

**Vale Avenue, 120-124 even, Brighton**

**Historic Building**

**No CA**

**Houses**

**ID 73 + 408**

**Not included on current local list**



**Description:**

Two storey building with attic, comprising a terrace of three houses. Red brick with string course, pitched tile roof and two prominent chimney stacks. Symmetrical design; central house presents a gable to the road, with central doorway flanked by casement windows, two windows to the first floor and a further window to the gable. The house incorporates the monogram 'A' for 'Abergavenny' and the date 1909. Both end houses have a single casement window to each floor, with their front doors set within the outer bay. The houses are set slightly back from the road, up a grassed bank. Each doorway has a matching open-sided porch. The houses were built as farmworker's cottages for the Abergavenny estate.

**A Architectural, Design and Artistic Interest**

ii A good and relatively rare example of early 20<sup>th</sup> century farmworker's cottages

**B Historic and Evidential Interest**

ii Associated with the Abergavenny farm estate, as illustrated by the Abergavenny monogram incorporated within number 122. The Abergavenny Estate owned much of the land in and around Patcham, and had a significant impact on the area's development

**C Townscape Interest**

ii Outside Patcham Conservation Area, but contributes to the streetscene and the character and historic development of the village

**E Rarity and Representativeness**


i Built at a time of agricultural decline, farmworker's cottages of this period are relatively rare. They illustrate the former use and ownership of the area as part of the Abergavenny farming estate.


**F Intactness**

i The building retains its design integrity

**Recommendation:**

Include on local list

<b>Ventnor Villas, Central United Reform Church, Hove</b>	
<b>Historic Building</b>	<b>Cliftonville</b>
<b>Place of Worship - Nonconformist</b>	<b>ID 482</b>
<b>Not included on current local list</b>	
	
<p><b>Description:</b></p> <p>Stone church with pitched roof, in Early English Gothic Revival style. Built as a Congregational Church in 1867 by Horatio Nelson Goulty. Fronts on to Ventnor Villas and Blatchington Road. Main elevation containing main entrance within gable end on Ventnor Villas. Symmetrical in design. Central entrance set within low porch with mono-pitched slate roof and trefoil windows to sides. Flanked by steeply-pitched projecting elements containing pointed arched blind openings (likely originally doors). Above, a central tripartite window containing four lights. Three sided opening with three round lights above.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
iv	Designed by notable local architect and prominent local figure Horatio Nelson Goulty, co-founder of the Extra Mural Cemetery who also designed the Norfolk Hotel (grade II listed)
<b>C</b>	<b>Townscape Interest</b>
i	Within the Cliftonville Conservation Area, the building is atypical of the conservation area due to its use, architectural style and materials. The use of stone is unusual for the area and the city. It contributes to the streetscene.
<b>F</b>	<b>Intactness</b>
i	The building remains largely intact
ii	The building remains in use as a place of worship
<b>Recommendation:</b>	Include on local list

<b>Viaduct Road, 10-32 consecutive, Brighton</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Houses</b>	<b>ID 409</b>
<b>Included on current local list</b>	
	
<b>Description:</b>	
<p>Terraced houses, 1850s, rendered with parapet. Two storey with basement. Set back from road, with lightwell set behind low rendered wall with piers and railings. Rusticated ground floor, ionic pilasters to first floor. Paired semi-circular headed doorways. One window to each floor, with blind window above doors. Moulded detail to parapet. The frontage to number 10 unusually curves forward to accommodate the change in building line. Some of the properties have been subject to alteration, particularly through loss of architectural detail, replacement doors and windows, and the insertion of balconies and French doors to the first floor.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	Good example of 1850s terrace in the locality
<b>C</b>	<b>Townscape Interest</b>
ii	Outside a conservation area, but contributes positively to the streetscene
<b>F</b>	<b>Intactness</b>
i	Although subject to alteration, the overall composition of the group is still apparent
<b>Recommendation:</b>	Retain on local list

**Viaduct Road, Calvary Evangelical Church, Brighton****Historic Building****No CA****Place of Worship - Nonconformist****ID466****Not included on current local list****Description:**

1876 by James Barnes as a Primitive Methodist Chapel. In 1895 It was taken over as a Railway Mission Hall for workers at the nearby railway works. Dark yellow-brown brick with symmetrical facade. Gable end with small turret finials to centre containing three lancet windows, flanked by lower pitched roof sections either side, each containing a door. Machicolations to parapet. Beneath the lancet windows, an inscription reads 'Railway Mission'. Source: Antram & Pevsner 2013, Carder 1990

**A Architectural, Design and Artistic Interest**ii A well-executed example of a modest late 19<sup>th</sup> century chapel building**C Townscape Interest**

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

**F Intactness**

i The original boundary and steps have been altered to ramps to provide disabled access; the remainder of the front elevation appears to survive intact.

**Recommendation:**

Include on local list

**Vicarage Lane, Forge House, Rottingdean**

**Historic Building**

**Rottingdean CA**

**Retirement home**

**ID 39**

**Not included on current local list**



**Description:**

Built 1972 on site of former smithy. The 1890, 1891 and 1902 street directories indicate the smithy was run by a W.E.Bowles at this time as a smiths and shoeing forge. A photograph from c.1908 indicates that the ownership at this point had changed to Ernie Stenning. D'Enno (2009) suggests that Stenning had purchased the premises from Charlie Crossingham. Street directories indicate Stenning was still in ownership of the business as late as 1949. Historic maps and photographs show the smithy to be part of a group of buildings that developed in a piecemeal arrangement. The current Forge House does not replicate the arrangement or scale of these buildings. 2 storey with hipped roof. Painted brick to the ground floor with hung clay tiles above. Timber small paned casement windows. Set back from the road behind a flint boundary wall. Source: D'Enno 2009

**Recommendation:**

Do not include on local list. The building is a sympathetic 1970s interpretation of Sussex vernacular. It is, however, of limited architectural interest in itself. It is located at a prominent corner in the village, but lacks sufficient landmark status or distinctiveness to meet the criteria for townscape interest. The building is best protected through its continued inclusion in the conservation area.

**Vicarage Lane, Haus Allistone, Rottingdean**

**Historic Building**

**Rottingdean**

**House**

**ID 37**

**Not included on current local list**



**Description:**

Two storey house plus attic. The property abuts Horseshoe Cottage, 2 Whipping Post Lane, to the rear, which is of similar design and detailing. Flint with brick dressings. Gable end fronts onto road, with square bay to ground floor, a single window to the first floor and further window to the gable end (attic). Hung sash windows have recently been reinstated.

**A Architectural, Design and Artistic Interest**

ii Well-executed mid-Victorian house

**F Intactness**

i The windows have recently been reinstated to their original design, such that the building retains a sense of completeness

**Recommendation:**

Do not include on local list. The building is of some architectural interest, but is not atypical of the conservation area. The interest of the property is more appropriately protected through inclusion in the Rottingdean Conservation Area and the associated Article 4 Direction, which gives it a greater level of protection than local listing would

**Victoria Road, Cattle Arch, Portslade****Historic Building****No CA****Transport – Railway Tunnel****ID 411****Included on current local list****Description:**

The Brighton to Shoreham-by-Sea railway line opened in May 1840, before the main line. It is likely this tunnel was built at that time, and is shown on the Portslade Tithe Map. At this point, the area is largely undeveloped and in agricultural use. The tunnel appears to honour the route of a long-established track, and was likely used for access between areas of farm land. Simple design; stock brick with horseshoe arched entrance to the south and higher round-headed arch to north. Metal railings above.

**A Architectural, Design and Artistic Interest**

ii The tunnel displays merit in its simple and effective design

**B Historic and Evidential Interest**

ii The tunnel's simple design acts as a reminder of the agricultural history of the area

**C Townscape Interest**


ii Not within a conservation area, the tunnel contributes to the character of the area and its urban form

**F Intactness**


i The tunnel survives intact

**Recommendation:**

Retain on local list

<b>Victoria Road, Portslade Town Hall, Portslade</b>	
<b>Historic Building</b>	<b>No CA</b>
<b>Civil – Town Hall</b>	<b>ID 410</b>
<b>Included on current local list</b>	
	
<p><b>Description:</b></p> <p>Ronuk Hall purchased in 1959 for use as a town hall. Originally known as Ronuk Hall and Welfare Institute, it was constructed in 1927-8 to designs by Gilbert M Simpson, and used for a variety of purposes including dances, socials, and sport. Conversion to a town hall required reconstruction of the rear building. The building has a symmetrical design, with a prominent semi-circular headed window to the central gabled bay. It is of brick construction, with a tiled roof.</p>	
<b>A</b>	<b>Architectural, Design and Artistic Interest</b>
ii	A solid example of a building of this scale and period
<b>B</b>	<b>Historic and Evidential Interest</b>
ii	Reminder of when Portslade was its own administrative centre, separate to Hove and Brighton & Hove.
<b>C</b>	<b>Townscape Interest</b>
ii	Makes a positive contribution to the streetscene, which is otherwise largely eroded
iii	Forms a local focal point in the area.
<b>F</b>	<b>Intactness</b>
i	Retains a sense of completeness to the exterior. The symmetry of the design in particular is still clearly apparent.
<b>Recommendation:</b>	Retain on the local list



<b>Victoria Terrace, 10, The Neptune Public House, King's Road, Hove</b>	
<b>Historic Building</b>	<b>Cliftonville</b>
<b>Public House</b>	<b>ID 412</b>
<b>Included on current local list</b>	
	
<b>Description:</b>	
<p>Three storey end of terrace public house. Rough rendered, with canted bay to each floor. Roof hidden behind parapet. Public house frontage incorporates doors to either side of the canted bay, with a semi-circular shaped 'pediment' above the fascia incorporating a depiction of Neptune.</p>	
<b>B</b>	<b>Historic and Evidential Interest</b>
ii	The depiction of Neptune is an interesting feature which adds character to the building and acts as a reminder of the importance of the sea to the development of Hove.
<b>F</b>	<b>Intactness</b>
i	The building is relatively intact
<b>Recommendation:</b>	The building – particularly the 'pediment' incorporating Neptune – is of some character, but its architecture is relatively typical of the conservation area. Its interest is therefore more appropriately protected through inclusion in the conservation area.

**Victoria Terrace, 22, The Alibi, King's Road, Hove****Historic Building****Cliftonville****Public House****ID 413****Included on current local list****Description:**

Former St Aubyn's Hotel, 1908 by Arthur Packham. Three storey corner building, with similar frontages to north and west elevations and prominent dome to corner. Pub frontage to ground floor, originally with entrance on corner, over which is carved the original name 'St Aubyn's Hotel'. Corner bay has three flanks, with a single hung sash window to the first floor and three oval windows the second. Copper dome with swags above. Tripartite windows to either side of the corner bay, with alternate triangular and curved pediments above the hung sash windows to the first floor. Outer bays are pedimented. Source: Antram & Morrice 2008

**A Architectural, Design and Artistic Interest**

ii Good example of a hotel of its type, which responds well to its corner location.

**C Townscape Interest**

iii Set along the main seafront road, the domed corner bay forms a focal point in the area.

**F Intactness**

i The building survives largely intact

ii The building retains its pub use

**Recommendation:**

Retain on local list