

= Carlton Hill , Brighton =

Carlton Hill is an inner @-@ city area of Brighton , part of the English city and seaside resort of Brighton and Hove . First developed in the early and mid @-@ 19th century on steeply sloping farmland east of central Brighton , it grew rapidly as the town became a fashionable , high @-@ class destination . Carlton Hill 's population was always poor , though , and by the early 20th century the area was Brighton 's worst slum : overcrowding , crime and disease were rife . Extensive slum clearance in the mid @-@ 20th century introduced high @-@ density tower blocks , but some old buildings remain : in 2008 , Brighton and Hove City Council designated part of Carlton Hill as the city 's 34th conservation area . The area now has housing of various styles and ages , large offices and small @-@ scale industry ; there are also churches , a school and some open space .

Carlton Hill 's pattern of development was defined by the long @-@ established structure of land ownership around Brighton , whereby land was divided into long , narrow strips with many different owners . This encouraged the development of terraced housing ? the predominant housing pattern until the council undertook large @-@ scale demolition and high @-@ density rebuilding in the mid @-@ 20th century . This work introduced more open space and varied land uses : Brighton Art College was able to expand into the area , and American Express opened a large , visually dominant headquarters .

Buildings lost during the 20th century include schools and several chapels serving various Christian denominations . The former St John the Evangelist 's Anglican church was declared redundant and sold to Brighton 's Greek Orthodox community ; meanwhile , a distinctive Modernist church was built in the 1960s for Spiritualists . A cluster of historic early 19th @-@ century houses and other structures survived the redevelopment , and several were awarded listed status by English Heritage . These buildings and their surroundings were afforded further protection in 2008 when the city council designated the Carlton Hill conservation area .

= = Location = =

Carlton Hill stands on high ground immediately east of the centre of Brighton . Its western boundary , Grand Parade , is part of the main road to London ; Edward Street , a major road leading towards Kemp Town and the eastbound coast road , forms the southern boundary ; the Queen 's Park residential area is to the east ; and the densely populated terraced housing of Hanover lies to the north . The main road through the area runs from west to east and is also called Carlton Hill . Albion Hill , another steeply sloping west ? east road , forms the northern boundary between Hanover and Carlton Hill ; the area north of Sussex Street is sometimes referred to as Albion Hill . The high ground of the area reaches a summit of 230 feet ( 70 m ) at Windmill Terrace , between Albion Hill and Richmond Street . The latter was Brighton 's steepest road until redevelopment in the 1960s severed it : its 1 : 5 gradient necessitated a full @-@ width wall halfway along , to intercept runaway handcarts and other vehicles .

The area is not prominent on Brighton 's skyline , but good views are possible from its streets , especially westwards and southwestwards towards the sea and across the valley floor in which Old Steine and the old town are situated . Turner Park , an open space in the centre of the conservation area , offers long views through nearly 180 ° .

= = History = =

Brighton 's origins lie in the Saxon fishing and agricultural village of Bristelmestune . The English Channel formed its southern limit , but on all other sides was farmland divided into open fields called laines . These were further subdivided into furlongs ? wide parallel strips ? and paul @-@ pieces , which were much narrower strips . Despite their small size , neighbouring paul @-@ pieces often had different owners . Wide paths ( leakways ) ran at right @-@ angles to the furlongs , separating them . This ancient land @-@ use pattern , which survived until the 18th century despite its unsuitability for contemporary farming methods , significantly influenced the pattern of urban

development in 18th- and 19th @-@ century Brighton .

Hilly Laine was one of Brighton 's five laines . It was northeast of the Steine ( later called Old Steine ) , the centre of fashionable society in the 18th century , and rose steeply eastwards from an area of sheltered flatter land close to the Steine . Some fields were used for small @-@ scale activities such as limeburning and market gardening , but most were farmed by individuals . The laine had several furlongs ; the second of these , which now forms the heart of the conservation area , was separated from its neighbours by leakways which became Carlton Hill ( the road ) and Sussex Street . Much of the land in this area was owned by Dr Benjamin Scutt , whose landholdings extended into the neighbouring village of Hove ( the Brunswick estate was built on land he sold in the 1820s ) . Starting around 1800 , the land was gradually sold to developers ; Edward Street was laid out in 1804 and quickly experienced a " mini building boom " with inns , stables and small workshops . John Street , on the first ( westernmost ) furlong of Hilly Laine , was built up by 1810 : its developer , John Hall , laid out plots for 11 by 15 feet ( 3 @. @ 4 m × 4 @. @ 6 m ) houses and started building and selling them in 1805 . Carlton Street , by another developer , followed by 1807 . Meanwhile , development continued slowly on the second furlong : four paul @-@ pieces were occupied with buildings by 1819 .

Scutt 's land sales helped him fund the development of Carlton Place , an architectural set @-@ piece consisting of a 20 @-@ house terrace surrounding a riding school , the Royal Circus ; the development took place between 1806 and 1808 . Named after Carlton House , the Prince Regent 's London home , the development was on a larger scale than the rest of Carlton Hill 's houses : each plot measured 17 by 60 feet ( 5 @. @ 2 m × 18 @. @ 3 m ) . Each cost about £ 410 ( £ 30 @, @ 000 in 2016 ) to build , and proved to be profitable : one sold for £ 700 ( £ 51 @, @ 000 in 2016 ) in 1806 to a local vicar , who later bought two more to rent out . A survey of the town 's housing by the Brighton Town Commissioners in 1814 valued Carlton Place within the top 25 % of all houses in Brighton . Scutt laid out three more streets nearby at the same time : Carlton Mews , Carlton Row and Woburn Place were narrow roads crowded with small houses , stables and workshops . Meanwhile , a farmhouse was built at an unknown time in the early 19th century on nearby Mighell Street ; it may have moved from agricultural to residential and commercial use later that century , and has an obscure early history .

Built as Patriot Place in the mid @-@ 1810s , Tilbury Place ( renamed in the 1860s ) and its five houses stood next to the farm and formed a pocket of high @-@ class residential development in a mostly working @-@ class area of small houses . Number 1 , also called St John 's Lodge , was the largest , and was built for Edward Turner ( a merchant ) and his wife Laetitia , whose maiden name was Tilbury . It passed through the family until 1933 , when Laetitia Tilbury Turner , a descendant , left it to Brighton Corporation for charitable purposes . It was converted into Turner Home , a nursing and care institute for poor people , and later became a hostel .

Apart from some land north of Sussex Street that remained agricultural until the 20th century , the whole hillside was covered with ( mostly terraced ) houses , small workshops and industrial structures , inns and other modest buildings by the mid @-@ 19th century . As early as 1840 , the area was considered to be affected by poverty and its high population density . Brighton Corporation undertook some slum clearance in the 1880s , when White and Blaker Streets were laid out between Carlton Hill and Edward Street . By this time , Carlton Hill was known as Brighton 's " foreign quarter " , where many Italian and French street vendors ? who sold food of various types on Brighton beach , in the town centre and from door to door ? settled . Brighton 's fishing industry still thrived into the early 20th century , and many fishermen lived in Carlton Hill and used its workshops and warehouses to cure and smoke their herring catches . A contemporary writer , quoted by Brighton historian Clifford Musgrave , observed that " an aromatic and appetising pall would envelop the entire neighbourhood , kippering both fish and residents alike " .

In the late 19th century and early 20th century , Carlton Hill 's notoriety as a slum increased . Poverty , drunkenness , disease and low living standards were rife . Brighton 's reputation was damaged by a disparaging article in The Lancet in 1882 : making reference to Carlton Hill , it criticised the town 's poor standards of health . Assisted by government funding , Brighton Corporation undertook extensive slum clearance from 1928 until the start of World War II ,

transforming the area's appearance . Two large blocks of flats ? Brighton Corporation's first council flats ? were built to rehouse many of the displaced residents . The Milner Flats , a long four @-@ storey block , stand on the site of Woburn Place , and were completed in 1934 . Alderman Hugh Milner Black , a Corporation member who campaigned for housing improvements in Brighton , was commemorated in the naming . Kingswood Flats , on the site of Nelson Place and a Primitive Methodist chapel , were built in 1938 . The name refers to Minister for Health Kingsley Wood . Some displaced residents were moved out of the area : the new council estates of Whitehawk and Moulsecoomb , built in the 1920s and early 1930s on the fringe of Brighton , accommodated many former Carlton Hill residents . An earlier low @-@ rise development took place in 1931 , when the small Tarnerland council estate was built on empty land near Tilbury Place .

The Corporation also provided non @-@ residential buildings on the cleared land . The Circus Street Municipal Market , on a wide street built behind Scutt's Royal Circus riding school , opened in January 1937 and became one of Brighton's main markets . A former chapel and many terraced houses had stood on the site , whose redevelopment cost £ 75 @,@ 000 ( £ 4 @,@ 364 @,@ 500 in 2016 ) . A fish market , moved from a site near the beach , was added in 1960 . The building closed in 2005 and has been empty since then , apart from its use as a temporary exhibition centre during the 2009 Brighton Festival ? when sculptor Anish Kapoor showed a new work there . Two clinics , specialising in chest complaints and child welfare , opened on the north side of Sussex Street , opposite the market , in 1936 and 1938 respectively . The chest clinic closed in 1989 . The lower part of Sussex Street was renamed Morley Street at this time . Brighton Corporation compulsorily purchased Carlton Place in about 1955 and demolished the houses and former riding school in favour of new housing . John Street became the site of two important civic buildings in the mid @-@ 1960s : Brighton's central police station was opened in 1965 , followed by the new county court building two years later .

Clearances around Albion Hill began in the 1950s . From 1959 , the narrow , densely populated terraces between Albion Hill and Morley Street were cleared and replaced with landscaped open space and seven tower blocks ? Brighton's first such buildings . The first , Highleigh , opened on 11 May 1961 . Like its later neighbours , it has 11 storeys . The steep Richmond Street was severed as part of this redevelopment ; its lower section was replaced by a zig @-@ zag path down the hillside and a short road called Richmond Parade , and new roads ( Grove Hill and Ashton Rise ) were built between the tower blocks and across the slope of the hill . Similarly , the lowest section of Carlton Hill was renamed Kingswood Street when it was redeveloped in the 1960s : Brighton Art College ( now part of the University of Brighton ) was extended in 1967 by Brighton borough architect Percy Billington , taking up a large corner plot .

In the mid @-@ 1970s , American Express sought land in Brighton to build a new European headquarters . The company had a long association with Sussex , and opened a mechanical accounting centre in a building on Edward Street in 1968 . Most of Mighell Street and all of its buildings ? except the old farmhouse ? and some neighbouring streets were demolished and replaced by the 300 @,@ 000 @-@ square @-@ foot ( 28 @,@ 000 m<sup>2</sup> ) Amex House , a nine @-@ storey office building designed by American architecture firm Gollins , Melvin , Ward and Partners . A legislative order was raised by the Secretary of State for the Environment in mid @-@ 1973 to allow Mighell Street to be severed . In September 2008 , American Express announced plans to demolish and replace the building . The new office will be set slightly further back , closer to Carlton Hill ( the road ) , and better road access will be provided by means of a new entrance from John Street . The city council granted planning permission in November 2009 , and preliminary building work started in early 2010 .

= = Buildings = =

= = = Churches = = =

Early in its development , Carlton Hill was provided with an Anglican church . St John the Evangelist

's Church , opposite the junction of Carlton Hill and White Street , was designed by George Cheesman junior in a " strangely bleak " Greek Revival / Neo @-@ Georgian style in 1838 , with Doric columns and a stuccoed and pedimented façade . Never successful in attracting large congregations , it was declared redundant by the Diocese of Chichester in 1980 . Proposals for its conversion into a drug detoxification centre were opposed , and in March 1986 the Greek Orthodox community , which had been worshipping elsewhere in Brighton , bought the church and rededicated it as the Church of the Holy Trinity . The building was severely damaged by fire in July 2010 .

The Ebenezer Reformed Baptist Church has occupied three buildings on two different sites in Carlton Hill . It was founded in 1825 , and the first service was held on 13 April of that year in a stuccoed Renaissance @-@ style building on the north side of Richmond Street . The chapel , with ebenezer chapel erected a.d. 1825 prominently displayed on its entablature , was locally nicknamed " The Lemon Squeezer " . It was demolished in 1966 during the redevelopment of the Richmond Street area . Architect C.J. Wood built a new church in the Vernacular style on the opposite side of Richmond Parade , backing on to Ivory Place , in the same year . It was in turn demolished in 2007 , and a six @-@ storey block of flats with a new church on the ground floor was built in its place . This opened in August 2010 .

Five other chapels were demolished during the area 's 20th @-@ century redevelopment . The Sussex Street Strict Baptist Chapel stood on the section of that road which is now named Morley Street . It had lancet windows and a stuccoed exterior , and opened in 1867 . The congregation moved out in 1895 , and St Margaret 's Church in Cannon Place established a mission hall in the building . The Circus Street market was built on the site after its demolition in 1937 . Also on Sussex Street , a Primitive Methodist chapel was founded in 1836 . The Kingswood Flats now occupy the site of the building , which closed in about 1950 . Mighell Street Hall , demolished in 1965 , stood on land now covered by Amex House . It was used by Baptists from 1878 , then as the church hall of St John the Evangelist 's , and finally ( from January 1949 ) by Spiritualists . When the new Brighton National Spiritualist Church , a figure @-@ of @-@ eight concrete building , opened on Edward Street in 1965 , the hall closed for good . The Carlton Hill Apostolic Church stood for 99 years until 1964 , although its Catholic Apostolic congregation moved out in 1954 . Latterly it was used as student housing for the adjacent Brighton Art College , which extended its premises onto the site when the building was demolished . The Salvation Army had a citadel at the junction of Edward Street and the now vanished Riding School Lane ( near Mighell Street ) from 1884 until 1965 , when it was demolished for road widening . The denomination registered another building for worship and marriages in 1971 : it stood at the junction of Carlton Hill and Mighell Street , and was deregistered in 1985 .

= = = Schools = = =

Carlton Hill Primary School was built by the Local education authority in 1963 . It is on the boundary of the conservation area , between Sussex Street and Carlton Hill ( the road ) on the west side of Tilbury Place , and is well screened by trees . It has a tall wooden fence that , according to the council 's Conservation Area Character Statement , " visually intrudes on the approach to the conservation area and harms its setting " . It recommends replacing the fence with a flint wall . The school adjoins the site that is being redeveloped for the new American Express headquarters : the company paid the school £ 300 @,@ 000 ( a condition of the council 's approval of the planning application ) to compensate for the effect on its playground , which will be overlooked by the building , and the building contractor Sir Robert McAlpine has paid for a school crossing patrol officer to help children cross Carlton Hill safely during the construction period .

Several schools were founded in the mid @-@ 19th century . A Ragged Schools Union school stood on Carlton Street from the mid @-@ 1850s , and St John the Evangelist 's Church established its own school in 1870 on Carlton Hill . This was rebuilt in 1914 , and later housed the American Express social club until its demolition in early 2010 . Board schools were set up in 1873 on Richmond Street and 1883 on Circus Street . The Richmond Street school was the first in Brighton

to offer school meals . The two Board schools merged in 1926 and took the name Sussex Street School , after which the Circus Street building closed . It was later sold to Brighton Polytechnic ( now the University of Brighton ) . The Richmond Street school ran along the west side of Claremont Row between Richmond and Sussex Streets ; playgrounds separated the boys ' and girls ' sections . In October 1930 , a nursery section was added . The school was compulsorily purchased in 1959 and demolished for redevelopment ; Carlton Hill Primary School was built to replace it .

The Margaret Macmillan Open Air Nursery was built on part of the grounds of number 1 Tilbury Place in the 1930s , partly funded by Laetitia Tilbury Turner ( who had bequeathed the house and its grounds to Brighton Corporation ) . A nursery school now stands on the site .

= = = Civic , commercial and public buildings = = =

Amex House " dominates the sweep of Carlton Hill " and is visible on the skyline from much of Brighton . Designed by British architecture firm Gollins Melvin and Ward , the building has prominent white horizontal bands of glass @-@ reinforced plastic and blue @-@ tinted glazing , and its corners are chamfered to give it a more rounded appearance . It is nicknamed " The Wedding Cake " , and its clean , futuristic design has been said to evoke Thunderbirds . The building is generally considered to be one of the better postwar additions to Brighton 's building stock , although it affects views into and out of the neighbouring conservation area . About 3 @, @ 000 people work at the building , making American Express the largest private employer in Brighton and Hove .

Prior House , at the north end of Tilbury Place , was built in 1936 for the Brighton Girl 's Club . This institution was founded in 1928 at Nelson Row , and was displaced from its original premises in 1934 when the Kingswood Flats were built on the site . In 1970 , Prior House became a centre for unemployed people , offering education and other social facilities ; it is now a base for voluntary and charitable groups under the aegis of the Resource Centre , a local organisation formed in 1975 . Architecturally , it is a plain red @-@ brick building with a large stuccoed extension on the second floor , affecting the ambience of Tilbury Place and the neighbouring listed buildings .

The former vicarage of St John the Evangelist 's Church , opposite the church on the south side of Carlton Hill , has been converted into an office . It dates from 1899 and is domestic in character , with bay windows containing original sashes , red @-@ brick walls and a steeply pitched roof . It is within the conservation area and is considered to make a " positive contribution " to its character .

Another building formerly associated with the church is the Edward Riley Memorial Hall , now the Sussex Deaf Centre . It has a steep clay @-@ tiled roof and brown brickwork . The high flint walls around it are described as a positive feature of the conservation area , although the building itself has a " neutral effect " according to the council 's character statement . The building was used as the church hall until the church closed in 1980 ; the Chichester Diocesan Centre for the Deaf was then established in it .

= = = Listed buildings = = =

A building or structure is defined as " listed " when it is placed on a statutory register of buildings of " special architectural or historic interest " by the Secretary of State for Culture , Media and Sport , a Government department , in accordance with the Planning ( Listed Buildings and Conservation Areas ) Act 1990 . English Heritage , a non @-@ departmental public body , acts as an agency of this department to administer the process and advise the department on relevant issues .

In February 2001 , there were 24 listed buildings with Grade I status , 70 Grade II \* -listed and 1 @, @ 124 Grade II @-@ listed buildings in Brighton and Hove . Grade I @-@ listed buildings are defined as being of " exceptional interest " and greater than national importance ; Grade II \* , the next highest status , is used for " particularly important buildings of more than special interest " ; and the lowest grade , Grade II , is used for " nationally important buildings of special interest " .

Carlton Hill has nine listed buildings ( covered by five separate listings ) , all of which have Grade II status and lie within the conservation area . Number 1 Tilbury Place ( St John 's Lodge ) is listed together with its surrounding railings , garden wall and garden porch . The four neighbouring and

contemporary houses at 2 ? 5 Tilbury Place are also listed together under a single Grade II designation . Described by the council as an " impressive warm brick terrace " of " elegant townhouses " , they were much larger than the surrounding houses ? especially number 1 , which also had extensive gardens . Number 5 is also slightly larger than the others , and originally had stables adjacent . They are in the Georgian style , built of pale yellow brick laid in the Flemish bond pattern . The roofs are slate @-@ tiled , but some are hidden behind parapets . The entrance doors have decorated fanlights and original windows with ogee @-@ shaped cast @-@ iron miniature balconies . All five houses are now owned by a housing association and have been divided into flats .

The former St John the Evangelist 's Church was listed at Grade II on 20 August 1971 . It is a Greek Revival @-@ style stucco @-@ clad building of stone and brick with a partly hipped roof . The three @-@ bay façade has four Tuscan pilasters beneath a substantial entablature and pediment . The frieze between them has metopes and triglyphs . Work by L.A. Mackintosh in 1957 altered the exterior ; the architect added his personal monogram and an eagle emblem ( representing John the Evangelist ) above the left and right entrances respectively .

Numbers 34 and 35 Mighell Street ( the former Mighell Farmhouse ) were jointly listed on 13 October 1952 . Described as a " surprising survival " , the now semi @-@ detached house is a two @-@ storey cobble @-@ fronted building with a prominent porch framed by Tuscan columns and topped by an entablature with a frieze and triglyph and a decorated pediment . An arched doorway with a keystone has a 19th @-@ century panelled door set into it , and the sash windows are also original and have similar arched surrounds made of bricks . The roof is tiled and has chimneys at each end . The farmhouse 's origins are unknown , although a Philip Mighell was a major landowner on Hilly Laine in the late 18th century , when some of the paul @-@ pieces bore his name . The building was apparently at least partly in commercial use by 1865 .

In Tarner Park , an area of open space formed from part of number 1 Tilbury Place 's grounds , there is a circular tower which is believed to have been built by Edward Tilbury Tarner ( son of the original occupants Edward and Laetitia Tarner ) as an observation tower so he could see ships in the English Channel . The mid @-@ 19th @-@ century structure has two storeys and about 70 steps ; the upper level is recessed and has a walkway around it . The walls are of knapped flint with some brick and stonework . Part of an iron weather vane remains at the top . Both storeys have segmental @-@ arched entrances , but these are now closed . The structure is in good condition but has some missing flints .

= = Conservation area = =

In the United Kingdom , a conservation area is a principally urban area " of special architectural or historic interest , the character or appearance of which it is desirable to preserve or enhance " . Such areas are identified by local authorities according to criteria defined by Sections 69 and 70 of the Planning ( Listed Buildings and Conservation Areas ) Act 1990 .

On 4 July 2008 , 4 @.@ 05 acres ( 1 @.@ 64 ha ) at the heart of Carlton Hill was designated as the city of Brighton and Hove 's 34th conservation area . Its boundaries are ( clockwise from north ) Sussex Street , St John 's Place , Carlton Hill ( including the stub of Mighell Street ) and Tilbury Place , with the open space of Tarner Park at the centre . All of Carlton Hill 's listed buildings are within the designated area ; these , combined with the sheltered open space of Tarner Park , substantial tree cover , the survival of old street patterns and boundary walls , and the distinctive lie of the land , contribute to the area 's " special character " , as defined by Brighton and Hove City Council .

The area does not have a unified appearance or structure , owing to the large @-@ scale redevelopment carried out in the 20th century . Instead , a " disparate group of individually interesting buildings " and small spaces define the area ; together , they form " a fragment of early 19th @-@ century Brighton " .

Flint and brown or yellow brick is used extensively , both for buildings within the conservation area and in associated structures such as boundary walls and pavements . Some kerbs are of granite ,

limestone and flint , while some high @-@ quality Yorkstone paving slabs survive , along with some red @-@ brick pavements .