

East Street, 18-19, Brighton	
Historic Building	Old Town
Shop	ID 221
Included on current local list	
	
Description:	
4 storey, rendered, bow fronted building. Ground floor shopfront extends from number 16 to 19. Above, numbers 16 and 17 have canted bays, whilst 18 and 19 have bow windows with small-paned hung sash windows. Roof set behind parapet.	
A	Architectural, Design and Artistic Interest
ii	Relatively good example of a bow fronted building, although a shop front has been inserted to ground floor.
F	Intactness
i	The first to third floors appear relatively intact
Recommendation:	Remove from local list. The building is not considered atypical of the Old Town Conservation Area, and therefore does not meet the townscape criteria. It has also been altered through the insertion of the shopfront.

Eastern Road, Royal Sussex County Hospital, Barry Building, Brighton**Historic Building****No CA****Hospital****ID 222****Included on the current local list****Description:**

Founded as the Sussex County Hospital and General Sea-Bathing Infirmary. The Barry Building was the first building to be constructed, built 1826-8 by Charles Barry. 4 storeys and rendered, the three central bays project forward and are capped by a pediment. This central portion terminates views north along Paston Place. The building was extended to the west in 1839 by William Hallett, east in 1841 by Herbert Williams and further in 1852-3, again by Herbert Williams. These historic extensions retain the original symmetry although later extensions partly erode this. The listed chapel (1856 by Hallett) is attached to the rear of the Barry Building. Source: Antram & Morrice 2008

A Architectural, Design and Artistic Interest

iv A good example of work by a nationally renowned architect.

B Historic and Evidential Interest

ii An early example of a purpose-built hospital, comprising the earliest such building surviving in the city

C Townscape Interest

ii Set outside the East Cliff Conservation Area, it forms a positive terminus to views along Paston Place (in the conservation area). It contributes to the streetscene along East Road.

iii The hospital forms a local landmark, particularly along the Eastern Road corridor

iv Closely associated historically and physically with the listed chapel.

E Rarity and Representativenessii Representative of the work of Charles Barry in the city and of a purpose-built hospital building dating to the early 19th century.**Recommendation:**

Retain on the local list

Eastern Road, Sussex Eye Hospital, including two lampposts, Brighton	
Historic Building	No CA
Hospital	ID 108
Not included on current local list	
	
<p>Description:</p> <p>1935 by J.L.Denman (1882-1975), in a Neo-Georgian style. Splayed U-plan with a symmetrical front of multi-coloured brick and some stone. The outer bays project, whilst the central bay rises higher to form a squat tower. Polygonal stair towers are set to either side. Letters 'S' and 'E' incorporated into fanlight above central entrance. Two square stone lampposts flank the entrance. Source: Antram & Morrice 2008</p>	
A	Architectural, Design and Artistic Interest
ii	A good quality example of a specialist hospital building of this age.
iv	Notable work by architect J.L.Denman, whose portfolio includes Citizen's Permanent Building Society, Marlborough Place (1932), and the free classical stone pylons on the extended 1928 Brighton boundary on the A23 (both listed grade II).
C	Townscape Interest
ii	Set to the north of East Cliff Conservation Area, the building contributes positively to the street scene
F	Intactness
i	Exterior survives relatively intact; features also understood to survive to the interior, including woodwork and a stair with slender handrail
Recommendation:	Include on the local list

Eastern Terrace Mews, Brighton**Historic Building****East Cliff****Mews****ID224****Included on current local list****Description:**

Mews street, accessed from beneath 81 St George's Road (listed grade II). Two and three storey properties surrounding all sides of central hard surfaced area. The three storey buildings to the north are modern, although executed in a mews style. The historic two storey buildings to the other sides are of brick or render, some with dormer windows cutting through the eaves as well as a dentil string and eaves details. Garage doors at ground floor with hung sash windows above and to side. Pitched slate roofs.

Recommendation:

Remove from local list. One of a number of mews within the East Cliff conservation area. The individual properties have been altered and modern infill constructed. Its interest is more appropriately protected through inclusion in the conservation area and listing of the entrance building.

Eastern Terrace Gardens, Eastern Terrace, Brighton

Park & Garden

East Cliff

Garden

ID 223

Not included on current local list



Description:

Eastern Terrace was built in c.1827-8. The gardens form a buffer between the houses and seafront road, with houses set to the north and east. It forms a small strip of grass, with a rendered wall with bottle balustrade to the south, curved corners and a low rendered wall to the north. There are thick hedges to most boundaries. Source: Carder 1990

Recommendation:

Do not include on local list. The gardens themselves show little architectural or design merit. The boundary walls are a positive feature of the area, and viewed in relation to the listed properties. They are, however, a relatively common feature along the seafront road. Their interest is more appropriately recognised through inclusion in the conservation area.

Easthill Park, Easthill House, Portslade**Historic Building****Portslade Old Village****House, now flats and education centre****ID 225****Included on current local list****Description:**

The 1840 tithe map shows a house in this location, set within land divided between two fields, all owned by Harry Blaker, surgeon to Queen Victoria. The house at this time was occupied by Thomas Blaker. In 1848, Edward Blaker extended and refronted the house, naming it Easthill House. He joined the two fields to form the house's grounds. It was later owned by John Dudney (1890s), who had founded the Southdown Brewery in the Old Village, S.H. Harris (1910s) and Ernest Webb (1930s). Alterations by architect Samuel Denman were approved in September 1913. During the war the police occupied the house, and in 1947 the house and grounds were sold to Portslade District Council for a community centre and public park. The building is now in use as flats and a education centre. Two storey with basement. Rendered with a hipped slate roof. Main elevation faces west and is of 5 bays, of which the central bay projects (and houses the main entrance in its reveal). Mullioned windows, although the windows have been altered. Those to the first floor match and are regularly-placed. Those to the ground floor are larger and asymmetrically placed; this appears to be an historic arrangement. Source: Middleton 2002, Portslade Old Village Character Statement 2010

B Historic and Evidential Interest

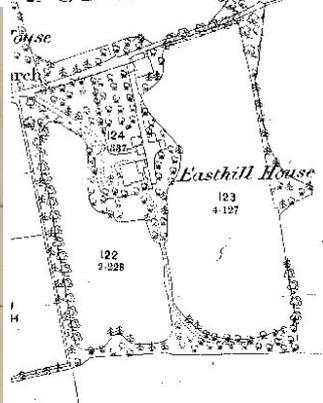
- ii The house and its incumbents forms an important part of the historic development of Portslade

E Rarity and Representativeness

- ii Representative of the large landowning family residences, which played an important part in the historic development of Portslade

Recommendation:

Remove from local list. The building is of insufficient architectural interest and is relatively typical of the 'Church and Villas' character area of the conservation area. As such, it does not meet sufficient criteria for 'Interest'.

Easthill Way, Easthill Park, Portslade**Park & Garden****Portslade Old Village****Gardens, now public park****ID 226****Not included on current local list****Description:**

The 1840 tithe map shows the land of Easthill Park divided between two fields, both owned by Harry Blaker. That to the east was occupied by Edward Blaker and is described in the apportionments as 'Goodspeeds' in use as arable land. The field to the west is described as 'Church Piece and House'. It includes the original house, which was occupied by Thomas Blaker with the surrounding field used for pasture. In 1848, Edward Blaker extended and refronted the house, naming it Easthill House. He joined the two fields to form the house's grounds. The house was later home to Harry Blaker, surgeon to Queen Victoria, and then local brewer John Dudney. The layout of the grounds is first shown on the 1870 OS map. The original field boundary is still legible, running north-south to the centre of the grounds. There is further planting to the periphery and around the house. The driveway accesses the house from the northwest, with a further access to the north. A possible orchard is indicated to the north. The grounds became a public park in 1948. Much of the original layout (and house) remains, although the perimeter planting appears to have been extended. The park now also contains a number of additions and amenities, such as a playing field, public toilets and war memorial. The historic orchard – within a walled garden – has been converted into a peaceful garden. Source:
<http://portsladehistory.blogspot.co.uk/2014/03/portslade-easthill-house.html>,
http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/conservation/Portslade_CAA-_final_Sept_2010_smaller_14-56.pdf

Recommendation:

Do not include on local list. The park retains some of its original layout as the grounds to Easthill House. The design was, however, always relatively simple. Its use since 1848 as a public park has resulted in a number of changes and additions, such that it now has a municipal, 'urban recreational' character. The park contributes to the character of the conservation area, but is in keeping with the 'Church and Villas' character area. Its interest as a green space and grounds to an historic house is most appropriately protected through inclusion in the conservation area

Eaton Gardens, 7, Hove	
Historic Building	Willett Estate
House	ID 227
Included on current local list	
	
Description:	
<p>c.1880s, 3 storey yellow/cream brick Willett-style mansion. Central entrance within semi-circular headed porch, with canted bays to each side. Small central turret feature. Incised and moulded brickwork. Hipped slate roofs, with later dormers to front elevation. Similar detailing to 3, 8 and 15 Eaton Gardens which are listed. Source: Willett Estate Conservation Area Character Statement</p>	
Recommendation:	<p>Remove from local list. The building is insufficiently atypical of the conservation area to merit local listing, despite similarities to listed buildings in the area. It is more appropriately and better protected through its inclusion in the conservation area.</p>

Eaton Road, 14, Hove	
Historic Building	Willett Estate
House	ID 228
Included on current local list	
	
<p>Description:</p> <p>Three to four storey with basement. 1880s. Yellow/cream gault brick elevations and hipped slate roofs. Occupies a prominent corner location with doors on Norton Road and Easton Road, both accessed via a flight of steps and decorative semi-circular headed porch. Canted bays to both elevations and 1 over 1 hung sash windows. Highly decorated with incised and moulded bricks. The building forms part of the Willett Estate Conservation Area, which was developed in the late 19th century. Neighbouring (listed) properties were constructed in the late 1880s by William Willett. This building displays similar detailing and was likely constructed at a similar date. Source: Willett Estate Conservation Area Character Statement</p>	
<p>Recommendation:</p>	<p>Remove from local list. The building is insufficiently atypical of the conservation area to merit local listing, despite its association with neighbouring listed buildings. It is more appropriately and better protected through its inclusion in the conservation area.</p>

Edward Street, AMEX House, Brighton

Historic Building

No CA

Office

ID 109

Not included on current local list



Description:

Built in 1977 to designs of Gollins, Melvin, Ward & Partners, though the three original founders of the firm had retired in 1974. Amongst other projects, the architects had previously designed the Sheffield University Campus (including the grade II* listed Arts Tower). Antram & Morrice describe Amex House as having 'its huge bulk softened by the use of chamfered corners and emphatic horizontality of alternate bands of white GRP and blue-tinted glass'. It became known locally as 'the wedding cake'. Built over part of Mighell Street, it is set back from Edward Street behind a hard landscaped piazza. It has been suggested that this building was the first to employ the use of GRP panels for external cladding. Source: Antram & Morrice 2008, A Guide to the Buildings of Brighton ND

A Architectural, Design and Artistic Interest

iii The early use of GRP external cladding displays innovation

iv A strong example of a work by a notable national architecture firm, although post-dating the firm founders

F Intactness

i The building remains largely intact, including the piazza to the front

Recommendation:

Do not include on local list. Although the building is of some architectural interest, it relates poorly to the street scene and is unduly aggressive in longer views. Its bulk – emphasised by its design – detracts from the surrounding buildings and erodes the historic urban grain of the area. The severe set back of the building line and the exposed, windswept piazza are particularly unsuccessful.

Edward Street, National Spiritualist Church, Brighton

Historic Building

No CA

Place of Worship - Nonconformist

ID468

Not included on current local list



Description:

1964-5 by Bev Pike of Overton & Partners. In plan: Kidney-shaped and oval shaped sections connected by a lower rectangular corridor section which forms the main entrance. The kidney-shaped and oval sections are formed of concrete blocks laid vertically, without windows, to form starkly unperforated walls softened through their sinuous forms. The smooth angular entrance building contrasts with this. It replaced a church in Mighell Street. Source: Antram & Pevsner 2013, Collis 2010

A Architectural, Design and Artistic Interest

ii Good example of a modern design of place of worship

C Townscape Interest

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

F Intactness

i The exterior of the building remains largely unaltered

ii It remains in the use for which it was intended

Recommendation: Include on local list

Elm Grove, 2-6, The Admiral, Brighton**Historic Building****No CA****Public House****ID 490****Not included on current local list****Description:**

Three storey English bond red-brown brick building with curved frontage fronting the corner of Elm Grove and Islingword Road. Symmetrical, and of 6 bays, the outermost bays each contain an entrance set within a trapezoidal entrance with rendered surround and fanlight. Two shallow canted bays to the ground floor. 6 hung sash small-paned windows with exposed boxes to each of the floors above. Stripped down, neo-Georgian in overall composition. Roof behind parapet with raised and projecting middle section. A further section of the pub extends along Elm Grove. Originally known as the Admiral Napier Inn, it was built in c.1934 to replace and extend an earlier 1860s public house of the same name. It is reminiscent of the work of J. L. Denman (see number 33 Richmond Terrace, separately assessed), although there is no clear evidence that he was the architect in this case. It has operated under a number of different names over time. Source: http://regencysociety-jamesgray.com/volume27/source/jg_27_107.html, http://www.mybrightonandhove.org.uk/page_id__6249.aspx?path=0p115p204p610p

A Architectural, Design and Artistic Interest

ii A good quality example of 1930s neo-Georgian architecture

C Townscape Interest

ii Not within a conservation area, the building contributes greatly to the streetscene and is clearly visible in views up from Lewes Road.

F Intactness

i The design of the building survives intact

ii The building remains in pub use

Recommendation:

Include on local list

Elm Grove, 212, The Racehorse Inn, Brighton**Historic Building****No CA****Public house (now residential)****ID 72****Not included on current local list****Description:**

Two and three storey (with converted attic) detached building, located at the junction of Elm Grove and Queen's Park Road. Utilises the change in height of the topography. Presents a gable end to Elm Grove, and a further two bay gable end to the junction. Brick to lower floor, partly painted. Decorative tile hanging to the first floor, with mock-timber framing in the gables. Prominent tiled pitched and hipped roofs and chimney stack. Converted to residential use in 2013.

A Architectural, Design and Artistic Interest

ii Well-detailed and picturesque building for its type

C Townscape Interest

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

iii Located prominently as a detached building on the junction, it is a focal point in views along Elm Grove

F Intactness

i Despite conversion, the design of the building remains intact

Recommendation:

Include on local list

Elm Grove, Boundary Stone, Brighton	
Historic Building	No CA
Asset Type	ID 110
Not included on current local list	
	
Description:	
<p>Boundary stone, set to back of pavement against boundary to Elm Grove Primary School. Rectangular in section, with flat face to front and semi-circular rounded head. Its front face is inscribed 'BStMDC 1875' with arrow above. The initialism likely stands for 'Boundary St. Martin's District Council (or committee/commission)'; the arrow identifies the exact location of the District's boundary. St Martin's Church is located on Lewes Road, and is a listed building. The boundary stone predates the neighbouring school.</p>	
B	Historic and Evidential Interest
ii	Illustrative of the parishes that form part of the fabric of the city
C	Townscape Interest
ii	Not within a conservation area, the boundary marker adds interest to the streetscene
F	Intactness
i	The boundary marker survives intact
Recommendation:	Include on local list