

FIRST (incomplete) DRAFT

**The Round Hill Society**

# ROUND HILL

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Conservation Area Appraisal

## Annex D: Gazetteer

Street-by-street appraisal

(INCOMPLETE WORKING DRAFT)



*Round Hill Society Sub Group*

*This document has been produced by a sub-group of the Round Hill Society comprising committee members with contributions from the wider community.*

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# 1. Approach

## 1.1. INTRODUCTION

- 1.0 This gazetteer comprises a street-by-street assessment of the history and heritage of Round Hill.
- 1.0 The plan opposite indicates how buildings of similar character and appearance have been grouped together for the purposes of detailed description in the following pages.
- 1.0 the 'Catscreep' stairs, formerly known as Lennox, is also assessed- as if it were a street.

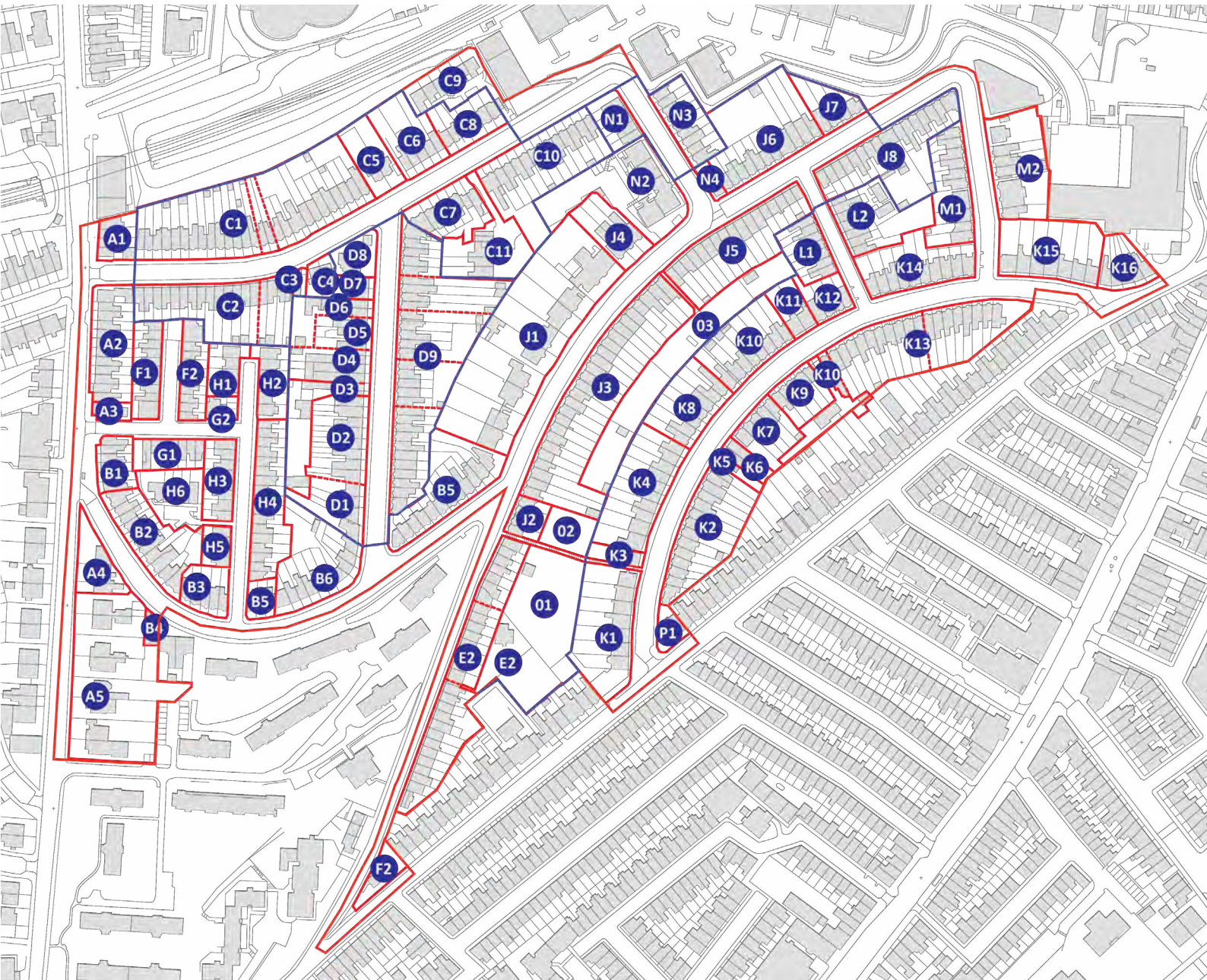


Figure 1. Keyt plan



## 2. Ashdown Road (L)

### 2.2. Introduction

#### General description

- 2.0 Short terraces of 1880s terraced housing of two or three storeys.

#### History

- 2.0 Ashdown Road is not shown in the Conservative Land Society's masterplan.
- 2.0 In 1881 properties on Ashdown Road were renumbered.

### 3.3. Streetscape and Views

#### Streetscape

- 2.0 The open flank garden boundary walls allow views towards rear garden trees.
- 2.0 Negative features in the street include the dominant telephone wires.

#### Views

- 2.0 A view from the junction with Richmond Road east towards the terraced slopes of Hanover and the ridge.

### 4.4. Building groups

#### (L1) 1-13 (odd) Ashdown Road west side

- 2.0 The western side of the street comprises a terrace seven houses with stucco facades. These houses descend in height from north to south with entrance to each house is reached by ascending a set of steps.
- 2.0 Nos. 1-13 exhibit a strong group value with a common architectural style and details with very minor variations/alterations.

- 2.0 Noteworthy architectural details include canted two-storey bay windows with projecting sills on the ground and first floor windows, supported by scroll brackets. However, it should be noted that scroll brackets are missing from some of the houses, particularly from the ground floor sills of Numbers 3, 7, and 11. Additionally, Nos. 1, 7, 9, and 11 have undergone modifications that are not in harmony with the original design, evident in their replacement windows and front doors. On the other hand, Nos. 3, 5, and 13 have preserved their traditional timber box sashes.

- 2.0 Nos. 3 and 5, 7 and 9, and 11 and 13 are matching pairs with their combined doorway entablature/cornice blending seamlessly into a string course or band. Projecting eaves with brackets, along with a projecting corbel at the party wall eaves. Although the roofs have been replaced with concrete tiles, the original corniced chimney stacks and clay pots have survived on Nos. 1, 3, and 5.

- 2.0 The front boundary walls and piers of Nos. 5, 7, and 9 have been reconstructed using blockwork and brick. The remaining houses have retained their original dwarf walls and capped piers. Original cast-iron stair rails survive between Nos. 3 and 5, and 11 and 13. The original chequerboard encaustic tiles and marble/limestone stair nosings survive to No.1.

- 2.0 The first-floor windows of Nos 1 to 9 are "blind," lacking openings. It seems that Nos. 11 and 13 have been infilled and given a smooth rendered finish.

**(L2) 2-12 (even) Ashdown Road east side**

- 2.0 The eastern side of the street comprises a terrace seven houses with stucco facades. These houses descend in height from north to south with entrance to each house is reached by ascending a set of steps.
- 2.0 Nos. 1-13 exhibit a strong group value with a common architectural style and details with very minor variations/alterations. The style differs from the west side of the street.
- 2.0 Noteworthy architectural details include canted two-storey bay windows with projecting, bracketed sills on the ground and first floor windows, supported by scroll brackets. Window openings are curved at the corners rather than flat arched.
- 2.0 Nos. 4 and 6 and 8 and 10 are matching handed pairs with their combined projecting corbelled doorway entablature/cornice blending seamlessly into a string course. Projecting eaves with brackets, along with a projecting corbel at the party wall eaves.
- 2.0 Nos. 4, 6 and 10 have undergone modifications that are not in harmony with the original design, evident in their replacement windows. The uPVC windows to No. 10 diverge greatly with ill-proportioned top-hung casements with diamond leaded lights. No. 12 has replacement Upvc windows that more closely match the originals. Some front doors have been replaced with less sympathetic designs.
- 2.0 Although the roofs have been replaced with concrete tiles, the original corniced chimney stacks and clay pots have survived on Nos. 6 to 8 and 10 to 12.
- 2.0 Some front boundary walls have been reconstructed using blockwork, although all the original capped piers survive.

- 2.0 No.2 has a wider frontage with original carriage entrance passing through the building. The original timber gates appear to have been lost and replaced with less sympathetic metal gates.
- 2.0 The first-floor secondary windows are "blind, with bracketed sills.

# 3. Belton Road and Belton Place (H)



Figure 2. Tower Mill demolishers sitting among bricks in May 1913

## 3.1 Introduction

### General Comments

- 3.1 1908 1908-1913 Tower Mill ceased working by wind power in 1908 when the sweeps (sails) were removed, closed in 1910 and was demolished in 1913<sup>1</sup> with bricks cleaned and re-used to construct houses at the upper end of Belton Road<sup>2</sup> These ten later houses were designed by Roffey for builder Thomas Dawes.<sup>3 4</sup>
- 3.1 Terraces of two storey mainly late 19th century houses and a small number of commercial properties now converted to residential. The houses are set at the back of the pavement creating a narrow street. The terraces channel views down the hill towards the Level.

- 1 The Streets of Brighton- Belton Road (<http://www.brighton-history.org.uk/streets/>)
- 2 Rose Hill to Roundhill: a Brighton Community ISBN 1-901454-08-8 Page 25
- 3 East Sussex Record Office DB/D/7/6503 dated 1913-09-18
- 4 East Sussex Records Office DB/D/27/239

- 3.1 Houses are mostly rendered and painted.
- 3.1 The street was formed on the site of a Windmill known as Tower Mill (or Round Hill Mill or Cutress's Mill) built by John Ingledew and John Lashmar in 1838 and dismantled in 1913. The mill was purchased in 1880 by Charles Cutress, the founder of Forfars bakery.

## 3.2 Streetscape and views

### Views

- 3.2 There is an attractive long-distance view down the street across Sylvan Hall and the Level to the sea framed by terraced cottages on either side.
- 3.2 Less attractive are the many overhead wires which seem to drape themselves across every view along the street.

### Streetscape

- 3.2 There is a locally listed Type 1 cast iron light column in Belton Road opposite Belton Close.





**Figure 3.** Tower Mill



**Figure 4.** Long view from Belton Road to the sea.



Figure 5. Flower pots on pavement

- 3.2 The Council appraisal considered and declined to list two Type 3 cast iron lampposts on the basis these were a common type of column not associated with any listed buildings. However, these columns possess historic interest and contribute to the character and appearance.
- 3.2 There are no street trees- so private trees and shrubs are important in the street, providing greenery. There are trees visible at the north end of the street (in the rear gardens of houses facing Princes Road) and protruding from side gardens near the junction with Princes Crescent.
- 3.2 Plant pots ticked up against the buildings add interest to the street scene.
- 3.2 Since the implementation of the area J controlled parking zone on 1st July 2013, the west side of Belton Road has been continuously yellow-lined. Pavement parking has been largely obliterated and this narrow street is now pedestrian friendly.
- 3.2 There is good communication between neighbours and Belton Road is known for its impressive displays of Advent Calendar Windows - a practice which has been repeated annually since 2009 and has more recently been adopted by other Round Hill streets.

### 3.3 Building groups

#### (H1) 25-31 (odd) Belton Road (west side)<sup>5</sup>

- 3.3 There are four houses on the west side at the upper end of Belton Road where bricks and timber from the windmill were used in their construction.



**(G2) 23A Belton Road (adj. 1A Round Hill Road) (north side)**

- 3.3 On the corner of Belton Road and Round Hill Road there is a building which used to be a light industrial workshop. It stood in what was once the yard of Cuttress's Baker's shop at 1 Round Hill Road. Listed under "Belton Road", the workshop first appears in street directories as a Yeast Merchants 1927-1933. In 1934 & 1935, it is occupied by Leather Geo & Co Electrical Engineers and more recently by C.P. Knight Joinery Manufacturer. There used to be a pulley above the hoist door on the upper floor. However, in 2020, the workshop was converted to a 2no. bedroom dwelling house with the hoist door becoming a juliet balcony. Planning permission was granted retrospectively.<sup>6</sup>

**(H4) 2-34 (even) Belton Road (east side)**

- 3.3 Houses 2-12 date from June 1890 and were built by architect and surveyor Alfred Carden (1850-1932)<sup>7</sup> <sup>8</sup> Numbers 14 to 34 were built by Cuttress & Carden. 14-20 date from 1891, 22 & 24 from 1892 and 26-34 from 1893.<sup>9</sup>

**(H2) 36-46 (even) Belton Road (east side)**

- 3.3 Nos. 36-46 are built by Dawes and Roffey in 1913<sup>10</sup> from red brick with red tiled hanging to the bays. The buildings are reputed to be constructed from the brick from the demolished Tower Mill, which itself consisted of fifty thousand bricks. This may be the facing brick or, more likely, the darker brick to the exposed flank walls.

**(H5) 1-7 (odd) Belton Road (west side)**

- 3.3 These houses date from 1889 and were built by Gilbert / Denman<sup>11</sup>



Figure 6. industrial building at 23A and terrace 25-31

6 Planning application Brighton and Hove City Council BH2022/01792

7 East Sussex Record Office DB/D/7/2658

8 [https://www.brightonhistory.org.uk/architects/architects\\_c.html](https://www.brightonhistory.org.uk/architects/architects_c.html)

9 East Sussex Record Office DB/D/7/2745 DB/D/7/2856 DB/D/7/2927 DB/D/7/2947

10 East Sussex Record Office DB/D/7/6503

11 East Sussex Record Office DB/D/7/2588



16.3 The east terrace including red bricked houses on site of the mill.



Figure 7. 9-23 painted houses

### (H3) 9-23 (odd) Belton Road (west side)

3.3 These houses date from 1896 and were built by Cuttress / Carden.<sup>12</sup>

### (H6) 1-5 (consec.) Belton Close

3.3 A new development known as Belton Close accessed from Belton Road. The site was previously McCullum's Nursery and was covered by glass houses.

3.3 A terrace of five 5, two-storey rendered houses with gabled fronts (hipped to the rear) with forecourt parking area to the front. Timber sash windows to first floor with stable or coach house-type openings and doors to the ground floor. Imitation slate roofs. The narrow entrance form Belton Road is lined on either side with flint walls.

### Occupations

3.3 The first houses to be built in Belton Road numbers 1 to 7 date from 1889. Houses 2-12 followed in 1890, though not all were occupied by the time of the 1891 census.

3.3 Unsurprisingly, several of the jobs shown in the census relate to the windmill and Cuttress's bakery. Charles Cuttress had taken over the windmill in 1880.

3.3 In 1891, George Woodnutt (Baker) lived at no. 3 with a lodger called Herbert Peacock, who was also a baker. Edwin Clipsham (Bread Baker) lived at no. 10. George White aged 56 (Miller) lived at no.12 whose sons Raymond and Thomas were both bakers. The occupant of Tower Mill Cottage was John Morris, a 29-year-old miller . Other occupations included house decorator, retired laundress, night watchman, railway signalman, hair dresser and wheelwright.

3.3 Sale of Freehold Building Land on 5th June 1912





Figure 8. Plan of Freehold Building Land on the Tower Mill Estate 1912

- 3.3 Just under a year before the windmill was demolished, a sale of Freehold Building Land known as THE TOWER MILL ESTATE was held at the Old Ship Hotel in Brighton<sup>13</sup>.
- 3.3 The plan drawn up by architect and surveyor W. H. Nash of 42 Ship Street Brighton shows what was presumably Tower Mill Cottage, above which is a stable and coach house and a single shed.
- 3.3 Removal of the last sweep of the windmill prior to demolition was scheduled for 1st April 1913.

- 3.3 The large footprint of the windmill (sixty feet high with a wide base for storage of sacks of corn) is evidenced in the number of building plots it takes up. There appears to be a greater number of plots on this plan than the ten houses actually built. 4 houses were added on the west side and 6 on the east side of Belton Road.

13 Thank you to Sally Bunkham for the plan and to her neighbours in Belton Road for their help, especially in sharing rare pictures of the windmill.



# 4. Crescent Road (D)



Figure 9. The wide junction of Crescent Rd with Princes Crescent.



Figure 10. Insert cr02.jpg showing stems to front doors and houses built as flats



Figure 11. The Tivoli Laundry Van bearing F.H. Bowden's name.

## 4.1 Introduction

### General description

- 4.1 Crescent Road runs from north to south up from the summit of Princes Road and then down to the wide junction where it meets Princes Crescent.
- 4.1 Most of the houses in Crescent Road have shallow canted bays with timber sash windows and small front gardens. The houses on the eastern side were mainly built during the early 1880s. The terrain on the western side was more of a construction challenge so most of the houses there are mid to late 1890s with steps rising from street level.

## 4.2 Streetscape and views

### Streetscape

- 4.2 Some residents, concerned about rat-running, believe that the junction is too wide and the camber too steep for pedestrian safety and petitioned the Council from 20/07/2019 to 07/10/2019, suggesting narrowing, line-painting and the creation of a small raised bed for planting. This has not happened, although the eastern corner acquired a bicycle rack when the controlled parking zone was implemented in July 2013.

### 4.3 Building groups

#### (D1) 64-68 (consec.) Crescent Road (west side)

4.3 On the west side at the south end of the street, Crescent Road finishes at number 68, the house in the middle of the picture with chimneys at each end of its roof. The door numbering is deceptive since the house to the left is 69 Princes Crescent.

#### History

4.3 68 Crescent Road dates from 1895<sup>14</sup> and was built by the architectural firm of Albert Antony (1865-1916) and Betram Dixon (1865-1939)<sup>15</sup>

4.3 Its first occupant, who had a hand in its construction, was Mr C. H. Pritchett, coal merchant, house and general agent.<sup>16</sup>

4.3 Numbers 62, 64 and 66 Crescent Road were built by Davey Brothers of Beaconsfield Road Brighton<sup>17</sup> dating from December 1898 and also first appearing in Pikes Street Directory of 1901.

#### Building description

4.3 Two-storey houses in stucco with two-storey canted bay windows approached by steps from street level. Unusually for Round Hill, these houses have shallow projecting eaves with no eaves brackets.

4.3 Nos. 64-66 have simple cornice and scroll bracketed entrances. Some recessed porches retained. Simple Tuscan capitals to bay window pilasters. Slightly projecting moulded window ledges. Timber sashes survive to all windows.

4.3 No. 65-66 originally had no second floor window beside the bay. However, No.66 has inserted a later casement window the proportions of the opening and window design do not match the original windows.

4.3 No 67 is three windows wide with a central entrance and trapezoidal in plan.



Figure 12. Tivoli Laundry postcard of drying fields bearing F.C. Bowden's name.

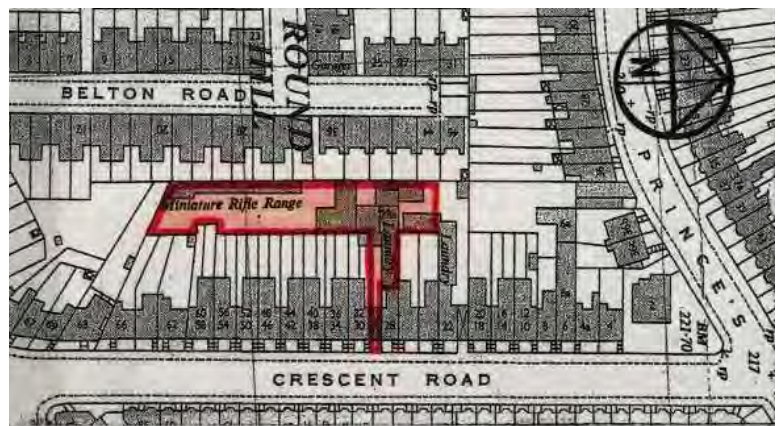


Figure 13. The miniature rifle range at the Tivoli laundry.



Figure 14. The Primrose laundry entrance today

14 East Sussex Record Office DB/D/7/4132

15 [https://www.brightonhistory.org.uk/architects/architects\\_a.html](https://www.brightonhistory.org.uk/architects/architects_a.html)

16 Pikes Street Directory 1901

17 East Sussex Record Office DB/D/7/4863

- 4.3 68 Crescent Road is wider and has a grander appearance with dentilled cornice above the ground floor, vermiculated key stones and projecting cills supported by leaf brackets. The recessed porch and timber door with side lights survive.
- 4.3 All houses have stucco front boundary walls with pyramidal gate piers. The quality of the front garden planting makes a significant contribution to the street scene.
- 4.3 Chimney stacks and clay pots survive.

#### **(D2) 6-56 (even) Crescent Road (west side)**

##### **History**

- 4.3 Davey Brothers built another 3 houses between 50 and 60 Crescent Road, which date from 1895 and a further 3 houses at 32, 34 and 36 Crescent Road in 1896.<sup>18</sup>

##### **Building description**

- 4.3 Two-storey houses in stucco with two-storey canted bay windows approached by steps from street level. Shallow projecting eaves with no eaves brackets. Simple scroll-bracketed cornices above all entrances building have a second entrance and steps indicating they were originally built as apartments. No.60 is slightly wider and has a first-floor window to the left of the bay-all others have none. Some timber sashes survive. A wide variety of door design detract from the appearance.
- 4.3 Some stucco faced and corniced stacks survive along with the clay pots. A single stack with six pots is in the middle of each building rather than at the party wall.
- 4.3 Stucco front walls with variety of pier caps-pyramidal caps are probably original.
- 4.3 Several properties have large projecting satellite dishes attached to the face of the building that detract from the appearance.

#### **(D3) 26-28 (Former Tivoli Laundry)**

4.3

##### **History**

- 4.3 The first trace of the laundry that was to become Tivoli Laundry Works was a mere house constructed at 28 Crescent Road in 1896.<sup>19</sup> No 28 is first listed as a laundry in the Towners 1899 Street directory under the name of Foster, F.S. A heritage statement<sup>20</sup>, accompanying the proposal to convert outbuildings to the rear of 28 Crescent Road into 4 new houses, shows that in 1897 a number of additional laundry buildings had been added on.
- 4.3 The name "Tivoli Laundry Works" (alongside "Foster, F.S.") first appeared in Towner's 1903 Street Directory. Frederick Bowden, whose name is principally associated with the Tivoli Laundry Works and appears on the vans, is first mentioned in Pikes 1905 Directory.
- 4.3 Postcards showing the drying fields (to the rear of the west side of Crescent Road) also bear the family name Bowden: note that the initials are F. C. (not F. H.).
- 4.3 In early January 1952, F. C. Bowden had to inform his customers that collections and deliveries of laundry would have to be suspended for two weeks since two of his staff had been admitted to hospital with smallpox on 30 and 31 December 1951.<sup>21</sup>
- 4.3 Both this and more usual happenings at Round Hill's laundries have been captured in Clean : The Musical<sup>22</sup>, which premièred in 2021 at Brighton Fringe.
- 4.3 Planning permission was granted for a miniature rifle range on the narrow strip on elevated land at the back of the site in 1926.<sup>23</sup>
- 4.3 Tivoli Laundry continued to operate until 1967, when it was converted into offices and the site was used by "Southern Vineyards". There were various other occupants terminating in Geo-Environmental Services before the site was used for the construction of additional houses.

18 East Sussex Record Office DB/D/7/4215 and DB/D/7/4418

19 East Sussex Record Office DB/D/7/4383 built by Davey and Davey.  
20 Planning application BH2016/00862 Heritage Statement by Richard Howell  
21 Rose Hill to Roundhill: a Brighton Community ISBN 1-901454-08-8 Pages 67-70  
22 Clean: The Musical - Book and lyrics by Sam Chittenden with music by Simon Scardanelli ISBN 978-1-716-16138-4  
23 East Sussex Record Office DB/D/7/6990





Figure 15. Close up of just Primrose laundry Works sign

### Building description

- 4.3 The appearance continues the character of the properties to the left (D4) except that the bay is single storey with three windows at first floor, the carriage entrance on the left and the centrally positioned chimney emphasizing commonality with the group.

### (D4) 24-28 (including former Primrose Laundry)

### History

- 4.3 Of similar age to the Tivoli laundry, dating from 1895<sup>24</sup>, is the Primrose Laundry which was until the 1960s at 22 Crescent Road. It was constructed by Chadwell and Parnacott. William Parnacott (1856-1921) was a surveyor, architect, house and estate agent, though the 1911 census describes him as a rate and tax collector.<sup>25</sup>
- 4.3 The Primrose Laundry was founded by William and Sarah (known to her family as Sally) Tidey and named after the Primrose League. This political organisation supported Benjamin Disraeli. Every year, the anniversary of Disraeli's death (April 19) was declared Primrose Day, and the laundry staff had the day off.<sup>26</sup>



Figure 16. The horse drawn Primrose laundry wagon saying established in 1884.



Figure 17. The entrance of Princes Villa from Crescent Rd: whole house

24 East Sussex Record Office DB/D/7/4312

25 [https://www.brightonhistory.org.uk/architects/architects\\_p.html](https://www.brightonhistory.org.uk/architects/architects_p.html)

26 My Brighton and hove (<https://www.mybrightonandhove.org.uk/topics/topicbusi/primrose-laundry-22-crescent-road-2>)



Figure 18. Nos. 1 and 1A Crescent Road



Figure 19. The east side of street with variety of coloured pastel shades

- 4.3 The double doors below the Primrose Laundry Works and surviving sign opened to a carriage arch that led up a steep slope to the laundry works attached to the back of the house.
- 4.3 William Tidey died in 1911 and Sarah in 1932. Maud (Sarah's daughter) then took over the running of the laundry together with her husband Thomas Hill. The Primrose laundry remained in business until Thomas died in 1962.<sup>27</sup>
- 4.3 Note that the Primrose Laundry was first established at 10 Richmond Road but moved to its larger premises at 22 Crescent Road in circa 1897.

#### Building description

- 4.3 Two-storey stucco fronted houses with two-storey canted bay windows. Projecting bracketed eaves. Projecting window cills with brackets and apron panels below. Tuscan doorways with capitals to pilasters. Blind windows with pilasters and projecting cills grouped into pairs.
- 4.3 Pyramidal capped piers. Some original front wall ironwork survives.

27 Photo taken from: <https://www.mybrightonandhove.org.uk/topics/topicbusi/primrose-laundry-22-crescent-road-2>



## (D5)

### Building description

- 4.3 Possibly a continuation of the character of D4 with buildings divided into flats with separate street entrances and central chimney stack. Cornice and scroll brackets to entrances. Doorway to right has been infilled with bay window stripped of details

## (D6)

### Building description

- 4.3 Handed pair of two-storey-stucco-fronted houses. Two-storey canted bay to left hand side with carriage entrance and cantilevered bay window above to the right. Segmental-arched window openings with keystone detail. Simple Tuscan doorway surrounds. Projecting cills with apron panels below. Timber gates to carriage entrance survive. Simple boxed soffit to eaves. Front boundary walls in stucco with pyramidal-capped gate piers.

## (D7) 4 and 6 Crescent Road (west side)

### History

- 4.3 Mid 1920s infill development of two semi detached houses built on the former gardens of Princes Villa.

### Building description

- 4.3 Red brick with single storey square bay, plain tiled roof ectneding across porch. Shallow segnetal brick arches to first-floor windows (No. XX now rendered). All wihdows replace with UpVc.

## (D8) 2 Crescent Road (west side) (2a access from Prince's Road)

### History

- 4.3 The earliest house in Crescent Road is Prince's Villa at No.2 dating from 1866. It appears with 55 & 57 Princes Road on the 1873 OS Map - a detached house which had gardens and a stable and stable yard. It was built for James Stapleton, owner of an eating house at 75 North Road.<sup>28</sup> However, the first occupant was his eldest son James Hasler Stapleton.

- 4.3 The 1877 Pages Street Directory shows James Stapleton Senior living at 12 Richmond Road with the Rev. W. H. Cave Brown. "Prince's Villa" appears in italics alongside this entry. James Senior did eventually move into the Crescent Road Prince's Villa, remaining there until his death in 1892. He is listed there aged 75 in the 1891 census "Living On Own Means" with his wife Jane and their daughter Kate Patton already widowed at the age of 46.

- 4.3 The modern Crescent Road entrance to Princes Villa is likely to have been moved from Princes Road. The stables, now the site of Albion Plumbing at 36A Princes Road, was added in 1896 and built by Bennett and Denman.<sup>29</sup> Samuel Denman (1855-1945), architect and surveyor, had a hand in building at least 18 of the houses on the east side of Crescent Road in the early 1880s.<sup>30</sup>

- 4.3 Around the turn of the century, the house became the Victoria Laundry, though it changed hands three times in four years.<sup>31</sup>

- 4.3 In the mid 1920s, parts of the garden were sold off as building plots and four houses were built. Visible from Princes Road are "Hillcrest" (36B) and "Coliemore" (36C), which first appear together in Pikes 1926 street directory.

### Building description

- 4.3 Prince's Villa is set back from other houses in Crescent Road, is surrounded by a prominent high flint wall and hedging. The house has been very altered and it has lost a proportion of its historic character through the removal of the projecting two-storey bay windows. In the 1980s there was a major fire on the upper storey necessitating roof replacement.

- 4.3 However, the essential character remains with projecting bracketed eaves, Tuscan doorway, original dormer windows, chimney stacks and clay pots

## (D9) 1-53 (odd) Crescent Road (east side)

### History

- 4.3 Pikes 1897 street directory allocates numbers to the houses on the east side of Crescent Road while the much smaller amount of finished housing on the west side is identified by names such as The Glen, Marchwood, Ichham, Glenifer, Iver House and Primrose Laundry.

- 4.3 Samuel Denman, the architect responsible for Prince's Villa's stables, is a major contributor.

- 4.3 In 1880, together with Marsden, Denman built No.1 Crescent Road<sup>32</sup> as a shop, now divided into two small flats 1 and 1A.
- 4.3 Also in 1880, he teamed up with Winston to build 3-9 Crescent Road <sup>33</sup>(4 houses) and in 1881 with George Burstow (né Buster) to build Nos. 31-37 <sup>34</sup>, 39-51<sup>35</sup>, and 53 Crescent Road<sup>36</sup> (13 further houses).
- 4.3 George Burstow (1847-1910), builder, surveyor and land agent, was prolific in output. By 1881, when he lived at the newly built 15 Wakefield Road, he was described as a 'master building contractor employing 23 men and 2 boys'<sup>37</sup>
- 4.3 Nos. 15 and 17 Crescent Road on the brow of the Hill date from January 1902.<sup>38</sup> Together with Hunt, they were built by Antony and Dixon.
- 4.3 Nos. 21-29 (5 houses) were built by Hunt and German in 1881.<sup>39</sup> Hector German (1852-1933) was the architect responsible for over half the houses in Princes Road
- Building Description**
- 4.3 Today a notable difference between the east side and the west side of Crescent Road is variation in the painted colours. On the west side, there is a long section of street (i.e. from No 8 to No 44) where the houses are painted either white or off-white. But on the east side of the street there is a variety of shades from white to pastel shades of pink, yellow, blue, green and grey.
- 4.3 1 and 1a Crescent Road (the former shop) has been altered. The original doorway is at the crank in the front elevation at the corner of Princes Road and Crescent Road. The original doorway (and window to the left) has a simple bead architrave with recessed porch and an attractive metal fretwork fanlight. A second door has been introduced to the right that does not match the proportions of the original building. The window above has radius corners with timber sash, projecting cill and brackets. The bay window appears altered with a glazing pattern with quarter lights. Projecting bracketed eaves.
- 4.3 Nos. 3-9 have simple Tuscan doorways with two-storey bays. No.3 has a dentilled cornice. Projecting bracketed eaves. Nos. 3 and 9 have restored timber sashes to the bay windows that significantly lift the quality of the terrace.
- 4.3 Nos.11,13, 15,17 doorway bracketed cornice with a mix of scroll and leaf details. Two-storey bay windows. Simple frieze detail at eave level without brackets. No.17 has an disproportioned second window at first floor. Stucco front walls with pyramidal capped piers. Moulded window cills without brackets. Several windows have been replace with unsympathetic designs.

32 East Sussex Record Office DB/D/7/1901

33 East Sussex Record Office DB/D/7/1881

34 East Sussex Record Office DB/D/7/1984

35 East Sussex Record Office DB/D/7/1973

36 East Sussex Record Office DB/D/7/2014

37 [https://www.brightonhistory.org.uk/architects/architects\\_b.html](https://www.brightonhistory.org.uk/architects/architects_b.html)

38 East Sussex Record Office DB/D/7/5414

39 East Sussex Record Office DB/D/7/1921



**Figure 20.** Long view over The Willows to American Express buildings and the sea.

- 4.3 Nos. 19 -25 Recessed porches with Tuscan doorway and dentilled cornice. The paired doorways to Nos. 19-21 have what appears to be an in-filled passageway between the doors. No. 23 has an unsympathetic casement window added at first floor. Projecting cills with simple stepped brackets. Projecting bracketed eaves. Some replacement windows but many timber sashes survive. Simple dwarf walls to front with pyramidal capped piers.
- 4.3 27 shares common characteristics of 19-25 except that it is wider with a side alley entrance and second first-floor sash window to the right of the bay.

### Long Views

- 4.3 Because of its height, Crescent Road offers good views out of the conservation area. From the east side, there is a long view over Sylvan Hall's The Willows apartment block past much taller residential blocks and the American Express building to the sea.
- 4.3 From the west pavement, it is possible to see much of East Brighton, which itself has some very hilly streets.

# 5. D'Aubigny Road

## General Comments

- 5.3 Duc D'Aubigny was a French title inherited by the Duke of Richmond in 1860. Renumbered 20 April 1881
- 5.3 Lewes Road Station was at the corner with Richmond Road.
- 5.3 (1-17 odd, 4-12 even)

(M1) 1-17 (odd) west side

(M2) 4-12 (even) east side





# 6. Ditchling Road (A)

## 6.1 Introduction

- 6.1 Ditchling Road leads north out of the town centre with trees on either side of the road and impressive views southwards to the sea.
- 6.1 The start of the road opposite the Level lies within the Valley Gardens Conservation Area. Preston Park Conservation area lies to the north beyond the railway with the conservation area.

## 6.2 Streetscape and views

- 6.2 Tram shelter opposite Surrenden Road is Grade II listed. A similar one at the junction with Upper Hollingdean Road is on the B&H local list.

## 6.3 Building groups

### (A6) 68-82 Ditchling Road east side

- 6.3 Nos. 68-82 Ditchling Road consist of four pairs of villas of c.1850, on two floors with sash windows and shallow pitched roofs sitting on bracketed eaves. Most of them have their original verandas with elegant, curved roofs facing the road. The houses are set back from the road, with a variety of front boundaries in flint, brick or render, and have attractive front gardens containing many trees.

- 6.3 Eight paired Regency villas c.1850-1860 on the east side of the Ditchling Road (Nos. 68-82) developed as The Round Hill Park. The Conservation Freehold Land Society later adopted the name for the wider master plan for the adjacent area. No. 78 has been built or remodelled in a bolder Italianate style c. 1860 with a projecting square two- storey bay window and channelled/ rusticated ground floor.
- 6.3 These villas are early and relatively rare survivals of Regency villas as 'ribbon development' along Brighton's main arterial roads and may merit national listing.

### (A5) 84-88 (even) Ditchling Road east side

- 6.3 Nos. 84, 86 and 88 date to the 1870s and form a terrace with rendered fronts which continue the building line of the villas adjacent and therefore also have pleasant front gardens and some flint walling

### (A1) 128-132 (even) Ditchling Road east side (126a former stables facing Prince's Road)

### (A2) 102-124 (even) Ditchling Road east side

- 6.3 Formerly known as 'Ranelagh Terrace'.
- 6.3 1862 Ranelagh Terrace developed, fronting Ditchling Road between Round Hill Road and Princes Terrace<sup>40</sup>. It was later converted to shops (and today converted back to houses).<sup>41</sup> Just one shop (Shakti stores) and the pub (The Round Hill) remain. The rest of the terrace is residential housing. Regrettably many of the windows in the terrace have been altered.

<sup>40</sup> 'No houses at present' in Folthorp Directory of 1859. Numbered in Ditchling Road from 1882. References from The Streets of Brighton- Ditchling Road (<http://www.brightonhistory.org.uk/streets/>)

<sup>41</sup> Rose Hill to Roundhill: a Brighton Community ISBN 1-901454-08-8 Page 60



Figure 21. Nos. 82 and 80 Ditchling Road



Figure 22. The Round Hill Park Villas appear on the 1873 OS map above what is now Bromley Road. Beyond the entrance to Princes Crescent is the right of way granted by Thomas Kemp across his land linking Ditchling Road to Tower Windmill. That right of way is now Round Hill Road. Beyond that is the southern end of Ranelagh Terrace, which extends to the entrance of Princes Road from 100-124 Ditchling Road (Map reproduced with the permission of the National Library of Scotland)



Figure 23. The Roundhill Pub



Figure 24. Dothcling Road (nos.?)

### (A3) 100 Ditchling Road east side

- 6.3 Round Hill Tavern formerly the Duke of Edinburgh. C.1870.
- 6.3 The OS Plan of 1888 indicates a connected green space - possibly a bowling green or garden to the rear of the pub, later developed as properties on Round Hill Street.
- 6.3 By 1878<sup>42</sup>, the pub is listed as The Round Hill Tavern and the occupant is George Willard. Interestingly, the 1891 census has 23-year old Ada Jane Willard (George Willard's daughter) as Licensed Victualler at 31A Richmond Road (soon to become the Victoria Inn). Pikes 1889 Street Directory shows the enterprising Ada Jane Willard operating from 31A Richmond Road as a greengrocer.

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42 See page 2866 of the 1878 Post Office Directory





Figure 25. Former vicarage, Ditchling Road (outside conservation area boundary)

(A6) 68-82 Ditchling Road east side

6.3 A group of six paired villas had been built earlier in the 19th century along the Ditchling Road and terraced housing had been constructed on the south-east side of the Upper Lewes Road.

side of the Upper Lewes Road.

(A5) 84-88 (even) Ditchling Road east side

6.3 Triangle



# 7. Mayo Road (N)



Figure 26. Streetplay activities in Mayo Road

## 7.1 Introduction

### General Comments

- 7.1 Mayo Road links Richmond Road to Prince's Road.
- 7.1 The street is probably named for The Honourable Robert Bourke and Newnham Winstanley. Bourke's father was the 5th Earl of Mayo and his elder brother acceded to become the 6th Earl. Bourke purchased adjacent land in Richmond Road for the construction of substantial villas.
- 7.1 In 1881, properties Mayo Road were first numbered.<sup>43</sup>

## 7.2 Streetscape and views

### Streetscape

- 7.2 Mayo Road contains runs of unusual dark blue brick paviers. These complement the colour of the blue-grey granite kerbs and granite gutter sets which can be found in Mayo Road and in other locations in the conservation area.
- 7.2 There is a 'Type 1' cast iron lamp column.

## 7.3 Building groups

### (J2) Mayo Court (west side)

- 7.3 Villa pair 29 & 31 Richmond Road replaced by a wing of Mayo Court. Mayo Laundry closed down, giving way to a 32 flat development, in the mid 1980s.
- 7.3 On the corner with Richmond Road is a block of modern flats, Mayo Court, which although constructed from brick has at least some details (e.g. canted bays & pitched roofs) which help to merge the new development into the existing streetscape.

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43 Page Directory of 1880—East Sussex Records Office  
DB/D/27/179



### (J1) 1-5 (consec.) (west side)

7.3 The buildings on the west side form a short terrace of two storey houses again with canted bays. These houses date from 1879 and were built by Scrace and German.<sup>44</sup>

7.3 The Mayo Laundry at no. 6 Mayo Road was demolished in 1984.

### (J3) 7-16 (consec.) (east side)

7.3 The buildings on the east side of Mayo Road are terraced, of three storeys with two storey canted bays. Nos. 7-13 were designed by Stenning and Denman date from 1880 and 14 and 15 designed by the same architects date from 1881.<sup>45</sup>

7.3 The Victoria Inn, first listed in 1891 in Pages Directory, (later The New Vic very briefly from the 1990s to the pub's closure in 2008).

7.3 Built in English Domestic revival/ Queen Anne style with pargetting (decorative plasterwork panels).



Figure 27. The former Victoria Inn in Mayo Road

## 7.4 Further details

### Occupations

7.4 The 1891 census shows a railway signman and a carriage cleaner living at no.1. There are two platelayers (responsible for track laying and maintenance) living at no. 7 and a third one living at no. 13. There are carmen (responsible for repairs and restoration of different kinds of vehicles) living at nos. 3 and 4 and postmen (one town and one rural) living at nos. 5 and 6.

7.4 Mayo Laundry owner Mr H. Winter is not listed as living at 6 Mayo Road until 1895<sup>46</sup>, though by 1899 he is listed as living at both 5 and 6 Mayo Road<sup>47</sup>. He was not alone in the laundry industry in Mayo Road.



Figure 28. The Victoria Inn following conversion to dwellings in 2010.

44 East Sussex Record Office DB/D/7/1733

45 East Sussex Record Office DB/D/7/1949  
DB/D/7/2042

46 Pages Directory 1895

47 Towner's Directory 1899



Figure 29. 7-16 Mayo Road

- 7.4 The 1891 census shows 8 laundresses living in the street. Two are the daughters (aged 22 and 20) of the rural postman living at number 6 Mayo Road. Two (aged 26 and 63) live at 8 Mayo Road. The remaining four, related to Henry Bollen a 70-year-old cordwainer (shoemaker), live with him at 10 Mayo Road. One is his 43-year-old wife and the others are his 3 daughters (aged 36, 28 and 25).

### Community

- 7.4 Mayo Road has been a good venue for social gatherings since the closure of the junction with Richmond Road in 2003. The absence of through traffic has meant that (with residents' consent) the road can be closed off for a couple of hours on occasional Sundays for social events. There have been several Round Hill street parties with numerous stalls, two dog shows, and since 2014 (except for the Covid period) there have been street play sessions from spring to Halloween.

- 7.4 The local residents' association, The Round Hill Society, has also organised spring and autumn clean-ups. Mayo Road gets its full share of attention, mainly because of the need to manage overgrown ivy at the junction with Princes Road.

- 7.4 This offers a good opportunity for all age groups to take pride in their surroundings. The challenge is to remove sufficient ivy to clear the concrete ledge where parents can sit during play street sessions, but to leave enough ivy to screen Mayo Road and Princes Road from the Centenary Industrial Estate and Hollingdean Depot.



**Figure 31.** Mayo Road is a venue for social gatherings since the closure of the junction with Richmond Road in 2003 including several Round Hill street parties with numerous stalls, two dog shows, and street play sessions from spring to Halloween.



**Figure 30.** The Round Hill Society organises spring and autumn clean-ups in Mayo Road including managing overgrown ivy at the junction with Princes Road.



# 8. Princes Crescent (B)

## 8.1 Introduction

### General Comments

- 8.1 Prince's Crescent forms a steeply curved road which runs along the contour from east to west. To the south, and outside the conservation area, are the blocks of modern flats, the Sylvan Hall Estate, named after the group of large, detached mansions they replaced, which contribute to the setting of the conservation area because of their trees. Opposite the end of Wakefield Road is one three storied pair, with two storied canted bay and flat porches with corbels. Many of these houses have modern rooflights, concrete roof tiles, and replacement windows and doors.

## 8.2 Streetscape and views

- 8.2 The southern pavement of Princes Crescent falls within the setting of the conservation area. The poplar trees planted at regular intervals soften the appearance of the 1950s blocks of flats (appropriately named).
- 8.2 At the eastern end of the southern pavement, there remains one of Round Hill's historic street light columns dating back to the 1880s. In 2008, there was an attempt to replace it with a steel pole, which was even installed, but local residents were quickly onto the case and the steel pole was removed.

## 8.3 Building groups

### (B1) 1-11(odd) Prince's Crescent (north side)

- 8.3 Houses 1 to 7 are some of the earliest in the street, built by Fellingham in 1878.<sup>48</sup>



**Figure 32.** More recently, 9 Princes Crescent was first Jennings's Ladies Hairdresser and later Marcia's Unisex Hairdresser.

- 8.3 Nos. 9 and 11 were built as 2 shops by Gurr / Denman in 1879.<sup>49</sup> The 1891 census has the 28-year-old Frederick Spyer as a general shop keeper running a green grocer and a dairy at No.9. He is assisted in this by Evelyn Olme his 21-year-old servant.
- 8.3 More recently, 9 Princes Crescent was first Jennings's Ladies Hairdresser and later Marcia's Unisex Hairdresser.
- 8.3 It was converted to a residential property in 2008.
- 8.3 No.11 is shown in the 1891 census as a butcher's shop run by 31-year-old Charles White. 1969 Kelly's directory shows the shop to have become a confectioner, but it has long been residential.

### (B2) 13-29 (odd) Prince's Crescent (north side)

- 8.3 To the north, and up steps with small front gardens, are two storied terraced houses with slightly more ornamentation than some of the other houses within the conservation area of a similar date including channelled stucco to the ground floor and paired brackets to the eaves.
- 8.3 Nos. 27 to 43 (up to the junction with Belton Road) date from 1881 and were built by Edwards and Denham.<sup>50</sup>

49 East Sussex Record Office DB/D/7/1648

50 East Sussex Record Office DB/D/7/1979

DB/D/7/2033 DB/D/7/2031

DB/D/7/2037

48 East Sussex Record Office DB/D/7/1572

**(B2) (south side)**

- 8.3 Former stables/carriage house associated with semi-detached villas facing Ditchling Road.

**(B3) 31-43(odd) Prince's Crescent(north side)**

**(B4) 45-49 (odd) Prince's Crescent (north side)**

**(B5) 51-69 (odd) Prince's Crescent (north side)**

- 8.3 The five houses from 45-53 date from 1882 and were built by Greedy & Fearce / Bradfield.<sup>51</sup> Nos 55 & 57 date from 1881 and were built by Comber.<sup>52</sup> No. 59 was built by Bradfield / Denman in 1881<sup>53</sup>, no. 61 by Norrish / Bradford in 1881<sup>54</sup> and nos. 63-69 (up to the junction with Crescent Road) by Bradfield on 1882.<sup>55</sup>

**(B6) 69- 93 (odd) Prince's Crescent (north side)**

- 8.3 The houses in this section referenced by East Sussex Record Office are nos. 81 and 83 built in 1878 by Child / Loader<sup>56</sup>, no. 85 built in 1924 by Lovick / Sanders<sup>57</sup> and no. 87 built in 1896 by Coles<sup>58</sup>. Nos. 89, 91 & 93 first appear on the electoral register in 1908. Their uniformity suggests that they were the work of the same builder. Note that a plot was vacant for these houses since the semi-detached villas once contemplated for nos. 1 & 3 Richmond Road were never built.



**Figure 33.** Nos. 27 to 43 (up to the junction with Belton Road) date from 1881 and were built by Edwards and Denham



**Figure 34.** 31-43(odd) Prince's Crescent (north side)



**Figure 35.** 51-69 (odd) Prince's Crescent (north side)

51	East Sussex Record Office	DB/D/7/2138
52	East Sussex Record Office	DB/D/7/1974
53	East Sussex Record Office	DB/D/7/2058
54	East Sussex Record Office	DB/D/7/2054
55	East Sussex Record Office	DB/D/7/2114
56	East Sussex Record Office	DB/D/7/1624
57	East Sussex Record Office	DB/D/7/6684
58	East Sussex Record Office	DB/D/7/4428

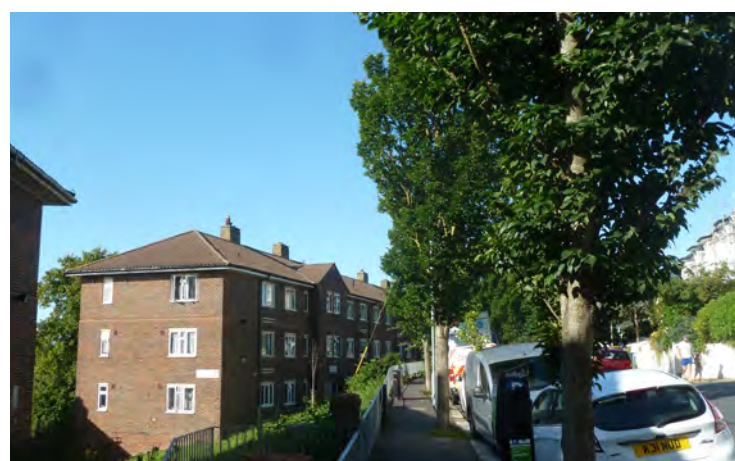




**Figure 36.** 69- 93 (odd) Prince's Crescent (north side)



**Figure 37.** Former stables/carriage house associated with semi-detached villas facing Ditchling Road.



**Figure 38.** The poplar trees planted at regular interval

8.3 Prior to the demolition to make way for the present Sylvan Hall Estate, these houses would have had a good view of Wakefield Villa (demolished in 1951) located in the apex land between Princes Crescent and Wakefield Road roughly where the 3-storey block of flats named The Chestnuts sits today. The three other Rose Hill villas were located south of what is now Bromley Road so they would have been more distant and probably obscured by woodland.

8.3 Though outside the boundary of the conservation area, buildings now on the south side of Princes Crescent (from east to west) are The Chestnuts, The Willows, The Poplars and Crescent Mansions. There is a further house called Downs View just past Crescent Mansions, which falls within the Round Hill conservation area.

## 8.4 Further details

### Occupations

8.4 The 1891 census shows that early residents were predominately working class. As with most Round Hill streets, several of the occupations are railway-related: signalman, locomotive engine driver, carriage maker, railway clerk, porter, pullman car conductor, shoeing smith for the London, Brighton and South Coast Railway.

8.4 In the wake of the 1880 Education Act making school attendance compulsory for children between the ages of 5 and 10, there was a growing number of teachers: two elementary teachers, an art class teacher, a professor of music, a chemistry teacher and a pupil teacher (aged 18).

8.4 A notable occupant was the artist Arthur Willett living at 81 Princes Crescent, who painted in oil and water colour. He was aged 34 at the time of the 1891 census. His date of birth corresponds with that of a famous artist of the same name who lived in Brighton, but the latter emigrated to America in 1888 and did not share the same place of birth. Round Hill's Arthur Willett had five daughters aged between 8 and 1. Although they were born in Chelsea, Ashford and Horsham, he is unlikely to have been as mobile as his namesake.

8.4 The 1911 census still has a greengrocer's shop at no. 9 and a butcher's at no. 11. Unlike Richmond Road, there is not a single laundress in Princes Crescent and no more than a couple of dressmakers. Railway related jobs are still present, though there are now two residents working as tramway conductors. Clerical work is much in evidence in the fields of law, accounts, newspapers, stationery as well as railways. As in Richmond Road, jobs related to electricity (electrical contractor, electrical engineer) are making an appearance, but few women are in occupations. The exceptions are waitress, cigarette maker, bookkeeper, cashier, shorthand typist and the job of 33-year-old Edith Terry living at no. 45. She is described as an "Engineer and Cinematographer's Manufacturer".



**Figure 39.** historic street light column dating back to the 1880



**Figure 40.** Although attribution is uncertain, the columns of Brighton's bandstand are thought to be cast (in 1884) by J. Every of Lewes, the same foundry responsible for casting Round Hill's traditional lamp posts



# 9. Prince's Road

## 9.1 Introduction

- 9.1 1881 Properties on Princes Road<sup>59</sup>, Round Hill Crescent (with three properties in Upper Lewes Road)<sup>60</sup> and Mayo Road<sup>61</sup> were first numbered, and properties on Richmond Road<sup>62</sup>, Ashdown Road<sup>63</sup> and D'Aubigny Roads<sup>64</sup> were renumbered.
- 9.1 1920 c.1920 New houses constructed in the garden of Prince's Villa fronting Crescent Road and Princes Road.<sup>65</sup>

### General Comments

- 9.1 Princes Road is the continuation of Mayo Road and turning a sharp corner at the junction at the north eastern end there are views through trees to the industrial estate below and up the hill towards the summit of "Round Hill". Again, many of the roofs have been covered in concrete tiles and most of the houses have replacement windows. Most of these houses have small front gardens with shrubs and planting which softens the outline of the buildings and the front boundary walls. Most of the properties date from the 1880s. Of note is the cast iron street lamp outside no. 76.
- 9.1 On the other side of Prince's Road, beyond no 81, is a thin strip of open ground beside the road, which drops steeply. It contains some mature trees that provide valuable screening from the industrial estates to the north, and includes a prominent horse chestnut that is protected by a Tree Preservation Order.

- 9.1 Working mainly with Cook - also with Marston, Chamber, Gurr and McKellow - Hector German (1852-1933) was the architect and surveyor responsible for 48 houses - over half the number in the street.<sup>66</sup>

## 9.2 Streetscape and views

### Streetscape

- 9.2 Mainly 1878-1890 [Note: 55 & 57 date from 1868 and number 50 from 1875].

### Long Views

- 9.2 Long views are important to a densely populated conservation area because they contribute a feeling of openness, reminding us of our proximity to the Downs and the sea.
- 9.2 Prince's Road's best long view is looking east from the brow of the hill over the Lewes Road valley towards the downland beyond Bevendean and Moulsecoomb.

## 9.3 Building groups

### (C1) 1-53 (odd) Prince's Road (north side)

- 9.3 Between Crescent Road and the junction with the Ditchling Road are continuous terraces of two storey painted houses with canted bays and bracketed eaves of the late 1870s and 1880s.

### (C2) 2-34 Prince's Road (south side)

### (C3) 36A-Prince's Road (south side)

- 9.3 Stables

59 Page Directory of 1880 - East Sussex Record Office DB/D/27/182

60 East Sussex Record Office DB/D/27/188

61 Page Directory of 1880 - East Sussex Record Office DB/D/27/179

62 Baxter Directory of 1882 - East Sussex Record Office DB/D/27/205

63 Pages Directory 1882 - East Sussex Record Office DB/D/27/206 DB/D/46/227

64 East Sussex Record Office DB/D/27/213

65 'Rose Hill to Roundhill - a Brighton Community' ISBN 1-901454-08-8 Page 16

66 East Sussex Record Office 9-27 DB/D/7/1621 39-53 DB/D/7/1619 59 DB/D/7/1903 61-75 DB/D/7/1795 18-24 DB/D/7/1656 26-32 DB/D/7/2124 51-76 DB/D/7/1879



9.3 Developed as a stable block and carriage house attached to Princes Villa. The development of 36b and 36c in the mid 1920s as "Hillcrest" and "Coliemore" in the gardens of the villa separating the stable block from the main house. A commercial chimney in render with a cornice to the rear may have architectural and historic significance.

**(C4) 36B and C-Prince's Road (south side)**

9.3 20th C infill

**(C5) 55 & 57-Prince's Road (north side)**

9.3 Paired cottages

9.3 Pair of semi-detached three-storey villas.

9.3 These villas, built by or for Joseph Anscombe in 1868 just two years later than Prince's Villa, were the first houses in Princes Road. Together with Prince's Villa they appear alone on the 1873 OS map Sussex Sheet LXVI. They are set back from later houses in the street, offering larger front gardens. The footprints correspond with the original Round Hill park masterplan by the Conservative Freehold Land Society.<sup>67</sup> Plainer in appearance than many buildings of this period in the area, belying their possible architectural significance as 'model dwellings' envisaged in the Conservative Land Society masterplan and the wider Freehold Land Movement aim to provide a route to property ownership and the franchise.

**(C6) 59 - 67 (odd)-Prince's Road (north side)**

**(C7) 38- 44 (evens)-Prince's Road (south side)**

9.3 Nos. 38-76, which lie between Crescent Road and Mayo Road, form an almost continuous terrace of paired houses on the south-east side, of two storeys with canted bays and bracketed eaves.



**Figure 41.** Insert picture pr01.jpg - Terrace 39-53 Princes Road (11 houses) by Marsden and German November 1878



**Figure 42.** Insert side by side pictures of pr02.jpg (Princes Villa built 1866) and pr03.jpg (the stables built 1896)



**Figure 43.** Insert pr04.jpg picture of the gabled flint houses at 50 and 48 Princes Road

67 Freehold Land Societies, Author(s), Thomas Beggs, Journal of the Statistical Society of London December 1853. Vol.16 No. 4 (Dec 1853)



Figure 44. Ishowing fox in laundry sink

- (C8) 6- 81 (odds)-Prince's Road (north side)**
- 9.3 Nos. 69-81 Prince's Road have gables to the street and are clearly more Edwardian in character with casement windows and slated roofs with terracotta ridges.
- (C9) Prince's Road (north side)**
- 9.3 Land to the rear
- 9.3 Planning permission was granted in 2013 for the houses (mainly 3-storey) which have since been built to the rear of 67-81 Princes Road. These are barely visible from the street.
- (C10) 50-76 (even) Prince's Road (north side)**
- 9.3 The current 50 Princes Road was built in 1875<sup>68</sup> and first occupied by Anne & John Cheal. It was first listed as Hill House in the 1878 Post Office Directory and subsequently as Hill Cottage in the Pages Directory where it was first numbered 48 Princes Road. The Pages Directory of 1895 shows it to have been renumbered as No 50 after a purpose built laundry had been added (the narrower of the gabled flint houses) claiming No 48. The land to the rear became a nursery by 1889, and by 1890 the extended house and grounds operated as a laundry and drying<sup>69</sup>
- (C11) 48 & 50-(even) Prince's Road (south side)**
- 9.3 Gabled flint house or houses with diamond leaded casement windows and used over several owners as a laundry.
- 9.3 Unusual in the context of the Round Hill neighbourhood, mainly of render/stucco and Neo- classical details. The evocation of the vernacular cottage points to the English domestic revival of the mid-to-late 19th Century.
- 9.3 Gothic flint cottages
- 9.3 The house now at no. 50 is clearly different. It was built slightly earlier than the rest of the terrace, sitting back slightly from the building line. It is built from flint with red brick quoins to the windows and corners and some original leaded lights. The two storey building has carved barge boards and two gables facing the street.
- 9.3 By 1891, there were laundries at numbers 15,33, 37,39, 41, 42, 43, 48, 51, 53, 55, 57, 59, 64 and 68 Prince's Road (15 in one street alone).
- 9.3 This old laundry sink, found in the back garden of 55 Princes Road, which abuts the Brighton to Lewes railway corridor, is now used by wildlife.
- (C11a) To the rear of 50 Prince's Road (south side)**
- 9.3 Beside no. 50 an access drive known as "The Copse" leads to three modern houses with garages which cannot be seen from Princes Road.

68 East Sussex Record Office DB/D/7/1294 1 house / Cheal & J Bristow 16th June 1875

69 'Rose Hill to Roundhill: a Brighton Community', ISBN 1-901454-08-8





**Figure 49.** Looking west from Princes Road over the chimneys of Ditchling Rise towards the mainline from Brighton to London is a



**Figure 48.** Long view to downland above Bevendean and Moulsecomb

**Figure 45.** Brighton Station including the train sheds is a Grade II listed building. Its depot was opened in 1848 as a carriage works by the London, Brighton and South Coast Railway. Many Prince's Road residents had railway related jobs. We even had our own signalman until the Kemp town branch line finally closed on 26th June 1971.

**Figure 46.** reminder of the railway history of the area.

**Figure 47.** Insert pr07jpg showing long view to engine sheds just north of Brighton Station



# 10. Richmond Road (J)

## 10.1 Introduction

### General Comments

- 10.1 Richmond Road is on a steeper curve which dips down towards the junction with D'Aubigny Road and contains five examples of the cast iron street lamps found elsewhere in the conservation area. There are just two types of house, semi-detached villas and terraced. Negative features include the many roofs which are covered in concrete tiles and some replacement front doors and windows, although there are fewer examples of such changes than in Round Hill Crescent.
- 10.1 The road partly follows the alignment of the 1854 Roundhill Park masterplan and is characterised by large paired villas are shown lining the north side.

- 10.1 How Richmond Road got its name: when Charles II (1660-1685) had a son by Lady Louise de Penancoet de Keroualle he was not her husband. But illegitimacy should not be a barrier to the future prosperity of a son of the king, so Charles granted him an English dukedom (Richmond) and a Scottish one (Lennox). The second Duke of Richmond, Charles Lennox (1701-1750), was born on the English estate (Goodwood, near Chichester) and also received a third dukedom – in France this time – Duc d'Aubigny. Over a century after Charles Lennox's death, the developers of Round Hill saw a sufficient connection to the Lennox family to plan roads named after their three principle estates - Richmond, Lennox and D'Aubigny.<sup>70</sup>

- 10.1 In 1881, properties on Princes Road<sup>71</sup>, Round Hill Crescent (with three properties in Upper Lewes Road)<sup>72</sup> and Mayo Road<sup>73</sup> were first numbered, and properties on Richmond Road<sup>74</sup>, Ashdown Road<sup>75</sup> and D'Aubigny Road<sup>76</sup> were renumbered.

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70 The Round Hill Reporter Issue 81 September 2020 - Article by Suzanne Hinton.

71 Pages Directory of 1880 - East Sussex Record Office DB/D/27/182

72 East Sussex Record Office DB/D/27/188

73 Pages Directory of 1880 - East Sussex Record Office DB/D/27/179

74 Baxter Directory of 1882 - East Sussex Record Office DB/D/27/205

75 Pages Directory 1882 - East Sussex Record Office DB/D/27206, DB/D/46/227

76 East Sussex Record Office DB/D/27/213

## 10.2 Streetscape and views

### Streetscape

- 10.2 There is a rare wall letter box in Richmond Road bearing the royal cypher EVIIR (King Edward VII)<sup>77</sup>
- 10.2 The cast iron street lamps date from the 1880s and were made as columns for gas lamps by J. Every, a large iron and steel foundry based in Lewes. The street lights were later powered by BLEECO, the Brighton, Lancing and Eastbourne Electricity Company. The swan necks, also cast by J Every, were added in the 1930s.

### Long Views

- 10.2 Approaching the continuation of Richmond Road into Wakefield Road, there is a long view southwards taking in the Valley Gardens conservation area, including St Peter's Church and the sea.
- 10.2 On a clear day, it is just possible to make out the off-shore wind turbines.
- 10.2 At the other end of Richmond Road there is a long view over Richmond House across the Lewes Road valley to the houses in Bevendean.
- 10.2 From the car park and garden of Richmond House there are also long views up Bear Road and over Woodvale. Looking into Round Hill from Bear Road and Woodvale, the green setting of the conservation area, which separates it from the Centenary Industrial Estate, can be appreciated too.



**Figure 50.** There is a rare wall letter box in Richmond Road bearing the royal cypher EVIIR (King Edward VII)



Figure 51. Large paired Villas are lining the north side of Richmond Road.

### 10.3 Building groups

#### (J1) 5-23 (Odd) Richmond Road (north-west side)

10.3 Nos 5-23, arranged in pairs along the west side of the road and dating from the 1860s.

10.3 Paired Villas

10.3 1856 Land purchased by The Honourable Robert Bourke and Newnham Winstanley for the construction of these villas. Bourke's father was the 5th Earl of Mayo and his elder brother acceded to become the 6th Earl. The six pairs of semi-detached villas date from the 1860s and were allegedly built to house army officers from Preston Barracks.

10.3 Villas 1-3 were never built, houses now occupying the site being numbered as part of Princes Crescent. Numbers 25 and 27 were also not built. The three houses currently on site and originally numbered 25, 27 and 27a were built in 1894.

10.3 The villas numbered 29 and 31 became part of the Mayo Laundry. No. 31 was demolished after World War II to accommodate extensions to the boiler room. No. 29 was also demolished when the laundry closed in 1984.<sup>78</sup> The current Mayo Court flats took the place of the villas originally at 29 & 31

10.3 Villas 21-23 were knocked into one when William Fisher purchased the buildings from the Army and set up a golf ball recycling factory there in the 1920s.

10.3 A staffing level was maintained of about 30 employees until 1945. During the Second World War, the buildings were used for munitions work, but then continued as a golf ball factory until the 1970s.

10.3 After use by a rubber goods manufacturer and then as a carpentry workshop, in 1982 the buildings were converted back into housing to some 20 flats.<sup>79</sup>

10.3 All the villas have now been converted into flats and have suffered from a consequent loss of architectural detail including the insertion of uPVC windows and re-roofing in concrete tiles. However they do sit back slightly from the road, sometimes behind flint and brick walls, and this provides some garden space in the centre of the conservation area.

10.3 In keeping with the proportion of the villas, the back gardens are also generously sized and make a notable contribution to the verdant character of the conservation area, forming a green segment when viewed from Tenantry Down near Brighton Race Course. They are not visible from Richmond Road itself, but contribute to the visual amenity of several neighbouring properties.

78 The Argus 8th March 2013 - letter by Chris Tullett

79 'Rose Hill to Roundhill: a Brighton community' ISBN-901454-08-8 Page 45



**(J2) 2-8 (even) Richmond Road (south-east side)**

- 10.3 Number 2 Richmond Road abuts the Cats Creep, the steep flight of steps linking Richmond /Wakefield Roads at the top with Roundhill Crescent at the bottom. This alleyway was originally a steep hill called Lennox Road, laid out for building in 1862 and still under construction in 1869. The Round Hill Park Estate plan suggests there was an intention to build a house on the west side. However, the plan was abandoned since Lennox Road was just too steep for coaches to negotiate.<sup>80</sup>
- 10.3 By 1898, there was a planning proposal<sup>81</sup> (resubmitted in 1900 and granted on 21st June that year) to turn the unsuccessful Lennox Road into the narrower passageway of steps which remain today. By 1900, the Cats Creep was known as Lennox Passage, though this name has gone out of use. The Cats Creep steps form a public right of way, providing a shortcut to Upper Lewes Road and Lewes Roads.



Figure 52. Insert side by side pictures rr02.jpg postbox and rr03.jpg street lamp

80 The Round Hill Reporter March 2003- article by Pam Blackman

81 East Sussex Record Office DB/D/52/1356A and DB/D/52/1423

- 10.3 In early spring, the steps also provide crossing points for toads, frogs and newts. Since 2019, the Cats' Creep has been registered with the leading amphibian charity, Froglife as an official 'Toad Crossing' site.<sup>82</sup> After dusk local residents armed with torch, notebook & pencil have held Toad Crossing Patrols to alert people to the amphibians and to count them.
- 10.3 To the north and south of the Cats Creep steps is the most precious of Round Hill's green ribbons. Some see this as part of a greenway which stretches from Old Steine, through Valley gardens, beyond the Level through Park Crescent, east of Wakefield / Richmond Roads through to Woodvale and Tenantry Down.
- 10.3 Richmond Road, itself, is part of the town corridor of the South Downs Way Ahead Nature Improvement Area<sup>83</sup>. City Plan Policy CP10 Biodiversity (para. 4.133)<sup>84</sup> confirms 'The South Downs Way Ahead Nature Improvement Area (NIA) includes all of the city's Green Network<sup>85</sup> and much of the surrounding downland'.

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82 <https://www.froglife.org>

83 <https://www.southdowns.gov.uk/wp-content/uploads/2016/02/Case-Study-South-Downs-Way-Ahead-NIA.pdf>

84 [https://www.brighton-hove.gov.uk/sites/default/files/migrated/article/inline/FINAL%20version%20cityplan%20March%202016compreswith%20forward\\_0.pdf](https://www.brighton-hove.gov.uk/sites/default/files/migrated/article/inline/FINAL%20version%20cityplan%20March%202016compreswith%20forward_0.pdf)

85 [https://www.brighton-hove.gov.uk/sites/default/files/migrated/article/inline/downloads/ldf/Green\\_Network\\_for\\_Brighton\\_\\_Hove\\_final\\_report.pdf](https://www.brighton-hove.gov.uk/sites/default/files/migrated/article/inline/downloads/ldf/Green_Network_for_Brighton__Hove_final_report.pdf)

- 10.3 SPD11, Brighton and Hove City Council's Supplementary Planning Document on Biodiversity and Nature Conservation<sup>86</sup> aims to ensure that the Local Biodiversity Action Plan (LBAP)<sup>87</sup> and the Brighton and Hove Green Network is fully integrated into the local planning process.' SPD11 confirms the green network includes 'land suitable for habitat creation to meet local, natural green space and LBAP targets. From the late 1880s, No 10 Richmond Road was the Primrose laundry owned by William and Sarah Tidey until their move to larger premises at 20 (now 22) Crescent Road in 1897. The gardens of 2 to 8 Richmond Road are truncated, but there is a separate freehold attached to No 10 which was the laundry's drying field. It is fairly unique in being visible to the public from the Cats Creep steps.

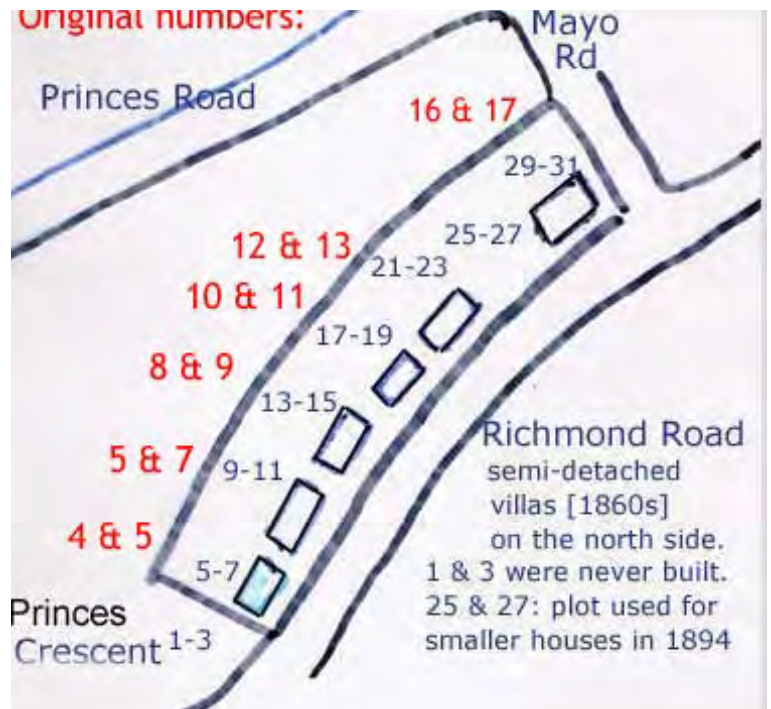
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86 <https://www.brighton-hove.gov.uk/planning/planning-policy/biodiversity-and-nature-conservation-spd11>

87 <https://www.brighton-hove.gov.uk/sites/default/files/2020-03/Brighton%20%20Hove%20LBAP%20ADOPTED%20VERSION.pdf>

**(J3) 10-60 (even) Richmond Road (south-east side)**

- 10.3 Most of Richmond Road was built in the 1880s. Those dwellings between the junction with Wakefield Road and the junction with Ashdown Road have semi basements since at the rear of these houses the gardens are at ground level, which falls away to Roundhill Crescent. The basements are protected by cast iron railings. The houses have painted rendered fronts with attractive canted bays which largely retain their original sash windows. Some of them have decorated pediments over their front doors, picked out in scrolled patterns.
- 10.3 One of the strips of land between the south side of Richmond Road and the north side of Roundhill Crescent was carefully planted from the early 1980s, winning its owners the national 'Wildlife Garden of the Year' award in 2003 and earning a six minute slot on BBC1's coverage of the Chelsea Flower Show in May 2004. It continues to be home to dragonflies, lizards, slowworms, frogs, toads, butterflies, a huge variety of insects and many different birds.



**Figure 54.** Original & new numbering & layout of villas. Feel free to draw a better one if this is too amateur.



**Figure 53.** The former golf ball factory at 21 & 23 Richmond Road knocked into one large block



**Figure 55.** (glimpse of former drying field over Cats Creep Wall and rr07.jpg within the Cats Creep





**Figure 56.** Section from OS Map of 1898 showing railway sidings on approach to Lewes Road railway station. ( Reproduced with the permission of the National Library of Scotland)

	<b>(J4) 25-29 (odd) Richmond Road (north-west side)</b>	10.3	The junction of Richmond Road with Mayo Road was also the site of a greengrocers run by Miss A Willard in 1889 (Pike's Directory) and then in 1891 (Pages Directory) the site of the Victoria Inn run by the same lady. The public house briefly became the New Vic in the 1990s, but has now been converted into two houses.
10.3	3 houses built in 1894		
	<b>(J5) 62-94 (even) Richmond Road (north-west side)</b>		
10.3	Early in 2003, a temporary road closure was put in place separating the northern section of Richmond Road from the southern section at the junction of Mayo Road. The aim was to stop rat-running down Princes Road or Princes Crescent via Richmond Road to the Lewes Road Gyratory. In July 2003, the Council's Transport Department submitted a report recommending that the closure be made permanent. This change has made parts of Round Hill safer and quieter, but Wakefield Road has gained much of the displaced traffic. In August 2004, Brighton and Hove City Council sought residents views: option 1 Wakefield Road one way up hill, option 2 no left turn at the junction of Wakefield Road with Upper Lewes Road, option 3 traffic calming through a series of road humps and option 4 do nothing. The do nothing option received the most support, so nothing was done.	10.3	Beyond the site of the former public house, the Edwardian houses on the west side cascade down the hill towards the north with views to the houses on the other side of the valley.
		10.3	The OS Map of 1898 shows several sidings on the approach to Lewes Road Station, which had a thriving coal yard. There were several coal wharfs at the north end of Richmond Road, including Benfield's, Lodder and Son's, Pritchett's, Rickett Smith & Co. and Correll and Co. <sup>88 89</sup>
10.3	The northern end of Richmond Road has become a pleasant cul-de-sac. And as well as bollards, there are now three planters, a mountain ash tree, and a corner of roadway where residents can anchor community events.	10.3	After passenger services ceased on the Kemp Town branch line on 1st January 1933 and the coal yard moved over to the Richmond Road side. By the 1940s, the coal depot is shown as belonging to Brighton Equitable Co-operative Society Ltd and is named Lewes Road Station Wharf.

88 Pikes 1897 Street Directory

89 See James Corral - Coal Merchant : <http://hovehistory.blogspot.com/2015/11/james-corrall-of-brighton.html>



**Figure 57.** Picture of terrace on SE side of Richmond Road) showing railings and semi-basements.



**Figure 58.** Bollards and planters looking down Richmond Road showing pleasant cul-de-sac.





**Figure 59.** The former platform edge of Lewes Road Station, now garden beds belonging to Richmond House.



**Figure 60.** Richmond Road street sign wrapped with ivy

10.3 In place of the coal wharfs, there is now a number of mature trees, screening the conservation area from the Centenary Industrial Estate. The coal yard disappeared with the Sainsbury's development around 1984.<sup>90</sup>

### **(J8) 96-128 Richmond Road (south-east side)**

10.3 Houses built during the 1880s. Occupations include two laundresses.<sup>91</sup>

10.3 No. 128, opposite Lewes Road Station, having been a newsagent / tobacconist shop during the 1930s, became a Co-op fuel office. <sup>92</sup>A metal ring on the wall was used for tying horses. Later (up until the mid 1960s) No. 128 became a sweet shop.<sup>93</sup>

### **Richmond House**

10.3 The picture, now Richmond House's garden and car park, shows what was once the platform of Lewes Road Station.

10.3 The station was also home to a pickle bottling factory.

10.3 Richmond House itself was constructed in about 1957 and used initially for industrial purposes before being converted to office use in the mid 1990s.

10.3 Since November 2015, it has been used as centre offering recovery-focused drug and alcohol support.

10.3 Richmond house and its green embankment descending to Hughes Road (the industrial estate) falls within the setting of the conservation area.

90 'From Rose Hill To Round Hill: a Brighton Community' ISBN 1-901454-08-8 Page 49

91 Pikes 1888 Street Directory shows all even numbered houses from 96-128

92 From Rose Hill to Round Hill: a Brighton Community ISBN 1-901454-08-8 Page 49

93 Information from Margaret Ward who lived in D'Aubigny Road for over 60 years.





Figure 61. The Victoria Inn.



Figure 62. Long view from junction of Richmond and Wakefield Roads to the sea.



Figure 63. Long view over Richmond House to the houses in Bevendean.

# 11. Roundhill Crescent

## 11.1 Introduction

### Listed buildings

- 11.1 Nos. 1-13 are Grade II listed.<sup>94</sup>
- 11.1 Nos. 19-21, built c1865, are Grade II listed<sup>95</sup>.
- 11.1 Nos. 23-27, built c1865, are Grade II listed<sup>96</sup>.
- 11.1 Nos. 69-71, built c1865, are Grade II listed.<sup>97</sup>
- 11.1 Nos. 101-113, built c1865, are Grade II listed<sup>98</sup>.
- 11.1 No. 5 was one of the childhood residences (1850s-1860s) of Walter Arthur Copinger.
- 11.1 No. 17 was added when the plan for Lennox Road was abandoned in favour of steps.
- 11.1 No. 31 was the Round Hill Estate Office (1871).
- 11.1 No. 101 was the Lewes Road Hospital for Women and Children (aka Lady Chichester Hospital), replacing a dispensary in Islingword Road, from 1905 until it moved to 8 Ditchling Road in 1910.

### General comments

- 11.1 Round Hill Crescent is notable for the way in which it both curves and changes height dramatically along its length with continuous terraces of houses on either side. At the south-western end, the road ascends steeply, gracefully curving to the right as it changes levels.
- 11.1 It then descends sharply towards the north-eastern end, meeting the junction with the Upper Lewes Road. The majority of buildings in the area feature render and boast a strong vertical emphasis. The later houses on the Crescent are characterised by canted bays at the front and adorned with moulded string courses.

- 11.1 The Crescent also contains the only listed buildings in the conservation area, nos. 1-21 (odd), nos. 19 and 21, and nos. 23-37 (odd) on the west side and nos. 69 and 71, and 101-113 odd on the north west side of the road, all of which date to c.1865. These buildings are stuccoed, lined out to represent ashlar, and each house has a highly decorative cast iron balcony on the first floor. They represent the last appearance of the Regency style in Brighton.
- 11.1 Between the listed buildings are further terraced houses of the late 1870s and 1880s, of a similar height and bulk although their roofs have bracketed eaves rather than a parapet to the street.
- 11.1 On the south/east side of the road, the houses are smaller and more varied in their detailing, with some original dormers set in pitched roofs facing the street, sometimes ending in a gable. There are two 19th century cast iron street lamps, outside no. 62 and at the bottom of the twitten from Wakefield Road. Negative features include the many slated roofs recovered in concrete tiles, the insertion of unsympathetic dormers and other modern windows, and the replacement of traditional panelled doors with off-the-shelf modern reproductions; alterations carried out under 'permitted development' rights prior to the introduction of the Round Hill Article 4 Direction and its more restrictive planning controls in the year 2000.
- 11.1 The buildings on the northwestern side are three storeys tall, including a basement, while those on the lower southeastern side have two storeys along with a basement. In between the listed buildings are further terraced houses from the late 1870s and 1880s, which share a similar height and bulk but have bracketed eaves instead of a parapet facing the street.

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94 Listed Historic England reference HE 1380833  
 95 Listed Historic England reference HE 1380834  
 96 Listed Historic England reference HE 1380835  
 97 Listed Historic England reference HE 1380836  
 98 Listed Historic England reference HE 1380837



Figure 64. Insert photo similar to rc01.jpg to illustrate above paragraph.

11.1 The development of Roundhill Crescent began in 1865, featuring regency-style terraced houses with iron balconies at either end. A second building phase took place in the 1880s, including the surrounding streets.

11.1 An 1865 masterplan revealed the symmetrical layout of D'Aubigny Road and Lennox Road, both radiating north from Round Hill Crescent. However, Ashdown Road was not included in this plan. Historical maps from 1855 show Lennox Road laid out in accordance with the masterplan. At some point, it was deemed too steep for horse-drawn vehicles and subsequently converted into a narrow staircase called 'The Cats creep.' By 1900, Lennox Road had been renamed Lennox Passage, and though the original street sign is lost, it is suggested that the name and sign be reinstated.

11.1 Among the known residents of Round Hill Crescent is John IZARD, residing at 31 Round Hill Crescent. He was a collector for a water company and played a role in selling plots on the Round Hill Park Estate for the Conservative Land Society. The head resident at No. 31 also served as an agent for the Conservative Land Society, managing transactions for the Round Hill Estate Office, which sold parcels of land from the Round Hill Park Estate to individuals seeking properties in the Round Hill area for residential or investment purposes. According to an 1859 street directory, Round Hill Crescent had only six occupied households on the north side at each end: specifically, numbers 4, 5, 8, 9, 12 (west end), and 45 and 49 (east end).



## 11.2 Streetscape and views

### Streetscape

- 11.2 There are no local listed lamp posts in Roundhill Crescent. The only surviving historic lamp post sits opposite Nos. 101-113 Roundhill Crescent (Listed Grade II List Entry No: 1380837) at the crescent's start (or end). It is also associated with the two villas on the east side of the crescent designed to mark the beginning of the terrace.
- 11.2 Brighton's local listing criteria include lampposts in planned formal crescents. This fulfils the Council criteria for local listing except that it does not form part of a group of columns. Type 2 columns are more typically found in Hove. The Council appraisal claims this type was designed as an electric lamp column, although there seems some doubt that this applies here.

## 11.3 Building groups

### (K1) 1-13 (odd) Roundhill Crescent (north side)

- 11.3 Comprises seven terraced houses mirroring Nos. 101-103 (K15) on the north entrance to the Crescent. This arrangement established a symmetry on the original masterplan.
- 11.3 Grade II listed.
- 11.3 5 was one of the childhood homes (1850s-1860s) of Walter Arthur Copinger.
- 11.3 Each house has a three-window range and is separated from its neighbour by pilasters running the full height of the building to a cornice. Common features of the listed houses include stuccoed façades carved to look like ashlar, ornate cast-iron balconies and cast iron railings separating them from the pavement.<sup>99</sup>

- 11.3 The 1859 street guide and directory shows no. 5 Roundhill Crescent as being owned by Mr J. Coppinger whose son Walter Arthur Copinger (1847-1910) was an English professor of law and a barrister remembered for writing the standard legal reference work on Copyright: Copinger and Skone James on Copyright.<sup>100</sup>

### (K2 - K5) 2- 16 (even) Roundhill Crescent (south side)

- 11.3 The presence of basements on the downhill side has meant that many of the houses have retained their attractive cast iron railings with spear heads but all of these buildings sit right on the pavement with no garden space to any of them. Of note are the simple sash windows which have either one or two panes in each sash.
- 11.3 Original dormers set in pitched roofs facing the street, sometimes ending in a gable.

### (K3) 17 Roundhill Crescent

- 11.3 Red (gabled terracotta-walled) house and cats creep
- 11.3 17 was added when the plan for Lennox Road was abandoned in favour of steps.
- 11.3 A red brick and plain tile-faced detached villa infilled the gap on Roundhill Crescent from the late 1890s.<sup>101</sup>
- 11.3 It could perhaps include the historic street lamp, though this is not locally listed.

### (K4) 19-21 (odd) Roundhill Crescent

- 11.3 Nos 19-21 Listed Grade II built c1865, are Grade II listed.
- 11.3 The flank elevation of No. 19 is dressed and detailed to face the abandoned road (more clearly seen on the south flank of 101 Roundhill Crescent- facing D'Aubigny Road).

99 See the 2005 Round Hill Character Statement at [https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/conservation/Character\\_Area\\_Roundhill\\_Final.pdf](https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/conservation/Character_Area_Roundhill_Final.pdf) as well as [https://en.wikipedia.org/wiki/Roundhill\\_Crescent#](https://en.wikipedia.org/wiki/Roundhill_Crescent#)

100 [https://en.wikipedia.org/wiki/Walter\\_Arthur\\_Copinger](https://en.wikipedia.org/wiki/Walter_Arthur_Copinger)

101 East Sussex Record Office DB/D/7/4581 Burstow / Burstow 2 Sep 1897

**(K6) 18- 28 (even) Roundhill Crescent  
(south side)**

- 11.3 These houses date from 1878<sup>102</sup>. They were built by Spreadborough and German. Hector German (1852-1933) built houses in several other Round Hill streets.<sup>103</sup>

**(K7) 23-27 (odd) Roundhill Crescent (north side)**

- 11.3 Built c1865, are Grade II listed<sup>4</sup>.  
11.3 No. 31 was the Round Hill Estate Office (1871).

**(K9+) 30 Roundhill Crescent (south side)**

- 11.3 Red house  
11.3 This house dates from 1901 and was built by Trower and Burstow<sup>104</sup>. Bustow & Burstow also built the red house at No.17 by the entrance to the Cats Creep.

**(K9) 32-34 (even) Roundhill Crescent  
(south side)**

- 11.3 Infill development.

**(K10) 36-44 (even) Roundhill Crescent  
(south side)**

- 11.3 No. 36 dates from May 1897 and was built by Towner and Parnacott.<sup>105</sup> William Parnacott (1856-1921) had several occupations including surveyor, architect, house and estate agent, auctioneer, rate and tax collector.  
11.3 James Towner is recorded in the 1871 population census as a builder, aged 41, living at 14 Lewes Road. The 1891 census has him living at 1 D'Aubigny Road.  
11.3 Together with Samuel Denman (1855-1945) architect and surveyor, James Towner built 38, 40, 42 and 44 Roundhill Crescent.<sup>106</sup>

**(K12) 46-54 (even) Roundhill Crescent  
(south side)**

- 11.3 Mid crescent on (south side)

**(K12+) 56 Roundhill Crescent (south side)**

- 11.3 Infill



Figure 65. Grade II listed building 1-13 Roundhill Crescent (2023)



Figure 66. View of Grade II listed buildings 19 & 20 Roundhill Crescent. It would be good to have a separate photo showing the red gabled terracotta walled house and the entrance to the Cats Creep (2023)

102 East Sussex Record Office DB/D/7/1588

103 [https://www.brightonhistory.org.uk/architects/architects\\_g.html](https://www.brightonhistory.org.uk/architects/architects_g.html)

104 East Sussex Record Office DB/D/7/5344

105 East Sussex Record Office DB/D/7/4533

106 East Sussex Record Office DB/D/7/2366b

**(K13S) 58- 94 (even) Roundhill Crescent  
(south side)**

- 11.3 No.58 dates from February 1883 and was built by Stenning and Denman.<sup>107</sup> In 1881, the building firm of W.A. & J Stenning is quoted as employing 42 men and 5 boys.<sup>108</sup>
- 11.3 Nos. 68-86 date from July 1879 and were built by Towner and Denman<sup>109</sup>.
- 11.3 Nos. 80-90 date from October 1877 and were built by Scrase and Dallimore<sup>110</sup>
- 11.3 There is a conflict between ESRO number DB/D/7/1714 referring to 68-86 RHC being built by Towner and Denning and ESRO number DB/D/7/1493a, which refers to 80-90 RHC being built by Scrase and Dallimore.
- 11.3 Nos. 94 and 96 date from November 1871 and were built by Bennett and Simpson.<sup>111</sup>

**(K7) 23-27 (odd) Roundhill Crescent (north side)**

- 11.3 Nos 23-27 Listed Grade II
- 11.3 These grade II listed houses, built c1865, have two windows on each floor. All retain their original features, but some of the decorative mouldings have been modified on three of the buildings.<sup>112</sup>
- 11.3 Insert newly taken photo similar to rc04.jpg to illustrate Grade II listed building 23-27 Roundhill Crescent

**(K8) 29-49 (odd) Roundhill Crescent (north side)**

- 11.3 31 was the Round Hill Estate Office (1871).
- 11.3 39-57 date from April 1895 and were built by Richardson and Nye.<sup>113</sup> Charles Nye (1852-1923) was an architect, surveyor and civil engineer, whose work was prolific, though mainly in Hove.<sup>114</sup>

107 East Sussex Record Office DB/D/7/2233

108 [https://www.brightonhistory.org.uk/architects/architects\\_s.html](https://www.brightonhistory.org.uk/architects/architects_s.html)

109 East Sussex Record Office DB/D/7/1714

110 East Sussex Record Office DB/D/7/1493a

111 East Sussex Record Office DB/D/7/1109

112 [https://en.wikipedia.org/wiki/Roundhill\\_Crescent#](https://en.wikipedia.org/wiki/Roundhill_Crescent#)

113 East Sussex Record Office DB/D/7/4131

114 [https://www.brightonhistory.org.uk/architects/architects\\_n.html](https://www.brightonhistory.org.uk/architects/architects_n.html)

**(K11) 51-67 (odd) Roundhill Crescent  
(north side)**

- 11.3 Three storey terraces and centre

**(K12) 69-71 (odd) Roundhill Crescent**

- 11.3 Nos 69-71 Middle pair of Grade II listed buildings built c1865,
- 11.3 Numbers 69 and 71 are again of three storeys with a three-window range, stucco-clad and topped by a cornice and parapet in front of the roof. As with the other 1860s houses, they both have first-floor balconies with foliage-pattern ironwork.

**K13N)73-79 (odd) Roundhill Crescent  
(north side)**

- 11.3 East Sussex Record Office show 73 and 75 and 81-91 (8 houses) as being built by Scrase and German in 1880.<sup>115</sup> However, their records also show 73-77 (3 houses) as being built by Stenning and Denman in 1883.<sup>116</sup>

**(K14)81-99 (odd) Roundhill Crescent  
(north side)**

- 11.3 Corner between Ashdown and D'Aubigny

**(K15) 101-113 (odd) Roundhill Crescent  
(north side)**

- 11.3 Nos 101-113 built c1865 are listed Grade II
- 11.3 The seven houses at numbers 101–113 also have three windows to each of three storeys.
- 11.3 101 was the Lewes Road Hospital for Women and Children (aka Lady Chichester Hospital), replacing a dispensary in Islingword Road, from 1905 until it moved to 8 Ditchling Road in 1910.
- 11.3 The 12-bed hospital was the first in England for the treatment of mental illness. Prior to that, people were sent to lunatic asylums and received little treatment.

**(K16) 115-123 (odd) Roundhill Crescent  
(north side)**

- 11.3 Beyond 123 Roundhill Crescent is the junction with Upper Lewes Road.

115 East Sussex Record Office DB/D/7/1794

116 East Sussex Record Office DB/D/7/2247



## 11.4 Further details

### Occupations

- 11.4 Among the early occupants of Roundhill Crescent were several annuitants, people living from interest on money, a captain of 6th Dragoons /Inniskillings, a governess and a teacher as well as a cook and several domestic servants. Teaching was an occupation which was opening up for women<sup>117</sup>, especially in Brighton (which became to be known as “school city”) and in the more affluent streets. The 1882 street guide and directory shows 109 Roundhill Crescent as a boarding school run by Mrs Stephenson and Miss Walker. Many women’s occupations were home-based such as “laundress” or “dressmaker”, though these relate more to the poorer streets to the north of Round Hill.
- 11.4 The 1891 census shows 39 people in Roundhill Crescent living from “Private means or income”. Few are recorded as “pensioners”, though the adjective “retired + occupation” is recorded in a number of cases. There is even a “retired common traveller”. There are 23 “Domestic” or “General” Servants. There are very few laundresses, as exist further up in Round Hill where drying conditions are probably better and people are generally less well off: a mere two households. No. 58 Roundhill Crescent houses two laundresses and one laundress’s assistant while no.76 has one laundress and one ironer.
- 11.4 “School City” and Roundhill Crescent (1891 Census)



Figure 67. Grade II listed building 69-71 Roundhill Crescent.



Figure 68. Grade II listed building 101-113 Roundhill Crescent. Photo rc06.jpg may be good enough (2023)



117 The Missing Half:Female employment in Victorian England and Wales by Xuesheng You

<https://www.campop.geog.cam.ac.uk/research/occupations/outputs/onlineatlas/femaleemployment.pdf>

11.4 Education is well represented with an Assistant H.M. Inspector of schools at no.11, two Elementary School Mistresses and a Teacher of Swedish drill at no. 23, a young ladies' school run by Miss Reed at no. 27, a Certified School Mistress at no.34, an Assistant School Mistress and a Pupil Teacher at no.37, a Preparatory Day School run by Miss Edwards at no.44, a Board School Teacher at no.59, a Pianoforte Teacher at no.66, three Schoolmistresses at no.69, a Teacher at no. 81, a School Mistress at no. 84, two Board School Teachers at no 85., a Preparatory School run by Assistant School Mistress Miss Houghton at no. 93, a Teacher of Music at no. 101 and a Professor of Music at no.111. This expansion in educational interest can partly be credited to "Board Schools". The Elementary Education Act of 1880 (known as the "Mundella Act")<sup>118</sup> required school boards to enforce compulsory attendance from 5 to 10 years, and permitted them to set a standard which children were required to reach before they could be employed.

11.4 Today, the division of the larger households in Roundhill Crescent into flats (some purchased and some rented out) has removed disparities of income according to street, though the proximity and growth of the universities of Brighton and Sussex mean that many occupations in Round Hill are education-related.

#### Long views

11.4 The long views, which are most precious to Brighton & Hove, are those into the conservation area from public vantage points such as Warren Road (near Brighton Racecourse) Tenantry Down and Woodvale. Roundhill Crescent runs across the centre of the photo below in the form of an arc, which is backed by a green ribbon of gardens and privately owned open space. This green ribbon and the green segments below and above it, help the conservation area's Victorian architecture to stand out. The original plan has remained remarkably intact.

11.4 Roundhill Crescent can be seen below the wide green ribbon to the left.

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118 [https://en.wikipedia.org/wiki/History\\_of\\_education\\_in\\_England#Compulsory\\_and\\_free\\_primary\\_education:\\_1880s\\_and\\_1890s](https://en.wikipedia.org/wiki/History_of_education_in_England#Compulsory_and_free_primary_education:_1880s_and_1890s)





**Figure 69.** Insert photos rc07 showing Roundhill Crescent geometric layout from afar



**Figure 70.** Sheep and Round Hill in the background, though skip if you feel that this duplicates the last photo.



# 12.Round Hill Road (G)

## 12.1 Introduction

### General Comments

- 12.1 1884 Round Hill Road and Round Hill Street were first listed. <sup>119</sup>
- 12.1 Facing terraces of two storey late 19th century houses and a small number of commercial properties. Mostly rendered and painted.
- 12.1 In the past, Round Hill Road would have looked out onto St Saviour's Church, but the latter was demolished in 1983 and replaced by flats. <sup>120</sup>
- 12.1 Of note is the crossover in Round Hill Road which is made from limestone and red brick, and the three examples of the cast iron street lights which match others within the area.
- 12.1 Less attractive are the many overhead wires which seem to drape themselves across every view along the street.

## 12.2 Streetscape and views

### Streetscape

- 12.2 Round Hill Road, Brighton: Type 1 column.

## 12.3 Building groups

### (G1) 2-16 (even) Round Hill Road (south side)

### History

- 12.3 No. 2 was originally a workshop built by Fellingham in 1880. <sup>121</sup>
- 12.3 The 1891 census shows John Fellingham (builder) living at No. 2.
- 12.3 Nos . 4-16 were seven houses also built by Fellingham in 1880. <sup>122</sup>

- 12.3 Occupations in this terrace shown in the 1891 census include a dentist's assistant, three plasterers, a railway carriage examiner, a sign writer, a bread baker, a pullman car conductor and a bricklayer.

### (G2) 1A Round Hill Road (Adj. 23A Belton Road) (north side)

### History

- 12.3 1 Round Hill Road (1 house and shop) was built by Cutress and Dallimore in 1880
- 12.3 The 1891 census show this as the baker's shop and the occupant to be 34-year-old John Cutress, miller & baker.
- 12.3 The building, which adjoins it (to the right) was constructed in the 20th century. The site used to be a walled yard attached to the bakery.
- 12.3 There is a picture of the shop and yard dated 1893 in the James Gray Collection at regencysociety.org image reference: JG\_20\_075.tif. <sup>123</sup>
- 12.3 23A Belton Road: on the corner of Round Hill Road and Belton Road where the yard to Cutress's bakery used to be, an industrial building was constructed in the early 20th century. It was first listed under "Belton Road" as a Yeast Merchant's in Pike's 1927 Street Directory.
- 12.3 In 2020, this industrial building was converted into a 2-bedroom house with a juliet balcony replacing the hoist door.

### Building description

- 12.3 Text.

<sup>119</sup> Pages' Directory 1884

<sup>120</sup> <https://sussexparishchurches.org/church/brighton-and-hove-st-saviour-ditchling-road/>

<sup>121</sup> East Sussex Record Office DB/D/7/19136th October 1880

<sup>122</sup> East Sussex Record Office DB/D/7/1883 27th July 1880

<sup>123</sup> East Sussex Record Office DB/D/7/1822 6th April 1880



**Figure 71.** View west down Round Hill Road. In the past, Round Hill Road would have looked out onto St Saviour's Church, but the latter was demolished in 1983 and replaced by flats



**Figure 73.** 23A Belton Road: on the corner of Round Hill Road and Belton Road where the yard to Cutress's bakery used to be, an industrial building was constructed in the early 20th century.



**Figure 72.** The 1891 census show this as the baker's shop and the occupant to be 34-year-old John Cutress, miller and baker.



**Figure 74.** 23A Belton Road following remodelling

# 13.Round Hill Street

## 13.1 Introduction

## 13.2 Streetscape and views

## 13.3 Building groups

### General Comments

(F1) 1-19 (odd) Round Hill Street (west side)

(F2) 2- 18 (even) Round Hill Street (east side)

Units 1-4? on east side of road





# 14. Upper Lewes Road

## 14.1 Introduction

## 14.2 Streetscape and views

## 14.3 Building groups

### General Comments

#### 27 Upper Lewes Road (north side)

14.3 Adjacent to Roundhill Crescent

#### 26 Upper Lewes Road (north side)

14.3 Possibly fall partly within and partly outside conservation area. Also mirrors adjacent listed building





# 15. Wakefield Road (E)



Figure 75. The former lodge to Wakefield House located on Wakefield Road (Regency Society)

## 15.1 Introduction

### General Comments

- 15.1 The tall brick and flint ('bungaroosh') wall along the west side, which dates from c1871<sup>124</sup>, enclosed the former Wakefield Villa (later Woodfield Lodge), in nearly 3 acres of wooded land. Large mature trees behind and above the wall probably survive from the villa gardens.
- 15.1 A narrow stone staircase of six flights, a public right of way rising from Roundhill Crescent to Wakefield Road is now known as the Cats creep, formerly Lennox Road. Planned initially as a radial street extending from the Crescent, Lennox Road (mirroring D'Aubigny Road), the plan was eventually abandoned - possibly because the road was too steep for horse-drawn transport, with Wakefield Road and Ashdown Road developed as alternative routes.

- 15.1 Development of first properties in Wakefield Road are recorded in 1861. In 1875, the 'Brighton Boys' Brigade Home' established in a large house of 1869 named 'Bryn' at the corner of Wakefield Road and Upper Lewes Road. By the 1880s, it was called the 'Brighton Free Home for Destitute and Orphaned'.<sup>125 126 127</sup>

## 15.2 Streetscape and views

### Streetscape

- 15.2 The flint wall forms the boundary on the west side (with some mature trees and modern blocks of flats beyond). There is a slight curve at the end of an otherwise straight road, with more flint walling, at the junction with the Upper Lewes Road.

124 East Sussex Record Office DB/D/52/466

125 Rose Hill to Roundhill: a Brighton Community ISBN 1-901454-08-8 Page 57

126 East Sussex Records Office ESRO DB/D/27/188

127 Rose Hill to Roundhill: a Brighton Community ISBN 1-901454-08-8 Page 14



**Figure 76.** Looking across from Princes Crescent showing descent of Wakefield Road (Credit: Ted Power)

### History

15.2 Early occupants of Wakefield Road lived on the west side where there were four houses. The 1871 census shows Katherine Tournot, annuit aged 59 living at no. 1, Richard Kennard, a County Court Clerk aged 49 living at no. 2, George Constable, a gardener living at no. 3 in the lower part of the street. Richard Edwards, a retired surveyor, lived with his niece and two servants at Wakefield Villa further up the street at no.4 Wakefield Road.

15.2 Although access to Wakefield Villa was from Wakefield Road, the villa itself was located in the apex land between Princes Crescent and Wakefield Road.

15.2 Numbers 1,2, & 3 were the cottages associated with Wakefield Villa, one of the Rose Hill Park villas. There are pictures of the villas in the James Gray Collection, the photographic archive of The Regency Society.<sup>128</sup>



**Figure 77.** Looking across from Princes Crescent showing descent of Wakefield Road

128 [http://regencysociety-jamesgray.com/volume20/source/jg\\_20\\_061.htm](http://regencysociety-jamesgray.com/volume20/source/jg_20_061.htm)





Figure 78. Street entrance to Fern Villa



Figure 79. Fern Villa

15.2 Rose Hill Park was developed by the Colbatch and the Clarke families in the late 1830s and the 1840s. It contained four detached mansions: Rose Hill Cottage (also known as The Cottage and listed under Ditchling Road), Sylvan Lodge (known as Sylvan Hall from 1932 and listed under 1 Upper Lewes Road), Rosehill Villa (known as Hill Lodge by the 1900s and listed under Ditchling Road) and Wakefield Villa (at 4 Wakefield Road, also known as Woodfield lodge and then The Rookery).

15.2 Early in 1947, Brighton Corporation began a compulsory purchase of the 7.5 acre Sylvan Hall estate. As the old houses (including the cottages associated with them) were removed, blocks of two and three storey flats were erected, the first of these being occupied in 1951. Wakefield Villa (The Rookery) was demolished in 1951. It was no longer a family house. By 1931, it had been taken over by students and earlier it appears to have been used by trainee teachers from The C of E Diocesan Teachers Training College on the corner of Ditchling Road and Viaduct Road.<sup>129</sup>

129 Article by Chris Tullet at [https://roundhill.org.uk/main.php?sec=history&p=Rose\\_Hill\\_Park](https://roundhill.org.uk/main.php?sec=history&p=Rose_Hill_Park)

### 15.3 Building groups

#### 1-29 Wakefield Road (east side)

15.3 On the east side of Wakefield Road is a continuous terrace of two and three storey rendered houses with canted bays and pitched roofs facing the street, dating from the late 1870s.

15.3 The terrace was re-numbered on 15th September 1880, sequentially beginning at number 2 towards the bottom of the road and ending at number 29 by the entrance to the Cat's Creep.

15.3 Fern Villa is a large detached two-storey cottage accessed via entrance steps and a passageway through 14 Wakefield Road and may date from c.1879.

15.3 Almost all of the 29 houses in this terrace were built by the architect John Dallimore between 1877 and 1880, mostly working together with Marshall, Scrase, Piper, Hayler, Child, Sattin, Wood, Buster and Stenning.<sup>130</sup>

15.3 The 1891 population census shows that many of the occupations in this terrace were railway related. Residents included a ticket writer, a railway engine fireman, an engine fitter, a locomotive boiler maker, a coach painter, a steam engine maker and a railway porter.

130 [https://www.brightonhistory.org.uk/architects/architects\\_d.html](https://www.brightonhistory.org.uk/architects/architects_d.html)





**Figure 80.** View from Wakefield Rd of St Peter's Church



**Figure 81.** View from Wakefield Rd out to sea (wind turbines)

15.3 The census also showed 5 laundresses, 1 laundry packer and 1 ironer living in what was then a predominantly working class terrace.

### Views

15.3 Looking south, there are good views of St Peter's church, listed Grade II\* (ref. 1380903)" and the sea.

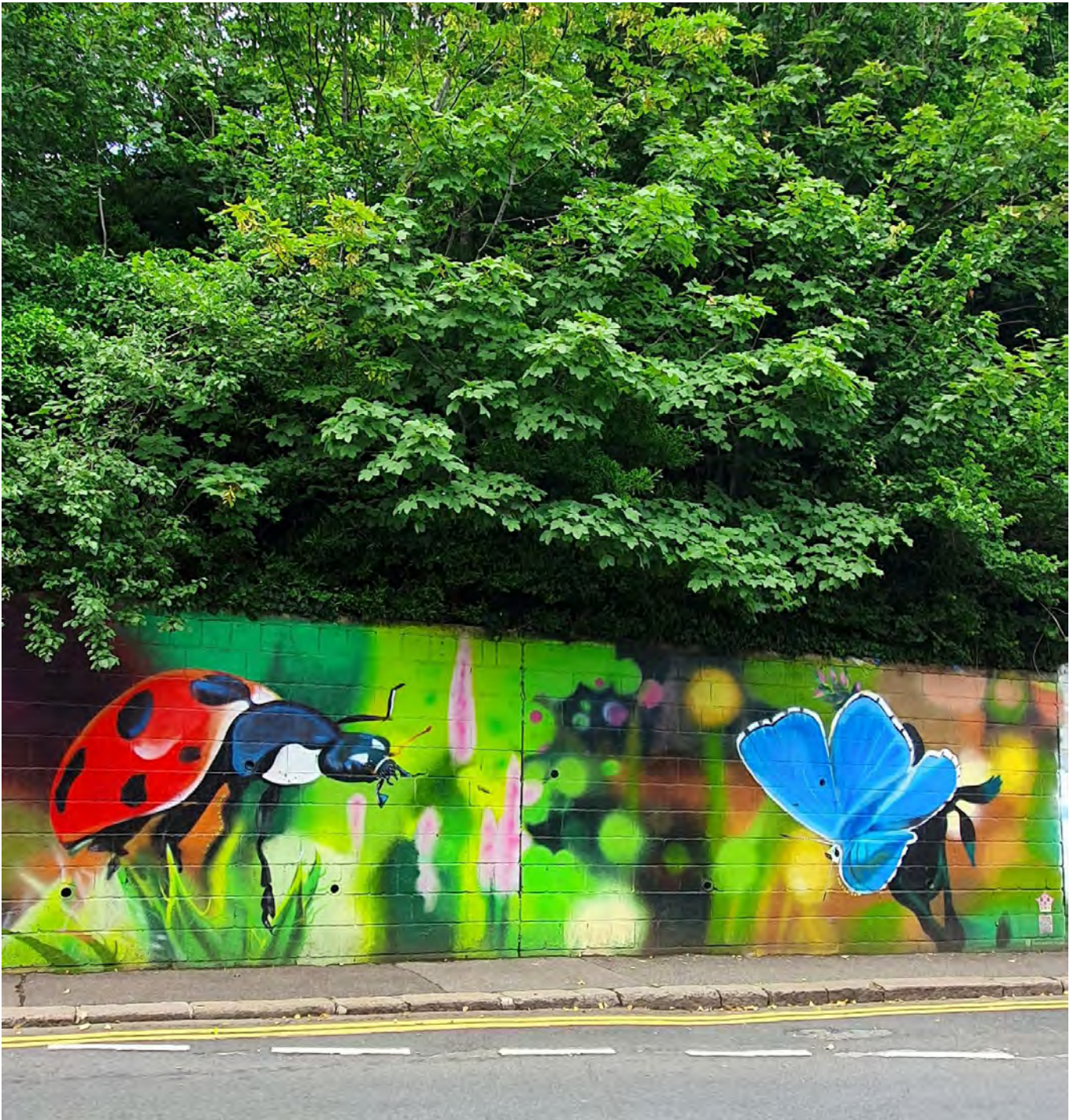
15.3 Shorter views, which have not proved popular with today's residents, involve tagging and ugly forms of graffiti, which featured on the long wall running from Upper Lewes into Wakefield Road for many years.

15.3 In 2021, after collaboration involving the local residents' association (The Round Hill Society), Brighton and Hove City Council and CityClean, funding was awarded allowing a group of artists to paint a design involving flora and fauna while sympathetically incorporating the existing ivy. The hope has been that this would reduce tagging and unsightly graffiti tagging.

15.3 There have been setbacks along the way with ugly throw-ups being painted over artistic work, but these have quickly been cleaned off by local volunteers with money being raised by the community to buy anti-graffiti paint to protect against further damage.

15.3 The west side of Wakefield Road was continuously yellow-lined when the controlled parking zone was implemented on 1st July 2013. Pavement parking blocked the footway for many years up until then. The street now has less litter and is far more pedestrian friendly with its elegant long wall helping to frame views to the south.





**Figure 82.** Wall murals at the corner of Wakefield Road with Upper Lewes Road



# 16. Lennox Passage

## 16.1 Introduction

- 16.1 The 1865 masterplan shows D'Aubigny Road and Lennox Road radiating north from the Crescent in a symmetrical arrangement. Ashdown Road was not in the plan.
- 16.1 The OS plan of 1855 shows Lennox Road laid out according to the masterplan. It is assumed Lennox Road was too steep for horedwarn vehicles and converted to a narrow staircase- 'The Catscreek'.
- 16.1 By 1900 Lennox Road was called Lennox Passage. No street sign survives (the flank wall to properties on Wakefield Road was rebuilt and the sign may have been lost at this point. It would be appropriate to reinstate the name and sign.

## 16.2 Streetscape and views

## 16.3 Description

- 16.3 A narrow stone staircase of six flights, a public right of way rising from Roundhill Crescent to Wakefield Road is now known as the Cats creep, formerly Lennox Road.
- 16.3 Planned initially as a radial street (mirroring D'Aubigny Road), Lennox Road was laid out for building in 1862 and still under construction in 1869. The Round Hill Park Estate plan suggests there was an intention to build a house on the west side. However, the plan was abandoned because the road was too steep for horse-drawn transport, with Wakefield Road and Ashdown Road developed as alternative routes.

- 16.3 By 1898, there was a planning proposal<sup>131</sup> (resubmitted in 1900 and granted on 21st June that year) to turn the unsuccessful Lennox Road into the narrower passageway of steps which remain today. By 1900, the Cats Creep was known as Lennox Passage, though this name has gone out of use. The Cats Creep steps form a public right of way, providing a shortcut to Upper Lewes Road and Lewes Roads.

- 16.3 In early spring, the steps also provide crossing points for toads, frogs and newts. Since 2019, the Cats' Creep has been registered with the leading amphibian charity, Froglife<sup>132</sup> as an official 'Toad Crossing' site. After dusk local residents armed with torch, notebook & pencil have held Toad Crossing Patrols to alert people to the amphibians and to count them.

- 16.3 To the north and south of the Cats Creep steps is the most precious of Round Hill's green ribbons. Some see this as part of a greenway which stretches from Old Steine, through Valley gardens, beyond the Level through Park Crescent, east of Wakefield / Richmond Roads through to Woodvale and Tenantry Down.

- 16.3 Richmond Road, itself, is part of the town corridor of the South Downs Way Ahead Nature Improvement Area.<sup>133</sup>

- 16.3 The open spaces to the north and south of the Cats Creep are not owned by adjacent houses in Richmond Road and Wakefield Road, but by houses some way along both roads.

- 16.3 The green space to the north includes land which was likely to be used as drying field by William and Sarah Tidey at the Primrose Laundry in the 1890s before their move to larger premises in Crescent Road.

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131 East Sussex Record Office DB/D/52/1356A and DB/D/52/1423

132 <https://www.froglife.org>

133 <https://www.southdowns.gov.uk/wp-content/uploads/2016/02/Case-Study-South-Downs-Way-Ahead-NIA.pdf>



**Figure 83.** The wider context of Lennox Passage showing the swathe of green open space through which the route travels



**Figure 84.** Site of proposed development adjacent to Lennox Passage that was subsequently refused planning permission

- 16.3 More recently, many Round Hill residents (led by those living in Richmond Road, Wakefield Road and Roundhill Crescent) fought hard to protect this privately owned open space from development. In June 2006, planning application BH2006/01501 was registered proposing the erection of 3 houses, 1 flat and 1 maisonette on land to the rear of 2-10 Richmond Road.
- 16.3 Brighton and Hove City Council's planning committee refused to grant planning permission firstly because the development would fail to preserve or enhance the character and appearance of the Round Hill Conservation Area. The loss of the green open space would fail to protect or enhance the historic street layout of the area and would seriously harm the quality of views into the conservation area.

- 16.3 Secondly, the development would lead to an unacceptable loss of urban open space which is considered important in the context of the conservation area and for its high amenity value which is enjoyed by local residents.
- 16.3 To the south of the Cats Creep is open space which is equally valued by users of the alleyway and neighbours in Wakefield Road and Roundhill Crescent. It was at one time an orchard.

16.3 In 2011, planning application BH2011/03323 proposed the erection of a detached two-storey building which had the footprint of a house and was described as an earthship. It was argued that Fern Villa, a 1879 house which stands alone on land to the rear of Wakefield Road, constituted the beginning of a new building line.

16.3 Large numbers of residents again responded by vigorously opposing the proposal. There was even a dedicated Cats Creep Campaign website which pointed out the incongruity of placing a modern development right next to one of Round Hill's most valued Victorian buildings. It warned that starting a new building line next to Fern Villa would spell the end of protection of the only green open space we have in Round Hill. This space is totally within our conservation area and gets a special mention in the (2005) conservation area character statement. The value of long views into the Round Hill conservation area from public vantage points such as Race Hill and Tenantry Down was also emphasised. The application was refused in February 2012 by 10 votes to 2.

16.3 Extract from Round Hill's conservation area character statement adopted 20th October 2005.

*"There are further green ribbons of land not visible from the street, which also define the unaltered Victorian street plan of the conservation area from a distance. The more southerly of these ribbons include some unusually large gardens which extend across the steep escarpment between the south side of Richmond Road and the north side of Round Hill Crescent. It is in the long views of the conservation area that its greenness can be appreciated - a characteristic not evident from the streets within the area. There are no public open spaces and the only visibly accessible gardens are glimpses into private land from the stepped footway (known locally as a catcreep) which cuts steeply down the hill from the side of no. 2 Richmond Road to Round Hill Crescent. The green ribbons provided by private gardens and the railway remain valuable habitats for wildlife. Many of these linear green lungs originated as the breezy drying fields associated with Victorian laundries (away from the smoky town below), and the land attached to nurseries and small-holdings. These private back gardens contribute visual amenities to residents in this area, who do not benefit from the availability of communal parks or play areas nearby."*





**Figure 85.** View down the Catscreep stairs looking towards the east



**Figure 86.** View from the Catscreep across adjacent rear gardens and the 'green swathes',



