

## Carlton Hill Conservation Area - Character Statement

### 1. Location and context

The Carlton Hill conservation area is a small mixed use urban area (just under 1.5 ha) situated on the steep slope to the east of the Valley Gardens in Brighton and north of Edward Street. It is based around the public open space of the Turner Park and comprises a cluster of statutorily listed buildings dating from the first half of the 19<sup>th</sup> century. The area is broadly bounded by Sussex Street to the north, Carlton Hill and Mighell Street to the south, St John's Place to the east and Tilbury Place to the west.

The setting of the area is very mixed in both appearance and uses, as a result of extensive slum clearance and piecemeal redevelopment from the 1930s onwards that has largely obliterated the historic grain. Although on the steep valley slope, the area is not readily apparent in longer views and contains no strategic landmarks.



## 2. Summary of the area's special interest

### 2.1 Character

The special character of the conservation area derives from a combination of its topography on steeply sloping ground, surviving street pattern with flint boundary walls, historic open space and a cluster of distinctive historic buildings. The streets, spaces and buildings within the area were not developed as part of a planned scheme but rather grew organically over a period of around 40 years as the development of Brighton accelerated. It is a unique surviving fragment within a wider area that was extensively redeveloped in a piecemeal manner from the 1930s onwards and is easily missed. The area also provides an extensive coverage of mature trees and greenery in a part of Brighton that is otherwise very exposed and urban and lacks street trees.

The area is not readily apparent in longer views but its elevated location affords impressive long views across Valley Gardens to the sea and the western valley slope. It lies within a recognised socially deprived neighbourhood and the condition of the area merits some improvement. The public open space plays a key role within the local neighbourhood and is widely used.

### 2.2 Appearance

The appearance of the area is organic rather than cohesive and its special interest derives from the combination of a cluster of distinctive historic buildings in small scale, hilly streets and spaces; high flint and brick walls hard against the pavement; and extensive mature trees and other greenery.

There are no grand spaces within the area but the approach from Carlton Hill presents a brief interesting surprise amidst an otherwise disjointed, redeveloped townscape. The road narrows, the pavement line is irregular, high flint walls dominate the foreground and mature trees soften the background. There is a brief sense of intimacy, heightened by views into the small cul-de-sac of Tilbury Place, with its impressive warm brick terrace and traditional paving surface. The buildings within the area are not a coherent or planned group of buildings. Rather they are a disparate group of individually interesting buildings that present a sharp contrast with the poor architectural quality of much of the surrounding area. The church of St John the Evangelist forms a local landmark.

### 2.3 Buildings and Archaeology

There are no archaeological designations in place within or adjacent to the conservation area but within the boundary there are nine Grade II listed buildings, namely:

- Carlton Hill, Church of St John the Evangelist
- 34 and 35 Mighell Street
- Sussex Street, Tower and attached walls in Turner Recreation Ground
- 1 Tilbury Place (and attached railings, garden wall and garden porch)
- 2 – 5 Tilbury Place

### 3. Background to the area

#### 3.1 Origins and historic development

Development of the wider Carlton Hill area started from the beginning of the 19<sup>th</sup> century and progressed rapidly. The area was developed on the second furlong of Hilly Laine, farmland that was sold in sections to developers as Brighton expanded. The boundary paths or leakways that separated the second furlong from those adjacent (east to west) became Sussex Street and Carlton Hill. The first terraces were two and three storey cobble fronted houses, laid out in narrow streets running north to south. By 1840 this mixture of mainly artisan housing, workshops and pubs was identified as one of the poorest and most densely populated parts of Brighton, but north of Sussex Street was still largely undeveloped farmland and remained so until after the 1930s.



A former farmhouse dating from the early 19<sup>th</sup> century remains as the property known as 34/35 Mighell Street, with its presumed former yard on the corner of Carlton Hill. It is not known exactly when this property was built or how long it functioned as a farmhouse. The former yard area to the north of the farmhouse has evidence of metal rings in the walls for tethering animals. A Philip Mighell owned a significant amount of land in Hilly Laine and was listed in directories of the period, under nobility and gentry, as living in Ship Street. Late 18<sup>th</sup> century maps show a large area called Mighell's Field to the north of what is now Sussex Street and it is possible that the farmhouse was associated with that land.

Directories from the period 1832 onwards make no reference to any agricultural use in Mighell Street. In 1846 number 35 was recorded as being occupied by George Buckwell, ship owner with Buckwell A. and C.D. timber and slate merchants occupying adjoining land; they had been trading from Mighell Street since at least 1832. However, it is not known whether the street numbering then referred to the same property. By 1866 number 35 was occupied by James Funnell, coal dealer, and by 1899 a furniture depository firm, though again this may relate to the adjoining yard or land to the south. Map evidence from 1870 shows outbuildings to both the north and south of the farmhouse which would have suited commercial uses. A remnant of such structures remains to the north-east. The yard to the north is now numbered 33; in 1899 it was occupied by an Adolphe Legendre, fly proprietor and in 1915 was occupied by William Thwaites, carrier; the garage business that ceased trading on the site in 2006 was Thwaites garage.

Wholly different in character are the elegant brick town houses of 1- 5 Patriot Place built c.1815 (and renamed Tilbury Place in the early 1860s). When built they must have stood out from the cramped artisan housing, workshops and farm buildings to the south and west. Of particular note is number 1 Tilbury Place (also known as St John's Lodge), occupied by the merchant Edward Tarnar and his wife Laetitia (née Tilbury). It was much the largest of the houses and included very substantial gardens, which prevented further development in the vicinity. The house was inherited by their son Edwin Tilbury Tarnar, who is thought to have built the circular flint tower in the gardens in the mid 19<sup>th</sup> century, as a look-out from which he could sight ships as they came across the channel. Little is known of the occupants of the other Tilbury Place houses but number 5 (which is larger than 2-4) was occupied by a John Farncombe, land surveyor, from at least 1832 until 1858 whilst in 1866 a Henry Sanders Farncombe, drawing master, was the occupant. In 1854 the occupant of number 3 was noted as a tutor. Historic maps suggest that stables were situated to the north end of Tilbury Place, probably to serve these grand houses. It is clear therefore that this small terrace of houses was indeed for the professional classes; it is not clear, though, why the terrace was built at some distance from other such grand houses.

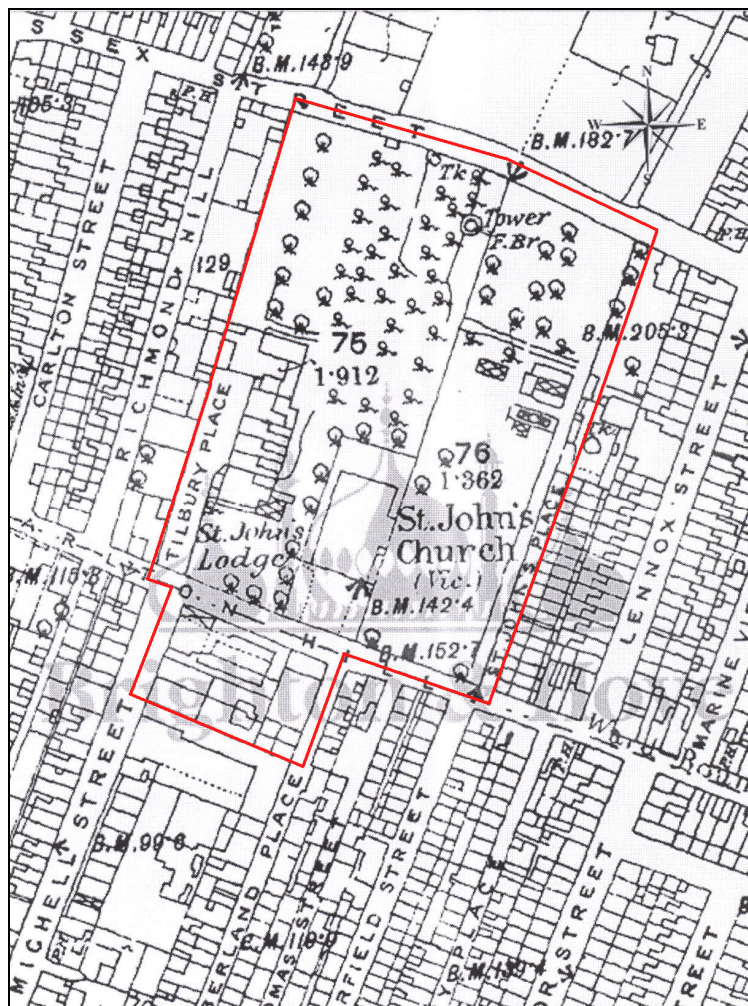
On the eastern side of the gardens the church of St. John the Evangelist was built for the Rev. Henry Wagner from 1838 and consecrated on 28<sup>th</sup> January 1840. It was designed in Greek revival style by George Cheeseman junior, although the façade was altered in 1957 by L.A. Mackintosh, whose monogram appears to the left of centre. The capacious church struggled to fill its 1,200 seats from the outset – few people in the impoverished Carlton Hill area being able to afford the pew rents. In 1980 the church became redundant but reopened in 1986 as the Greek Orthodox Church of the Holy Trinity.

Even by as early as the 1880s it was recognised that the narrow terraced streets and back-to-back houses that characterised much of the land north of Edward Street were unfit for habitation and early slum clearance resulted in the construction of White Street and Blaker Street just off Carlton Hill and just outside the conservation area boundary. A more extensive programme of slum clearance began in 1928, driven by Government subsidy. The cleared land around Carlton Hill was redeveloped largely as blocks of flats such as Kingswood (1938) and Milner (1936) and later as wider rows of houses, such as those on the Tarnar estate to the north and east. The demolition of these streets also caused roads to be widened. As part

of this St John's Place, which had been a narrow cul-de-sac of small terraced houses, was redeveloped as a wider through road.

The 1930s further saw the bequest of 1 Tilbury Place and its gardens to Brighton Corporation. In addition, a donation from Laetitia Tilbury Turner allowed the Margaret Macmillan open air nursery to be established (later renamed Turnerland). Much of the remaining gardens were laid out as the Turner Recreation Ground in 1934. Number 1 Tilbury Place became the Turner Home, a charitable institution that provided nursing for the sick. Prior House was built as the Brighton Girl's Club in 1936 at the north end of Tilbury Place to replace its former home in Nelson Row (demolished to make way for Kingswood flats). The building probably replaced former stables. To the east of the church, the Edward Riley Memorial Hall was built as a church hall in 1938 on what was originally part of the private garden to number 1 Tilbury Place.

Immediately outside the boundary is largely 20<sup>th</sup> century development. To the west is the Carlton Hill primary school, dating from the 1960s (replacing a late 19<sup>th</sup> century school that lay further downhill). To the east, uphill, and to the north is post-war local authority housing. To the south is a mix of late 19<sup>th</sup> century terraced housing and various 20<sup>th</sup> century office buildings with car parks, occupied by American Express and including the St John's Elementary School (1914) now used as a social club (much altered).



The area in 1870

## **4. Assessment of the area's special interest**

### **4.1 General character, layout and setting**

The area is a surviving remnant of early 19<sup>th</sup> century development set amidst piecemeal 20<sup>th</sup> century redevelopment on a steeply sloping valley side. It is a small mixed use urban area, with the dominant use being public open space, which falls within a socially deprived neighbourhood. The streets, spaces and main buildings within the area were not developed as part of a planned scheme but rather grew organically over a period of around 40 years as the development of Brighton accelerated. The surviving street pattern derives from the medieval arable field system (known as 'laines'); the main east-west streets, Carlton Hill and Sussex Street, slope sharply to the east on the line of the old boundary paths. However, the area largely consists of historic open space and a cluster of distinctive listed buildings that are comparatively unusual in the context of Brighton & Hove. The area also provides an extensive coverage of mature trees and other greenery in a part of Brighton that is otherwise very exposed and urban and lacks street trees.

As part of a larger neighbourhood with a wide mix of uses and substantial population, the area has a busy feel, particularly at peak school times. Carlton Hill itself provides a useful and popular route for both pedestrians and vehicular traffic. The public open space, accessed from Sussex Street, plays an important role within the neighbourhood and the area feels part of a wider but distinct local community.

### **4.2 Key Views**

There are no key views of the conservation area. The area can just be seen in longer views from within the nearby Valley Gardens conservation area, notably in the view up Kingswood Street to Albion Hill from Gloucester Place. However, even this is not a prominent view. It is only upon reaching Carlton Hill, at the junction with John Street, that a local view of the area opens up. From here the high flint walls either side of a narrow road, mature trees and grand façade of 1 Tilbury Place indicate the presence of a distinct historic area. The Church of St John the Evangelist stands out as a local landmark, particularly in winter when the trees are bare.

From within the area its elevated location allows expansive views out over Valley Gardens and central Brighton towards the western side of the valley and the sea. Notable in this respect are the near 180 degree panoramic views from within Turner Park. These views are part of the character of the open space and enhance its quality. The views towards the sea also relate to the historic function of the flint lookout tower. These views are considered to be of strategic importance. However, they are not sensitive views; they have changed dramatically since the park was first formed and it is recognised that they will continue to evolve.

### **4.3 Historic and current uses and social context**

In the early to mid 19<sup>th</sup> century when this area developed it contained a mix of uses – residential, private gardens, agricultural and religious uses – surrounded by small terraced housing, workshops, corner shops and pubs as well as remaining farmland. Commercial uses soon replaced the agricultural ones however. Today the uses within the area are still mixed. The main change is that from private gardens to public

open space. The Tilbury Place properties remain in residential use, having been converted to flats in the 1990s by a housing association. The former farmhouse has been divided into two separate dwellings. Its former yard was until recently a garage business and is now being used as a car park. The church remains as an active church. Its former vicarage is now in use as offices. In terms of twentieth century development, there is an education centre for the unemployed at the north end of Tilbury Place (Prior House); the Sussex Deaf Centre in the old church hall on Carlton Hill; a nursery school in Sussex Street on the site of the 1930s open air nursery; and four 1960s houses on the west side of St John's Place.

The immediate surrounding area, which was originally small terraced housing, workshops, pubs and farmland, is now in a wide variety of uses. As well as terraced and semi-detached houses and purpose built blocks of flats, Carlton Hill primary school and the office headquarters of American Express (with associated buildings) lie immediately outside the suggested conservation area boundary and significantly affect its setting.

The area falls within the Turner neighbourhood, which was a Neighbourhood Renewal Area between 2001-2008. The neighbourhood has a much higher proportion of single households than the city average and has a particularly high population in the 16-29 age group. The rates of unemployment are significantly higher than the city average. It is also a diverse neighbourhood, with the largest Black and Ethnic Minority population in the city (around 10% in 2001). Interestingly, this ethnic diversity is a historic trait of the neighbourhood. It has been noted that by the 1930s immigrants were already a well established part of the community.

#### 4.4 The quality of buildings and streets

Many of the buildings are listed. They are a disparate group of buildings that together illustrate a brief period in the historical development of the wider area, as it changed from farmland with isolated developments to mass terraced housing for the working trades of the city. There are no grand spaces but the approach to the area from Carlton Hill presents a brief view of history amidst the disjointed, redeveloped townscape; the road narrows, the pavement line is irregular, high flint walls dominate the foreground and mature trees soften the background. There is a brief sense of intimacy, heightened by views into Tilbury Place, a small cul-de-sac that retains its historic feel.

The town houses in Tilbury Place (now flats) are three storeys directly onto the pavement, faced in yellow-brown brick in Flemish bond with gauged headers and rendered string courses. Unusually, only number 1 has a front basement well. The main, south facing elevation to number 1 has had its brickwork painted white and has a rendered extension to the east, built in the 1990s. This elevation is set well back from Carlton Hill behind a high flint wall and large private garden with mature trees. The main roof to number 1 has a steeply pitched attic storey in slate; the roofs to numbers 2, 3 and 4 are hidden behind parapets; whilst number 5 has a mansard addition. Number 1 has a cast iron and barge board porch to the street entrance and a ground floor veranda to the south elevation whilst the others have shallow cast iron balconettes. All properties retain original windows, doors and fanlights to the street.

These town houses are unusual for their period in Brighton, having more in common with Georgian town houses in London in their restrained classicism and yellow-brown brick. They are also unusual in their location, as the grand town houses on Hilly Lane were built on the valley floor facing the gardens whilst the valley sides were largely developed as terraced artisan housing and workshops. It is not known why such an isolated grand development occurred, but these houses remain today as an atypical group in their context.

The setting of these buildings is greatly enhanced by the high flint wall to number 1 which wraps around the street corner, the mature trees to the garden behind and the brick paving, with cobbled gully, to the footway. To the south, trees and greenery form a boundary and largely screen the 1960s school. The end of the cul-de-sac is terminated by Prior House (1936), which is an unprepossessing red brick building that has unfortunately suffered from an over-dominant second floor addition with painted rendered finish and which consequently detracts from the setting of the listed buildings and harms the vista.

The former farmhouse in Mighell Street, now two separate dwellings numbered 34/35, dates from the early 19<sup>th</sup> century. Set well back from the pavement, it is only really apparent now from immediately to the west. Two storeys faced in cobbles with brown brick dressings and a steep clay tiled roof behind a parapet. The original central entrance (now disused) has a shallow aedicule porch in Tuscan style with a pediment and a six panel door. Later, lower brick wings to each side form the current entrances to each dwelling. The setting of the building has been greatly harmed by the extensive metal roof of the garage building to the north (covering the former yard) but this land includes the imposing flint walls which form the boundary on Carlton Hill. The building's setting has been further harmed by the partial concreting over and sub-division of the front garden to enable car parking (though some York stone paving slabs survive). To the south of the building (outside the suggested boundary) is a car park on cleared land which appears, from map sources, to have once been occupied by shallow buildings on three sides, possibly in agricultural use originally.

Further up Carlton Hill, the Church of St John the Evangelist (now the Greek Orthodox Church of the Holy Trinity) acts as a local landmark. It has an imposing Greek revival style façade divided into three bays by four giant Tuscan pilasters which support a massive entablature. Above the centre is a plain pediment with gable coping, surmounted by a metal cross. The central bay is recessed and the two outer ones have an aediculated entrance with Tuscan pilasters and pediment. The frontage is stucco render, largely unpainted. The side elevations are in brown brick and very plain. The slate roof can be partially seen from lower down Carlton Hill in views into the area. The church is set well back from the pavement and framed by mature trees either side, which largely obscure the side elevations and emphasise the classical frontage. In front of the church is now a bare tarmac car park, which replaced paths and planting some time after 1920 and which harms the setting of the building. A low rendered wall with ornamental metal railings and gates forms a boundary on the same line as the adjoining flint walls. Side and rear boundary walls are largely in flint. The rear elevation is not obvious from the park, being much obscured by trees and greenery.

The other listed building in the area is the Tower and attached walls in the Turner Recreation Ground, visible from Sussex Street in its original garden setting. It is



formed of two cylindrical stages, the top setting back to form a walkway with a buttress to the lower cylinder and is faced in coursed flint cobbles with brown brick dressings and copings. There is a segmental arched opening to each stage. The tower straddles terrace walling of cobbled flint that is included in the listing. A decorative iron pole to the top may be the remains of a weathervane.

Of the non-listed buildings in the conservation area, only one makes a positive contribution to the appearance and character of the area. That is the property at 70 Carlton Hill, a large red brick house built around 1899 as a vicarage for St John the Evangelist opposite (but now used as offices). It is a simple house with steep roof, squared bays, large sash windows and minimal ornamentation, fairly typical of the period. But its materials are sympathetic and it provides a fitting scale and presence on the corner of White Street. Its substantial brick boundary walls continue the characteristic of the area set by the earlier flint walls. The highway in Carlton Hill at this point has granite kerbs and gullies.

Opposite the old vicarage is the Sussex Deaf Centre, formerly the church hall and erected in 1938. This two and a half storey brown brick building with steep clay tiled roof is not unduly prominent and has a neutral presence in the conservation area. However, its boundary to Carlton Hill largely consists of the high flint walls which originally surrounded the Tilbury Place garden and these walls are very much a positive feature of the area. The building also has a frontage onto St John's Place, with a low wall.

Adjacent to it on St John's Place is a terrace of four houses set back from the pavement with garages and car ports, dating from the late 1960s. These two storey houses make no reference to their historic context in their form, design or materials and have no front boundary treatments. They are therefore considered to have a negative impact upon the conservation area.

The grounds of Tarnerland nursery school occupy the remainder of the eastern side of St. John's Place. The grounds are well maintained, with a variety of mature trees and shrubs and make a contribution to the green feel of the area. The grounds can be seen through a modern post and wire fence, which regrettably replaced the original high flint wall as part of the post-war redevelopment. The nursery itself is a post-war building of simple and unremarkable design but is set back from the street and largely obscured from public view by boundary fencing. On the northern side is an extension added around 2003, with timber cladding, which can be seen clearly from Sussex Street above the high flint wall (another remnant of the original enclosure of the garden to 1 Tilbury Place). Above the wall is a metal sign that replicates the original 1930s sign for the open air nursery. The nursery school building has a neutral impact on the special interest of the area but its grounds and flint wall have a positive impact.

The east side of St John's Place, outside the suggested boundary, is occupied by standard post war semi-detached houses, built by the local authority, and overall this street makes no positive contribution to the special interest of the conservation area (apart from the trees and greenery) but does form a natural boundary.

The length of Sussex Street within the conservation area is largely taken up with the boundary to the Tarner Park, which has a rough flint wall surmounted by modern

metal railings and trees behind it. The open space itself is assessed in the next section. This stretch of Sussex Street does not retain its historic character and intimacy in the same way as the equivalent stretch of Carlton Hill; it is wider and straighter with very obvious redevelopment surrounding it. However, it provides good views of the historic green space and listed flint tower and forms an obvious boundary to the conservation area.

### 4.5 Open space

Tarner Park is an important element of the special interest of the area, both in terms of its history and its appearance as a green lung. A gate at either end of the boundary wall in Sussex Street allows access. The park is set on a sharp west to east incline and meandering paths sweep around and through it. Mature trees line its perimeter. Its original character has been significantly altered where sections have been levelled to create recreation areas. On the lower level is a prominent multi-use ball court, surrounded by a high perimeter wire fence, and beyond that is the young children's play area. Community buildings in the south-west corner are of no architectural or historic merit but are not readily visible except from within the park itself. The unattractive rear elevation of Prior House forms a visually intrusive element here. On the upper level are the listed flint tower and its associated walls, while the eastern boundary is a high flint wall. It is here that the historic layout and character of the park are most intact.

The open space provides a combination of recreational facilities for the neighbourhood and a valuable green space in the midst of high-density urban development. The upper level in particular contains a number and variety of mature trees and shrubs. The combined effect of the ivy covered wall to the east end and the gardens of Tarnerland nursery immediately behind is a pleasantly enclosed green space, though currently one with modest ecological value.

The park serves the needs of the local community but has been dominated by teenagers and young adults in the past. However, the park has recently been cleaned up and refurbished, as a community project, to encourage wider use. This seems to have been successful. Further planting is proposed to increase its ecological value.

### 4.6 Local details and materials

This area is unusual for the period in Brighton & Hove as there is little use of stucco render, apart from the Church of St John the Evangelist. The predominant materials are yellow-brown and red-brown brick and flint. The historic bricks used are likely to be local Sussex brick. Flint varies from the regularly coursed and evenly sized cobbles at 34/35 Mighell Street and the Tarner tower to the more roughly coursed and irregular flints used for the various boundary walls. Flint also occurs, unusually, as a paving gully material in Tilbury Place, accompanying traditional red brick pavers and limestone kerbs.

The Tilbury Place houses are notable for the decorative fanlights over the doors and the Gothic ogee cast iron balconettes, a pattern not seen elsewhere in Brighton & Hove.

### 4.7 Condition of the area and the extent of intrusion

The condition of the area varies. However, it falls within a wider area that is acknowledged as a deprived neighbourhood and the overall condition of the area reflects this.

The Tilbury place properties are in a good state of repair following conversion and restoration in the 1990s, including the high flint wall to number 1. However, their setting is harmed by the prominent telegraph pole and wires adjacent to the flint wall. The church also appears in good condition and well maintained, though the bare car park to the front detracts from the setting of the building and the appearance of the area.

The former farmhouse at 34/35 Mighell Street appears neglected and its front area has suffered greatly from modern intrusion through hard surfacing, sub-division and car parking. Its wider setting, and that of the conservation area, is harmed by car parking uses to the north and south of the building. To the north, car parking occupies the run-down buildings of the previous garage business. This includes the high flint wall that faces Carlton Hill. The wall is deteriorating in condition, with missing sections of flint and poor cement repairs.

The flint Turner tower appears largely sound but has some noticeable cracking and missing flints to its east face. The flint wall to Sussex Street boundary also needs some repairs. In an area where boundary walls are an important local feature, the utilitarian post and wire fencing along St John's Place is an unfortunate intrusion.

In terms of the context and setting of the conservation area, the major intrusion is the main American Express building which dominates the skyline from Carlton Hill and beyond, though its scale and architectural boldness offer a sharp contrast with the historic buildings. It is the bland 1960s building on the west side of Mighell Street, sunk below pavement level, which most harms the immediate setting of the area. Carlton Hill Primary School is largely screened from view from within the conservation area but in winter (when the trees are bare) it intrudes in views up Carlton Hill. The high timber boundary fencing on the Carlton Hill side is an uncharacteristic feature that visually intrudes on the approach to the conservation area and harms its setting.

## **5. Opportunities for enhancement and pressures for change**

### 5.1 Pressures for change

The main pressure for change within and around the conservation area relates to the land and buildings to the south of Carlton Hill around Mighell Street. Much of this land is owned by American Express and forms the subject of an adopted Supplementary Planning Document on the 'Edward Street Quarter' (2006). Redevelopment of this quarter for mixed office and residential use has the potential to significantly enhance the appearance and character of the area and its setting. The historic urban grain and building line could be repaired and the setting of 34/35 Mighell Street greatly enhanced. The former garage site to the north of it, 33 Mighell Street, is in separate ownership and subject to redevelopment pressure in its own right. This site is a key

one for the area and any redevelopment must respect the scale and footprint of 34/35 Mighell Street and should retain and restore the flint wall to Carlton Hill.

### 5.2 Opportunities for enhancement

The following opportunities for enhancement have been identified within and immediately outside the suggested conservation area boundary:

- Redevelopment of the site at 33 Mighell Street in a manner that respects the scale and footprint of the adjacent listed building, enhancing its setting, and which retains the flint wall to Carlton Hill.
- Repair and restoration of the flint wall to 33 Mighell Street on Carlton Hill.
- Restoration of the front garden and front boundary of 34/35 Mighell Street.
- Reinstatement of brick pavers to the east side of the Mighell Street footway.
- Removal of the telegraph pole in Tilbury Place.
- Restoration of the forecourt of the Church of St John the Evangelist, removing or reducing the impact of car parking.
- Reinstatement of a high flint-faced boundary wall to the Tarnerland nursery in St John's Place.
- Repair and restoration of the Tarner tower and investigation of potential uses.
- Environmental improvements to Tarner Park, including new landscaping and/or planting to increase biodiversity.
- Replacement of the community buildings with community buildings of better design that enhance the park.
- Repair and restoration of the flint wall and metal railings to the Sussex Street boundary of Tarner Park.
- Replacement of the timber fencing to Carlton Hill Primary School with a high flint-faced wall (on Carlton Hill) to enhance the key approach to the area.

### 5.3 Further research required

A number of issues relating to the history and development of the area warrant further investigation and research, notably:

#### Tilbury Place

- Details of the date and developer of the houses in Tilbury Place (originally Patriot Place), including a greater understanding of why large town houses were built in this location.
- More information on the occupiers of the Tilbury Place houses in the 19<sup>th</sup> century.
- Information on what occupied the current site of Prior House at the end of Tilbury Place – was this the mews and stables for the houses?

#### Mighell Street

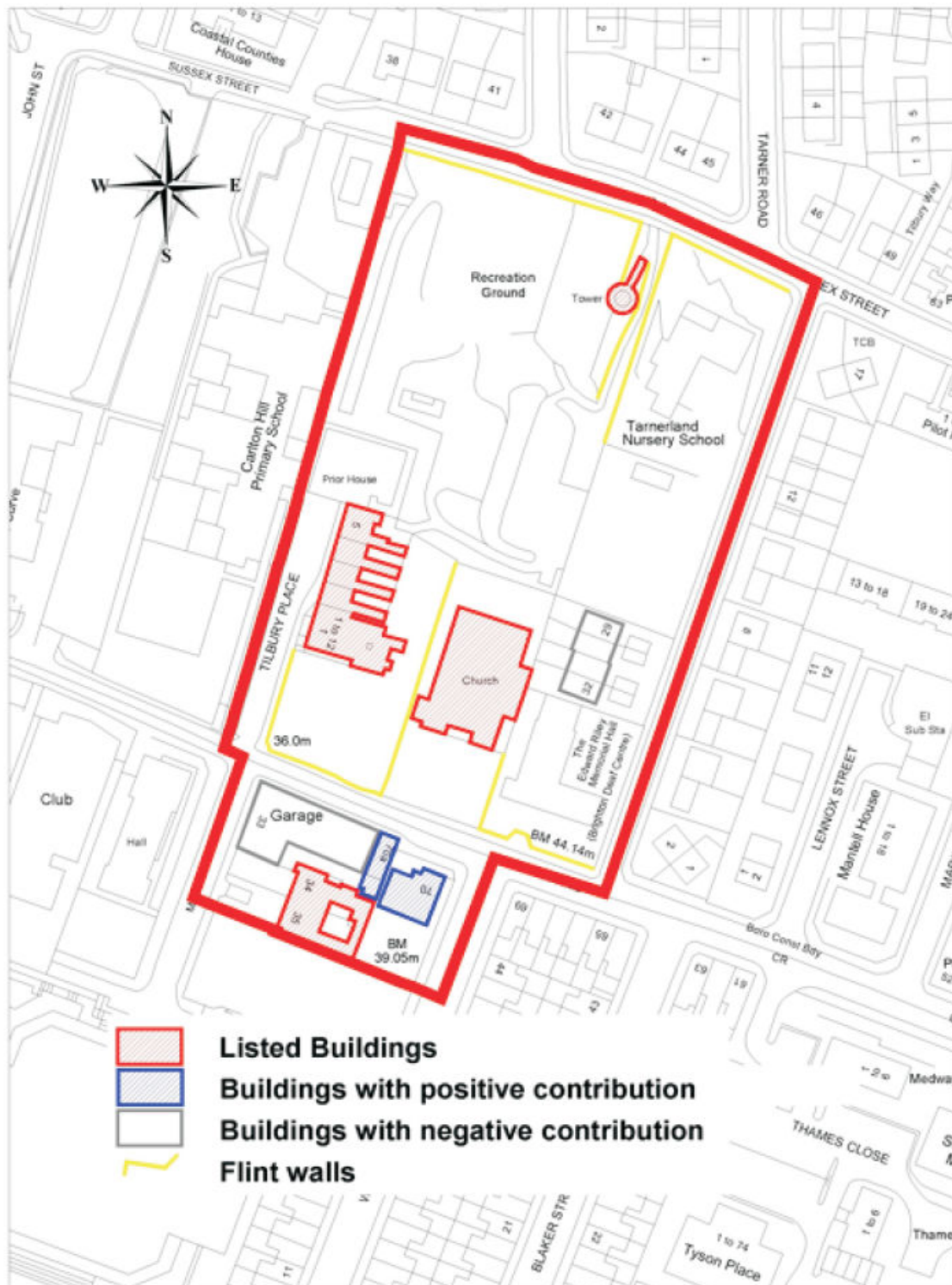
- More information on Philip Mighell and his relationship to the street of that name.

- Details of when the farmhouse at 34/35 Mighell Street was built and who it was built for; how long it functioned as a farmhouse and which farm it related to.
- Details of when the farmhouse was divided into two dwellings and more information on the occupiers in the 19<sup>th</sup> century.
- More information on the original use of the land and buildings immediately to the north and south of 34/35 Mighell Street, and how these uses changed during the 19<sup>th</sup> century.

### Turner Park

- More information on the Turner tower – why and when it was built.

Appendix A – Carlton Hill Conservation Area Map



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**Appendix B – Schedule of properties within the conservation area**

- Carlton Hill – 70, 70a, Church of St John the Evangelist, Edward Riley Memorial Hall (Sussex Deaf Centre)
- Mighell Street – 33, 34/35
- St John's Place – 29-32
- Sussex Street – Turnerland Nursery School
- Tilbury Place – 1-5 and 6 (Prior House).

