

Queens Park Conservation Area Character Statement

Summary of comments raised and responses

Comment	Response	Change/Amend	Section of Character Statement
Include List of Maps and Illustrations	Agreed	Inserted list as requested.	Contents page
There is no mention of the threat to setting caused by the motor vehicle and more should be done to manage visitor and residents parking.	The controls in place at present are considered to be reasonable and adequate.	No change.	
Parks building is more important than the café.	Amended to refer to tennis pavilion	Corrected	Page 6, table refers to tennis pavilion.
Additional photographs of Queen's Park Villa provided – query if they can be included.	Some images were noted as being of interest and therefore included	Listed in List of Figures	Section 3
Change 'Queens' to 'Queen's'.	Noted.	Amended throughout	Throughout
Attree Villa has always been known as 'The Attree Villa'.	Noted.	Changed throughout.	Throughout
Original Railings to The Attree Villa are not mentioned.	They are referred to in the summary table.	No change.	Page 7
Section 3 is incoherent and incorrect. It says the capacity of the town was nearing capacity in 1760 but the population of the town plummeted in 1761 (see section 127 of the Encyclopaedia of Brighton).	This section is not intended to be a full history of Brighton but to provide an basic overview.	Some change but limited to ensure clarity and coherency.	Section 3.
The modern planting in the park is much more informal than the historic planting. It was noted that this is more a matter for the CMP for the park.	The original planting was also less formal. It evolved overtime and gained a greater degree of formalisation along with the introduction of different functions and areas as per the archetypal Victorian Park.	Some references have been included in Section 3.	Section 3.
Paragraph 3.6 states that the conservation area 'predominantly comprises a post-1880 suburb' and that it was built up with 'a dense grid of streets' by the mid-19th century. The summary implies that development had already begun north of Edward St in the mid-18th century but par 3.7 states that there was limited development north of Edward St in 1815.	This is correct. Reading paragraphs 3.1 to 3.8 as well as the map evidence, the pattern and period of development is clear. For instance, Marchant's 1815 map clearly shows development north of Edward Street which was laid out in a grid-like manner. And this is also evident in the age and appearance of buildings on the approach to the park.	Some changes have been included for clarity	Paragraphs 3.1 – 3.8
Par 3.10 refers to Attree commissioning the park from Sir Charles Barry and 3.13 refers to Barry's plan of 1834, but 3.6 says 'Queens Park opened as a subscription park in 1824' and 3.8 refers to Armstrong laying out the 'early' park in 1882. If the history of the park and the surrounding area is important to the argument for protecting it then you need to describe the history accurately and	This is correct. The source of the information for it being a subscription park has been identified. Although Attree owned the land and had ideas for a grander park, it was slow to evolve. He concentrated on the shape and there was some limited development including The Attree Villa for himself, the Pepperpot, and Pennant Lodge for Mr Cowell, Figure 9 shows the map of the park dated 1826. Even the 1853 and 1853 maps show a park with limited	Some changes were introduced to Section 3 for clarity. Sources for information had already been identified. The content is not confusing and is not inaccurate.	Section 3

clearly.	buildings. Armstrong, Duddell and then the council at the time, and Frank May all had significant influence on the evolution of the municipal park. A subscription park is different from a municipal park. This section is also about the area covered by the conservation area designation which extended beyond the park.		
No older images of Pennant Lodge	There were some images but this has been reviewed and older images included.	Older images inserted with source indicated.	Figures 4 and 6 and section 3.11
Amendment suggested: 3:14 In his 1830 designs... the 'Pepperpot' – also designed by Barry and built in 1830 as an observatory and to house the flue and steam engine designed to raise water for Attree Villa from the well beneath. Footnote 13 The Arcana of Science and Art 1836 pp 50/51 The original was taken from entry on the Friends of Queens Park web site referencing Alfred Barry's biography of his father (c1860) but which is considered to be subsumed by this more contemporary account from 1836 by Barry's builder William Ranger.	Noted. Noted. Noted.	Revised accordingly. Corrected accordingly.	Paragraph 3.13 Footnote 13 on page 17
Check status of buildings to rear of Queen's Park Villa – listed?	There is no indication that the buildings to the rear of Queen's Park Villa, formerly known as Pennant Lodge, are part of the listing. They are now in separate ownership and have their own curtilages	No change required.	
Spa – check name and building date. Check accuracy.	Error in date - now corrected to 1825.	Error corrected. The 'Spa' had various names and these have been included. In general however and aside from specific references to the name at the time, for the rest of the document it is referred to as 'The Spa'.	Paragraph 3.19 Throughout.
No reference to Sir Joseph Ewart, Mayor who opened the park.	Specific reference noted.	Now included in text.	Paragraph 3.25
Original railings to The Attree Villa are not mentioned.	Now included specifically in the text.	Paragraph 3.27 has been altered to refer to the original cast iron railings and Figure 16 shows the remains in situ.	Paragraph 3.27 and Figure 16.
Greater emphasis should be given to important specimen	There is a reasonable balance between references to physical	A number of photographs are	Introduction and Section 4

vegetation and planning important vistas.	and built form as well as landscaping and its roles.	included to illustrate the role of planting as well as views into and out of the park. Section 4 has been amended to reflect this position.	
Views out of the Park are also important.	Noted.	Already shown in townscape map but now inserted into 'Key elements of character'.	Mapping amended.
Paragraph 4.7 - "later decades" should read "on municipalisation in the 1890's".	Note and amended.	Text altered.	Paragraph 4.7
4.8 should read "When opened as a municipal park in the 1890's substantial cast iron railings were installed around the park, which were removed for the war effort, to be replaced in places by park-style hooped rails in the 1950's"	The text has been revised.	Reference has been included to the enclosing of the park with railings and the introduction of hoop railings. No reference to the war effort has been included as It cannot be said that all hoop fencing was used in place of the earlier railings.	Paragraph 4.8
Tree belts are an important part of the character of the park. Tree belt was greatly reduced in the 1987 storm particularly to West Drive. New tree planting is needed.	Referred to as much as possible without losing focus on the fact that the conservation area is wider than the park, albeit it is a major focus and heart of the area.	Some changes within the document, particularly in Section 4.	Paragraph 4.11
Landscape elements are also important including built features within the Park.	Noted landscape features within the Dominic Cole Masterplan (CMP).	Sections 3 and 4 amended to reflect this.	Sections 3 and 4
Check sea views interrupted by tall buildings and refer to in the report as affecting the setting of the Conservation Area.	Reference included in Section 4	Inserted text in appropriate section of report. Views also shown on mapping.	Paragraph 4.15
Tower Place has one existing original entrance pillar to The Attree Villa; needs to be mentioned.	This has been corrected.	Paragraph 4.28 now includes this reference.	Paragraph 4.28
4.33. Should include "On municipalisation paving to East and West Drive was laid out originally with closely fitted red paviments which were replaced in the 1960's with a variety of modern coverings".	The now re-numbered paragraphs 4.33 – 4.35 refer adequately to road surfaces.	Slight change to wording but refer to paragraph 4.7 where text refers to East and West Drives and surface material changes.	Paragraphs 4.7, 4.33 – 4.35
4.37 and Figure 38. This is the famous "Brighton Bench" designed and cast by J. Every of Lewes for the town in the 1880's.	The text has been amended.	Reference to J Every of Lewes has been included. The Figure number has now changed due to the insertion of other images.	Paragraph 4.29 and Figure 48
Earliest kerb is in Park Hill and is very early Purbeck Marble of the 1840's, then granite in Queens Park Terrace / Tillstone Street of 1890's and later 1930's compound curbs in East and West Drive.	Noted and text amended.	Text has been amended to reflect the information and photographs annotated correctly	Paragraph 4.35, Figures 41 and 42 annotated.
The Burstow & Co. Brighton	Noted.	The text to paragraph	Paragraph 4.36 and

gully c1900 can be seen with the later Edwardian development in Queens Park Rise. Fig 14. Figure 36 is a modern 1970's gully and this photo should be removed.		4.36 has been amended to reflect the presence of earlier grates. Figure 43 shows the earlier Burstow & Co. grate.	Figure 44.
4.36. Should read. "Gas was introduced to Brighton very early, with street lighting in the Steyne in 1819. Queens Park came much later which has only four examples of the rare fluted pre 1860 Palmer Green's, Regent Foundry lamp standards, one in Tower Place, two in West Drive and one in East Drive." These were converted by BLEECO (Brighton Lighting and Electrical Engineering Co 1923 to 1964) in the 1930's by adding the familiar swan neck to the top of the lamp standard incorporating a timer box. Fig 16. In 1930's BLEECO then introduced the familiar electric lamp standard incorporating a socle at its base, with the later style swan neck. The only example is at No 19 West Drive. There is one 1920's Every Lewes electric lamp standard which is in East Drive. Both the photos illustrated should be removed. The first is a mild steel 2000's light and the other is a reproduction style BLEECO standard of the 1980's which were recast for Brighton Corporation.	Noted. It is however important to note that there are not only surviving historic lamp posts but also a variety creating a lack of visual consistency.	The text has been amended to reflect the content of the comments at the renumbered paragraphs 4.37- 4.38. Three images are included to show the historic lighting and the more modern cast reproductions that are present.	Paragraphs 4.37 – 4.38. Figures 45, 46 and 47.
Consideration to installation of historic street name plates which would have originally been displayed in the area.	No historic name plates exist at present but this is a management plan issue.	No change.	
Lamp posts – make symbol larger.	Noted	Plan amended	Paragraph 5.8
Move Folly to correct location.	Error in drafting	Plan amended.	
Add locally listed lamp posts within the park.	Noted	Inserted	Paragraph 5.8
Houses of different colours are part of the character of Brighton. Would not like this to change.	This is noted but over the past few years it has become fashionable to paint frontages with darker or primary colours which have a different impact when compared to the more muted 'seaside' colours. A degree of control may be required to prevent visual discord.	No change.	Paragraph 5.11
Include reference to the Tram Shelter on Queen's Park Road.	Noted. This is now included.	Text has been amended to refer to the Tram Shelter included a note on its appearance and some background	Paragraph 5.15

		information.	
Suggestion that Park Hill Evangelical Church be added to Locally Listed Buildings.	It is referred to as a building possessing the qualities commensurate with the criteria for being a Locally Listed Building. There is a specific review process for adding buildings to the local list which can be progressed separately.	No change required.	Paragraph 5.19
On East and West Drive the Edwardian houses are NOT built of local bricks but of “red rubbers” sourced from St John’s Common brickworks in west Burgess Hill. Any faience and roof ridge adornments similar to that at the Royal Alexandra Hospital 1881 would have been sourced from Reading”.	No source for the information should have been provided. But it is considered that bricks from Burgess Hill are ‘local’.	Assertions with no source. No change	
No 11 West Drive needs to be mentioned correctly, an important Arts & Crafts design house, not interwar period, almost certainly Clayton & Black. Similar to Nos 1 & 2 Vernon Gardens and Nos.12 & 14 Windlesham Road of 1902 - 04.	This is noted and the text has been amended accordingly. However, where there is no source for information then references to Clayton & Black are not included.	Paragraphs 6.14 and 6.15 amended to include reference No. 11 being of the Arts & Crafts period.	Paragraphs 6.14 – 6.15
Check 18 West Drive as a landmark.	It is not but it is noted as being a positive building. See section on character areas which provides more detail on it.	No change required.	Paragraph 6.16
Landmark – 20 Hayden Lodge.	Check again	20 East Drive is Hayden Lodge. Noted as a local landmark.	Page 6 – table, paragraph 6.29, 6.33
Check if 20 East Drive is the correct number.	Checked and corrected.	Corrected to Hayden Lodge, 20 East Drive	Paragraph 6.29, 6.33
Inclusion of Queen’s Park Primary School, Park Street and up to No. 27 Freshfield Place in Conservation Area.	Agree – School is locally listed, albeit altered and extended including having a replaced semi- circular window in uPVC to the main building. The southern wall was also part of the former Graperies and is considered to be of historic significance. The north side of Freshfield Place contains a long terrace of late Victorian dwellings that are of a reasonable quality	Map produced to show extent of area to be included in boundary review. An explanation is placed in the Recommendation section under boundary review.	Paragraph 7.1
Solar panels are good and should be encouraged and the only roof that is suitable is the street facing side.	The recommendation is not to prevent solar panels being installed but there needs to be a balance between energy efficiency and the special interest and appearance of the conservation area. Further consultation will be undertaken on any new controls.	No change.	Paragraphs 7.6 -7.7 and recommendations.
Use of CA primrose small double lines, is good, should be used throughout.	Noted.	This is referred to and is included in the recommendations at 7.09.	Recommendations at 7.09
Demolition of front boundary walls is an increasing issue as the CPZ has increased	Review but mainly to properties to west side where front gardens are more generous.	This has been adequately addressed and no further change	Recommendations 7.10

the parking pressure.		is required.	
Other details to note: <ul style="list-style-type: none"> • Graffiti • Vandalism • Overhead wires at northern end in particular • Mixture of light columns • Mixture of fencing • Street signage in general is an issue • Refuse bins including individual homes and large Euro bins • Condition of surfaces including the variations. 	Where these issues exist, they are referred to in the appropriate sections. Section 7 has been reviewed and appropriate inserts made.	Some changes where required within the document including in the Recommendations at Section 7.	Paragraph 7.10 and recommendation 7.10 refers to street furniture in general which includes lighting columns seats and signage. Paragraph 7.14 and recommendation refers to graffiti.
Manage traffic management signage.	At this stage the signage appears to reasonable. Any further consideration of this would be a matter for a future management plan.	No change.	
Suggestion that conservation area boundary is extended to include 2 houses at north western edge behind St. Luke's Road.	These two dwellings have been insensitively altered over time. Adding them to the Conservation Area would dilute its historic value.	No change.	
Concern that the inclusion of Queen's Park Primary School into the conservation area will cause issues for the school when proposing maintenance work. The building is already locally listed.	The inclusion of the school within the proposed extension to the conservation area will not change the need for planning permission for material changes to the appearance of the building or development within the school grounds.	No change.	
Reference to Turner having stayed in Egremont Place.	He stayed in the former Egremont Place – a large house was located further to the south, north of Rock Gardens and south of Edward Street. He also stayed in Petworth Place.	No change required.	
Queries if an Article 4 Direction would be applied to Freshfield Road and issues regarding the implications if seeking change; if it would be applied retrospectively.	If it is agreed to impose an Article 4 Direction, it would be applied to the conservation areas as a whole. It would not be applied retrospectively.	No change required.	Paragraph 7.6 – 7.7
Comments that the painted facades to properties in terraces adds to the vibrancy of Brighton and would not want to see it be a requirement that all houses are painted the same colour.	Any introduction of an Article 4 Direction to control external painting will be subject to further consultation with local residents. But any control over painting would be likely to allow a certain palette of colours rather than a single colour.	No change required.	Paragraph 7.6 – 7.7
Further suggestions for control under Article 4.	The content of paragraphs 7.6 – 7.7 and the recommendations are management issues to be taken forward after further consultation.	The recommendations contain a list of potential elements/works to control.	Paragraph 7.6 – 7.7
Disagreement with suggestion at paragraph 7.12 regarding enclosing the area around the Pepperpot.	This is a suggestion only and relates to the public realm. It would be for the council to decide how to move forward with any such proposal as part of a management plan and with further consultation.	No change.	Paragraph 7.12