

<b>Namrik Mews, 1-20, Hove</b>	
<b>Historic Building</b>	<b>Old Hove</b>
<b>Mews</b>	<b>ID313+314</b>
<b>Included on current local list</b>	
	
<p><b>Description:</b></p> <p>Buildings are shown in this location on the title map, but it is unclear what these are. The 1875 Ordnance Survey (OS) map shows a mews road with buildings in the approximate location of the current street. The current layout only becomes established, however, on the 1890s OS map. It is indicated for the first time in Street Directories in 1896, when it is named Namrik Stables. The 1891 census however records three stables already established. The two that were then in use were occupied by Charles Hawkins, coachman and groom and James Taffer, coachman, as well as their respective families. Number 1 (also named The Coach House) is of two storeys, with pitched roof and L-shaped plan. It has distinctive arched openings. These are likely to be a later insertion. The other buildings are brick built and of two storeys. They have also been altered in part, but retain some of their character, with garage/stable doors to the ground floor with an external stair providing access to the first floor. Garages were built on the south side of the mews by the 1930s. Source: Middleton 2002</p>	
<b>C</b>	<b>Townscape Interest</b>
i	The only mews to survive in the Old Hove Conservation Area, and therefore atypical of the conservation area
<b>Recommendation:</b>	Remove from local list. This is a late example of a mews, which has been much altered over time. As such, it does not meet sufficient criteria for 'Interest' or 'Significance'.

<b>Nevill Road, 18, 20, 22, Rottingdean</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Houses</b>	<b>ID 30, 315</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Two storey terrace with dormer attic, stepping up road. Dense field flint elevations with brick dressings. Doors set within enclosed gabled porches, which appear to be original. Small-paned hung sash windows, none of which appear to be original. Cill and lintel bands. Tiled gabled roof with chimney stacks on party walls. Set back from the road behind low flint boundary walls. Number 20 incorporates the monogram 'A' for 'Abergavenny' and the date 1891. It is likely Nevill Road was itself named after William Nevill, 1<sup>st</sup> Marquis of Abergavenny.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good quality example of late 19 <sup>th</sup> century farmworkers' terraced housing.
<b>B</b>	<b>Historic and Evidential Interest</b>
ii	Associated with the Abergavenny farm estate, as illustrated by the Abergavenny monogram incorporated within number 20. The architectural quality of the building reveals much about the relationship between the owners and workers on the estate
<b>C</b>	<b>Townscape Interest</b>
ii	Outside the Rottingdean Conservation Area, but contributes to the streetscene and the character of the historic village
<b>F</b>	<b>Intactness</b>
i	Although the windows have been replaced, and modern dormers inserted, the terrace retains a sense of completeness
<b>Recommendation:</b>	Include on local list

**New Church Road, 2-8 (even), Hove**

**Historic Building**

**Pembroke and Princes**

**Houses**

**ID 141**

**Not included on current local list**



**Description:**

Red brick detached and semi-detached houses with clay tile roofs. Built c.1902. Two storeys with attics. Each property of individual design, but incorporating similar details, such as prominent chimney stacks, decorative ridge tiles, mock timber framing to gables, canted bays with hung tiles, white timber balconies and 6 over 1 hung sash windows. Set back from streetfront behind low walls with railings and decorative piers. The original railings have been replaced with modern alternatives, fences, brick and concrete block walls. Some black and white tiled paths survive. Source: Pembroke & Princes Conservation Area Character Statement, Middleton 2002

**Recommendation:**

Do not include on local list. The buildings are of high architectural quality, and contribute to the streetscene, but are typical of the Pembroke & Princes Conservation Area, which is characterised by the use of hard red brick, white painted exterior timber and plain red tile. They therefore do not meet the criteria for townscape interest. The buildings are more appropriately and better protected through their inclusion in this conservation area and the associated Article 4 Direction.

**New Church Road, 33, St Christopher's School, Hove****Historic Building****No CA****House, now school****ID 319****Included on current local list****Description:**

Built c.1897 and owned by Edward Lloyd (the English tenor), who leased it to Clara Butt and Sims Reeves. It was originally known as Hassendean. Lloyd moved elsewhere in 1902, and the house was owned by a number of people in the following years. In 1944, St Christopher's School moved into the building. Two storey with attic. The building is largely rendered, with some areas of pebbledash, and has a slate roof. Central entrance with ornate cast iron and glass porch. Canted bay windows to either side. Stained glass to the upper portions of the sash windows. The house is set back from the road within its own grounds. These are bounded by a low rendered wall with piers, modern fencing and a hedge. The piers to the main entrance are surmounted by eagles. Source: Middleton 2002

**A Architectural, Design and Artistic Interest**

ii A good quality late Victoria villa, set within its own grounds. Well-proportioned symmetrical front elevation with ornate porch

**C Townscape Interest**

ii Outside of a conservation area, it retains its relationship to the road, its ground and mature vegetation. The building and its grounds contribute to the streetscene

**E Rarity and Representativeness**

i One of few Victorian villas of this size to survive

**F Intactness**

i The front elevation is little altered, and retains its windows, stained glass and ornate porch. Despite alteration to the side and rear, and the re-surfacing of the front garden, the relationship between the house, grounds and road survives.

**Recommendation:**

Retain on local list

**New Church Road, 35, Aldrington House (Lady Chichester Hospital), Hove**

<b>Historic Building</b>	<b>No CA</b>
<b>Hospital (former house)</b>	<b>ID 318</b>

**Included on the current local list**



**Description:**

Built in the early 1890s as a house for Mr and Mrs Hammond. It was converted in 1920 for use as a psychiatric hospital, known as Lady Chichester Hospital. Extensions were later built to the rear, and other villas used in conjunction. The Lady Chichester Hospital was founded by Dr Helen Boyle and Dr Mabel Jones in 1905 and was based at 101 Roundhill Crescent and 70 Brunswick Place, before purchasing the New Church Road site. The institution was unique in catering for nervous disorders in women and children, which were at the time refused treatment at general hospitals, but also not catered for by mental hospitals. It became the first hospital of its type, and was very popular until its closure in 1988. The building is now used as a day support unit run by the Sussex Partnership NHS Foundation Trust. Source: Middleton 2002, [http://www.mybrightonandhove.org.uk/category\\_id\\_\\_1782.aspx](http://www.mybrightonandhove.org.uk/category_id__1782.aspx)

<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good quality Victorian villa, set within its own grounds. Well proportioned symmetrical front elevation
<b>B</b>	<b>Historic and Evidential Interest</b>
ii	Historic interest as Lady Chichester Hospital, a pioneering hospital for the treatment of nervous disorders in women and children.
<b>C</b>	<b>Townscape Interest</b>
ii	Adjacent to the Sackville Conservation Area. It retains its relationship with the road, its grounds and mature vegetation despite later extensions. It contributes to the streetscene.
<b>E</b>	<b>Rarity and Representativeness</b>
i	One of few Victorian villas of this size to survive.
<b>F</b>	<b>Intactness</b>
i	Front elevation retains its architectural design. A number of original cornices etc. apparently survive to the interior. The chimneys have been lost.

**Recommendation:** Retain on local list

<b>New Church Road, 172, Hove</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>House</b>	<b>ID 140</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
1930s-1950s house, located at the corner of New Church Road and Roman Road. Two storeys; brick to the ground floor with render above. Round bay to the corner. Hipped tiled roof. Elongated gable above the main entrance porch.	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
i	A good example of a building of this period, including individual architectural design elements such as the distinctive elongated gabled porch and round bay to the corner.
<b>C</b>	<b>Townscape Interest</b>
ii	The building is not within a conservation area, but contributes greatly to the streetscene along New Church Road.
<b>E</b>	<b>Rarity and Representativeness</b>
i	The building is of unusually distinctive and individual design for a building of this period
<b>F</b>	<b>Intactness</b>
i	Although the windows have been altered, the overall design integrity remains
<b>Recommendation:</b>	Include on local list

<b>New Church Road, Mornington Mansions and Brittany Court, Hove</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Flats</b>	<b>ID 139 and 142</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Two blocks of c.1930s flats, built with the same floor plan. Hybrid architectural style, incorporating traditional Victorian and modern elements. Mornington Mansions is of three storeys, Brittany Court is four storeys with attic. Brick with tile hanging to the canted bays. Decorative entrances and stained glass; that to Mornington Mansions incorporating the popular 1930s sunburst motif. Brittany Court retains its original crittal windows with horizontal glazing bars. Decorative metal panels to Mornington Mansions. Both are set back from the road behind a low boundary wall.</p>	
<b>C</b>	<b>Townscape Interest</b>
ii	The buildings are of a larger scale than their neighbours, and occupy corner plots. They are therefore of some streetscape value in views along New Church Road
<b>F</b>	<b>Intactness</b>
i	Brittany Court is relatively intact. Mornington Mansions however has lost much historic integrity through the varied alteration of windows and doors.
<b>Recommendation:</b>	Do not include on local list. Both buildings are of a hybrid architectural style, which incorporates some interesting features, but is of limited architectural interest overall. Set back from the road, they are of some townscape interest, but overall do not meet the criteria for 'Significance'. Although some features do survive, Mornington Mansions in particular is also much-altered.

**New Church Road, Grounds to Hove Museum, Hove**

**Park & Garden**

**Pembroke & Princes**

**Garden**

**ID 316**

**Not included on current local list**



**Description:**

Hove Museum was built by local architect Thomas Lainson in 1877 for John Olliver Vallance. Originally named Brooker Hall, it is shown on the 1898 Ordnance Survey map in substantial grounds, with driveways to the south and east, a greenhouse to the northern boundary and planting to much of the remaining boundary. Surrounding later development has encroached on the grounds, such that it now occupies a much reduced plot. This is shown on the c.1930 Ordnance Survey map, by which point the property had been converted to use as a Museum and Art Gallery. The grounds are partly bounded by a low wall with railings and large rendered piers. It is mainly laid to grass, with some ornamental trees. The grade II listed Jaipur Gate is located within the grounds. This is an Indian Drum Platform, built and shipped to England for the Colonial and Indian Exhibition, South Kensington in 1886. It was presented to Hove Corporation by the Imperial Institute in 1926. Source: Middleton 2002

**Recommendation:**

Do not include on local list. The garden is of townscape interest; in combination with the house, it provides a focal point to the area and emphasises its formal layout. It is, however, much altered and of insufficient design interest to merit inclusion on the local list. Its interest is more appropriately reflected through inclusion in the conservation area.

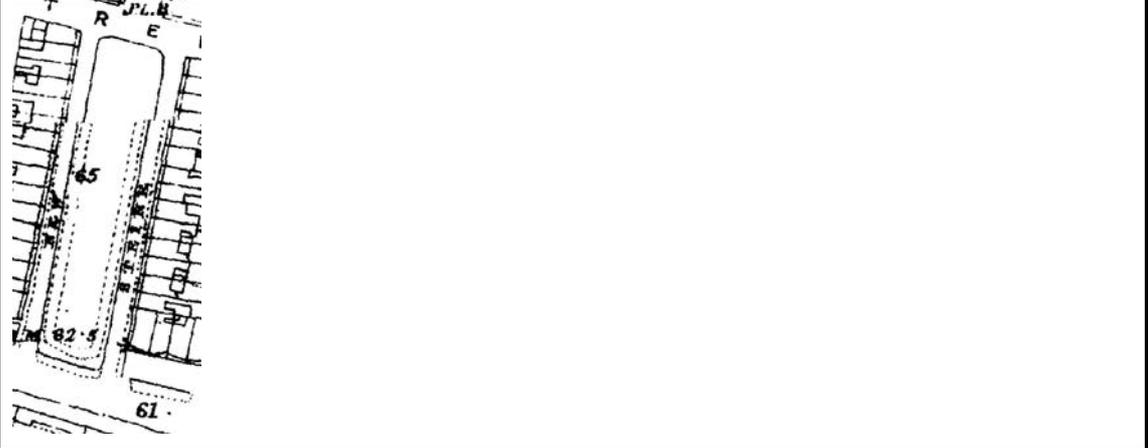
<b>New Church Road, Hove Museum and Art Gallery, Hove</b>	
<b>Historic Building</b>	<b>Pembroke &amp; Princes CA</b>
<b>House (now museum)</b>	<b>ID 317</b>
<b>Included on current local list</b>	
	
<p><b>Description:</b></p> <p>Hove Museum was built by local architect Thomas Lainson in 1877 for John Olliver Vallance. Yellow gault brick with rendered dressings, it is designed in an Italianate style with similarities to Osborne House on the Isle of Wight. Used to house German prisoners of war during World War I, it was converted to two houses in 1923, leading to much alteration including the removal of the central front door, staircase and fireplaces. Mrs Vallance died in 1924 and the house sold to Hove Council for use as a museum and art gallery in 1925. The building is set back off the road within its own grounds which form its setting and emphasise the formal layout of the area. The Jaipur Gate (listed) is set within the grounds. The piers and cast iron railings to the boundary were reinstated in 1994. Source: Middleton 2002</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A fine Victorian villa with high quality Italianate style features, with similarities to Osborne House on the Isle of Wight
iv	A good example of work by a notable local architect (Thomas Lainson) for the Vallance family (local landowners). Thomas Lainson also designed Pickford's in Holland Road (demolished) and the Royal Alexandra Hospital for Sick Children (assessed separately), whilst also having oversight of the construction of much of Poet's Corner as surveyor of the Vallance Estate.
<b>C</b>	<b>Townscape Interest</b>
i	It is atypical in style, design, period and materials for the Pembroke & Princes Conservation Area, but makes a positive contribution
ii	Forms a visual focal point, due particularly to its use as a public building
iv	The Jaipur Gate (listed grade II) is located within its grounds.
<b>E</b>	<b>Rarity and Representativeness</b>
i	One of few Victorian villas of this size to survive.
<b>F</b>	<b>Intactness</b>
i	Despite alterations to form two dwellings (and later to form the museum), the building retains a sense of completeness and the majority of its design features
<b>Recommendation:</b>	Retain on local list

**New Steine, New Steine Gardens, Brighton**

**Park & Garden** East Cliff

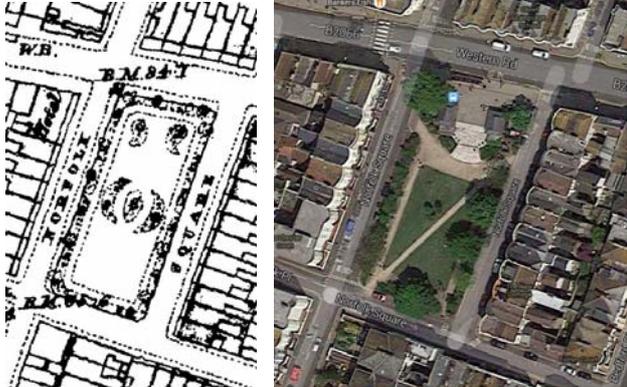
**Garden** ID 464

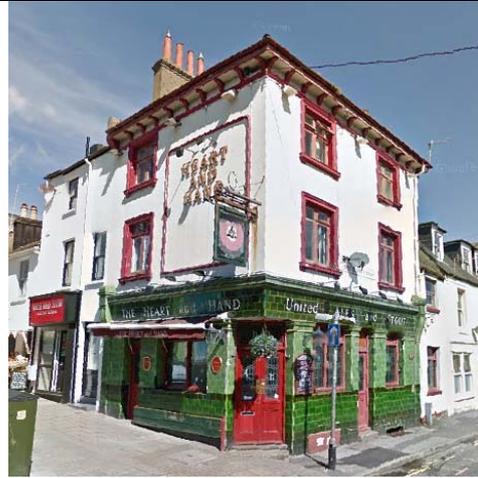
**Not included on current local list**



**Description:**  
Development of the New Steine began in the 1790s, with the construction of four storey terraced townhouses (mostly listed). The gardens are contemporary to the houses, and originally formed a private garden enclosure for the residents. The 1870 Ordnance Survey map shows the gardens to have a simple design, with a grassed area to the centre and perimeter path: likely similar to its current layout. The gardens retain a cast iron railing with dog rail, set into a low brick wall with stone coping. Source: Carder 1990

<b>Recommendation:</b>	Do not include on local list. Although the garden design appears to survive relatively intact and contributes to the character of the conservation area, the garden is of insufficient design interest to merit inclusion on the local list. Its interest is appropriately and better protected through its inclusion in the East Cliff conservation area.
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<b>Norfolk Square, Norfolk Square Gardens, Brighton</b>	
<b>Park &amp; Garden</b>	<b>Regency Square</b>
<b>Garden</b>	<b>ID321</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Norfolk Square was developed in the 1820s. It is likely the original layout for the gardens matched that shown on the c.1870 Ordnance Survey map. This shows a perimeter path and planting, with a further central bed and four curved beds to the middle. The gardens were acquired by Brighton Corporation in 1886 following the 1884 Brighton Improvement Act. The garden was remodelled in the 1950s, with the insertion of public conveniences (now shop units) and bus shelters along Western Road. The original railings have been replaced with modern mesh fencing. Source: Carder 1990</p>	
<b>Recommendation:</b>	Do not include on local list. The square is too altered to meet the criteria for interest or significance. What interest it does have is adequately reflected in its inclusion in the conservation area.

**North Road, 75, Heart and Hand, Brighton****Historic Building****North Laine****Public House****ID 495****Not included on current local list****Description:**

Three storey corner building. Green tiles to ground floor and render above. Hipped slate roof with deep bracketed eaves. Ground floor pub frontage has corner entrance and a further door to each elevation. Fascia and stained glass windows refer to the 'United' Brewery. This is a reference to the Portsmouth & Brighton United Breweries Ltd. This brewery was formed by the merger of the Portsmouth United brewery and Brighton's Rock brewery in 1927. The green-tiled frontage is typical of that company's design. Above, casement windows with prominent moulded surrounds, large panel for pub sign and hanging sign.

**A Architectural, Design and Artistic Interest**

i A good example of a regional approach to public house frontage design

**B Historic and Evidential Interest**

ii The green-tiled frontage is indicative of the 'United Breweries', a local brewery company who owned a number of pubs in the area, including for example the Rose Hill Tavern, Rose Hill Terrace and Horse & Groom, Islingword Road.

**F Intactness**

i The pub frontage and building's design survive intact

ii The building remains in pub use

**Recommendation:**

Include on local list

<b>North Road, Brighthelm Community Centre, Brighton</b>	
<b>Historic Building</b>	<b>North Laine</b>
<b>Community Centre</b>	<b>ID 467</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Extension to Hanover Chapel (listed) to form community centre. Built in 1986-7 following fire to designs by Wells-Thorpe and Suppel (architect for Hove Town Hall). Robust and heavy with a layered facade to North Road formed from projecting sections of ribbed concrete against yellow brick (Antram &amp; Morrice). Incorporates pierced relief panel by John Skelton (nephew of Eric Gill) depicting loaves and fishes. Although attached to the listed Hanover Chapel, the community centre is specifically identified as not forming part of the listing. Source: Antram &amp; Morrice 2008</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
i	A good example of a late 20 <sup>th</sup> century building of its type.
<b>C</b>	<b>Townscape Interest</b>
i	Within the North Laine Conservation Area, but atypical of the area due to its architectural style and date of construction. It complements the general post-war character of this part of North Road
<b>F</b>	<b>Intactness</b>
i	There have been alterations to the ground floor entrance, but these are sympathetic to the building's design ethos
<b>Recommendation:</b>	Include on local list

<b>North Street, 139-142, Barclays Bank, Brighton</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Bank</b>	<b>465</b>
<b>Not included on current local list</b>	
	
<b>Description:</b>	
<p>Bank, built 1957-9 to the designs of Denman &amp; Son. Portland stone ashlar frontage to North Street, with ashlar and brick to side elevations. Symmetrical frontage with large recessed entrance incorporating engaged Doric columns. Single window to either side, surmounted by a carved stone eagle (the Barclays symbol). Ground floor is rusticated with the voussoirs to the windows emphasised particularly. Main feature of the upper floors is the central tripartite windows; that to the top floor is set behind an Italianate loggia. Described by Antram &amp; Morrice as a 'sombre classical monolith'. Source: Antram &amp; Morrice 2008</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	Despite its 'backward-looking' architectural style for the date, it presents an unusually well-detailed classical frontage.
iv	By notable local architectural firm Denman & Son.
<b>C</b>	<b>Townscape Interest</b>
ii	Not within a conservation area, the building contributes greatly to the streetscene through its impressive scale and monolithic architecture.
iv	Although of later date, it forms one of a number of bank buildings along North Street, the majority of which are listed.
<b>E</b>	<b>Rarity and Representativeness</b>
i	The concentration of bank buildings along North Street is a particular feature of the area; identified by Antram & Morrice as giving North Street 'its architectural style' and contrasting with other parts of the city centre. The first bank in Brighton was opened at 103 North Street in 1787 and the street continues to maintain its role as the financial centre for the city. The surviving bank buildings are representative of the development of commercial banking in the city.
<b>F</b>	<b>Intactness</b>
i	The exterior survives largely intact
ii	It is still in use as a bank
<b>Recommendation:</b>	Include on local list

<b>North Street, 151-154, HSBC, Brighton</b>	
<b>Historic Building</b>	<b>North Laine</b>
<b>Bank</b>	<b>ID 136</b>
<b>Recommendation:</b>	Not eligible for inclusion on the local list as it is already listed at grade II. This gives it a greater level of protection than local listing would.

<b>North Street, 162-163, Brighton</b>	
<b>Historic Building</b>	<b>Valley Gardens</b>
<b>Bank</b>	<b>ID 138</b>
<b>Recommendation:</b>	Not eligible for inclusion on the local list as it is already listed at grade II. This gives it a greater level of protection than local listing would.

<b>North Street, 171-173, Lloyds TSB Bank, Brighton</b>	
<b>Historic Building</b>	<b>Valley Gardens</b>
<b>Bank</b>	<b>135</b>
	
<b>Description:</b>	
<p>Former Capital &amp; Counties Bank, by Clayton &amp; Black. Corner entrance, turret and gables optimise its prominent corner location at the entrance to the Pavilion Gardens via Pavilion Buildings. Otherwise a relatively plain polished granite and Bath stone façade. The entrance to Pavilion Buildings is flanked to the other side by the listed Natwest Bank, such that the pair are viewed in association.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good example of its style and period
iv	A good example of work by local architects, Clayton & Black. The firm specialised in commercial buildings such as this. A few better examples also survive.
<b>C</b>	<b>Townscape Interest</b>
i	Makes a positive contribution to the townscape, and skyline, forming an interesting gateway to the Pavilion Buildings
iii	Forms a visual focal point in the area around Castle Square
iv	Flanks the entrance to the Pavilion Gardens in association with the listed Natwest building. The Indian Gateway and Pavilion itself are viewed beyond.
<b>E</b>	<b>Rarity and Representativeness</b>
i	The concentration of bank buildings along North Street is a particular feature of the area; identified by Antram & Morrice as giving North Street 'its architectural style' and contrasting with other parts of the city centre. The first bank in Brighton was opened at 103 North Street in 1787 and the street continues to maintain its role as the financial centre for the city. The surviving bank buildings are representative of the development of commercial banking in the city.
<b>F</b>	<b>Intactness</b>
i	The exterior is fairly intact
ii	It is still in use as a bank
<b>Recommendation:</b>	Include on the local list

<b>Norton Road, Hove Town Hall, Hove</b>	
<b>Historic Building</b>	<b>Willett Estate</b>
<b>Civil – Town Hall</b>	<b>ID I and I37</b>
<b>Not included on the current local list</b>	
	
<p><b>Description:</b></p> <p>1970-3 by Wells-Thorpe &amp; Partners, following the destruction of the original town hall (Waterhouse, 1882) on the same site in 1966. The Pevsner architectural guide (2008) describes it as a 'gentler form of Brutalism than might have been expected at an earlier date'. The design was influenced by the town hall in Hilversum (Dudok 1931) and by other civic buildings in The Netherlands. It is formed of a complex, irregular arrangement of interlocking cubic forms, many with deeply-chamfered corners. Set back from Church Road and Norton Road, there is no separation with the adjoining public space. The exterior is of ribbed concrete panels with natural aggregate (Derbyshire Spar and Cornish Granite) and bronze-tinted patent curtain wall glazing. Jettied in places. A clock tower is set to the south east, referencing the previous Waterhouse design. The full-height entrance porch to Norton Road is of a particularly grand scale. This contrasts with the human-scale of the doors, designed to be welcoming and accessible to all; the building was one of the first to have step-free access. Originally the Great Hall was cantilevered with a public piazza with mosaic floor beneath. This was infilled in 1991. Internally, a number of original design elements survive, particularly the generous spaces and features of the public areas. This includes wych elm wooden panelling and a dramatic wych elm ceiling with rooflights and chandeliers to the Great Hall. Aesthetically pleasing, the ceiling was also designed for enhanced acoustics. The building originally included a nuclear bunker in the basement from which the area could be administrated in case of nuclear war. The building also includes a tunnel providing direct access between the Town Hall and associated car park. Source: Antram &amp; Morrice 2008, English Heritage Designation Report (not listed) 2014, Hatherley 2012, Wells-Thorpe 2009 and pers comm.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A good example of a 1970s brutalist public building. Parts of the interior – in terms of both plan form and design features – survive and are well-executed (particularly to the Great Hall and other public spaces).
<b>C</b>	<b>Townscape Interest</b>
i	Within the Willett Estate conservation area, but atypical of it due to its materials, style and date of construction. It is in keeping with the area due to its scale and height.
iii	The building, due to its purpose as a public building and the prominent clock tower, forms a local landmark in Hove and along the Church Road corridor.
<b>E</b>	<b>Rarity and Representativeness</b>
i	Good quality buildings of this period are rare in the city
<b>F</b>	<b>Intactness</b>
i	Although altered in 1991 and 2012, it retains much of its character and features.
ii	Retains its function as a public building / town hall
<b>Recommendation:</b>	Include on the local list.