

1: List of conservation areas in Brighton and Hove - Wikipedia

Portslade Old Village Conservation Area Character Statement [PDF mb] Portslade Old Village Conservation Area Map [PDF mb] A4/39 Portslade Article 4 Direction.

Our coverage extends east from Kemptown to Rottingdean, Saltdean and beyond, encompassing Hangleton, Southwick and Shoreham to the west; London, national and international connections being offered through our professional associations. The area was added to Hove in and is situated just to the west of the city. A region fortunate enough to boast a variety of landscapes in a relatively small area, it comprises a combination of village and country life juxtaposed alongside busy portside industry, all steeped in a rich history and filled with rare surprises and scenic charm. This former Edwardian water tower has been beautifully converted and is now an important centre for conservation and education. Home to a real gem in the form of one of only two operational camera obscuras in south east England and one of the very few places where one can step inside the body of a camera to experience the thrill of seeing the outside world projected at your feet. This unique optical device is used to observe the stunning surrounding landscape and views across the channel. Originally built as a water tower for Foredown hospital, which served as an isolation sanatorium for patients with infectious diseases, the tower was not demolished along with the hospital in , but put to good use and became the meeting place of the Foredown Tower Astronomers until the local council saw the potential for the tower to become an adult learning and visitor centre. Designated a conservation area, Portslade village, nestled in a valley of the South Downs, was the original settlement and was built up in the 16th century. Today Portslade is bisected from east to west by the A running between Brighton and Worthing and is made up of a number of separate communities enriched by a wealth of trees and park spaces. For those who love the quaintness and ease of village life, Portslade Village still retains its rich rural fabric and character, with flint buildings, a village green and the small parish church of St Nicholas. Dating back from around this church is the second oldest in the city. Of its wealth of heritage assets and listed buildings, Portslade Manor is one of the few surviving ruins of a Norman manor, built in the 12th century and now a Scheduled Ancient Monument. The interesting Foredown Tower houses one of the only two camera obscuras in the south of England. Shopping There are good local shopping facilities and essential amenities in the village. More comprehensive shopping facilities can be found a mile away. Good local schools and a modern health centre are all within easy reach. Easthill Park, the village green and access to the Downs provide tranquillity and spectacular walks and for health enthusiasts, sports and leisure facilities are located nearby on Chalky Road, Mile Oak. Travel Communication links to the city centre, the Capital and areas east and west of Portslade are excellent, the Old Shoreham Road providing easy access by car and the A27 accessed via the Hangleton Link Road. Portslade and Mile Oak are also on efficient local bus routes and Fishersgate station and Portslade main line station are located within a mile, providing swift links to London and the south coast. Property The properties in the village range from purpose built apartments through to original flint cottages, the most common being pretty terraced houses. The medieval street layout survives, and distinguishes the old village from the more orderly surrounding suburban estate morphology. The sense of community in the region is highly developed with a real feeling of belonging and pride in the local area. To the south of the area Portslade-by-Sea straddles the small but busy seaport harbour basin of Shoreham. The residential areas to the coast and either side of the village are populated with Victorian terraces, pre and post war family homes together with some modern developments. Wherever your interests lie you will be sure to find the perfect property. Contact If you need more information on any of our services, want to book a valuation, want to arrange a viewing or simply would like to chat with us, contact us now on the number displayed or press the Contact Agent button. A member of our team will be happy to help you – we look forward to hearing from you. Most recent properties for sale.

2: About Portslade | Property | For Sale | For Rent | Sawyer and Co

As of , there are 34 conservation areas in the city of Brighton and Hove, a seaside resort on the English Channel coast in southeast England. The definition of 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".

This shop was demolished at the same time the old George was razed. To the left of the twitten is a small shop and the George while the cottage to the right of the twitten is still in existence. This small group of houses was reached by a narrow twitten between the shop next door to the George and a cottage. The message and parcel of land called charmingly Backside was devised to Abraham Winnie for 1, years at a yearly rent of a peppercorn. All seemed tranquil on the property front until the s when there was a flurry of activity. By the s the property was in the possession of Thomas Peters, miller of Portslade, and his wife Susanna and on 20 July they sold it to Mary Peters, a Brighton widow. This they did in two separate transactions in and on 1 February they divided the property between them. But by the time the property was divided, Mary Ann had become Mrs Boutcher. For the first time, we know what the property comprised, namely one building divided into two dwellings, a house called Northerlea plus several small houses. On 20 February W. On 20 October W. Number one was set back, numbers 2 to 5 were in a row facing west while numbers 6 and 7 faced south and numbers 8 and 9 faced east. There was a row of seven outside privies at the north west corner. Tidey were still residents. Number 31 In the s this house and its neighbour were tied cottages and John Broomfield, the farmer, owned them and farm workers occupied them. The cottages were still very old fashioned and there was neither electricity nor a bathroom and an outdoor privy in the garden. Cooking was carried out on an old coal-fired range and there was gas lighting. Surprisingly enough, electricity was not laid on until the s. Consequently, during the Second World War when Canadians were stationed at Portslade, the occupants were somewhat apprehensive when it came to pub closing time. The corner property is actually numbered as 35 South Street although its entrance is in High Street, on the left of the Stag are cottages The shop was originally numbered 29 until part of High Street was re-numbered in Mr Venner continued to run the business until the s when Mr Lathbury took over. Mr Lathbury was short of stature, round-faced and red-cheeked. If you were really hard up a breast of lamb cost only a few shillings and could be cooked rolled around sage and onion stuffing. Today, it is still a dental practice, known for many years as the Old Village Dental Practice but in run under the banner of the Sussex Dental Group. Osborne With thanks to Mr G. Osborne for granting permission for the reproduction of the above photograph from his private collection. On the left of this photograph is the village pump. Sharp This close-up of Bakery Cottage was taken in The bulging piece of retaining wall on the left is a reminder that the next door cottage has been demolished, the building with the crooked chimney is in the back garden of number 57 This cottage is known as Bakery Cottage. There is a separate small building with a distinctive crooked chimney that is popularly supposed to have been the village bakery. Perhaps Fred Mort lived there in the 19th century. There used to be another cottage adjoining on the west side but it was demolished to make more space for the workings associated with Portslade Brewery. Mr Patching lived in the cottage in the s. There was once such a severe winter that his whiskers froze solid and needed to be thawed out over a bowl of hot water. One night after a heavy snowfall, the front door was opened gingerly and a huge drift of snow cascaded inside. In the lady of the house was busy digging in the garden in order to create a pond when she came across an interesting metal object. She carried it indoors and scrubbed it clean in the kitchen sink. But when her husband arrived home he recognised it as a mortar bomb and swiftly removed it to the nearby car park before phoning the police. Bomb disposal experts were soon on the scene and took it away. It was fortunate that the bomb was without its explosive charge. Middleton Numbers 57 to 63 High Street were photographed May Number 61 This is a very small residence and was aptly called Pixie Cottage. Number 63 A close-up of number 63 High Street that also includes a glimpse of new housing built on land once belonging to Kemps This is one of the larger cottages and has been extended and it is now called Honeysuckle Cottage. The property was described as having a living room with exposed beams and a brick fireplace with inset wood burner plus a wooden mantelpiece. There was an open-plan staircase leading to two

bedrooms on the first floor. Middleton This photograph of numbers 65 and 67 High Street was taken on 12 May It was stated that the outer walls were 9 inches thick at the base, becoming thinner at the first floor, which is timber-framed and may have been a later addition. There is a flint frontage and inside the living room a flint chimney-breast extends from floor to ceiling. There were also exposed beams. John Burgess the blacksmith at Foredown Forge lived for a short period at 65 before moving to Forge Cottage. It is believed that stable boys once occupied the premises and they were employed at the nearby stables. Middleton This close-up of number 67 was taken in June The cottages in the early s. Middleton The cottages were photographed on a very sunny day 2 June Sharp The High Street in December Sharp A view of the south side of Kemps from the church twitten; the photograph was taken in The house stands at the east end of High Street and opposite the twitten that leads to St Nicolas Church. The structure has two wings built at different times with the western part being the oldest part. Although the house has been altered considerably over the years, traces of the 16th century construction remain. Sharp The east wing, thought to be the oldest part of the building where its flint, brick and lime construction can be seen Beneath the wooden, spiral staircase leading to the first floor, an old cupboard turned out to have jambs and head of a 16th century door frame. At the top of the stairs there is another old doorway of a plainer design. The attic stairway is unusual in that it was placed next to the chimney-stack and it is an early form of newel stair. When it was constructed the stairway received daylight from a single-light window; although it has long since been blocked up, the stone-dressed jambs are still visible. There was another early window in the north east part but that too was blocked up. The front of the west wing has been stuccoed for many years. The eastern wing is thought to date back to the 17th century and was flint-built with brick quoins. In the kitchen there is a unique piece of re-cycled material in the form of a 13th century tomb-slab on the threshold. As late as the kitchen still retained an open fire with a spit-rack upon which the wooden pulleys of the turnspit remained. The attic ceilings were made of cow-dung and horsehair in the traditional way and oak pegs secured the tiles on the roof. Some iron nails had been used with the old tiles but these soon rusted through and the owners found it more practical to revert to wooden pegs. Oak was also used for the beams, which had been uncovered. The flint-built part of the house had walls of thickness that varied from 18 inches to 2 feet. There used to be an arched cellar under the house and garden but by it had been blocked off. It is fascinating to note that when excavations for a new road surface were being undertaken in the workers came across an underground passage. There have long been tales at Portslade of secret passages dating back to the time when smuggling was rife in the area. Middleton Climbing up the steep incline of High Street, this is the view you see of Kemps at the top. Unfortunately, there seems to be no trace of early deeds. The present ones only go back as far as when Mr Greaves converted the two wings into separate residences. The way the conversion took place meant there was a quaintly named flying freehold. That is, a room on the ground floor belonged to one owner while someone else owned the room directly above. But this anomaly has been rectified in recent years. There is an interesting tradition that the attic of Kemps was once used as a meeting place for Quakers who were persecuted in the 17th century. This is not implausible because Quakers are known to have lived at Hangleton. Another tradition maintains Kemps was once a coaching house at one time and in the part adjacent to Drove Road there were sleeping bunks for drovers that could be let down as necessary. There was a fodder house on the corner. It was reported that a little girl living in Kemps had a ghostly friend. Her mother was astonished at her request because she had never shown interest in them before. But her daughter explained that her friend has asked for them. This obviously relates to times past when there was poverty in the village and a good, boiled potato would have been a luxury for some. Kemps had a very long association with the Blaker family, going back as far as the 16th century. However, it also seems apparent that the house or land must have once belonged to the Kemp family. When Edward Blaker died in the house was already called Kemps. These heads caused some excitement in recent times amongst local Black History enthusiasts. But a heraldic blackamoor head was merely used because it resonated with Blaker. Middleton Early morning shadows at Kemps photographed in May Two Nathaniel Blakers lived at Kemps. The first Nathaniel had a modest family consisting of two daughters and a son Nathaniel. Their brother Thomas, who likewise had never married, lived in the house too.

3: Buildings and architecture of Brighton and Hove - Infogalactic: the planetary knowledge core

of Portslade Old Village Conservation Area, and make recommendations for its future management. Assessment of Special Interest General Character and Landscape Setting The conservation area comprises the historic Portslade village; a small downland village that developed around the Norman church and old Manor.

Early buildings[edit] Buildings in The Lanes are small and tightly crowded. This weatherboarded and jettied example 43 Meeting House Lane is one of the oldest. Brighton was originally an agricultural and fishing village surrounded by fields where sheep were farmed and corn was grown. In the Saxon era, small buildings developed in an area bounded by four streets named after the points of the compass, and a church stood on higher ground inland. Modest cottages for the fishermen stood on the beach below the cliffs and the now vanished South Street. Labour and land for redevelopment accordingly became cheaper, and because good travel and communication routes were already established the town was well placed to grow rapidly again when sea-bathing became fashionable in the mid century. For example, 27 King Street in North Laine is cobble-fronted and retains a timber-framed interior which could be 17th-century. This, and the proximity of the houses to each other, may have offered protection against storms and flooding from the sea. Typical Lanes buildings are timber-framed and plastered with load-bearing walls of bungaroosh with some flint. These would sometimes be coated with tar to keep water out, [10] although this only became common in the early 19th century. Little has changed since the High Sheriff of Sussex rebuilt it a century later, and the dovecote outside it is 17th-century. The first development outside the four-street boundary of the ancient village was in 1772, when North Row soon renamed Marlborough Place was built on the west side of the open land. The Royal Marine Pavilion, as it was called before its present name the Royal Pavilion was adopted, became increasingly important in the growing town as it became the centre of activities for the Prince and his entourage and the focal point for his regularly changing architectural tastes. Holland revamped the building in 1804 in a Chinese style, and the French-inspired interior was changed as well. Meanwhile, William Porden added a "monumental" complex of stables now the Brighton Dome complex to the west in 1808, in an Indian style. Planned development, as opposed to ad hoc growth, started in the 1820s with North Parade and South Parade alongside Old Steine. By the 1830s it spread well to the east along the East Cliff: They helped to develop the Regency style which now characterises the seafront. Many reports and studies were made by the Corporation and outsiders over the next decades, but little action was taken. London Road viaduct pictured at the bottom originally stood in open fields. The London Brighton railway reached the coast in 1825, and westward and eastward links were soon built from Brighton railway station. Wallis added the dramatically curved train shed and F. Banister made further alterations, creating a building "entirely characteristic of the greater Victorian railway station". They carefully controlled its sale and development, releasing parcels of land gradually and ensuring that visually cohesive planned estates of high-quality housing were built. Simpson also worked for the Hove school board from 1840, the enlarged Brighton and Preston board from 1845 and took on his son Gilbert to assist in 1850. The coming of the railway changed Brighton from an exclusive resort to a town popular with all classes of holidaymaker and permanent resident alike: The West Pier and Palace Pier date from 1840 and 1842 respectively, although both were completed several years later; Madeira Drive was laid out in 1845 and received its "signature cast-iron terrace" including a pagoda-shaped lift decorated with Greek gods in the 1850s; Kings Road was widened in the 1850s; and large hotels began to line it even before this. Next came Palmeira Square c. 1850. Only in 1860 did these conditions expire, and over the next 30 years Hove developed into a comfortable, spacious, suburban town with "a certain gentility" which it still possesses. Architects James Knowles and Henry Jones Lanchester were involved at first, and William Willett built the streets of ornately decorated gault brick villas they designed. Residential growth continued in the interwar and postwar periods, and the distinctive zonal pattern of development continued. Estates of council housing were built east and northeast of Brighton at Whitehawk, Bevendean and Moulsecomb, and in the redeveloped Carlton Hill inner suburb which had been subject to urban renewal; middle-class residential housing developed to the north in the Patcham and Preston areas; and suburbs such as Westdene, Withdean, Tongdean and West Blatchington to the northwest of Brighton and the

north of Hove had an upper middle-class character. Western Road [61] West Street [62] and North Street [63] were all widened. Many 19th-century buildings were demolished: Most buildings there were shops with tall 19th-century houses behind. Another development could have changed the Regency face of Brighton and Hove and redefined it along Modernist lines. Wells Coates was commissioned to build a block of flats next to Brunswick Terrace. The high-class speculative development was named Embassy Court and was completed in 1938. This encouraged the formation of the Regency Society, the first of many local conservation and architectural interest groups. Many large cinemas, theatres and dance halls were built, some in the fashionable Art Deco style: The urban area was not as badly affected by World War II bombing as some coastal towns, notably Eastbourne [74] but some buildings were damaged or destroyed. The central arches of London Road viaduct had to be rebuilt after a direct hit left the tracks hanging in mid-air; the different coloured replacement brickwork is still visible. Thousands lived in small bedsits hidden "behind the classic proportions [of] many of the older houses": A committee was formed to ensure householders received a suitable price for their compulsorily purchased houses. The Borough Councils changed their emphasis in the 1950s towards "densely packed low-rise flats" such as Hampshire Court Kemptown and Ingram Crescent Hove. Brighton Square, a new pedestrian shopping square in the heart of The Lanes, dates from 1960 and is in harmony with the "intimate" surroundings in terms of scale and architecture. The best building, a residential block, comes to "a dramatic sharp point" at an acute road junction. Black glazed mathematical tiles and bungaroosh are unique to Brighton and its immediate surroundings, [94] and tarred cobblestones with brick quoins, salt-glazed brickwork and knapped or plain flints were also common in early buildings. The Regency style was so popular and influential that it persisted much longer than in other places, [97] while Gothic Revival architecture is almost absent in secular buildings although the style was popular for 19th-century churches, of which the city has a large, high-quality range. The material contained miscellaneous objects such as broken bricks, lumps of wood, pebbles and stone; this mixture was then shuttered in hydraulic lime until it hardened. It was used prominently on long, continuous terraces of houses, such as in the Brunswick and Kemp Town estates. Rustication was sometimes used, especially at ground-floor level. Brick buildings are common throughout the area. Pale gault brick is characteristic of some mid-19th-century residential developments, such as the area around Grand Avenue in Hove and the Valley Gardens area of Brighton both conservation areas. Later in that century, smooth red brickwork became more common. Yellowish stock bricks were popular in the 19th century for non-residential buildings and walls which were not readily visible. Different coloured bricks, such as brown and grey-blue, were often used in quoins and dressings on walls made of flint or red bricks. Stone was rarely used as a building material, as it was not prevalent locally. Artificial stone was sometimes used for exterior features such as cornices and columns, though, especially during the Victorian era. Flints were collected from the beach and the South Downs or dug out of the fields, where they were often found near the surface. A flint pit survived at Southern Cross near Portslade until the 20th century. Many examples of this style were demolished during the mid 20th-century slum clearance programmes. The project, which has won several architectural awards, attempts to show how unwanted materials can be used to create a viable and energy-efficient building. Amex House, a corporate headquarters in the Carlton Hill area, was the first building in Britain to use glass-reinforced plastic.

4: Portslade Old Village, Sussex, History

A conservation area is an area considered to be of: "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act) Planning controls are tighter in conservation areas.

Ruth 15 Herbert, 10 The three eldest sons all worked as gardeners. Martin had a younger brother John Broomfield who was also born in Cuckfield and went on to farm at Mile Oak. By the redoubtable Marianne Stallabross had taken over Portslade Farm Her advertisement proclaimed she was a market gardener and florist, and she sold poultry, dairy-fed pork and sausages, butter, new-laid eggs and milk. In addition there was good pasture for horses requiring rest. Mrs Stallabross had taken the unusual step of leaving her husband together with their three children "a course of action not undertaken lightly in Victorian times. Her business must have prospered because not many years later she was installed in a spacious house called Hill Brow, the site now occupied by part of Rowan Close. She died in at the age of In a solicitor by the name of S. Sayers was living in the house but during the Great War the Army occupied the premises. Afterwards, it became a civilian residence once more and in the s farmer David Reed lived there. In the farm was up for sale and the particulars of Old Portslade Farmhouse were as follows: The house was built of brick and flint with cement and roughcast finish and a slate roof. On the ground floor there was a double-entrance hall with a stone floor. The drawing room measured 16 feet 6 inches by 13 feet and had a bay window, a marble mantel and a tiled hearth The morning room had wainscoting around the walls The dining room measured 16 feet 3 inches by 13 feet and had French windows The kitchen measured 24 feet by 20 feet; there was a kitchener plus a sink, cupboards and a match-boarded store room There was an outside water closet There were three bedrooms on the first floor with the front bedroom measuring 16 feet 6 inches by 12 feet 9 inches and there was a bay window There were a further two bedrooms in a detached iron building measuring 24 feet by 12 feet 3 inches. The farm buildings were as follows: A dairy built of brick and flint with a slate roof A stable with five stalls and a loft over them A brick-built and tiled cow stall with three standings A range of eleven pig pounds with a boiling house Two buildings with slate and tiled roofs A paddock A small area of farmland consisting of three acres and 38 poles A liquid manure pump According to Betty Figg, in the s and s there was a sunken lawn in front of the house on which croquet was played; there was also a pond nearby. In November Mr G. Warr on behalf of Mr F. Walker sought planning permission to develop the land but Portslade Council turned it down. Perhaps Mr Walker was frustrated by his development plans coming to nothing. At any rate it seems the farmhouse remained unoccupied for some time during the s. But by A. By Matthew Giles had purchased the property. He came from a gypsy family but decided to put down roots instead of travelling about. Mr Giles died in the s and his funeral was a big occasion for all his gypsy family and friends. In fact Portslade Old Village came to a virtual standstill with traffic completely clogged up. There was a great wealth of wreaths too. Mr Giles had a daughter called Bubbles and she married Wally Harwood who became something of a village character. He occupied the small iron building that used to house two bedrooms back in the s. Later on the iron building became a dining room but when Mr Walker wanted to turn it into a residence, Portslade Council had turned him down his plans. Middleton This photograph is a reminder of how crowded together Portslade Old Village used to be. If the name actually referred to the five flint-built cottages still in existence, then in times past they must have been extraordinarily overcrowded. The census listed 33 names; in there were no less than 38 names; in and there were 30 but by the number had gone down to twenty-two. The majority of inhabitants earned their living by labouring, either in general work, on farmland or in the brick-fields. There was the occasional cord-wainer, carter, groom, or police constable. In Portslade-born Richard Patching must have presided over a cramped household because it included his wife, four sons, three daughters and a niece. Each cottage contained two rooms on the ground floor, two bedrooms on the first floor and an attic. There was a brick yard at the back and four outside privies used in common; water was laid on. It seems likely that Isaac Holland, landlord of the George in the village, purchased the cottages. At any rate in he presented plans for new drains for the cottages. The flooding problem was to become a recurring problem until recent times when

new storm drains were installed and storm overflow tanks installed under the adjacent car park eased the problem. But even today a severe deluge can still cause trouble. For example, on 7 June Portslade Old Village was flooded and there was another episode of flooding there in the same month too. She shared the cottage with her disabled son and once when she was out at work during a time of heavy rain, he was found sitting in his chair marooned in the middle of a flooded room. Mrs Doo had once managed a small sweet shop next to the Theatre Royal in Brighton. But she somehow lost that job and had to take domestic jobs to make ends meet. This may be a folk memory of a winterbourne stream that ran down where Valley Road is today and ended in a large pond north of the Old Shoreham Road. This means the owners have to respect the ancient dwellings by not, for example, installing windows with plastic frames. The old way of opening some windows, also apparent in other old cottages in the village, was sliding one window in front of another, rather than using sash cords or opening outwards. You can see an example high up in the end cottage. There were original tiles on the ground floor and evidence of a window being blocked up to avoid paying window tax. This building is the corner property facing High Street but it is still numbered as being in South Street. It used to belong to Portslade Brewery and in September they wanted to turn it into a shop. Portslade Council refused at first but later agreed to an amended plan and it became an off-licence. In March the licence was transferred from E. It remained an off-licence with Queenie ruling the roost until and after it closed Queenie took a job in the box-making department of Le Carbone. The building must have been in a poor state because it was carefully demolished in but then re-built in a similar style so that the top storey looks identical to what was there before. An estate agent by the name of Dodd moved into the premises and you can still see the initials in the mosaic tiles in front of the door. There was also a solicitor in the floor above to facilitate the legal side of house buying. When Dodd closed down there was some interesting talk that the next business might be a takeaway curry house. But there were some objections and the plan fell through. Subsequently another estate agent Sinnott Green moved in. Probably, quite a few beady-eyed residents were quick to point out the error, which was soon amended.

5: Portslade in the Past: South Street, Portslade

The site occupies a corner site in the centre of the Portslade Old Village Conservation Area. It lies between the High Street to the south side and Drove Road to the north and is a mainly square site with several changes in level.

The area was added to Hove in and is situated just to the west of the city. A region fortunate enough to boast a variety of landscapes in a relatively small area, it comprises a combination of village and country life juxtaposed alongside busy portside industry, all steeped in a rich history and filled with rare surprises and scenic charm. This former Edwardian water tower has been beautifully converted and is now an important centre for conservation and education. Home to a real gem in the form of one of only two operational camera obscuras in south east England and one of the very few places where one can step inside the body of a camera to experience the thrill of seeing the outside world projected at your feet. This unique optical device is used to observe the stunning surrounding landscape and views across the channel. Originally built as a water tower for Foredown hospital, which served as an isolation sanatorium for patients with infectious diseases, the tower was not demolished along with the hospital in , but put to good use and became the meeting place of the Foredown Tower Astronomers until the local council saw the potential for the tower to become an adult learning and visitor centre. Designated a conservation area, Portslade village, nestled in a valley of the South Downs, was the original settlement and was built up in the 16th century. Today Portslade is bisected from east to west by the A running between Brighton and Worthing and is made up of a number of separate communities enriched by a wealth of trees and park spaces. For those who love the quaintness and ease of village life, Portslade Village still retains its rich rural fabric and character, with flint buildings, a village green and the small parish church of St Nicholas. Dating back from around this church is the second oldest in the city. Of its wealth of heritage assets and listed buildings, Portslade Manor is one of the few surviving ruins of a Norman manor, built in the 12th century and now a Scheduled Ancient Monument. Shopping There are good local shopping facilities and essential amenities in the village. More comprehensive shopping facilities can be found a mile away. Good local schools and a modern health centre are all within easy reach. Easthill Park, the village green and access to the Downs provide tranquillity and spectacular walks and for health enthusiasts, sports and leisure facilities are located nearby on Chalky Road, Mile Oak. Travel Communication links to the city centre, the Capital and areas east and west of Portslade are excellent, the Old Shoreham Road providing easy access by car and the A27 accessed via the Hangleton Link Road. Portslade and Mile Oak are also on efficient local bus routes and Fishersgate station and Portslade main line station are located within a mile, providing swift links to London and the south coast. Property The properties in the village range from purpose built apartments through to original flint cottages, the most common being pretty terraced houses. The medieval street layout survives, and distinguishes the old village from the more orderly surrounding suburban estate morphology. The sense of community in the region is highly developed with a real feeling of belonging and pride in the local area. To the south of the area Portslade-by-Sea straddles the small but busy seaport harbour basin of Shoreham. The residential areas to the coast and either side of the village are populated with Victorian terraces, pre and post war family homes together with some modern developments. Wherever your interests lie you will be sure to find the perfect property. Do you have any questions? If you need more information on any of our services, want to book a valuation, want to arrange a viewing or simply would like to chat with us, contact us now and a member of our team will be happy to help you. We look forward to hearing from you.

6: Bird Conservation Areas | Iowa DNR

A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. This document seeks to define and assess the 'special interest' of Portslade Old Village Conservation Area, and make recommendations for its future management.

This weatherboarded and jettied example 43 Meeting House Lane is one of the oldest. Brighton was originally an agricultural and fishing village surrounded by fields where sheep were farmed and corn was grown. In the Saxon era, small buildings developed in an area bounded by four streets named after the points of the compass, and a church stood on higher ground inland. Modest cottages for the fishermen stood on the beach below the cliffs and the now vanished South Street. Labour and land for redevelopment accordingly became cheaper, and because good travel and communication routes were already established the town was well placed to grow rapidly again when sea-bathing became fashionable in the mid 18th century. For example, 27 King Street in North Laine is cobble-fronted and retains a timber-framed interior which could be 17th-century. This, and the proximity of the houses to each other, may have offered protection against storms and flooding from the sea. Typical Lanes buildings are timber-framed and plastered with load-bearing walls of bungaroosh with some flint. These would sometimes be coated with tar to keep water out, [10] although this only became common in the early 19th century. Little has changed since the High Sheriff of Sussex rebuilt it a century later, and the dovecote outside it is 17th-century. The first development outside the four-street boundary of the ancient village was in 1772, when North Row soon renamed Marlborough Place was built on the west side of the open land. The Royal Marine Pavilion, as it was called before its present name the Royal Pavilion was adopted, became increasingly important in the growing town as it became the centre of activities for the Prince and his entourage and the focal point for his regularly changing architectural tastes. Holland revamped the building in 1804 in a Chinese style, and the French-inspired interior was changed as well. Meanwhile, William Porden added a "monumental" complex of stables now the Brighton Dome complex to the west in 1808, in an Indian style. Planned development, as opposed to ad hoc growth, started in the 1820s with North Parade and South Parade alongside Old Steine. By the 1830s it spread well to the east along the East Cliff: They helped to develop the Regency style which now characterises the seafront. Many reports and studies were made by the Corporation and outsiders over the next decades, but little action was taken. London Road viaduct pictured at the bottom originally stood in open fields. The London Brighton railway reached the coast in 1841, and westward and eastward links were soon built from Brighton railway station. Wallis added the dramatically curved train shed and F. Banister made further alterations, creating a building "entirely characteristic of the greater Victorian railway station". They carefully controlled its sale and development, releasing parcels of land gradually and ensuring that visually cohesive planned estates of high-quality housing were built. Simpson also worked for the Hove school board from 1845, the enlarged Brighton and Preston board from 1850 and took on his son Gilbert to assist in 1855. The coming of the railway changed Brighton from an exclusive resort to a town popular with all classes of holidaymaker and permanent resident alike: The West Pier and Palace Pier date from 1869 and 1870 respectively, although both were completed several years later; Madeira Drive was laid out in 1869 and received its "signature cast-iron terrace" including a pagoda-shaped lift decorated with Greek gods in the 1870s; Kings Road was widened in the 1870s; and large hotels began to line it even before this. Next came Palmeira Square c. 1870. Only in 1880 did these conditions expire, and over the next 30 years Hove developed into a comfortable, spacious, suburban town with "a certain gentility" which it still possesses. Architects James Knowles and Henry Jones Lanchester were involved at first, and William Willett built the streets of ornately decorated gault brick villas they designed. Residential growth continued in the interwar and postwar periods, and the distinctive zonal pattern of development continued. Estates of council housing were built east and northeast of Brighton at Whitehawk, Bevendean and Moulsecoomb, and in the redeveloped Carlton Hill inner suburb which had been subject to urban renewal; middle-class residential housing developed to the north in the Patcham and Preston areas; and suburbs such as Westdene, Withdean, Tongdean and West Blatchington to the northwest of Brighton and the north of Hove had an upper middle-class character. Western Road 1836, [61] West Street 1838 [62] and

North Street 36, and again in the s [63] were all widened. Many 19th-century buildings were demolished: Most buildings there were shops with tall 19th-century houses behind. Another s development could have changed the Regency face of Brighton and Hove and redefined it along Modernist lines. Wells Coates was commissioned to build a block of flats next to Brunswick Terrace. The high-class speculative development was named Embassy Court and was completed in This encouraged the formation of the Regency Society, the first of many local conservation and architectural interest groups. Many large cinemas, theatres and dance halls were built, some in the fashionable Art Deco style: The urban area was not as badly affected by World War II bombing as some coastal towns, notably Eastbourne , [74] but some buildings were damaged or destroyed. The central arches of London Road viaduct had to be rebuilt after a direct hit left the tracks hanging in mid-air; the different coloured replacement brickwork is still visible. Thousands lived in small bedsits hidden "behind the classic proportions [of] many of the older houses": A committee was formed to ensure householders received a suitable price for their compulsorily purchased houses. The Borough Councils changed their emphasis in the s towards "densely packed low-rise flats" such as Hampshire Court Kemptown and Ingram Crescent Hove. Brighton Square, a new pedestrian shopping square in the heart of The Lanes, dates from and is in harmony with the "intimate" surroundings in terms of scale and architecture. The best building, a residential block, comes to "a dramatic sharp point" at an acute road junction. Black glazed mathematical tiles and bungaroosh are unique to Brighton and its immediate surroundings, [94] and tarred cobblestones with brick quoins , salt-glazed brickwork and knapped or plain flints were also common in early buildings. The Regency style was so popular and influential that it persisted much longer than in other places, [97] while Gothic Revival architecture is almost absent in secular buildings although the style was popular for 19th-century churches, of which the city has a large, high-quality range. The material contained miscellaneous objects such as broken bricks, lumps of wood, pebbles and stone; this mixture was then shuttered in hydraulic lime until it hardened. It was used prominently on long, continuous terraces of houses, such as in the Brunswick and Kemp Town estates. Rustication was sometimes used, especially at ground-floor level. Brick buildings are common throughout the area. Pale gault brick is characteristic of some mid-19th-century residential developments, such as the area around Grand Avenue in Hove and the Valley Gardens area of Brighton both conservation areas. Later in that century, smooth red brickwork became more common. Yellowish stock bricks were popular in the 19th century for non-residential buildings and walls which were not readily visible. Different coloured bricks, such as brown and grey-blue, were often used in quoins and dressings on walls made of flint or red bricks. Stone was rarely used as a building material, as it was not prevalent locally. Artificial stone was sometimes used for exterior features such as cornices and columns, though, especially during the Victorian era. Flints were collected from the beach and the South Downs or dug out of the fields, where they were often found near the surface. A flint pit survived at Southern Cross near Portslade until the 20th century. Many examples of this style were demolished during the mid 20th-century slum clearance programmes. The project, which has won several architectural awards, attempts to show how unwanted materials can be used to create a viable and energy-efficient building. Amex House , a corporate headquarters in the Carlton Hill area, was the first building in Britain to use glass-reinforced plastic. These are usually steep and triangular: Stucco, plaster, weatherboarding and woodwork were often used to decorate the face of the gable. This gable at the former Belgrave Hotel on Brighton seafront has ornate mouldings. Casements would sometimes be given glazing bars as well. Such bars were usually slim and had mouldings in various patterns. A typical form consisted of two columns with decorative mouldings , an entablature and a straight roof, all stuccoed, supporting a cast-iron balcony.

7: Easthill Park Community Cafe

years of history in a one mile walk. Portslade's oldest remaining building dates to This, along with a year old church, year old pub and a former brewery make the Portslade conservation area a hub of history. 15 locations - complete with video narration - gives a great introduction to Portslade history.

8: Buildings and architecture of Brighton and Hove - Wikipedia

The antiquity and importance of Kemps was recognised early on because it became a listed building on 22 September , before Portslade Old Village was declared a conservation area. The Cross family lived at Kemps from the s.

9: Sawyer & Co - Portslade | OnTheMarket

Easthill Park Community Caf  is situated in the Portslade conservation area. The caf  - and all its community projects - are run by Fresh Start Portslade.

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