

**Davigdor Road, 12, Windlesham Mansions, Hove****Historic Building****No CA****Social Club****ID 209****Included on current local list****Description:**

A large, 2-3 storey house, with Arts & Crafts influences in its design. Brick with pebbledash render above. Four bays in width; three with gable ends containing mock timber framing. The main entrance is located in the westernmost of the central bays. It is contained within an unusual porch, incorporating such features as a canopy roof, an arched batwing fanlight and stained glass side-lights divided by small stone columns. The two western bays each have a canted bay window with mullioned lead-light windows. The eastern bays also contain mullioned windows, as well as a bow window. Built 1907 by T. Garrett, it was used as a Social Club (the Windlesham Club), with its own bowling green. It was part-converted to flats in 1988, with the remaining converted following the closure of the club. Source: Middleton 2002

**A Architectural, Design and Artistic Interest**

ii A good, well-detailed example of an Arts and Crafts-influenced large house

**C Townscape Interest**

ii Not within a conservation area, the building contributes positively to the streetscene, being larger and more imposing than its neighbours

**F Intactness**

i The design integrity of the front elevation survives

**Recommendation:**

Retain on local list.

<b>Dean Court Road, 1-5 (odd), Tudor Cottages, Rottingdean</b>	
<b>Historic Building</b>	<b>Rottingdean</b>
<b>Houses</b>	<b>ID 44, 211</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Former farm buildings associated with Manor/Court Farm, converted to residential use in the 1930s. The buildings were converted in a 'Tudorbethan style, similar to that of the listed Tudor Court opposite (also former farm buildings). Varied tiled roofs and tall decorative chimney stacks. Rendered, mock timber framing, flint walls and brick dressings. Carved timber bargeboards to gables. Leaded windows throughout. The buildings are set close to the streetfront, with a low flint wall to the boundary. The buildings predate the formal creation of Dean Court Road in the c.1930s. Before this, the route provided access into the farmyard alone. Source: Collis 2010, Rottingdean Conservation Area Character Statement 2010</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good example of conversion of agricultural buildings to residential use in an unusual and highly aesthetic Tudorbethan style
<b>C</b>	<b>Townscape Interest</b>
i	Set on a prominent corner location, the buildings make a positive contribution to the streetscape, but are of an unusual design and style.
iii	The group has some interest as a visual focal point in the streetscape
iv	The buildings are closely associated both in style and proximity to the adjacent listed Tudor Close
<b>F</b>	<b>Intactness</b>
i	The group retains a sense of completeness in itself and in association with Tudor Close
<b>Recommendation:</b>	Include on local list

**Dean Court Road, 8 and 10, Rottingdean****Historic Building****No CA****House****ID 459****Not included on current local list****Description:**

Semi-detached property, dating to the early 20<sup>th</sup> century. 'Tudorbethan' style, similar to the nearby properties of Tudor Close (listed). One and two storeys with pitched tiled roofs. Long range set parallel to the road, interspersed with gables and cat slides projecting forwards. Areas of render, mock timber framing and brick laid in a herringbone pattern. Jettied gable above the entrance supported on oak beams and with decorative bargeboard. Gable to number 10 less decorative. Windows are timber mullioned casements with leaded lights. The building is set back from the road within its own gardens.

**A Architectural, Design and Artistic Interest**

ii Good quality example of early 20th century 'Tudorbethan' architecture

**C Townscape Interest**

ii Beyond the boundary of the Rottingdean Conservation Area, the building contributes greatly to the streetscene

iv Stylistic, period and visual association with neighbouring Tudor Close, which is a complex of listed buildings

**F Intactness**

i The building retains its design integrity

**Recommendation:**

Include on local list

**Dean Court Road, 39 and 41, Rottingdean****Historic Building****No CA****House****ID 45****Not included on current local list****Description:**

Two two storey detached dwellings, first evident on the c.1930 OS map and pre-dating most of the neighbouring properties. Part brick and part mock-timber framed, with pitched tiled roofs. Some of the brickwork is executed in a herringbone pattern. Number 39 is situated at a bend in the road, such that it is particularly prominent in the streetscene. It has a long range set parallel to the road, with a gable end extending forwards of this. This gable end has a catslide roof containing the porch area and creating an asymmetrical roofscape. Number 41 has a simpler plan form, consisting of a long range set parallel to the road. The first floor above the entrance is jettied, and contains an oriel window. The windows to both properties are timber mullioned casements with leaded lights. The houses are set back from the road within their own gardens.

**A Architectural, Design and Artistic Interest**

ii Good quality examples of early 20th century interpretations of 'Mock Tudor' architecture

**C Townscape Interest**

ii Beyond the boundary of the Rottingdean Conservation Area, the properties contribute greatly to the streetscene

**F Intactness**

i The buildings retain their design integrity

**Recommendation:**

Include on local list

**Ditchling Rise, 76-78, The Signalman****Historic Building****No CA****Public house / hotel****ID 502****Not included on current local list****Description:**

Two storey painted brick building with plinth and raised quoins. Hipped roof, now covered with concrete tile, with overhanging eaves and a dentil cornice. Symmetrical elevation to road, with central entrance with paired pilasters supporting a modest entablature. Tripartite hung sashes to ground floor with paired and single sashes to the first floor. Raised lettering set centrally below eaves reads 'Railway Hotel'. Two small dormer windows to roofslope. The nearby London Road Station was built in 1877; it is likely the hotel was built at the same time. The surrounding housing is also contemporary. All is first shown on the c.1898 Ordnance Survey map.

**A Architectural, Design and Artistic Interest**ii A good example of a late 19<sup>th</sup> century Railway Hotel.**C Townscape Interest**

ii Not within a conservation area, it contributes greatly to the streetscene. There is a strong connection with local landmark London Road Station, both visually (the pub is located opposite the station and terminates views down Shaftesbury Avenue) and historically (the pub was originally the Railway Hotel and is contemporary with the Station).

**F Intactness**

i The building retains its design integrity and its visual relationship with the Railway Station

ii Use as a public house is retained

**Recommendation:**

Include on local list

<b>Ditchling Road, 176, The Jolly Brewer, Brighton</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Public House</b>	<b>ID 71</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Street Directories identify a public house called the Jolly Brewer from as early as 1848, when David Dunk was the proprietor. The tithe map of c.1840 shows a structure in this location, when the majority of the surrounding land had not yet been developed. The c.1870 1st Edition OS map identifies the corner building as an 'inn', with the remainder of the existing terrace also extant. Well-known brewery Tamplin's acquired the property in 1874 and the architectural style of the building suggests that they largely remodelled the building. Two storey with attic. Steep tiled roof with bracketed eaves. Glazed red-brown tiles to ground floor, rough-cast render above. Original main entrance located to the corner (now window). Above, a tower with domed roof creates a prominent feature. Etched glazing to ground floor of Ditchling Road elevation. Two shallow bow windows above. Similar glazing to the ground floor of the Florence Place elevation. Above, a large pub sign depicting the Jolly Brewer. Below the eaves a blue and gold mosaic with the letters 'Tamplin's Ales'. Source: <a href="http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=179-tamplins&amp;cid=1#1">http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=179-tamplins&amp;cid=1#1</a>, <a href="http://mhms.org.uk/">http://mhms.org.uk/</a>.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	Good example of public house architecture, with some late Victorian features but an overall early 20 <sup>th</sup> century Edwardian/Arts and Crafts style. The building makes good use of its corner location
<b>B</b>	<b>Historic and Evidential Interest</b>
i	The incorporation of the mosaic and pub sign make direct architectural reference to the use of the building as a public house and to brewery that owned the building. Tamplin's were a well-known locally brewery that were expanding greatly in the late Victorian and early 20 <sup>th</sup> century. Their purpose-built public houses had a great impact on the urban landscape of Brighton, of which this building bears a reminder.
<b>C</b>	<b>Townscape Interest</b>
ii	Outside a conservation area, the pub contributes to the streetscene.
iii	It makes good use of its corner location, and with the corner dome in particular - has some minor landmark status.
<b>E</b>	<b>Rarity and Representativeness</b>
ii	Representative of the legacy of the Tamplin's Brewery, a well-known and successful local Brewery
<b>F</b>	<b>Intactness</b>
i	Many of the historic features survive intact
ii	The building remains in pub use
<b>Recommendation:</b>	Include on local list

**Ditchling Road, 292, Fiveways, Brighton****Historic Building****No CA****Hotel / Public House****ID 503****Not included on current local list****Description:**

Fiveways forms the junction of ancient downland routes, which historically ran through open farmland. The surrounding land was developed into residential suburbs in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. The public house – originally named the Stanmer Park Hotel – was developed in conjunction. It is shown in street directories from at least 1901, when George Hammond was landlord. Two storey with pitched clay tile roofs with overhanging eaves. Blue-brown brick plinth with red brick and render above. Located on the junction of Fiveways, and the corner of Ditchling Road and Hollingbury Road, it has two main elevations. Gable to the corner itself, with a further gable to each elevation. Round-arched openings to the ground floor with paired sashes to the first floor. Mock timber framing to the gables.

**A Architectural, Design and Artistic Interest**

ii A good example of a turn-of-the-century hotel / public house

**C Townscape Interest**

ii Not within a conservation area, the building contributes to the streetscene

iii Located on a main junction, the building is prominent in the locality and thus forms a local focal point

**F Intactness**

i The building appears to have been altered in part, but retains much of its character and design features

ii The building remains in use as a pub

**Recommendation:**

Include on local list

**Ditchling Road, junction with Upper Hollingdean Road, Tram Shelter, Brighton**

<b>Historic Building</b>	<b>No CA</b>
<b>Transport – Tram Shelter</b>	<b>ID 102</b>

**Not included on local list**



**Description:**  
 Early 20<sup>th</sup> century tram shelter. Timber framed with shingle roof with gables. Eaves and uprights to timber frame faced with gnarled sections of tree-trunks. Panels of plywood inbetween, with windows above. Two entrances to front. The tram system in Brighton opened in 1901 with the route from Valley Gardens to the depot in Lewes Road/Preston Barracks. Other routes were added by 1904, providing access to Brighton Station, Tivoli Crescent, Fiveways, Race Hill and Rock Gardens. The route along Ditchling Road dates to 1902. The tram system was operational until 1939 when they were replaced by trolley buses and motor buses. These were perceived to be more flexible and versatile in light of the increasing suburban development in the city. Other tram shelters with a similar design survive at Ditchling Road (junction with Surrenden Road) and Queen’s Park Road (Pepper-box) (both grade II listed). Source: Carder 1990

<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
i	A distinctive approach to tram shelter design
<b>B</b>	<b>Historic and Evidential Interest</b>
ii	A reminder of an important historic transport system in the city
<b>C</b>	<b>Townscape Interest</b>
ii	Outside the Preston Park Conservation Area, the shelter adds character to the streetscene
iv	Considerable group value with listed shelters c.1 mile further north on Ditchling Road and on Queen’s Park Road
<b>E</b>	<b>Rarity and Representativeness</b>
i	One of only a few tram shelters built to a distinctive design and representative of the historic transport systems of the city
<b>F</b>	<b>Intactness</b>
i	The shelter survives largely in tact

<b>Recommendation:</b>	Include on local list
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**Ditchling Road, St Matthias Church, Brighton****Historic Building****No CA****Place of Worship - Anglican****ID469****Not included on local list****Description:**

1906-7 by Lacy W. Ridge, consecrated 1912. Red brick with pitched clay tile roof in an Early English Style. Main nave of double height with lancet windows and wooden hammer-beam roof. Lower one-storey side aisles. Round tower located to southwest corner, with open belfry surmounted by short shingle spire. Apsidal chancel with large stone mullioned windows (visible from Hollingbury Park Avenue). The church is set back from the road within its own small churchyard. Tall flint and brick gate piers to east and west boundaries. Source: Carder 1990

**A Architectural, Design and Artistic Interest**

ii A modest example of a church of this period. Its architectural interest is elevated by the unusual tower.

**C Townscape Interest**

ii Not within a conservation area, the building contributes positively to the streetscene

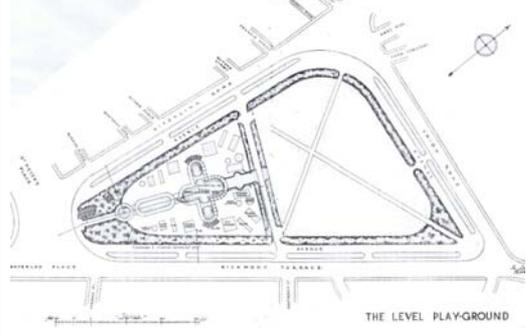
**F Intactness**

i The building appears to survive largely intact

ii Remains in use as a place of worship

**Recommendation:**

Include on local list

<b>Ditchling Road/Lewes Road, The Level, Brighton</b>	
<b>Park &amp; Garden</b>	<b>Valley Gardens</b>
<b>Public Park</b>	<b>ID334</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Formerly an area of open marshy land, a number of fairs and celebrations were held on the grounds. In 1822 The Level was formally laid out by A H Wilds and local botanist/landscape gardener Henry Philips. Elm avenues were planted along the outer pathway in 1844, as a gift from the Earl of Chichester. In 1877 the Level was enclosed by railings and planted with shrubs. It largely retained this layout until 1927, when a children's playground was added to the designs of Bertie Hubbard MacLaren. It included a boating pool, bridges and pergola. MacLaren was Superintendent for the Brighton Parks Department, having previously designed Preston Park. A largescale refurbishment of the park has just been completed; this has largely retained and enhanced the historic layout, including the avenue of Elms, 19<sup>th</sup> century and 1927 design elements.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A well-designed municipal public playground, within an early public park
iv	Associated with A H Wilds, a well-known architect responsible for many listed buildings in the city. A good example of a work by MacLaren, who was also responsible for elements of Preston Park, which is a registered park & garden
<b>B</b>	<b>Historic and Evidential Interest</b>
ii	Illustrates the development of public parks within the city, and their change of use over time
<b>C</b>	<b>Townscape Interest</b>
i	Within the Valley Gardens Conservation Area, the park is atypical of the area by way of its 1920s design elements. It contributes greatly to the character of the area.
iii	The park forms one of a series of conjoining parks that have city-wide significance as civic spaces along the main routes into the city and on the approach to the Royal Pavilion from London.
<b>F</b>	<b>Intactness</b>
i	The recent refurbishment of the park retained many elements of the historic design, both in terms of the original avenue of Elms and 19 <sup>th</sup> century layout to the north and the 1920s playground to the south
<b>Recommendation:</b>	Include on local list

**Dorset Gardens, 2, Brighton**

**Historic Building**

**East Cliff**

**House, now flats**

**ID 213**

**Included on the current local list**



**Description:**

Townhouse. Probably late 18<sup>th</sup> century, but re-fronted in the early-mid 19<sup>th</sup> century. Three storeys with basement and attic. Front door with decorative fanlight set in simple classical door surround, and accessed via three stone steps. Canted bay to ground, first and second floor, with decorative ironwork to the ground floor.

**Recommendation:**

Remove from local list. The building is typical of the conservation area. It does not have any strong group value with the neighbouring listed building. The building is more appropriately protected through its inclusion in East Cliff Conservation Area

**Dorset Gardens, Dorset Gardens, Brighton**

**Park & Garden**

**East Cliff**

**Garden**

**ID 212**

**Not included on current local list**



**Description:**

Dorset Gardens was developed in the 1790s and the gardens provided a private communal garden for those residing there. It was taken over by Brighton Corporation following the 1884 Brighton Improvement Act. It has a flint wall to the north (listed) and railings to the east boundary. Historically, the design included perimeter planting, as shown on the 1898 Ordnance Survey map. Little of this design appears to survive. In the 1980s it was designated a 'peace park', with a number of trees planted. Source: Carder 1990

**Recommendation:**

Do not include on local list. The surviving gardens are of insufficient design interest to meet these criteria. It contributes to the conservation area and surrounding listed assets, but is insufficiently atypical of the area to merit inclusion. Its interest is more appropriately reflected through its inclusion within the conservation area

<b>Drove Road, 18 and 20, Portslade</b>	
<b>Historic Building</b>	<b>Portslade Old Village</b>
<b>Houses</b>	<b>ID 214</b>
<b>Included on current local list</b>	
	
<p><b>Description:</b></p> <p>Two storey rendered cottages, dating to the early-mid 19<sup>th</sup> century. Tall, hipped slate roofs. 2 over 2 hung sash windows, of which one is of tripartite design. Semi-circular headed front doors within enclosed porches. Associated with Portslade Manor (the 'new' Portslade Manor – now Emmaus – was built in 1807 and is listed at grade II), the buildings used to have direct access through the rear garden wall into the Manor grounds. They originally housed people working for the Manor. When St Mary's Convent took over the Manor, a priest occupied one of the houses. Middleton (2002) states that number 18 includes two staircases, and that the front room was dedicated to St Stephen. Set back from the road behind small front gardens and a later fence to the boundary. Abutted by the tall flint walls to the Manor grounds to either side. The walls are considered curtilage listed. Source: Middleton 2002</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	Good quality examples of buildings of their scale, comprising relatively high status worker's housing still retaining a rural character
<b>B</b>	<b>Historic and Evidential Interest</b>
iv	The surviving fabric reveals important detail regarding the relationship between the residents and workers at Portslade Manor
<b>C</b>	<b>Townscape Interest</b>
iv	The buildings are closely associated with Portslade Manor (listed at grade II as St Mary's Convent), both historically and physically.
<b>F</b>	<b>Intactness</b>
i	The exterior of the buildings retain a sense of completeness
<b>Recommendation:</b>	Retain on local list

**Drove Road, Portslade Manor Gardens****Park & Garden****Portslade Old Village****Garden****ID 296****Not included on current local list****Description:**

Portslade Manor was built in 1807 by the Borrer family, to replace the Old Manor. It was used between 1904 and 1996 as St Marye's Convent, at which time it was heavily extended to provide dormitories and a commercial laundry, which now dominate the rear of the site. The site is now an Emmaus Community for homeless people, including accommodation, offices, a second hand shop and café. A folly and grotto survive in the gardens. These are listed, and were built partially from fabric pillaged from the Old Manor. The Manor House preserves its original relationship to the front lawn and Manor Road to the south, which comprise its primary setting. The land on the east side of Manor Road (accessed via a tunnel beneath Manor Road) comprises part of the gardens to Portslade Manor, including the nuns' burial ground and a wildlife garden, and is accessed via a passageway beneath the road. Elements of the garden designs shown on the 1840 tithe map and 1898 Ordnance Survey map still survive. The tithe apportionments indicate the entire area was under the ownership of John Borrer at this time, and is identified as 'Mansion and Grounds', 'Plantation' (lower half of the east garden) and Youngs Piece (Pasture – upper half of the east garden). Source: Middleton 2002, Portslade Conservation Area Character Statement

**A Architectural, Design and Artistic Interest**

ii A good example of a 19<sup>th</sup> century Manor gardens, with later additions also of interest (such as the nuns' burial ground)

**B Historic and Evidential Interest**

ii The grounds illustrate the development of Portslade and reflect the different uses of the Manor over time, including as the original Manor, a convent and now charitable establishment

**C Townscape Interest**

i Within the conservation area, the grounds contribute to the character of the area but are atypical of it being well-preserved 19<sup>th</sup> century gardens within a largely built environment

**F Intactness**

i Many features from the different phases of design and use survive

**Recommendation:**

Include on local list

**Dyke Road, 37 and Upper North Street, 115, Brighton**

**Historic Building**

**Montpelier & Clifton Hill**

**House**

**ID 4+163**

**Not included on current local list**



**Description:**

Two conjoined houses. 115 Upper North Street was built between 1834 and 1842 and occupies the end of a terrace of similar but not matching speculative-built houses. It has a symmetrical 3 bay façade with central entrance and narrow canted bays to the outer bays. It is set back from the road behind a low boundary wall (originally with railings). The windows to the front elevation have been replaced, although it is indicated in the English Heritage report (2008) that internal features and the plan form largely survive. 37 Dyke Road is of 4 storeys with a canted bay window to all floors. It was built in 1881-1885 on a wedge-shaped plot to the rear of number 115 Upper North Street. It rises above number 115 to form an Italianate tower with balcony. The building is set on the pavement edge. Source: English Heritage Listing Designation Report 2008 (not listed).

**Recommendation:**

Do not include on local list. Although the buildings contribute to the Montpelier & Clifton Hill Conservation Area, they are relatively typical of the area, and a common type and architectural style of building from a period in which much development occurred in the city. Although 37 Dyke Road makes good use of the topography, size and shape of its plot, the innovation in design is limited. The windows to number 115 Upper North Street have been altered, which detracts from the integrity of the property. The buildings are more appropriately protected through their conservation area designation.

<b>Dyke Road, 69-81, Brighton</b>	
<b>Historic Building</b>	<b>Montpelier &amp; Clifton Hill</b>
<b>Shop</b>	<b>ID 105</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>One storey turn-of-the-century shops. Added to earlier two storey buildings, and built in their original front gardens. Similar simply decorated designs, which extend further up Dyke Road but have been variously altered. Curved shopfronts to the corner properties are relatively unusual.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	Good, although relatively simply decorated, shopfronts
<b>Recommendation:</b>	Do not include on local list. Although of some architectural interest – particularly due to the curved shopfronts in the design – the shops are insufficiently atypical of the area and city to warrant inclusion on the local list. Their interest is more appropriately protected through inclusion in the conservation area. This provides a greater level of protection than local listing would.

**Dyke Road, 132, Good Companions, Brighton****Historic Building****No CA****Public House****ID 21****Not included on current local list****Description:**

1939 for well-known Brighton brewery Tamplin's, and therefore probably by their architect Arthur Packham. Tamplin's were in a period of expansion at this time – associated with the popularity of Brighton as a seaside resort in the early 20<sup>th</sup> century, and its continued suburban growth. Other pubs designed for Tamplins include St Aubyn's Hotel, The Brunswick and Grand Central. Two storeys plus attic. Clearly 1930s in style, but with references to the English Renaissance. Brick, with unusual plan comprising two matching elevations articulated by a canted corner. The plan form responds well to corner location. Main entrance originally on corner, with large, prominent chimney stack above which forms the main focus of the composition. Decorative urns to the shoulders of the chimney. Four centred arches to openings on ground floor, square and tapered windows above. Hipped dormers set within a steep tiled roof. Two further chimney stacks terminating the roof to either end of the building. The pub is reported to have opened on 3 September 1939, the day Britain declared war on Germany. Source: Antram & Morrice 2008, [http://mybrightonandhove.org.uk/page\\_id\\_6277\\_path\\_0p116p172p414p0p116p169p394p204p638p.aspx](http://mybrightonandhove.org.uk/page_id_6277_path_0p116p172p414p0p116p169p394p204p638p.aspx), <http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=179-tamplins&cid=2#2>

**A Architectural, Design and Artistic Interest**

ii A good example of 1930s pub architecture.

**C Townscape Interest**

ii Outside a conservation area, the building contributes to the streetscene

**F Intactness**

i The building has recently been altered through the insertion of a fascia and the brickwork has been painted to the ground floor. The design integrity nevertheless survives.

**Recommendation:**

Include on local list

**Dyke Road, 218, The Dyke Pub and Kitchen, Brighton****Historic Building****No CA****Public House****ID 23****Not included on current local list****Description:**

Formerly known as the Windmill Inn, and owned by William Trusler, who also owned a mill to the north east of the building. It was renamed the Dyke Road Hotel in the 1890s, and rebuilt in a Tudor revival style. It has a sprawling plan form, presenting two half-timbered jettied end gables and a tile-hung hipped gable to the streetfront. Brick ground floor, with large stone mullioned and transomed windows. Tile roofs with prominent chimney stacks.

**A Architectural, Design and Artistic Interest**

ii A well-detailed Tudor revival-style purpose-built hotel/public house

**C Townscape Interest**

ii Not within a conservation area, the building contributes to the streetscene

**F Intactness**

i The building survives largely intact

**Recommendation:**

Include on local list

<b>Dyke Road, Dyke Road Park, Hove</b>	
<b>Park &amp; Garden</b>	<b>No CA</b>
<b>Public Park</b>	<b>ID215</b>
<b>Park Building (café) is on current local list; park as a whole is not included on current local list</b>	
<p><b>Description:</b></p> <p>The Preston tithe map (c.1840) shows the area of the park and recreation ground as open land; Port Hall and its associated mill are the nearest buildings on Dyke Road. By the time of the first Ordnance Survey (OS) map (c.1870), the railway line had been constructed and a further windmill and the Windmill Inn (now Dyke Road Pub and Kitchen) had been constructed to the north. The area of the park contained a number of small wooded areas, but for the rest remained open. This situation remained, with development spreading on all sides of the park, but the distinctive triangular piece of land remains open on the c.1890s OS map, apart from one enclosed plot in its southwest corner (identified as a nursery on the c.1912 OS map). The c.1912 map shows the whole area in use as allotment gardens. The present layout is established by the time of the c.1930s OS map. This shows the Grammar School (BHASVIC) at the corner of Old Shoreham Road and Dyke Road, with the remaining space divided between the Recreation Ground and Dyke Road Park. The park opened in 1924, and its design is shown in some detail on the c.1930s OS map. The layout of paths, formal gardens, café, bowling green and tennis courts shown on the map largely still survive. The cafe has however lost its distinctive thatched roof, which has been replaced by timber shingles. Source: Middleton 2002</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
i	A good example of a public park of this period, which incorporates elements of particular design interest
<b>C</b>	<b>Townscape Interest</b>
ii	Not within a conservation area, the space contributes positively to the streetscene and character of the area as a whole.
<b>F</b>	<b>Intactness</b>
i	Much of the original design of the park remains, including its café building, tennis courts and rose gardens. This historic integrity contributes greatly to the townscape interest of the park.
<b>Recommendation:</b>	Include Dyke Road Park on local list. The park building is of insufficient architectural interest in itself, but contributes greatly to the character of the park as a whole as an integral part of the original design. It is therefore more appropriately protected through inclusion in the local list designation for the park as a whole, rather than as a separate designation.

<b>Dyke Road, Pair of Bollards to St Nicholas Churchyard</b>	
<b>Historic Building</b>	<b>Montpelier and Clifton Hill</b>
<b>Street Furniture - Bollard</b>	<b>ID 217</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>19<sup>th</sup> century pair of cast iron bollards at south entrance to St Nicholas Churchyard. Ecclesiastical pattern with Gothic arch fluting and quatrefoil band below octagonal cap. Another pair of bollards are situated at the southern end of the path leading to the church; these are statutorily listed.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	Unusual design which makes reference to their location beside St Nicholas Church through use of ecclesiastical designs
<b>C</b>	<b>Townscape Interest</b>
i	Within the Montpelier & Clifton Hill conservation area, the pair are an unusual survival which contributes positively to the area and setting of the church
<b>F</b>	<b>Intactness</b>
i	The pair survive intact
<b>Recommendation:</b>	Include on local list

**Dyke Road, Royal Alexandra Children's Hospital, Lainson Building and grounds, Brighton**

**Historic Building**

**Montpelier and Clifton Hill**

**Hospital**

**ID 104 + 220**

**Not included on the current local list**



**Description:**

The Royal Alexandra Children's Hospital was built on the current site in 1881. This followed the foundation of The Brighton Hospital for Sick Children at 178 Western Road in 1868, and the foundation of the first purpose-built Children's Hospital in Liverpool in 1851. Designed by Thomas Lainson in a Queen Anne style, it is a three storey red-brick building with terracotta mouldings. Later additions to the rear have largely been demolished due to conversion and redevelopment work to residential use. The building is set on a corner plot, within its own grounds. The grounds (and surrounding walls) form an important part of its setting. Source: Antram & Morrice 2008, Royal Alexandra Children's Hospital Planning Brief

**A Architectural, Design and Artistic Interest**

- i A good regional example of design, decoration and craftsmanship due to its massing, detailing and quality of execution.
- iii The building's design philosophy and style deliberately contrasts with the prevailing Italianate architecture
- iv Thomas Lainson was a well-known Brighton-based architect whose work also includes the grade II\* Middle Street synagogue.

**B Historic and Evidential Interest**

- ii The building is innovative as one of few purpose-built children's hospitals of the time.

**C Townscape Interest**

- i The building contributes to the Montpelier and Clifton Hill Conservation Area, due to its contrast with the surrounding buildings and urban form. The green space to the front of the building provides an important part of its setting and contrasts with the surrounding tight-knit form.
- iii The building forms a local landmark in the area and along Dyke Road

**D Communal Value (non-compulsory)**

- ii Symbolic value in representing the collective memory of the local community.

**E Rarity and Representativeness**

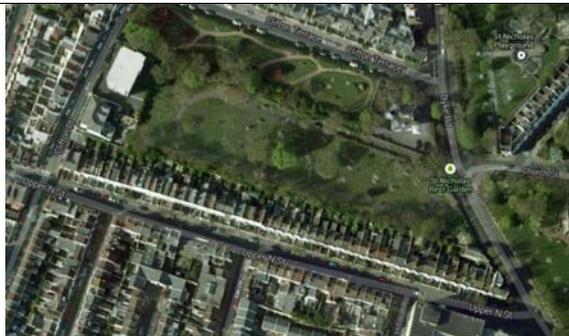
- i A good example of a purpose-built children's hospital

**Recommendation:**

Include on the local list

<b>Dyke Road, St Nicholas Churchyard, Brighton</b>	
<b>Park &amp; Garden</b>	<b>Montpelier and Clifton Hill</b>
<b>Landscape of remembrance</b>	<b>ID 103 + 219</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Churchyard to St Nicholas Church; the original parish church to Brighthelmston. It is said that the churchyard marks the site of a Black Death plague-pit of 1348. Certainly parts of the church date from the 14<sup>th</sup> century. By 1818 the churchyard was full, and an extension was consecrated to the east (followed by two further extensions immediately adjacent to this site). The churchyard retains headstones to Phoebe Hessel, Martha Gunn, Amon Wilds, Sake Deen Mahomed, Nicholas Tetttersell and Anna Maria Crouch (all listed), as well as the base of a medieval cross. The path is paved in red brick paviours, and follows the alignment evident on historic OS maps. Although the boundaries of the churchyard are evident on the 1840 tithe map, there is no detail provided, and the church appears to have been missed off. It forms a pleasant green space, bounded by flint walls and containing substantial mature planting. Through this, the church and churchyard retain the character of a rural village church. Sources: Collis 2010, Antram and Morrice 2008</p>	
<b>B</b>	<b>Historic and Evidential Interest</b>
i	Retains the graves of a number of notable local historic figures, as itemised above. Also historic interest as the churchyard to the original parish church of Brighton.
<b>C</b>	<b>Townscape Interest</b>
i	Within the Montpelier and Clifton Hill Conservation Area. The churchyard forms the most historic part of the area, and is an important green and peaceful space (in contrast to the built up nature of much of the conservation area), which is also clearly visible within the streetscape.
iv	Considerable group value as the setting of St Nicholas of Myra Church, the original parish church to Brighton, and the associated listed monuments. The churchyard is the green space that unifies these different elements.
<b>E</b>	<b>Rarity and Representativeness</b>
i	The most historic churchyard space in Brighton.
<b>F</b>	<b>Intactness</b>
i	Retains elements of its original design, as well as its original boundaries, and boundary treatments.
ii	Retains its original function as the churchyard and setting to St Nicholas Church.
<b>Recommendation:</b>	Include on local list

<b>Dyke Road, St Nicholas Park, Brighton</b>	
<b>Park &amp; Garden</b>	<b>Montpelier and Clifton Hill</b>
<b>Landscape of remembrance</b>	<b>ID 103</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Extension to St Nicholas Churchyard; opened 1824. It is bounded by a flint wall with hedge and mature trees above. One of the paths through the churchyard is on an historic alignment, as shown in part on the c.1870 OS map and in whole on the c.1890 OS map. The gravestones have however been moved to the side of the space, which has been largely re-worked as a children's play area. Source: Collis 2010</p>	
<b>C</b>	<b>Townscape Interest</b>
i	Within the Montpelier and Clifton Hill Conservation Area, it forms an important green space. In particular, the flint wall with hedge and mature trees over forms an important part of the streetscape, and contrasts with the built-up character of much of the area.
iv	It has some group value with the listed St Nicholas Church, but this is reduced through its location and later alteration.
<b>E</b>	<b>Rarity and Representativeness</b>
i	Early 19 <sup>th</sup> century churchyard extensions are rare within the city. The character of the space has however been much altered.
<b>Recommendation:</b>	Do not include on local list, as it does not fulfil the criteria for 'interest' and also fulfils the criteria for 'significance' only to a limited extent. There are no listed structures within the park, and no associations with local architects (as with the other St Nicholas churchyards). It has some historic interest through its association with Brighton's original parish church, but this is insufficient – and its character so altered through the insertion of the play area – that it does not warrant inclusion on the local list.

<b>Dyke Road, St Nicholas Rest Garden, Brighton</b>	
<b>Park &amp; Garden</b>	<b>Montpelier and Clifton Hill</b>
<b>Landscape of Remembrance (now park)</b>	<b>ID 103 and 218</b>
<b>Not on current local list</b>	
	
<p><b>Description:</b></p> <p>Third extension to St Nicholas's Churchyard. Located on the west side of Dyke Road, opposite and to the north of the church itself. Burials were prohibited from 1853, so the churchyard was used for only a short amount of time. It is entered through a listed archway of 1840, and was laid out by Amon Henry Wilds at this time. The majority of the gravestones have been moved to the side walls, with a number of large Victorian tombs remaining in-situ. Along the north side, there are 14 large burial vaults; also to the design of Amon Henry Wilds. The paths and design of the graveyard have been altered, however, the size and bounding flint walls remain. Source: Collis 2010</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
iv	A good example of the work of local architect Amon Henry Wilds, which is evident despite alteration of the space; most notably through the listed structures but also by virtue of the fact it has retained its original boundaries.
<b>C</b>	<b>Townscape Interest</b>
i	Within the Montpelier and Clifton Hill Conservation Area. Despite its alteration, it retains a sense of place and traditional character which contrasts with the largely built-up nature of much of the conservation area. As a public space, it retains a strong sense of privacy and enclosure as it is only bounded by road on one short boundary, and also retains high levels of mature vegetation. This contributes to the area and its character as a landscape of remembrance
iv	Close association with listed entrance and burial vaults, as well as St Nicholas Church itself.
<b>E</b>	<b>Rarity and Representativeness</b>
i	A rare example of a surviving early Victorian churchyard extension, which retains a strong sense of place. One of only a few such spaces of this period for which the original use is still clearly apparent through the character and structures in the space.
<b>Recommendation:</b>	Include on the local list