

Union Road, Park Crescent Gardens, Brighton

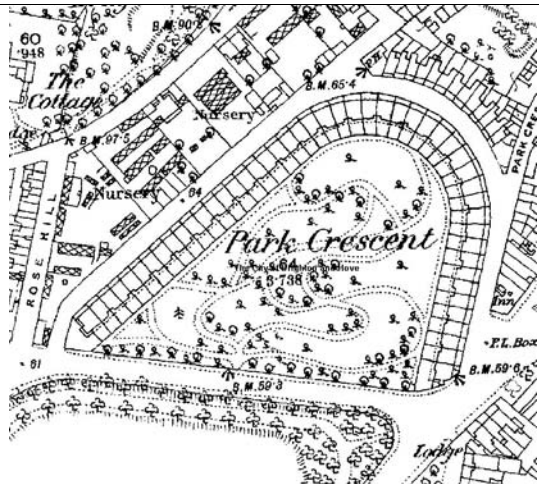
Park & Garden

Valley Gardens

Garden

ID 342

Not included on current local list



Description:

Ireland's Royal Gardens were established in this area in the 1820s. Covering 10 acres, it included a cricket ground, a fives court, canal, gothic tower and aviary. The gate piers to Union Road (listed grade II) were constructed as part of these gardens. In the 1830s, and under new ownership, it was redesigned as a zoological garden with exotic animals, an aviary and oriental theme. Following bankruptcy of the owner, however, the gardens closed in c.1833 and were described as closed and overgrown in 1838. Park Crescent was built in 1849 on the site of the original cricket ground. The buildings - by A.H.Wilds in an Italianate style - form an approximate horseshoe shape, with the private gardens located within. The gardens were laid out in a relatively informal style, with winding paths and planting. A further path follows the perimeter. The gardens are bounded to the south by a flint cobble wall with yellow-brick dressings; extended and raised in red brick. The gardens appear to largely match the historic design. Source: Antram & Morrice 2008, Berry 2000
http://www.mybrightonandhove.org.uk/page_id__8421.aspx

A Architectural, Design and Artistic Interest

ii A good example of a mid-19th century designed garden

B Historic and Evidential Interest

ii The site retains elements that illustrate its development as one of the city's few pleasure gardens, supplemented through historic documents and maps

C Townscape Interest

iv The garden is closely associated with the surrounding listed buildings and gate piers.

F Intactness

i The design layout and planting remains largely intact.

Recommendation:

Include on local list

Upper Drive, Cardinal Newman School, Hove**Historic Building****No CA****Education****ID 405****Included on current local list****Description:**

Catholic secondary school. Originally built in 1877/78 to the designs of Frederick H Pownall as the Sacred Heart Convent girls school. The Chapel was added in 1879 and an east wing added 1901. It became Cardinal Newman Secondary School in 1972, when all Catholic secondary schools in the area were amalgamated. A dignified collegiate building of red brick and stone dressings with a strong sense of place. Neo Jacobean in style with a High Gothic style Chapel. Also of interest is the separate building to the north known as the Bishops House, dating from c1900-1910 and which originally housed a smaller school for poor children. The school sits within a substantial open setting of playing fields and trees and of special note are the high flint walls that enclose the site, particularly to the Upper Drive and Old Shoreham Road. These may pre-date the school, at least in part.

A Architectural, Design and Artistic Interest

- ii A large private church school building and chapel of the late Victorian period exhibiting stylistic tendencies and materials typical of the period but with particular quality, set in extensive original grounds.
- iv A strong design by a notable architect of the period, extended and altered but retaining clear aesthetic interest.

B Historic and Evidential Interest

- ii The building illustrates the key role that private church-led education played in the late 19th and early 20th centuries and the historic interest of the Upper Drive to Catholicism in Brighton & Hove.

C Townscape Interest

- ii The building's scale, architectural distinctiveness and open setting make it the most notable feature in the Upper Drive and, together with lengthy flint boundary walling, helps to give this road its unique character.

E Rarity and Representativeness

- ii An unusual – and unusually large – locally surviving example of a purpose-built late Victorian Catholic convent school and chapel and a legacy of the role of Catholicism in Brighton & Hove.

F Intactness

- i The school and chapel retain a sense of completeness in terms of their architectural design and open setting, despite later extensions and alterations.
- ii The building remains in Catholic school use.

Recommendation:

Retain on local list

Upper Drive, Cottesmore St Mary School, Hove**Historic Building****No CA****Education****ID 404****Included on current local list****Description:**

Originally a private boys prep school but now a Catholic Primary School since 1950. Two storeys. Built c1896 to the designs of A Burnet-Brann and Ernest R Barron of London. A handsome, heavily detailed building in Free Jacobean style. Red brick with stone dressings and mullions and steep clay-tiled roofs surmounted by cupolas. Extended over time in a largely sympathetic manner.

A Architectural, Design and Artistic Interest

- ii A good quality example of a purpose-built Edwardian private school on a particularly large scale with notable ornamental detail.
- v Clear aesthetic interest resulting from an architectural design in a Free Jacobean style with ornamental features.

B Historic and Evidential Interest

- ii The building illustrates the role that private education for the boys of wealthy families, funded by private benefactors, played in the late 19th and early 20th centuries. Many proprietary schools were established in the 19th century, which led to Brighton being dubbed 'School Town'. In its subsequent period as a Catholic school it illustrates the historic interest of the Upper Drive to Catholicism in Brighton & Hove, as it was the site of the Convent of the Sacred Heart from the 1878, which included a girls school and which expanded and eventually became the Cardinal Newman secondary school.

C Townscape Interest

- ii The building's distinctive roofline and open setting are notable from the busy Old Shoreham Road and the school has strong and positive street presence on the Upper Drive.

E Rarity and Representativeness

- ii An unusual – and unusually large – locally surviving example of a purpose-built late Victorian prep school.

F Intactness

- i The school retains a sense of completeness in terms of its architectural design and its open setting, despite some later extensions and window replacements.
- ii The building remains in school use.

Recommendation:

Retain on local list

Upper Gardner Street, 39, Brighton

Historic Building

North Laine

Warehouse/industrial

ID 66

Not included on current local list



Description:

Tall, three storey 19th century warehouse/industrial building, first shown on the c.1870 OS map. Rendered front elevation, with Victorian small-paned cast iron windows and a large sliding door to the ground floor. North side elevation reveals flint and brick construction. Roof pitched and hipped roof, largely concealed in the streetscene.

Recommendation:

Do not include on local list. The building is located within the North Laine Conservation Area, which is characterised by its mix of residential, industrial and warehouse buildings. As such, this building is in keeping with the character of the area. Its inclusion in the conservation area provides a greater level of protection than local listing would.

Upper Gardner Street, 40-41, The Tindle Centre, Brighton

Historic Building

North Laine

Education, now converted

ID 511

Not included on current local list



Description:

A plaque on this building records an original date of 1826 as a National School and that it was reopened (and rebuilt) in 1887 as the Central Infants School as part of the National Schools programme. The 1887 rebuild has been attributed to Thomas Simpson, the architect of the Brighton Board Schools of that period. The current building certainly shares some of the architectural language of the Simpson schools but is much less coherent in its design and is painted render rather than red brick. It is not known whether the rendering is a later alteration. The building later became a community centre and is now partially in use as flats, with a modern roof extension, and a nursery.

B Historic and Evidential Interest

- i National schools were founded in 1811 in England and Wales by the National Society for Promoting Religious Education. They provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. They were mostly absorbed into the state school system by the end of the 19th century.

E Rarity and Representativeness

- ii The original 1826 school was an early example of a National School but the later rebuilding is a late example. It is nevertheless a rare surviving example of a National School building in Brighton & Hove.

Recommendation:

Do not include on local list. The architectural interest of the building is modest compared to other Simpson schools and it has been much altered. It appears typical of the mixed 19th century character of the North Laine conservation area and is better protected through that designation.

Upper Hamilton Road, 28, The Chimney House, Brighton**Historic Building****No CA****Public House****ID 488****Not included on current local list****Description:**

The Prestonville area to the immediate southeast was developed by Daniel Friend in the mid 1860s as middle-class housing. Further development in the area followed in the 1880s, including the Port Hall area and The Chimney House. Street directories from 1883 indicate house building on Upper Hamilton Road, with numbers 1 to 18 complete by 1887. Originally known as the Marquess of Exeter, it is first recorded in the street directories of 1896, when J. W. Woodham is shown as landlord. The building and the residential housing in surrounding roads is shown largely complete on the 1898 Ordnance Survey map. Two storey red brick public house with pitched tile roofs. Located at a corner with elevations to Upper Hamilton Road and Exeter Street. On both elevations, a single bay is set forward of the elevation and is surmounted by a gable. The gables include highly decorative plasterwork depicting the Coat of Arms of the Marquess of Exeter. Pub fascia set between the two projecting bays. Hung sash windows with square design of glazing bars. Decorative tiles and shaped brickwork to windows. Cart entrance to Exeter Street elevation. Source: http://www.mybrightonandhove.org.uk/page_id__6478.aspx

A Architectural, Design and Artistic Interest

ii Good example of a late 19th century public house building, with high quality architectural detailing

C Townscape Interest

ii Not within a conservation area, the pub contributes greatly to the streetscene and the character of this largely residential area

F Intactness

i The building remains largely intact, including much of its fine architectural detailing.

ii The building retains its pub use

Recommendation:

Include on local list

Upper North Street, 66-68, Brighton

Historic Building

Montpelier & Clifton Hill

Shop

ID 162

Not included on current local list



Description:

Victorian one storey shops, added to the front of earlier buildings. Shopfronts display simple decoration; and have been slightly altered. The Post Office Directory of Sussex (1878) indicates the shops as being a butcher (66), a shoemaker (67) and a baker (68) Number 66 retains a decorative grille to the stall riser and small rams heads to the corbels, indicative of its use as a butcher's shop.

Recommendation:

Do not include on local list. The shops contribute positively to the streetscene; they are however insufficiently atypical of the area to meet sufficient criteria for 'interest'. They are more appropriately and better protected through inclusion in the conservation area.

Upper North Street, 69, Windmill, Brighton

Historic Building

Montpelier and Clifton Hill

Public house

ID 161

Not included on current local list



Description:

A building is shown in this location on the 1824 Pigott-Smith map, when it is the only building located on Upper North Street which had only recently been laid out. It is identified in street directories as a pub as early as 1832, and said to have received its first licence in 1828. Three storeys, with a three bay rendered frontage set back from the street behind rendered walls. Central entrance. Small paned hung sash windows to the outer bays; those to the top floor taller than the rest, with a blind window between. Overhanging eaves with hipped slate roof and prominent chimney stacks. Bow window to two floors to Clifton Place elevation, flanked by a blind semi-circular headed opening. Source: Myall 2008

F Intactness

i The building remains relatively intact

Recommendation:

Within the Montpelier & Clifton Hill conservation area. It is an early example of development in the area, and is of some townscape interest due to this and in being a focal point along the street. It is, however, relatively typical of the conservation area, and of limited architectural interest in itself. Its interest is more appropriately and better protected through its inclusion in the conservation area.

Upper Rock Gardens, 3, Brighton	
Historic Building	East Cliff
House	ID 407
Included on current local list	
Recommendation:	Not eligible for local listing as it is statutorily listed at grade II. This provides a greater level of protection than local listing would.

Upper Rock Gardens, 16, Brighton

Historic Building

East Cliff

House, now flats

ID 407

Included on current local list



Description:

Originally an attached house, c.1815, and associated with numbers 17 and 18 (both listed grade II). 4 storeys over half basement. Full-height segmental bay, with balcony and canopy to first floor. Largely rebuilt in 1990s, when the building was delisted and a 4 storey extension built to the south. Set back from road behind a low boundary wall with piers with ball finials and cast iron railings.

Recommendation:

Remove from local list. The building was largely rebuilt and significantly extended in the 1990s such that it has lost its original design integrity. It also no longer meets the criteria for Intactness. As such, it does not meet the criteria for 'Interest' nor 'Significance'. It is more appropriately and better protected through its inclusion in the conservation area.

Upper St James's Street, 33, Hand in Hand Public House, Brighton

Historic Building

East Cliff

Public House

ID 160

Not included on local list



Description:

The Hand in Hand Public House is located at the corner of Upper St James's Street and Marine Gardens. Built in the mid 19th century, historic images show that the roof form has been altered from a pitched roof to a gambrel roof. The remainder of the building appears to be largely unchanged. Historic street directories indicate that number 33 was occupied by a coal merchant – George Hill – in 1854. By 1871 it is likely to have been in use as a beer retailer, named the Gasfitter's Arms with Samuel Pullin as landlord. A year later, it remained under the same landlord but the name had changed to the Hand-in-Hand. The building's use and name have continued, although under successive owners. Its use has included an independent brewery since 1989. Source:

http://www.mybrightonandhove.org.uk/page_id__6302.aspx?path=0p214p215p394p204p1062p

Recommendation:

Do not include on local list. The building retains a mid 19th century pub frontage at ground floor level. Its roof form has, however, been much altered. The building is insufficiently atypical of the area to merit inclusion on the local list. Its interest as a mid 19th century public house is appropriately protected through inclusion in the East Cliff Conservation Area