

# PAN 07

## Local List of Heritage Assets

June 2015

*Brighton & Hove City Council's Local Development Framework*

Planning Advice Note



June 2015

## Summary

Production of a local list of heritage assets is useful in considering planning proposals and for helping conserve the city's historic environment. The current local list was produced as part of a review in 2013-2015. The heritage assets included on the local list are considered to have met the agreed selection criteria for architectural, historic and/or townscape interest, and for rarity, representativeness and/or intactness (see Appendix 2).

A locally listed heritage asset is defined as a non-designated heritage asset under the terms of the National Planning Policy Framework. Inclusion on the local list does not provide additional statutory protection against loss or alteration and does not change the requirements for planning permission, or permitted development rights.

However, where proposed works require planning permission, the significance of the locally listed asset will be a 'material consideration' in determining the application. This means that greater emphasis will be placed on ensuring the proposed development conserves and/or enhances the special interest of that asset, including its setting.

The planning authority will seek to ensure the retention, good maintenance and continued use of locally listed heritage assets wherever possible.

The local list of heritage assets can be viewed online: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)

## Contents

Summary .....	1
Introduction .....	2
Definition of Heritage Assets .....	2
Purpose of Local List .....	3
Implications of Local Listing .....	3
Production of Local List.....	4
Eligibility for inclusion.....	4
Asset Selection.....	4
Special considerations .....	5
Appeals.....	5
Future Review .....	5
Further Information .....	6
Appendix 1 – Planning Policy Background .....	7
Appendix 2 – Selection Criteria .....	10
Appendix 3 – Nomination Form .....	13
Appendix 4 – Glossary.....	15
Appendix 5 – Resources.....	17
Appendix 6 – References and Copyright .....	19

## Introduction

Brighton & Hove is particularly famous for its Regency architecture, but it has a much wider history; from Norman Manors through to early 20<sup>th</sup> century suburbs and beyond. Much of this history is still visible through the buildings, structures, parks and gardens that survive today.

The surviving historic environment is a valuable resource. Alongside economic and cultural value, it helps form local identities by providing local landmarks and a greater sense of place.

In order to help conserve the historic environment, the council has produced a Local List of Heritage Assets. This guidance document explains what a local list is, the national and local policy background, the need for a local list, how assets are selected and the impacts of inclusion on the list.

## Definition of Heritage Assets

National planning policy defines a heritage asset as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets

June 2015

*identified by the local planning authority (including local listing)* (National Planning Policy Framework, Annex 2).

As such, a locally listed asset is defined as a non-designated heritage asset.

### **Purpose of Local List**

Many historic buildings, parks and gardens are valued for their contribution to the character and local distinctiveness of the area, or for local historical associations. They may not, however, be of sufficient national importance to warrant inclusion on the Statutory List of Historic Buildings or Register of Historic Parks and Gardens. Their special interest is instead recognised through inclusion on the Local List of Heritage Assets. The local list is designated by the City Council in consultation with the local community.

The local list is useful in considering planning proposals and for helping to conserve the city's historic environment.

### **Implications of Local Listing**

Locally listed heritage assets are recognised in national and local planning policy. The relevant policies are set out in Appendix I.

Local listing is not the same as statutory listing. The differences are set out below:

Statutory listing is a national designation administered by Historic England (formerly English Heritage) on behalf of the Secretary of State. A statutorily listed building requires listed building consent in order for alterations, additions or demolitions to be carried out which affect its historic and architectural significance. This provides specific protection to both the exterior and interior of the building.

In contrast, including an asset on the local list does not provide any additional statutory protection against loss or alteration. It does not result in any additional legal requirements for owners. As such, repairs, some external alterations and internal alterations can be undertaken without planning permission. In some cases demolition may also be undertaken without permission. The same rules apply as to when planning permission is required, whether the asset is locally listed or not.

Where proposed works require planning permission, the significance of the locally listed asset will be a 'material consideration' in determining the application. This means that greater emphasis will be placed on ensuring the proposed development conserves and/or enhances the special interest of that asset, including its setting.

The planning authority will seek to ensure the retention, good maintenance and continued use of locally listed heritage assets wherever possible.

June 2015

Where a locally listed heritage asset is within a conservation area or subject to an Article 4 Direction, there are additional controls in place. For those assets within a conservation area, other heritage-related planning policies are also relevant.

To find out whether planning permission is required, please contact the planning team on 01273 292222 (option 4).

Where proposals require planning permission, early pre-application engagement with the planning service is encouraged.

### **Production of Local List**

#### **Eligibility for inclusion**

The Local List for Brighton & Hove includes historic buildings and historic parks and gardens. These are the predominant types of heritage asset in the city that are administered by the City Council.

Like listed buildings, the types of 'historic building' that can be included on the list also includes other types of structure such as street furniture, boundary walls and railings. Similarly, the type of park and garden which can be included on the list is based upon those that are eligible for inclusion on the Register of Parks and Gardens. These are 'designed' landscapes, rather than those of planting, botanical, 'natural' or recreational importance.

Archaeological assets in the city are administered by East Sussex County Council through separate schemes, and locally designated sites are therefore not included on the Brighton & Hove Local List. All assets within the National Park are similarly not included, as these are administered by the South Downs National Park Authority.

Heritage assets that are already designated nationally as listed buildings or registered parks and gardens already enjoy a higher level of protection than local listing, and are therefore also not included on the local list.

An asset is included in its entirety on the local list, unless areas are specifically identified within the assessment as not being of interest. As such, all addresses which form part of the building, or all areas which form part of a park or garden are considered part of the locally listed asset, even if they are under different ownership/use.

#### **Asset Selection**

Robust and objective selection criteria ensure that the list provides a good basis for planning decisions and is defensible at planning appeal where necessary. These are set out in Appendix 2.

June 2015

The criteria are based on Historic England's Conservation Principles, Policies and Guidance (2008), and the National Planning Policy Framework (2012). They also provide additional focus on local distinctiveness and community value. This is in line with Historic England's guidance on Local Listing (2012). Each asset included on the local list has been considered to meet the selection criteria.

### Special considerations

**Lamp Posts and Letterboxes:** These types of street furniture are particularly numerous and usually conform to one of a few 'types'. As such, specific thematic criteria have been produced for these asset types. Specific examples which meet the thematic criteria will be added to the local list upon identification. The Thematic Criteria can be found within the relevant thematic assessments, available online: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)

**Modern Buildings:** Care has to be taken in nominating assets dating to the last 30 years. This is because there has been little time for an objective and consensus view to be formed on their special interest. To be included on the list, an asset constructed in the last 30 years would therefore need to be of exceptional architectural, historic and/or townscape interest. Its special interest would also need to survive wholly intact. In line with Historic England's criteria for listed buildings, assets need to be over 10 years old to be eligible for inclusion.

**Assets within conservation areas:** The interest of buildings within conservation areas is usually already recognised through the conservation area designation. Assets within a conservation area are 'designated heritage assets' and benefit from additional planning controls over and above those afforded by local listing. Buildings which are typical of their conservation area will not, therefore, be included on the local list. Buildings which are atypical of their conservation area, but are of special architectural/design, historic and/or townscape interest, will be considered for inclusion.

### Appeals

Any appeal to remove an asset from the local list needs to be based on evidence that it fails to meet the requirements of the selection criteria. Similarly, if an asset has been nominated, but considered on assessment to not meet the criteria, any appeal for re-assessment needs to be based on new evidence to show how it meets the selection criteria.

### Future Review

A thorough review of the Local List was undertaken between 2013-15. This included a full review of the previous local lists for Brighton and for Hove, as well as an extensive call for nominations from the public.

New nominations for the list will be collated and assessed on a 5 year cycle. Additions or deletions can be proposed by anyone and should be submitted to the Council's Major Projects, Heritage and Design Team. Nominations will be assessed against the selection

June 2015

criteria. The results of the assessments will be subject to a six week consultation process. This will include notification to the owner/occupier of the nominated assets wherever possible, the Conservation Advisory Group and relevant stakeholders/local societies. The assessments will be made available on the council's website and at the Customer Service Centres. Following consideration of any comments received, recommended amendments to the list will be reported to the appropriate committee for approval.

The first review is scheduled for 2020. In exceptional cases, a nomination may be considered ahead of the 5 year cycle if there is a clearly demonstrable and immediate threat to that asset.

Nominations should include sufficient information to ensure the asset can be adequately assessed. This should include a clearly identified location (i.e. full address or map indicating location), history and explanation of how the asset meets the criteria. Nominations should be submitted on the Nomination Form included in Appendix 3. It will not be possible to assess the nomination if insufficient information is provided.

### **Further Information**

A summary list and full assessment for each inclusion on the Local List of Heritage Assets is available on the heritage pages of the council's website: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)

Those assets designated nationally (on the statutory list of historic buildings or register of parks and gardens) can be searched on the National Heritage List for England, administered by Historic England: <https://www.historicengland.org.uk/listing/the-list>

Further information on planning and local listing is available on the council's website: <http://www.brighton-hove.gov.uk/content/planning>

To find out whether planning permission is required for any works you wish to carry out, please contact the Planning Team on 01273 292222 (option 4).

For advice on appropriate repair or the acceptability of proposals for an existing locally listed asset, please contact the Heritage Team on [conservation@brighton-hove.gov.uk](mailto:conservation@brighton-hove.gov.uk) or 01273 292222 (option 3). The telephone line is available 10am -12noon, Monday to Thursday.

To nominate an asset for inclusion on the council's local list of heritage assets (first review scheduled for 2020 and every 5 years thereafter), please complete the nomination form in Appendix 3 with as much information as possible, and submit to the Major Projects, Heritage and Design Team on [conservation@brighton-hove.gov.uk](mailto:conservation@brighton-hove.gov.uk) or

Heritage Team, Kings House, Grand Avenue, Hove, BN3 2LS.

June 2015

## Appendix I – Planning Policy Background

### National Planning Policy Framework (2012)

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework. It forms a key part of the ‘environmental dimension’ of sustainable development (NPPF Para 6). The ‘Core Planning Principles’ that underpin the planning system state that heritage assets should be conserved “in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” (NPPF Para 17, bullet 10).

This is expanded upon principally in Paragraphs 126-141. Paragraph 135 relates to non-designated heritage assets, including those incorporated in a local list. It states: **“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset” (NPPF Para 135).**

Paragraphs 135, 128 and 129 of the NPPF advocate a significance-based approach. Both the significance of the heritage asset and its setting should be considered in any application. Conversely, proposals in the vicinity of a locally listed heritage asset should consider whether they impact on the setting of this asset. The **“desirability to sustain and enhance the significance of heritage assets”** is taken into account when determining applications (NPPF para 131).

The National Planning Policy Guidance (NPPG) is an online resource which provides guidance to support the NPPF. It includes a section on non-designated heritage assets as well as information on identification of significance.

### Brighton & Hove Local Plan (2005)

At the time of writing, the Brighton & Hove Local Plan (2005) is the adopted local development plan for the city. The NPPF explains that full weight could be given to relevant policies, including ‘saved’ policies adopted since 2004, for 12 months from the date of the NPPF’s publication (2012). After this period, due weight can be given to Local Plan policies which have a degree of consistency with policies in the NPPF. It is considered that the policies relevant to the Local List are fully consistent with the NPPF so should be afforded ‘significant weight’.

The relevant policies are Policy HE10 and QD20.

Policy HE10 relates to Buildings of Local Interest. It states that:



June 2015

**“The planning authority will seek to ensure the retention, good maintenance and continued use of buildings of local interest. Whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these buildings should be of a high standard compatible with the character of the building.”**

Protection for parks and gardens on a local list is provided by Policy QD20, ‘urban open space’. This is indicated in the supporting text to policy HE11, ‘historic parks and gardens’. This policy helps to safeguard areas of open space that are important to the local and/or wider community and help to provide an attractive, sustainable and stimulating environment. It states:

**“Planning permission will not be granted for proposals that would result in the loss of areas of public or private open space that are important to people because of their recreational, community, historical, conservation, economic, wildlife, social or amenity value. Enhancements to these areas of open space will be sought and the preservation of character, appearance, layout and features of importance.**

**The loss of an area of open space important to people will only be considered in exceptional circumstances. For example, where it can be demonstrated that the proposal is of national importance or essential to meet social, environmental and/or economic needs, which cannot be located elsewhere. Where such exceptional circumstances apply, the planning authority will require alternative appropriate open space provision of a suitable size, type, layout character, appearance and location.”**

Any locally listed park or garden is considered to have historical or conservation value. The preservation and/or enhancement of the area will be sought. Loss of a locally listed park or garden will only be considered in exceptional circumstances. In the case of locally listed spaces, it is not possible to replace the interest and value of the space through providing alternative open space elsewhere.

### **City Plan (Part 1)**

At the time this Planning Advice Note was agreed, the City Plan (Part One) had been submitted to the Secretary of State in June 2013 and is within its Examination stage. It is a material consideration in the determination of planning applications. The NPPF (paragraph 216) gives more weight to emerging policies that are at a late stage of preparation subject to compliance with the NPPF and the amount of unresolved objections. Therefore weighting is considered on a policy by policy basis.

Following the forthcoming adoption of the City Plan Part One, policy QD20 of the Brighton & Hove Local Plan (2005) will be replaced by policy CPI6, ‘Open Space’. Local Plan Policy

June 2015

HE10 will be retained as part of the Development Plan for Brighton & Hove until replaced by the City Plan (Part Two).

Policy CPI5, 'Heritage' (which is considered to have significant weight) provides an overarching policy advocating the promotion of the city's heritage and ensuring the historic environment plays an integral part in the wider social, cultural, economic and environmental future of the city. In line with national policy, it supports a significance-led approach.

Policy CPI6, 'Open Space' (which is considered to have more weight than the Local Plan policy) seeks to safeguard, improve, expand and promote access to Brighton & Hove's open spaces and the diverse range of experiences offered by these spaces. Paragraph 4.179 of the supporting text states that the existing historical, visual and cultural value will be taken into account.

### **Historic England Guidance**

Historic England provides a range of relevant guidance documents through its website. The most relevant document is the '**Good Practice Guide for Local Heritage Listing**' (2012). This provides an introduction to the role of local listing, the policy background and the creation and management of local lists.

Historic England's Selection Guides: <https://www.historicengland.org.uk/listing/selection-criteria/> outline the national designation criteria for different types of historic building and historic park and garden. These are useful in providing a history to each asset type and setting local assets within the national context.

June 2015

## Appendix 2 – Selection Criteria

To be included on the Local List of Heritage Assets, an asset must meet:

**2** of the below, for **Interest:**

- Architectural, Design and Artistic Interest
- Historic and Evidential Interest
- Townscape Interest

AND

**1** of the below, for **Significance:**

- Rarity and Representativeness
- Intactness

AND (non-compulsory)

- Communal Value

June 2015

**Interest****A - Architectural, Design and Artistic Interest**

This interest derives from the design and general aesthetics of an asset, and how people draw sensory and intellectual stimulation from it. The difference between architectural/design interest and artistic interest can be clear (for example statues (artistic interest) in a formal garden (design), but is often less so (for example ornament on a building). To meet the criteria of Architectural, Design and Artistic Interest, an asset should demonstrate at least one of the following:

- i. A good example of a regional approach to its design, construction, planning, craftsmanship, decoration and/or materials
- ii. A good quality and/or rare example of a particular type of building, style or period of design
- iii. An asset demonstrating innovation in its design, construction or decoration, that may have led to the development of new styles or trends
- iv. A good example of work by a national or local notable architect, engineer, artist or company
- v. An asset with aesthetic interest derived either from conscious design, or through how it has evolved over time.

**B - Historic and Evidential Interest**

Historic interest derives from how a particular aspect of past life is illustrated or associated with notable persons, groups or historic events. Evidential interest provides evidence about past human activity. This can be from documentary sources or through analysis of the surviving historic fabric. To meet the criteria of Historic and Evidential Interest, an asset should demonstrate at least one of the following:

- i. Close association with a notable individual, group or historic event of regional and/or national importance, which is uncompromised by its current appearance
- ii. An asset which influenced, and/or whose former use illustrates the physical, social and economic development of Brighton and Hove, where this is uncompromised by its current appearance
- iii. Significance enhanced through the survival of associated contemporary or historic records
- iv. The surviving fabric reveals important evidence about human activity
- v. An asset whose present form is the outcome of a series of phases of development or a continuous sequence of change, where the apparent phases reveal evidence about changing human activity

**C - Townscape Interest**

Townscape interest derives from the contribution an asset makes to the townscape. It may also include group value. To meet the criteria of Townscape Interest, an asset should demonstrate at least one of the following:

- i. Within a Conservation Area, making a positive contribution to the character and appearance, but atypical in style, design and/or materials
- ii. Outside a Conservation Area, but makes a positive contribution to the street scene
- iii. Forms a visual focal point and/or landmark
- iv. Has considerable group value through its close association to designated asset(s).

June 2015

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

Communal Value derives from the meanings that a heritage asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It may be more directly associated with activities rather than physical fabric. To meet the criteria of Communal Value, an asset should demonstrate at least one of the following:

- i. Forms a source of local identity and/or distinctiveness for the community.
- ii. Retains commemorative, symbolic and/or spiritual value

Although communal value is important to the significance of an asset, it is very difficult to quantify. The value also changes between individuals/groups and over time. As such, this is not a compulsory criteria. Any demonstrable communal value will nevertheless be taken into account in the assessment, and may be particularly influential in borderline cases.

**Significance****E – Rarity and Representativeness**

- i. A good example of a design, form or other feature that is uncommon in the locality or city. This may be linked to age (as the older the asset is, the less likely it is to survive in anything like its original form), however age does not necessarily equate to rarity. For example, a Regency townhouse is of considerable age, but is not particularly rare in Brighton and Hove.
- ii. One of few surviving examples of an asset type which is representative of a particular style or trend, or representative of the legacy of a particular individual, group, architect or company.

**F – Intactness**

- i. Retains a sense of completeness, in itself and/or as part of a larger group. Retains the majority of its design features, such as the original windows to a building or original landscape/architectural elements within a historic park. This may represent a single phase of development, or a number of historic phases of development.
- ii. Retains its original use or function, where this is particularly relevant to its interest.

June 2015

**Appendix 3 – Nomination Form**

**Brighton and Hove Local List**

**Nomination Form**



Before completing this nomination form, please read the accompanying Planning Advice Note. All sections marked \* are essential; please fill out the remaining sections as much as you are able. If insufficient information is provided, it will not be possible to assess the nomination. **An editable version of the form with expandable boxes is available from the Heritage Team or on the council's heritage webpages: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)**

**Asset Details:**

<b>*Asset Name:</b>	
<b>*Address:</b>	
<b>*Type:</b> (e.g. Pub/House/Park)	
<b>Date of construction:</b>	
<b>Owner:</b> (if known)	
<b>*Short Description of Asset:</b> (e.g. materials, style, features of interest)	

**\*How does the asset meet the Selection Criteria?**

Please provide an explanation of how the asset meets the criteria (set out in the associated guidance document). This may require historic research to be undertaken. **The asset must meet two of the criteria for Interest, and 1 of the criteria for Significance.**

**Interest Criteria:** (Please expand boxes or add pages as necessary)

<b>(A) Architectural, Design and Artistic Interest</b>
<b>(B) Historic and Evidential Interest</b>
<b>(C) Townscape Interest</b>

Planning Advice Note **PAN 07**  
**Local List of Heritage Assets**

June 2015

<b>(D) Communal Value</b> (non-compulsory)

**Significance Criteria:**

<b>(E) Rarity and Representativeness</b>
<b>(F) Intactness</b>

**Additional Information:**

<b>Have you submitted any photographs with your nomination?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Do you consent to the Council reproducing these photographs in the Local List and associated material?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Are the photographs taken from public or private land?</b>	Public <input type="checkbox"/>	Private <input type="checkbox"/> Unsure <input type="checkbox"/>

**Please provide a list of any additional documents (eg photographs or maps etc) provided, or any further notes below:**


**Applicant Details:**

If you would like to be informed of the progress of the local list review, please provide contact details below.

<b>Name:</b>		
<b>Name of group/society (if applicable)</b>		
<b>Address:</b>		
<b>Phone No:</b>		
<b>Email:</b>		
<b>Preferred means of contact:</b>		
<b>Phone</b> <input type="checkbox"/>	<b>Email</b> <input type="checkbox"/>	<b>Letter</b> <input type="checkbox"/>

Please return this form to: Heritage Team, Kings House, Grand Avenue, Hove, BN3 2LS or [conservation@brighton-hove.gov.uk](mailto:conservation@brighton-hove.gov.uk)

June 2015

## Appendix 4 – Glossary

The following definitions are taken from the NPPF (marked NPPF), Planning Portal Website (marked PP) or Historic England Website (marked HE)

**Article 4 Direction (PP):** Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.

**Conservation (for heritage policy) (NPPF):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area (PP):** Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.

**Curtilage (HE):** An area of land around a listed building within which other buildings pre-dating July 1948 may be considered listed. Some buildings have no curtilage. For some the extent will be clear (such as the garden boundary) but for others assessing the curtilage may be difficult.

**Designated heritage asset (NPPF):** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Heritage asset (NPPF):** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment (NPPF):** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic environment record (NPPF):** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Listed Building (PP):** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the



June 2015

exterior of the building, and any buildings or permanent structures (e.g. wells) within its curtilage. Historic England is responsible for designating buildings for listing in England.

**Setting of a heritage asset (NPPF):** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy) (NPPF):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The full Glossaries of relevant planning terms are available here:

<http://www.planningportal.gov.uk/general/glossaryandlinks/glossary>

<https://www.historicengland.org.uk/advice/hpg/hpr-definitions/>

<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>

June 2015

## Appendix 5 – Resources

A list of useful resources is set out below.

### Books

- Antram, N. and Morrice, R. (2008) Brighton and Hove: Pevsner Architectural City Guide. New Haven and London: Yale University Press
- Antram, N. and Pevsner, N. (2013) Sussex East with Brighton and Hove: The Buildings of England. New Haven and London: Yale University Press
- Carder, T. (1990) The Encyclopaedia of Brighton. East Sussex: East Sussex County Libraries
- Collis, R. (2010) The New Encyclopaedia of Brighton. Brighton: Brighton & Hove Libraries
- Middleton, J. (2002) The Encyclopaedia of Hove and Portslade

Many other books are available which are area-specific or relate to a certain asset type. Some of these are referenced in the bibliography in Appendix 6. Copies are often available at city libraries or The Keep (see below).

### Online resources

**Historic England's Selection Guides:** <https://www.historicengland.org.uk/listing/selection-criteria/> outline the national designation criteria for different types of historic building and historic park and garden. These are useful in providing a history to each asset type and setting local assets within the national context.

**Historic England designation reports** for non-listed (those buildings nominated for statutory listing but considered not to meet the criteria) or de-listed (those buildings formerly on the statutory list but removed following reassessment) can be searched via the Heritage Gateway: <http://www.heritagegateway.org.uk/gateway/> This only covers more recent assessments. The **Heritage Gateway** also allows some of Historic England's other online resources to be searched, such as Pastscape and ViewFinder.

The council has produced **Conservation Area Character Statements** for many historic areas of the city: <http://www.brighton-hove.gov.uk/content/planning/heritage/conservation-areas>. These identify the character and appearance of the conservation area. Where an asset is located within a conservation area, it is required to be atypical of the character and appearance of the conservation area in order to meet selection criteria C(i).

**Tithe Maps and Apportionments** can be searched here: <http://www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/esro/tithemaps/search.aspx> Tithe maps and apportionments were prepared following the Tithe Commutation Act of 1836, and show the development of the area in about 1840. They were drawn up on a parish basis. The apportionments provide a schedule of all owners and occupiers of land in the parish.

June 2015

**Street Directories** are available online here: <http://mhms.org.uk/content/resources>

**Historic photographs** are available online through websites such as <http://www.regencysociety-jamesgray.com/>

**Brighton & Hove Museums' local history collections:** <http://www.brighton-hove-rpml.org.uk/HistoryAndCollections/aboutcollections/localhistory/Pages/home.aspx>

**Local History:** <http://www.mybrightonandhove.org.uk/>

### **The Keep**

The Keep is a world-class centre for archives situated in Falmer. It contains records for East Sussex, including Brighton & Hove and provides access to the collections of the East Sussex Records Office, Royal Pavilion & Museums Local History Collections and the University of Sussex Special Collections.

Many of the resources can be searched online on their website <http://www.thekeep.info/>, or in person. It may be necessary to order archival material in advance of visiting.

### **East Sussex Historic Environment Record (HER)**

The East Sussex HER is a database of known archaeological and historic sites in the county. It is maintained by the East Sussex County Council Archaeology Team. This information is used to inform the planning process and help manage the county's heritage. It is also a valuable research tool; access is available to members of the public.

<http://www.eastsussex.gov.uk/environment/archaeology/her.htm>

June 2015

## Appendix 6 – References and Copyright

### Bibliography (books referenced within the assessments):

- Brighton Polytechnic School of Architecture and Interior Design, ND, *A Guide to the Buildings of Brighton*. Macclesfield: McMillan Martin Ltd
- Antram, N. and Morrice, R. (2008) *Brighton and Hove: Pevsner Architectural City Guide*. New Haven and London: Yale University Press
- Antram, N. and Pevsner, N. (2013) *Sussex East with Brighton and Hove: The Buildings of England*. New Haven and London: Yale University Press
- Berry, S. (2000) *Pleasure Gardens in Georgian and Regency Seaside Resorts: Brighton. 1750-1840*. In *Garden History*. Vol 28, No.2 pp222-230
- Carder, T. (1990) *The Encyclopaedia of Brighton*. East Sussex: East Sussex County Libraries
- Collis, R. (2010) *The New Encyclopaedia of Brighton*. Brighton: Brighton & Hove Libraries
- D'Enno, D. (2009) *Rottingdean Through Time*. Stroud: Amberley
- Dale, A. (1991) *Brighton Cemeteries*. Brighton: Brighton Borough Council
- Elleray, D.R. (1989) *A Refuge from Reality: The Cinemas of Brighton & Hove*. Hastings: Olio Books.
- Hatherley, O (2012) *A New Kind of Bleak: Journeys Through Urban Britain*. Brooklyn, London and Paris: Verson
- Middleton, J. (1979) *A History of Hove*. London and Chichester: Phillimore
- Middleton, J. (2002) *The Encyclopaedia of Hove and Portslade*
- Myall, S. (2008) *The Victorian Development of the Clifton, Montpelier and Powis Estates of Brighton*. Lewes: Pomegranate Press
- Nairn & Pevsner (1965) *The Buildings of England: Sussex*. Harmondsworth: Penguin
- Wells-Thorpe, J. (2009) *Behind the Façade: An Architect at Large*. Brighton: Book Guild

June 2015

## **Copyright**

The assessments include a photograph, historic map and/or aerial view of the asset as applicable.

**Aerial views:** The following copyright is applicable to aerial views included in the assessments:

Cities Revealed (R) copyright by The GeoInformation(R) Group, 2014 and Crown Copyright © All rights reserved.

**Historic Maps:** The following copyright is applicable to historic maps included in the assessments:

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019601. 2015

**For further information contact:**

Heritage Team, Major Projects, Heritage & Design,  
(Local Development Framework Team, Strategy & Projects),  
Brighton & Hove City Council, King's House, Grand Avenue, Hove, BN3 2LS

& 01273 - 292222

**Email:** [conservation@brighton-hove.gov.uk](mailto:conservation@brighton-hove.gov.uk) or visit our

**Heritage website at:** [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)

