

Old London Road, Drinking Fountain, Patcham	
Historic Building	No CA
Street Furniture – Drinking Fountain	ID 59
Not included on current local list	
Recommendation:	Not eligible for inclusion. The drinking fountain is listed at grade II. This provides a greater level of protection than local listing would.

Old London Road, Patcham House School, Patcham

Historic Building

No CA

Education

ID 510

Not included on current local list



Description:

Small single storey building built of cruciform plan. Knapped flint with red brick dressings beneath a steeply pitched clay-tiled roof with decorative bargeboard and unusual triangular window in gable. Built in c.1862 as a 'National School'. It was extended incrementally, first along the southern boundary in the late 19th century and then to the north in the early 20th century. It was renamed Patcham Council School in 1919 when it came under local authority control. It had a maximum capacity of 150 pupils by 1932. It has since been extended to a much greater degree and is now a local authority special needs school.

A Architectural, Design and Artistic Interest

- i A good, simple example of a local style and materials applied to a national form of building. The various later extensions are of lesser or no interest.

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.

C Townscape Interest

- ii The original flint building makes a very positive contribution to the townscape in a section of Old London Road otherwise dominated by trees and hedges.

E Rarity and Representativeness

- ii This is a comparatively rare surviving example of a National School building in Brighton & Hove and designed to respect the local context.

F Intactness

- i Externally the original building remains largely as first built with the exception of replacement windows.
- ii The building remains in school use.

Recommendation:

Include the original flint building on the local list

Old London Road, Patcham Peace Gardens, Patcham

Parks & Gardens	No CA
Public Garden	ID 57

Not included on current local list



Description:

Bought from the Abergavenny Estate by Herbert Carden on behalf of Brighton Corporation in 1928 (following the expansion of the city boundary to Brighton). Originally forming open downland, it was set out as a public garden. The design incorporated a sunken rose garden, Doric Temple and Tuscan Pergola. The Temple (decorated with fruit motifs and figureheads) and Pergola were purchased from the 1924 Wembley Exhibition. It is possible that these elements influenced the design of The Level in 1929. Source:
http://www.mybrightonandhove.org.uk/page_id__8438_path__0p114p450p815p.aspx
<http://brightonbits.blogspot.co.uk/2012/06/patcham-peace-garden.html>

A	Architectural, Design and Artistic Interest
i	A good example of a public park of this period, which incorporates elements of particular design interest
iii	May have influenced the design of The Level
B	Historic and Evidential Interest
i	Elements of the design are associated with the Wembley Exhibition
C	Townscape Interest
ii	Not within a conservation area, the space contributes positively to the area. It contributes a green character to the streetscene, which forms a visual break before arriving in Patcham historic village.
F	Intactness
i	The space retains much of its original design and character.

Recommendation: Include on local list

Old Shoreham Road, 126, Sellaby House, Portslade**Historic Building****No CA****House, now educational use****ID 286****Included on current local list****Description:**

Hannah Brackenbury inherited much of her family's wealth. Having bought land in Portslade in 1871, she built the 'Brackenbury Schools' which opened in 1872. Sellaby House appears to have been built in association, and is shown on the 1873 OS map to the rear of the schools. Brackenbury died in 1872, leaving money to her housekeeper and companion Alice King. King took ownership of the property, which she named Sellaby House after Brackenbury due to their family's supposed connections with Selaby in County Durham. The property was sold to East Sussex County Council in 1913 for educational use. Portslade Infants School was built in its grounds in the 1930s. Sellaby House is of two storeys, with flint-faced elevations and pitched slate roofs. Yellow-brick dressings, with some decorative contrasting red brick. The house is set back from the road, with dense vegetation to the boundaries. It can be glimpsed in views from Old Shoreham Road. Source: Middleton 2002

A Architectural, Design and Artistic Interest

ii A good example of a mid/late 19th century house, implementing vernacular materials in a polite architectural style

B Historic and Evidential Interest

ii Associated with Hannah Brackenbury and the development of the Brackenbury Schools, and thus illustrative of the development of education provision in Portslade

F Intactness

i The building remains in single use and relatively intact

Recommendation:

Include on local list

Old Shoreham Road, BHASVIC, Hove**Historic Building****No CA****Education****ID 106 + 330****Included on current local list****Description:**

Built in 1912/13 to the designs of Samuel Bridgman Russell FRIBA, a Scottish architect based in London, as the Brighton, Hove and Sussex Grammar School. Became a sixth form college in 1975. Red brick college building in Neo-Early Georgian style, set prominently at the junction of Old Shoreham Road and Dyke Road. V-shaped plan to maximise light. Impressive iron gates with enamelled shields of Brighton, Hove, East Sussex and West Sussex. Large library extension added in 1935 by J L Denman.

A Architectural, Design and Artistic Interest

- ii BHASVIC is a good quality example of a secondary school building of the Edwardian period, being a form of red brick Neo-Early Georgian revival style that was quite typical of the period.
- v The building has a very conscious design aesthetic that takes full advantage of the prominent corner site and has an impressive symmetrical frontage with a grand door stone surround with broken pediment and a copper roof-top cupola with weathervane.

B Historic and Evidential Interest

- ii BHASVIC is a good quality example of a secondary school building from the latter part of the first major period of national state secondary school building that had begun in the late 19th century.

C Townscape Interest

- ii The building makes a very positive contribution to the streetscene and relates well to the Edwardian housing of the streets on either side.
- iii The building occupies a prominent triangular corner site at the junction of two main roads and is very much a local landmark, being of a much greater scale than the neighbouring housing.

E Rarity and Representativeness

- ii It is a comparatively rare surviving original state secondary school in Brighton & Hove and is very representative of the period in its style and plan form.

F Intactness

- i Externally generally intact with original features surviving. Modern steps and access ramp to front and rear extensions do not detract from original architectural form.
- ii Remains in educational use as a sixth form college.

Recommendation:

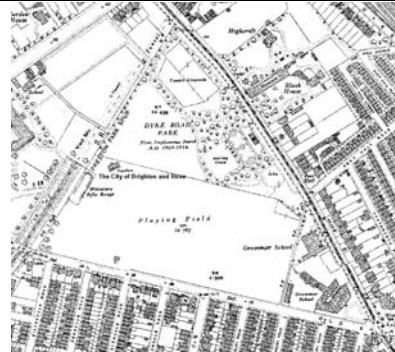
Retain on local list

Old Shoreham Road, BHASVIC field, Hove

Park & Garden **No CA**

Recreation Ground **ID 69**

Not included on current local list



Description:

The Preston tithe map shows the area of the park and recreation ground as open land; Port Hall and its associated mill are the nearest buildings on Dyke Road. By the time of the first Ordnance Survey (OS) map (c.1870), the railway line had been constructed and a further windmill and the Windmill Inn (now Dyke Road Pub and Kitchen) had been constructed to the north. The area of the park contained a number of small wooded areas, but for the rest remained open. This situation remained, with development spreading on all sides of the park, but the distinctive triangular piece of land remaining open on the c.1890s OS map, apart from one enclosed plot in its southwest corner (identified as a nursery on the c.1912 OS map). The c.1912 map shows the whole area in use as allotment gardens. The present layout is established by the time of the c.1930s OS map. This shows the Grammar School (BHASVIC) at the corner of Old Shoreham Road and Dyke Road, with the remaining space divided between the Recreation Ground and Dyke Road Park. According to Middleton (2002), there used to be a large house called The Lawns to the south of Dyke Road, which was purchased by William Kirkpatrick and George Gallard in 1852 and converted into a recreation ground. This however does not correspond clearly with the historic mapping. The c.1930s OS map shows the recreation ground to include a pavilion and miniature rifle range; the pavilion not longer survives and the rifle range is unused. Source: Middleton 2002

C Townscape Interest


ii The open recreation ground is a welcome green space in an urban area.

D Communal Value (non-compulsory)

i The space is used and appreciated by the local community as a green space

Recommendation:

Do not include on local list. Although important as a green space for the local area, the space does not hold sufficient design or historic interest to warrant inclusion on the local list of heritage assets.

Old Shoreham Road, Hove Cemetery Chapels, Hove	
Historic Building	No CA
Cemetery structure	ID 327
Included on current local list	
	
<p>Description:</p> <p>Hove Cemetery opened in 1882, at which point the chapels, a lodge, gateway and boundary walls were constructed, predominantly in flint. The Chapels were designed by Mr EB Ellice Clark, surveyor to Hove Commissioners, in a 13th century style. They have flint and stone walls to the exterior, with Chelmsford brick to the interior. The roofs are of slate. The design is strikingly symmetrical: The chapels are of matching design, with a gatehouse with turret joining the two.</p>	
A	Architectural, Design and Artistic Interest
v	The symmetrical design of the chapels is well executed, and is therefore of particular aesthetic and design interest.
C	Townscape Interest
iii	The chapels form the centrepiece to the 1882 cemetery design. As such, they are its focal point around which the design is united.
F	Intactness
i	The chapels themselves appear to remain largely intact. They are also set within their original cemetery setting, which retains much of its original design and character. There is a sense of completeness to the group.
ii	They still function as cemetery chapels
Recommendation:	Retain on local list

Old Shoreham Road, Hove Cemetery Lodge, Hove

Historic Building	No CA
Cemetery Structure	ID 329

Included on the local list



Description:

Hove Cemetery opened in 1882, at which point the chapels, lodge, gateway and boundary walls were constructed, predominantly in flint. It was extended in 1899. The lodge is of two storeys. The main elevation is of flint with brick and stone dressings. To the rear, the extension has a pebble-dash finish with rendered dressings. The extension has resulted in a particularly complicated roof form. Source: Middleton 2002

A Architectural, Design and Artistic Interest

v The design of the lodge is particularly characterful due to its flint, brick and stone front elevation, with gables and gablets with decorative bargeboards.

C Townscape Interest

ii Set at the entrance to the cemetery, the lodge is prominent in views of the area. It contributes both to the streetscene and to the character of the designed landscape.

F Intactness

i The building was extended at the end of the 19th century, but has remained largely unaltered in its external appearance since then. It retains timber sash windows to the majority of openings.

Recommendation: Retain on local list. It is currently identified as ‘Cemetery House/Office’, but should be renamed as ‘Lodge’ as this is a more accurate description.

Old Shoreham Road, Hove Cemetery Office Building, Hove

Historic Building	No CA
Cemetery structure	ID 328

Included on current local list



Description:
Hove Cemetery opened in 1882, at which point the chapels, a lodge, gateway and boundary walls were constructed, predominantly in flint. The office building (currently actually identified as a mess room and store) does not appear on historic OS maps from the 19th and early 20th century. It was therefore likely built in the mid-20th century. It is of one storey, with a hipped slate roof, central gabled entrance, and pebble-dashed walls with smooth rendered dressings. Although a later structure, it is in keeping with the character of the cemetery.


C Townscape Interest



ii Although of little architectural interest in itself, the building is in keeping with the area, and contributes to its overall character.

F Intactness

i The overall design of the building is still legible.

Recommendation: Remove from local list. The building is of insufficient architectural or historic interest to merit inclusion in itself. The cemetery – of which this building forms part – is however recommended for inclusion as a whole designed landscape.

Old Shoreham Road, Hove Cemetery, Hove	
Park & Garden	No CA
Landscape of remembrance	ID 333
Not included on current local list (the cemetery chapels, office building and house are however included)	
	
<p>Description:</p> <p>The formerly agricultural area was consecrated in 1882, when the churchyard at St Andrew's Church was reaching capacity. This coincides with a rise in the popularity and thus population of Hove. Chapels, a lodge, gateway and boundary walls were constructed, predominantly in flint. The Chapels were designed by Mr EB Ellice Clark, surveyor to Hove Commissioners, in a 13th century style. The grounds were planted with sycamore, poplar, elm and oak (and later weeping elms in 1890). The area was extended in 1912 (c.3 acres to the west of chapels), and later a large extension was made to the north of Old Shoreham Road. The office building (mess room and store) opposite the lodge was not an original part of the design, but has been designed sympathetically. It matches the materials used in the extension to the lodge. Much of the original layout appears to survive, as well as many varied and often elaborate memorials.</p>	
A	Architectural, Design and Artistic Interest
v	Aesthetic interest of the designed landscape (which retains much of its original layout), the architectural elements, and of some of the individual memorials. These elements combine to produce a particularly aesthetic landscape appropriate to its use as a place of rest.
C	Townscape Interest
ii	As a group, the buildings, memorials and landscape combine to make a positive contribution to the area. It provides a secluded space in contrast to the surrounding built-up environment, later retail development and the busy Old Shoreham Road. It predates this surrounding development.
iii	Due to its size, and the contrast of this open space with surrounding built development, the cemetery forms a local landmark and waymarker when travelling along Old Shoreham Road.
F	Intactness
i	Through the survival of the architectural pieces, boundary walls, original landscape design and memorials, the cemetery retains a sense of completeness.
ii	It still functions as a cemetery/landscape of remembrance
Recommendation:	Include on local list

Old Shoreham Road, Hove Park, Hove	
Park & Garden	Small part in The Engineerium CA
Public Park	ID 326+332
Not included on current local list. Plaque to Old Shoreham Road is included on local list	
 	
<p>Description:</p> <p>Formerly part of the Stanford Estate and used for market gardening and agricultural land, the land was purchased by Hove Borough Council for use as a public park on 30 October 1899. After much political wrangling, the southern part of the park was officially opened on 24 May 1906 with further sports facilities and a drinking fountain added by 1908. Works to the northern half of the park continued over the next decade. The designs had to respect The Drove way, which formed an ancient droving route across the area. The general layout of paths and planting is evident on the 3rd edition OS map (c.1910), and largely matches that which still exists, although the sports facilities are only shown on the c.1930 OS map. The sports facilities are focussed to the south of the park, with grassed areas and mature trees to the north. Along Old Shoreham Road, there is a terracotta structure housing a plaque to commemorate the opening of the park. In the southwest corner is the 'Goldstone'. It likely formed an outlier to a stone circle in the area, and was known as a 'Druidical stone'. It was re-erected in its current location having been buried for many years by a farmer fed up of sightseers on his land. The pavilion dates to 1925, originally containing a café, dressing rooms and toilets. Wooden fencing surrounding the site was removed in 1937 in order to make the park more accessible. The miniature railway opened in 1951 (formerly at Withdean Olympic Stadium). Source: Middleton 2002</p>	
A	Architectural, Design and Artistic Interest
i	A good example of a public park of its time, falling at the very end of the major Victorian period of park-provision.
C	Townscape Interest
ii	Largely outside a conservation area, the park contributes greatly to the streetscene
F	Intactness
i	Much of the original design and sport provision remains
Recommendation:	Include Park on local list. The plaque is of insufficient architectural interest in itself, but contributes to the character of the park as a whole as an integral part of the original design. It is therefore more appropriately protected through inclusion in the local list designation for the park as a whole, rather than as a separate designation.

Old Shoreham Road, Hove Recreation Ground and associated structures, Hove

Park & Garden

No CA

Recreation Ground

ID 323+324+325

Recreation ground not included on current local list. The pavilion, cottage and gate piers are included on current local list



Description:

The Recreation Ground opened in 1891. It was the first public open space in Hove, and was provided primarily for children. Previously the land had formed part of the Stanford Estate and was used as a market garden. Town surveyor H.H. Scott had produced plans for the space to include an artificial lake, but these were simplified on cost grounds. Instead, the design involved a central planted roundel, accessed via four pathways with a further perimeter path around the park. The grassed areas were re-seeded to provide sports grounds and trees were planted to the edge, including avenues along the perimeter paths. A dwarf boundary wall was constructed to the south side, with cast iron railings. The paths are lined by flints. The central pavilion was added in 1892, to the designs of H.H. Scott. It has an elongated octagonal plan form, with red brick base, oak super-structure and hipped roof with gablets and bracketed eaves (originally with tile-covering). The cottage was added in 1895, again to H.H.Scott's designs. Brick-built with a hipped tiled roof, it contained a ladies w.c. and attendant's room (there were urinals to the other three corners of the park). The cottage now has permission for conversion to a café. The prominent brick and terracotta gate piers match those to St Ann's Well Garden. Those in St Ann's Well Garden were erected in 1908; it is therefore likely those at the Recreation Ground were erected around the same time. Source: Middleton 2002, <http://portsladehistory.blogspot.co.uk/2012/11/trees-of-hove.html>

A Architectural, Design and Artistic Interest

- ii Despite some alteration, elements of the original design remain, including the perimeter paths and planting, as well as historic structures associated with the recreation ground's use.
- v The pavilion and gate piers retain particular aesthetic interest as late 19th century/early 20th century park structures

C Townscape Interest

- ii The gate piers are particularly prominent in the streetscene alongside the mature vegetation to the boundaries. Not within a conservation area, the park and its structures as a group contribute positively to the area.

F Intactness

- i There have been alterations to the original design, including the loss of some of the paths and erection of new buildings. However, parts of the original design have survived as well as mature planting. The survival of historic structures as well as the historic space is significant

Recommendation:

Retain/include on local list

Old Shoreham Road, Park House, Hove	
Historic Building	No CA
House, later care home	ID 322
Included on current local list	
Recommendation:	The building has been demolished and therefore should be removed from the list

Old Shoreham Road, St Luke's Church, Brighton**Historic Building****No CA****Place of Worship - Anglican****ID 144+331****Not included on current local list****Description:**

1872-5 by John Hill in an Early English gothic style. Red brick elevations with polychromatic decoration and tiled roofs. Simple lancet windows in tripartite arrangement. Tower to southeast with polygonal apse, corbelled to support spire. Large, gabled north aisle added 1882 by J.G.Gibbins. Plain interior with late example of a west gallery. It is set back slightly from the pavement, with a red brick wall with piers to the boundary. Source: Antram & Pevsner 2013

A Architectural, Design and Artistic Interest

i A relatively modest but well-executed example of a late 19th century church

C Townscape Interest

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

iv Occupies a prominent corner location on a main road and near the crest of the hill. The small tower and spire provide a focal point along the road.

F Intactness

i The building remains largely intact

Recommendation:

Include on local list

Old Steine, Old Steine Gardens, Brighton

Park & Garden

Valley Gardens

Public Park

ID 334

Not included on current local list



Description:

The area originally comprised a poorly-drained piece of common land with the intermittent Wellesbourne stream running along its western side. It was used for drying nets and storing boats. With the rise of Brighton as a fashionable resort, the area began to be used for promenading. Bathing machines, an assembly room and libraries were situated on its periphery, and a tower from where musicians performed to the promenaders was built in 1765. As its popularity increased, the parish vestry and then the Town Commissioners took over more land and started improving it. The Old Steine Gardens were turfed and enclosed in 1778, with formal promenades laid out. The area's fashionable status was confirmed when George, Prince of Wales (later Prince Regent and King George IV) began renting a building at the top end of the Old Steine (later to become the Royal Pavilion) in the mid 1780s. A further five sections of the valley were returfed and enclosed in 1787 and the Wellsbourne was culverted in 1793. These areas now comprise the sequence of green spaces which form Valley Gardens. The Old Steine had a new perimeter brick path set out in 1806, was gas lit in 1824 and was bisected by a new road linking Castle Square and St James's Street in the 1830s. The current formal arrangement, tree planting and Victoria Fountain were largely laid out in 1846. A statue of John Cordy Burrows (surgeon and local politician who partly funded the Victoria Fountain) stands to the southwest. The Egyptian Campaign Memorial was erected to the north in 1888. The Brighton War Memorial was constructed in 1922 and replaced the statue of George IV that now stands at the north gate of the Royal Pavilion. Historic maps indicate that the gardens also used to include a meteorological station. Source: Antram & Morrice 2008, Berry 2000 in Garden History Vol 28, No 2., Carder 1990, Valley Gardens Conservation Area Study 1995

A Architectural, Design and Artistic Interest

ii A good example of a gardens of its type, largely retaining its mid 19th century design

B Historic and Evidential Interest

ii Intinsically linked with the development of Brighton from a fishing village to a fashionable resort. Brighton was a pioneer in developing public pleasure gardens at the Steine between 1750 and 1840.

C Townscape Interest

iii The park forms one of a series of conjoining parks that have city-wide significance as civic spaces along the main routes into the city and on the approach to the Royal Pavilion from London.

iv Clear association with the listed memorials, fountain and tram shelter

F Intactness

i Much of the mid 19th century design remains

Recommendation:

Include on local list

Orchard Road, Alliance House, Hove	
Historic Building	No CA
Office	ID 335
Included on current local list	
Recommendation:	The building has been demolished and therefore should be removed from the list

Ovingdean Road, Byre Cottages, Ovingdean**Historic Building****Ovingdean****Agricultural (now houses)****ID 443****Not included on current local list****Description:**

18th and 19th century farm buildings, originally forming part of Ovingdean Hall farm, converted to residential use in the late 20th century. Number 1 Byre Cottages originally held a carriage and 3 or 4 horses. A well-house survives beside it although its originally open sides have been boarded. Numbers 2 and 3 formed a granary, whilst numbers 4, 5 and 6 were barns. The addition of new development has partly obscured the original arrangement of buildings. The buildings are constructed in flint with brick dressings and ornamentation, and tile roofs.

B Historic and Evidential Interest


ii An important reminder of the agricultural antecedents of the area

E Rarity and Representativeness

ii Representative of the agricultural antecedents of the area.

Recommendation:

Do not include on the local list, as the buildings do not meet 2 criteria for Interest. Although their agricultural origins are evident, they have been altered through conversion such that they now display a domestic character

Ovingdean Road, The Church Room, Ovingdean	
Historic Building	Ovingdean
Education	ID 442
Not included on current local list	
	
Description:	
<p>Small single storey building built of field flints with red brick dressings beneath a steeply pitched clay-tiled roof, with additional entrance porch. Built in 1873 as a 'National School' but closed due to dwindling pupil numbers in 1907. In use as a private nursery school since 1993. Source: Ovingdean Conservation Area Character Statement</p>	
A	Architectural, Design and Artistic Interest
i	A good, simple example of a local style and materials applied to a national form of building.
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 19 th century. The first one in Brighton was in Church Street in 1829.
E	Rarity and Representativeness
ii	This is a late and short-lived example of a National School but is a comparatively rare surviving example of a National School building in Brighton & Hove. It is also an unusually small example.
F	Intactness
i	Externally the building remains largely as original in its original garden setting with low flint boundary walls.
Recommendation:	Include on local list

Ovingdean Road, The Hames, Ovingdean

Historic Building

Ovingdean

Agricultural

ID 439

Not included on current local list



Description:

Low agricultural structure attached to The Olde Barn and associated with Grange Farm, Ovingdean. Fronting directly on to the road, it has flint walls with brick dressings, a weatherboarded gable and a tile roof. Conversion to residential use has resulted in alterations, including the installation of particularly unsympathetic upvc windows.

B Historic and Evidential Interest

ii An important reminder of the agricultural antecedents of the area

E Rarity and Representativeness

ii Representative of the agricultural antecedents of the area.

Recommendation:

Do not include on the local list, as it does not meet 2 of the criteria for Interest. The building contributes to the character of the conservation area, but is typical of its character. It is more appropriately protected through conservation area designation.

Ovingdean Road, The Olde Barn, Ovingdean**Historic Building****Ovingdean****Agricultural****ID 440****Description:**

Agricultural barn associated with Grange Farm, Ovingdean. The Olde Barn is the former shearing barn, set at right angles to the road. It has flint walls with brick dressings and a half-hipped tile roof. The roof to The Olde Barn is particularly prominent in the area. Conversion to residential use has resulted in the addition of windows, rooflights and pipes. The alterations to the roof detract from the building, but are generally at a low level to the rear, such that much of the roofscape is still intact.

A Architectural, Design and Artistic Interest

ii The building is a good example of a large farm building, which retains its threshing door opening and has been converted relatively sympathetically.

B Historic and Evidential Interest

ii An important reminder of the agricultural antecedents of the area

C Townscape Interest

iii The structure is prominent in the area; being located close to the bend in the main road through the village. It is identified as a local landmark in the Ovingdean Conservation Area Character Statement

E Rarity and Representativeness

ii Representative of the agricultural antecedents of the area.

Recommendation:

Include on local list

Ovingdean Road, The Smithy, Ovingdean**Historic Building****Ovingdean****Rural Industrial****ID 441****Description:**

One storey flint building with brick dressings and gabled slate roof. Formerly the village smithy, it is now used as parking. The building is in need of repair, but its current use has meant it has not been subject to particularly harmful alterations to allow conversion. The structure is located at a prominent position at the corner of the main road; set back from the road behind a low flint wall and grassed area. It is first evident on the c.1870 OS map, where it is identified as a smithy. As such, it would have performed an important function within this farming community.

B Historic and Evidential Interest

- ii As the original smithy for the village, it would have performed an important function within this farming village, and acts as a reminder of the agricultural antecedents of the area.

C Townscape Interest

- iii Its unconverted form, location at the heart of the village and setting as a single building in an open grassed area mean the building forms a minor landmark in the area.

E Rarity and Representativeness

- ii Representative of this building type, which would have been at the heart of every downland village in the area. Few examples survive, of which most have been converted.

F Intactness

- i The building survives relatively intact, in that it has not been converted.

Recommendation:

Include on the local list

Ovingdean Road, Upper Cottages, 1-3, Ovingdean	
Historic Building	Ovingdean CA
Houses	ID 336
Included on the current local list	
	
Description:	
<p>Short terrace of three cottages, set at right angles to the road. The two end buildings are evident on the 1839 tithe map; the central building appears to be a later addition that is first evident on the c.1870 Ordnance Survey map. The difference in construction date is reflected in the height of the buildings; with the end cottages substantially lower than that to the centre. Extensive alteration through time means that the buildings (including particularly their roof form) now form a unified group. They retain a rendered front with flint to the roadside. The buildings have small front gardens with flint boundary walls. They face towards the former Ovingdean Hall farmyard - although they do not form part of the yard itself - and therefore likely originally formed farmworkers' cottages. The flint side elevation to the terrace is set hard against the roadside. Source: Ovingdean Conservation Area Character Statement 2012.</p>	
A	Architectural, Design and Artistic Interest
ii	A good quality example of farmworkers' cottages; its development over time forming a particularly interesting group
C	Townscape Interest
i	The building is set hard against the road, at a kink in the road. As such, it is prominent in the streetscene. It is located within the conservation area, but is atypical of it as there are few farmworkers' cottages of this period in the area.
E	Rarity and Representativeness
i	A rare example of farmworkers' cottages of this period in the area.
F	Intactness
i	The group have been modified over time but retain a sense of completeness
Recommendation:	Retain on local list

Ovingdean Road, Woodingcote House, Woodingcote Cottage, Gable End and 1-6 Meadow Vale

Historic Building	No CA
Agricultural, now dwellings	ID 454

Not included on current local list



Description:

Range of farm buildings and associated farm house, now all residential. Alongside the large 'Ovingdean House' (now demolished), these buildings formed the historic settlement of 'Woodendean'. The agricultural buildings are arranged around a yard. One storey low building to south, adjacent to Ovingdean Road (now garages). Double height barn with prominent half-hipped slate roof to west; now with inserted dormers. Lower two storey range to north and later addition to east, with tiled roofs. Flint walls with brick dressings and some areas of tile hanging. Farmhouse (Woodingcote House) is set to the east of the farm buildings. Two storeys with tiled roof. One full-height square bay with tile hanging, and a one-storey projection. Rendered walls and ad hoc fenestration. Appears early 19th century in its overall detailing, but much altered and divided into three (Woodingcote House, Woodingcote Cottage and Gable End). A number of photographs survive of the buildings in the James Gray Collection. Source: http://regencysociety-jamesgray.com/volume33/source/jg_33_073.html

B Historic and Evidential Interest

ii An important reminder of the agricultural origins of the area, and the origins of Woodingdean.

C Townscape Interest

ii Not within a conservation area. The picturesque converted farmbuildings contribute to the character of the area


E Rarity and Representativeness

i Representative of the agricultural origins of the area

F Intactness

i The farm buildings retain their overall form, and farmyard arrangement, such that their original use is still apparent, despite conversion to dwellings and the change in character that this involves

Recommendation: Include the 1-6 Meadow Vale on local list. Do not include the farmhouse (Woodingcote House, Woodingcote Cottage and Gable End) on the local list. The latter are much altered and a more common building type, and thus do not meet the criteria for interest nor significance.

Oxford Street, 26, Brighton	
Historic Building	No CA
House, now shop and flat	ID 337
Not included on current local list	
	
<p>Description:</p> <p>Two storey early 19th century cottage with attic. Terraced; originally it is likely that number 27 was of matching design, but has been much altered. Cobble fronted with brick dressings and a gambrelled roof with decorative shaped tiles and large modern dormer. The front elevation has a semi-circular headed door opening, and a shallow bow window. Tiles above door, dated 1815.</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a building of this scale and status-level. Tiled date stone adds additional interest
C	Townscape Interest
ii	Outside a conservation area, but contributes positively to the streetscene
F	Intactness
i	Although altered in part, the roof-form and overall design survive, including the cobble-front and decorative tiles survive.
Recommendation:	Include on local list

Oxford Street, Church of Christ, Brighton**Historic Building****No CA****Place of Worship - Nonconformist****ID 16****Not included on current local list****Description:**

Dated 1890, but in appearance still displaying an 18th century/late Georgian style. Designed by Parker Anscombe and used by the Church of Christ since around 1918. One storey with flat roof. Symmetrical rendered elevation, with tall paired round-arched small-paned windows flanking a central round-arched entrance. Parapet rises to ends and centre; the centre houses a roundel with the inscription 'Oxford Street Chapel'. Situated in the middle of a terrace, and fronting directly onto the street. Rear visible from Francis Street; brick with three round-headed windows. Source: Antram & Pevsner 2013, Carder 1990

A Architectural, Design and Artistic Interest

ii A good example of a nonconformist chapel of its type

C Townscape Interest

ii Not within a conservation area, the chapel contributes greatly to a much altered and eroded streetscape.

F Intactness

i The exterior survives intact. It is understood the plain original interior may also survive

Recommendation:

Include on local list