make the building fully accessible which would be the main public benefit and which might offset some of the harm resulting from its construction therefore the proposal could not be justified under the terms of paragraph 202 of NPPF.

On balance therefore, the extent of the harm this building is not acceptable in conservation terms. Any application would have to consider the benefits of some improvements to accessibility, which would have to be considered by the planning officer. But because of the grade II* listed status, it is anticipated that the heritage considerations would be of principle concern.

Relevant Policies and Guidance

Supplementary Planning Document 09: Architectural Features Supplementary Planning Document 12: Updated Design Guide for Extensions

Brighton and Hove City Plan Parts One and Two: Policy CP15, DM26, DM27, DM28 & DM29

National Planning Policy Framework: Paragraphs 194 to 208

Information to accompany application:

It is recommended that you submit the following information to assist with the determination of your proposals:

- Heritage Statement.
- Design and Access Statement.
- Existing and proposed room plans and section drawings at a scale of 1:20.
- Existing and proposed external elevations showing and any windows that are to be replaced.
- Section drawings illustrating down-stands and suspended ceilings if intended.

Further Information:

- The Validation List and other details can be found online here:<https://www.brighton-hove.gov.uk/content/planning/local-requirements-planning-application-forms/planning-application-forms-and>
- The Development Plan is available to view on the council's website:
<https://www.brighton-hove.gov.uk/content/planning/planning-policy/development-plans>
- The heritage guidance and documents can be found on the council's website
<https://www.brighton-hove.gov.uk/content/planning/heritage>
- The list description of your property can be found on the Historic England web site at:
<https://historicengland.org.uk/listing/the-list/list-entry/1380256>

Disclaimer

The Local Planning Authority seeks to provide the best advice possible on any enquiry received. However, the advice given does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of publicity and consultation. The advice given may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions) which could result in a different view being subsequently put forward. Please note that pre-application enquiries and responses will only be retained by the Local Planning Authority for a period of two years.

Date: 15 December 2023

Yours sincerely,

Lance Penman

Planning Officer (Conservation) Policy, Projects and Heritage Team City Development and Regeneration
Brighton & Hove City Council

1.8 Listing information:

Items in *Red* deemed relevant.

Listing

Grade 2* listed on 20 August 1971 (first listed 13 October 1952) . Situated in Regency Square Conservation Area (created 1973). It is currently 29 Regency Square.

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1380805

Date first listed: 13-Oct-1952

Statutory Address: NUMBERS 26-37 AND ATTACHED RAILINGS, 26-37, REGENCY SQUARE

Location

Statutory Address: NUMBERS 26-37 AND ATTACHED RAILINGS, 26-37, REGENCY SQUARE

The building or site itself may lie within the boundary of more than one authority.

District: The City of Brighton and Hove (Unitary Authority)

Parish: Non Civil Parish

National Grid Reference: TQ 30393 04265

Details

BRIGHTON

TQ3004SW REGENCY SQUARE 577-1/38/739 (North side) 13/10/52 Nos.26-37 (Consecutive) and attached railings

GV II*

This statement is the facades overview registered:

Terraced houses. c1818. Probably by Amon Wilds and Amon Henry Wilds. Stucco, except for the upper floors of Nos 30-33 which have exposed or painted brickwork, roof of Welsh and artificial slate so far as visible.

EXTERIOR: Nos 26-27, 30-33 and 36-37 of 4 storeys over basement, the rest 3 storeys over basement with dormers; one-window range except Nos 30-33 which are of 2-window range. These houses fill the north side of Regency Square as seen from King's Road, and are arranged symmetrically, with Nos 30-33 as a centrepiece and Nos 27-27 and 36-37 as wings. Nos 30-33: Nos 30 and 33 are flanked by full-height panelled pilasters; Ground floor decorated with banded rustication; Ionic prostyle porches, that to Nos 31 and 32

Cont.: 21

shared; round-arched entrance with fanlight, ground- and first-floor windows flat-arched, second- and third-floor windows slightly cambered, and those to 4th floor segmental-arched and set back under a segmental arch; ground-floor windows to Nos 30-32 have blind boxes; verandas to first-floor windows with cast-iron railings; sill band to second-floor windows; No.32 has sashes of original design to first and second floors; cornice/sill band to 4th-floor windows; parapet with antefixae with palmette ornament, raised over Nos 31 and 32 to form a pediment, with incised lettering in the stucco, 'REGENCY SQUARE'; stacks to party walls. **Nos 28-29** and 34-35: ground floor decorated with banded rustication; Doric prostyle porches; round-arched entrance with fanlight, **Nos 28-29** having panelled doors of original design; segmental bay to ground and first floor, broader on the first floor, with tripartite windows and veranda to first floor with cast-iron railings, cornice to bays; **Nos 29, 34** and 35 have sashes of original design; No.28 has blind boxes to ground floor. INTERIOR: of No.28 has dogleg stair with curtail step, wreathed handrail, stick balusters and open string; elliptical arch at mezzanine with fluted pilasters and anthemion decoration to the neck; the principal rooms on the ground and first floors have original architraves and elaborate panelled doors, with cornices and ceiling roses of possibly later date. Nos 26-27 and 36-37: ground floor decorated with banded rustication; Doric prostyle porches, lacking entablature details on Nos 36-37; round-arched entrance with fanlight; segmental bay to ground and first floor, broader to first floor, with tripartite windows and veranda to first floor with cast-iron railings and cornice to bays; recessed storey band between second and third floors, missing on No.26; main cornice; segmental-arched windows to 4th floor; No.36 has sashes of original design; parapet with raised and pedimented centre flanked by pilasters, those to Nos 26-27 having wreaths and pendants with palmette ornament; stacks to party walls. Cast-iron railings to steps and area with conical finials.

Listing NGR: TQ3039304265

Legacy

The contents of this record have been generated from a legacy data system. Legacy System number: 481129

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Frontal Image (See Page 1).

1.9 Regency Square society investigative outcomes by Gill Wales (Undated).

29 Regency Square – history

Gill Wales writes:

We have very little on this specific property. There is no documentation about its beginnings at the Keep.

We assume it was completed by 1824, because the Robert Havell panorama on the Yale website shows no gaps in the middle of the north terrace, and because:

36 was completed by April 1822

27 was completed and rented out by September 1824

We are certain about the above two properties because the indentures for these are at The Keep.

However, there is no occupant for 29 in the 1822, 1824 or 1828 town directories.

The 1826 Town Rate book identifies the rate-payer for 29 as Leticia Cole, who is also the rate payer on some other properties in Regency Square and along King's Road (inc. Belle Vue House). This implies that Ms Cole was the owner or the owner's agent and that the property was rented to frequently changing tenants.

The 1834 Poor Rate Book has Thomas Fleming Roberts as the rate-payer.

1829 "Lady Bridgeman had a quadrille party at 29 Regency Square" Thursday 17 September 1829. [Brighton Gazette](#) (this was probably a house hired by Lady Bridgeman for the season. It was a "lodging house" for much of its early life.

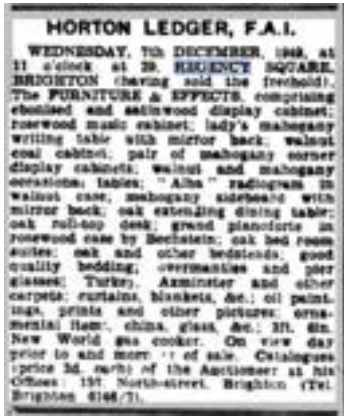
Sapp family 1876 – 1884. Wife to at least 1901. And Evelyn (dtr) was it called. Thos Wm Sapp died 17 Nov 1884, 11 days after the birth of his last son Thos. His twin elder brothers had died aged 1 the same year. Both elder brother of Evelyn became newspaper worker, one editor, one skilled printer

Towner Directory: Melrose House, Mrs E Sapp, Lodging House

10 August 1885 a daughter born to the wife of C L Mackenzie (in 1891 No 29 was a lodging house)

1927 Hayward 2½ guineas High class board-residence

1949



Thursday 01 December 1949 : [West Sussex Gazette](#)

...

1981 Edward Allan Leonard KEITH hotelier died at Prince Regency Hotel 26 Nov 1980

<http://www.london-gazette.co.uk/issues/48515/pages/1762>

1944 he was promoted from cadet to 2nd Lt

<http://www.london-gazette.co.uk/issues/36700/supplements/4258/page.pdf>

got honorary rank of Captain in 1949

Naturalisation Certificate: Edward Allan Leonard Keith. From Germany. Resident in Wembley Park, Middlesex. Certificate AZ22020 issued 17 January 1947. Note(s): Alias: Leo Kaiser.????

Keith, Edward Allan Leonard (formerly 'Leo Kaiser'); (Germany; Civil Engineering Student; 9, Barnardse, Wembley (Park, (Middlesex. 29 January, 1947-

<http://www.london-gazette.co.uk/issues/37908/supplements/1268/page.pdf>



1.1.1 [Source - The Association of Jewish Refugees](#)

Wed 26 June 2000 Star lights up hotel's past

Decorating work at a Brighton hotel has revealed a fragment of its forgotten past.

As workmen scraped layers of paint off the front pillars of the 29 Regency Square. in Regency Square, they spotted a glint of gold.

Gradually the Jewish Star of David was revealed with the wording Regency Inn Restaurant Hotel written beneath in gold leaf.

Yesterday part-owner of the hotel Stuart Corson said: "We knew it had been a hotel and guesthouse on and off since the Thirties. But we never knew about this chapter in its history."

The old sign was close to the pillar's surface, suggesting that the inn would have operated in the 19th century. But no one knows much more about the discovery.

Aubrey Milstein, vice-president of Brighton and Hove Jewish Representative Council, said Regency Square was not noted for its Jewish links.

"I know quite a lot about our history but Regency Square does not really come into it. It is quite near the old synagogue in Middle Street so it may have something to do with that," he said.

So far his investigations have only reached as far back as the Sixties when the building, believed to have been built in the 1820s, belonged to former Brighton mayor Alfred Feld, a member of the synagogue in Middle Street.

More research into the hotel's history is being done, but any other clues on its past may have been destroyed.

Mr Corson, who has owned the hotel with Alan Ashwell for the past 15 years, said, "The previous owner completely rebuilt the interior in the Seventies. It was gutted so there will be nothing to see inside."

Although the building's past will not now be forgotten, the letters and Star of David will soon be hidden again.

Mr Corson said, "The decorators will be painting over it. We are not a Jewish establishment so it would not seem right to have it on our front pillars."

29 July 2000

Proof of Brighton's Jewish past

I am surprised no one seems to remember any Jewish connection with Regency Square, as was proved when a Star of David was recently discovered on a pillar at the Prince Regent Hotel in the square.

I remember in the early 1960s, three Kosher hotels on the west side of Regency Square. I worked in one of them for three or four years and the experience gave me a lifelong liking and admiration for the Jewish people.

Preston Street had a Kosher delicatessen, butcher and restaurant. There was another small hotel in Sillwood Street and, of course, the Kings Hotel on the seafront.

There must have been others. Possibly 29 Regency Square was one of them.

-Mrs V. Shipley, Old London Road, Patcham

.....
TripAdvisor has lots of photos of the interior. Some of the rather naff photos of the hallways suggest that there might be some original mouldings (although some are clearly not original). The rooms look as if they have been completely stripped. No sign of any fireplaces (let alone original ones)

<https://www.phillipsandstill.co.uk/properties/12335481/sales> One photo of a fireplace.

Unlikely to be original but I'm no expert.

Some very early deeds for the house are available at The Keep:

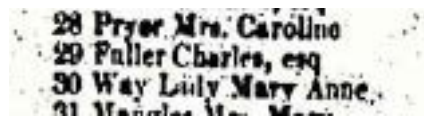
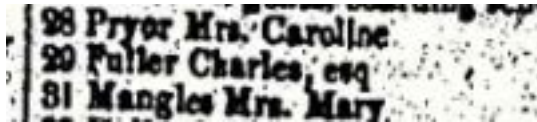
ACC13418, ACC11365/18, ACC13418/1 and DB/D/8/4327 (the last one relates to alterations done in 1897)

1.10 Further investigative outcomes.

By, R R Genge 18/09/2022

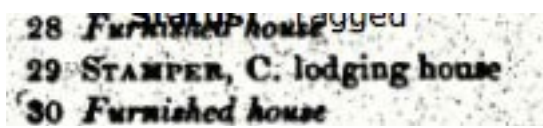
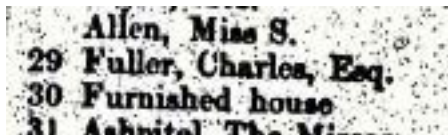
1845, Brighton Directory – private house.

1846, unknown – private house



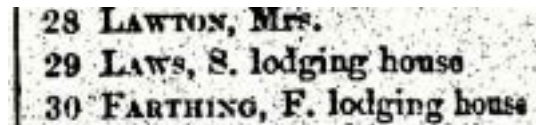
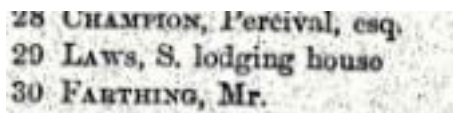
1854, Taylor's – private house

1862, Folthorp's – lodging house



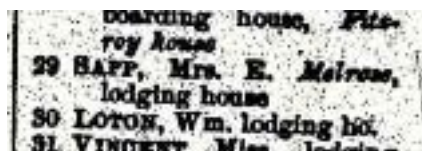
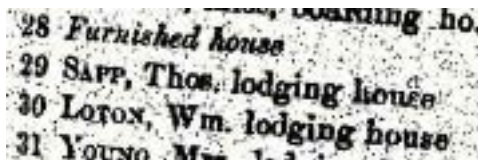
1869, Pages – lodging house

1873, Pages – lodging house



1885, Pages – lodging house

1903, Towner's – lodging house



1912, Pikes – Melrose House (lodging)

1924, Kelly’s – tenanted apartments



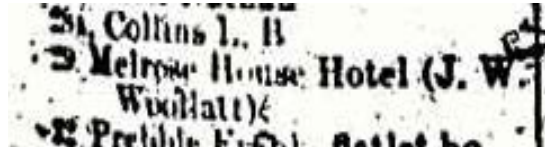
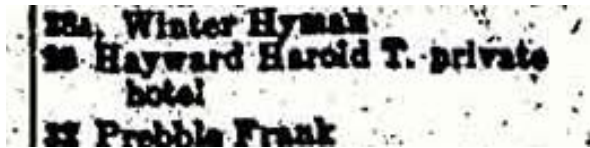
1930, Kelly’s – private hotel

1936, Kelly’s – private hotel



1949, Kelly’s – private hotel

1951, Kelly’s – hotel

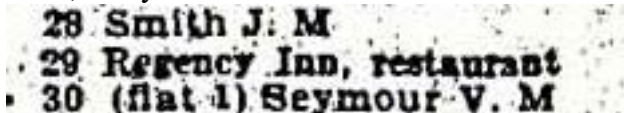


1964, Kelly’s – hotel

1966, Kelly’s – hotel



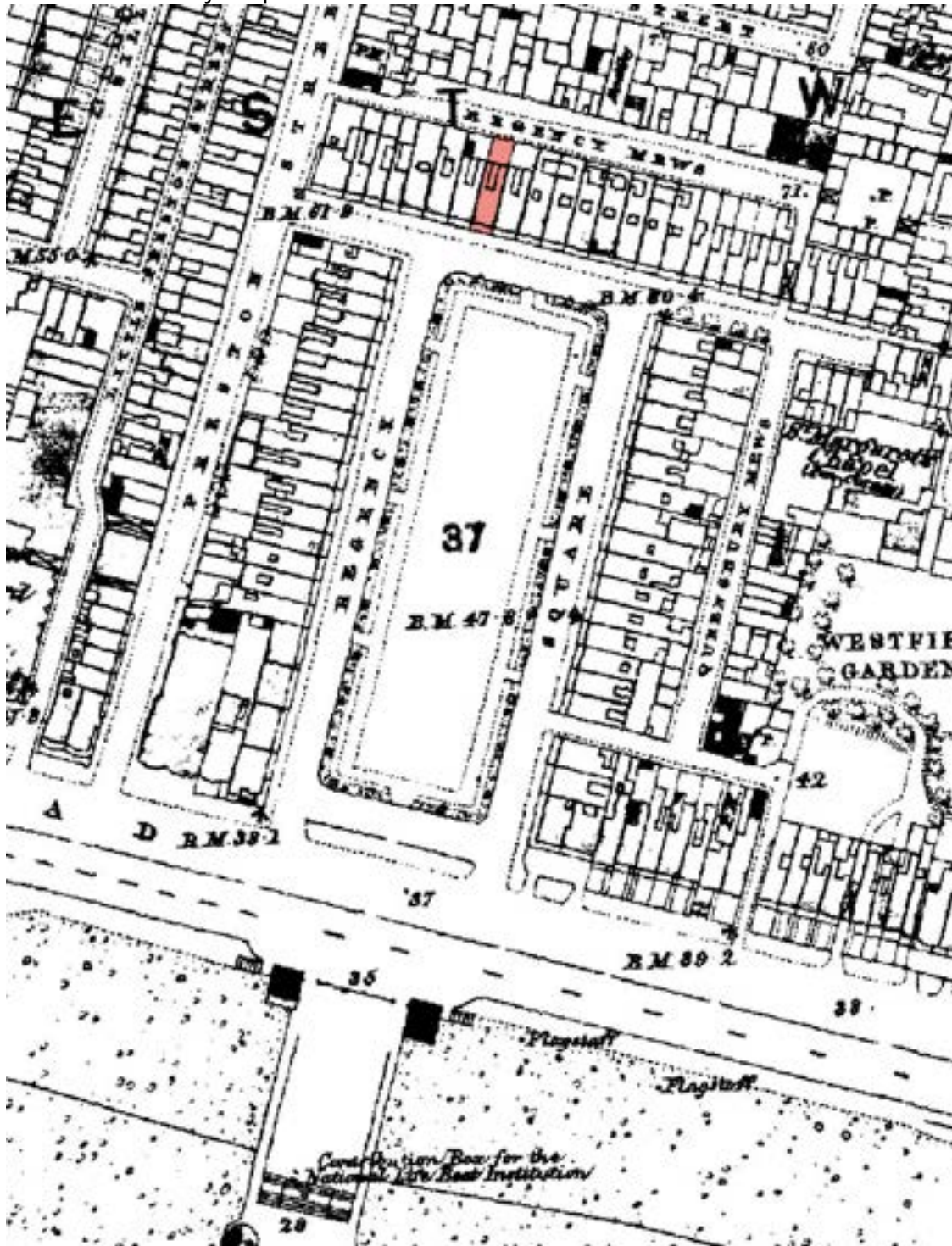
1973, Kelly’s – restaurant



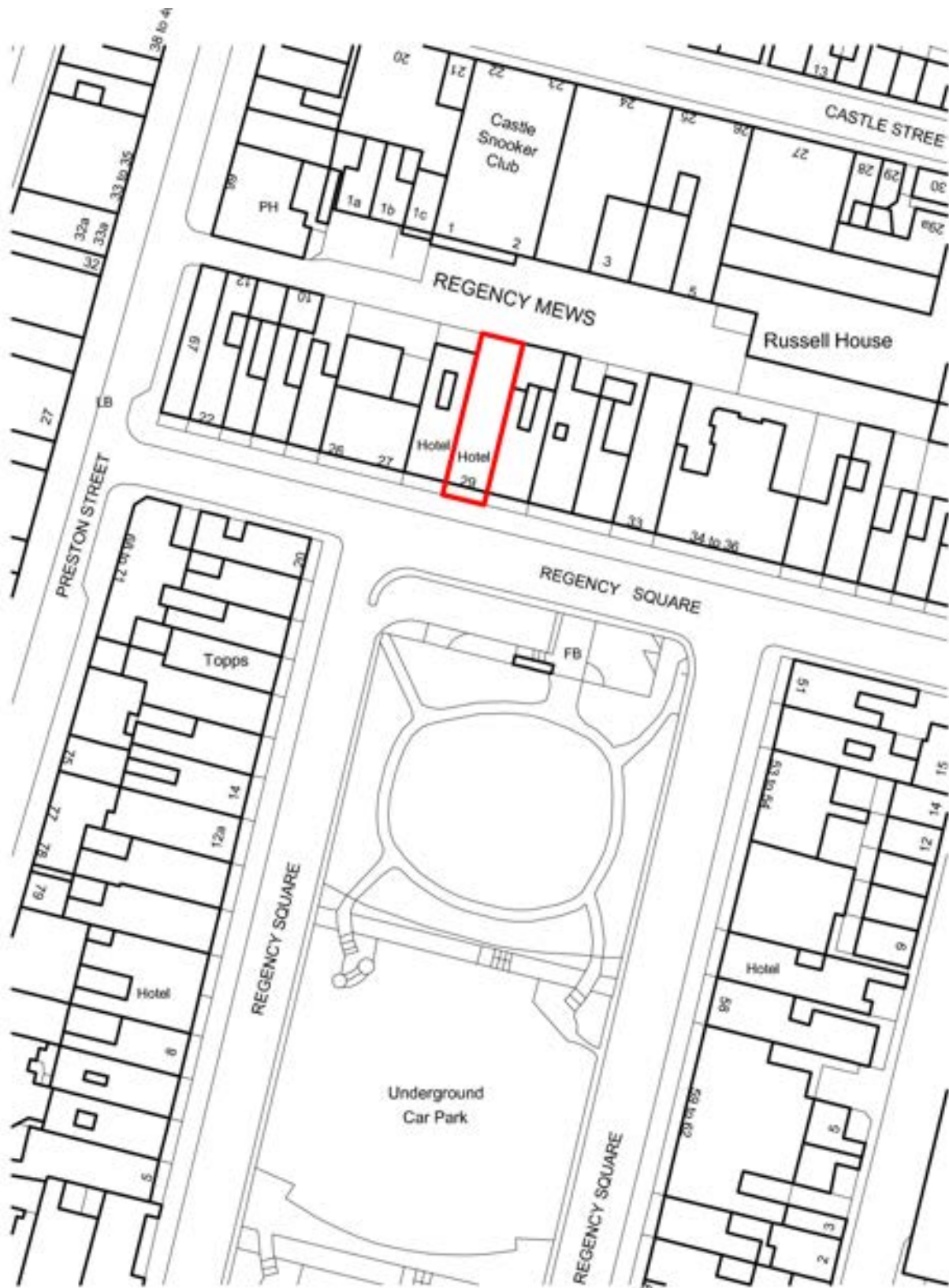
Location marked in red

1.11 Maps accessible

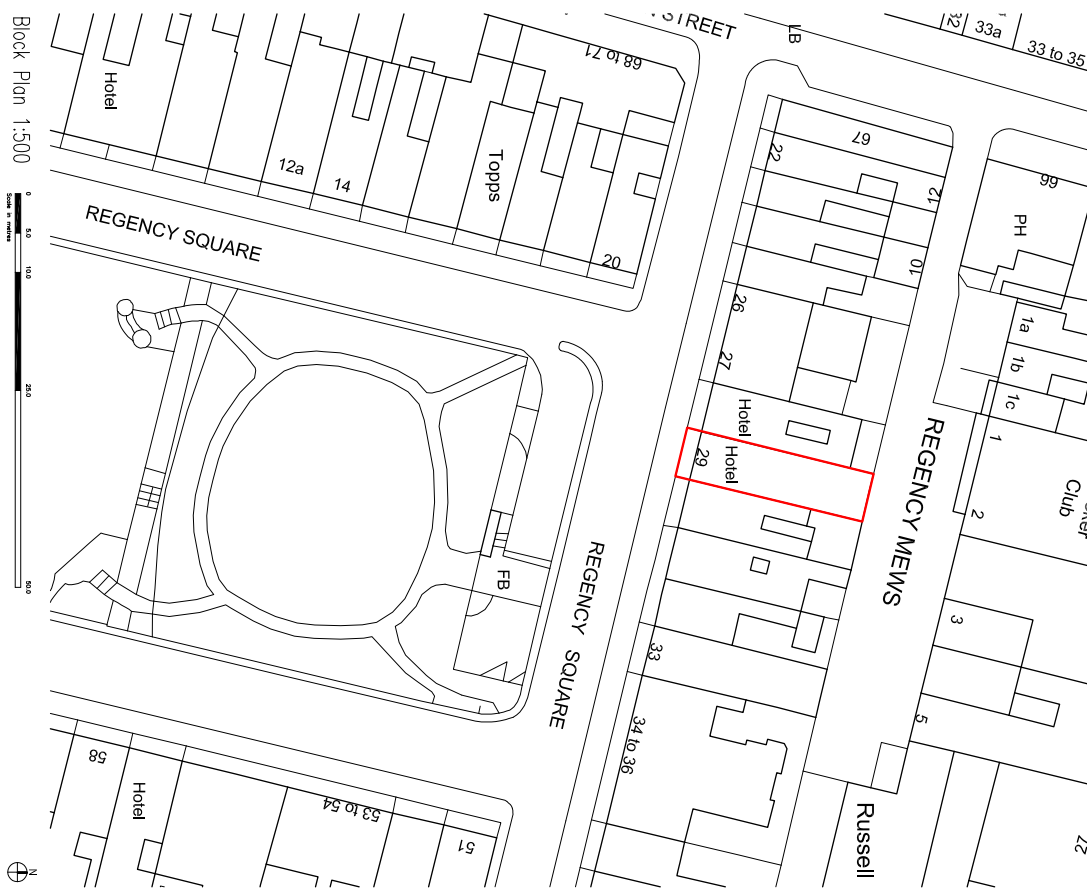
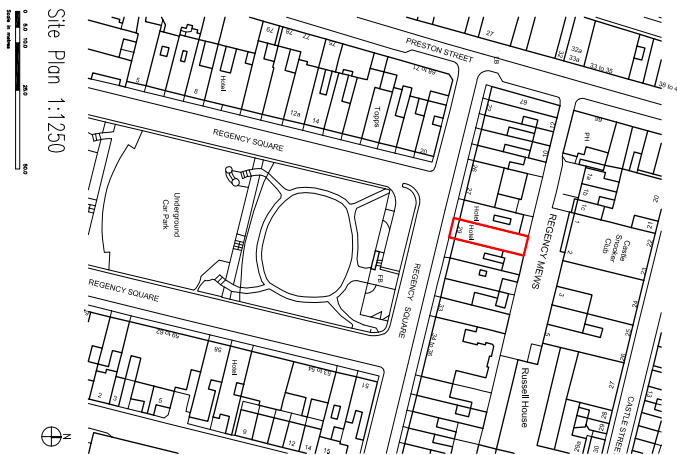
Ordnance Survey map for 1875 - 77



Ordnance Survey map for 2022



Site & Block plan 1-1250 - 1-500



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DATE	SYMBOL	STATUS

Lewis McMillan Architects
 7, Crane Square, Brighton, BN1 3PQ
 T: 01273 327424
 E: info@lewis-mcmillan.co.uk
 Project: Her Majesty's Stationery Office
 Architect: Lewis McMillan Architects
 Date: 22/07/22
 Scale: 1:500
 Project: AS
 Checked: CL
 22/07/22 12:31:17:20

Items below affected by spaces required - - Photos ref also P28

1.12 Previous planning applications:

Brighton & Hove City Council

BH2012/03122 Fri 12 Oct 2012, Thu 08 Nov 2012

Removal of rear external fire escape balconies and erection of metal clad rear extension with roller shutter to enclose existing open parking area. Approved.

The Keep: Regarding 29 Regency sq

4 Feb 1897 DB/D/8/4327: Alterations

Deeds & lease held at The Keep, the East Sussex Archive.

early deeds for the house are available at The Keep:

ACC13418, ACC11365/18, ACC13418/1 and DB/D/8/4327 (the last one relates to alterations done in 1897)

The deeds of 29 Regency Square are held there. Abstract of 1737-1818 contains a plan of land north of the coast road known as the Cliff Butts that was to be developed as Regency Square with abstract of title for of the Duke of Dorset to land in Hartfield and Withyham, [1721]-1795

Lease of 29 Regency Square, Brighton (Mary Maria Roberts - Charles Stampe), with schedule of fittings, 23 May 1862, assigned by CS's executors to Samuel Laws, 21 Oct 1867.

1.13 Photofile

1) 29 Stair changes wrought.



2) "Modern" M/tail version.



3) 29 staircase "adjusted"



4) relocated sections



5) 33 R sq. Original staircase exemplars, retained



6) 33 R sq Original M/tail retained.



7)



Original wood, stick balusters and plates

8) Salvage early 20c door (See unequal stiles/Head rail



9) Original Architrave and B/eye corner block repurposed as decorative plate trimmers (stud closure to opening)



9) Exposed floors under carpets.



10) Original Architraves relocated



11) Attempt to fit to lobby cornice with trunking GF



12) Floor drop – re-bedding post 78 “adjustments”



13) Modern “catalogue” cornice (exemplar)



1978 Album handed to new owners of "changes wrought" samplers showing, (annotated)

14)



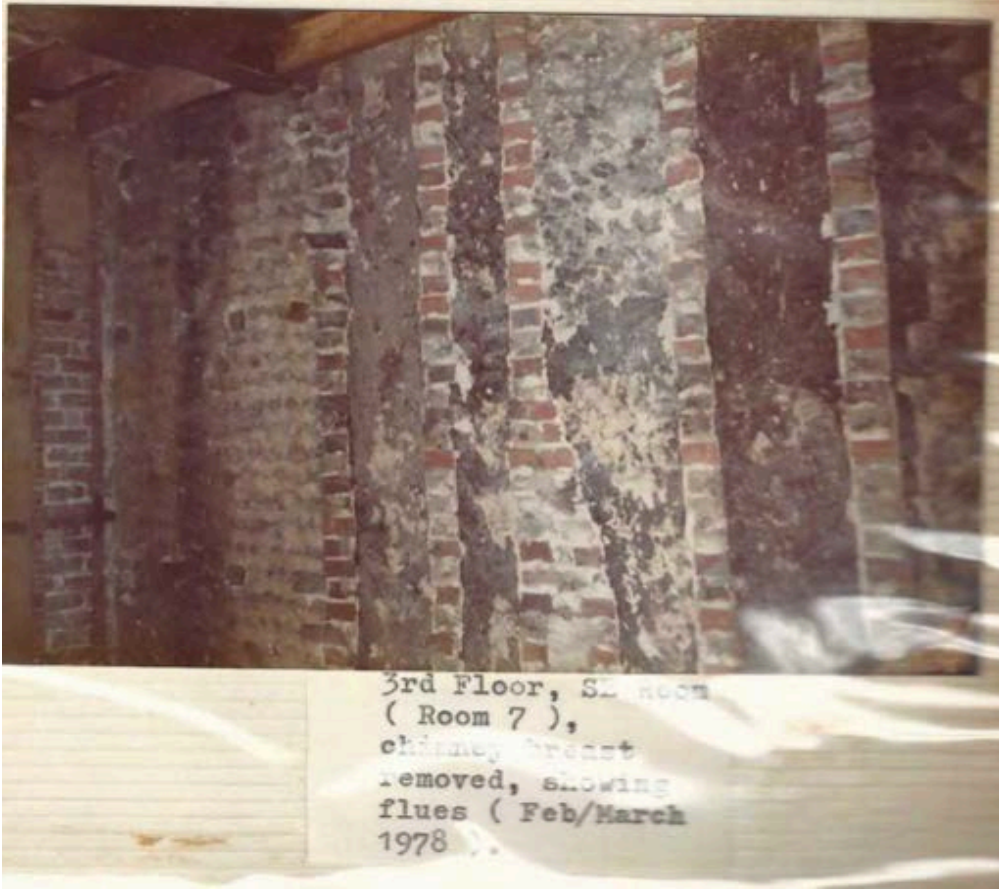
Rear Elevation
February-April
1978. Note old
2-storey ext'n &
chimney on extreme
right.

15)



Basement: Raft, &
Column & Wall
Reinforcement in
position, July 1978
(viewed from north)

16)



3rd Floor, SE room
(Room 7),
chimney breast
removed, showing
flues (Feb/March
1978)

Lost flues.

17)



3rd Floor , landing,
gutted (Rooms 6 & 7)

Removed

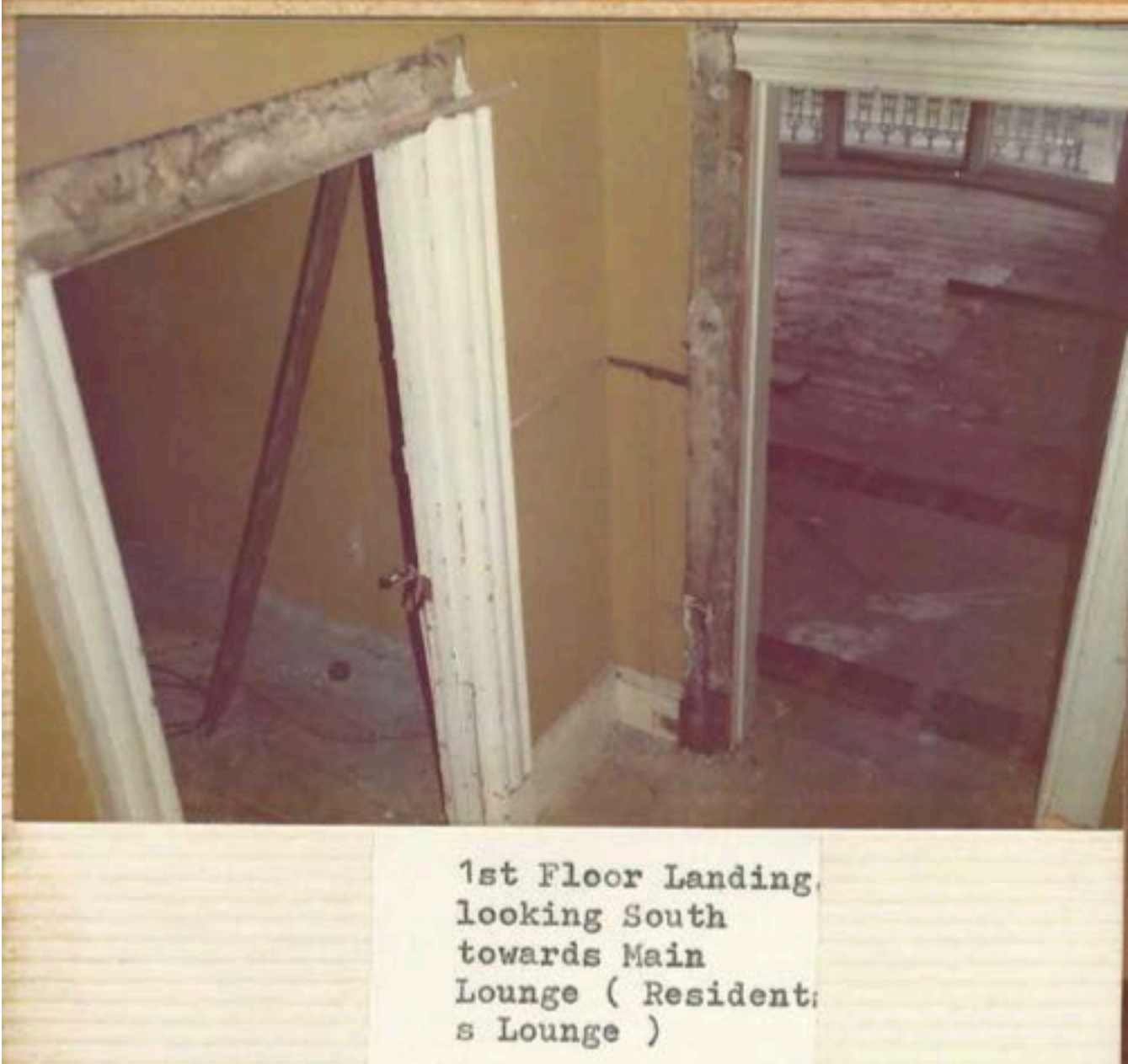
18)



3rd Floor, SE & SW
Rooms (Rooms 7 & 8)
gutted, April 1978.
Note Front Wall
Timber King Post &
Rakers, with brick
infill (already
rendered on inside
when photograph was
taken)

All structure studs were found removed.

19)



Architraves were lost and replicated.

20)



As can be seen, little remains.

1.14 Conclusions.

We have carefully considered Heritage England's *Conservation Principles Policies and Guidance* document, Item 1.5 of which states:

"Advice and assistance should be available from public sources to help owners sustain the heritage in their stewardship"

Having explored the options available we believe that we now have before us a well-considered scheme, which provides excellent outcomes for the existing envelope. We also feel we have been able to secure a viable future use for the GII structure, overall providing a holistic approach to the property's conservation.

It is respectfully requested that this application is supported.

Reasoning

"Proportionality should govern the exercise of statutory controls" – Heritage England

Evidentially: it is clear that this property has evolved and changed over the decades, with much of the fabric having been revised, replaced and adapted during the 19th and 20th centuries.

Aesthetically: the proposals seek to make a significant contribution to the preservation and enhancement of the property.

Communally: there will be little impact, with all proposed works taking place within the site. If there are any areas within the application that require further information, we encourage comments on any irregularities.

Contractually: The proposed planning submission of which this forms part of, is both effective and sympathetic to its sustainable long-term future, This will reflect a requirement for respectful working to the GII fabric and will be subject to alignment with granted application riders where applicable.

1.15 The Author.

Neil England is a former time served ornamental plasterer who has worked almost exclusively on listed properties. He continued his career into joinery, ancient timber-framing, ancient roofs, structural and ornamental stone working.

After over 9 years of part time advising on Heritage assets restorations with EOP Neil established HBA ten years ago as a full consultancy specialising in historic and listed building assessment.

He and his fellow associates have undertaken many prestigious projects and won awards. Most recent, a Sussex Heritage 2020 highly commended for the full restoration of an 1824 town house. Amongst the projects he has contributed to are:

- The Royal Pavilion, Brighton
- Marlborough House, Brighton
- The Regency Town House, Hove
- + 4 GII houses within Regency Square
- The Sir John Soane Museum
- Claremont House, Surrey
- Sir John Soane Museum
- Skinners Hall
- Biennale Venice. Invitee
- Newnham House Newnham Hants
- 20 Charles St London
- + 20 G1houses within Brighton/Hove
- + 7 Ancient Timber frame structures

All of these projects and more were, or are, being carried forward on heritage statements developed wholly or in part by the author.

Today, Neil England is a respected affiliate member of the IHBC and the Lime Forum. He has sat on many committees including local authorities advising on historic building conservation.

He is currently retained as an advisor to various architectural practices.

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