

Sackville Road, 25 and 27, Hove**Historic Building****Old Hove****Houses, now with opticians****ID 357****Included on current local list****Description:**

Semi-detached houses, now partly in use as an opticians, located at the corner of Sackville Road and Connaught Road. First evident on the c.1910 Ordnance Survey map, and incorporating an eclectic mix of design elements, including Arts & Crafts influences. Two storey with attic. Complex tiled roofscape. Roughcast render and tile hanging. Two gables front on to Sackville Road (west elevation), with asymmetrically-placed bay windows and mullioned windows (although some of the windows have been replaced to number 27). Timber square oriel windows set beneath eaves to northwest corner. Buttresses divide the bays. Main entrance to north elevation set in large semi-circular arched opening within a projecting square bay. Set back slightly from the road. Number 25 has a low brick wall with modern fence and hedge above. The low wall to number 27 has been rendered over, with decorative concrete blockwork above.

A Architectural, Design and Artistic Interest

ii A good quality and rare example of an Arts & Crafts influenced design

C Townscape Interest

i Located within a conservation area, but atypical of it in style. The oriel windows and sweeping roof to the corner are particularly prominent in the streetscape.

E Rarity and Representativeness

i An unusual style for this area

F Intactness

i The building survives relatively intact

Recommendation:

Retain on local list

Sackville Road, 29-43 (odd), Hove**Historic Building****Old Hove****Houses****ID 358****Included on current local list****Description:**

Short terrace, detached and semi-detached houses. Numbers 35-43 are first shown on the c.1890 Ordnance Survey map, whilst numbers 29-33 are apparent on the c.1910 map. The buildings nevertheless retain largely consistent detailing: Two storey, with original or inserted attic storeys. Buff gault brick with slate roofs (although some of the roofs have been re-covered in alternative materials). Segmental-arched window and door openings. Canted bays, moulded string courses and gables with decorative bargeboards. Additionally, numbers 29-33 Sackville Road have small-paned sashes to the top sash, decorative cast iron rail to window cills and mock timber framing to the gables. All are set back from the road, originally with low brick walls with piers and railings to the boundary (of which some survive). Several black and white tiled paths also survive.

A Architectural, Design and Artistic Interest

ii Well-detailed and well-executed examples of late 19th/turn of the century houses.

F Intactness

i The properties retain a substantial number of their architectural features, and have great overall integrity.

Recommendation:

Remove from local list. The buildings are of considerable architectural quality and survive well. They are, however, typical of the character of the conservation area. Inclusion in the conservation area provides a greater level of protection than local listing would.

Sackville Road, Tennyson Court (formerly Hove General Hospital), Hove**Historic Building** No CA**Hospital (now flats)** ID 359**Included on the current local list****Description:**

Built 1887-88 by John T Chappell to designs by Clarke & Micklethwaite. The building replaced the Brighton & Hove Dispensary, Western District, which has previously been based at 4 Farm Road, but had outgrown the site. Two storeys and of red brick, it incorporates numerous plain and stepped gables, tall chimneys and slate roofs. A decorative panel to its south elevation states 'This Hospital wing was erected in memory of Carr Burton Esq. by his widow Mary Penny Burton', alongside the date 1888 and a coat of arms. A new wing was added in 1926 and 1934. The hospital closed in 1997 and has been converted to flats. Source: Middleton 2002

A Architectural, Design and Artistic Interest

ii A well-detailed example of a later Victorian hospital building, which has been relatively sensitively converted.

C Townscape Interest

ii Outside a conservation area, it contributes positively to the streetscene.

F Intactness

i The building retains much of its external appearance, despite its conversion to residential use.

Recommendation: Retain on local list

Saltdean Park Road, Saltdean Lido, Saltdean	
Historic Building	No CA
Lido	ID II
Not included on current local list	
Recommendation:	Not eligible for inclusion on the local list as it is already listed at grade II*. This provides a greater level of protection than local listing would.

Seymour Street, 15, Brighton

Historic Building

East Cliff

House

ID 360

Included on current local list



Description:

Located to the rear of 142 Marine Parade (Bristol Court West), 15 Seymour Street is the only historic building to survive from the original through-road which connected Marine Parade and St George's Road. The area to north was formerly the site of the Kemp Town Brewery; the site was redeveloped for housing in the late 20th century. 15 Seymour Street is a low, two storey building with rendered walls and a hipped roof. The proportions of openings to the ground floor are low and relatively humble; the elevation is however dominated by a canted bay window to the first floor, supported on brackets. This rises to eaves level, interrupting the bracketed eaves cornice.

Recommendation:

Remove from local list. The building is of some architectural interest, particularly due to the unusually large bay window (relative to the property) which dominates the façade. It is, however, insufficiently atypical of the conservation area to merit inclusion on the local list. It is more appropriately and better protected through its inclusion in the conservation area.

Shaftesbury Place, London Road Station, Brighton**Historic Building****Preston Park****Transport - Railway Station****ID 9+14+76+153+361****Not included on current local list****Description:**

Built 1877 by W. Sawyer for the London Brighton and South Coast Railway. One of a number built in a similar Tuscan Villa 'house' style between the 1850s and 1870s, including West Worthing, Shoreham-by-Sea, Hove, Portslade and the now demolished Kemp Town Station. Two storey building set on a raised plinth with central steps leading to terrace. It has 2:5:2 bays with the end bays breaking forwards. Hipped slate roof with corniced and bracketed eaves. The main block is flanked by single storey wings with gabled roofs. Windows have a mix of round-arched and cambered heads, moulded surrounds and 1 over 1 sliding sash windows. It is very similar in form and design to the earlier grade II listed Hove Station on Station Approach (built 1865-7), although larger and with less grand detailing. Its main block is almost identical to the grade II listed Portslade Station main south building (built 1857), although the canopy has been removed. The window mouldings are identical to those of Hove and Portslade Stations. Source: A Guide to the Buildings of Brighton ND

A Architectural, Design and Artistic Interest

i A good example of a regional approach to the design and decoration of a railway station. Displays the mid to late 19th century 'house style' of the London Brighton and South Coast Railway.

C Townscape Interest

i Within the Preston Park Conservation Area, but atypical of it in terms of its building type, scale and detailing. It nevertheless contributes positively to the area and complements the surrounding housing in particular through matching materials. It retains its original setting in terms of the road layout and relationship to two station public houses.

iv The building has considerable group value through its close association with the listed stations at Hove and Portslade. The building is almost identical to Portslade Station. The station also has group value with the neighbouring London Road viaduct.

F Intactness

i The building appears to survive largely intact

Recommendation: Include on local list

Ship Street Gardens, 11-12, Brighton

Historic Building

Old Town

Shops

ID 362

Included on current local list



Description:

Two terraced buildings; 3 storey with basement. Located on narrow lane, and set back slightly from the predominant building line (to allow for the basement lighwell). Red brick, roof not visible. Bowed shopfronts to the ground floor; that to number 12 projects forward of the main building line. Hung sash windows with exposed boxes recessed within segmental headed openings above. Later metal balcony (probable fire escape) at second floor level.

A Architectural, Design and Artistic Interest

ii Good examples of their type, but with alterations to their ground floors.

Recommendation:

Remove from local list. The buildings are of some architectural interest, but are relatively typical of the Old Town Conservation Area, and they have been altered in part. The interest of the buildings is more appropriately protected through inclusion in the conservation area.

Sillwood Street, 3 (part of Sillwood Gate, 1-3 plus 3A), Brighton

Historic Building

Regency Square

House, now flats

ID 363

Included on the current local list



Description:

Three storey house with attic and basement. Now largely forms part of Sillwood Gate, 1-3 Sillwood Street. There is consistency in the roofline with numbers 5-7 also. The roofline seems to have been altered. Front elevation rendered, with canted bay window from ground to second floor. Semi-circular headed doorway accessed via two steps. Railings around basement lightwell. Heavy cornice between first and second floor, suggesting the second floor may have been added at a later date. Further decorative string course between ground and first floors, with corbel and dentils above door which are disrupted by the adjoining addition of Sillwood Gate

A Architectural, Design and Artistic Interest

ii Of some architectural quality

F Intactness

i Relatively intact, although the roofline is likely altered and now largely forming part of Sillwood Gate.

Recommendation:

Remove from local list. The building is of some architectural quality, but is relatively typical of the conservation area. It is more appropriately protected through its inclusion in the conservation area.

Somerhill Road, Park Gate, Hove	
Historic Building	No CA
Flats	ID 154 + 366
Included on current local list	
	
<p>Description:</p> <p>Flats, 1958, by Eric Lyons with Geoffrey Townsend. 4 storeys with flat roof. Brick, hanging tile and decorative hollow blockwork, built around a courtyard. Coloured glazing is used to the stairwells (courtyard elevations). The buildings have a strong horizontal emphasis. Lyons co-founded the development company Span in 1948, along with Geoffrey Townsend and Leslie Bilsby. The company was so-called as it aimed to 'span' the gap between high-end architect-designed developments and post-war mass housing. He made his name building small developments in Richmond and Blackheath during the 1950s. His designs seek to maximise space and light, whilst blurring the edges between outside and indoor space. They use contemporary materials interspersed with more traditional elements such as hung tile, and often incorporate communal areas to encourage residents to mix. All these elements are evident in the Park Gate development. Source: Nairn & Pevsner 1965, http://www.parkgate-hove.com/ http://www.themodernhouse.net/directory-of-architects-and-designers/eric-lyons/</p>	
A	Architectural, Design and Artistic Interest
iii	A good and rare example of this style and period, including innovative design in terms of both detailing and social organisation
iv	Good example of work by the nationally recognised architect Eric Lyons, incorporating many of his common design elements.
C	Townscape Interest
ii	Park Gate is not within a conservation area, but contributes to the streetscene as a good quality example of a building of this period.
E	Rarity and Representativeness
ii	The only building in Brighton & Hove known to have been designed by Eric Lyons.
F	Intactness
i	The design appears to remain largely intact.
Recommendation:	Retain on local list

Somerhill Road, St Ann's Well Gardens, Hove**Park & Garden****No CA****Pleasure Garden, now public park****ID 364+365+367****Park is not included on current local list. Walls and gate piers, and dovecote are included on local list****Description:**

The gardens started as a medicinal spring, known as the chalybeate. Patients came to drink the waters in order to cure their ailments. The gardens were developed in the late 18th/early 19th century in order to cater for this trade. The manager of the chalybeate lived at the associated building 'Swiss Cottage', with a distinctive thatched roof. A pump house was also built over the spring. The decline of the spring led to the closure of the enterprise. It was revived in the 1880s as a pleasure garden by Dr Bayes, by which time its name was changed to St Ann's Well Gardens. The Gardens were owned and managed by a number of different individuals, notably including George Albert Smith between 1892 and 1904. Smith was an early pioneer in the film industry and built his own film studio in the gardens. The private gardens were bought by Hove Council in 1907 and opened as a public park in 1908. The brick and terracotta piers were erected to mark this occasion (matching ones survive at Hove Recreation Ground and similar at Hove Park). The park was extended in 1913, following a donation of land by Mrs Flora Sassoon. A number of sports facilities were provided, as well as other facilities expected within a public park. A scented garden for the blind was added in 1954, and includes an unusual cylindrical brick dovecote with stone elements and a shingle roof. The varied ownership and history of the park has led to changes in its layout and buildings over time. These are shown on successive Ordnance Survey maps. Source: Middleton 2002, <http://www.stannswellgardens.co.uk/#!history/c3zm>, <http://portsladehistory.blogspot.co.uk/2012/07/st-anns-well-gardens.html>

A Architectural, Design and Artistic Interest

ii The park displays design elements reflecting its use as a spa, pleasure garden and later public park. It is a rare example of an historic pleasure garden.

v The gate piers and dovecote are of unusual and striking designs

B Historic and Evidential Interest

ii The park is associated with the development of Brighton & Hove as a spa resort, and the subsequent tourism trade. It also has links with the early film industry; although this is not clearly reflected in the park's current appearance

v The surviving design of the park reflects its varied phases of development, which reveal much about changing fashions and the move towards publicly-accessible open space

C Townscape Interest

ii Not within a conservation area, the gardens as a whole contribute to the townscape.

E Rarity and Representativeness

i A rare surviving example of one of the few pleasure gardens in the city, with significant associations with the development of Brighton and Hove as a destination. Its conversion to use as a public park has ensured the survival of the space and some of its original design elements.

F Intactness

i Many elements of the park's earlier design phases survive, although the majority of the structures are more recent

Recommendation:

Retain/include on local list

South Street, 15 and Windlesham Close, 21a, Portslade Farmhouse, Portslade

Historic Building

Portslade Old Village

House

ID 369

Included on current local list



Description:

Portslade Farmhouse comprises a stuccoed two-storey villa with slate roof. It has a central doorway with pilasters, and a canted bay to the left hand side. It is first depicted on the 1875 Ordnance Survey map; the area to the immediate north having been shown as a large pond on an earlier tithe map, with the farm's operational buildings set to the west. This was the main agricultural complex in the village, and formed part of the Portslade House estate, owned by the Hall family. However the farmhouse is the only building to survive; the operational buildings having been replaced by modern housing. In the later 19th century it was used as a school, and by 1891 it was known as 'The Old Schoolhouse'. It was later occupied again by farmers. Source: Portslade Old Village Conservation Area Character Statement 2010, Middleton 2002

A Architectural, Design and Artistic Interest

ii A good quality example of a building of its type.

B Historic and Evidential Interest

ii The building illustrates the importance of farming to the development of the village. Its architectural quality reveals much about the status of the farm in relation to its association with Portslade House.

C Townscape Interest

i Within a conservation area. Stepped back from the street, it is no longer prominent in the streetscape. It nevertheless contributes to the streetscene and is atypical of the village in status and style.

E Rarity and Representativeness

i Representative of the status of the Portslade House estate and the importance of farming in the village

F Intactness

i The exterior of the building appears to survive relatively intact

Recommendation:

Retain on local list

South Street, Alma Cottage, Portslade**Historic Building****Portslade Old Village****House****ID 368****Not included on current local list****Description:**

Two storey late 18th/early 19th century house with basement. Said to have been built for the Peters family, who were well-known in connection with market gardening in Portslade. The 1861 census records Abraham Peters, market gardener, as resident with his family (consisting of his wife, their eight children, as well as his brother, sister-in-law and their two sons). Rendered, with shallow hipped slate roof, and extensions to side and rear. Door surround incorporates pilasters and simple architrave. Windows have raised rendered surround. Windows and front door non-original. Windows to first floor do not line up with openings below. Source: Portslade Old Village Conservation Area Character Statement 2010, Middleton 2002

A Architectural, Design and Artistic Interest

ii A good quality example of this building type in the locality

C Townscape Interest

i Within the Portslade Old Village conservation area, the building is unusual due to its 'polite' architecture, whilst still comprising a relatively modest-sized house.

iii The building fronts directly onto the street, in contrast to surrounding buildings. Projecting further forward than its neighbours, and located beside a prominent corner on a main road, the building forms a focal point in the area.

F Intactness

i Although the windows and door have been replaced, the building retains its design integrity. The extension has been sympathetically executed so not to detract from this.

Recommendation:

Include on local list

South Street, The Old Brewery, Portslade

Historic Building

Portslade Old Village

Brewery, now factory

ID 250

Included on current local list



Description:

Built 1880 for brewery-owner John Dudney. The brewery replaced the original in the village, built c.1850 at the corner of Drove Road and South Street. Its expansive size was made possible by the repeal of the Malt Tax in 1880. The brewery replaced a stable, barn and cottage and incorporates a well (over an original spring) within the site. The main building is of 5 storeys, yellow brick and a classical revival design. A prominent chimney is situated beside this (on High Street), with decorative base incorporating the date 1881 and initials 'D&S' for Dudney and Son. The site includes a number of other buildings of varying date, materials and style, and remnants of a tall gault brick boundary wall. The 5th storey is a later addition, added in c.1920. A number of photographs survive of the buildings, showing the original roof form. Source: Portslade Old Village Conservation Area Character Statement 2010, http://regencysociety-jamesgray.com/volume38/source/jg_38_032.htm

A Architectural, Design and Artistic Interest

ii A good example of a brewery building

B Historic and Evidential Interest

ii The brewery had a significant influence on the development of Portslade and to its character

C Townscape Interest

i Within the Portslade Old Village Conservation Area, but atypical of its character due to its size, architectural style and function

iii Set at the heart of the village, at an important crossroads, the building forms a striking landmark in the area.

E Rarity and Representativeness

ii Few breweries survive in the city. This building is representative of the influence this trade had on the development of both Portslade and the wider city.

Recommendation:

Retain on local list

South Street, Whychote, Portslade	
Historic Building	Portslade Old Village
House	ID 370
Included on the current local list	
	
<p>Description:</p> <p>Wychote, built in 1895 for brewer Herbert Mews, is set to the north of The Green, behind a tall brick and flint wall. Front elevation of brick, render, tile hanging and mock timber framing, it presents numerous Mock Tudor gables to the streetfront. The side elevation is of flint and incorporates a number of carved stones. Andrew Melville, theatrical impresario and former owner of Brighton's Grand Theatre, bought the property in 1928. Source: Portslade Old Village Conservation Area Character Statement 2010, Middleton 2002</p>	
A	Architectural, Design and Artistic Interest
ii	A well-executed example of a large mock tudor house.
B	Historic and Evidential Interest
i	Associated with Herbert Mews, who, along with his brother Walter, owned the brewery in the village. The brewery has a significant impact on the development of the village. Whychote 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 a conservation area, Whychote is set closer to the road, with a smaller building plot and more formal vegetation to the garden, such that the building has greater presence in the street scene than its neighbours. Its numerous gables and decorative chimneys form an interesting skyline which is atypical of the conservation area.
F	Intactness
i	The exterior of the building survives intact
Recommendation:	Retain on local list

Southdown Road, 1-8 consecutive, Portslade

Historic Building	Portslade Old Village
Houses	ID 371

Included on current local list



Description:

8 semi-detached late Victorian houses, built by Walter and Herbert Mews to house workers from their brewery in the centre of Portslade village. A terrace of houses was also built on North Road, using similar detailing, but has been substantially altered over time. The semi-detached houses are more prestigious than the terraced houses, and may therefore have housed the brewery supervisors. Two storeys with pitched tile roofs. Brown brick with red brick dressings and lintel/cill bands. Gables facing street with tile hanging and decorative bargeboards to the gable end. Majority of buildings retain hung sash windows and decorative chimney pots. Source: Portslade Old Village Conservation Area Character Statement

B	Historic and Evidential Interest
ii	Associated with the Portslade brewery, which was influential in the development of the village. The buildings reveal much about relationships between the owners, supervisors and workers of industrial premises. The buildings also denote some of the first development outside of the historic medieval village core.
C	Townscape Interest
i	Within the Portslade Old Village Conservation Area, but atypical of that area due to the uniformity of the 4 buildings, and its historic association with the brewery.
iv	The buildings have group value with the Brewery, which is currently locally listed and is a significant landmark in the village.
F	Intactness
i	The buildings survive relatively intact.
Recommendation:	Retain on local list

**St Andrew's Road, Store between 67 and 67A - 67A, St Andrew's Road
Police Station**

Historic Building	No CA
Police Station	ID 88 + 377

Included on current local list



Description:

The building was built in c.1908 as a police station. Associated houses were also constructed, and in 1919 Superintendent W Suter and three constables were recorded as living there. The building is of two storeys and 9 bays to the front, with one storey portions to the rear. A World War II decontamination unit also survives to the rear. It is built in red brick with a slate roof. The front elevation contains a dominant sandstone portico, with the East Sussex County Council crest carved above the double doors. Large rusticated brick piers rise above this. To the left of the portico, are 5 windows; one of which contains a police phone box. The original timber sashes survive to the ground floor, with two original and three unsympathetic replacement uPVC windows above. To the right of the portico, the building has been altered to form a self-contained dwelling, with replacement uPVC windows and door. To the rear of the site there were likely once stables, although these have now been replaced by garages. The interior retains much of its historic integrity; the two storey portion retains office and 'front-of-house' spaces with a domestic character. From here, a corridor provides access to 4 white-tiled cells with barred windows and original metal doors. Planning permission has been approved for residential conversion, which would result in the loss of much of the internal features and the decontamination unit. Source: ASE Historic Building Assessment, English Heritage Designation Report (not listed).

A	Architectural, Design and Artistic Interest
i	Good example of a purpose-built police station
B	Historic and Evidential Interest
ii	Reveals much about the historic development of the police service in the city
C	Townscape Interest
ii	Not within a conservation area and contributes positively to the street scene.
F	Intactness
i	Much of the building survives intact

Recommendation:	Retain on local list
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St Catherine's Terrace, Kingsway, 1, Hove**Historic Building****Cliftonville****House, now flats****ID 273****Included on the current local list****Description:**

Five storey house, plus basement, dating to the early 20th century. Red brick with black brick banding, render and tile hanging, with gable end fronting road. Cantilevered bay rising from ground to third floors. Canopied balcony to first floor and semi-circular oriel window to second floor. The hung sash windows have a single pane of glass to the lower sash, and multi-panes above. That to the centre of the bay window at second floor level has a fanlight design within the upper sash, and small-paned margin glazing to the lower. Decorative bargeboard to gable.

A Architectural, Design and Artistic Interest

ii A good example of a this style of building in this area

C Townscape Interest

i In the Cliftonville Conservation Area but atypical of the area in terms of its style, date, materials. It also contrasts markedly with the neighbouring listed terrace (2-5 St Catherine's Terrace) in terms of its height and scale.

F Intactness

i The building retains its design integrity and historic features to the exterior.

Recommendation:

Retain on local list

St George's Road, 10-13, Lloyds Bank, Brighton

Historic Building

East Cliff

Bank

ID 157



Description:

Three storeys with rendered walls and roof concealed behind parapet. Rusticated ground floor with pilasters, and corner entrance. Upper floors contain canted bay windows to St George's Road elevation, and plain sash windows to College Road. Heavy cornice above.

A Architectural, Design and Artistic Interest

ii A relatively good example of a modest sized bank. The building is united and defined by the treatment of the ground floor, with the floors above relatively domestic in appearance

E Rarity and Representativeness

i A relatively good example of a bank of this size, which contrasts with the larger banks in the centre of Brighton

F Intactness

i Retains most of its external features, and is uniform in its detailing

ii Remains in use as a bank.

Recommendation:

Do not include on the list. Although the building makes a positive contribution to the East Cliff Conservation Area, it is not atypical of the area. The building is more appropriately and better protected through its conservation area designation.

St George's Road, 110, St Anne's Church Hall, Brighton

Historic Building

East Cliff

Church Hall, now flats and shop

ID 373

Included on current local list



Description:

1912 in Free Style. Brown brick to ground floor with red brick above. Ground floor incorporates a central shallow-arched opening incorporating the text 'St Anne's Church Hall' within the lintel. Door is flanked by a window and further door. Shallow canted bays to the upper floors, with a central plaque incorporating a window and the text '1912 The John Nixon Memorial'. White painted detailing. Unusual skyline, incorporating chequerboard detailing and broad shallow-arched windows. Originally the Hall to St Anne's Church in Burlington Street (demolished 1986), and converted to flats and shop in 2002. Source: Antram and Morrice 2008

A Architectural, Design and Artistic Interest

ii Good quality building of unusual design

C Townscape Interest

i Within the East Cliff Conservation Area, but atypical of this character area, which is characterised by plainer Victorian buildings which are mostly rendered rather than brick

F Intactness

i The building's exterior survives relatively intact.

Recommendation:

Retain on local list

St George's Road, Mews building to rear of Garnet House, Brighton

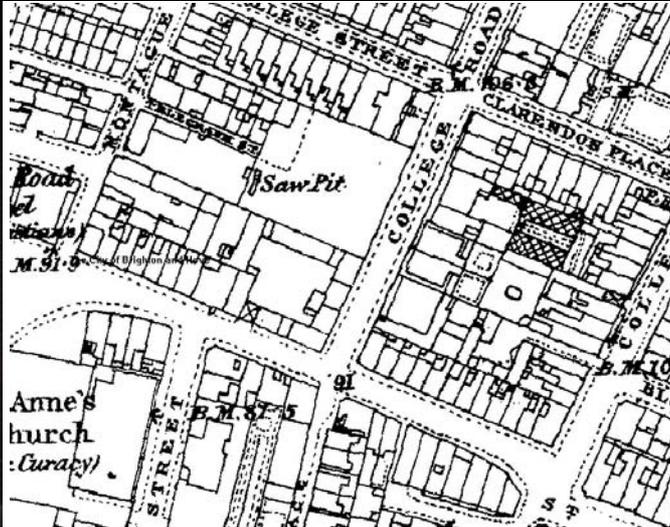
Historic Building

East Cliff

Mews

ID 155

Not included on current local list



Description:

Two storey cobble mews building, with red brick dressings and a pitched roof (now covered in concrete tile). Red brick string course and dentil eaves detail. Doors and garage doors at ground level. The garage doors appear later with a concrete lintel. Some original small fixed mullioned windows and fanlights. Some later replacement casement windows. Some loading doors to the first floor. The 1870 Ordnance Survey map shows the building as part of a mews development. Most of the mews was replaced in the early 20th century by Garnet House; the remaining mews building survives to the rear and can only be glimpsed through the passageway. The rear and side elevations can similarly be glimpsed from surrounding roads.

A Architectural, Design and Artistic Interest

- ii A good example of a cobbled mews property
- v The well-preserved vernacular character provides aesthetic interest

C Townscape Interest

- i Mews developments are relatively typical of the East Cliff conservation area. However, the building is particularly well-preserved and the glimpsed views afforded of the building contribute to the area

F Intactness

- i A very well-preserved and seemingly unconverted example of a mews building

Recommendation: Include on local list

St James's Street, 81-82, Brighton**Historic Building****East Cliff****Shop, now restaurant****ID 157****Not included on current local list****Description:**

Number 81 is a 4 storey rendered townhouse with basement. It fronts on to New Steine, and has a canted bay to each floor. Balcony with cast iron railing to first floor level. Flank wall fronts onto St James's Street where the ground floor incorporates a shop front. Further canted bay to rear elevation. Number 82 is a small two storey property with mainly rendered walls and hipped slate roof. Tall chimney to west side. Shopfront to St James's Street with bow window and painted mathematical tiles above. Canted bay to side elevation (fronting Wentworth Street). Number 82 was used in the early nineteenth century by a timber dealer then passed through a number of uses including a jeweller, butcher, hairdresser, tailor, bookseller, stationer and newsagents. In the 1940s it joined with 81 and 81A, to form a chemist and optician. Antram & Morrice state that in 'St James's Street what interests are the occasional lapses into the vernacular ... e.g. ... [number 82], very modest, with first-floor bow and mathematical tiles'. Source: Antram & Morrice 2008, Miller 2011

A Architectural, Design and Artistic Interest

i Number 82 is a good example of a modest shop building, displaying elements of the regional vernacular

C Townscape Interest

i Within the East Cliff conservation area, the number 82 is atypical of the area due to its scale and vernacular character, as indicated in Antram & Morrice 2008

F Intactness

i The building survives relatively intact

Recommendation:

Include number 82 on the local list. Do not include number 81, as this is a relatively typical example of a townhouse in the East Cliff area

St James's Street North, 47, Brighton

Historic Building

East Cliff

Shop

ID 374

Included on current local list



Description:

Number 47 has been largely reconstructed in the late 20th century. Of three storeys, it has a brick elevation with modern shopfront to the ground floor and a poorly proportioned façade. An historic image survives of its original design (from the 1960s). Source: http://regencysociety-jamesgray.com/volume22/source/jg_22_085.html

Recommendation:

Remove from local list. Number 47 has been largely reconstructed in the late 20th century and no longer meets the criteria for local listing.

St James's Street North, 48-50, Brighton**Historic Building****East Cliff****Hotels, now shops and residential****ID 374****Included on current local list****Description:**

Numbers 48 to 50 St James's Street North comprise early 19th century rendered buildings with tiled mansard roofs. Located at the top of New Steine, they are similar in scale and design. Number 48-49 originally formed the Devonshire Hotel, whilst neighbouring number 50 formed the New Steine Hotel. Historic photos survive of their original design. Both buildings have modern shopfronts to the ground floor. Above, 4 pilasters with ionic capitals divide the central bays. A decorative cornice divides the top storey, with a further eaves cornice above. Both have poor modern windows inserted into the attic, and their original hung sash windows have also been removed. Number 48-49 is now of 5 storeys with attic, and has a 5 window range. It has a balcony across the first floor, with further balconies to individual windows above. Its original canopy has been removed, with an extra level of windows inserted between the original first and second floors and strong grid superimposed across the façade. Number 50 is of 4 storeys and 7 windows with balconies to the individual windows of the first floor only. Source: <http://www.images.brighton-hove-rpml.org.uk/assetbank-pavilion/action/viewAsset?id=27423&index=1&total=6&view=viewSearchItem>, http://regencysociety-jamesgray.com/volume22/source/jg_22_085.html, Carder 1990

Recommendation:

Remove from local list. Although the buildings have some group value with the listed buildings on New Steine, they are of limited architectural interest in themselves. They are typical of the prevailing character of the conservation area, and are much altered. They therefore do not meet the criteria for local listing.

St James's Street North, 58, Brighton**Historic Building****East Cliff****Shop and residential****ID 374****Included on current local list****Description:**

Number 58 has been largely reconstructed in the last decade. Now also incorporating number 56, it is of three storeys, with a café to the ground floor and residential above. It is white rendered with glass balconies and is of modern construction.

Recommendation:

Remove from local list. The building has been largely reconstructed in the last decade and no longer meets the criteria for local listing.

St James's Street South, 119, Brighton

Historic Building

East Cliff

Shop and residential

ID 375

Included on current local list



Description:

4 storey building, with shopfront to ground floor and rendered above. Single canted bay to each of the top storeys. Decorative tiles and fretwork between first and second floor; scalloped corbels beneath the third floor. Above, the building projects at eaves level, with a semi-circular headed dutch gable with sundial and scallop-detail shoulders surmounting the bay window. Very large chimney stack to party wall.

A Architectural, Design and Artistic Interest

ii An unusually decorated late Victorian/early 20th century building; possibly comprising the modification of an earlier building

F Intactness

i The decoration survives relatively intact

Recommendation:

Remove from local list. The building is of architectural interest due to its unusual design. The St James's streetscape is however comprised of buildings of varying designs, many with unusual decoration, due to its historic development as a shopping centre. The building is therefore typical of the eclectic character of this street. Its interest is more appropriately protected through its inclusion in the conservation area.

St James's Street South, 129, Brighton

Historic Building

East Cliff

Shop and residential

ID 375

Included on current local list



Description:

4 storey building with shopfront to ground floor, Bow window to all floors above, with rendered elevation, parapet and mathematical tiles between the windows. Small paned tripartite hung sash windows to the bow; those to the first floor are later replacements.

Recommendation:

Remove from local list. The building is typical of the conservation area, and does not meet sufficient criteria for Interest. It is more appropriately protected through its inclusion in the conservation area.

St James's Street, 38-38A, Brighton

Historic Building

East Cliff

Shop

ID 83

Not included on current local list



Description:

Three storey rendered early 20th century building in Art Deco style. Shop to ground floor, with modern frontage and one storey structure to side. Above, narrow elevation to St James's Street incorporating three windows to each floor. Decorative stepped detail to parapet. Similar detailing to High Street frontage but across a wider elevation, such that the design is 'stretched' and thus with less vertical emphasis.

Recommendation:

Do not include on local list. Although the building differs in architectural style to its neighbours, the character of the street is one of varied architectural style and date. The building is therefore not atypical of the conservation area and does not meet the criteria for 'interest'. The interest of the building is more appropriately protected through inclusion in the conservation area. This also provides the building with a greater level of protection than local listing would.

St Martin's Street, St Martin's Court, Brighton

Historic Building

No CA

Education, now residential

ID 509

Not included on current local list



Description:

Two storey building faced in field flint with red brick dressings beneath steeply pitched gabled and slated roof. Built in 1875 as St Martin's School, a 'National School', but converted to flats with large dormer window additions/ alterations and otherwise much altered in the late 20th century.

B Historic and Evidential Interest

i National schools were founded in 1811 in England and Wales by the National Society for Promoting Religious Education. They provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. They were mostly absorbed into the state school system by the end of the 19th century. The first one in Brighton was in Church Street in 1829.

E Rarity and Representativeness

ii This is a late example of a National School but is a comparatively rare surviving example of a National School building in Brighton & Hove, built in local materials.

Recommendation:

Do not include on local list. The building is too altered.

St Peter's Road, St Peter's School, Portslade**Historic Building****No CA****Education****ID 376****Included on current local list****Description:**

Built in 1906 as St Andrew's Infants School but became St Peter's Infants School in 1947. Architect unknown. Single storey in roughcast render with red brick plinth and steep clay-tiled roofs with huge gable ends at the front, one with half timbering, rooftop cupola and tall chimney stacks. The overall architectural composition shows clear signs of Arts and Crafts influence. Replacement windows and modern front boundary treatment. There are intact 1939 air raid shelters beneath the canteen. Modern rear extensions are not of interest.

A Architectural, Design and Artistic Interest

- ii This school is a good quality example of an Edwardian state infants school and shows an interesting use of Arts and Crafts influence.
- v The building displays a clear aesthetic interest arising from a conscious design that evokes and reflects contemporary architectural trends.

B Historic and Evidential Interest

- ii This was the first elementary school to be built by the East Sussex County Council Education Committee. It illustrates the social development of Brighton and Hove, reflecting the rapid expansion of Hove and Portslade in the late 19th century and the late drive towards better general education.
- iv The surviving air raid shelters add evidence of how WW2 affected the area.

C Townscape Interest

- ii The building is an attractive and distinctive one that makes a positive contribution to the street scene, particularly through its prominent roofscape, whilst at the same time reflecting the materials of the simpler residential properties of St Peter's Road. Its unusual roofscape lends a sense of place to the locality.

E Rarity and Representativeness

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

F Intactness

- i The building remains largely intact as seen from the street. Replacement windows have not unduly harmed its architectural composition.
- ii The school remains in the use for which it was designed and built.

Recommendation:

Retain on local list.

Stanford Avenue, Stanford Methodist Church, Brighton	
Historic Building	Preston Park
Place of Worship – Nonconformist	ID 483
Not included on current local list	
	
<p>Description:</p> <p>1897-8 in Early English Style by E.J. Hamilton. Brown brick church with red brick and stone dressings and a pitched slate roof. Located at the corner of Stanford Avenue and Southdown Avenue, the main entrance faces the junction. It contains a central pointed arch door, flanked by a small lancet window to each side. Brick and stone string course below a tripartite window within a pointed arched opening. Tall lancet windows to side elevations. Small lantern spire to ridgeline. Set back from the road, with mature trees and a low wall with railing to the boundary. Source: Carder 1990, http://www.sussexparishchurches.org/spc_V31/architects-and-artists/329-architects-and-artists-h</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a late 19 th century chapel, making good use of its corner plot.
C	Townscape Interest
i	Within the Preston Park Conservation Area, the building is unusual for the area due to its use and architectural style
iii	The acute corner location and atypical architectural style with lantern spire make this building a minor focus in the locality
F	Intactness
i	The building remains intact
ii	The building remains in Methodist Church use
Recommendation:	Include on local list

Stanford Road, 46, Hollingbury House, Brighton

Historic Building

No CA

House, now residential home

ID 158

Not included on current local list



Description:

Double-fronted Victorian townhouse, located at end of terrace of similarly-detailed properties. This area was developed by Daniel Friend as a middle-class housing estate in the 1860s, and originally included Brigden Street, Hamilton Road, Hamilton Terrace, Prestonville Road, Prestonville Terrace and Stanford Road. Two storey, rendered walls and slate roof with overhanging eaves and decorative modillions. Central entrance flanked to either side by canted bay windows. The sash window openings all have rounded corners. Door has glazed lights and pilasters to either side; fanlight indicates the property's original name 'Hollingbury House'. Source: Collis 2010

F Intactness

i The exterior of the property appears largely intact, although its original railings have been replaced with untraditional decorative concrete blockwork.

Recommendation:

Do not include on current local list. Although double-fronted, the building is of a common style and period for the area and is viewed in association to a terrace of similarly detailed properties. As such, although it is a robust example of its type, it is of insufficient rarity or individuality to meet the criteria for Interest.

Stanford Road, 48 (nominated as 48 Hamilton Road), Brighton

Historic Building

No CA

House

ID 121

Not included on current local list



Description:

Detached house, built 1870 for Daniel Friend. Friend developed the Prestonville area—comprising Brigden Street, Hamilton Road, Hamilton Terrace, Prestonville Road, Prestonville Terrace and Stanford Road - as a middle-class housing estate in the 1860s and 1870s. Two storeys over basement with inserted attic. Rendered walls with rustication to the ground floor and decorative window surrounds, quoins and modillions. Central entrance within large modern porch, flanked by canted bays to ground and basement. Tripartite windows above. Pitched roof, now covered in concrete tiles. Source: Collis 2010, http://regencysociety-jamesgray.com/volume26/source/jg_26_104.html

C Townscape Interest

ii The building is not located in a conservation area, and occupies a prominent location at the corner of Hamilton Road and Stanford Road.

Recommendation:

Do not include on local list. The house has been altered through the loss of the original porch, roof slates, chimneys and some of the original windows, and their replacement with unsympathetic alternatives and large additional dormer. Although double-fronted and detached, the building is of a common type, architectural style and period of construction. As such, the building does not meet the criteria for Significance, nor sufficient criteria for Interest.

Stanley Avenue, Church of the Good Shepherd, Portslade**Historic Building****No CA****Place of Worship - Anglican****ID 476****Not included on current local list****Description:**

A Tin Tabernacle mission church was built to serve the rapidly growing population of Mile Oak in 1936, under the direction of Revd Ernest Holmes, Vicar of St Nicolas Church, Portslade. This was replaced by a new church building in the 1960s; the foundation stone was laid on 7th June 1963 and the new building dedicated on Saturday 28th October 1967. It was built by Portslade builders George Comber Company to the designs of M.G. Alfold of Clayton, Black & Daviel. It became a conventional district Church in 1969, and a Parish Church in 1994. The Parish united with St Nicolas & St Andrew in 2013. Brown brick with mono-pitched roofs and a distinctive band of tapering clerestorey windows. Exposed bell located above main entrance. Source: Antram & Pevsner 2013, <http://portslade-cofe.blogspot.co.uk/p/church-of-good-sh.html>

A Architectural, Design and Artistic Interest

- ii A good example of a church building of its time, providing a modern interpretation of traditional church features such as the distinctive clerestorey windows and vibrant stained glass.

C Townscape Interest

- ii Not within a conservation area. Located away from a main road, it is glimpsed from the surrounding roads. It is located in an area of late 20th century housing of modest architectural interest; the church building contributes greatly to the area

F Intactness

- i The design survives intact
- ii The church remains as a place of worship

Recommendation:

Include on local list

Stanmer Village, 11 and 12, Stanmer	
Historic Building	Stanmer
Houses	ID 378
Not included on current local list	
Recommendation:	Ineligible for inclusion. The buildings are within the South Downs National Park. The South Downs National Park Authority are the local planning authority for this area and will be informed of the nomination.

Station Road, 2, The Whistlestop Inn, Portslade**Historic Building****No CA****Public House****ID 379****Included on current local list****Description:**

Two storey public house. Red brick to ground floor, with mock timber framing above. Three gable ends fronting street frontage, with pitched tiled roof behind. Mid to late 19th century; extended in late 19th century and again in early 20th century.

A Architectural, Design and Artistic Interest

ii Good quality example of a pub of its type

C Townscape Interest

ii Outside a conservation area, it contributes to the streetscape

F Intactness

i The majority of its design and external details survive

ii The building remains in use as a public house

Recommendation:

Retain on local list

Steyning Road, Southdown, Brookside, Mulberry, Braemar, St Ives and Corner House, Rottingdean

Historic Building	Rottingdean
Houses	ID 34

Not included on current local list



Description:
 Two storey and attic terrace of houses. Early 20th century. Regular design. Brick with render and mock timber framing to the gable. Paired entrances beneath tiled porches. Square bays with hung tiles. Tiled roofs. Set back slightly from the road behind flint and brick boundary walls. Source: Rottingdean Conservation Area Character Statement.

A	Architectural, Design and Artistic Interest
ii	Good example of an early 20 th century terrace in the village
F	Intactness
i	The design integrity of the terrace survives, although a number of windows have been replaced with modern alternatives.

Recommendation:	Do not include on local list. The terrace is of architectural interest, but is typical of the piecemeal development of Rottingdean Conservation Area. Its interest is more appropriately and better protected through its inclusion in the conservation area and by the associated Article 4 Direction.
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Stone Street, 13, Brighton	
Historic Building	Regency Square
House	ID 152
Not included on current local list	
	
Description:	
<p>2 storey house situated at the end of a terrace of similar houses. Rendered, with slate roof. Chimneys on the party walls. Front door set within a semi-circular headed slight recess, the head of which is solid. Small-paned sashes set within a shallow bow window which rises through ground and first floor levels. Source: English Heritage Designation Report for 13A-14 Stone Street</p>	
C	Townscape Interest
iv	<p>The house forms part of an area of mixed commercial and residential buildings including fly stables and houses for fly stable proprietors, flymen, grooms and coachmen. The 1871 census indicates 2 fly proprietors, a flyman and 2 grooms (and respective families) living at 8-15 Stone Street. In 1891 number 13 was occupied by Benjamin Hamlin, fly proprietor, whilst number 5 was occupied by Thomas Levi, head coachman. The building and the remainder of the terrace is therefore associated with the neighbouring stables at 13A-14 Stone Street (grade II listed), and other stables in the area. The building is nevertheless typical of the more humble dwellings in the areas that provided services to the higher status properties throughout the Regency Square conservation area.</p>
F	Intactness
i	<p>The front door to the property has been altered, although it retains its original windows. The level of historic integrity across the terrace is more varied.</p>
Recommendation:	<p>Do not include on local list. The building is of some interest due to its association with the neighbouring fly stables (listed). It is however typical of buildings in those areas of Regency Square conservation area that provided services to the higher status properties. It therefore does not meet sufficient criteria for Interest. Its interest is more appropriately protected through inclusion in the conservation area.</p>

Stoneham Road, 80, Hove	
Historic Building	No CA
Factory, now converted	ID 380
Included on current local list	
	
<p>Description:</p> <p>Designed by architect Samuel Denman. The Abbott brothers operated it as a mineral water factory from 1904-1912. After a period of vacancy, Maynard's wholesaling manufacturing confectioners operated from the building between 1927 and 1962. It was sympathetically converted by Dominic Richards in 2002 for use as live/work units. Three storey, red brick with concrete lintels. 7 bay elevation; each bay separated by a pilaster and now forming one unit. A door and window to the ground floor of each bay, with two windows to the first floor and four smaller windows to the second. The original cast iron windows have been replaced to a matching design. Glazed pitched roof. Pediments to outer and central bay. Source: Middleton 2002</p>	
A	Architectural, Design and Artistic Interest
iv	A well-executed design by a notable local architect. Samuel Denman's work includes the listed Hove Club, Fourth Avenue, Hove. His son John Leopold and grandson John Bluet Denman were also notable architects in the city.
C	Townscape Interest
ii	Not within a conservation area, the building contributes greatly to the streetscene
F	Intactness
i	The building has been converted sympathetically, such that its original design and architectural interest remains intact
Recommendation:	Retain on local list

Sudeley Place, 4b and Sudeley Street, 1, Brighton	
Historic Building	East Cliff
Chapel and cinema, now residential	ID 456
Not included on current local list	
	
Description:	
<p>Former congregational chapel, built 1891. It was converted to cinema use in 1920. At that point it was called the King's Cliff Cinema and could seat 370 people. Sound was installed in 1930. In 1951 it became the Continentale Cinema, which specialised in foreign films. From the late 1960s until its closure in 1986 it specialised in pornographic films. It was converted to housing in the 1990. Rendered with pitched roof and gable end forming main frontage. Symmetrical, in a stripped-down Romanesque style. Central doorway within heavy arched surround. Round-headed windows to either side of the door, and four further windows above. Pilasters divide the windows at first floor level. Projecting balcony structure with round-headed openings to gable end. Two-storey round-headed recesses to the side elevation (on Sudeley Street), some with windows. Conversion to housing has resulted in a number of alterations and openings being inserted to the side elevation in particular. Source: Carder 1990</p>	
A	Architectural, Design and Artistic Interest
ii	A good quality example of a building of its type
B	Historic and Evidential Interest
ii	An early example of a building converted to cinema use, in the heyday of cinema development
C	Townscape Interest
i	Within the East Cliff conservation area, but atypical of the character of the area due to its architectural style, scale and former use.
E	Rarity and Representativeness
ii	One of few surviving cinema buildings in the city, representative of the last and major phase of cinema development in Brighton. More generally, representative of Brighton & Hove's importance as a pioneer in film-making
F	Intactness
i	The design of the building is relatively intact
Recommendation:	Include on local list

Surrenden Road, St Mary's Roman Catholic Church, Brighton**Historic Building****Preston Park****Place of Worship – Roman Catholic****ID 484****Not included on current local list****Description:**

Designed by Percy Lamb in 1910-2, completed in 1975 when a large extension in the shape of a cross was added to the rear. Located at the corner of Preston Drove and Surrenden Road and described in the Preston Park Conservation Area Character Statement as a 'key building'. Stone with slate roof. Main elevation to Surrenden Road dominated by large square tower with octagonal tower to northeast corner. Perpendicular tracery to belfry windows, of which some are louvered, some are blind. Crenallated top. The tower incorporates the main entrance, with Perpendicular decoration above. Large Perpendicular window to the gable end of the nave, with side aisle to north. Source: Preston Park Conservation Area Character Statement.

A Architectural, Design and Artistic Interest

ii A good quality example of a church of this period

C Townscape Interest

i Within the Preston Park Conservation Area, but atypical of the area due to its use, architectural style and materials.

iii Located at a prominent corner, the tower in particular makes this building a local landmark

F Intactness

i The exterior of the building survives largely intact

ii The building remains in use as a place of worship

Recommendation:

Include on local list

Surrey Street, 29-30, Grand Central, Brighton**Historic Building****West Hill****Public House****ID 449****Not included on current local list****Description:**

Former railway hotel, now pub. 1925 for Tamplins Brewery and therefore likely by their architect Arthur Packham. Ashlar-faced and of a Baroque style. Corner tower with copper dome. Two similar elevations to Surrey Street and Guildford Road, each with large transomed and mullioned windows beneath shallow segmental pediments. Those to Surrey Street are bowed. Source: Antram & Morrice 2008

A Architectural, Design and Artistic Interest

ii Good example of a former railway hotel

C Townscape Interest

i Within the West Hill Conservation Area, but atypical of the character of the area

iii Occupies a prominent location, combined with its architecture and prominent dome, creates a focal point for the area

iv As the former railway hotel, it has considerable association with the neighbouring grade II* listed Brighton railway station

F Intactness

i The building remains largely intact

Recommendation:

Include on local list

Sussex Mews, Brighton**Historic Building****East Cliff****Mews****ID381****Included on current local list****Description:**

Mews street, comprising two parallel terraces of properties, accessed via a large archway and enclosed at its south end by a tall rendered wall. Two storeys with hipped roofs set behind parapets. Strong projecting band at eaves level. Windows and doors have been largely altered.

Recommendation:

Remove from local list. One of a number of mews within the East Cliff conservation area. The individual properties have been altered although the overall design and archway contribute to the area. Its interest is more appropriately protected through inclusion in the conservation area.

Sussex Street, Turner Park, Brighton

Park & Garden

Carlton Hill

Garden, now public park

ID 382

Not included on current local list



Description:

The public park originally formed the gardens to 1 Tilbury Place (St John's Lodge). Built in c.1815, the substantial house and its gardens were much larger than those surrounding, and prevented further development in the area. It was occupied by merchant Edward Turner and his wife Laetitia (nee Tilbury). Edwin Tilbury Turner (son of the above), built the listed flint lookout tower in the mid 19th century to sight ships in the channel. The gardens remained in the ownership of the Tilbury Turners until the 1930s, when they disposed of the land. Part of it became a nursery, now the Turnerland Nursery School. The remainder was acquired by Brighton Corporation for use as a public park. The gardens are shown on historic maps to have been laid out with a series of lawns areas bounded by paths and trees. The park is set on a steep west to east slope, and it is unclear whether the original garden retained this slope or was terraced. Terracing is now evident, and provides level spaces for recreation such as a ball court and play area. A number of community buildings of no architectural or historic merit have been inserted into the park. An air raid shelter had also been inserted during the war. In contrast, the area immediately surrounding the tower itself retains more of its historic character. The park retains a number of flint walls. Source: Carlton Hill Conservation Area Character Statement, http://www.mybrightonandhove.org.uk/page_id__9232.aspx

Recommendation:

Do not include on local list. The space has been much altered through the insertion of public amenities and community buildings. The interest of the park are more appropriately protected through inclusion in the conservation area, and as the setting of the listed tower.