

**Ladies Mile Road, Mile End Cottages, 1-6****Historic Building****No CA****Houses****ID 75 & 275****Not included on current local list****Description:**

Brown brick terrace of six cottages, with red brick dressings and a clay tile roof. Two storey with attic; a matching dormer window has been inserted into the front roof slope of each property. The terrace is set at right angles to the road, at the western end of Ladies Mile Road, a drove road which became popular as a horse-riding route in the late 19<sup>th</sup> century. The properties themselves are of late 19<sup>th</sup> century date. They are first shown on the c.1890s Ordnance Survey map. A complex of buildings is shown to the immediate west of the cottages on this map. Arranged around a yard, this likely formed agricultural buildings or service buildings associated with Wootton House. The architectural style and physical association of the cottages to these buildings and the drove road suggests they may have formed farmworkers' cottages.

**A Architectural, Design and Artistic Interest**

ii A solid example of a terrace of worker's cottages

**B Historic and Evidential Interest**

ii Illustrative of the agricultural origins of Ladies Mile Road as a drove road and associated with the historic agricultural village of Patcham.

**C Townscape Interest**

ii Outside of Patcham Conservation Area, but associated with its history and contributes positively to the street scene

**F Intactness**

i Although some of the windows have been replaced, and there are modern insertions at roof level (particularly to the rear), the terrace retains a sense of uniformity and completeness

**Recommendation:**

Include on local list

<b>Lansdowne Place, Lansdowne Place Hotel, Hove</b>	
<b>Historic Building</b>	<b>Brunswick Town</b>
<b>Hotel</b>	<b>ID 128 + 276</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Previously known as Dudley Hotel. Built as Lansdowne Mansions in 1854. The building and its roof form still give the appearance of a Regency terrace. There are however subtle changes which impact on the overall design of the building: a higher proportion of glazing, faceted bows and rounded corners to the upper and lower windows. It was converted to a boarding house by 1878, when it was known as the Dudley Mansion Boarding House. Bought by Brighton Hotels Ltd in 1899, it was operating as Dudley Private Hotel by 1905. Round-arched entrance 1911 by F.C. Axtell. Other refurbishments were also undertaken in the early 20<sup>th</sup> century, which appears to have included the construction of a ballroom and Art Deco paintings by A.E. Marty in the restaurant. Hung sash windows have recently been reinstated. Source: Antram &amp; Morrice 2008</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good example of an hotel located within converted mansion houses.
<b>C</b>	<b>Townscape Interest</b>
i	Within the Brunswick Town Conservation Area but atypical of it in terms of its use as a hotel, and the resultant scale of the building and changes to the frontage. The entrance in particular is a prominent and unusual feature.
<b>F</b>	<b>Intactness</b>
i	The exterior retains a great amount of historic and design integrity
<b>Recommendation:</b>	Include on local list

**Lansdowne Road, 1, Mercia House, Hove****Historic Building****No CA****House****ID 277****Included on current local list****Description:**

Three storey plus attic and basement house on the corner of York Road and Lansdowne Road, now flats. Built 1880 by H.J. Lanchester in a Queen Anne Revival style. Vibrant red brick and terracotta. Metal canopied balcony and verandah to west elevation. Symmetrical elevation to Lansdowne Road, with central porch incorporating the lettering 'Mercia House'. Shouldered and eared window surrounds, some with pediments. Central window at attic level held between two chimneystacks. Swags and medallions set immediately below the eaves. Source: Antram & Morrice 2008

**A Architectural, Design and Artistic Interest**

- ii A good example of a Queen Anne Revival building in this area
- iv A good example of a work by notable architect H. J. Lanchester, who also designed grade II\* listed Palmeira Mansions.

**C Townscape Interest**

- ii Outside a conservation area, but contributes positively to the streetscene
- iii The building's corner position, height and the use of vibrant red brick and terracotta combine such that this building forms a focal point in views along Lansdowne Road

**F Intactness**

- i The architectural detail and design appear to survive largely intact, although the windows have been replaced

**Recommendation:**

Retain on local list

**Lansdowne Road, 6, Brighton & Hove Progressive Synagogue, Hove**

**Historic Building**

**Brunswick Town**

**Place of Worship – Jewish**

**ID 126**

**Not included on current local list**



**Description:**

1937-8 by Edward Lewis, who remodelled the building from its former use as a gymnasium (the Royal Gymnasium). Antram and Pevsner describe it as a 'typical piece' of 1930s International Style. White render with asymmetrically placed entrance and window band. The building was part-reconstructed in 1949, requiring the congregation to temporarily move to premises on Third Avenue. A canopy and new doors were added in 1976. Source: Antram & Pevsner 2013, Middleton 2002

**Recommendation:**

Do not include on local list. The building is of modest architectural and townscape interest; it has been much altered through the addition of the canopy and doors. As such, it does not merit inclusion on the local list. Its interest is protected through its inclusion in the conservation area

**Lansdowne Road, Courthouse, Hove****Historic Building****No CA****Civil – Court house****ID 278****Included on the current local list****Description:**

Court House, built 1969 by Fitzroy Robinson. Long, low building with strong horizontal emphasis, and located such that its entrance terminates views up Rochester Gardens. Dark brown brick with two horizontal bands of concrete above (divided by glazing). The upper concrete band overhangs that below it. Set back from the road behind low brown-brick walls and shrubbery. The main entrance is accessed via a flight of steps, and is surmounted by a flagpole. Fitzroy Robinson was the founder of one of the country's largest and most prolific commercial practices, specialising particularly in 'banker's brutalism'. Source: <http://www.architectsjournal.co.uk/news/obituary-herbert-fitzroy-robinson-1914-2005/583145.article>

**A Architectural, Design and Artistic Interest**

ii A well-designed example of a court building of this period

iv The building is a good example of a work by a nationally well-regarded architect

**C Townscape Interest**

ii Outside of the conservation area. Designed to be sensitive to its historic setting, but still honest to the architecture of that period

iii Because of its use, and its location terminating views up Rochester Gardens, the building forms a local landmark

**F Intactness**

i The building survives particularly intact compared to many of its contemporaries, as it does not appear to have been largely altered or extended

ii It remains in use for the purpose it was built for

**Recommendation:**

Retain on local list

<b>Lauriston Road, North Side (numbers 4-32 even)</b>	
<b>Historic Building</b>	<b>Preston Park</b>
<b>Houses</b>	<b>ID 58</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Symmetrical terrace of dwellings, designed by Charles Stanley Peach for the Stanfords of Preston Manor. Peach also designed substantial alterations and extensions to Preston Manor (in 1905), the group of shops on Preston Road opposite the Manor, and the Stanford Estate Office on South Road (grade II listed). He had previously worked for the Stanfords at their other estate in Wiltshire. The terrace was built in 1898. It is of two storeys, with interest to the roofline added through gables, dormers breaking eaves-level and the way it steps down the hill. Brick to ground floor with render and mock timber framing above. Some ground floor canted and square bays, and a mixture of sash and casement windows.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	An early example of this style of architecture, which is more usual of the early 20 <sup>th</sup> century. Unusual for this period to have been built as a designed terrace.
iv	A good example of a work by Charles Stanley Peach, known for his work on Preston Manor and the Stanford Estate (examples of which are listed)
<b>C</b>	<b>Townscape Interest</b>
ii	Within the Preston Park Conservation Area, but atypical of it, being a designed terrace designed by Peach for the Stanfords (rather than through speculative builders). It has association with the work of Peach at Preston Manor itself and at the Stanford Estate Office (both grade II listed).
<b>F</b>	<b>Intactness</b>
i	The terrace survives relatively intact
<b>Recommendation:</b>	Include on local list

<b>Lewes Road, 109, The Bear Inn, Brighton</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Public House</b>	<b>ID 504</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Late 19<sup>th</sup> century, replacing an earlier public house of the same name. Located on the corner of Lewes Road and Bear Road, it has two principle elevations which match in detailing. Two storey with attic. Main entrance set within gable at corner and orientated to address the junction. Further gable to each of the two elevations. Render and red brick with clay tile roofs. Shallow arched openings to the ground floor, with hung sash windows above. Mock timber framing to the gables. Prominent brick chimney.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good example of a late 19 <sup>th</sup> /early 20 <sup>th</sup> century public house
<b>C</b>	<b>Townscape Interest</b>
ii	Not within a conservation area, the public house contributes to the streetscene.
iii	Located at a prominent junction, the building forms a minor focal point in the area
<b>F</b>	<b>Intactness</b>
i	The exterior of the building survives largely intact
ii	The building remains in pub use
<b>Recommendation:</b>	Include on local list

<b>Lewes Road, Brighton Extra Mural Cemetery, Brighton</b>	
<b>Park &amp; Garden</b>	<b>No CA</b>
<b>Landscape of Remembrance</b>	<b>ID 280</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Following the 1848 Public Health Act, a Government Inspector recommended no further burials take place in or around the town's churches and chapels. In this light, the Brighton Extra Mural Company was formed in 1850 by Cordy Burrows and Rev. John Nelson Goulty, with architect A.H. Wilds, to provide for private burials. They acquired 13 acres of land which were consecrated in 1851 for Church of England burials, with small areas also provided for Nonconformist and Roman Catholic burials. The Marquess of Bristol gave a further 5 acres which were consecrated in 1857. The latter subsequently has become the Garden of Remembrance attached to Woodvale Cemetery. Burial in or around the churches and chapels of Brighton became illegal in 1854. The Vestry could not afford to pay for the burial of the town's poor in the Extra Mural Cemetery, however. The Marquess of Bristol gave them 20 acres of land on the east side of Lewes Road, immediately to the south of the Extra Mural Cemetery. This is now known as Woodvale Cemetery. Woodvale Cemetery and The Extra Mural Cemetery are now physically interlinked. The Extra Mural Cemetery was laid out by Amon Henry Wilds – originally within a valley in the Downs and on the then edge of the town. It contains a number of buildings in a high Victorian Gothic revival style as well as a large number of elaborate tombs, mausoleums and headstones of varying dates and styles. A number of eminent Brightonians were buried in the cemetery. It remained in existence for about 100 years, but became less prosperous. By the time of World War II it had largely ceased operation. The Brighton Corporation acquired the freehold and assumed responsibility for maintenance alongside its adjoining cemetery. Source: Dale 1991</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good example of a private cemetery in a High Victorian style, with Gothic architecture
iv	Laid out by notable local architect Amon Henry Wilds
<b>B</b>	<b>Historic and Evidential Interest</b>
i	A number of notable Brightonians are buried within the cemetery
ii	The need for a new cemetery of such a size illustrates the vast expansion of the town at this time, and the contemporary developments in public hygiene
<b>C</b>	<b>Townscape Interest</b>
ii	Not within a conservation area, the cemetery forms a picturesque and well-designed landscape
iv	The cemetery contains and provides the setting for a number of listed structures. It is also closely associated with the neighbouring Woodvale Crematorium, which is a registered park and garden
<b>F</b>	<b>Intactness</b>
i	Much of the designed landscape and the associated structures survive intact
<b>Recommendation:</b>	Include on local list

**Lewes Road, Grounds to Moulsecomb Place, Brighton**

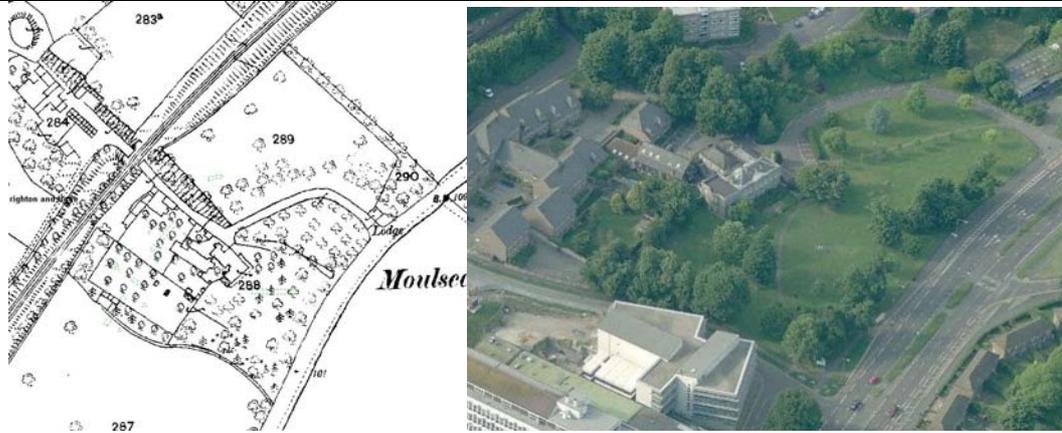
**Park & Garden**

**No CA**

**Garden**

**ID 283**

**Not included on current local list**



**Description:**

There is evidence that the estate of Moulsecomb dates as far back as the Saxon period and is recorded in the Domesday Book as being held by the Archbishop of Canterbury. The area is depicted on the 1778-83 Yeakell and Gardiner map, which shows the farming hamlet of Moulsecomb Farm. This comprises two buildings in the approximate position of the Manor House and tithe barn. In 1788, Benjamin Tillstone (a brandy merchant and banker) bought the farm from Peter Webb. He proceeded to convert the farm to a country retreat. He refronted the Manor House in 1790; it is likely the grounds were altered at a similar date. In 1835 the estate amounted to 1000 acres. The c.1870 Ordnance Survey map shows a lodge at the entrance, an open area with some tree belts to the northeast and wooded area to the southeast (that part facing Lewes Road). The area was acquired by the Brighton Corporation in February 1925 from Mr B.T. Rogers-Tillstone, as part of the 315-acre Moulsecomb estate. Much of the surrounding estate was then developed for council housing. Moulsecomb Place has since been acquired by the University of Brighton, including the land to the southeast. Some mature trees survive, although the area is now largely open. The driveway appears to retain its original alignment, although the boundary treatments have been altered with a modern railing to the roadside. Source: Antram and Pevsner 2013, Butler 2011, Carder 1990.

**Recommendation:**

Do not include on local list. The area comprises a pleasant green space. It however retains little of its historic layout, and now has a largely municipal character. The area forms the principle setting of the listed Moulsecomb Place and the whole area is covered by a Tree Preservation Order. Its interest is most appropriately and better protected through these designations

**Lewes Road, University of Brighton Aldrich Library, Brighton**

**Historic Building**

**No CA**

**Education**

**ID 159**

**Not included in current local list**



**Description:**

Designed 1994-96 by Long & Kentish with Ove Arup & partners, engineers and completed in 2001. Three storeys high, concrete frame with glazed curtain walling and aluminium grid walkways, like brise soleil. Divided into two narrow section pavilions, with perimeter reading spaces and natural ventilation.

**A Architectural, Design and Artistic Interest**

iv The building was designed by a notable architectural practice that specialises in library design but was constructed on a comparatively small budget.

**C Townscape Interest**

ii The building sits on a prominent corner site opposite an historic open space and turns the corner positively. It has a light and elegant appearance that acts as a counterpoint and contrast with the adjoining Cockcroft Building.

**Recommendation:**

Do not include on the local list. Care has to be taken in assessing 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. This building was only completed 13 years ago. Whilst it has architectural and townscape merit these are not judged to be exceptional.

<b>Lewes Road, Wild Park, Brighton</b>	
<b>Park &amp; Garden</b>	<b>No CA</b>
<b>Public Park</b>	<b>ID 282</b>
<b>Not included on local list</b>	
<b>Recommendation:</b>	Not eligible for inclusion on the local list as it is within the South Downs National Park. The National Park Authority are the local planning authority for this area, and will be notified of the nomination.

<b>Lewes Road, Woodvale Cemetery, Brighton</b>	
<b>Park and Garden</b>	<b>No CA</b>
<b>Landscape of remembrance</b>	<b>ID 281</b>
<b>Not included on current local list</b>	
<b>Recommendation:</b>	Ineligible for inclusion. The Cemetery is a grade II Registered Park and Garden. Inclusion on the national Register of Parks and Gardens provides a greater level of protection than local listing would.

**Locks Hill, 6, Portslade****Historic Building****No CA****Education****ID 285****Included on current Local List****Description:**

Built in 1903 as the infants school for St Nicholas School. Later became the boys school and then in 1930 passed to the local education authority. It was designed by the architect E.H.L. Barker and built on land donated by John Eardley Hall, a major land owner in Portslade. It was a response to the overcrowding at St Nicholas School resulting from the rapid expansion in population in the late 19<sup>th</sup> century. The building has ceased to be in school use by 1983 and is currently vacant. The building is of one storey, with a complex plan form, and is slightly below road level. The walls are red brick with two blue brick bands. The steeply pitched hipped roofs have alternating wide bands of red and blue clay tiles, hipped gables, crested ridges and tall chimneys. The windows are non-original, although they retain the proportions of the original openings. There are later extensions. There is red brick front boundary wall, with iron gates, which appears to match that to the listed building at number 8. Source: Middleton 2002

**A Architectural, Design and Artistic Interest**

- ii A good quality example of a purpose-built school building from the period at the turn of the 19<sup>th</sup>/20<sup>th</sup> centuries when school building in Brighton & Hove was at a peak. The materials are typical of local schools of that period.
- v The building has aesthetic interest derived from the conscious design of its banded brickwork, matching banded roofs and tall chimneys.

**B Historic and Evidential Interest**

- ii The former use illustrates the social development of Brighton and Hove, reflecting the rapid expansion of Hove and Portslade in the late 19<sup>th</sup> century and the late 19<sup>th</sup> drive towards better general education. It also forms a group with other school buildings.

**C Townscape Interest**

- ii The extensive, steeply pitched roofs with their distinctive tiled banding and tall chimney stacks form a notable feature which contributes very positively to the street scene. The building's low slung form and extensive tiled roofs also provide a fitting setting for the listed house to the north.

**E Rarity and Representativeness**

- ii It is one of few surviving purpose-built schools of this period in Hove and Portslade.

**Recommendation:**

Retain on local list

<b>Locks Hill, Brackenbury Primary School (old building), Portslade</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Education</b>	<b>ID 460</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Hannah Brackenbury bought land and donated money to construct a new school in 1871. The school was specifically for the children 'of the labouring, manufacturing and other poorer classes of the Parish of Portslade.' Brackenbury inherited much of her family's wealth. She became a benefactor for educational causes, including a donation of at least £20,000 in the 1860s to Balliol College for new buildings and scholarships in law and medicine. The reason for choosing Balliol College was due to an assumed ancestral link to the Balliol family. It is unclear why Portslade was also chosen as the family did not live in the village, although the family vault is located within St Nicolas' Church. Brackenbury lived in Brunswick Square, having moved with her brother from Manchester to Hove in 1844. The school was designed by Edmund Evan Scott, who had also designed St Andrew's Church (with Suter in 1864) and Portslade Cemetery chapels. All of Scott's buildings in Portslade are flint-faced in a Victorian Gothic style. The school was built by John King (brother to Alice King, Brackenbury's housekeeper) and could accommodate 250 boys and girls. It was officially opened on Saturday 25<sup>th</sup> May 1872. In 1881 a separate department was created for infants, while in September 1883 the girls' department moved into a newly constructed classroom. From 1884 the schools were called St Nicholas Portslade and Hangleton Boys' and Girls' Schools. More expansion occurred in 1894. Source: <a href="http://discovery.nationalarchives.gov.uk/details/rd/38a39766-5599-4e9c-8541-7b989ddfe746">http://discovery.nationalarchives.gov.uk/details/rd/38a39766-5599-4e9c-8541-7b989ddfe746</a>, <a href="http://portsladehistory.blogspot.co.uk/2012/07/st-nicolas-school-portslade-history.html">http://portsladehistory.blogspot.co.uk/2012/07/st-nicolas-school-portslade-history.html</a></p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good quality example of a purpose-built 19 <sup>th</sup> century school building, built in a distinctive flint-faced Gothic style
iv	An example of work by local notable architect Edmund Evan Scott, who would go on to design St Bartholomew's Church in Brighton
v	The building has aesthetic interest due to its varied skyline and use of flint-facing
<b>B</b>	<b>Historic and Evidential Interest</b>
i	Association with Hannah Brackenbury, a prominent local benefactor who is buried in the Brackenbury vault within St Nicolas's Church
ii	The former use illustrates the social development of Brighton and Hove, reflecting the rapid expansion of Hove and Portslade in the late 19 <sup>th</sup> century and the late 19 <sup>th</sup> drive towards better general education. It also forms a group with other school buildings.
<b>C</b>	<b>Townscape Interest</b>
ii	Not within a conservation area, the building contributes positively to the streetscene, particularly due to its varied roofline. Its raised position makes it particularly prominent on the street
<b>E</b>	<b>Rarity and Representativeness</b>
ii	One of few surviving purpose-built benefactor schools of this period
<b>F</b>	<b>Intactness</b>
i	The building survives largely intact
ii	The building remains in use as a school
<b>Recommendation:</b>	Include on local list

**Locks Hill, Loxdale and walls, Portslade****Historic Building****Portslade Old Village****House, now school****ID 284****Included on current local list****Description:**

Loxdale, Locks Hill, was built by local architect Samuel Denman for brewery co-owner Walter Mews in 1899. Red brick with tile hanging, stone dressings and tiled roofs. The house is mainly of two storeys with attic, but has an attached tower which rises to four storeys in height. The top storey is of mock timber framing, surmounted by a metal cupola. The tower, gables and prominent chimney stacks combine to produce an interesting skyline. The house is set back from the road in substantial grounds. Tall red brick wall to streetfront with raised piers and mature vegetation behind. Source: Portslade Old Village Conservation Area Character Statement, Middleton 2002

**A Architectural, Design and Artistic Interest**

- ii A high quality late Victorian residence of unusual architectural design
- iv A good example of a work by a notable local architect

**B Historic and Evidential Interest**

- ii Associated with Walter Mews, who, along with his brother Herbert, owned the brewery in the village. The brewery had a significant impact on the development of the village. Loxdale reveals much about the Mews brothers' rise in status and wealth, and changing tastes in the relationship between factory owners and their workers.

**C Townscape Interest**

- i Within the conservation area, the house itself is not visible from the street. The tall red brick wall and mature vegetation forms an important part of the streetscape and approach to the village centre. The wall is atypical in the area due to its date, style and use of bright red brick (as opposed to the traditional flint of this area).

**F Intactness**

- i The exterior of the building appears to remain intact. Its original setting – comprising its grounds, driveway and boundary walls – also survive.

**Recommendation:**

Retain on local list

<b>London Road, 84-103 Former Co-operative Department Store, Brighton</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Shop, Department Store</b>	<b>ID 287</b>
<b>Included on current local list</b>	
	
<b>Description:</b>	
<p>Former Co-operative Society store, designed as a purpose built department store for the Brighton Co-operative Society. 1931 by Bethell and Swanell, in stripped Classical style with modernist glazing. Stone façade divided into a series of bays with wider central bay flanked by giant Roman Doric columns. Antram &amp; Morrice (2008) describe the building as ‘pompous but stripped classicism’. The building was extended in the late 20<sup>th</sup> century to create a floor area of c70,000 square feet. These extensions and much of the building has been demolished and rebuilt in 2014 to form student accommodation. The front elevation is the only part of the original building to survive. Source: Antram &amp; Morrice 2008</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	The front elevation provides a imposing example of the neo classical architectural style
iv	Frank Bethel and Charles Swannell were a London-based architectural practice who designed a number of buildings for the Co-operative movement in London and the South East. Bethell was the driving force behind the practice and has two statutorily listed buildings to his credit, in Eltham and Enfield. None of the known examples are comparable in style to the London Road Coop store.
<b>B</b>	<b>Historic and Evidential Interest</b>
ii	Illustrative of the physical, social and economic development of the city, being one of a number of department stores that transformed the main shopping streets in the inter-war period
<b>C</b>	<b>Townscape Interest</b>
iii	The front elevation forms a focal point in the street through its imposing and unified frontage. It provides evidence of the street’s former prosperity
<b>D</b>	<b>Communal Value (non-compulsory)</b>
i	Perceived as a source of local identity and/or distinctiveness in the community
<b>E</b>	<b>Rarity and Representativeness</b>
ii	The building is representative of the rise of the department store in the city, as the largest and longest-surviving store in the city.
<b>Recommendation:</b>	Retain on local list

<b>London Road, Patcham Recreation Ground, Patcham</b>	
<b>Park &amp; Garden</b>	<b>Patcham</b>
<b>Recreation Ground</b>	<b>ID 289</b>
<b>Not included on local list</b>	
<b>Recommendation:</b>	Not eligible for inclusion, as the recreation ground is situated in the South Downs National Park. The National Park will be notified of the nomination.

**London Road, Withdean Park, Brighton**

**Park & Garden**

**No CA**

**Farmland, now park**

**ID 129+288**

**Not included on current local list**



**Description:**

Withdean dates from at least the early 12<sup>th</sup> century, when it was referred to as Wictedene. Originally a hamlet, it had reduced to just one farm by the 18<sup>th</sup> century. In 1794 the manorial estate were purchased from the Western family by William Roe. Roe established much of the planting in the surrounding area at this time. By the mid-19<sup>th</sup> century the hamlet consisted of Withdean Farm, Withdean Court (the manor house) and a number of further farmhouses and structures grouped around London Road at the junctions with Peacock Lane and Tongdean Lane. This is shown on the 1842 tithe map. This shows the hamlet and the tree belts established by Roe. The land that now forms the park is divided into a number of fields, indicated on the tithe apportionment as owned by Mary Elizabeth Roe, farmed by James Gorrington and in use as meadows, arable and woods. The area was acquired by Brighton Corporation in 1933, to stop development. The manor house and buildings at the bottom of Peacock Lane were demolished in 1936 with the remainder being left as informal parkland. During the war the area was used for food growing, and after the war initially as allotments before reverting to park use. From 1960 the park has been developed as a horticultural exhibit, and now houses a substantial lilac collection – one of only two in the country. A pond garden is now situated on the site of the former manor house. The tree belts suffered much damage during the 1987 hurricane. Source: Carder 1990

**Recommendation:**

Do not include on local list. The area retains some historic wood belts, but the majority was historically farmland; its character has altered through change of use to parkland, through the loss of the associated manor house and through insertion of horticultural exhibits and the lilac collection. Although of considerable nature and horticultural value, the park does not meet the selection criteria for inclusion on the local list.

**Longhill Road, 23, Ovingdean**

**Historic Building**

**No CA**

**House**

**ID3**

**Not included on current local list**



**Description:**

Predominantly 2 storey, early 20<sup>th</sup> century detached house. Modernist in style, with rendered walls and flat roofs. The building has a horizontal emphasis; the windows in particular contribute to this, although the original crittal windows have been lost. The building is set back from the road behind a tall rendered wall and hedge.

**Recommendation:**

Do not include on local list. The building is designed in a modernist style, but is a modest example of this style. This stretch of Longhill Road is characterised by one-off detached properties of varying architectural styles. The buildings are all set back from the road, and can only be glimpsed from the streetscene. The original crittal windows – an integral part of the design – have been replaced. The building therefore does not meet the criteria for inclusion on the local list.

<b>Lower Rock Gardens, 11, Brighton</b>	
<b>Historic Building</b>	<b>East Cliff</b>
<b>House, now flats</b>	<b>ID 290</b>
<b>Included on current local list</b>	
<b>Recommendation:</b>	Not eligible for retention on local list. This building is grade II listed under 73, 73a and 73b and attached railings. This provides it with greater protection than local listing. The building should be removed from the local list.

**Lower Rock Gardens, 12, Brighton**

**Historic Building**

**East Cliff**

**House, now flats**

**ID 290**

**Included on current local list**



**Description:**

Four storey terraced house plus basement. Early 19<sup>th</sup> century. Rendered with roof concealed behind parapet. Set back from the road, behind modern boundary wall. Bow window rises through full height of building, to north of door which is accessed via a flight of steps. Non-original casement windows.

**Recommendation:**

Remove from local list. This building is within the East Cliff conservation area, and is typical of the character of that area. It has been much altered, such that its architectural integrity has been lost. It therefore does not meet the selection criteria.