

King's Esplanade and Western Esplanade, Seafront Shelters, Hove

Historic Building	No CA / Cliftonville CA
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Street Furniture – Seafront Shelter	ID 267
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5 shelters included on local list



Description:

There are 7 matching mid 19th century shelters on Hove seafront, built by Hove Corporation: Painted cast-iron with glazed panels. Central spine with U-shaped terminals. Single storey with flat roof concealed behind parapet pierced with quatrefoil decoration and carrying ball finials. Decorative cornice to deep overhanging eaves carried on shaped brackets springing from cast-iron columns. Dado panels with relief decoration in the form of a ship – the symbol of Hove. 5 of these are listed at grade II. It appears that the remaining two are those located to southwest of King Alfred’s Leisure Centre and to the south of Glendor Road; they may not be in their original locations. There is a further (eighth) shelter of larger plan form to the south of Medina Terrace. This displays much of the same detailing, but with a canopy-style roof and an enclosed central section (likely enclosing Southern Water apparatus).

A Architectural, Design and Artistic Interest

ii Good examples of mid 19th century street furniture

B Historic and Evidential Interest

ii The incorporation of the Hove ship as part of the design provides a reminder of previous administrative organisation

C Townscape Interest


i/ii The shelters form a group which contributes greatly to the character and charm of the seafront

iv Clear association with the 5 listed shelters in the group, which are of matching design

F Intactness

i The design of the shelters survives intact

Recommendation:	<p>Include the shelters at the following locations on the local list: King’s Esplanade, southwest of King Alfred’s Leisure Centre; Western Esplanade, south of Glendor Road.</p> <p>Do not include the shelter at King’s Esplanade, south of Medina Terrace. This has been altered or rebuilt to accommodate Southern Water apparatus, which has impacted on the architectural design.</p> <p>Ineligible for inclusion: The remaining shelters in this group are listed at grade II which provides a greater level of protection than local listing would.</p>
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King's Esplanade, Seafront railings (Hove Street to Brighton boundary), Hove	
Historic Building	Cliftonville, The Avenues, Brunswick Town
Boundary	ID 260
Included on the current local list	
	
<p>Description:</p> <p>Seafront railings. Following a damaging storm in 1880, it was decided to build a sea wall between the Hove Lawns and the beach, in order to control and minimise future storm damage. The works were undertaken under the direction of Sir John Coode between 1884-1886. This included installation of seafront railings. A photograph in the James Gray Collection (JG_11_168) shows the work in full progress. Cast iron, the railings are painted dark green (BS 4800 14 C 39) with a silver handrail; granite steps provide access to the beach at regular intervals. Each railing panel incorporates two heraldic shields; apparently each containing three martlets. The martlets are likely a reference to the crest of the Borough of Hove. It is possible that the railings between the Brighton boundary and opposite Adelaide Crescent were constructed first, although the design of the railings matches along their full length. The sea wall and seafront railings form one of the most decorative parts of Hove seafront and thus contribute greatly to establishing its current character. Source: Middleton 1979, James Gray photographic collection</p>	
A	Architectural, Design and Artistic Interest
i	A good example of seafront railings; their design and paint scheme providing a clear distinction to the Brighton seafront.
v	The railings contribute aesthetically to the seafront; which formed one of Hove's greatest attractions as a pleasure resort.
C	Townscape Interest
i/ii	The majority of the railings are within conservation areas (although the section to the south of Old Hove conservation area is not. The railings contribute greatly to the historic character and grandeur of the seafront promenade and largely establish its current character.
iv	Complements the seafront railings to Brighton, which are listed at grade II (the Brighton railings date to 1886 (with a later replacement portion dated 1896), and therefore are also of comparable age).
E	Rarity and Representativeness
i	A good example of historic public railings of a design not seen elsewhere in the city
F	Intactness
i	The full length of the railings appears to survive largely intact, including the granite steps down to the beach.
Recommendation:	Retain on the local list

King's Esplanade, Kings Lawn Railings, Hove**Historic Building****The Avenues****Boundary****ID 266****Included on the current local list****Description:**

Cast iron railings bounding the west boundary to Kings Lawns. Particularly decorative design, with dog rail, semi-circular detailing between the bars below the top rail, and substantial standards with scrolled back stays. The railings terminate to either end in a large gault brick pier, with projecting brick bands and a stone cap. A gateway (no longer usable) is set approximately centrally. It has been damaged such that much of the actual gate is missing, although the large, octagonal gate posts survive. Kings Lawns comprise the part of Hove Lawns that stretch from St John's Road to Fourth Avenue (assessed separately). Part of the West Brighton Estate, they were originally for private use. Hove Council took over their maintenance in 1948, when they became accessible to the public. These railings appear to date from the formation of the Lawns as a private space. Source: Middleton 2002

A Architectural, Design and Artistic Interest

v The railings are particularly elaborate and decorative in their design.

C Townscape Interest

i Within The Avenues Conservation Area, the railings contribute to the historic character of the seafront and Hove Lawns.

E Rarity and Representativeness

i A good example of a well-designed decorative Victorian railing

Recommendation:

Retain on the local list

Kings Esplanade, Medina House, Hove**Historic Building****Cliftonville****Bath House****ID 263****Description:**

Originally Medina House formed part of a larger site, Medina Baths, which was designed by architect PB Chambers and built by Hove Bath and Laundry Company in 1893-4. Medina House originally housed a laundry and women's slipper baths. Swimming pools and slipper baths for men and women's were housed elsewhere on the site. Parts of the women's swimming pool survive to the east which includes some original tiles in a bold pseudo-Arabic style. It was turned into a Turkish baths in 1906, and later used as a diamond factory.

Source: Middleton 2002, Medina House Planning Brief

B Historic and Evidential Interest

- ii Illustrates part of the historic development of Brighton & Hove as a spa town. Only surviving feature of Hove's original historic bath complex on the seafront.

C Townscape Interest

- i Contributes to this section of the seafront and conservation area. Different in scale and style to its neighbours.


E Rarity and Representativeness


- ii Surviving example of a bath house in the city; representative of a once more common building type, and an important part of the historical development of the city.


Recommendation:

Retain on the local list

Kings Esplanade, South boundary of Courtenay Terrace	
Historic Building	Cliftonville
Boundary	ID 265
Included on current local list	
Recommendation:	Not eligible for inclusion on local list. The properties along Courtenay Terrace are all listed at grade II. The historic walls to these properties are therefore also either listed or curtilage listed (depending on their specific relationship to the host building). This gives the wall a higher level of designation and protection than local listing would.

King's Esplanade, St Aubyns Mansions, Hove	
Historic Building	No CA
Flats	ID 264
Included on current local list	
	
<p>Description:</p> <p>1899 by Lainson & Sons. Block of 8 flats, arranged over 4 floors with attic. The building formed part of a larger scheme by Lainson, but this was the only building of this scheme to be constructed. Series of dutch gables along the skyline and a turret to the southwest corner. Main entrance and timber balconies located on the seafront (south) elevation. Heavy mullioned windows in a range of designs including canted bays. Unusually, the render is painted yellow, with architectural details picked out in white. Source: Middleton 2002</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a turn of the century block of seafront flats; the proximity of the seafront influencing the flamboyance of the design
iv	A good example of a work by local architect Lainson & Sons.
C	Townscape Interest
ii	Located outside a conservation area, the building contributes greatly to the streetscene
iii	The building forms a visual focal point along the Hove seafront, especially when approaching from the west. Its striking colour scheme contributes to this.
F	Intactness
i	The exterior of the building appears to survive largely intact
Recommendation:	Retain on local list

King's Gardens, 5, Hove	
Historic Building	The Avenues
House, now flats	ID 268
Included on the current local list	
	
<p>Description:</p> <p>Detached house in contrasting red brick, terracotta and stone. Part of the group Queen Anne style houses 1889 by J.T.Chappell. Three storeys with attic and basement. The property is of two bays, with a door and alcove set to the south bay (with matching decorative fanlights) and a canted bay to the north. Shaped gable and prominent slab chimneystacks with terracotta bands. Decorative terracotta and brick front boundary wall. Source: Antram & Morrice 2008</p>	
A	Architectural, Design and Artistic Interest
iii	A good example of a building of its type, marking the transition in style of architecture in this part of Hove
C	Townscape Interest
i	Within The Avenues Conservation Area, but atypical of the area in its style, detail and use of materials
iv	The building shares many features with the grade II listed 1-4 King's Gardens
F	Intactness
i	The exterior of the building, including its boundary wall, appears to survive largely intact
Recommendation:	Retain on local list

King's Road, 31, Old Ship Hotel	
Historic Building	Old Town
Hotel	ID 125
Not included on current local list	
	
Description:	
<p>Hotel, established before 1600 in Ship Street. It is suggested that the name refers to its construction partly from ship's timbers. The building was purchased by Nicholas Tetterzell in 1671, the owner of the boat that carried the fleeing Charles II to France in 1651. Interior contains a first-floor Assembly Room (listed) and Ballroom designed 1761 by Robert Golden. Golden also redecorated other rooms at this date, which is contemporary with Brighton's development as a health resort. Seaward facing plot acquired 1794 (containing the current entrance), from where it expanded to the east and west: Ship Street corner block added 1838; extension and frontage modernised in 1895; further extension and garage added 1927-8; block on corner of King's Road and Black Lion Street rebuilt in 1963-4 by Denman & Son. Source: Antram & Morrice 2008, Collis 2010.</p>	
A	Architectural, Design and Artistic Interest
ii	A rare example of an historic purpose-built hotel in the city, whose various phases of development and architectural styles reveal much about changing tastes
iv	The most recent extension is by notable local architect Denman & Son. Despite being taller than its neighbours, it provides a successful modern interpretation of their largely Victorian style.
B	Historic and Evidential Interest
ii	The Old Ship Hotel is the oldest Hotel in Brighton, and is directly associated with the development of Brighton as a tourist destination.
v	Its fabric illustrates the changing tastes and priorities over time.
C	Townscape Interest
iii	The building occupies a prominent location on the seafront, and has expanded to fill the full seafront block. It is set back further than the established building line, which further emphasises the building as a local landmark.
iv	Group value through association with the Assembly Room, which is listed
E	Rarity and Representativeness
ii	The oldest and one of few surviving purpose-built hotels in Brighton. Its development phases are representative of the development of the city as a tourist destination.
F	Intactness
i	Its various phases of construction retain many of the historic features, including some historic interiors.
ii	The building remains in use as an hotel
Recommendation:	Include on local list

King's Road, 133-134, Astra House, Brighton**Historic Building****Regency Square****Flats + Commercial****ID 123****Not currently included on local list****Description:**

Built 1938, 10 storey block of flats with commercial premises to the ground floor. Art Deco, with late Victorian and Neo-Classical references. Stone to the ground and first floors, brick above. To King's Road elevation, two stone square bays rise from 3rd to 7th floor level. Canted bay windows to the Preston Street elevation. 8th-10th floors are recessed to south and west, giving a ziggurat skyline and providing balconies for these flats. Prominent chimney to east elevation (serving neighbouring building). Sash windows, with a tripartite configuration to the square bays. The building replaced a Victorian building – the New Club – built 1876. Source: <http://www.buildingopinions.com/2012/12/18/astra-house/>

A Architectural, Design and Artistic Interest

ii A good quality example of a 1930s seafront block of flats, using contrasting stone and brick to good effect.

C Townscape Interest

i The conservation area is characterised by predominantly Regency formal architecture, set around squares and terraces. Smaller-scale artisan housing is located behind this. Buildings along the seafront are typically larger, grander and more varied, reflected their favourable commercial position. It is, however, of a later date and different style to others on the seafront, and thus Astra House is atypical of the area.

iii The building is taller than those in its immediate surroundings. Its height and contrasting architecture makes it a local focal point along the seafront road, marking the entrance to the local shopping centre on Preston Street.

F Intactness

i The building appears to retain many of its original features and original design composition, despite the insertion of a later shopfront.

Recommendation:

Include on local list

King's Road, 106-121, Metropole Hotel, Brighton**Historic Building****Regency Square****Hotel****ID 447****Not included on current local list****Description:**

Hotel, 1888-90 by Alfred Waterhouse for Gordon Hotel Co. (one of Britain's first hotel chains). Red brick and terracotta. Large semi-circular openings to ground floor. Cast iron balconies above. Original decorative skyline removed by 1961 extension by R. Seifert & Partners, at which point the interior was also largely remodelled. Other 1960s extensions to rear (including Sussex Heights) also by Seifert do not form part of this nomination. Source: Antram & Morrice 2008

A Architectural, Design and Artistic Interest

- ii A good quality example of a large-scale purpose-built late 19th century hotel.
- iv The original building is by Waterhouse, a nationally renowned architect.

B Historic and Evidential Interest

- ii The hotel illustrates the rise of Brighton as a seaside resort.

C Townscape Interest

- iii The building occupies a prominent seafront location. Its scale and the use of red brick and terracotta – in contrast to the surrounding pale rendered buildings – makes the hotel a prominent landmark.

E Rarity and Representativeness

- ii When built, the Metropole was the largest hotel in the country (outside London). It represents both the rise of Brighton as a popular Victorian seaside resort and large-scale luxury purpose-built hotel architecture at its height.

F Intactness

- i The building has been altered in the 1960s; of which the additional floors to the seafront block are the most damaging. Nevertheless much of the original façade is discernable.
- ii The building remains in use as a luxury hotel.

Recommendation:

Include on local list

King's Road, Rotunda (Kiosk facing the end of West Street), Brighton	
Historic Building	Regency Square
Seafront structure	ID 463
Not included on current local list	
Recommendation:	Not eligible for local listing. The building is already grade II listed (listed as 'Kiosk facing the end of West Street'). Statutory listing provides a greater level of protection than local listing would.

Kingsway, 173-187, Brighton

Historic Building

Sackville Gardens

Houses, now flats

ID 270

Included on current local list



Description:


Terrace of 4-5 storey houses plus basement. Set back from the road with lightwells behind a bottle-neck balustraded wall. Rendered with an altered roof form. Canted bay and porch with columns to ground floor. Balcony with canopies to first floor. Dormers with pedimented and shouldered rendered surrounds. Prominent ridge chimneystacks.

Recommendation:

Remove from local list. The buildings are of some architectural interest. They are of higher status than most properties in the conservation area, as would be expected of their prominent seafront location. They are however, insufficiently atypical of the area, and too altered, to merit retention on the local list. Their interest is more appropriately protected through inclusion in the Sackville Gardens conservation area.

Kingsway, 189, Sackville Hotel, Hove	
Historic Building	Sackville Gardens
Hotel	ID 271
Included on current local list	
Recommendation:	The building has been demolished and therefore should be removed from the list

Kingsway, Caffyns Garage, Hove	
Historic Building	No CA
Transport – Garage	ID 272
Included on current local list	
Recommendation:	The building has been demolished and should therefore be removed from the local list

Kingsway, Hove Lawns, Hove	
Park & Garden	The Avenues / Brunswick Town
Lawns	ID124+274
Not included on current local list	
	
Description:	
<p>Hove Lawns is the general term used to describe the lawns along the length of much of Hove's seafront. More specifically, the section from the Brighton boundary to St John's Road is called Brunswick Lawns; and that from St John's Road to Fourth Avenue is named King's Lawns (previously the West Brighton Estate Lawns). They were laid out in conjunction with the housing developed to their immediate north. As such, the 1830 Act associated with the construction of the Brunswick Estate laid down that no building should be erected to the south of Brunswick Terrace. The lawns were used for promenading by the fashionable set into the 20th century. The West Brighton Estate Lawns were originally for private use by those living to the north. Hove Council took over their maintenance in 1948, when they became accessible to the public. The Lawns comprise of an open tract of grassed lawn, intersected by linear paths that access the seafront. There is no boundary to the north; that to the south is formed by either a retaining wall or railings (the latter were erected in c.1901). The west boundary has cast iron railings (assessed separately). Historic mapping shows that the designs of the Lawns have changed little over time, although there is evidence to suggest they may have originally been sloping rather than all flat. King's Lawns originally had planting (hedge and flower beds) to its north boundary, which was still in place in 1949. A hydraulic engine situated beneath the lawns originally supplied sea water to some of the residences to the north. There are two shelters located at the south side of the Lawns in line with The Drive. These are replicas of historic shelters; the originals were blown down in the hurricane of 1987. Source: Middleton 2002</p>	
B	Historic and Evidential Interest
ii	Illustrative of the development of the seaside resort and changing role of the seafront promenade over time
C	Townscape Interest
i	Within conservation areas, the Lawns are unusual in being open green spaces within the urban area, which form an integral part of the Hove seafront
iii	The openness of the Lawns provides a marked contrast to Brighton seafront, providing a clear sense of place.
iv	Associated with the listed buildings that line the north side of Kingsway
F	Intactness
i	The Lawns retain their open character and relationship with both the sea and listed buildings to the north
Recommendation:	Include on local list

Kingsway, King's Gardens, 15-16, and**Fourth Avenue, Hamilton Mansions, 1-14, Hove****Historic Building****The Avenues****Houses, now flats****ID 269****Kingsway, King's Gardens, 15-16 are included on current local list. Fourth Avenue, Hamilton Mansions, 1-14 is not included on current local list****Description:**

Four storey terrace with basement and attic. Gault brick with slate roof. Canted bays to front and seaward-facing side elevation. Bottle balustrade to boundary walls and to parapet of nos. 15-16 King's Gardens. Main entrances accessed via steps with white and black tiles. Large original 4 panelled part-glazed doors with side lights and fanlight within a rendered portico with Doric columns. Cast iron balcony at second floor level. Tripartite dormer windows to end properties. Prominent party wall chimney stacks.

A Architectural, Design and Artistic Interest

ii A good quality example of a terrace of its type

F Intactness

i The group survives to a good level of completeness.

Recommendation:

Remove from local list. The buildings are of architectural interest, but are typical of the seafront architecture of the conservation area. Although similar to the neighbouring listed seafront terraces, they occupy a less prominent location. They are more appropriately and better protected through their inclusion in the conservation area.

Kingsway, Viceroy Lodge, Hove

Historic Building

Pembroke & Princes

Flats

ID 120

Not included on current local list



Description:

Mostly 6 storey block of flats at the corner of Kingsway and Hove Street, rising to 7 at the corner and where modern extensions have been added. Built c.1936 by Edwinn & Co Ltd, it has brick elevations with glazed bays and balconies along the majority of the elevation. The corner is canted, and contains the main entrance to the flats. White concrete bands and the balconies give the design a very horizontal emphasis. 3 modern extensions have been added to the Hove Street elevation. Source: http://regencysociety-jamesgray.com/volume12/source/jg_12_181.html

A Architectural, Design and Artistic Interest

ii A moderately good example of a block of flats from this period.

C Townscape Interest

i Within the Pembroke & Princes Conservation Area, but atypical of it. It occupies a prominent corner location along the Kingsway.

Recommendation:

Do not include on local list. Although some of its design features survive, some windows have been replaced with uPVC, and a number of extensions have altered the skyline and therefore overall appearance of the block. There are a number of blocks of this style and period in the city. The building therefore does not meet the criteria for 'Significance'. Although of some architectural interest, this is limited.