

Palmeria Avenue, 57-65 (odd) and 62-66 (even), Hove

Historic Building

No CA

Houses

ID 148

Not included on local list



Description:

The road was laid out by 1898. Number 57 and 59 are first shown on the 1910-2 map, surrounded by open ground, allotments and the cricket ground. Numbers 61 and 63, as well as 62-66 (even) were constructed by the time of the 1930 OS map. The remainder of the street (61-65 odd as well as the space between these properties and Palmeira Square) was constructed after this date. All the buildings comprise detached properties of varied architectural designs. They tend to have hipped tile roofs, gable ends with tile hanging or mock timber framing and tile hung, rendered or brick elevations.

C Townscape Interest

ii Not within a conservation area, the properties contribute to the streetscene

F Intactness

i The majority of the buildings survive relatively intact

Recommendation:

Do not include on local list. The buildings contribute to the streetscene, but are of insufficient architectural interest to merit inclusion. They are relatively typical of early 20th century suburban architecture. They therefore do not meet sufficient criteria for 'Interest'.

Palmeira Avenue, 1-12, Hove	
Historic Building	Brunswick Town
Houses, now flats	ID 61 + 146 + 338
Included on the current local list	
	
Description:	
<p>Built between 1883 and 1888, two opposing terraces, each of 4 storey houses with basement and attic. Rendered elevations, each with a flat canted bay. Heavily ornamented. The terraces are set to the rear of Palmeira Mansions, and include some of the same detailing (although of lesser quality), reflecting their similar date of construction.</p>	
A	Architectural, Design and Artistic Interest
ii	Good example of late Victorian terraces
F	Intactness
i	The terraces are relatively intact, retaining much of their original design and detailing. The roofscapes have however been much altered
Recommendation:	<p>Do not include on local list. The terraces are good examples of late Victorian architecture. They are, however, typical of the later architecture found in the Brunswick Town Conservation Area, as described in the character statement. Although they have some association (by proximity and date) to Palmeira Mansions, their detailing is of lesser quality and there is no clear evidence that they were constructed by the same architect or developer. The buildings are more appropriately and better protected through their designation as part of the conservation and the associated Article 4 Direction.</p>

Palmeira Avenue, 14-22 even 13-21 odd, Hove**Historic Building****No CA****Houses, now mostly flats****ID 147****Not included on current local list****Description:**

The nomination was for numbers 18-26 (even) and 13-17 (odd), but the description given in the nomination appears to describe numbers 14-22 (even) and 13-21 (odd). Red brick and terracotta houses, with hipped roofs. Two semi-detached and one detached property to either side of the road, both groups with matching detail. The detached properties and the first semi-detached property on the east are evident on the c.1890 Ordnance Survey map, with the remainder present by the c.1910 map. Given the matching detailing, it is likely they all date to the 1890s and were being constructed at the time the map was drawn up. The detached properties are symmetrical in design, with a central bay flanked by a square bay to either side, each rising to a gable. Above the door is a balcony with terracotta bottle balustrade. The semi-detached properties are of greater bulk. They retain canted bays and pediments to the centre, flanked by the main entrance and a balcony with timber balustrade supported on a square bay. All properties would have had decorative boundaries, many of which retain their terracotta bottle balustrade, ball finials and/or urns. Numbers 24 and 26 form a semi-detached property first shown on the c.1930s Ordnance Survey map. Red brick with tile hanging to the gables and hipped tile roofs, they incorporate original integral garages and semi-circular fanlights.

A Architectural, Design and Artistic Interest

ii A good quality example of late Victorian red brick and terracotta houses.

C Townscape Interest

ii Outside the Brunswick Town conservation area, but contribute greatly to the streetscene

F Intactness

i The buildings retaining much of their matching detailing, which enhances the cohesiveness of the group

Recommendation:

Include on local list. Numbers 24 and 26 are of lesser architectural and townscape interest and should not be included on the local list

Palmeira Avenue, Brighton & Hove Reform Synagogue, Hove

Historic Building No CA

Place of Worship - Synagogue ID 479

Not included on current local list



Description:

Reform Synagogue, 1966-7 by Derek Sharp FRIBA. The foundation stone was laid by Rabbi Erwin S Rosenblum on 17 July 1966 / 29th Tammuz 5726. Modern in design, yet reflecting the traditional middle eastern Synagogue design in the three domes to the skyline. Buff-brown brick with perforated brickwork. Prominent round-headed canopy with open sides to the main entrance. Three large stained glass windows set below the domes. Stained glass by John Petts. Located at the corner of Palmeira Avenue and Eaton Road, the building is set back slightly, with vegetation to the boundary. Source: Middleton 2002

A Architectural, Design and Artistic Interest

ii A distinctive modern Synagogue design

C Townscape Interest

ii Not within a conservation area, the distinctive modern design contributes to the streetscene

F Intactness

i The building retains its design integrity

ii The building remains in use as a Synagogue

Recommendation: Include on local list

Park Road, Village Hall, Rottingdean	
Historic Building	No CA
Village Hall	ID 27
Not included on the current local list	
	
<p>Description:</p> <p>Two storey, brick-built hall with tiled roof. Constructed in 1935 with characteristic 1930s details. Render embellishment to the central bay (incorporating the entrance), including a date stone. Rottingdean was annexed to Brighton in 1928, and this – combined with a decline in farming and improvements to the coast road – led to much change in the village and the first suburban development in the area. The growth of the village led to a need for more public facilities, of which this hall forms part.</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a local rural 1930s public building.
C	Townscape Interest
ii	Immediately adjoining Rottingdean conservation area. The building contributes to the streetscene; representing a different period of development in the village.
F	Intactness
i	Retains its external appearance
ii	Retains its original function as a community facility.
Recommendation:	Include on the local list

Park Street, 17, 22, 23, 24, 28, 29	
Historic Building	Queen's Park
Houses	ID 343
Included on current local list	
	
Description:	
<p>Three storey c. mid 19th century terraced houses. Majority have cobble frontages with brick dressings; the remainder of the terrace is rendered. Single window to each floor, originally with small paned hung sash windows (of which some survive). Originally slate roofs, although these are not easily visible from street level.</p>	
A	Architectural, Design and Artistic Interest
ii	Relatively good quality examples of their type
Recommendation:	Remove from local list. The buildings are typical of the character of this part of the Queen's Park conservation area, and do not meet sufficient criteria for Interest. The buildings are more appropriately protected through their inclusion in the conservation area.

Pavilion Buildings, 2-3, Brighton	
Historic Building	Valley Gardens
Office	ID 143
Included on current local list	
	
Description:	
<p>Former offices of the Brighton & Hove Herald, built 1934 to the designs of John Leopold Denman. Neo-Georgian in style, and described in the Pevsner Guide as 'very stylish and well-detailed'. Symmetrical in design. Semi-circular headed windows to ground floor set in an arcade and incorporating a square-headed central doorway. Two further doorways set to each side. Brown brick with red brick and Portland stone dressings. Carving by Joseph Cribb. 8 hung sash windows to both the first and second floors, with parapet above. Projecting clock set centrally. Source: Antram & Morrice 2008</p>	
A	Architectural, Design and Artistic Interest
ii	A good quality example of this type and design of building
iv	A good example of a work by local architect John Leopold Denman
C	Townscape Interest
i	Within the Valley Gardens conservation area, the building is atypical of the period and style that characterises the conservation area, yet contributes positively to the area and the approach to the Royal Pavilion
F	Intactness
i	The external design of the building and elements of its interior survive intact
Recommendation:	Retain on local list

Payne Avenue, 18, The George Payne, Hove**Historic Building****No CA****Public House****ID 493****Not included on current local list****Description:**

1901 by architect T.H. Scutt for brewers Smithers & Sons of Western Road, Hove. The pub was originally named the Kendal Arms, with its address on Kendal Road. Frank Washington – part of a prolific family of landlords - was the first landlord. Smithers owned the pub until 1929, when the building was taken over by Tamplin's. Its current name relates to the Payne involved in developing the surrounding streets in c.1900. The designs for the surrounding houses were also by architect T.H.Scutt. Two storey rendered building with tiled roof. Elevations to Kendal Road and Payne Avenue. Round-arched openings to the ground floor and hung sash windows above. Fascia extends across full length of both elevations. Highly decorative gable to the corner, which is canted. Location of original pub sign evident on Payne Avenue elevation. To the west, a further lower building with pitched roof and gable to road, displaying similar detailing. Source:

<http://portsladehistory.blogspot.co.uk/2014/12/hove-pubs-index-g-n.html>

A Architectural, Design and Artistic Interest

ii A good example of a turn-of-the-century public house, built as part of the surrounding residential development

v The decoration to the gable has particular aesthetic appeal

C Townscape Interest

ii Not within a conservation area, the building contributes to the character of the streetscape

F Intactness

i The external appearance of the buildings appears largely unaltered

ii The building remains in use as a public house

Recommendation:

Include on local list

Pelham Square, Pelham Square Gardens, Brighton**Park & Garden****North Laine****Garden****ID 54+344****Not included on current local list****Description:**

Small square. The houses on the western side were developed first, on land previously forming part of the North Hall estate. At this point it was laid out as a street called Pelham Terrace. The Pelham family – the Earls of Chichester - were local aristocracy, residing at Stanmer House. The square – in association with the housing to the east and south – was developed between 1856 and 1867. The developers were Mr Carter and Mr Hack, who lived at number 98 and 99 Trafalgar Street respectively (opposite the square), and builder Mr Lynne. Mr Carter later sold his share to Mr Hack. The c.1870 OS map indicates its original layout, with simple perimeter planting and a perimeter path. The gardens were later used by York Place schools as a recreational area. It was landscaped in the 1980s and renamed Queen Mother's Garden to celebrate the Queen Mother's eightieth birthday. It was further re-landscaped/planted in 2006. It now contains a number of mature trees and shrubs. Surrounded by a small stone plinth and modern replacement railings, there is a pillar post box and two K6 telephone boxes to the northwest corner. During World War II there was an air raid shelter in the square. The gardens provide a pleasant and quiet green space within an otherwise dense urban area. Source: Carder 1990, <http://mhms.org.uk/content/street-history-pelham-square>

C Townscape Interest

- i Within the North Laine Conservation Area. The area is characterised by a dense built urban grain. The green space of Pelham Square provides relief to this. It is also atypical in being a consciously designed formal space.
- iv The majority of the buildings surrounding the square are listed. The two K6 telephone kiosks are also listed. There is a close association between these assets and the square, which forms a central part of the design and their setting

D Communal Value (non-compulsory)

- i Forms a source of local identity for those who live in the square and immediate surroundings, resulting in the creation of a Friends of Pelham Square group in 2004
- ii A number of the trees and benches in the garden are commemorative

Recommendation:

Do not include on local list. The space has clear townscape and communal value. It however displays limited design interest, originally having a very basic design which has been altered over time. It also does not meet the criteria for historic interest. The railings do not retain the original design. The space is more appropriately protected through its inclusion in the conservation area

Port Hall Avenue, Milligan House, Brighton

Historic Building **No CA**

Public House, now shop and flat **ID 461**

Not included on local list



Description:

The building is first shown on the c.1898 OS Map. It is indicated as a public house on this map, as well as subsequent editions. Street Directories name it as the Port Hall Tavern from at least 1890 until 1973 (under 10 Park View Terrace, Stanford Road). Records held by East Sussex Records Office suggest it may have been in use as a public house by as early as 1882, and was associated with Tamplin Brewery. In 1890 George Postlethwaite was proprietor. He was followed by John Nelson, Stanley B Lawrence and members of the Cole family. It appears to have been de-licenced in 1973, and converted to use as a shop with flat over named Milligan House. Two storey with red brick elevations, it has three distinctive bay windows to the north elevation, with curved sides, and small panes of glass surrounding a semi-circular arched detail. One is to the ground floor only, with pediment above. The remaining two bay windows rise to first floor level; one appears to have been built around at ground floor level. There are four doors. Remaining windows have stained glass or 20 over 1 hung sash windows. Original pub sign now reads 'Milligan House'. Source: http://regencysociety-jamesgray.com/volume26/source/jg_26_075.html, http://regencysociety-jamesgray.com/volume26/source/jg_26_076.html, <http://discovery.nationalarchives.gov.uk/details/rd/bac2cf3a-8458-4533-8ca6-1e46299eed1f>

A Architectural, Design and Artistic Interest

ii A good example of a late 19th century corner public house with particularly well-detailed and unusual windows

C Townscape Interest

ii Not within a conservation area, the building contributes greatly to the streetscene, particularly due to its fenestration and corner location.

F Intactness

i The exterior of the building – in particular the windows which give it its character – survive intact

Recommendation: Include on local list

Portland Street, 3 and 4, Brighton

Historic Building

North Laine

House

ID 346

Included on current local list



Description:

Small, 2 storey cottage with later attic. Early 19th century. Cobble front, with brick dressings and string course. Tile roof with later dormer window, and brick chimney stack. Small paned hung sash window to the 1st floor, later hung sash window to ground floor. Photographic evidence of number 3 shows that this became a double-fronted house with the neighbouring cottage. This involved the blocking in of the front door to number 3, which is still evident in the surviving fabric. The neighbouring property was then demolished when Raglan Court was built, and the side wall to number 3 rebuilt in brick. As such, access to the remaining portion of number 3 is now via Raglan Court. Number 4 appears to have been demolished during the construction of Raglan Court. Source: http://regencysociety-jamesgray.com/volume25/source/jg_25_014.html

A Architectural, Design and Artistic Interest

ii A remnant of a good quality cobble-fronted building, of aesthetic interest

Recommendation:

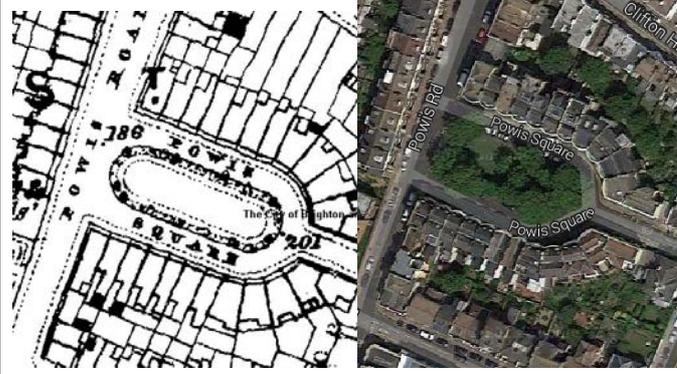
Remove from local list. The building is relatively typical of the conservation area, and has been much altered including the loss of its front door and side wall. It is more appropriately protected through inclusion in the conservation area.

Powis Square, Powis Square Gardens, Brighton

Park & Garden Montpelier & Clifton Hill

Garden ID 94+347

Not included on current local list



Description:

Powis Square forms an elongated 'D'-shaped garden, surrounded by housing (listed). The housing and garden were designed as one, and built c.1850. It was developed by John Yearsley and Henry Faithfull of Brighton, and William Yearsley, solicitor of Welshpool, who originally named it Powis Place. The name Powis is derived from John Yearsley's birthplace of Montgomery in Powys. Yearsley and partners specified the design of the front elevations, the build quality, location of house in relation to the road and that all houses should have access to the central garden. The garden is shown in the 1st edition OS map (c.1870) as being oval in shape, with a simple perimeter path and perimeter planting. It remained as private gardens for the residents only until 1897, when it came under the control of Brighton Corporation following the 1884 Brighton Improvement Act. Much of the original planting and the perimeter path appear to no longer survive. The original railings have also been replaced with modern 'hoop-top' railings. Antram & Morrice describe the square as 'unusually intimate'. This is likely due to a combination of its size, the relatively small-scale of surrounding houses and that it does not have a seaward aspect. Source: Antram & Morrice 2008, Carder 1990, http://www.cmpcaonline.org.uk/page_id__216_path__0p36p28p63p.aspx

Recommendation:

Do not include on local list. The garden has townscape interest due to its association with the surrounding listed buildings and telephone kiosks. Its original design was, however, very simple and little of this now survives. The garden has insufficient architectural/design or historic interest, nor sufficient significance to include on the local list. Its townscape interest is more appropriately protected through its inclusion in the conservation area.

Preston Circus, Brighton Fire Station, Brighton

Historic Building	No CA
Fire Station	ID 348

Not included on the current local list



Purpose-built fire station, constructed in 1938 by Graeme Highet in Portland Stone and brick. Generally of a restrained modernist style, it also incorporates traditional motifs such as the tented canopy over the staff entrance. Reliefs incorporating implements associated with fire fighting by Joseph Cribb. It was built at the start of a period of more intensive fire station-construction, and is of a style typical of stations of that period. Source: Carder 1990, Antram and Morrice 2008

A Architectural, Design and Artistic Interest

ii A good example of a purpose-built fire station. This is the only such building of this period in the city. Restrained modernist style, with traditional motifs. Reliefs to the engine doorways are relevant to its use as a fire station

C Townscape Interest

- ii Located in a prominent position on a major junction, the building has clear townscape presence.
- iii Its location on a major junction and design make it a local landmark

E Rarity and Representativeness

i A good example of a purpose-built 1930s fire station, which is the only example of a building of this type in the city. One of only few purpose-built emergency service buildings in the city.

Recommendation:	Include on local list
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Preston Drove, Blakers Park Clock Tower, Brighton	
Historic Building	Preston Park CA
Park structure – clock tower	ID 64
Not included on the current local list	
	
<p>Description:</p> <p>Free-standing red brick and iron clock tower, 50 feet in height, and constructed in 1896. It has a square section, and rises in four stages. Its design is particularly decorative, including flower motifs, pilasters and a cupola with dolphin-shaped weather vane. The decoration is picked out in gold paint. The clock tower (and park) was donated to Brighton by Alderman Sir John Blaker, 1st baron of Brighton. His monogram is included on the clock tower.</p>	
A	Architectural, Design and Artistic Interest
ii	Good quality example of a clock tower in its original park setting
v	Particular aesthetic interest due to its elaborate decoration and delicate design
B	Historic and Evidential Interest
i	Close association with Alderman Sir John Blaker, 1 st baron of Brighton, who donated the park and clock tower to the city. His monogram is incorporated into the design
C	Townscape Interest
i	Within the Preston Park conservation area. The conservation area is characterised by red brick villa-style terraced houses. The open space of the park contrasts with the built form of the majority of the conservation area.
iii	The clock tower forms a focal point in the Park, creating a greater sense of place for the space
E	Rarity and Representativeness
i	One of only a few ornamental park clock towers, the others are listed grade II.
F	Intactness
i	The clock and tower are intact
Recommendation:	Include on local list

Preston Drove, Blakers Park, Brighton

Park & Garden	Preston Park
Public Park	ID 349

Not included on current local list



Description:

Alderman John George Blaker gifted the ground to Brighton in 1893, ‘for the free use and enjoyment of the inhabitants and visitors of Brighton for the purposes of recreation’ (Burgundy Book of the Corporation of Brighton manual for 1894/5). Following the work required to set the ground out as a park, it was opened by the mayor on 3 November 1894. The design comprised a winding ‘figure of eight’ path, forming a large loop to the north of the park and a smaller loop to the south, both with perimeter planting. A further grassed area with planting to the boundary was set to the south. A clock tower was added in 1896. Tennis courts were inserted into the lower (southern) half of the park by the 1930s. The lower of these has now been changed into a children’s play area. There are long views across the park to the city centre. Source: Carder 1990, <http://www.blakerspark.org.uk/content/category/about-blakers-park>

A	Architectural, Design and Artistic Interest
ii	A good example of a late 19 th century public park, which retains much of its original design and character. It retains its original clocktower (assessed separately)
C	Townscape Interest
i	Within the Preston Park Conservation Area, it forms one of the only parks in the area and is a welcome respite from the built urban form. It is thus atypical of the conservation area
F	Intactness
i	Although the tennis courts have been modernised and a play area inserted, these respect the historic design. The northern area retains its character and design intact.

Recommendation:	Include on local list.
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Preston Road, 2, The Joker, Brighton

Historic Building

No CA

Public House

ID 507

Not included on current local list



Description:

Two storey with attic public house. Red brick (painted to ground floor) with shallow hipped slate roof. It is shown on the 1870s Ordnance Survey and part-shown on a photograph of the formerly neighbouring Longhurst's Brewery in 1879. Then known as the Stanford Arms, taking its name from the major Preston landowners the Bennett-Stanfords, it shows the same detailing as now. In 1877, street directories record the landowner as J. Haines. The front elevation addresses the junction of Preston Circus, with three double-doors to the ground floor (originally door and two windows), three round-arched windows with surrounds above, and tripartite dormer with rounded pediment. Barley-twist rainwater downpipes. Canted corners containing further windows. Similar detailing to both side elevations (fronting Preston Road and Beaconsfield Road); that to Preston Road also includes a tripartite round-headed window arrangement with glazing to the central section and blind windows to either side. Tall chimneys to Beaconsfield Road elevation. Source: http://www.regencysociety-jamesgray.com/volume10a/source/jg_10a_096.html, http://www.regencysociety-jamesgray.com/volume10a/source/jg_10a_105.html, http://www.mybrightonandhove.org.uk/page_id__6290.aspx?path=0p214p217p220p215p204p619p

A Architectural, Design and Artistic Interest

ii A good example of a late 19th century public house, with well-executed detail and design

C Townscape Interest

ii Not within a conservation area, the building contributes greatly to the streetscene

iii The building is set prominently on a major junction such that it forms a focal point in the area

F Intactness

i The building survives largely intact

ii The building remains in pub use

Recommendation: Include on local list

Preston Road, 201-205, Brighton	
Historic Building	Preston Village
Shop	ID 19+65
Not included on current local list	
	
<p>Description:</p> <p>Two to three storey buildings, with shops to ground floor. Designed by Charles Stanley Peach for the Stanford family of Preston Manor. They considered it important to have control of the design of these buildings to ensure a pleasant view from Preston Manor. Designs for the building survive, which indicate that originally it was proposed that the terrace would have extended further to the south on the site of Acacia House (199 Preston Road, now listed). Peach also worked for the Stanfords on extensions to Preston Manor (1905) and the Stanford Estate Office in South Road (both listed), as well as on their other estate in Wiltshire. Brick with tile roofs. Early 20th century in style, with elements of the original shopfronts surviving to the ground floor. Gables extend to the street frontages on Preston Road and Middle Road. These include decorative plasterwork displaying sheaves or corn and cockerels. The sheaves of corn (to Middle Road) likely denote its original use as a bakery; there is a painted sign for Hovis on the brickwork below. Source: Preston Manor Archive</p>	
A	Architectural, Design and Artistic Interest
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)
C	Townscape Interest
i	Within the Preston Village Conservation Area, but atypical of it, being a designed terrace of shops designed by Peach for the Stanfords (rather than through speculative builders like the majority of their Estate). It has association with the work of Peach at Preston Manor itself and at the Stanford Estate Office (both grade II listed).
F	Intactness
i	The terrace of shops survives relatively intact
Recommendation:	Include on local list

Preston Road, 251-253, Brighton	
Historic Building	Preston Park
Houses, now offices	ID 82
Not included on current local list	
	
<p>Description:</p> <p>The Clermont Estate was developed with middle-class housing by Daniel Friend from 1866 onwards. Built to take advantage of the new railway station (1869), it includes Clermont Road, Clermont Terrace, Lorne Villas, Station Road and substantial villas along Preston Road (A23). Numbers 251-253 comprise two of the villas on Preston Road. These date from c.1870, are mainly semi-detached and of two storeys plus half-basement. In contrast to the majority, numbers 251 and 253 are detached. They have a central entrance accessed via a flight of stairs, canted bays to either side, and overhanging bracketed eaves. The roofs are hipped and covered in slate. The buildings have been linked by a one storey extension. They are set back from the road with a rendered wall and mature vegetation to the boundary. They largely retain their original spacious plot, which form their immediate setting. Source: Preston Park Conservation Area Character Statement</p>	
A	Architectural, Design and Artistic Interest
ii	Good examples of quality Victorian detached villas.
F	Intactness
i	Although the villas have been linked by a one storey extension, they survive largely intact and their original design is apparent
Recommendation:	Do not include on local list. Although of architectural interest, the buildings are relatively typical of this part of the conservation area. As such, they do not meet sufficient criteria for 'Interest'.

Preston Street, 16-18 consecutive, Brighton

Historic Building

Regency Square

Houses, now with shops

ID 350

Included on current local list



Description:

Three three-storey terraced early 19th century buildings (number 18 with later attic storey). Rendered with parapet. Bow fronts, with balconies to first floor. That to number 17 has, however, been removed. That to number 16 retains a canopy. Modern shopfronts inserted to ground floor.

Recommendation:

Remove from local list. The buildings are located in the Regency Square conservation area. They are typical of the character of that area, and have also been much altered. Their inclusion in the conservation area more appropriately reflects their interest and provides a greater level of protection than local listing would.

Preston Street, 40-44 consecutive, Brighton

Historic Building

Regency Square

Houses, now with shops

ID 350

Included on current local list



Description:

Five terraced houses, each of three storeys. Rendered with pilasters with ammonite capitals and a moulded eaves cornice. Number 40 is of a slightly different design and height, but has the same ammonite capitals. Although the ammonite capitals were a motif often used and attributed to Amon Wilds, there is no evidence that he was the architect in this instance and he did not have sole use of the motif. Canted bay to each property, although most of the hung sash windows have been replaced. It is likely the bay windows are later insertions into early 19th century buildings. Modern shopfronts inserted to ground floor.

A Architectural, Design and Artistic Interest

ii Good quality detailing, although overall the buildings have been altered too much to retain their original design and architectural interest

Recommendation:

Remove from local list. The buildings are typical of the conservation area, and have been altered too much to retain sufficient interest or significance to be included on the local list. Their interest is more appropriately recognised through inclusion in the conservation area, which also provides a greater level of protection than local listing would.