

Institute of Historical Research

MA Garden and Landscape History

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The gardens of No 32 Sussex Square Kemp Town Brighton

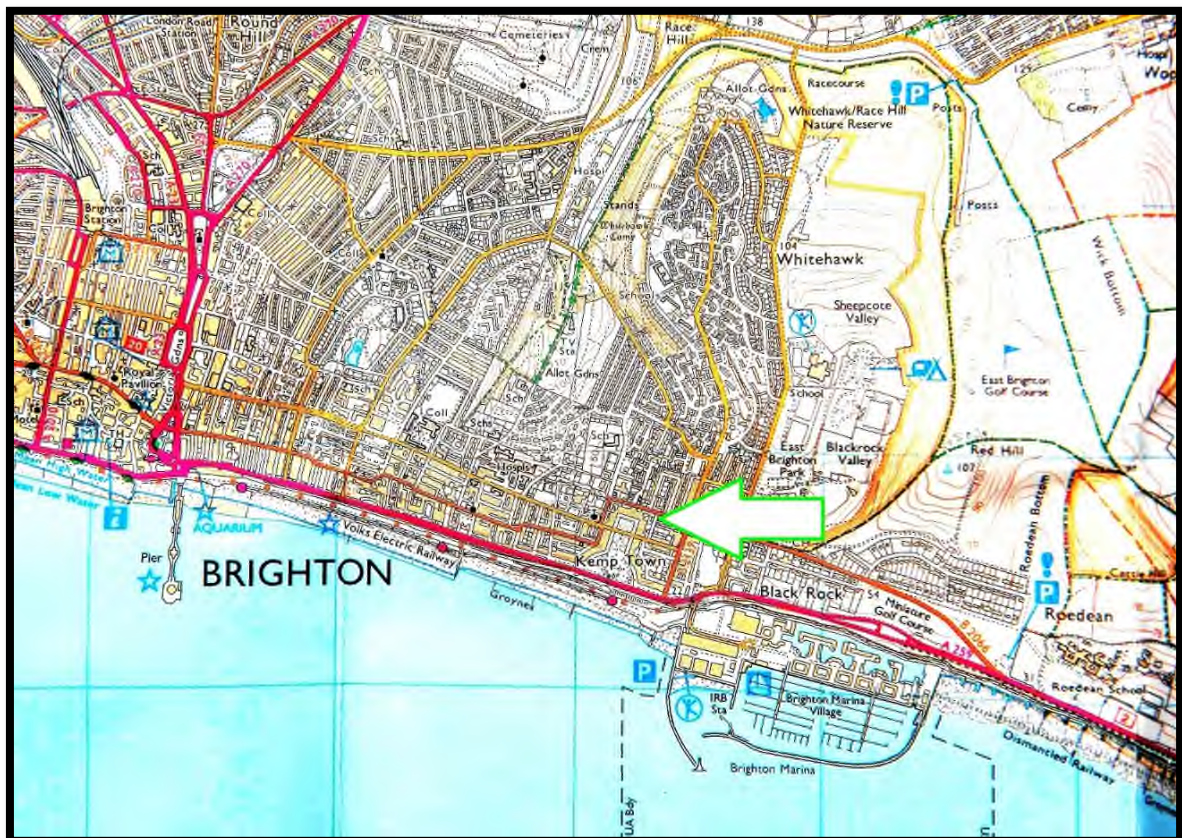


Figure 1. OS Brighton & Hove Explorer map 122, scale 1:25000, 2009, showing location of Sussex Square and Kemp Town

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Introduction

This research focuses on the gardens of No 32 Sussex Square, a large terrace house within Kemp Town, a late Regency development in east Brighton (Fig. 1). Today only the back garden to the 8 flats making up number 32, together with a piece of land across the road, called the Secret Garden, remain (Fig. 2). The Trustees of the Antony Dale Trust, who own the Secret Garden wanted background information about the origins of the garden to use in promotional material and this was the original goal. An understanding of the development of the gardens, however, required consideration of the whole block from 32 to 40 as their histories are intertwined and this determined the scope of this exercise.

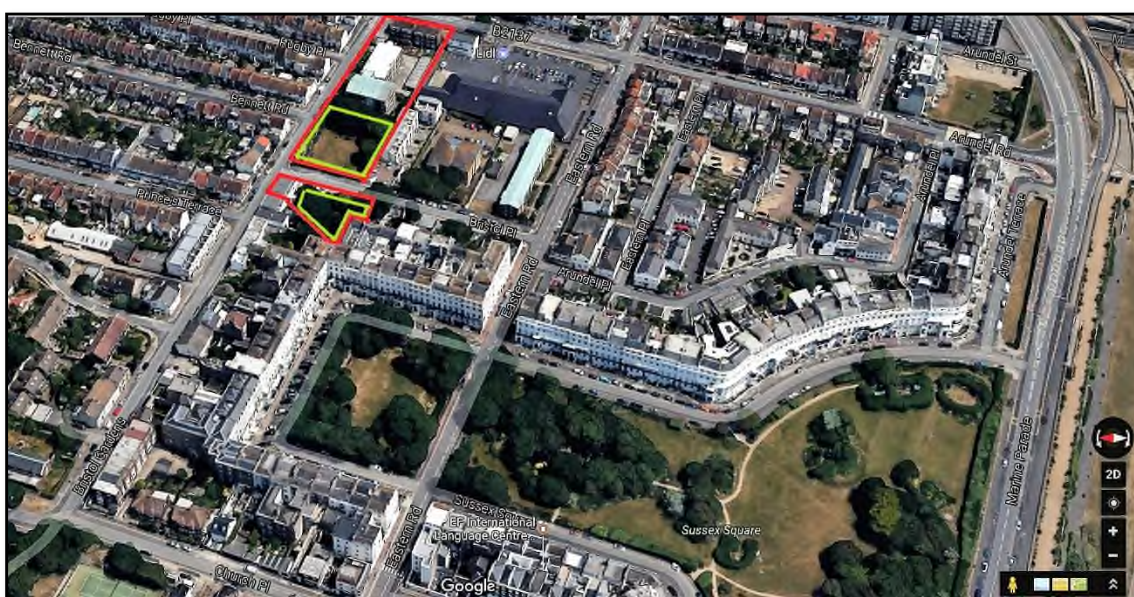


Figure 2. The original extent of the garden (red) and what is left today (green). North to the left.

Image: Google Earth, 2015

The key questions surround the acquisition of land east of Bristol Place for 'extended' gardens for No 32 and its neighbours (Fig. 3). This land was not originally designated for gardens and no other parts of Kemp Town have such large rear gardens, except where individuals bought land specifically for that purpose. Given that the gardens were unusually large for that area, how were they laid out and utilised? Who owned them and what led to the break-up of the individual parts of the garden? Why are large parts of the gardens sunken and how were the two parts connected? These are some of the key questions explored here.

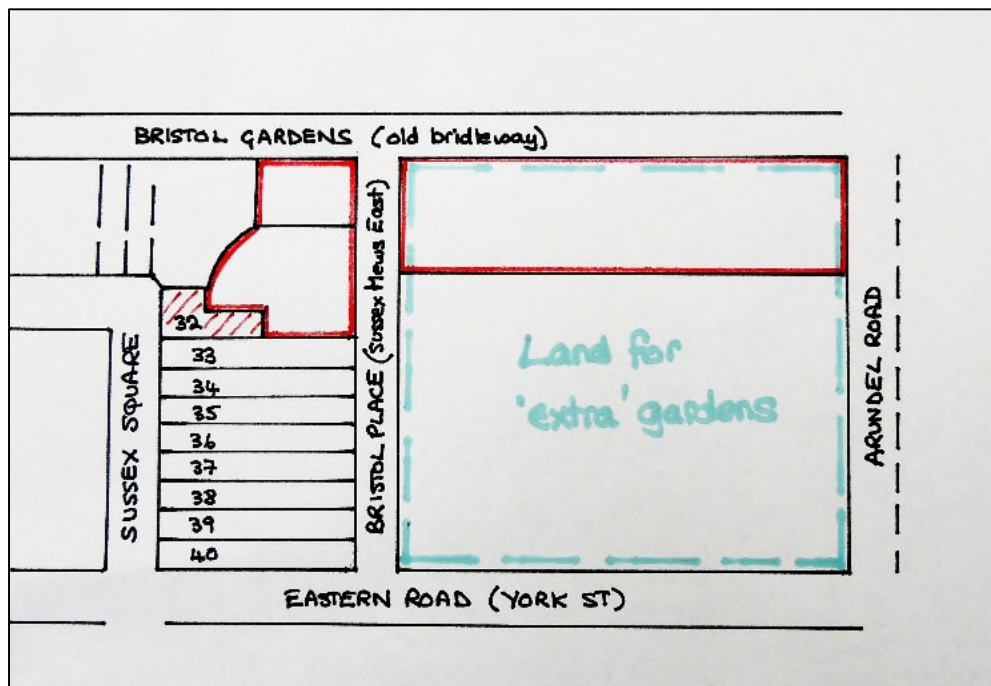


Figure 3. Schematic plan showing position of No 32 and its gardens, the land bought for the 'extra' gardens and the surrounding roads (old names in brackets). Image: author 2017

The development of Kemp Town

Kemp Town, a prestigious development of large houses for the gentry and aristocrats of the day, was the brain child of Thomas Read Kemp. He inherited land and wealth from his father and had experience of earlier Brighton developments. His inspiration is thought to have come from John Nash's Regents Park estate in London.¹ Kemp's spatial idea for Kemp Town combined a very long Regency façade made up of a square, a crescent and two terraces with views out to sea. He commissioned architects Henry Amos Wilds and Charles Busby to draw up designs which they subsequently exhibited at the Royal Academy in 1825.² In October 1824 the Brighton print dealer, James Bruce, made an engraving of their designs (Fig. 4).³ This is taken by many experts to depict the original plan for 250 houses on the estate. However, others argue it is simply 'a developer's puff', just a marketing ploy, and suggest that the original plan was only for 105 houses in the principal facade.⁴ A plan version of Bruce's engraving subsequently appeared in several town maps of the 1820s and is frequently reproduced in academic papers.⁵ These two images show additional squares to the east and west of Sussex Square, one of which is sited where the 'extra' gardens for Nos 32-40 were later created (Fig 4).

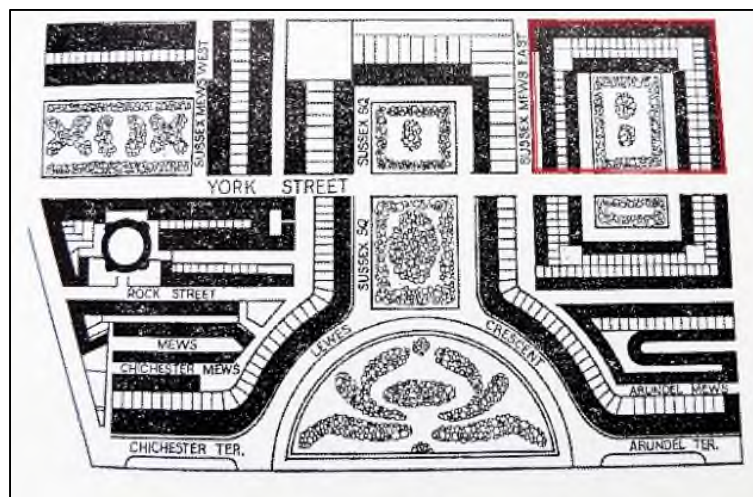
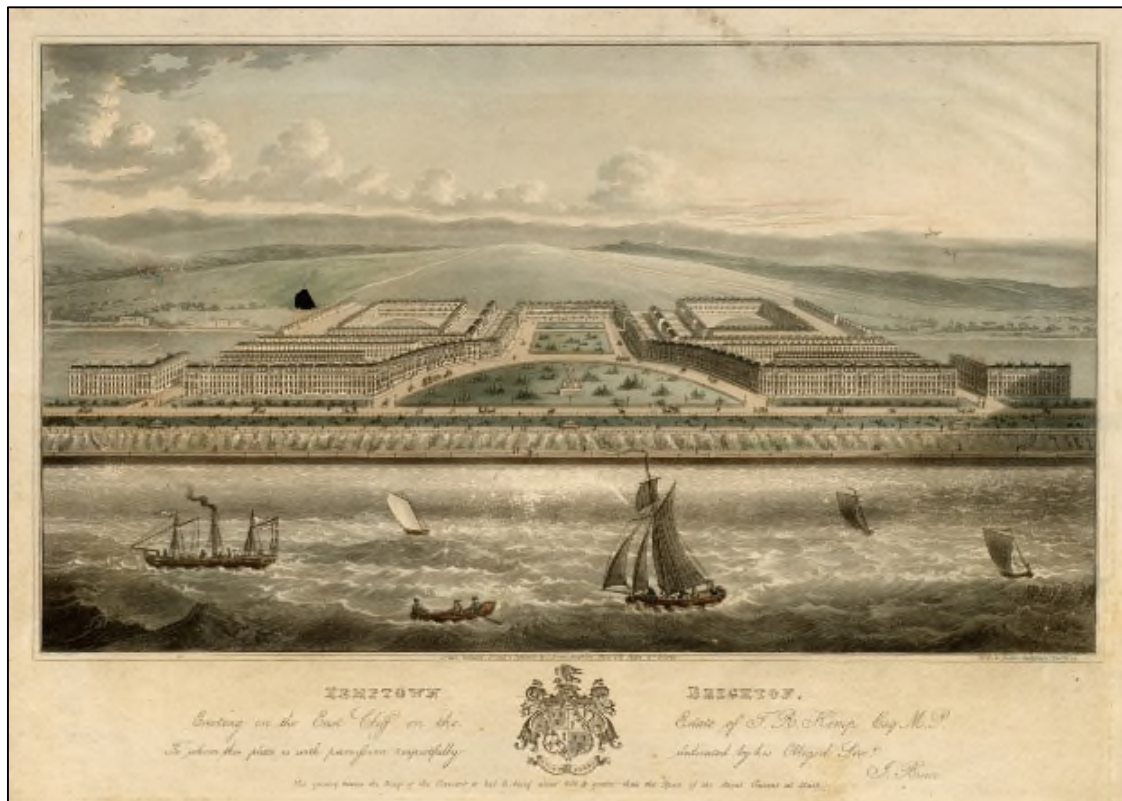


Figure 4. Plans for Kemp Town. Top: J. Bruce engraving, 1824; bottom: detail from Pigot-Smith town map, 1826. Area for 'extra' gardens shown in red.

Image courtesy of Royal Pavilion & Museums, Brighton & Hove

Work started in 1822 when Kemp had over 200 workmen levelling the site and digging out chalk for the basements.⁶ The land slopes downwards from north-west to south-east so it would have been a significant task to prepare for building work to start. The plots for the houses needed to be dug out by at least 10-20ft to allow for the slope and basements and cellars to go in. The question here is – did this preparatory phase include levelling the ground to the east of Bristol Place in readiness for the extra square?

In July 1824 the development was praised in the local press.⁷ By 1828 most of the facades and shells were in place. The carcasses remained until a purchaser was found then completed according to individual requirements,⁸ explaining why the rear façade for No 32 is significantly different from its neighbours. By 1831 Kemp Town was being described as 'the most magnificent arrangement of private dwellings in the UK'.⁹

Enlargement of the gardens

Initially sales were slow but in 1828 many transactions took place. Kemp sold carcasses to Matthias and Joseph Wilks, to Thomas Cubitt and to Nehemiah Wimble, all land owners or builders.¹⁰ Wilks owned plots 31-37 and 39-40 (Fig.5), then acquired No 38 in 1830.¹¹ He wanted his houses to be the largest on the estate, and to go with such huge houses he wanted large gardens to provide food, services and leisure areas.¹² This was probably the driver behind him acquiring the 'extra' land east of Bristol Place (then Sussex Mews East) from Kemp in August 1832.¹³ Later deeds from various part of the plot of land all refer to the same conveyance so Wilks bought the whole plot rather than individual strips. He then sold on individual strips to owners.

First occupiers of No 32

The first people to move into the newly built house in December 1830 were Laurence Peel, younger brother of Robert Peel, soon to become Prime Minister, and his wife Lady Jane Peel. At that time they had very few neighbours. There were only 4 other residents in that part of Sussex Square – Thomas Reed Kemp at No 22, his sister at No 23, his brother-in-law at Nos 25/6 and Thomas MacQueen at 31.¹⁴ Numbers 19/20 were still being built as a single house for the Marquess of Bristol. The pavement and road were there at the front of the house and communal gardens, called the Enclosures, were already laid out and planted up.¹⁵ It must have been a strange mix of new gardens and ongoing building activity. At the rear of the house the coach house and stables were completed. Some form of road behind the gardens of 32-40 was there allowing access to the back of No 32 and its coach house. Their pleasure garden was about 1/3 of an acre, larger than other gardens because of its corner location. The Peels had to wait until the late 1840s & 50s for Nos 33-40 to be completed

pavement level and considerably higher inside, up to~18ft. The west and north walls each form a retaining wall. Construction of these walls would have been a major job.

Trustees of the Antony Dale Trust and others were sceptical about the walls' provenance. At an initial glance they look like 20C breeze blocks. However, research by members of the Regency Society and the Georgian Group revealed that the walls were built by William Ranger sometime between 1830 and 1832.¹⁹



Figure 6. The inside of the walls showing the sunken garden. Image: author, 2016

Ranger was a versatile builder and worked across the fields of contracting, concrete manufacture and civil engineering as well as architecture.²⁰ He experimented with lime-concrete and in 1827 announced in the local press that he had perfected work on his artificial stone and would use it in his next building project.²¹ An article in the Architectural Magazine in 1835 suggested that these particular walls were an early, if not the first use of Ranger's Artificial stone, describing them as 'The first work executed in this new material was a wall surrounding the garden of Mr Peel of Kemp Town'.²² The material was cast into blocks in situ and mortar of the same mix applied between each block to form a solid mass. A site visit confirmed the individual block measurements to be 2ft x

9.5ins x8ins as cited in the 1835 article. The idea was to achieve the appearance and durability of Portland stone at about one third of the cost.

The N/S wall bisecting the eastern gardens and shown on all the OS maps is a bungaroosh wall,²³ built sometime before 1870. There was an archway in the wall for the perimeter path shown on the maps. The bungaroosh wall still stands today between the Secret Garden and the neighbouring block of flats, together with part of the archway.

The sunken nature of the garden needs some explanation as it does not follow the natural contours of the land. The theory proposed here is that the original plan for an extra square east of Sussex Square was initiated by levelling the ground in preparation for building, but at some stage the plans were dropped. A level plot of land then became available which Wilks bought and subsequently sold to the owners of Nos 32-40 as additional gardens with the Peels being the first.

Plants and planting

Early town maps show the size and extent of the gardens but give few details of their layout or usage. Paths, garden buildings and internal walls are identifiable on the early OS maps but they do not reveal how flower or crop beds were laid out or what planting was used. In the absence of household accounts or gardeners' records, consideration of other nearby gardens, contemporary horticultural practices and accounts of visitors might give some clues.

J.C. Loudon recorded his 1842 visit to Brighton in the *Gardeners Magazine*. He observed the different plants used in gardens he visited and made particular note of Brompton stocks, wallflowers, columbine, double red lychnis, red and white valerian and marigolds used in street gardens.²⁴ These plants all thrive in the free draining, thin chalk soils of Brighton. He criticised some gardens as 'inferiorly kept', suggesting that they belonged to wealthy families who neglected their gardens were during spring and summer.²⁵ This probably paints an accurate picture of Kemp Town gardens in the early years when residents, including the Peels, rarely stayed all year round.

Loudon visited several market gardens and nurseries where he was impressed by the vineries,²⁶ particularly those at Normans Market Garden in Park Street, a few hundred yards from Sussex Square. Loudon also praised the vegetables he saw growing, especially asparagus, lettuce of the brown cos type and potatoes. These crops could feasibly have been grown in the kitchen garden and by the 1870s No 32 had its own vinery.²⁷

As the most palatial estate in Brighton, Kemp Town attracted distinguished and well-connected people including the Duke of Devonshire, the Marquess of Bristol and the Peels. They all held grand dinners and balls as did Thomas Kemp.²⁸ It was customary to use elaborate floral displays both inside the house and in the gardens when hosting such entertainments. In London society clients rented plants for such occasions, a practice advocated by James Mangles.²⁹ One such plant-leasing business, run by James Cochran, was used by both Alexander and Henry Baring, Thomas Kemp's brothers-in-law, and was situated just a 20 minute walk from Kemp's London house.³⁰ The Peels' near neighbours were therefore familiar with such practices and similar businesses opportunities existed in Brighton.³¹ It is feasible therefore that the Peels brought in plants on contract hire for their lavish entertainments.

There were no front gardens to Nos 32-40 but across the road they all had use of the communal pleasure grounds known as the Enclosures which formed the axial element of the estate. The 6 acres of garden were laid out and planted in 1828 according to plans drawn up by Henry Phillips,³² a well-known botanist, horticulturalist and landscape gardener.

Phillips was an advocate for layered shrubberies set within lawns and of groupings of plants to create a mass of colour and these ideas were followed within the Enclosures.³³ He also championed choice of planting to extend the interest throughout the year.³⁴ The Peel's gardeners could well have followed his advice in planting flowers such as hollyhocks, sunflowers, dahlias and nasturtiums to create the 'gaiety of the autumnal shrubbery',³⁵ and all these ideas could have been incorporated into their gardening plans.

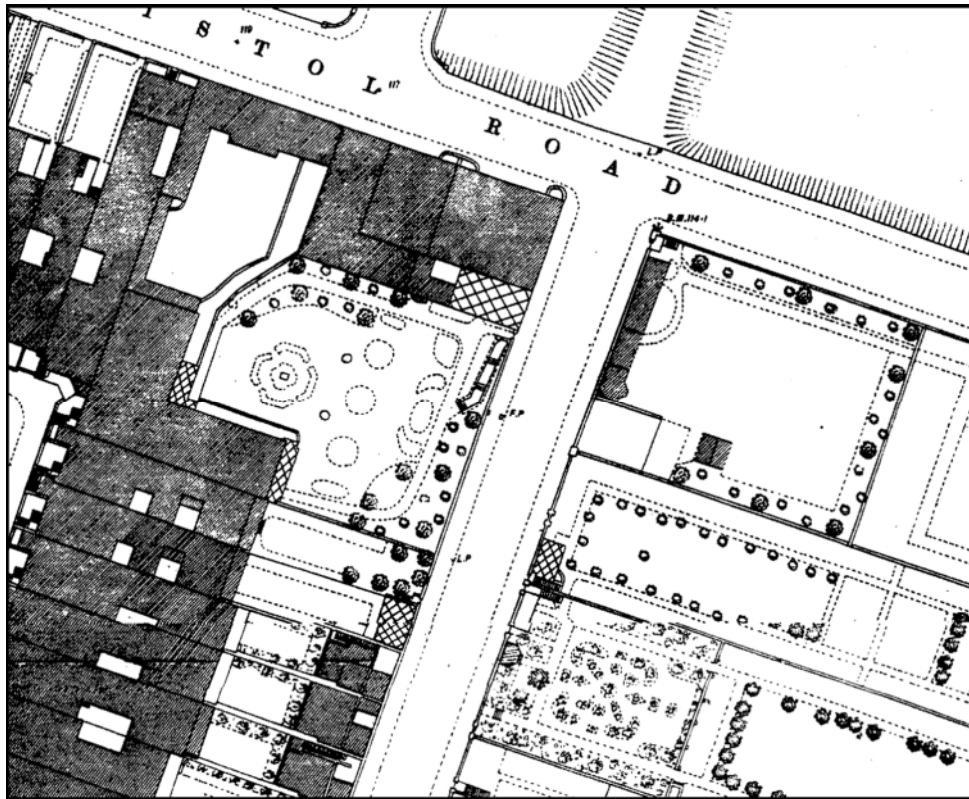


Figure 7. Detail from 1875 OS 1st edition 25":1mile map Sussex LXVI.14 showing flower beds cut into the lawn in the pleasure garden plus part of the extra gardens across the road which are offset.

Sale in 1900

The house and gardens were put up for sale by auction in 1900 in two separate lots,³⁶ following the death of the previous occupant Lady Julia Gardner who had lived there since buying the house from Laurence Peel's son Charles (Fig. 8). The sale documents provide some answers to how the gardens were laid out and used at that time. The immediate pleasure garden contained island beds in the lawns with trees and shrubs planted round the south and east perimeter walls and also along the dividing line with No 31's land. There is an octagonal feature shown surrounded by four narrow flower beds which could have been a fountain plus two circular shapes which might be statuary. The two main paths, which would have been gravelled, went from the conservatory at the back of the house through the shrubbery and headed to the stables and carriage house and the second path ran round the boundary with the rear of No 31. The large carriage house, with rooms above and stables, sufficient for 8 horses, were on the corner of the surrounding roads (Fig. 9).³⁷

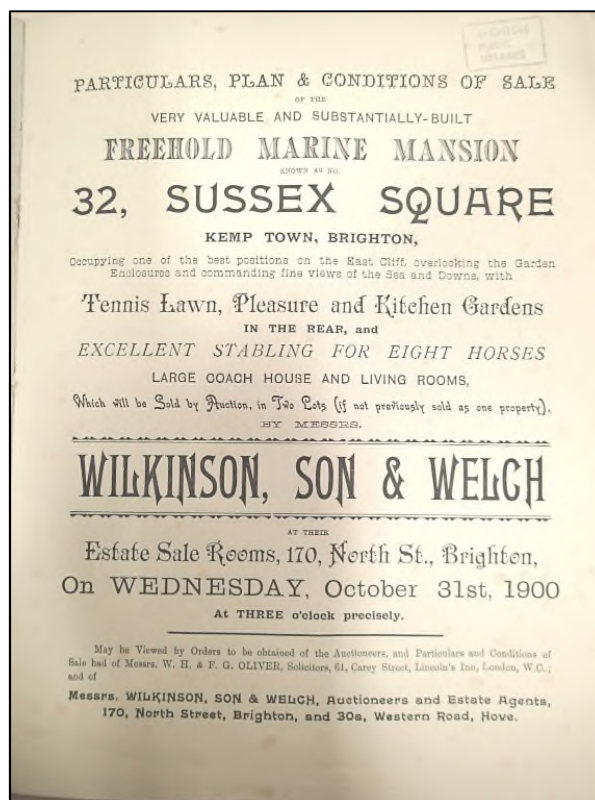


Figure 8. Sale details, 1900. Image: BH Box5b/13, The Keep

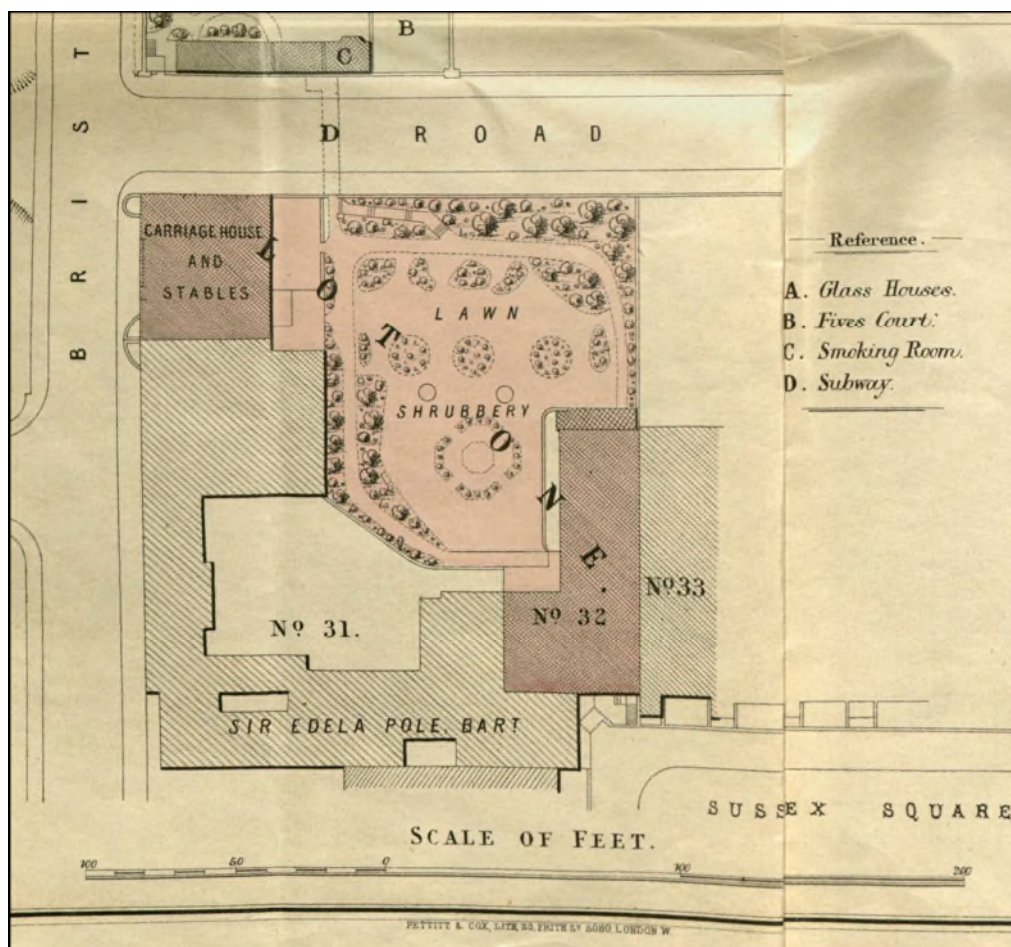


Figure 9. Detail from sale details 1900 showing immediate pleasure garden layout and features.

Image: BH Box5b/13, The Keep

The east gardens (Lot 2) were split into a further pleasure garden, mainly grassed (described as a Tennis Lawn), and a kitchen garden beyond the bungaroosh wall (Fig. 10). The layout of the kitchen garden suggests that fruit was grown on the north wall as there is a narrow bed right along that wall. Fruit, vegetables and flowers were probably grown in rows within the rectangular beds delineated by the paths.



Figure 10. Lot 2 in sale 1900, showing pavilion (C), tunnel (D) and glasshouses (A).

Image: BH Box5b/13, The Keep

Tunnels and cellars

All the houses on the Kemp Town estate were originally 4 stories high with a basement. In addition, they all had vaults and cellars cut under the pavement and some also had cellars under the basement (Fig. 11).³⁸



Figure 11. Detail from Lutyens' drawings for 39/40 Sussex Square, 1918-19 showing cellars in front of the houses

The houses in the block from No 32 to 40 Sussex Square had further vaults/cellars in the retaining wall along Bristol Place,³⁹ and evidence of these can still be seen today (Fig.12) although no evidence remains of such vaults in the Secret Garden.

The earliest document indicating a possible connection between No 32's immediate pleasure garden and the gardens the other side of the road is the OS map of 1875 where a path leading to the boundary of the pleasure garden appears to carry on in the same line in the garden across the road (Fig. 7). The answer to this conundrum is provided in the sale documents for 1900 where a plan clearly shows the path in the garden leading down some steps to a tunnel under the road and emerging in the pavilion in the far garden (Fig. 9). Was this the only garden connected via a tunnel to the extended gardens east of Bristol Place?

The answer is an emphatic no. Evidence points to at least five other tunnels connecting gardens to Nos 35, 36, 37, 38 and 39/40. In 1885 a gymnasium was built in the extended gardens of No 36,⁴⁰ and soon after when the house was

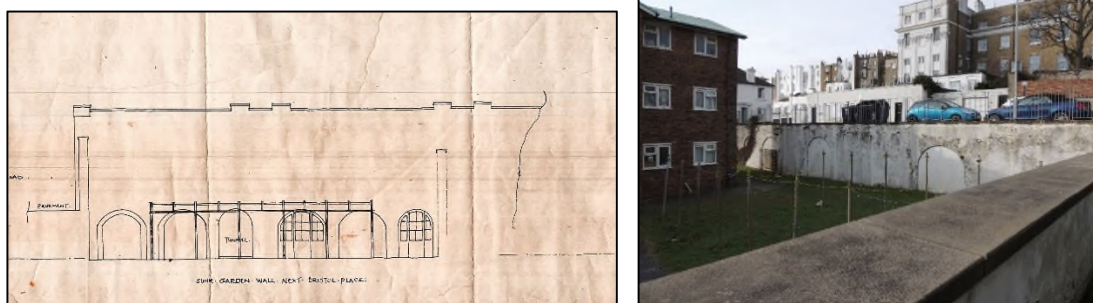


Figure 12. Evidence of vaults in the retaining wall. Left: detail from Lutyens' drawings, 1918-19 and right: view looking towards rear of No 39/40 in 2016. Photo: author, 2016

used by the forerunner of Roedean School, the pupils 'trooped through gas lit tunnels to the great gymnasium'.⁴¹ Lutyens' plans for redesigning the interior and the gardens of No 40 for Lady Sackville show a tunnel joining the two parts of the garden.⁴² During World War II there were plans to make air raid shelters from the tunnels in the southern part of Bristol Place, complete with chemical closets,⁴³ and more bizarrely in the early 1950s the government compiled a Central Register of Underground Accommodation in case of war with the Soviet Union. They considered the tunnels in Bristol Place but rejected them because they were not large enough.⁴⁴

Pavilion, conservatory and glasshouses

The earliest map showing the pavilion as a garden structure is a Brighton town map dated 1856⁴⁵ and it then appears correctly as three sections on all the later OS maps (see Figs. 7&15). It was therefore built sometime before 1856 and may even have been built around the time of the walls as the open-fronted part contains the vaulted entrance, made of Ranger Artificial Stone, leading to the tunnel.⁴⁶ The building is timber framed and has sash windows at the southern end and is a lean-to structure against the retaining wall. In 1900 it was used as a 'smoking' room, a tool house and w.c. and the open part was described as a 'summer house'.⁴⁷ The building survives today (Fig 17) and the Antony Dale Trust have plans to improve facilities to allow regular public access.⁴⁸

The conservatory at the back of the house appears on all the OS maps and may well have been original. Conservatories were seen as an important accessory to any fine house and usually had windows from an inside room on

the ground or first floor looking into it. They also provided access to the pleasure garden beyond. The 1900 description of the ground floor rooms includes 'Library, 23ft by 18ft, fitted on either side of mantelpiece with bookshelves and cupboard with window leading to Conservatory and steps to garden'⁴⁹. A coroner's report of 1932 reported the accidental death of Miss Edith Kemp, a distant cousin of Thomas Kemp, after falling on a step to the conservatory.⁵⁰ She had lived in Flat 2, 33 Sussex Square, since 1926 with her sister Louisa Kemp. By 1978 the conservatory was in a poor state when it was photographed by Brighton Council for listing purposes (Fig 13).⁵¹ Today the conservatory has been restored and is still in use.⁵²



Figure 13. The conservatory c1978. Image courtesy of Brighton Borough Council



Figure 14. The back garden and conservatory (far right) in 2016. Image courtesy of Kemp Town Society

Glasshouses can be seen in the gardens of No 32 and in several of the neighbours' gardens on all the OS maps from 1875 onwards. By the 1870s there was a large glasshouse next to the coach house in the main pleasure garden. Knowing the width of the plot,⁵³ you can calculate the size of this glasshouse to be approximately 35ft x 20ft. Situated between a brick wall and the coach house it would have been an ideal place to grow exotic fruit. By 1898 it has disappeared from published maps. However, the two glasshouses in the kitchen garden which appear on the early OS maps and also on the sale particulars for 1900 are still there in 1911 when the kitchen garden was used as a nursery (Fig. 15). The glasshouse against the north wall measures approximately 30ft by 13ft. In this sheltered position it would be ideal for fruit growing. This is confirmed in the sale particulars of 1900 where it is described as a 'vinery 29ft long with hot water pipes'.⁵⁴

Ownership after 1900

The result of the auction sale in 1900 appears to be that both lots were sold together to the Roundell family. Charles Roundell died in 1906 but his wife stayed on in the house as 'tenant for life'. Sometime between 1900 and 1905 ownership of the house and gardens were transferred to the Trustees of the Roundell's marriage settlement because in 1905 they sold the gardens east of Bristol Place to Lord Rendel whilst still living in the house.⁵⁵ After Lady Roundell's death the trustees sold the house in 1920 to Elizabeth Sage. The

plan with the sale deeds confirms the property no longer included gardens east of Bristol Place.⁵⁶

So 1905 is when the gardens were split into separate ownership. Lord Rendel of Hatchlands started buying up property and land within Kemp Town from 1903 onwards with a view to turning the properties into flats.⁵⁷ He bought 20 properties in Sussex Square but not No 32. By 1925 the house was turned into flats and remains that way today.

The area to the north of No 32's gardens, largely owned by the Marquess of Bristol, had been used as market gardens and nurseries from an early stage. Bristol Nurseries were established in 1850, became Anscombe Nurseries in 1894, and continued trading as a nursery until 1959. The Moppett family feature significantly in the nursery business there and at the gardens of No 32. In 1877 a Charles Moppett had a tenancy agreement with the Marquess of Bristol for land at Bristol Nurseries,⁵⁸ and from 1905 onwards he is listed in Arundel Road (at the bottom of the gardens now owned by Lord Rendel) as a nurseryman.⁵⁹

The 1911 OS map labels the gardens as a Nursery (Fig 15), so it is likely that he was working the land previously used as a kitchen garden for Lord Rendel and selling the produce from the shop in Arundel Road. A year later the shop becomes C Moppett & Sons. In 1928 Lord Rendel's grandson, Henry Stuart Goodhart-Rendel, who had inherited the land, sold the gardens to the Moppetts with the Baptist Union acting as mortgagee.⁶⁰ What is not clear is whether the sale included all the gardens or just the eastern end. In 1938 the Moppetts sold a piece of land at the Arundel Road end to TR Braybon,⁶¹ for the development of Arundel Court but maintained the shop at No 55 and continued to own the nursery land. By 1951 the shop became Arundel Nurseries, proprietor R&W Powell,⁶² and in 1958 the gardens were listed as Arundel Nurseries in the street directory.⁶³ So the land that was the old kitchen garden to No 32 Sussex Square was a commercial nursery from 1905 until the flats called Rugby Court were built in 1962. It had been a productive growing space for over 100 years.

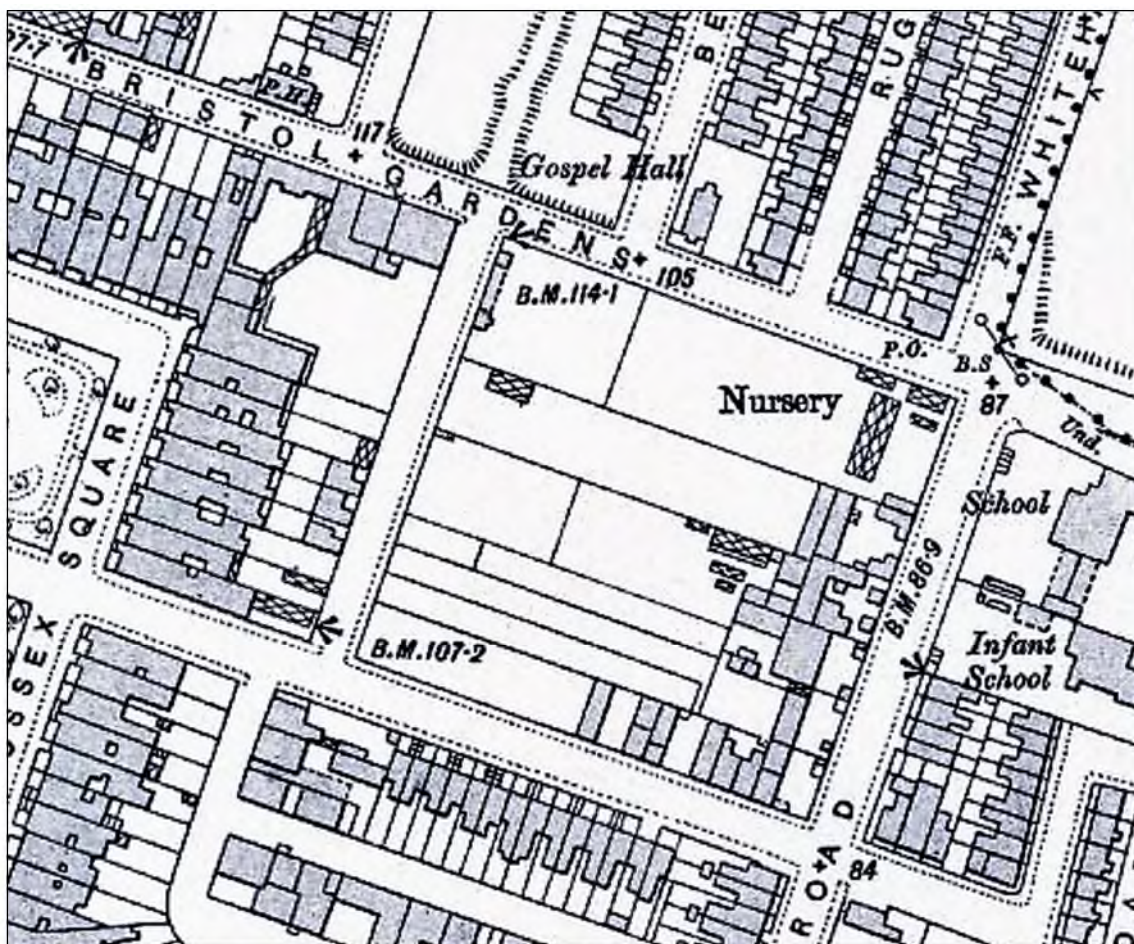


Figure 15. Detail from 1911 OS map, 25":1 mile, Sussex LXVI.14, showing part of the garden used as a nursery

The OS maps from 1875 onwards show little if any change in the layout of the pleasure garden west of the bungaroosh wall. It was mostly laid to lawn and remained that way. Was it kept for recreational purposes? Was it kept in single ownership with the nursery land all the way to 1950? Answers are unclear here but it is known that the pleasure garden end was used for recreation in the early 1900s (the Kemp Town Society have a photograph of schoolgirls playing tennis there). It was eventually sold separately in 1950. The original gardens to No 32 Sussex Square by then were split up and owned by four separate people.

1950 onwards

Antony Dale, a local conservationist and author, who founded the Regency Society in 1945, bought the Secret Garden in 1950 from the Baptist Union Corporation Ltd. They had been mortgagees for the Moppetts in 1928. Maybe

when the Moppetts stopped running the shop at 55 Arundel Road they were in some financial difficulty and forfeited the land back to the Baptist Union? Whatever the reason the church owned the land at the western end of the gardens, whilst the rest continued as a nursery until a block of flats was built there in 1962.⁶⁴

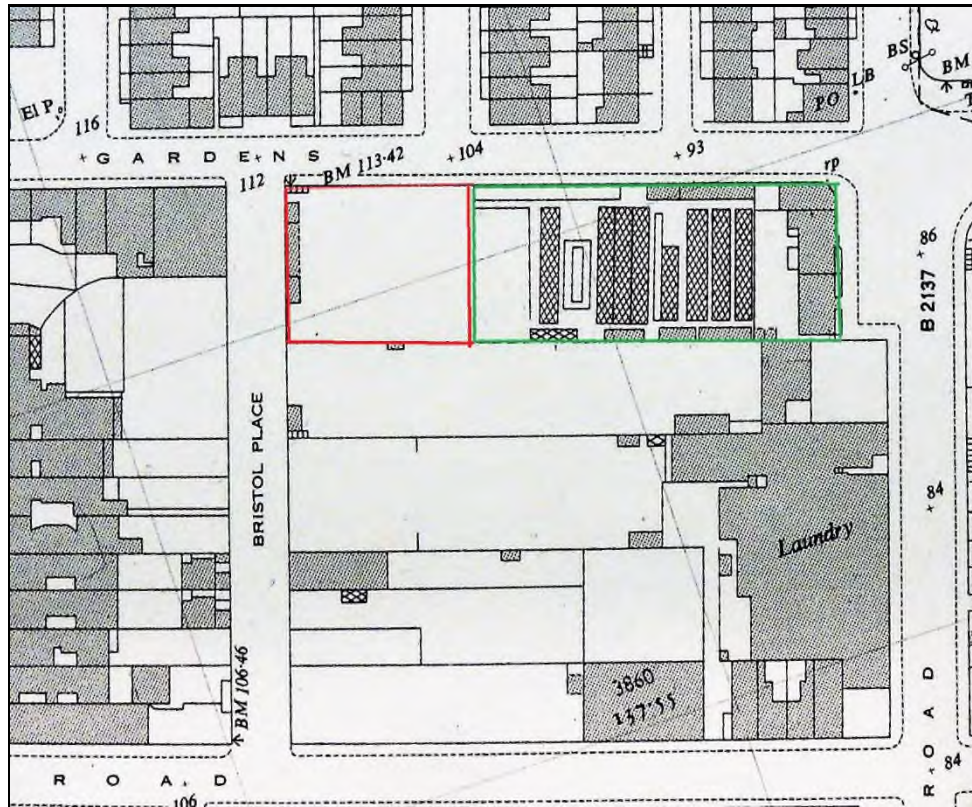


Figure 16. Detail from 1951 OS map, Sussex TQ3303, NW, 1:2500 showing nursery (green) and the Secret Garden bought by Antony Dale in 1950 (red).

Antony Dale wanted to save the piece of land from development. He and his wife, Yvonne, gardened there until his death in 1993 when the garden passed to his wife.⁶⁵ Yvonne subsequently passed the freehold of the gardens plus a sum of money for upkeep to the newly formed Antony Dale Trust in 2008 and named them beneficiaries in her will.⁶⁶

Since Yvonne's death in 2010 the Trust has managed the garden, calling it 'The Secret Garden'. Their aim is to use the garden as exhibition space for sculptures and to open to the public at fixed times of the year. Maybe the gardeners employed by Laurence Peel in the 19C would still recognise it.



Figure 17. The Secret Garden in 2016 showing the pavilion, entrance door and the rear facade of No 32 (top left). Image courtesy of Antony Dale Trust

Conclusions

The fragmentation of the original pleasure and kitchen gardens have been outlined, the use as a commercial nursery identified and individual features have been dated and evidenced. A theory has been put forward to explain the sunken nature of the 'extra' gardens. The gardens to No 32, along with its neighbours 33-40, were unique within Kemp Town. They were the only ones bisected by a road and connected via tunnels and the only sunken gardens. Number 32, being the first and having the advantage of being a corner plot, was the largest of all of them at nearly 1.5 acres. In 1828 they were not included in the plans for the Kemp Town estate, and became an afterthought. Today only the Secret Garden remains as testament to what was once there.

¹ Antony Dale, *Fashionable Brighton 1820-1860*, (London: Country Life, 1947) p70; Clifford Musgrave, *Life in Brighton from the earliest times to the present*, (London: Faber, 1970) p180

² Dale, *Fashionable Brighton*, p71

³ Image 13132, Royal Pavilion and Museums Image Store, <<https://damsbrightonmuseums.org.uk/assetbankpavilion/action/viewAsset?id=13132&index=6&total=111&view=viewSearchItem>> [accessed 25/11/16]

⁴ Michael Osborne, 'Kemp development and architectural design today', *Kemp Town Society*, <<http://kemptown-society.org.uk/society-events/thomas-reed-kemp/>> [accessed 15 December 2016]

⁵ *Pigot-Smith: Brighton & Kemp Town, 1826 1:10000*, town map, The Keep; Mavis Batey, *Regency Gardens*, (Princes Risborough: Shire Publications, 1995)

⁶ Sue Berry, 'Thomas Read Kemp – a Regency Credit Crunch?', *Regency Magazine*, Feb 2009, p1

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- ⁷ Anon., 'Grand improvements at Black Rock', *Brighton Gazette*, 8 July 1824, p3
- ⁸ Dale, *Fashionable Brighton*, p77
- ⁹ TK, AMS6850/1/9, *Brighton as it is*, 1831, p46
- ¹⁰ Sue Berry, *A Regency credit crunch?*, p2
- ¹¹ TK, R/C 4/140/1, *Deeds: acquisition of 1&2 Sussex Square by Matthias Wilks*, 1828-32, includes plan of all properties bought by Wilks
- ¹² Personal communication from Michael Osborne, Kemp Town Society, 21 January 2017
- ¹³ TK, AMS 6621/5/50, *Freehold fruit, flower and vegetable garden in Bristol Place*, 1938; Land Registry, ESX 165420, *Hollingbourne Court*, 2012; Land Registry, ESX 207200, *45 Arundel Road (Lidl)*, 1995; TK, AMS 7082/9, *Abstract of title of Mr T Cubitt to 42 Sussex Square*, 1846. These documents all refer to the conveyance and restrictive covenants dated 28 August 1832 between Kemp and Wilks
- ¹⁴ Brighton Street Directory, 1830, p64
- ¹⁵ TK, AMS 6028/1/1, *Minutes of Kemp Town Enclosures Committee*, 1828-1843, p6
- ¹⁶ Brighton Street Directories 1830-1850
- ¹⁷ HE Listing for Secret Garden, Kemp Town Brighton, ref 1415852, 2014
- ¹⁸ Calculations using spot heights on OS map Sussex LXVI, 14, 25": 1 mile, 1875
- ¹⁹ HE listing for Secret Garden, 2014
- ²⁰ Johanna Roethe, 'William Ranger and his artificial stone at Ickworth', *The Georgian Group Journal*, 21 (2013), p181
- ²¹ Anon., 'William Ranger', *Brighton Gazette*, 6 December 1827, p3
- ²² G. L. Symes, 'On the use of concrete applied as artificial stone', *The Architectural Magazine*, 2 (1835), p62
- ²³ Nicholas Antram & Richard Morrice, *Brighton & Hove, Pevsner Architectural Guides*, (London: Yale University Press, 2008) p 6
- ²⁴ John C Loudon, 'Notes on Gardens in Brighton and its neighbourhood', *Gardeners Magazine* (1842), p345
- ²⁵ Ibid. p346
- ²⁶ Ibid. p350
- ²⁷ OS map Sussex LXVI, 14, 25":1 mile, 1875; TK, BN Box5b/13, *Estate agents' details of auction sale of 32 Sussex Square*, 1900, p4
- ²⁸ Suzanne Hinton, *Sketches of Brighton 1827 by a French nobleman*, (New York: Belle Vue Books, 2016) p201
- ²⁹ James Mangles, *The Floral Calendar monthly and daily*, (Calder, 1839), pp iv & 70
- ³⁰ R.Todd Longstaffe-Gowan, 'James Cochran: Florist and plant contractor to Regency London', *Garden History*, 15 (1987), p57
- ³¹ Sue Berry, 'A resort town transformed: Brighton c1815-1840', *The Georgian Group Journal*, 23 (2014), p 226; TK, AMS 600298, *J. Baxter, Stranger in Brighton and Directory*, 1824
- ³² Alice M Coates, 'A forgotten gardener: Henry Phillips, 1799-1840', *The Garden History Society Newsletter*, 14 (1971), p3; Antony Dale, *The history of Kemp Town Gardens*, (Brighton: self-published, 1964), p3; HE Listing, *Kemp Town Enclosures, Brighton*, ref no 1001313, 1995
- ³³ Henry Phillips, *Sylva Florifera: the shrubbery historically and botanically treated*, (London: Longman, 1823), p26
- ³⁴ Ibid., p 27
- ³⁵ Ibid., p 33
- ³⁶ TK, *Sale of 32 Sussex Square*, 1900, p1
- ³⁷ Ibid., p2
- ³⁸ TK, *Deeds: 1&2 Sussex Square*, 1828-32
- ³⁹ Detail from 'Lutyens drawings for 39-40 Sussex Square', *Who's been living in my house*, <<http://kemptownstatehistories.com/lutyens-drawings-for-40-sussex-square>>[accessed 26/11/2016]
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