34113

Dr.

Cr.

# His Majesty in account with John Hall Esqr.

| | | | | | |
|---|---|---|---|---|---|
| 1822. April | By the Purchase money of the two houses in North Street | 8000.. | 1823. July 4th. | By cash payment to Mr. Hall, this day, on execution of Deeds | 2734.5.. |
| July 19. No. 1. | By Mr. Halls payment to Mrs. Craddock to induce her to quit immediately without legal Notice; that possession might be given to His Majesty | 10.10.. | | By allowance for a piece of ground comprized in the Contract, but which Mr. Hall in consequence of his arrangement with the Messrs. Mills found it necessary to except | 15.15.. |
| 1823 July. No. 2. | By proportion of Rent (£40 p. annm.) for the house late in the occupation of Mrs. Craddock from 23d. Augt. 1822 (when possession thereof was delivered to Mr. Supper) to 8th. July 1823 when possession of the Castle Tavern was given to Mr. Hall | 34.19.. | 8. | By Price et of Castle Tavern (as per Contract) of which possession was this day delivered | 5250.. |
| No. 3. | By amount of Mr. Halls legal expences due to Mr. Boville his solicitor and to which he is entitled by the Contract | 60..6 | | Balance due to Mr. Hall | 105.9.6 |
| | | £8105.9.6 | | | £8105.9.6 |

34113

Brighton

John Hall Esq

Shewing a Balance
due to him of

£105 9 6

1823

W. July 1825

I DD mentioned to Sir
W. G. that the above
balance appeared to
be due to Mr Hall
wherefore he requested
he would that it might
not be paid at present

# Report upon the Stable Building at the Royal Pavilion, Brighton.

The ornamented Parapets, and Tops of the Minarets, are formed principally of Roman Cement; they are becoming defective, and require repair: if not done, the weather will produce further dilapidation.

The Lights in the Dome over the Rotunda, are in a very bad state: the wrought iron Bars are so much corroded, that it is necessary to take out all the Glass, to clean them of Rust, and then, after thoroughly painting, to reglaze them.

Nb. This part of the work requires much care, and it must be considered if some improvement cannot be made; as these lights have caused much inconvenience, expence, and injury to the Building.

The

The Wet having made its way into the lower part of the Dome, it will be necessary to take off the Plastering in several parts above & below the springing of the Dome, and to examine & repair the Timbers, as well as the Plastering.

It will also be proper to examine the Timbers in the lower part of the Rotunda, as there is reason to apprehend they are affected by damp, in several parts.

The admission of Air to the Timbers, where possible, is a very necessary precaution to be resorted to.

The whole of the Rotunda & Stables require general repair, Painting, Colouring, and whitewashing.

Some of the living Rooms also require common repair, whitewashing & Painting.

All the Locks, Hinges & Fastenings, as well as the Metal Sashes, are much out of repair, and are covered with rust, to which they are much subject, both from the Steam from the Stables, & the Sea Air. Where new are required, substituting Brass, in lieu of Iron, would be much better, and in the end cheaper.

The

The Joiner's Work, and Timbers, have sustained considerable injury from the accumulation of the Steam from the Stables, which should as much as possible be carried off by Pipes, instead of being allowed to overflow and soak away by the Joints of the Joiner's Work, and from thence to the Timbers.

Part of the East Side of the Building has been left in an unfinished state, with the Timbers exposed to the weather and the Drip from the Roof: this part should be covered in, and the Gutter completed, if the Buildings are not immediately to be added on this side, as appears to have been the original Design.

Some defects appear in parts of the Building formed of Timber covered with Weather-Tile; these parts should be examined and properly repaired.

The whole of the outside Wood & Iron Work wants Painting. Both the Outside and the Interior Work of the Building, has suffered much from not having been painted before.

It is not possible to estimate with certainty the Cost of a complete Repair to a Building constructed so much of Timber, the defects of which cannot be all known till laid open in the progress of the Work:— but it will probably require a Sum to be laid out, not less than £3500.—

As there must be considerable repair to the Plastering of the Dome, & Sides of the Rotunda; those parts where new Plastering is applied, will not be fit to receive Oil Colour this Season; but they may be coloured in Distemper, and finished at a future time.

Henry Wake Seward.
Asst: Surv: Genl.

Office of Works.
Aug. 8th 1823.

Report upon the
State Building at
Brighton

8 Aug: 1823

34116

# Pavilion

Decorative Painting done for His Majesty by order of Sir William Knighton Bart. up to the 5th of January 1824 By William Brookes

| | £ | s | d | £ | s | d |
|---|---|---|---|---|---|---|
| **Lord Stewards Apartments** | | | | | | |
| Preparing and Painting a Chimney Glass Frame in Bamboo reliefs and highly Varnished Painting also the Chimney Piece to match | 4 | 9 | | | | |
| Painting 2 Squares of Glass with Flowers and Pateras & retouching the whole Window | 2 | 12 | | | | |
| Varnishing 2 Book Cases Satin Wood | | 18 | | | | |
| | | | | 7 | 19 | |
| **Chapel** | | | | | | |
| Colouring the Cornice & Ceiling of Passage in relief Tints to tone with the Papered Walls and Coloured Ceiling | 6 | 10 | | | | |
| Making several Patterns for the Paper | | 12 | | | | |
| | | | | 7 | 2 | |
| **Long Gallery Glass Screen** | | | | | | |
| Preparing and Painting in Imitation of Woods the lower doors and linings of do to correspond with the ornaments of Gallery with Blue Bead Mouldings | 20 | 10 | | | | |
| Painting 10 Squares of Glass to match | 8 | 4 | | | | |
| 6 Squares of Yellow Stained Glass with ornaments on Do | 4 | 12 | | | | |
| | | | | 33 | 6 | |
| | | | | 48 | 7 | 2 |

Carried over

1/6

Received the 22nd day of March 1824 of His Majesty by payment of Sir William Congreve Bart. Keeper of the Privy Purse the sum of Sixty Six Pounds One shilling in discharge of the annexed Account for Works at Brighton as included in the Abstract of Mr. H. Saunders

£66.1.0

J Brooks

34116A

| | £ | s | d | £ | s | d |
|---|---|---|---|---|---|---|
| Brought forward | | | | 48 | 7 | 0 |
| Long Gallery. | | | | | | |
| To repairing and highly varnishing 2 Chinese Clay Figures | 3 | 10 | | | | |
| To repairing and varnishing 6 Chinese Figures | 10 | 14 | | | | |
| To repairing and Do 6 Sitting Figures | 3 | 10 | | | | |
| | | | | 17 | 14 | 0 |
| Total £ | | | | 66 | 1 | 0 |

E. Fitzsaunders

(certified by Mr Saunders)

Dec. 1824

Pavilion

Decorative Painters

Account

J. W. Brooks

£66. 1. 0

to 5th January 1824

paid 22d March 1824

34117

Pavilion,

Abstract of Items of Work done for His Majesty by order of Sir Wm Knighton Bart. charged to His Majesty's Privy Purse 5 Feby 1824

| | | | | | | |
|---|---|---|---|---|---|---|
| **Chapel,** | | | | | | |
| Alterations of Organ — — — | Lincoln | 80 | - | - | ✓ | |
| Papering the Passage & Walls — | Saunders | 34 | 14 | 3 | ✓ | |
| Colouring the Cornice of Do — — | Brookes | 7 | 2 | - | ✓ | |
| Puckered over communion — — | Saunders | 28 | 6 | 7½ | ✓ | |
| Draperies small Windows — — | Do — — | 19 | 1 | 3 | ✓ | |
| Putting on Sockets and fixing Seats | Tupper | 13 | 11 | 5¾ | ✓ | 182 15 7½ |
| **Lord Stewards House,** | | | | | | |
| New Draperies and Sofa Covers &c | Saunders | 26 | 6 | - | ✓ | |
| | Do — — | 5 | 2 | - | | |
| Ornamental Glass Window — — | Brookes | 2 | 12 | - | ✓ | |
| | Hollingdale | 8 | 2 | 6 | ✓ | |
| Glass Frame and Chimney Piece | Brookes | 4 | 9 | - | ✓ | |
| | Saunders | 2 | 18 | - | ✓ | |
| Varnishing 2 Satin Wood Bookcases | Brookes | - | 18 | - | ✓ | 50 7 6 |
| **Long Gallery,** | | | | | | |
| Glass Doors — Painting the frames &c | Do — — | 33 | 6 | - | ✓ | |
| Glazing Do — — | Hollingdale | 4 | - | 2 | ✓ | 37 6 2 |
| Repairing and Varnishing Figures | Brookes | - | - | - | ✓ | 17 14 - |
| | | | | | Total | £288 3 3¼ |

Pavilion
28 February 1824

H Saunders

Pavilion.

Abstract of Items

of Bills

Privy Purse

1823 and up to 5 July 1824

34118 - 34122

# John Hall Esq.r Dr.

## To Wm. Bovill

## Contract with His Majesty

| | | | |
|---|---|---|---|
| 1822 July. | Attending receiving instructions to complete the purchase of certain Premises at Brighton for which you had contracted with His Majesty and perusing Contract | " | 13. 4 |
| | Copy Contract 1 Sheet | " | 3. 6 |
| | Perusing abstract of His Majestys Title 54 Brief Sheets | | 6. . . . |
| | Attending Mr. Spedding with abstract for answers to queries and several times afterwards for same | " | 6. 8 |
| | Perusing answers of Mr. Spedding and considering same | | 6. 8 |
| | Fair Copy queries and marginal observations fol 30 | " | 10. . |
| | Writing Messrs. Bicknell & Spedding with abstract requesting answers to further queries and observations and Clerks attendance therewith | " | 6. 8 |
| 20 | Attending Mr. Spedding who informed me that an Act of Parliament would be procured next Session which would in all probability enable His Majesty to make a good Title to the property in question | | |
| | | | £8. 6. 10 |

/

1823

| | | |
|---|---|---|
| | and requested me to advise with your Son thereon . . . . . | " 6. 8 |
| Jany 3rd | Attending your Son advising with him and afterwards attending appointment with Mr. Spedding in Norfolk Street long conference (2 hours) on the Title on the proposed indemnity . . | 1. 1. — |
| | Writing Mr. Spedding with abstract requesting further information and Clerks attendance therewith . . . . . | " 5. — |
| March 1 | Several attendances on Mr. Spedding conferring with him on the propriety of His Majesty giving you some counter security against some doubtful points in the Title and urging him to give same . . . . . | " 13. 4 |
| 6 | Attending Mr. Spedding long conference with him when he refused the Security on property sold to the King proposing to him that His Majesty should enter into general Covenants and give you the first lien on the £6900 when he promised to consider the subject and return me an early answer . . . . | " 13. 4 |
| | Attending Mr. Spedding in conference on the subject of the Indemnity and on other matters connected with the purchase . . . . . | " 6. 8 |
| | 2 | £ 3. 6. — |

34119

| | |
|---|---|
| Perusing additional abstract and various other documents relating to this title as furnished by Mr. Speedding in all about 27 Sheets . . . . . | 3 . — |
| Instructions for Deed of Covenant for surrender of Copyholds from His Majesty to you . . . . . | " 13 . 4 |
| Drawing same fol: 63 - four Skins in quantity . . . . . | 4 . — |
| Fair Copy thereof . . . . . | 1 — . — |
| Instructions for power of Attorney from General Hulse His Majesty's Trustee to Messrs. West & Saunders to surrender Copyholds at Brighton . . . . . | " 13 . 4 |
| Drawing same and fair Copy . . . . . | 1 . 1 . — |
| Attending Mr Speedding with Draft to peruse and approve on behalf of His Majesty and General Hulse . . . . . | " 6 . 8 |
| Attending you and your Son to Mr. Speedding long conference with him and agreed that my Clerk should go to Brighton to examine Deeds on the Court Rolls . . . . . | " 13 . 4 |
| 10th " Attending at Messrs. Bicknell & Speddings long conference on Title and agreed that I should examine what Deeds they had in their possession previously to sending to Brighton and appointing Monday next at 10 for that purpose . . . . . | " 13 . 4 |
| 12th. Attending at Messrs. Bicknell & Speddings according to | |

3

£12 . 1 . —

| | | |
|---|---|---|
| appointment to examine abstract with Title Deeds when after searching for the Deeds above an hour they requested me to postpone the appointment until tomorrow when the Deeds and papers shall be ready - - - - - - - - - - | " | 6 - 8 |
| 13th attending Messrs Bicknell & Speddings examining abstract with certain Title Deeds engaged 2 hours when they promised to procure further Deeds by tomorrow . - - - - - - - | " | 13 - 4 |
| 14 Attending this morning again at Messrs Bicknell & Speddings examining a variety of further Deeds and Documents with abstract engaged 3 hours and arranging with them about journey to Brighton to examine Court Rolls | 1 | " - " - |
| Journey to Brighton for the purpose of examining abstract with Court Rolls engaged 3 days - - | 5 | 5 - |
| Paid Messrs attree & cooper their charge for searching the court Rolls (vide post) - - - | | |
| Paid Coachhire and expences there and back (vide post - - - - - - - - - - | | |
| Copy list of queries unanswered and Deeds and documents unproduced - - - - - | " | 2 6 |
| 24 Attending at Messrs Bicknell & Speddings therewith and for the purpose of completing the examination of Title Deeds - when they stated that they had not yet received the remaining Deeds from the Country and that unless they arrived on Monday next a special Messenger should be dispatched for them - - - - - - - - - | " | 6 - 8 |
| | £7 | 14 . 2 |

34120

| | | |
|---|---|---|
| 28th. | Attending again at Messrs. Bicknell and Speddings pressing the production of the unexamined Deeds and for an early appointment for arranging the completion of purchase when Mr. Spedding complained that you had proceeded very prematurely to wall in a piece of Ground and said he would endeavour shortly to bring the Business to a close | „ 13 „ 4 |
| | Several further attendances on Mr. Spedding requesting him to expedite this Business | „ 6 „ 8 |
| June 3. | Attending Mr. Spedding again this day to examine remaining deeds but he had not yet got them and agreed that in order to avoid further delay the Conveyances should be immediately ingrossed and the outstanding Deed produced as soon afterwards as possible | „ 13 „ 4 |
| 4. | Attending Mr. Spedding again to examine remaining deeds but they had not arrived when he returned me the draft Conveyance from you to His Majesty for the purpose of introducing the exception of the plot of ground walled in by you and for which an abatement of 15 Guineas was to be made | „ 6 „ 8 |
| | | £ 2 . . — — |

| | | |
|---|---|---|
| | Perusing and finally settling deed of Covenant for surrender of Copy holds and Power of Attorney and also Deed as to right of way previously to Ingrossment | 1 " — " — |
| | Ingrossing Deed of Covenant to surrender 4 Skins | 2 " 10 " — |
| | Paid Parchment and duty (vide post) | — " — " — |
| | Ingrossing Power of Attorney fo | — " 12 " 6 |
| | Paid Stamp and Paper (vide post) | — " — " — |
| | Attending Stamp Office to get duties affixed | — " 6 " 8 |
| 11th | Attending this day and several previous and subsequent attendances on Mr Spedding to endeavour to settle conveyance from you to His Majesty which however he declined doing until he had received a fresh plan and admeasurement from Surveyor at Brighton | — " 13 " 4 |
| 17. | Attending Mr Spedding informing him that the deeds were Ingrossed and requesting him to procure an appointment with the King for execution which he promised to do through Mr Brent | — " 6 " 8 |
| | Several further attendances on your son and Mr Spedding to endeavour to arrange for the speedy settlement of this business | — " 6 " 8 |
| | | £ 5 " 15 " 10 |

6

34121

| | | |
|---|---|---|
| 19 | Attending Mr. Spedding with drafts and Ingrossments to examine and requesting him to make an appointment for execution when he said that he had written to Sir Wm. Knighton at Brighton for that purpose and would send me word the moment he received an answer . . . . . | „ 6 „ 8 |
| 25 | Attending meeting at Messrs. Bicknell and Spedding when deeds having been executed by His Majesty it was proposed to settle and Mr. Spedding offered to pay the balance of the purchase money but I advised you not to complete until the surrender had been actually made and you were admitted . . . | „ 13 „ 4 |
| July 4. | Attending you and afterwards with you to Messrs. Bicknell and Speddings met your son and Mr. Davis your Trustee attesting the execution of you and your Trustee to Deed of Conveyance to His Majesty discussing very fully the propriety of your signing a Memorandum drawn up by Mr. Spedding binding yourself to do what was necessary thereafter to complete your Title to His Majesty at your own expence when at length Mr. Spedding gave up the point and paid you the balance of the purchase money after deducting the amount of your purchase money for the Copyhold property, and handed | 1 „ 1 „ — |
| | | £ 2 . 1 . — |

7

over the Deeds and 3 parts of —
Agreement as to right of way retaining
out with your execution until the
remainder should be executed by all
the other parties engaged from ½ past 3
till 6 . . . . . .

8th. Attending Mr. Spedding conferring
with him upon His Majesty's execution
of the Deeds which had been attested by
one witness only and requiring that same
should be reexecuted and attested by 2 witnesses
as directed by the Act of Parliament . . . . — " 6 " 8

August 5th. Attending your Son when he gave me
Deed of Covenant to surrender to get
executed by General Hulse and afterwards
attending Mr. Spedding therewith for that
purpose . . . . . — " 6 " 8

26 Several attendances on Mr. Spedding to know
if the Deed of Covenant had been executed
by Genl. Hulse and the other Deeds re-
executed by His Majesty and properly attested
when at length procured same . . . . . — " 13 " 4

Octr. 8th. Attending Mr. Spedding conferring
with him upon the subject of deeds
of Covenants to produce Title Deeds
to be given by His Majesty to
you and upon other matters connected
with this Business . . . . . — " 6 " 8

£ 1 " 13 " 4

8

34122

| | | | |
|---|---|---|---|
| Nov. 4 | Attending Mr. Spedding long Conference with him upon the subject of the proposed Deeds of Covenant . . . | 6 . 8 | |
| 1824 | | | |
| Feb. 7 and March | Several attendances upon and letters to Mr. Spedding requesting he would forward the Deeds of Covenant as much as possible you being very desirous of completing this business | 13 . 4 | |
| 8 | Attending Mr. Spedding arranging various outstanding matters — receive balance of Purchase money and finally settling . . . . . | 13 . 4 | |
| 8 | Postages Porters and various petty expences . . . . . | 2 . 2 | |
| | | | 3 . 15 . 4 |
| | Paid Messrs. Attree and Coper for examining Court Rolls | 1 . — . — | |
| 4 | Paid expences of Journey to Brighton & back . . . . | 4 . 4 | |
| | Paid Parchment and duty on Deed of Covenant to — surrender . . . . . | 6 . 10 | |
| 8 | Paid duty and paper for Power of Attorney — | 1 . 13 | |
| | | | 13 . 7 |
| | | £ | 17 . 2 . 4 |
| | Page 1 | | 8 . 6 . 10 |
| | 2 | | 3 . 6 |
| | 3 | | 12 . 1 |
| | 4 | | 7 . 14 . 2 |
| 4 | 5 | | 12 |
| | 6 | | 5 . 15 . 10 |
| | 7 | | 2 . 1 |
| | 8 | | 1 . 13 . 4 |
| | | £ | 60 . — . 6 |

Copy

1823-1824

34123

# Abstract of Bills for Works done for His Majesty at the Pavilion Brighton to 25th March 1824.

| No of Bills | Artificers Names | Work done at the Stables | Examining & repairing the Mastic Covering to Roofs | Stolledges made for the Beer Cellars | Jobbing Account | Amount of Materials in the Stores | Mens Lodging Traveling Expences & Carriage | Deductions on the face of the Bills for Old Materials | Total Amount |
|---|---|---|---|---|---|---|---|---|---|
| | | £ s d | £ s d | £ s d | £ s d | £ s d | £ s d | £ s d | £ s d |
| 1 | Bricklayer & Labourers — Rich.d Patchington & Co.r | 3 . 14 . 9 | — | — | 33 . 15 . 11½ | — | — | — | 37 . 10 . 8½ |
| 2 | Mason & Slater — Wm. Williams | — 15 . 6 | — | — | 3 . 3 . 6 | — | — | — | 3 . 19 . — |
| 3 | Carpenter & Joiner — Benj.n Tupper | — | — | 19 . 15 . 7½ | 26 . 13 . 4½ | 4 . 14 . 11 | — | — | 51 . 3 . 11 |
| 4 | Joiner — Jas. Watts | 9 . 6 . — | 6 . 12 . 3 | — | 44 . 16 . 9 | 40 . 3 . 4 | 6 . 18 | — | 107 . 16 . 4 |
| 5 | Plumber & Glazier — H.y Hollingdale | 1 . 3 . 1½ | — | — | 2 . 6 . 4½ | — | — | — | 3 . 9 . 6 |
| 6 | Plasterer — F. Bernasconi & Son | 2 . 3 . 10½ | — | — | 2 . 12 . 7½ | — | — | — | 4 . 16 . 6 |
| 7 | Smiths Work & Ironmongery — Thos. Palmer | — | 4 | — | 4 . 18 . 8 | 10 . 3 . 2 | — | 1 . 0 . 0 | 14 . 5 . 10 |
| | | £17 . 9 . 3 | £6 . 16 . 3 | £19 . 15 . 7½ | £118 . 7 . 3 | £55 . 1 . 5 | £6 . 18 . — | £1 . 0 . 0 | £223 . 1 . 9½ |

1824

Abstract of Bills
for Works done for
His Majesty at the
Pavilion Brighton
to 25th March 1824

£223 - 1 - 9

34124

Pavilion Brighton 3rd May 1824

Sir

Agreeable to your instructions I have made up & herewith transmit the Monthly Account for Jobbing work done for His Majesty at the Pavilion up to 1st May - the amount of which is £26 . 17 . 3½, the last Bills being made up to the 25th March, makes the time of this Abstract Five weeks & three days -

I shall endeavour to keep the expences of the present month proportionally less - than the last -

I am Sir

Your Obedient Servant

Wm Nixon

To

Sir William Keighton Bart.

34125

Windsor Castle
6 May.

Dear Sir

Take care of those Bills;
I have ordered Nixon to
send in his accounts
every Month.
Look them over, & if you
discover any Improbable

error, let me know.

It is but a small sum altogether, & by having them every month, I shall know what I am about.

Yours sincere friend

F Knighton

4. May 1824

Sir Wm Knighton
with Brighton
Bills to 1st instant

Norfolk Street 29th July 1825

Sir;

I have carefully examined the Deeds Plans &c in our possession relative to the Title of His Majesty to the Palace at Brighton, and particularly to that portion of it which abuts upon Castle Square, but I cannot ascertain that the piece of Land to which the application of the Mine Company refers was included in that Title, or had been otherwise in any form conveyed to His Majesty.—

The Deeds in so far as respects the descriptions of the several proportions conveyed are somewhat intricate so that judging from them merely it is ~~a~~ y difficult to come to a clear understanding in that respect— Probably an inspection of the premises by some competent Person, having at the

same time the Deeds to refer to, might be useful — My own impression however, is that the piece of Land in question is vested either in the Lord of the Manor or in the Commissioners of the Town — and consequently that His Majesty has no claim to it —

I am Sir

Yours obediently

Ashley Cooper

To
Mr. Nixon
Kings Palace
St. James's

tion

heiness

no

29. July 1825

Mr Spedding
to
Mr Nixon

Respect.g the ground in Castle Square, Brighton which the Wine Comp.y have applied to undermine for their Cellars.

15. Aug.:- Read the within to Sir W. Knighton who said he had sent Mr Spedding to view the Premises since the writing of this letter, and to report thereon

Mr Nixon
Hungo & Sons
Brighton

Norfolk Street Strand
18th August 1825.

Sir;

Pursuant to your directions I have attended at Brighton and examined very carefully the proceedings of Mr. Hall and his Lessees under his late Contract with the King-

With respect to his own purchase (being the Site of what was formerly the Castle Tavern) there are, I think two material deviations, on his part, from the terms of his Contract- one of them consisting in the establishment of a Wine Merchants Office fronting to, and opening into Castle Square- and the other in the conversion of the Ground Floor of the Southermost of the new Houses fronting the Steyne into a Coach Office- By the conditions of his Conveyance he is restrained from permitting any trade or business to be carried on in any of the Buildings upon the premises (excepting the South line of Frontage) without His Majestys permission in writing; or any trade or business on any part of the premises which shall be deemed a Nuisance or annoyance to the Palace, or His Majestys Household - The two instances referred to, as being each of them a trade or business carried on upon parts of the premises where Trades and Businesses are precluded and coming also probably under the description (particularly the Coach Office) of Nuisances or Annoyances, are clearly, I think, violations of the Contract-

Another stipulation is that there shall not be, in the Buildings to be erected, any Windows opening into Castle Square, within 15 feet from the Chapel Southward, excepting such as shall open from the upper Sashes, and be made of Ground Glass- There are however several Windows which do not conform to this description- I am unable to a

judge how far the circumstance may be important — but certainly the Contract has not in this respect been adhered to —

Mr. Hall, on his part, has some claims upon the King, the particulars of which (having communicated them some time since in Letters to Mr. Brent which were, I understand, by him transmitted to you) I need not now repeat — Those claims appear to me just and reasonable — but Mr Hall should certainly set himself right in the instances referred to, before he can expect them to be satisfied —

With reference to the application of the Wine Company for permission to advance their Vaults under Castle Square, upon the subject of which you have had, I believe, some communication with Mr Nixon, I have enquired as to the Title to that Property, and find that it is vested in the Lords of the Manor of Brighton; but that in consequence of past arrangements, they consider themselves bound, at any time, to grant it, without consideration, to His Majesty; and perhaps under the circumstances which have occurred, you will think it expedient that such a Grant should be taken —

With respect to the Purchase made by the King of Mr. Hall one point only occurs to me as calling for observation — In consideration of the relinquishment by Mr Hall, and Mr. John & Mr. Edward Mills, of their rights in the Old Passage from North and East Street, now enclosed within His Majesty's Gates, His Majesty has covenanted to grant to them a new Road of 12 feet wide, from the East side of Princes Place, to communicate with the Foot Passage at the back of the Old Bank — This Road was accordingly set out, and was of the full prescribed width of 12 feet — but at the entrance from Princes Place on the right side Mr. Ironmonger has recently encroached upon it to the extent of nearly 3 feet in breadth by a Wall he has built — so that the Passage, in that part of it, is now little more than 9 feet wide — and His Majesty cannot without breaking in upon his own property on the opposite side (and which is

the House at present occupied by Mr Nixon) perform his Covenant — I think Mr Ironmonger should be required to take down the Wall and restore the encroachment, unless Mr Hall and the other parties will declare themselves satisfied with the narrower Road in this part of it, and release His Majesty, to that extent, from the Covenant — It seems to have been understood by the Parties that Gates were to be put, at the entrance into this Road from Princes Place, at the Kings expence — This is not specified in the Agreement; but it would certainly be desirable that the Road should be preserved as a private one — If accessible to the Public, it is very likely to become a Nuisance —

I have the Honour to remain
Sir,
Your Faithful & Humble Servant
Mattw Wyddings.

(To Sir William Knighton
Bt.
&c &c &c.)

Mr. Peacock's

Sum:[n]

1825

Norfolk Street, Strand
20th August 1825.

Sir;

In consequence of your Favour of last night, I send without delay a the Statement of Mr. Hall's claims; and which (as it would have saved you some trouble) I am very sorry was not comprized in my former communication.

He claims in the first place the balance of the Cash Account, which I send inclosed; and to which I have subjoined an explanation with reference to some of the Items, which might not otherwise have been sufficiently intelligible. I have very carefully considered it and believe it to be correct. Mr. Hall himself expected a larger balance, but that which this account exhibits is, I think, the whole which is fairly and justly due, and he will now, I believe, be content to accept it as a final settlement.

Mr. Hall also requires of His Majesty the execution of certain Deeds which he considers necessary to the validity of his Title, and with reference to which the circumstances are as follows:

The portion of the late Castle Tavern which His Majesty retains being of greater value than that which Mr. Hall has

purchased His Majesty is entitled to the custody of the Deeds, covenanting for their production to Mr Hall and his heirs, in the usual manner.

In like manner in the case of the purchase from Mr. Hall of the Houses in North Street, His Majesty having taken the largest part of the estate, has the custody of the Deeds covenanting, as in the former case, for their production.

Thus, therefore, there are two Deeds of Covenant for production of Deeds required from His Majesty — One to Mr. Hall as to the Castle Tavern Deeds — and a second to Mr. Brewster, the purchaser from Mr. Hall of one of the Houses in North Street, embracing the Deeds of that property. I think Mr Hall's claim in this respect is correct, and that, without the Deeds in question, his Title will not be effectual.

Mr Hall is also desirous that His Majesty should sign a Receipt in the common form for the purchase money of the Castle Tavern, to be endorsed upon ~~the back of~~ his purchase Deed; and which was omitted, when that Deed was executed, as not usual in the case of Conveyances by the King. This is a form merely; and cannot, I think, be deemed a necessary one — but Mr Hall's Lessees refer to the

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late Act of Parliament, regulating the disposition of the Property which was vested in His Majesty at the time of his accession to the Crown, under which the Sale to Mr Hall took place, and by which such property is authorized to be sold by the same forms as are usual in the case of Subjects; and as in the case of Subjects such Receipts are usual, they require one in the present instance, and it will, Mr Hall says, materially facilitate his arrangements if it can be supplied —

I have the honor to be

Sir

Your faithful humble Servant

Arthur Freddrick

To

Sir William Knighton Bart.

&c &c &c.

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Dr

# His Majesty in account with John Hall Esq.re

Cr

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1822 April | | By the purchase Money of the two houses in North Street | 8000 | " | " | 1823 July 4. | By Cash payment to Mr Hall, this day, on execution of Deeds | 2734 | 5 | " |
| 1823 July 19 | (a) | By Mr Hall's payment to Mrs Craddock to induce her to quit immediately without legal Notice, that Possession might be given to His Majesty | 10 | 10 | " | | By allowance for a piece of Ground comprized in the Contract, but which Mr Hall in consequence of his arrangement with Messrs Mills found it necessary to except | 15 | 15 | " |
| | (b) | By proportion of Rent (£40 per Annum) for the house late in the occupation of Mrs Craddock from 23rd August 1822 when possession thereof was delivered to Mr Suppen to 8th July 1823 when possession of the Castle Tavern was delivered to Mr Hall | 34 | 19 | " | 8. | By price of Castle Tavern (as per Contract) of which possession was this day delivered | 5250 | " | " |
| | (c) | By amount of Mr Hall's legal expences due to Mr Boville his Solicitor, and to which he is entitled by the Contract | 60 | " | 6 | | Balance due to Mr Hall | 105 | 9 | 6 |
| | | | £8105 | 9 | 6 | | | £8105 | 9 | 6 |

## Notes.

(a) Mr Hall claims this sum upon the Ground that it was a payment made, not for any object of his own, but to enable him to give possession of the House to His Majesty — The evidence of the fact of payment is a Note from Mrs Craddock addressed to Mr Hall, wherein she says "She has withdrawn 10 ex Guineas in the Rent due to Mr Hall for his House in East Street which She left without any legal Notice to oblige His Majesty."

(b) This sum he claims under the rule between Vendors and Purchasers, that when a Purchaser receives possession before he pays the purchase Money, the amount constitutes a debt upon which the Vendor is entitled to Interest — Mr Hall's claim in the first instance was made in this form, being for Interest at 5 £ per Cent upon so much of the Purchase Money as might upon a fair apportionment be referable to this House; and which according to his calculation would have amounted to upwards of £130. To this, however, Mr Spedding objected as not being (however conformable to the general Rule) a fair principle of settlement in this ex particular case, considering the price he had obtained, and the peculiar circumstances of the Contract, but to the proportion of Rent as charged. Mr Spedding a thought he was reasonably entitled, and therefore proposed it — The fact of delivering of possession on the 20th August 1822 is proved by a Letter from Mr Saunders to Mr Spedding; and the fact of the settlement with Mr Hall at the time stated, is sufficiently certain, because it was effected and the residue of the purchase money paid by Messrs Bicknell & Spedding themselves —

(c) This Item Mr Hall claims under the terms of the Contract, wherein it is stipulated "that His Majesty shall be at the legal expences necessary for carrying the contract into effect" excepting only in so far as respects the making out of Mr Hall's Title and procuring certain Releases, therein referred to; no charges in a respect of which last mentioned matters are comprized in the Bill of £60.0..6 —

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Norfolk Street
8th Novr 1825.

Dear Sir;

Pursuant to your Instructions in September last, we explained to Mr Ironmonger how the King was circumstanced with respect to the ground appropriated for the new Road of 12 feet wide, which, in conformity to His Majestys Covenant with Mr Hall and Messrs John and Edwd Mills, was to be made from the East side of Princes Place to communicate with the Foot Passage at the back of the old Bank — And we also apprized him of the encroachment upon this ground at the entrance from Princes Place, and opposite the House occupied by Mr Nixon, to the extent of nearly 3 feet in breadth, by the Wall he has built there; so that the passage, in that part of it, was little more than 9 feet wide, and His Majesty could not, without breaking in upon his own property on the opposite side, perform his Covenant —

We further gave him notice that the Wall in question was to be taken down, and the Encroachment restored, unless he could procure from Mr Hall, and the other parties referred to, a Declaration that they were satisfied with the narrower Road in that part of it, and a Release to His Majesty to that extent from the Covenant — To this Mr Ironmonger answered (on the 13th Septr) that he was not conscious of any encroachment, and that upon a fair and candid examination it would be found he had granted an accommodation without receiving any return — but that he would give up every thing for His Majestys accommodation

Concluding from this that he would cause a proper examination to be made, the result of which would necessarily be to convince him of the encroachment, which was too manifest to admit of doubt, and that then one or other of the alternatives proposed to him would have been adopted, we let the subject rest for a few weeks — Hearing however, nothing from him, and finding that nothing was done, we again addressed him (on the 11th Octr) representing that sufficient time had elapsed to enable him to come to a decision upon the subject, and requesting to hear from him without delay —

To this he replied by a positive denial that he had encroached, but without entering into any explanation — We then informed him, that as I had personally inspected the spot, we were enabled to state positively the fact of the encroachment, which was self-evident and unquestionable, and the particulars of which we again fully explained — adding that, in conformity to His Majesty's Commands, one or other of the alternatives which had been proposed to him must, and without delay, be adopted — and requesting to be informed specifically what his intentions were —

The inclosed correspondence then took place, from which, as you will perceive, no inference arises that he will comply with our requisition —

I have troubled you with a more minute statement than was perhaps necessary; but in a case, thus peculiarly circumstanced, I judged it important that you should know all the circumstances; and the more especially as Mr Ironmonger intimates his intention of writing to you himself upon the subject —

The question is what measures must now be pursued — In an ordinary case the course I believe would be for the Party trespassed upon to remove himself the encroachment — but here you will probably think that the Law Officers of His Majesty should be consulted —

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With respect to the Nuisances from the Shops in Castle Square, and which depend upon Mr. Hall, I have reason to hope that they will be effectually removed, and without much further delay — Mr Hall, at least, professes his wish to do all in his power, and he certainly has the power by proper measures of effecting the object in view —

I have the honor to be

Dear Sir

Your faithful hble Servt

Arthur Wellesley

To

Sir Wm Knighton Bart

&c &c &c

Norfolk Street
8 Novr. 1825

Mr Spedding
to
Sir William Knighton Bt.

enclosing Copy of Correspondence with Mr Greenwinger respecting the Wall built by him at Brighton

34135

[Enclosure]

Copy.

Brighton
23 Oct 1825.

Gentlemen

My senses appear to have left me and I seem to be walking in the Clouds and riding upon the Wind.

The attack which is made upon my Integrity I cannot understand, I am confounded altogether; I have to say in answer to yours of this morning that no injurious or ~~a~~ perceptible alteration has been made since I have had the property, and the little which has been done, has not been ~~a~~ attended with Encroachments, but if it were so, it was done at the request of Saunders, a Servant in His Majestys Household, and ~~a~~ done also for the general convenience of all who are interested.

I will not condescend to cavil with any person on a matter so uninteresting and unimportant, as I feel that the ~~a~~ present complaint arises solely from personal animosity, and altho' it is said that Mr. Speddding has received the property, he must have done so with his eyes closed if he ventures to charge me with wrong doing; I will appeal to Mr. Brent, and to those ~~a~~ interested besides in the Road alluded to, when for the ~~a~~ convenience solely of His Majesty I would if necessary give my whole Estate

To Messrs Bicknell & Speddding- Ever yours &c R Ironmonger.

Copy

Norfolk Street 25th. Oct: 1825

Sir; We have received your letter of yesterdays date to which those we have already addressed to you contain explicit and sufficient answers— Mr. Speddding charges you with nothing,— but what he charges is that the Ground set out for the 12 foot road, in execution of his Majestys Contract, has been encroached upon by a Wall, said to be a Wall of yours, to the extent

of 2 or 3 feet – and the particular place of the intrusion has been pointed out so that the fact may be by any person at once ~~so~~ ascertained – If the Wall is not yours then undoubtedly our application to you is wrong – but whosesoever it may be, our duty is, conformably to His Majesty's Commands, to require the removal of it in the part referred to, to the intent that the new Road may be throughout of the required breadth of 12 feet; or otherwise that a proper Release and indemnity, from the parties entitled to that breadth of Road, to ~~a~~ His Majesty, may be procured

We shall defer for a few days any further proceeding in the hope that some satisfactory communication may be made, and am Sir

Your obed.t Serv.ts

Bicknell & Spedding

To Rich.d Ironmonger Esq:

(Copy)

Brighton Nov.r 1st 1825.

Gentlemen;

I cannot learn your motive for the interruption I continue to receive for an offence of which I am perfectly innocent, my peace of mind is seriously disturbed by the tone you have assumed in your Letters, which is both dictatorial and persecuting. I have not done the slightest injury, nor am I aware of the alledged encroachment, the alteration to the Wall of my premises was ordered by Mr Saunders, whom I am told is a Servant of His Majesty's Establishment, at Brighton. I am also informed that every thing was done at that time to meet the general convenience of the interested parties, and from my own observation I feel confident that if any thing be necessary to be effected for the making the road of the dimensions spoken of it will be proper to commence the same and to finish it in an opposite direction. I have said again and again for myself that I will concede whatever shall be asked – where I have the power to grant but the Tenant in this Case – must be consulted, and of course will determine for himself, but if the Wall be taken away altogether you cannot obtain a clear passage of 12 feet; I shall write to Sir William Knighton and Mr. Brent, and am resolved if His Majesty shall honor Brighton

with his presence to present a Petition on the subject of my grievances. I have not done wrong in this matter, nor can I be capable of the commission of any Act which shall have a tendancy to injure my neighbours

I am Gentleman - Your Servant
R Ironmonger.

To
Messrs Bicknell & Spedding.

Copy

Norfolk Street 5th Novr 1825

Sir

We received your letter of yesterday, which after all that has passed, we may be allowed to say is a very extraordinary one.

We write to you by the Commands of the King - and you tell us that you cannot learn our motive - We urge with earnestness the necessity of your complying with the just and reasonable requisition which, in conformity to such commands, is made of you - and you answer that we assume a dictatorial and persecuting tone - We have explained to You (and repeatedly) in the clearest manner the fact of the Encroachment, and you continue to answer us by a general denial of it - We wish to conduct this affair with all the respect which is due to and which we feel for you, but what in such circumstances can we do?

We have at this moment before us the Original Contract between Sir Wm Knighton and yourself signed by both of you, in the presence of Mr. Brent, and referring to a Plan annexed, and which is also authenticated by your signature.

We have also referred to the Deed of Conveyance from His Majesty to you which conforms exactly to the Contract, and has copied upon it and refers to the same plan.

By all these Documents, which Mr. Saunders had no authority to alter, the fact of the Encroachment is established beyond all doubt

We cannot however now expect that statements of this nature from us will make any impression - and all therefore that remains for us is to report in the proper quarter the correspondence which has taken place, and which we will do in the early part of the ensuing week - Such further Instructions as may be deemed proper will then be given -

We are Sir
Your obedt. Servts
Bicknell & Spedding

To Richd. Ironmonger Esq.

Frank

Mrs. E. Harrison.

Nov. 9 – 1825 –

Dear Sir

Mr. Roberts has executed the Power of Attorney which I return with – the Dr. of Title of Right and Certificates &c for your personal examination – You have one part of the Trust Deed which Mr. Roberts & – yourself executed – or Mr. Spedding has it with the papers relating to this House – As I am told that I am daily getting better & even faster than I could expect I suppose I must report favorably of myself but I feel the confinement irksome –

I am Dear Sir

Yrs faithfully & sincerely

J. W. Ogle

34138

Sir Roberts

Chas Bickwell Esq
3 Spring Garden Terrace
Westminster

9th Jan 1855
Mr Abbott

34139

No. 11 Queens Road
Brighton 22nd Novr. 1825 –

Respecting Bartons Grandchildn –

Sir

After numerous Attendances on Mr. Atree & furnishing him with such documents as he required of me (and which I understood was by your particular direction) respecting this Business – and also after – receiving the Power of Attorney from you for me to sign – in order to – enable you to sell the Money out of the Funds – I must acknowledge I was surprized at being shewn your Letter received by Mr. A. on – Wednesday last – wherein you say you think you are running a Risque by paying Ann Wingham her share of the Money before she is 21 Years of Age which she will be on the 4th. Sepr. next – if you think you are not – safe in paying her at present – I will together with her Father (who is as respectable & Independant a Tradesman as any in Brighton) give you a joint Bond of Indemnity against all future Claim – of her part or Share hereafter – and as far as respects the Sutherlands there can be no cause for detaining their Money as they are one 20 & the other 25 Years of Age – I therefore hope you will not make any – delay in getting this Business settled – in order to enable me to pay – off the small Legacies – funeral expences & many other debts which have been contracted on Account of Mrs Burton during nearly a Twelvemonths expensive Illness prior to her Death – the Claimants of which are daily harrassing me for their Money & say that I am keeping the Money in my possession instead of paying what is due to them – I have no interest

in wishing to get this Business settled - farther than getting myself clear from the trouble of it altogether - waiting your early answer respecting your intention concerning the Business

I Rem^n Yours most obed^t Hble

J Roberts -

34140

Chas Bickwell Esqr

Spring Gardens Terrace

London —

22 Apr 1875

Mr Ashmole

Mr Bickwell

as to Buckingham

-shire

34141

11 Queens Road
Brighton 30 Nov.r 1825 –

Sir

Respect.y Burtons Grandchild.n –

I am sorry I am under the necessity of troubling you again on this Business – but having wrote to you on the 22.nd inst.t – and not receiving any answer is the cause thereof – I hope you – will have the goodness to answer this immediatly to let me – know what you have done or intend to do in this Business as the unpleasancies that I have to encounter with from the – Legatees & others is beyond description – saying that I am keeping them out of their Money & suffering them to be daily injured by – the falling of the Price of Stocks – if you think it necessary for me to come to Town respecting the Business let me know when and – I will wait on you – but at all events I hope you will not fail in giving me an immediate ans.r to this – in order that I may – explain to them what is the cause of the delay – waiting your ans.r I rem.n

Yours most obed.t Sy

J Roberts –

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Chas Bickwell Esqr
Spring Garden Terrace
London

34143

11 Queens Road
Brighton 2nd Decr 1825

Sir

I this morning recd yours of Yesterday & immedy went to the Post Office & found yours also of 24th Novr ~~which~~ which has lain there from being directed in my Name — Brighton only — there being several more of the same Name residing in Brighton — I have consulted the Parties respecting your proposal — who are agreeable to your Selling two thirds of the Stock & leaving the Residue till Ann Wingham becomes of Age — you will therefore please to do the same as soon as you can — and on the same being paid I will together with the Sutherlands sign the Release —

I Remain
Sir
Yr most obedt Servt
J Roberts —

34144





Chas Bicknell Esqr
Spring Gardens Terrace
London

2 Jan 1825
Mr Bicknell

Brighton, 5th Dec. 1825

Sir

On searching the Court Rolls of the Manor of Brighthelmston, I find Sir W. Blackman, and Mr. Chapman, in the year 1816 surrendered to you, one fourth part of the Castle Tavern, (that which I am about to state, I wish to be understood, as not intending to give offence, or cause if possible Inconvenience to His Majesty's Solicitors) as Sir W. Blackman, and Mr. Chapman, in the year 1809 received from Myself, and Sisters, a general Release; as Executors, and Trustees, under the Will of my late Father, (The Release was prepared by "Chapman; Solicitor, Mr. Thomas Attree) I contend no legal power remained or was given

to Blackman, and Chapman, to see, a dis-
pose of one fourth part of the Castle Farm
in the year 1816. as they were only admitted
to the same, as Executors, and Trustees, under
the Will, of the late Mr. Thomas Best, (which your
Solicitor will find by referring to the Court Rolls,
and yet! the Estate was surrendered by Blackman,
and Chapman, as Executors and Trustees &c.)
imagining at the same time, a liberal sum
was paid as a Consideration for the same, so far,
I am content, (provided an Account of the pur-
chase Money, can be had or given by Blackman,
or the Representatives of the late Mr. Chapman,
(Mr. John Mills, and Mr. John Buckman, of this
place) understanding your Solicitor, in
this case, as a right to demand from

the Venders an Account how the Moneys arising from such Sale were appropriated, I humbly solicit your assistance, provided the statement now made is found to be the fact, and which I plead myself to be the truth, as it would be with very great reluctance should I be compelled to dispute the Title, which above all things I wish to avoid. With your permission Sir, I will call on Mr. Thomas Wood, publicly to explain, as he acted in the Year 1809. and likewise continues to act, as Steward for the Manor of Brightlemerton. I am,

Sir,

Your most obedient,

and very humble Servant,

Thomas Best

Genl. Sir Samuel Wale,

Mr Best to
Sir W. Knighton.

5 Dec 1825

My dear Sir

Mr. Best called on me this Morning with your Answer – I am extremely sorry that he should have troubled Genl. Hulse or you on the subject – but it is part of the system of harass which he is pursuing to obtain thro' any means & any channel a claim which he pretends to make on the Estate of the late Mr. W. Chapman & to substantiate which Mr Best has filed a Bill in the Court of Chancery but this in no respect concerns the Title to the 1/4 part of the Castle Tavern – Best admitted this when I stated the matter to him – I must beg you will represent this immediately to General Hulse & in any other Quarter where Mr B. may have made any representation of the Bus.° & that Mr. B. may be referred to me –

Brighton
19 Dec. 1825

Yours Dear Sir
faithfully & obedt.
W. Sheffield

P.S. Have the kindness to tell Geisen I have written to Nugent about my Servants Dress

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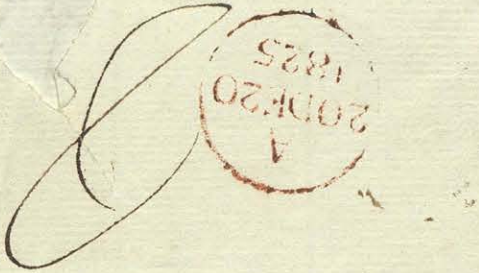

Chas. Bickwell Esq
Spring Garden Terrace
Westminster

W. Allen

19 Dec 1825