33498

Abstract of the Expenditure which Mr. Wellje has been at in Building the Marine Pavillion at Brighton

	1787 &				
	1788	Paid to Mr. Kemp for the House			3000 . 0 . 0
		D°. for the Farm			2000 . 0 . 0
		D°. for the Barn	5050 . 0 . 0		000 . 0 . 0
		for Admittance			50 . 0 . 0
		To Mr. Holland as for Vouchers		6197 . 14 . 2	7247 . 12 . 2
		Lungridge	for Timber	360 . 5 . 0	360 . 5 . 0
begins	Apl. 87.	Mobikhouse	D°.		191 . 13 . 6
	Augt. 87	Pain	Bricklayer	1754 . 9 . 6	993 . 10 . 11
	July 87	Tuppen	Carpenter	114 . 11 . 6	114 . 11 . 6
		Bunn	D°.		325 . 10 . 4½
		Wille	D°.		70 . 2 . 4
		Rothwell	Plaisterer		272 . 0 . 0
	March 88	Hill & Oldfield	Mason		116 . 0 . 0
		Chinchin	D°.		54 . 9 . 5
		Williams	D°.		143 . 19 . 0
		Fleming	Painter		120 . 2 . 7
	March 87	Lee	Plumber	520 . 2 . 4	620 . 2 . 4
		Brian	Glazier		219 . 12 . 4
		Wyatt	for hinges	75 . 12 . 0	75 . 12 . 0
		Gascoigne	for Locks	90 . 16 . 10	90 . 16 . 10
		Grace	Painter		106 . 14 . 5
		Molineux	Ironmonger	136 . 17 . 2	136 . 17 . 2
		Rudhall	D°.		2 . 1 . 6
		Grenville	for Carriage		205 . 0 . 0
		Weskott	Slater		200 . 7 . 0
		Mackell	Smith		313 . 13 . 2
		West	Joiner		123 . 4 . 0
		Deering	Wire Worker		10 . 12 . 4
		Hopkins	Stove Grate Maker	100 . 9 . 0	100 . 9 . 0
		Paid to Mr. Wicks	for Bricks		46 . 4 . 3
		For freight of Timber			10 . 13 . 6
begins		To Mr. Rebecca	for Painting		150 . 0 . 0
081 . 1 . 2		Seddons	for Furniture	081 . 1 . 2	067 . 0 . 6
659 . 3 . 5		Lanington	D°.	659 . 3 . 5	664 . 13 . 5
166 . 4 . 9		Woodmason	Paper Man		197 . 9 . 5
			Carried Over £		20193 . 15 . 11½

		Bro.d Over	£ 20193	15	11½
63 . 2 . 9¼	Peirce	Upholsterer	63	2	9¼
149 . 14 . 5¼	Walls	Smith	149	14	5¼
2 . 13 . 0	Brown	D.o	2	13	0
3 . 1 . 6	Goff & Leach	for Ground	3	1	6
22 . 10 . 0	Chippendale	for Furniture	22	10	0
	Daguine	D.o	71	0	0
12 . 12 . 0	Lead Figure	for Figure	12	12	0
	Mr. Coade	D.o	100	16	0
	Ovey	Linnen Draper	451	17	0
	Elly	for Gauze	10	0	0
	Eyrelarge	for Furniture	6	0	0
	For Chintz	for Bed Room	30	0	0
	Looking Glasses	for Library	21	0	0
	Sundry Expences		310	1	6
6 . 6 . 0	Scholey	for Linnen	6	6	0
		£	21,454	10	2

In the above £1575 . 4 . 6 credit is given to Wellje for a day Bill of Pains which it does not appear that he has yet paid —

£31 . 4 . 0 being the diff.ce in Woodmasons Acc.t — is the amo.t of Business done by Woodmason at Carlton House — Q.y whether paid by Wellje?

There is no receipt in Woodmasons Acc.t for more than £25 . 4 . 0 —

21454 . 10 . 2
1795 . 0 . 4
23249 . 10 . 6

11½
9¼
5¼
0
6
0
0
0
0
0
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0
0
0
6
0
2

Mr. Weltje

Expence of Building
the Marine Pavillion
at
Brighton.

Dated 25th April 1792

Ap. 25 1792

Samuel Shilse Esqr. to B G Wright Esqr. | Attested Copy of Release in Fee of Premises at Brighton by way of Mortge for securing £840..0..0 —

Bicknell. —

33499

This Indenture made the twenty fifth Day of April in the thirty second Year of the Reign of our Sovereign Lord George the third by the grace of God of the Great Britain France and Ireland King Defender of the Faith and so forth and in the Year of our Lord one thousand seven hundred and ninety two Between Samuel Hulse of Curzon Street Mayfair in the County of Middlesex Esquire and Colonel of the first Regiment of Foot Guards of the one Part and Blastus Godly Wright of the Polygon at Southampton in the County of Southampton Esquire of the other Part Whereas the said Samuel Hulse having occasion for the Sum of eight hundred and forty Pounds hath applied to and prevailed on the said Blastus Godly Wright to advance and lend him the same upon the Security of a Mortgage of the Building Land and Hereditaments hereinafter particularly mentioned Now This Indenture witnesseth that for and in consideration of the Sum of eight hundred and forty Pounds of good and lawful money of Great Britain to the said Samuel Hulse in hand well and truely paid by the said Blastus Godly Wright at or before the sealing and delivery of these Presents the Reciept whereof he the said Samuel Hulse doth hereby acknowledge and thereof and therefrom and of and from every Part thereof doth acquit release and discharge the said Blastus Godly Wright his Heirs Executors and Administrators and each and every of them for ever by these Presents He the said Samuel Hulse hath granted, bargained Sold aliened, released and confirmed and by these Presents Doth grant, bargain, Sell, alien release and confirm unto the said Blastus Godly Wright (in his actual possession now being by virtue of a Bargain and Sale to him thereof made by the said Samuel Hulse in consideration of five Shillings by Indenture bearing Date the Day next before the Day of the Date of these Presents for the Term of one whole Year commencing from the Day next before the Day of the Date of the same Indenture of Bargain and Sale and by Force of the Statute made for transferring Uses into possession and to his Heirs all that new erected Building called an Ice house with the Sea Room or Summer House over the same, situate near the Chalk Pitt at the upper end of the North Street at Brighthelmstone in the County of Sussex now in the Tenure or occupation of his Royal Highness the Prince of Wales his Undertenants or Assigns And all that Piece or Parcel of Land or Ground situate in the Chalk Pitt Furlong in the West Lane in Brighthelmstone aforesaid being the Residue of four Pieces described in the Terrier of the said Parish of Brighthelmstone to consist of twenty eight Pauls Tenantry measure a small Part of which said four Pieces or some of them has been dug away and converted into a Chalk Pitt and which said Piece or Parcel of Land or Ground doth abutt and bound to an eight Paul Piece belonging to his Grace the Duke of Dorset on the South to the second Furlong from the Chalk Pitt on the West to the Down on the North and to the said Part of the said Four Pieces or of some of them which has been so dug away and converted into a Chalk Pitt as aforesaid and also to the said new erected Building on the East and the same Piece or Parcel of Land or Ground contains by admeasurement one Acre two Roods and twenty Perches - be the same more or less and now is in the Tenure or occupation of his said Royal Highness the Prince of Wales his Undertenants or Assigns Together with all and singular Ways Paths Passages Waters Watercourses Lights

Easements Profits Priviledges Advantages Commodities Emoluments Hereditaments Rights Members and Appurtenances whatsoever to the said Newerected Building Piece or Parcel of Land or Ground Hereditaments and Premises or any Part thereof belonging or in any wise appertaining or accepted, reputed deemed taken or known as Part or Parcel or member thereof (which said newerected Building Piece or Parcel of Land or Ground and Premises were by certain Indentures of Lease and Release bearing Date respectively the and Days of this Instant April for the considerations therein mentioned released and conveyed by Thomas Hemp, Louis Weltje, and Charles Bicknell to and for the Use of the said Samuel Hulse his Heirs and Assigns for ever as As in and by the said Indentures of Lease and release reference being thereunto respectively had will more fully appear) - And the Reversion and Reversions Remainder and Remainders Yearly and other Rents Issues and Profits thereof and of every Part and Parcel thereof and also all the Estate Right, Title Interest Inheritance Use Trust Property Claim and Demand whatsoever at Law or in Equity of him the said Samuel Hulse of into or out of the said Premises or any Part thereof And all Deeds Evidences Writings Escripts and Minuments whatsoever touching or concerning the said Premises or any Part thereof which He the said Samuel Hulse now hath in his Custody, profession or Power or which he may or can have or come by without Suit at Law or in Equity

To have and To hold the said new erected Building and Piece or Parcel of Land or Ground Hereditaments and all and singular other the Premises hereby granted and released or mentioned or intended so to be with their and every of their Appurtenances unto the said Blastus Godly Wright and his Heirs To the only use and Behoof of the said Blastus Godly Wright his Heirs and Assigns for ever **Upon** under and subject nevertheless to the Proviso and Agreement hereinafter mentioned and contained for redemption of the said Premises (that is to say) **Provided always** and it is hereby expressly declared and agreed by and between the said Parties hereto and the true Intent and meaning of them and of these Presents nevertheless is that if the said Samuel Hulse his Heirs Executors or Administrators or any of them Do and shall well and truely pay or cause to be paid unto the said Blastus Godly Wright his Executors Administrators or Assigns the full Sum of eight hundred and Forty Pounds of lawful money of Great Britain with Interest for the same at and after the rate of five Pounds for every one hundred Pounds for a Year on the twenty fifth Day of October now next ensuing the Date of these Presents without any Deduction or abatement whatsoever out of the same or any Part thereof for or in respect of any Taxes Charges Assessments Payments or Impositions or other matter, cause or Thing whatsoever taxed or to be taxed charged assessed or imposed on the said new erected Building Piece or Parcel of Land or Ground Hereditaments and Premises hereby granted and released or mentioned or intended so to be or any Part thereof or upon the said Sum of eight hundred and Forty Pounds or any Part thereof or upon the said Samuel Hulse his Executors Administrators or Assigns for upon Account or in respect of them or any of them by Authority of Parliament or otherwise howsoever, Then and In such case he the said Blastus Godly Wright his Heirs or Assigns shall and will after such Payment shall be so made as aforesaid upon the request

~~upon the request~~ and at the Costs and Charges of the said Samuel Hulse his Heirs or Assigns reconvey the said new erected Building Piece or Parcel of Land or or Ground Hereditaments and Premises with their and every of their Appurtenances unto and to the use of the said Samuel Hulse his Heirs or Assigns or to such other Person or Persons as he or they shall for that Purpose direct or appoint free from all Incumbrances whatsoever made done or committed by him the said Blastus Godly Wright his Heirs or Assigns so as for the doing thereof the said Blastus Godly Wright his Heirs or Assigns be not compelled ~~or compelled~~ or compellable to go or travel from the Place or Places of his or their usual abode or Dwelling and the said Samuel Hulse doth hereby for himself his Heirs Executors and Administrators covenant, promise and agree to and with the said Blastus Godly Wright his Executors Administrators and Assigns by these Presents that he the said Samuel Hulse his Heirs Executors or Administrators shall and will well and truely pay or cause to be paid to the said Blastus Godly Wright his Executors, Administrators or Assigns the aforesaid Sum of eight hundred and Forty Pounds and Interest for the same after the rate aforesaid on the Day and Times and in manner and Form as is for that Purpose mentioned in the aforesaid Proviso without any Deduction or abatement whatsoever according to the Tenor true Intent and meaning of these Presents And Further that he the said Samuel Hulse at the Time of the sealing and delivery of these Presents now is and standeth lawfully and rightfully siezed of a good sure absolute and indefeazible Estate of Inheritance in Fee simple to him and his Heirs of and in the said new erected Building Piece or Parcel of Land or Ground Hereditaments and Premises hereinbefore mentioned and intended to be hereby released with their and every of their Appurtenances without any manner of Trust Power of Revocation Limitation of Use or Uses or any other restraint matter, cause or Thing whatsoever to alter change, charge, incumber lessen determine defeat or make void the same And also that he the said Samuel Hulse now hath in himself good Right Full Power and lawful and absolute Authority to grant bargain sell release and convey the said new erected Building Piece or Parcel of Land or Ground Hereditaments and Premises with their and every of their Appurtenances unto and to the Use of the said Blastus Godly Wright his Heirs and Assigns in manner aforesaid according to the true Intent and meaning of these Presents And also that from and after Default shall be made in Payment of the said Sum of eight hundred and Forty Pounds or the Interest thereof or any Part thereof contrary to the aforesaid Proviso and Covenant and the true Intent and meaning of these Presents it shall and may be lawful to and for the said Blastus Godly Wright his Heirs and Assigns into and upon the said new erected Building Piece or Parcel of Land or Ground Hereditaments and Premises hereby granted or released or mentioned or intended so to be with their Appurtenances to enter and the same from thenceforth peaceably and quietly to have, hold, occupy, possess and enjoy and receive and take the Rents Issues and Profits thereof to and for his and their own Use and Uses without any Lett Suit, trouble, Denial, Eviction, Interruption, or Disturbance whatsoever of from or by the said Samuel Hulse his Heirs or Assigns or

or of any other Person or Persons whomsoever and that free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by the said Samuel Hulse his Heirs Executors and Administrators well and sufficiently saved harmless and kept indemnified of from and against all former and other Gifts Grants Bargains, Sales, Jointures Dowers Mortgages, Uses Wills Intails, Annuities Rents Charge, Rents Seck, and Arrears of Rent, Fines, Issues, Amerciaments, Statutes Recognizances Judgements Executions Extents Siezures Sequestrations Estates Titles Troubles Charges and Incumbrances had made done committed or executed or wittingly or willingly permitted or suffered by the said Samuel Hulse or any other Person or Persons whomsoever And moreover that after Default shall be made in Payment of the aforesaid Sum of eight hundred and Forty Pounds and the Interest thereof or any Part thereof contrary to the aforesaid Proviso and Covenant and the true Intent and meaning of these Presents the said Samuel Hulse and his Heirs and all and every other Person and Persons whomsoever ~~or~~ lawfully or equitably claiming or to claim any Estate Right Title or Interest of into or out of the said new erected Building Piece or Parcel of land or Ground Hereditaments and Premises or any Part thereof shall and will at any Time or Times hereafter upon the request of the said Blastres Godly Wright his Heirs or Assigns, but at the Costs and Charges of the said Samuel Hulse his Heirs Executors Administrators, and Assigns make do and execute or cause or procure to be made done and executed all and every such lawful and reasonable Acts Deeds Matters Things Conveyances and Assurances in the Law whatsoever for the further, better and more effectual conveying and assuring the said new erected Building Piece or Parcel of Land or Ground Hereditaments and Premises hereby granted ~~or~~ and released or mentioned or intended so to be with their Appurtenances unto and to the Use of the said Blastres Godly Wright his Heirs and Assigns as by the said Blastres Godly Wright his Heirs or Assigns or his or their Counsil learned in the Law shall be reasonably devised or advised and required Provided also and it is hereby agreed and declared by and between the said Parties hereto and it is the true Intent and meaning of them and of these Presents that it shall and may be lawful to and for the said Samuel Hulse his Heirs and Assigns peaceably and quietly to have hold occupy possess and enjoy the said new erected Building Piece or Parcel of Land or Ground Hereditaments and Premises hereby granted ~~or~~ and released or mentioned or intended so to be and to receive and take the Rents Issues and Profits thereof and of every Part thereof to and for his and their own Use untill Default shall be made in Payment of the ~~afore~~said Sum of eight hundred and Forty Pounds or the Interest thereof contrary to the aforesaid Covenant for Payment thereof and the true Intent and meaning of these Presents without any Lett Suit Trouble Disturbance Interruption or Eviction whatsoever of from or by the said Blastres Godly Wright his Heirs or Assigns or any other Person or Persons whomsoever lawfully

33503

claiming or to claim by from or under him them or any or either of them.- In Witness whereof the said Parties to these Presents have hereunto set their hands & Seals the Day & Year first above written.- Sam.l (LS) Hulse. Received the Day & Year first within written of & from the within named Blastus Godly Wright the Sum of eight hundred & forty pounds being the full consideration money within mentioned to be paid by him to me- Sam.l Hulse Witness Eba Bicknell Moses Hoper.- Sealed & delivered being first duly stampt in the presence of Charles Bicknell Chancery Lane.- Moses Hoper lower Brook Street.—

Examined with the original Indenture of which this is a true Copy by us—

John Elkins
May 29 1792
Anthony Spedding

} both Clerks to Mr Bicknell.

June 20th 1793

Dear Sir

Your letter stating the workmens demands at Brighton has been forwarded to me on a Journey, were I at Home I might be able to throw more light on the matter but I despair of giving you a full answer to your question. "How it happens that the Bricklayer, Glazier & Carpenter have still considerable demands on H.R.H." I remember the meeting with Col. Halse and that I gave an opinion as to what was due from H.R.H. and what from Mr. Wyatt but what was done in consequence I know not, and what the particulars were can only be known by again referring to the bills which I shall be ready to do —

I remain Dr. Sir

Sincerely Yours

W. Holland

Holland's letter
respecting Brighton-
Bills

33505

Huntingdon June twenty 1793.

Chas. Bicknell Esq.
Chancery Lane
London

Free
A Bowen

33506

We have applied repeatedly for the Amount of a Bill Delivered for a Pump & Pipe sent to Mr Wellfits House at Bristol in the Year 1788 — 89

Amount 8 £. 3 S. 0 —

33507

Whereas Louis Weltje has by Lease, dated First Day of March One thousand seven hundred and Eighty Eight demised to His Royal Highness the Prince of Wales All that Messuage or Tenement with the Court Yard, Stables Coach Houses Gardens and Appurtenances thereto belonging, situate at Brighthelmstone in the County of Sussex (called the Marine Pavilion) and the Furniture and Fixtures therein And also an Ice House and a Room over the same, for the Term of Twenty one Years from Christmas One Thousand seven hundred and Eighty seven at the yearly Rent of One Thousand Pounds And in such Lease there is contained a Covenant, that if His Royal Highness should be desirous to purchase the same, And also the House Coach Houses and Stables which were then building by the said Louis Weltje, and which were afterwards in his Occupation, His Royal Highness should be at liberty so to do, at the price of Twenty two Thousand pounds **And Whereas** His Royal Highness is willing to purchase the same, but doubts have arisen whether the said Sum of Twenty two Thousand pounds was not fixed and mentioned in the said Lease as the price at which the said Houses and premises should be sold, upon the Idea and supposition that the same had cost the said Louis Weltje that Sum and that all the Furniture and Fixtures, and all the Materials used and employed in building the same, belonged to the said Louis Weltje, although part of them came from Carleton House **And Whereas** there are several Bills still remaining due and unpaid to several of the Workmen employed by the said Louis Weltje in building and compleating the said Houses and premises, and doubts have arisen whether the same ought to be paid by His Royal Highness or the said Louis Weltje **And Whereas** it is agreed that the Estate of His Royal Highness at Oakhampton shall be given in Exchange for the Estate and premises of the said Louis Weltje at Brighthelmstone, but doubts have arisen as to the real value of the said Estate at Oakhampton **Now it is Hereby** declared and agreed that all the above Matters in doubt, and all other

Matters in difference between His Royal Highness and the said Louis Weltje shall be referred to the Arbitration final End and determination of Richard Gray of Somerset place in the County of Middlesex Esquire and Thomas Hammersley of Pall Mall in the said County Esquire who after having duly weighed and considered all the above mentioned Circumstances and such Evidence as shall be laid before them, shall within the Space or Time of Twelve Months from the date hereof fix award and determine what Sum of Money ought to be paid by His Royal Highness to the said Louis Weltje over and besides the Oakhampton Estate, for the absolute Purchase of the Estate and premises at Brighthelmstone and in full satisfaction of the said Twenty two Thousand pounds mentioned in the said Lease as the price thereof, and such Sum shall be secured to the said Louis Weltje by his Royal Highness's Bond bearing Interest at Five per Cent and payable in five Years. In Witness whereof the said parties to these presents have hereunto set their Hands and Seals this Twentyeth Day of September One thousand seven hundred and Ninety three.

Sealed and delivered (being first duly stamped) In presence of
Cha: Bickerell.

J Weltje

Louis
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20th September 1793

Agreement between His Royal Highness and Mr Weltje

Memn

Mr Weltje having employed an Atty to apply to Comr Payne to know if his R. H. would relinquish or carry into effect this Agreemt & pressing that H. R. H. would immedy do one or the other Comm Payne informed Mr W. that R. H. H. relinquished the Agreemt — This Agreement was therefore considered void, - Weltje continuing Landlord of the Pavilion & H. R. H. the Owner of the Oakhampton Est —

9th mo: 3 Month 1794 Brighton

Chas: Bicknell Esq: haveing done Buisness for the Prince of wales at Brighton in the building Line & there being a ballance of bills out standing to me to the Amount of £336: 2 which Acount was settled 3 / 12th Month 1791 at Carlton House by Coll: Hulse & Henry Holland & haveing from time to time been promised that it Should be settled for me & the other Tradesmen to have a bond on our bills to been Intrust: as well as the other Tradesmen & finde that there his nothing of this Sort done I was Advised to write to thee Concerning it

As his Such times with me at present that I know not what to do for money to Carrey on my Buisness If thou will be so kinde as to favour me with an Answer I Should be glad & remaine thine

to Service Wm Tuppen

Dit Wm Tuppen East Street Brighton

33510

To
The Right
Honble Lord Melbourne
Chas Bicknell Esqr
Norfolk Street Strand
London

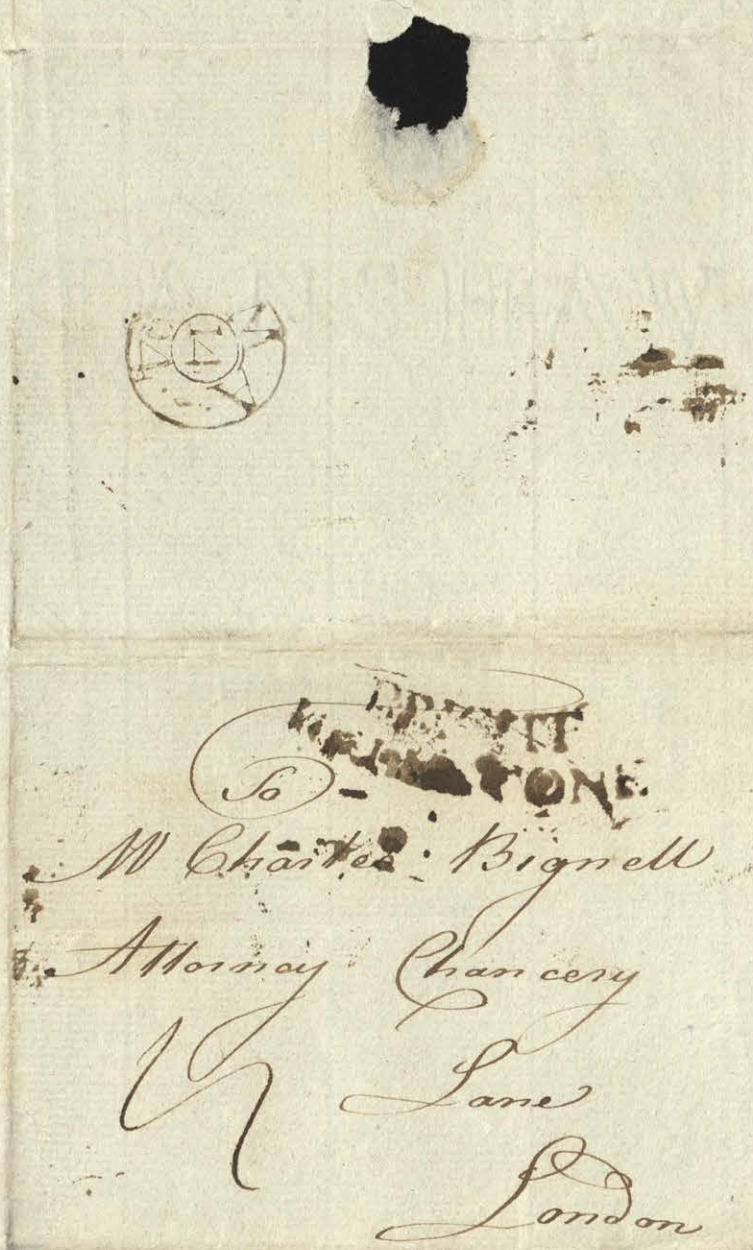
33511

Sr

Brighthelmston May 13th
1794

Your Kind Answer I Bee on Saturday Last which if the Other Gentlemen are of Opinion that M Wettye is Not to pay any More Reparation the Accounts they Must belong to His Royall Highness if You See the Gentlemen on the Subject about the Buisness but as to the Bond if they are Make Negoadebell to turn the Bond into Imeadate Cash Should h[illegible] No Objection as I have Large payments Must be Imeadey to Make Up and Cannot Go but where it is My Due as it as been a Long time Standing Sr Your Kind Answer will Greatly Oblige Your

Humble Servt Tho. Fleming



33512

To Richard Gray Esq.

Sir,

At your request I have considered the Value of the Property at Brighton as built by Mr. Louis Weltje in two points of View.

First. as to the Original Cost of such a rate or Class of Building estimated according to the Quantity of Ground Covered, and to which is added the purchase of the premises & Furniture &c. &c.

Secondly. Taking the Value of the property in the worst point of View & supposing that in case it should be H. R. Highness's pleasure to grail the same, it would not then be an Object for any of the Subjects of this Kingdom in its present form, and on that account it might become necessary to Cause only such parts standing as might be conceived fairly marketable, and to take down the other parts & sell the Ground for Building on, & the Materials for re-working.

First Estimate.

	No. of Square	at the Square	£	
Marine Pavilion, the Saloon part, windows with plate Glass & the whole circular work & decorated	20.	at £120	2400. 0. 0	
North & South wds exclusive of the above	37½.	at £75	2812. 10. 0	
North & South Wings to the Street	29.	at £50	1450. 0. 0	
Kitchen &c. &c.	10	at £30	540. 0. 0	
Pantrys & Sheds &c. &c.	6.	at £15	90. 0. 0	
Platform to East front exclusive of the circular part & Portico in the West Front.	20	at £25	500. 0. 0	
Add the Decorations in painting the Saloon &c.			300. 0. 0	
& Marble Chimney Piers, Scaliglia Columns &c.			200. 0. 0	
Fence Walls, Cornice railing, pumps, pheasantry, Ice House &c. &c.			500. 0. 0	8792. 10. 0
Stables and Coach Houses &c. all complete	95. Square	at £25 p. Square		2350. 0. 0
& Mr. Weltje's House. Body part	12½	at £60	750. 0. 0	
Do. End consisting of Offices &c.	10	at £25	250. 0. 0	1000. 0. 0
				£ 12142. 10. 0
Purchase of Ground &c. &c.			5850. 0. 0	
Furniture & Linen as &c. &c.			3000. 0. 0	8850. 0. 0
				£ 20,992. 10. 0

N.B. To this something Extra was be reasonably supposed to have accrued, when we consider the Expedition in which these works were Executed.

Second Estimate

The Stables, Coach-houses & Lodging Rooms worth £100 p. annum Capitalized at 20 years Purchase	2000. 0. 0	
& Mr. Weltje's House & the Ground behind at £100 p. annum supposed annual Value Capitalized at 20 Yrs. purchase	1500. 0. 0	
The Materials of the Pavilion to take down & re-work on the Ground supposed to be let or sold for building on	1000. 0. 0	
The Ground on which the Pavilion now stands, being Freehold, and of sufficient Depth to make an East & West Front with a Mews or Stables will be 550 feet of Frontage at £15 p. foot	8250. 0. 0	
	£ 12,750. 0. 0	
The Furniture supposed to be worth about	3000. 0. 0	
	£ 15750. 0. 0	

& Arundel Street
24 May 1794

J. Hodskinson

No. 3

Mr. Hodgkinson's Estimates –

Property at Brighton

24th May 1794

Sr 33515

Brightthelmston June 17th
1794

I am so extremely Distress for Money at present that it Obliges me to trouble You again for the Bond You promised upon His Royal Highness account if it bears Interest and is Make transferable I Can Git Immediate Relief if Not I Shall be Under the Necesity of Shutting up My Shop

I am Greatly Distress
Your Hum^ble Servt Thos Fleming

N B Your Kind answer by the first Opportunity will be Gratefuley Acknowledge

BRIGHTON

So

Mr Chas Bicknell

Attorney

Norfolk Street

Strand

London

27th : 6th Month 1794 Brighton

Chas. Bicknell I Should be glad to know
wether my bills his Settled & wether the
Prince of Wales pays the whole or wether
I ham to have aney of the Amount of them
of Louis Weltjee as I Cannot Stop much
Longer without it being Settled as my
Creditors will Have there money of me
wether I have it or not & at this time
Money his Verey Scarce an Answer
to this will Greatly Oblige thine
to Serve Wm Tuppen

33517

BRIGHTON

To

Chas. Bicknell Esqr

Norfolk Street Strand

London

Gray's Letter to Brighton

Copy of Mr Gray's Letter respecting the Pavilion — Discussions in building the Pavilion

33518

Somerset Place 28 July 1794

Dear Sir

On a further revisal of the Papers, Copies of which I had the Honor of sending you for the information of His Royal Highness 17 May last, relative to the Pavilion & adjoining Premises at Brighton, I beg leave to remark that the Amount of the expenditure which by the two Abstracts of Bills first delivered in by Mr Weltje or his Agents was stated at £22249.10.6 is now reduced on the Examin^n of

Messrs Hodkinson & Sanders to 21551.18.9¼

In Addition to which Sum, they Submit to the Consid^n of the Arbitrators under the Head of "Bills delivered since the first Acc^t as had at Brighton the following Items —

To Messrs Jeffery & Jones — for 2 Ornamented Girandoles (Query if at Brighton)	80.0.0		
Thos and Geo Aldroyd — A lead Pump & pipe (Query if at the Adjoining House)	8.3.0	112.17.2	
A. Thwaites — Balance of Bill for Clock (£50 paid by Mr Holland)	24.14.2		
		£21664.15.11¼	
Interest on £20550.6.5 from Mids^r to Xmas during which time H.R.H. inhabited the Pavilion & the Rent did not commence till Xmas —	513.15.0	673.15.0	
Mr Weltje paid Mr Holland for Clks making drawings Measuring Works &c —	160.0.0		
	706.12.2		
		£22338.10.11¼	

Adding the 3 first Articles £112.17.2 as money disbursed but omitted in the Abstracts first delivered in makes the total of Expenditure £21664.15.11 and therefore notwithstanding any Agreement His Royal Highness may have entered into for the Payment of £22000 — I cannot think myself justified in awarding a larger Sum than what appears to have been expended or at least is so certified after an Inquiry in which has been conducted by those employed on the part of H.R. Highness with the utmost possible degree of Liberality — Should it however be His R. Highness's pleasure in consequence of the Agreem^t entered into or from whatever other motives of consideration to abide by the proposed Sum of £22000; The whole of the Furniture as well in the adjoining House as the Pavilion, must be carefully secured in the Purchase it having been suggested that some Articles in Mr Weltje's House were not included in the Bills or Abstracts (as for instance the Organ which is intended to be given at) and that the Furniture now standing in one of the Apartments of the Pavilion adjoining the Princes Bedchamber & removed from Carlton House, had been conferred as a Gift from his R. H to Mr Weltje — this may have been the case but I am nevertheless most firmly of Opinion, that the £22000 is more than adequate to the real disbursements and a Sum as ample as it is munificent for His Royal Highness to accede to

Having a Circuit to make of the Duchy Manors in Somersetshire which calls from Town on Friday next, should any further explanation be necessary, I beg the favor of hearing from you — The Papers I before sent you & were returned me have been since left with Capt Payne at his request, they were merely Copies, but I have inclosed herewith, sent you the Original Award of the Surveyors, and the Agreement Between His R. Highness & Mr Weltje 20 Sept 1793 —

I remain always, Dear Sir
Your most faithful & Obliged humble Servt

Richd Grey

P.S. any other Papers or Documents in my custody will be left with Mr Abbot of this Office —

Charles Bulwell Esqr

33519

Whereas Louis Weltje has by Lease dated 5th day of March 1790 Demised to H. R. H. the Prince of Wales All that Messuage or Tenement with the Court Yard, Stables, Coach Houses, Gardens & Appurts thereto belonging situate at Brighton in the County of Sussex, called the Marine Pavilion and the Furniture & Fixtures therein, and also an Ice-House and a Room over the same, for the term of 21 Years from Xmas 1787 at the Yearly rent of £1000 and in such Lease there is contained a Covenant that if H. R. H. shall be desirous to purchase the same and also the House Coach-Houses & Stables which were then building by the said Louis Weltje, & which were afterwards in his Occupation, H. R. H. should be at liberty so to do, at the price of £22,000 - And Whereas H. R. H. is willing to purchase the same, but Doubts have arisen whether the said Sum of £22,000 was not fixed & mentioned in the S.d Lease as the price at which the S.d House & premises should be sold, upon the Idea & supposition that the same had cost the said Louis Weltje that Sum, and that all the Furniture & Fixtures, and all the Materials used & employed in building the same, belonged to the said Louis Weltje, although part of them came from Carlton House & And Whereas there are several Bills still remaining due & unpaid to several of the Workmen employed by the said Louis Weltje in building & compleating the said Houses & premises, and Doubts have arisen whether the same ought to be paid by H. R. H. or the said Louis Weltje - & And Whereas it is agreed that the Estate of H. R. H. at Oakhampton shall be given in exchange for the Estate & premises of the S.d Louis Weltje at Brighton - but Doubts have arisen as to the real Value of the said Estate at Oakhampton & Now it is hereby Declared and Agreed that all the above matters in Doubt, and all other matters in Difference between H. R. H. & the S.d Louis Weltje shall be referred to the Arbitration final end & determination of Richard Gray of Somerset Place in the County of Middlesex Esq.r & Thomas Hammersley of Pall Mall in the said County Esq.r who after having duly weighed & considered all the above ment.d circumstances, and such Evidence, as shall be laid before them shall within the space or time of 12 Months from the date hereof, fix, award, & determine, what Sum of Money ought to be paid by H. R. H. to the said Louis Weltje over & besides the Oakhampton Estate for the absolute purchase of the Estate & premises at Brighton & in full satisfaction of the said £22,000 ment.d in the S.d Lease as the price thereof, and such Sum shall be secured to the S.d Louis Weltje by H. R. H.-p's Bond bearing Interest at £5 ⅌ Cent & payable in 5 Years In Witness whereof the S.d parties to these presents have hereunto set their hands & Seals this 20th day of September 1793 -

L. Weltje

Sealed and delivered (being first duly stamped)
In presence of Chas: Bicknell -

20 September 1793

Agreement between A. R. Highmels
& W. Weltje.

33520

August 16th 1794 Received from Mr Bicknell an order dated the 1st July 1794 under the Hand ~~[illegible]~~ of His Royal Highness the Prince of Wales for the payment of £50:12:0 to Robert Williams of Brighton Mason – also three several Bonds bearing Date respectively the 5th day of April 1794 ~~[illegible]~~ under the Hand & Seal of His Royal Highness the Prince of Wales; one of the said Bonds being for the payment of 450 £ & Interest to John Payne of Brighton aforesaid Bricklayer; one other of the said Bonds being for the payment of 336 £ & Interest to William Tuppen aforesaid Carpenter and the other of the said Bonds being for the payment of 210 £ & Interest to Thomas Fleming of Brighton aforesaid Painter & Glazier; I say received the said Order and the said three Several Bonds for the use of the said Robert Williams; John Payne William Tuppen and Thomas Fleming respectively.

Witness Philip Hall
Clk to Mr Bicknell

William Attree

Receipt for
Brighton Bands

33521

Due from His Royal Highness the Prince of Wales

to L. Weltje

For half a Years Rent of Pavillion and House at Brighthelmstone due at Michelmas last	575..
For half a Years Rent of an Ice House in King Street due at Michaelmas last	40
	£ 615
Deduct 1/4 Year paid to Midd.r	307 10
	£ 307 10

Mr. Weltje begs to acquaint Mr. Brent ~~that being~~

33521A

Received the 19.th April 1800 of His Royal Highness the Prince of Wales by General Hulse the Sum of Three Hundred & Seven Pounds Ten Shillings for One Quarter's Rent of Pavilion at Brighton & Ice House in King Street St. James's due at Michas 1799.

L Weltje

Pavilion — £
Ice House — "
£ 307. 10. —

Mr L. Wettje

£ 307. 10 —

a draft for the

more Lordship's

33521

Due from His Royal Highness the Prince of Wales

to L. Weltje

For half a Years Rent of Pavillion and House at Brighthelmstone due at Michelmas last	575..
For half a Years Rent of an Ice House in King Street due at Michaelmas last	40
	£ 615
Deduct 1/4 Year paid to Midd.r	307 10
	£ 307 10

Mr. Weltje begs to acquaint Mr. Brent ~~that being~~ at this time much in want of Money requests a draft for the half Year as above as he cannot now possibly do without it

Hammersmith

15 Oct.r 1799

L. Weltje

Rent of Pavilion at Brighton
Ice House in King St. St. James's

£30 7. 10

✓

Sir Benard Burke

33522

Dr. Sir

When Col. Leigh was here he signified to me the Prince's Pleasure, that I should consider how the Piece of Ground near the Ice House might be disposed of to the best advantage. I have therefore endeavored, without being too particular in my Enquiries, to inform myself upon the Subject

The Ground lies in what is called the Chalkpit Furlong, West of the Ice House; but I have not been able to make out the precise Situation, nor the Quantity, the whole Furlong being, as I understand, occupied by Mr N. Kemp; and there being no Marks whatever, to distinguish the different Owners. I therefore submit, whether it would not be proper to have His Royal Highness's Land staked out; and, if no Objection occurs, I would go upon it with Mr. Kemp the Occupier, and endeavor to find out his Ideas respecting it This Purchase is a true Specimen of Weltjies Agency: He certainly did not at all know what he was about. Land in that Situation could not possibly be of the least Use to the Prince. However, if Buildings continue encreasing towards the West they will make this Land more valuable. I do not know which of the Mr Kemps sold this Land. It is possible the Seller may be sensible it would become him to exchange This for Land, if he has any, in a Situation useful to the Prince; or to take it back at a higher Price than any other Person

would find it his Interest to give

I beg you will have the Goodness to offer my Duty to the Prince, and to believe, I shall be exceedingly happy if I can be made any Way useful in this Business during our Stay here: We purpose staying till Sunday the 8th of February. We are made very unhappy by the Account given in yesterday's Paper of His Royal Highness's Indisposition: If I have the Honor of hearing from you, we shall be much obliged by your informing us how he does

I am &c

with great Esteem

Your most obed.t hble Servt

Brighton
25th Janry 1801

W. Heron.

Sir R. Peel
respects Bingham

33524

His Royal Highness The Prince of Wales

Estimate of sundry Operations and Repairs proposed to be made at the Pavilion at Brighton

	£ s. d
In Repairing, painting and whitewashing the several Buildings, excepting the Stables and the late Mr. Wetty's House where the external Repairs only are included	1750. 0. 0
Altering the old Dining Parlor and Library so as to make one Room, new fitting the same and making New Windows	650. 0. 0
Building a New Hall bringing forward the Portico building Corridors and finishing the same	3000. 0. 0
Building two New Staircases	900. 0. 0
Making New Water Closetts, making some alterations in the Offices, altering the way into the Great Drawing Room and making two New Chimnies there, making New fastenings to Windows & Locks to Doors, Making some Slight Alterations to the Stables	1200. 0. 0
£	7500 : 0 : 0

Estimates by me

H. Holland

16th July 1801

His Royal Highness approves of the foregoing estimate on the assurance of Mr. Holland, that he will do all he can in the course of the work to abridge the expence, and that no incidental excess is to be provided for, out of the Princes income, the word the other creditors being thrown out of the usual course of payment, and wishes to have an arrangement made conclusive of this intention, to remain at the Office, for which provision is to be made agreeable to the estimate

J. W. Payne. Comptr.

10th July 1801

His Royal Highness
The Prince of Wales

Estimate of sundry operations
and Repairs proposed to be done
at the Pavilion at Brighton—

£7560.——

Dear Sir

I enclose you the Duke of Portland's answers to some former letters, together with Mr. Hollands first estimate, as well as a subsequent one, with which we have nothing more to do than receive it as a memorandum of an expence that the Prince is to be at in making two wings, but which His Royal Highness is to provide for himself at some future time; and of this Mr. Holland is apprized there can be no possible provision made by the Office towards defraying the expence of at any time. We had reduced the former estimate near two thousand pounds, when Mr. Holland

volunteered finishing the whole plan
upon the original plan, for £7500 &
to have the rest of the surplus expence
whenever the Prince chose. This I think
will satisfy the Prince & must satisfy
Mr. Holland. The enclosures will give
you, I hope, a full understanding
on this head, in failure of which I
will do what I can to amend, on
hearing from you and am Dear Sir

very truly Yours

J W Wyatt

Sunday
July 24th

R. Grey Esq.
Ducky Office
Somerset House.

24. July 1801
John & Jane
late of Hallows Estate,
Higham Ferrers & &c
Northon.

Somerset Place 1. Sept: 1801

My Dear Sir

About a week since I had an Explanation with Mr Holland on the Works at the Pavilion, by which I understand that the original Estimate of £7560. is reduced by his subsequent Plan to £6500 to which is to be added £3000; for building the New Wings, making a total of £9500; but according to the Memorandum you have made on the back of the Estimate, further explained by your letter of 24. July, the Office stands pledged only for providing the Sum of £7560. as originally proposed, and so Mr Holland understands it: yet as no binding agreement can now be drawn upon the first Estimate, we fail in the grand object, that of securing His Royal Highness against an Expence which cannot be supported; and I see great reason to apprehend that this business will lead His Royal Highness into most serious difficulties; all we can do, is, to discontinue further payments when the Sum of £7560. has been completed, which will sufficiently embarrass our accounts, independently of other large claims that must of necessity follow for furnishing the New apartments.

I am sorry to have one of the Commissions to return but it has escaped your signature.

I am

Dear Sir

your most faithful and
obliged humble Servant
signed Rob: Gray

Rear Admiral Payne
&c &c

Copy of Capt. H. Grey's letter
to admiral Payn
Concerning Mr. Holland

5. Sept.r 1001

33528

His Royal Highness The Prince of Wales

To Henry Holland, Dr.

On account of the Works done at Brighton

~~1801~~ 1801

	£	s.	d
To valuing the Estate purchased of Mr Wettje and agreeing with Him for the same	250.	0.	0
To valuing the Grove Estate and agreeing to purchase the same	25.	10.	0
To valuing Mr Kemps Estate, the Dairy House and treating for the same	5.	5.	0
Taking an account of and estimating the Repairs wanting to be done to the Several Buildings, and contracting with Mr Saunders for the same, making Designs for Alterations and Additions to the Pavilion and contracting with Mr Saunders for the same, making Designs for Chinese Decorations and directing the execution for Works and Furniture by Messrs Saunders, Hale & Robson, Marsh & Tatham, Morell, Crace & Son amounting at Midsummer 1803 to £ 18,350. 0. 0 – Commission 2 ½ Cent	917.	10.	0
For ten Journies myself & three Clerks and Travelling Expences	300.	0.	0

33528A

RECEIPT

Received the 24. April 1804. of His Royal Highness the Prince of Wales by Genl. Hulse Treas. the Sum of Five Hundred & Ninety four Pounds Nine Shillings and One Penny, being the Balance of My account for Works at the Pavilion to Michaelmas 1803.

£ 594. 9. 1.

H. Holland.

594. 9. 1

Mr. Henry Holland

£594. 9. 1.

His Royal Highness The Prince of Wales

To Henry Holland, Dr

On account of the Works done at Brighton

~~1787~~ 1801

	£	s.	d
To valuing the Estate purchased of Mr Nettje and agreeing with Him for the same	250.	0.	0
To valuing the Grove Estate and agreeing to purchase the same	25.	10.	0
To valuing Mr Kemps Estate, the Dairy House and treating for the same	5.	5.	0
Taking an account of and estimating the Repairs wanting to be done to the Several Buildings, and contracting with Mr Saunders for the same, making Designs for Alterations and Additions to the Pavilion and contracting with Mr Saunders for the same, making Designs for Chinese Decorations and directing the execution for Works and Furniture by Messrs Saunders, Hale & Robson, Marsh & Latham, Morell, Grace &c &c amounting at Midsummer 1803 to £ 18,350. 0. 0 – Commission 2 ½ Cent	917.	10.	0
For ten Journies myself & three Clerks and Travelling Expences	300.	0.	0
To Cash paid Louis Pazago on account of the painting done in Fresco	50.	0.	0
	1530.	5	
To Cash paid Mr Saunders at Sundry times	8250.	0.	0
	9788.	5.	0

Cr

	£	s.	d		£	s.	d
By Cash received on account to Mid.r 1803.	8587.	9.	11				
Do of Mr Piles for the Materials of the Dog Kennel at the Grange	100.	0.	0				
1802 May 12 Do of Mr Donaldson for a Lead Figure	6.	6.	0	8693.	15.	11	
				£ 1094.	9.	1	
Cash Paid 30th January 1804				500.			
				594.	9.	1	

His Royal Highness
The Prince of Wales

To Henry Holland

On account of the Works at
Brighton –

Balance	£1094	9	1
Paid on acc.t Jan.y 1804	500		
	£594	9	1