

<b>York Place, 4 &amp; 5, Brighton</b>	
<b>Historic Building</b>	<b>Valley Gardens</b>
<b>Shop</b>	<b>ID 436</b>
<b>Included on current local list</b>	
	
<b>Description:</b>	
<p>Three storey terraced building, early 19<sup>th</sup> century. Modern shopfront to ground floor. Mathematical tiles above with painted brick quoins. Bow windows to each floor. Dentil eaves cornice.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
i	A good example of a mathematical tiled building, which is a local material
<b>Recommendation:</b>	Remove from local list. The building is of some architectural interest, but is typical of the character of the Valley Gardens Conservation Area. A modern shopfront has also been inserted at ground floor level, harming the historic integrity of the building. Its interest is more appropriately protected through inclusion in the conservation area.

**York Place, 8-10 consecutive, Brighton**

**Historic Building**

**Valley Gardens**

**Shops**

**ID 436**

**Included on current local list**



**Description:**

Three and four storey buildings, early 19<sup>th</sup> century. Modern shopfronts to ground floor, render and flint cobble with brick dressing elevations above. Single bow window to each property, rising through all floors, with small paned hung sash windows. Roof set behind parapet.

**A Architectural, Design and Artistic Interest**

i Buildings are of some architectural interest, displaying the local vernacular use of flint cobble elevations within a polite architectural design

**Recommendation:**

Remove from local list. The buildings are of some architectural interest, but their integrity has been harmed through the insertion of modern shopfronts. The buildings are typical of this part of the Valley Gardens conservation area, and their interest is more appropriately protected through this designation.

<b>York Place, 31, Hobgoblin, Brighton</b>	
<b>Historic Building</b>	<b>Valley Gardens</b>
<b>Public House</b>	<b>ID 506</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>4 storey rendered public house, likely early 20<sup>th</sup> century in date. Rises higher than neighbouring buildings to terminate the terrace. Hipped clay tile roof with prominent corbelled chimneys. Located on corner of York Place and Cheapside. Pub frontage extends across ground floor of both elevations, incorporating recessed shallow canted bay windows, a recessed entrance and pilasters supporting entablature with dentil detail. Canted bay window to first and second floor, with aediculated opening above. Source: Valley Gardens Conservation Area Study</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good example of a public house frontage of its style and date
<b>C</b>	<b>Townscape Interest</b>
ii	The building terminates views along St Peter's Place. The gradual rise of roofline along York Place also emphasises the end of the conservation area at this point and leads the eye towards the grander terrace of St Peter's Place (listed). As such, the building is a minor focal point in the area
<b>F</b>	<b>Intactness</b>
i	The building – particularly the pub frontage – survive well
<b>Recommendation:</b>	Include on local list