

Mackie Avenue, 2, Ladies Mile Hotel, Patcham**Historic Building****No CA****Public House****ID 10 + 42****Not included on current local list****Description:**

Following the decline of farming in the 1920s, much of the agricultural land in and around was sold off for development. This also coincided with the expansion of the Brighton boundary in 1928. The Ladies Mile Estate was developed in the 1930s by George Ferguson. The Ladies Mile Hotel was built as part of the estate in 1935, possibly to the designs of Friary, Holroyd and Healy. The estate also included the Clock Tower, Mackie Hall, Mackie Avenue Recreation Ground, the Plainfields open space and two Vale Avenue open spaces. These combined with the housing to form the estate, which was at the cutting edge of modern urban planning. In line with the 'reform pubs' of the age, the Ladies Mile provided ample space for a number of facilities, and thus formed the community focus for the estate. This marks the high point in purpose-built public house construction. Brick with hipped tile roofs. Symmetrical design. Main block with central gable housing a decorative medallion, and canted wings to either side. Curved one storey colonnade to frontage forms prominent feature. Art deco features such as an illuminated stained glass ceiling survive to the interior. Associated Mackie Hall in similar architectural style survives to south of main building. Free-standing original pub sign survives. The plan form, its relationship with the street and the associated pub sign give the impression of a modern interpretation of a country pub or country house. CAMRA consider the Art Deco interior to be of regional importance. Source: Carder 1990, English Heritage Listing Selection Guide, Commerce and Exchange Buildings 2011, <http://www.heritagepubs.org.uk/pubs/pubguide.asp>

A Architectural, Design and Artistic Interest

- ii The building is a good example of a 1930s estate pub, with unusual plan form and detailing but representative of the 'reform pubs' of that period.

B Historic and Evidential Interest

- ii The building illustrates the early 20th century expansion of Brighton and the development of suburban 'planned estates', including the provision of community facilities at the heart of the new area

C Townscape Interest

- ii Outside a conservation area, but contributes positively to the area, particularly in association with the Clock Tower and other surviving associated estate architecture and planning

E Rarity and Representativeness

- ii Illustrative of the expansion of Brighton in the 1930s, with the development of suburban 'planned estates', of which this formed the community focus for the Ladies Mile Estate

F Intactness

- i The building appears to retain its design integrity and a number of original features.

Recommendation:

Include on local list

Mackie Avenue, Patcham Clock Tower, Patcham

Historic Building	No CA
Clock Tower	ID 20 and 43


Not included on the current list




Description:
Brighton town boundary was revised in 1928 to include Patcham. This coincided with an all time low in farming. Much of the farmland in the area was sold for development. This included development of the Ladies Mile Estate by developer George Ferguson. The clock tower was one of the first structures to be constructed as part of the Estate, originally to advertise the estate. Art deco in design, it has a square section, with a clock to each of its four faces.


A	Architectural, Design and Artistic Interest
ii	A good example of a 1930s art deco-styled clock tower
B	Historic and Evidential Interest
ii	An important reminder of the suburban development of Brighton & Hove in the early 20 th century, particularly when viewed in relation to the surviving estate (urban form and buildings) and associated Ladies Mile Pub.
C	Townscape Interest
ii	The structure falls outside of Patcham Conservation Area, but contributes positively to the streetscene.
iii	Forms a local landmark at the entrance to the Ladies Mile Estate
E	Rarity and Representativeness
i	The only clock tower to have been built on an estate in the city. There are a number of Victorian clock towers in the city, but this is the only 1930s example; built at a time when the need for public clocks was rapidly diminishing.
F	Intactness
i	Survives intact, and in association with the estate buildings, pub and urban form
Recommendation: Include on local list	


Madeira Drive, Athina B Anchor, Brighton	
Historic Building	East Cliff
Uncategorised	ID 457
Not included on current local list	
Recommendation:	Ineligible for inclusion on the local list. The anchor is not permanently fixed to its plinth, but rests by its own weight and is padlocked to a metal post. The anchor is not designed to be public art, but is instead a functional element of a ship. It would not be eligible for designation as a listed building and thus is similarly ineligible for local listing.


Madeira Place, 11, 13, 14, Brighton	
Historic Building	East Cliff
Houses, now flats	ID 292
Included on current local list	
	
Description:	
<p>Three early 19th century terraced houses. Four storey plus basement. Rendered with parapets, and each with a bow window rising from ground to third floor. Numbers 11 and 13 have railings to the first floor bow window. Number 14 has a canopied balcony.</p>	
F	Intactness
i	The properties are relatively intact, including the surviving bow windows
Recommendation:	<p>Remove from local list. The buildings are of moderate architectural interest, but are typical of the East Cliff conservation area. Inclusion in this conservation area is a more appropriate designation, which provides a greater level of protection.</p>

Manchester Street, 9A, Brighton	
Historic Building	East Cliff
Shop	ID 293
Included on current local list	
	
Description:	
<p>Low, two storey early 19th century building. Rendered with roof concealed by parapet. Timber shopfront to ground floor, with bow window above and decorative mouldings to parapet.</p>	
F	Intactness
i	The building is relatively intact
Recommendation:	<p>Remove from local list. The building is of a common architectural style with a simple shopfront design. It is relatively typical of the conservation area. Its inclusion in the East Cliff Conservation Area is a more appropriate designation for the building, and provides it with greater protection than local listing.</p>

Manchester Street, 17, Brighton	
Historic Building	East Cliff
House, now venue	ID 294
Included on local list	
Recommendation:	Not eligible for retention on local list. The building is interconnected and in ancillary use to numbers 14-16 Manchester Street (listed at grade II). As such, the building is considered listed. This gives the building greater protection than local listing. It should be removed from the local list.

Manor Road, Manor Cottage, Portslade	
Historic Building	Portslade Old Village
House, former ancillary use	ID 254
Included on current local list	
	
Description:	
<p>One storey rendered building with hipped concrete tile roof and two chimney stacks. The c.1840 tithe map indicates that the building was in agricultural or ancillary use, and associated with Portslade Manor (1807, listed at grade II as St Mary's Convent). It was extended in the late 19th century and early 20th century. It is unclear when the building was converted to residential use. The building has a number of hung sash windows, arranged in an ad hoc manner across the elevation. Set on a corner, the building is set back from the road behind a small front garden with hedge to the boundary. Source: Portslade Old Village Conservation Area Character Statement</p>	
B	Historic and Evidential Interest
ii	An important part of the development of Portslade Old Village, which is integral to the relationship between Portslade Manor and its subsidiary buildings
C	Townscape Interest
iv	The buildings are closely associated with Portslade Manor (listed at grade II as St Mary's Convent), both historically and physically.
F	Intactness
i	The exterior of the building retains a sense of historic integrity
Recommendation:	Retain on local list. Change name from High Street/Drove Road, St Mary's Cottages

Manor Road, 1, The Lees, Villa Maria and Chapel	
Historic Building	No CA
Convent	ID 68 + 295
Included on current local list	
	
<p>Description:</p> <p>Built on land formerly part of the Bristol Nurseries and forming part of the estate of the Marquis of Bristol. The site now includes three main buildings set within brick garden walls (walls assessed separately under Estate of the Marquis of Bristol, Bristol Gardens); comprising The Lees, Villa Maria and a chapel. The Lees was built 1906 by Edward Goldie for the Reverent Superioress of St George's retreat in Burgess Hill. Built in a Domestic Revival style, it is of two storeys with attic. Pebble-dash rendered brick with stone, plaster and timber dressings and steep hipped slate roofs. Villa Maria was added between 1912 and 1931 as a further residential block to accompany the main building. It comprises a largely symmetrical three storey building echoing the domestic style of The Lees. The chapel was added in 1955 by D Plaskett Marshall in a reduced neo-Georgian manner. Brick-built with pitched roof and aedicule to the south elevation (overlooking Bristol Gardens). The buildings were known successively as 'St Augustine's private house for ladies', the 'Sisters of Augustine' and 'St Augustine's Nursing Home' until it was acquired by Benedictine nuns in 1994. Source: English Heritage Designation report (not listed).</p>	
A	Architectural, Design and Artistic Interest
i	A good example of an early 20 th century religious building. Villa Maria is of less architectural interest in itself, but forms a complementary part of the group.
iv	The Lees is an example of the work of Edward Goldie, who – as the practice Goldie and Child - is noted for his work on church, monastic and conventual buildings for the Roman Catholic Church. Many examples of their work are listed.
C	Townscape Interest
ii	Not within a conservation area, the buildings contribute positively to the streetscene
E	Rarity and Representativeness
ii	Representative of the presence of religious orders in Brighton; of which few buildings remain
F	Intactness
i	The buildings survive relatively intact
Recommendation:	Retain The Lees and Villa Maria on local list. Remove the Chapel from local list as it is a later addition to the site and is of less architectural and townscape interest.

Marine Drive, Marine Gate, Brighton	
Historic Building	No CA
Flats	ID 134 + 297
Not included on current local list	
	
<p>Description:</p> <p>1937-39 by Wimperis, Simpson & Guthrie. Designed in a U-shape to allow all flats to have a seaview. The design originally incorporated 120 flats, communal garage and a restaurant, although the latter has been converted to residential use. The building was steel framed: this meant the internal walls were non-loadbearing in order to allow for future change. Portholes to the bathroom windows provide a subtle nautical feel. Source: Atkinson et al, Antram & Morrice 2008 http://www.marinegate.co.uk/</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of the many large-scale flats built along the coast in the interwar years.
iii	Innovative use of steel frame construction
iv	Designed by architects Wimperis, Simpson & Guthrie, who also designed Grosvenor House Hotel and the Cambridge Theatre, both in London
C	Townscape Interest
ii	Outside a conservation area, it contributes positively to the streetscene
iii	Given its scale and position on the outskirts of the city, the building forms a landmark when travelling along the coast road (A259).
F	Intactness
i	The original design of the building (as evident from the original marketing material available on the Marine Gate website) is still evident.
Recommendation:	Include on the local list

Marine Parade, 109-112, Crescent Place Gardens, Brighton

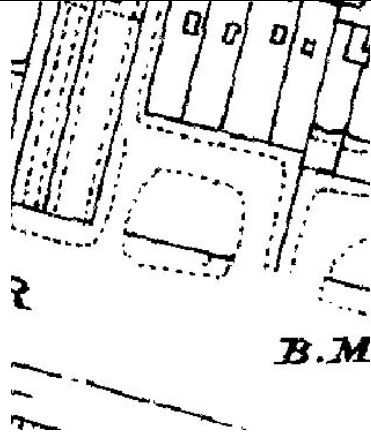
Park & Garden

East Cliff

Garden

ID 299

Not included on current local list



Description:

Semi-circular garden in front of 109-112 Marine Parade, which date to the early 19th century. The garden likely originally was laid to grass, with no boundary treatment to the north, and railings or a wall to the south. The garden is now hard surfaced, with a number of plants and potted plants. A brick wall with railings above has been constructed around the garden. It forms one of a series of such semi-circular gardens along this stretch of Marine Parade.

Recommendation:

Do not include on local list. Although the original arrangement is legible, the garden and its boundary have been heavily altered such that it retains little architectural/design interest and makes a limited contribution to the conservation area.

Marine Parade, 114-115, Bloomsbury Place Gardens, Brighton

Park & Garden

East Cliff

Garden

ID 87

Not included on current local list



Description:

Semi-circular garden located at seafront terminus of Bloomsbury Place (in front of 114-115 Marine Parade). Bloomsbury Place was developed in the 1810s and 20s. 114 and 115 Marine Parade were developed c.1825, probably likely to the designs of Wilds and Busby. It is likely the gardens were developed in c.1825. The railings and decorative piers were reinstated as part of a grant-funded project, based on the designs evident in historic photographs. The area is now densely planted with shrubs; it is likely it was not this densely planted originally.

Recommendation:

Do not include on local list. The gardens retain insufficient historic or design integrity to warrant inclusion on the local list. Their interest is most appropriately reflected in their inclusion in the conservation area.

Marine Parade, 117-123, Brighton

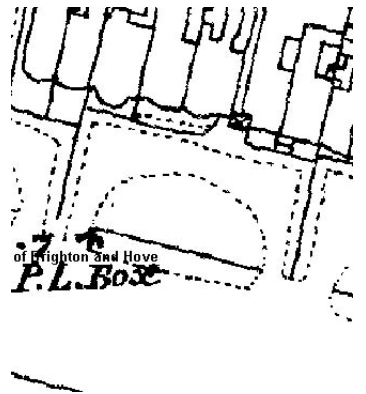
Park & Garden

East Cliff

Garden

ID 300

Not included on current local list



Description:

Semi-circular garden fronting 117-123 Marine Parade. The houses were built c.1825, probably to the designs of Wilds and Busby. The garden provides a buffer between the houses and seafront road. The original arrangement is still visible; however much of the space has been given over to parking. A small rectangular grassed area remains, and a hedge to the seafront boundary.

Recommendation:

Do not include on local list. The space has been too heavily altered to retain any architectural/design interest, and makes a limited contribution to the conservation area in its current state.

Marine Parade, 12, The Amsterdam Hotel, Brighton

Historic Building

East Cliff

Hotel

ID 298

Included on current local list



Description:

5 storey seafront property, in use as a bar and hotel with neighbouring number 11 Marine Parade. Bowed three bay rendered frontage faces seaward. Projecting bar at ground floor, under a sweeping metal roof. Canopied balcony to first floor, with non-original railings. Decorative gable with tripartite window and large chimneystack. The building is set back from the road. Its front garden has been converted to form a terrace, with a wall and railings defining the plot boundary.

A Architectural, Design and Artistic Interest

ii The building is a good example of Regency seafront architecture, of which the gable appears to be an unusual addition.

F Intactness

i The building survives relatively intact, other than the replacement railings, insertion of the ground floor bar and formation of the terrace.

Recommendation:

Remove from local list. Although the building is of some architectural interest, it is relatively typical of the higher status seafront properties within the East Cliff Conservation Area. Inclusion in the conservation area is a more appropriate designation for this building, which provides it with a greater level of protection

Marine Parade, 24-30, Van Alen Building, Brighton**Historic Building****East Cliff****Flats****ID 41 + 131****Not included on current local list****Description:**

1999 by PRC Fewster (project architect Peter Rutter), completed 2001. The design refers to the architecture of the 1930s seaside. Three blocks, stepped to allow the transition between neighbouring building lines and for the curve in the road, with curved bays, port holes windows and balconies across the majority of the frontage. The building won a commendation in the Britannia National Homebuilder Design Awards 2002 (Best Apartment Building). The building replaced a former petrol station.

C Townscape Interest

i Due to its modern design and period of construction, the building is atypical of the East Cliff conservation area, but contributes to it.

F Intactness

i The building retains its design integrity

Recommendation:

Do not include on local list. The Van Alen building is a popular and well-designed building of some architectural interest. It was, however, but only 12 years ago; buildings constructed within the last 10 years are ineligible for nomination, and those constructed in the last 30 years need to be of exceptional interest. The architectural interest of this building is not considered exceptional and insufficient time has passed for an objective view to be taken.

Marine Square, Marine Square Gardens

Park & Garden

East Cliff

Garden

ID 301

Not included on current local list




Description:

The houses were built in 1823-5 for Thomas Attree, probably by Wilds and Busby. The houses surround a square with semi-circular terminus; there is a further crescent-shaped garden to the south. The c.1870 Ordnance Survey map shows a perimeter path to the main garden, with four entrances. No planting is shown, although it is likely perimeter planting was included. The crescent-shaped garden appears to show a solid wall/boundary to the south, with no boundary to the north. This is in line with the treatment of similar green spaces to the immediate west. The gardens now include non-original planting; the path does not appear to survive. The boundary treatments have also been altered although a hedge forms a solid boundary to the seafront road. Source: Carder 1990


Recommendation:

Do not include on local list. The square forms a pleasant space in the conservation area, which contributes to the setting of the surrounding listed buildings. The current design and boundary treatments are, however, much altered. It therefore does not meet the criteria for architectural/design interest, historic interest or significance. Its interest is more appropriately reflected through inclusion in the conservation area.


Marine Terrace Mews, Brighton	
Historic Building	East Cliff
Mews	ID302
Included on current local list	
	
Description:	
<p>Mews street, comprising two parallel terraces of properties, accessed from beneath 26 Bristol Road. East end of mews terminates in a single property, garages to west end. Two storey and two storey plus dormer attic. Rendered walls with pitched roofs. Some garage doors to ground floor, but mostly now windows and doors with mock-Georgian door surrounds. Hung sash windows to first floor.</p>	
Recommendation:	<p>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 contributes to the area. Its interest is more appropriately protected through inclusion in the conservation area.</p>

Marlborough Place, 9, Brighton	
Historic Building	Valley Gardens
House, now offices	ID 303
Included on the current local list	
	
Description:	
<p>4 storey terraced house with basement and dormer attic. Rendered front elevation, slate mansard roof. Canted bay window rises through all four storeys. Front entrance housed within a pedimented portico with engaged columns. Rustications to the ground floor and basement level. Balcony with cast iron decorative railings across full width of elevation at first floor level. Plain storey band between third and fourth storeys. Parapet detail has been altered.</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a mid 19 th century townhouse.
F	Intactness
i	The building survives relatively intact externally
Recommendation:	Remove from local list. Although the building is a good example of its architectural type, it is typical of the conservation area and of the city as a whole. It is more appropriately and better protected through its inclusion in the conservation area.

Marlborough Place, 20-22, The Allied Irish Bank, Brighton	
Historic Building	Valley Gardens
Bank	ID 132
Recommendation:	Not eligible for inclusion on the local list as it is already listed at grade II. This gives it a greater level of protection than local listing would.

Meadow Close, 1-8 Court Ord Cottages, Rottingdean	
Historic Building	No CA
Houses	ID 48
Not included on current local list	
	
Description:	
Terrace of two storey and attic cottages, built 1896. Flint elevations with brick dressings and strong course. Slate roofs, some of which have been re-covered. Paired entrances, some with later porches. End properties have a canted bay rising through both floors, and surmounted by a projecting tile hung gable. Middle properties have a single 2 over 2 hung sash window to each floor. The terrace is set at right angles to the main road (Falmer Road). It is set back from Meadow Close, behind a grassed verge and front gardens.	
A	Architectural, Design and Artistic Interest
ii	Good example of a late 19 th century terrace, built as a single composition.
C	Townscape Interest
ii	Outside a conservation area, the terrace contributes to the streetscene.
F	Intactness
i	The group survives largely intact.
Recommendation:	Include on local list

Medina Place, 9 and 10, Hove	
Historic Building	Cliftonville CA
Houses (mews)	ID 304
Included on current local list	
	
Description:	
<p>Two, two storey rendered mews properties; likely more accurately numbers 8 and 9. The properties are described in the current local list as ‘2-storey pebble fronted mews, brick quoins around window openings. Now used as repair garage, offices or storage over. Local vernacular buildings, demonstrating good use of local “beach” material.’ The buildings are now rendered and in residential use. Canted bay window to number 8, four panelled doors to both 8 and 9 with simple door surrounds. Two over two hung sash windows to both floors. Number 10 forms one of a terrace of similar properties with French doors to the ground floor, casement windows above and a mono-pitched metal seam roof. Planning history indicates that numbers 5 to 10 obtained permission to be demolished and rebuilt between 1998 and 2002. The detailing of the properties – although traditional in style, also indicates that there is very little historic fabric remaining.</p>	
Recommendation:	<p>Remove from local list. The original buildings appear to have been demolished and rebuilt, and – being typical of the conservation area - no longer hold particular architectural, historic or townscape interest. The buildings also do not meet the criteria for significance.</p>

Meeting House Lane, 42, Brighton	
Historic Building	Old Town CA
Restaurant	ID 305
Included on current local list	
	
Description:	
<p>One storey restaurant building located on a narrow lane along which the majority of buildings are listed. Symmetrical shopfront, with recessed central entrance and small paned windows. Tiled stallriser. Modern fascia. Flat roof with lantern light.</p>	
Recommendation:	<p>Remove from local list. The building is of limited architectural, historic or townscape interest, and has been altered. It therefore does not meet the criteria for local listing. It is more appropriately protected through its inclusion on the conservation area.</p>

Middle Street, 69, Brighton

Historic Building

Old Town

House, now offices

ID 306

Included on current local list



Description:

3 storey gault brick building with further storey housed within a non-traditional mansard roof. 4 window range. 18th century door case to front door, but remainder of front elevation appears to date to the late 20th century. This includes the stretcher bond elevation, sash-style modern windows with cement architraves.

Recommendation:

Although the design is relatively polite architecturally – and the doorcase is of some interest – the building lacks sufficient historic, architectural or townscape interest to be included on the local list. It also has been largely rebuilt in the late 20th century, such that the historic integrity of the original building has been lost. The building is within the Old Town Conservation Area, which gives it adequate protection. The building should be removed from the local list.

Mile Oak Road, 277-283 (odd), Portslade

Historic Building

No CA

Houses

ID 308

Included on current local list



Description:

Terrace of early 20th century two storey houses, with rendered elevations and a hipped clay tile roof. Two chimney stacks. First shown on the c.1930s Ordnance Survey map, it predates most surrounding development. Paired entrances located under tiled porch hoods, with a single hung sash window to the ground floor of each property. A single hung sash and a paired hung sash window to the first floor of each property, set immediately under the eaves. Cill and lintel bands. Number 277 has an additional window to the ground floor; and all the windows to this property have been replaced with modern alternatives. The terrace is set back from the road.

A Architectural, Design and Artistic Interest

ii A good quality example of an early 20th century terrace of rural character

B Historic and Evidential Interest

ii Illustrative of the rural character of the area prior to suburbanisation

C Townscape Interest

ii Not within a conservation area and contributes greatly to the character of the streetscene

F Intactness

i The terrace survives largely intact

Recommendation:

Retain on local list

Mile Oak Road, 479 and 481, Portslade**Historic Building****No CA****House****ID 307****Not included on current local list****Description:**

A number of outbreaks of Cholera in the early and mid 19th century led to the Public Health Acts of 1848, 1875 and 1878 and the Sanitation Act 1866. Locally, a number of water pumping stations were established in the late 19th and early 20th century, in order to provide a clean water supply to residents. Mile Oak Farm was bought by Brighton Corporation in January 1890, and a pumping station built there in 1900 to the designs of James Johnston, waterworks engineer. Two waterworker's cottages were also designed by Johnston, to designs dated 24 July 1900. The pumping station was demolished in 1961 and replaced by a new building with an electric water pump, but the cottages survive (although separated from the pumping station by the A27). Semi-detached two storey rendered building, with hipped slate roof, overhanging eaves and central chimneystacks to front and rear roof slope. Render is unpainted with raised bands at cill and lintel height to first floor. The main entrances were set back along the side elevation, with the original arrangement still apparent to number 481. The front elevation contains a bay window at ground floor level with single window above, all with mullioned windows. The windows to number 479 have been replaced. Source: Middleton 2002

A Architectural, Design and Artistic Interest

ii A good example of waterworkers' cottages of this date

B Historic and Evidential Interest

ii Close association with the Mile Oak Pumping Station, which formed an important part of the development of a clean water supply for the city

C Townscape Interest

ii Outside a conservation area, the houses contribute to the street scene.

F Intactness

i Although number 479 has been subject to alterations to its windows and front entrance, and both buildings have been extended to side and rear, the properties retain much of their design integrity

Recommendation:

Include on local list

Montague Place, 25, Charging Station and Bus Garage, Brighton

Historic Building	East Cliff
Transport – charging station and bus garage	ID 133

Not included on current local list



Description:

Brick-built warehouse building with largely glazed roof. Gable end fronting road, incorporating large timber sliding doors flanked by a single window to either side. Wide tripartite window to gable above, with rendered surround and semi-circular pediment. Glazed brown brick pediment and red brick dressings to the windows. Electrobuses were introduced to Brighton in 1908/9, and were operational until 1917. At their peak there were 16 electrobuses operating in the city. Only London had more electrobuses (20). The building continued in use as a bus garage until 1932, and is now occupied by a mechanic's garage. The building constitutes the first and only purpose-built charging station in the city. Original designs survive for the building, which show that it survives largely intact. The designs are by local architects Clayton & Black for the Brighton, Hove and Preston United Omnibus Company (the 'United Company'). Source: Carder 1990, ESRO, <http://www.economist.com/node/9465026>

A	Architectural, Design and Artistic Interest
iv	A good example of a building by local architects Clayton & Black
B	Historic and Evidential Interest
ii	Illustrates the early use of electrobuses. This was innovative on both a regional and national level; only 8 towns in the country ran electrobuses, of which Brighton was likely the first outside London (where they first operated in 1907)
E	Rarity and Representativeness
i	The only example of a purpose-built charging station in the city, and representative of an innovative transport system
F	Intactness
i	Despite modern signage, the building appears to survive largely to its original design
Recommendation: Include on local list	

Montefiore Road, 36, The Grace Eyre Foundation (Former United Methodist Church), Hove

Historic Building No CA

Place of Worship - Nonconformist ID 481

Not included on current local list



Description:

Flint church with buff brick and Bath stone dressings and a tiled roof, built 1904-5 to designs of E.J. Hamilton. Early English in style. It fronts on to Montefiore Road, Old Shoreham Road and Avondale Road. Main entrance within gable end to Montefiore Road; symmetrical design. Single bay double-height section to centre, housing entrance within pointed-arch opening and beneath a large pointed arched stained glass window. One-storey bays to either side, each with a single pointed-arch opening. Similar style to Old Shoreham Road; that to Avondale Road originally formed the associated schoolrooms and is slightly more domestic in character. It is set back from the road with a buff brick wall, piers and railings to the boundary. Source: Antram & Pevsner 2013

A Architectural, Design and Artistic Interest

ii A good example of an early 20th century church

C Townscape Interest

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

iv The building – by virtue of its size, architectural style and corner block location - is prominent in the streetscene and forms a minor focal point along Old Shoreham Road.

F Intactness

i The building retains largely intact; having been converted in a sensitive manner to charity use

Recommendation: Include on local list

Montefiore Road, 2, Montefiore Hospital (former Hannington's Depository), Hove

Historic Building

No CA

Warehouse

ID 107 + 210

Included on the current local list



Description:

Imposing red brick and render building with corner domed turret. Built 1901 by local architects Clayton & Black for Hanningtons (to plans approved in 1899). This well-known local department store had diversified into the removal business, and this building formed their furniture repository. It was extended, again by Clayton & Black, in 1915. Stabling and a workshop were added in 1925. The building is of 4 storeys with semi-circular headed openings to the second floor and tripartite windows to the third and fourth floors set beneath small pediments. The detailing to the Davigdor Road and Montefiore Road elevation match. The building was converted to office use by Legal & General and now houses the Montefiore Hospital. Source: Middleton 2002, http://regencysociety-jamesgray.com/volume17/source/jg_17_011.html

A Architectural, Design and Artistic Interest

iv A good example by a local architect of a particularly well designed and decorative furniture repository

B Historic and Evidential Interest

i Closely associated with Hannington's; a well-known Brighton-based department store

C Townscape Interest

ii The building contributes greatly to the streetscene

iii The domed corner turret and high level of decoration makes this building a particularly distinctive local landmark.

E Rarity and Representativeness

i A good example of an early 20th century warehouse building, which is a relatively uncommon building type in the city

F Intactness

i The design composition of the building is still easily legible, despite conversion to offices

Recommendation: Retain on local list

Montgomery Street, 33, The Poets Corner, Hove

Historic Building	No CA
Public House	ID 499

Not included on current local list



Description:

Public house, original building built 1886 and contemporary with the houses on Montgomery Street yet of contrasting architectural style. Historic photographs show the building's original extent and design. Historically named The Eclipse, in 1895 it was owned by West Street Brewery, Brighton, at which point it was altered and extended, likely to its present form. Ownership remained with West Street Brewery until 1929 when Tamplin's took over, who then sold the pub in 1931. Following a fire, it was sold to Harvey's of Lewes in 1995. Two storey with pitched clay tile roof. Red brick and render elevations with mock timber framing. Two gables to the south elevation. Stone mullioned windows with small-paned hung sash windows. Source: http://regencysociety-jamesgray.com/volume16/source/jg_16_004.html , <http://portsladehistory.blogspot.co.uk/search/label/Hove%20Pubs%20Index%20P%20-%20R>

A	Architectural, Design and Artistic Interest
ii	A good example of a late 19 th century public house
C	Townscape Interest
ii	Not within a conservation area, the building contributes greatly to the streetscene, particularly due to its use, corner location and contrasting architectural style
F	Intactness
i	The building retains much of its 1895 appearance
ii	The building remains in pub use
Recommendation:	Include on local list

Montpelier Crescent, Montpelier Crescent Gardens, Brighton

Park & Garden **Montpelier and Clifton Hill**

Garden **ID 95+310**

Not included on current local list




Description:

Built on the site of a cricket ground, the gardens and houses of Montpelier Crescent were developed between 1843 to 1847. The houses were designed by notable local architect Amon Henry Wilds, and were constructed in a number of phases. When completed, it marked the westernmost extremity of Brighton’s development and overlooked open space towards the Chalybeate Spring (St Ann’s Well Gardens) and Hove, until Vernon Terrace was built c.10 years later on land previously used for market gardens. An early image of the Crescent shows the gardens bounded by a wall to Vernon Terrace (similar to Hanover Crescent), and shrubs behind. The 1875 Ordnance Survey map shows the layout more clearly; it has a distinctive D-shape, with perimeter planting and path. The path along the Vernon Terrace boundary is wider and set out more like an avenue. Serpentine paths and clumps of planting occupy the remaining space. An air raid shelter was located within the gardens during World War II. The current gardens are laid to grass with a number of mature trees. There are no railings or walls to mark the boundaries. Waste and recycling facilities have been located in the north corner of the gardens. Source: Carder 1990, http://www.cmpcaonline.org.uk/page_id__208_path__0p36p21p52p.aspx, http://www.cmpcaonline.org.uk/page_id__169_path__0p36p21p50p.aspx, http://regencysociety-jamesgray.com/volume26/source/jg_26_169.html

Recommendation: Do not include on local list. The green space is of townscape interest due to its association with the surrounding listed buildings. It however retains little of its original design (paths or planting), nor its original boundary treatments. As such, it does not meet the criteria for architectural/design interest or intactness. Its interest is more appropriately recognised through inclusion in the conservation area.

Seven Dials Elm Tree, outside 38 Montpelier Crescent, Brighton	
Uncategorised	Montpelier and Clifton Hill
Tree	ID 85
Recommendation:	Not eligible for inclusion as it does not comprise an historic building or historic park & garden. The arboricultural team will be notified of the nomination.

Montpelier Place, BHT First Base Day Centre, St Stephen's Hall, Brighton	
Historic Building	Montpelier and Clifton Hill
Chapel, now day centre	ID 5 and 7
Recommendation:	Not eligible for inclusion on the local list as it is already listed at grade II*. This gives it a greater level of protection than local listing would.

Montpelier Road, 17, Brighton	
Historic Building	Regency Square
House	ID 311
Included on the current local list	
	
<p>Description:</p> <p>Terraced house, built c.1825, and forming part of a group of similar detailed properties with numbers 14-16 (listed grade II). Three storey with basement and dormer attic. Rendered front elevation, with parapet with heavy moulding and wreathed decorations. Bow window from ground to second floor, with tripartite small-paned sashes. The window to the first floor is elongated, in the manner of a piano nobile. Raised storey band between ground and first floor. Flat arched entrance with fanlight, accessed via a short flight of steps. Set back from the street behind a small garden with boundary walls.</p>	
A	Architectural, Design and Artistic Interest
ii	A good quality example of a Regency townhouse
C	Townscape Interest
iv	The building was originally listed as part of a group with numbers 14-16. It was delisted in the 1990s as its windows had been altered. The windows have now been reinstated. Although this is therefore not original fabric, the design concept of the building and the group is now clearly apparent. The building has considerable group value with its listed neighbours.
F	Intactness
i	Although the windows are non-original, they have been reinstated to exactly match the originals. The design integrity of the building is therefore clearly apparent.
Recommendation:	Retain on local list

Montpelier Road, First Church of Christ Scientist, Brighton**Historic Building****Montpelier & Clifton Hill****Place of Worship - Nonconformist****ID 130****Not included on current local list****Description:**

Originally a house built c.1850, the building was substantially remodelled and enlarged to form a chapel for the First Church of Christ Scientist in 1921 by Clayton & Black. Rusticated render. The front elevation is divided into two main sections: the southern portion forms the entrance, with a highly decorative pediment; the northern portion comprises the chapel itself, with two tiers of round-arched windows divided by pilasters, with basement level below. Source: Antram & Morrice 2008

A Architectural, Design and Artistic Interest

- ii Well-detailed and unusual early 20th century church building
- iv Work by a local notable architect

C Townscape Interest


- i The building is in the Montpelier & Clifton Hill Conservation Area, but is atypical of the area due to its use and style

F Intactness

- i The design of the chapel building remains intact

Recommendation:

Include on local list

Montpelier Road, Wall to Park Royal (number 66), Brighton	
Historic Building	Montpelier and Clifton Hill
Boundary	ID312
Included on current local list	
	
Description:	
<p>Coursed flint cobble wall with brick piers, plinth and dressings; the majority of the brick has been rendered over. Originally the wall to number 66 Montpelier Road. Built in a Jacobean style, the house was erected in about 1840 for Mary Wagner, sister to Revd Henry Wagner, who let the house as a girl's school. Mary Wagner died in 1870, when the house passed to her nephew Arthur Wagner who lived at the property until 1902. Later converted into the Park Royal Court Hotel, the house was demolished in 1965. Site now flats. Source: Carder 1990</p>	
Recommendation:	<p>Remove from local list. The wall is of some historic interest as a reminder of the large house that once occupied this plot, and its association with the well-known Wagner family. The brick elements have however been rendered over, significantly altering its design and appearance. It therefore does not meet the criteria for 'Significance'. Its interest is more appropriately and better protected through inclusion in the conservation area</p>