

George Street, 9-10, 17-35 (consecutive), Brighton

Historic Building

East Cliff

Houses, some now shops

ID 238

Included on current local list




Description:

Two storey terraced houses, mostly with dormer attics. Majority rendered or painted brick, but one retaining painted flint cobble frontage. Some with canted bay windows. Pitched tiled or concrete tile roofs. Variously altered.

Recommendation:

Remove from local list. The buildings are of little particular architectural interest, are typical of the East Cliff Conservation Area, and have been variously altered. As such, they do not meet the criteria for local listing. They are more appropriately protected through inclusion in the conservation area.

George Street, 85, Hove	
Historic Building	No CA
Fire station, now café and flat	ID 237
Included on the current local list	
	
<p>Description:</p> <p>George Street was constructed as artisan dwellings in the mid 19th century, but now forms one of Hove's primary shopping streets. Number 85 George Street formerly housed the Hove Volunteer Fire Brigade Station, which opened c.1879 (in conjunction with the formation of the Volunteer Brigade), and operated in tandem with the professional Fire Establishment. A watch room was constructed to the rear first floor in 1908 by Lainson & Son. It later became part of the professional fire brigade in 1914. Photographs survive of the property from 1910 and 1914. The brigade remained at these premises until 1926, when it moved to larger premises on Hove Street. The building is of two storeys and is located in a terrace of similarly-scaled buildings. Shopfront to ground floor, with a large modern fascia. Central window above. Hove Crest located within the parapet. Source: Middleton 2002, http://regencysociety-jamesgray.com/volume13/source/jg_13_134.html http://regencysociety-jamesgray.com/volume13/source/jg_13_121.html</p>	
B	Historic and Evidential Interest
ii	The building illustrates an early phase in the development of a firefighting service for Hove. Brighton and Hove were early in forming Fire Establishments in 1831; that for Hove was based at the police station at 62 Brunswick Street West (now the Bow Street Runner Public House), although the Hove Volunteer Fire Brigade was established in 1879 and operated alongside the professional service. Nationally, the 'heyday' of fire station construction began in the 1860s, of which this building forms part. It is one of the earliest surviving fire stations in the city, and is the earliest to survive in Hove. The surviving Hove Crest is a reminder of the historically more localised administration of such services.
C	Townscape Interest
ii	The building is not located within a conservation area. Despite alteration, the building – particularly the Hove crest – adds character and interest to the streetscape.
E	Rarity and Representativeness
i	Represents the development of a professional firefighting service in Hove, when these services were provided on a much more localised basis.
F	Intactness
i	The building has been much altered, but it still retains its original openings. It is possible that the original lettering 'Hove Fire Station' survives behind the fascia
Recommendation:	Retain on local list

Gloucester Place, 20-22, Lombard House, Brighton

Historic Building

No CA

Flats, now office and retail

ID 116

Not included on current local list



Description:

Four storey building, with retail to the ground floor, built to replace a bomb-damaged building. It was built in 1957 for the Royal Sussex Regiment. The site had been given to the regiment in 1944 on the occasion of it being granted the honorary right of entry to Brighton Borough. The building provided flats for 'all ranks past and present'. The history of the building is commemorated by a plaque by the entrance. It is understood to be designed by Clayton and Black with Suppel. Utilitarian and modern in design; ground floor mostly glazed with tiles to entrance and stall riser. First floor forms a banded window across the whole elevation, which provides horizontal emphasis and distinction to the design. Four large square windows to the second floor, with eight smaller square windows above at third floor level. All openings with projecting concrete surround. Brick-built with a flat roof. Source: Carder 1990

Recommendation:

Do not include on local list. Although the building is by a local notable architect, it is of moderate architectural quality compared to many of their other works. It has limited interest in its association with the post-war reconstruction, and makes a limited contribution to a varied and characterful streetscene. This is insufficient to meet the criteria for 'interest'.

Gloucester Place, Baptist Church, Brighton**Historic Building****Valley Gardens****Place of Worship - Nonconformist****ID 239****Included on current local list****Description:**

Knapped flint Baptist church with terracotta dressings. 1903 by George Baines & Son, in the Free Perp style characteristic of their work. It replaced the Queens Square Baptist Church, which had been sold to the Union Church. It was damaged by a bomb in October 1944; the damaged likely related to the northern part of the building, which appears from photographs to have been rebuilt to a similar design to the original. Source: Antram & Pevsner 2013, Carder 1990, http://regencysociety-jamesgray.com/volume30/source/jg_30_087.html, http://regencysociety-jamesgray.com/volume30/source/jg_30_082.html

A Architectural, Design and Artistic Interest

- i Distinctive architectural style, very much characteristic of the Scottish-born architect, but unusual for nonconformist church buildings in the locality.
- iv National architect George Baines & Son specialised in designing Baptist churches in a distinctive Free Perp style. A number of their churches are listed such as Trafalgar Street Evangelical Church, Hull and Bury Park URC, Luton

C Townscape Interest

- i Within the Valley Gardens Conservation Area, the building is atypical of the area due to its original use, architectural style and striking use of contrasting materials

F Intactness

- i Despite bomb damage, the design integrity of the church remains intact

Recommendation:

Retain on local list

Gloucester Road, Galeed Strict Baptist Chapel, Brighton**Historic Building****North Laine****Place of Worship – Nonconformist****ID 13****Not included on current local list****Description:**

Galeed Strict Baptist Chapel, opened 15 October 1868 and designed by Benjamin Nunn in Neoclassical style. Rendered, with the appearance of two storeys surmounted by a pediment with small oculus window. The ground floor is rusticated, and contains three doorways. There are three hung sash windows to the first floor, separated by pilasters. The inscription 'GALEED A.D. 1868' is located below the pediment. There is traditional-style gas lamp fixed to the westernmost pilaster. It is understood that the plain interior survives (not inspected). Source: Carder 1990

A Architectural, Design and Artistic Interest

ii A good example of a particularly austere Neoclassical chapel

C Townscape Interest

i Within the North Laine Conservation Area, the building is atypical of the area due to its use and Neoclassical style


E Rarity and Representativeness

i The building is the only Strict or Particular Baptist Chapel to survive in the city; since their foundation in the city in 1766 there have also been chapels in Bond Street, Windsor Street, Mighell Street, Sussex Street, Haddington Street and West Street, which all no longer survive

F Intactness

i The exterior appears to survive intact

Recommendation: Include on local list


Gloucester Road, Gloucester Mews, Brighton	
Historic Building	North Laine
Military – Drill Hall	ID 80
Not included on the current local list	
	
<p>Description:</p> <p>Built around 1870 as the headquarters of the Royal Artillery Volunteers, who had moved from Church Street. The building is located on the site of the former Eagle Iron Foundry. It is first identified on historic OS maps as an ‘artillery depot’, but then as a drill hall. It was used by the military until 1949 (lastly as a TA centre), before being a newsagents’ warehouse. It has now been converted to flats. There are three parts to the Gloucester Road frontage; all of red brick, the central part is castellated, whilst the outer parts have a striking projecting brick eaves cornice. The left portion appears to be of a much later date, and is of poorer quality design and detailing. Source: Collis 2010</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a Victorian drill hall, being one of two in the North Laine.
B	Historic and Evidential Interest
ii	Illustrates the connections between the North Laine and the military.
C	Townscape Interest
i	Contributes to the North Laine conservation area, but is not typical of its character. It illustrates the varied types of buildings that developed in the North Laine, which is now predominantly residential and retail. The unusual castellated parapet and decorative eaves cornice add particular character and interest to the building in the streetscene.
E	Rarity and Representativeness
ii	Representative of the military presence in the North Laine, and the development of volunteer corps in the mid to late 19 th century.
Recommendation:	Include on local list

Golden Square, Wash house, Rottingdean**Historic Building****Rottingdean****Outhouse****ID 26****Not included on current local list****Description:**

Small, one storey outhouse. Flint with brick dressings and rendered walls, with mono-pitched tiled roof. Brick chimney suggesting former use as a wash house. Front elevation contains a single door flanked by a window. The brick dressings to the current door and window are later; there is evidence for an earlier doorway in the flintwork beneath the window. The window is of a non-original fixed panel design. The outhouse once service four labourer's cottages; the cottages were demolished in the 1930s. The square in which it now is situated forms a cut through between West Street and Park Road with mainly hard landscaping. Source: <http://www.rottingdeanvillage.org.uk/around-about/history-environment/rottingdean-time-douglas-denno/rottingdean-time-chapter-4>

Recommendation:

Do not include on local list. The building has been much altered, and as such, is also of limited architectural interest. Its setting has been much altered, such that it is now difficult to understand its original function and setting. The structure is in keeping with the character of the village conservation area and is most appropriately protected through inclusion in this area.

Goldstone Villas, 100, The Station Pub, Hove	
Historic Building	Hove Station
Public House	ID241
Included on current local list	
	
Description:	
<p>Built 1885 and originally named The Cliftonville Hotel. Its location beside Hove Station emphasises its close historic connection with the railway. Two storeys with dormers. Large non-original pub frontage to full extent of ground floor. Spandrel details to the windows. Above, seven semi-circular headed openings, of which the outer ones are paired. Scallop-style motif within the head of the windows. Heavy dentil cornice above with semi-circular headed dormers set within the hipped roof. Non-original windows to the dormers. Source: http://regencysociety-jamesgray.com/volume14/source/jg_14_067.html</p>	
A	Architectural, Design and Artistic Interest
ii	Good quality, well-detailed example of a railway hotel, despite the later ground floor frontage
C	Townscape Interest
i	Within the Hove Station conservation area, it is unusual for the area due to its size, use and architectural detailing
iv	The building is closely associated with Hove Railway Station, which is listed at grade II
F	Intactness
i	Retains a sense of intactness, and its relationship with the railway station
Recommendation:	Retain on local list

Goldstone Villas, Europa House, Hove**Historic Building****Hove Station****Place of Worship, now offices****ID 115****Not included on current local list****Description:**

Nonconformist chapel, built 1878 in a neo-classical style. Two storey over basement. Rendered, with rustications to the basement and raised ground floor levels. Square-headed windows to the ground floor, and round-headed windows to the first floor. Pilasters rise through ground and first floor levels, to support a simple pediment with bulls eye window. Similar detailing follows through to the side elevation. The chapel was converted in c.1968 by Edward Cullinan. The conversion included retention of the rendered brick shell and timber floor, and the insertion of a new reinforced concrete top floor, supported on concrete columns penetrating through the basement level. A prominent asymmetric staircase was added to the front elevation, with a mirrored staircase to the rear. Source: Middleton 2002, <http://www.edwardcullinanarchitects.com/>, <https://www.royalacademy.org.uk/artist/33>

A Architectural, Design and Artistic Interest

- ii A simple, but well proportioned nonconformist chapel building
- iv Conversion by well-known national architect Edward Cullinan. This was undertaken only a few years after the formation of Edward Cullinan Architects in 1965 and thus represents a particularly early example of his work. Cullinan's work includes the Gridshell at the Weald and Downland Museum (nominated for the Stirling Prize), Fountains Abbey Visitors Centre and the Centre for Mathematical Sciences (Cambridge).

C Townscape Interest

- i In the Hove Station Conservation Area, the building is atypical of the area due to its original use, architecture and overtly modern conversion elements

F Intactness

- i The exterior of the original chapel survives relatively intact, with the new elements from the conversion of a distinctly different architecture

Recommendation: Include on local list

Grand Avenue, 2, Hove

Historic Building

The Avenues

House

ID 242

Included on current local list



Description:

House, now divided into flats, likely c.1880 by architect E.J. Ockenden. Three storey with further modern attic storey which largely obscures the original roof form. Yellow stock bricks with moulded bricks. Central entrance with porch, full-height canted bay to south and full-height bow to north. Moulded window surrounds and 1 over 1 hung sash windows.

Recommendation:

Remove from local list. The building matches the detailing to number 6 Grand Avenue, which is a listed building. The additions at attic level are, however, particularly obtrusive and detract from the quality of the building. It is relatively typical of the conservation area, and is therefore more appropriately (and better) protected through this designation.

Grand Avenue, 7, Hove

Historic Building

The Avenues

House, now flats

ID 243

Included on current local list



Description:

House, now divided into flats, likely c.1880 by architect E.J. Ockenden. Three storey with further modern attic storey which largely obscures the original roof form. Yellow stock bricks with moulded bricks. Central entrance with porch, full-height canted bay to north and full-height bow to south. The design of the neighbouring listed 6 Grand Avenue (to south) is thus reflected in number 7. Moulded window surrounds and 1 over 1 hung sash windows.

Recommendation:

Remove from local list. The building has similar detailing to number 6 Grand Avenue, which is a listed building. The additions at attic level are, however, particularly obtrusive and detract from the quality of the building. It is relatively typical of the conservation area, and is therefore more appropriately (and better) protected through this designation.

Grand Avenue, Grand Avenue Gardens, Hove

Park & Garden

The Avenues

Garden

ID 246

Not included on current local list



Description:

Grand Avenue was designed as the central part of the West Brighton Estate. Development of the estate began in the 1870s. Building work on Grand Avenue itself was sporadic; the 1898 Ordnance Survey map shows development mainly only on the east side. Originally the layout of the road was symmetrical, with broad grassed areas to each side separating side roads from the main road. That to the west was converted into front gardens in tandem with the development of this side of the road. One garden is shown extending across the area on the c.1910-12 Ordnance Survey map, whilst the whole area is developed by the time of the c.1930 Ordnance Survey map. It is unclear whether the areas were originally bounded by railings. The original design included two curved areas of planting, with a small further area of planting to the south on each side. The surviving east garden is largely laid to grass, with diagonal flowerbeds set at regular intervals and a central area of trees. Source: Middleton 2002

Recommendation:

Do not include on local list. The area retains little of its original design. Although it contributes to the townscape, it is insufficiently atypical of the area to merit inclusion on the local list. Its interest is more appropriately reflected through its inclusion in the conservation area

Grand Avenue, Grand Avenue Mansions, Hove**Historic Building****The Avenues****Flats****ID 244****Included on the current local list****Description:**

Built 1883 as the first purpose-built flats in Hove. The property originally comprised 10 flats (ranging from three to five bedrooms), with stabling in the vaulted basement. It was reconfigured in 1981-2 to form 25 units. Two commercial units are housed in the north portion of the block (on Church Road). The south elevation forms the primary elevation. Gault brick with canted bays and a balustraded parapet. Cast iron railings to stone balcony at first floor level, and to the tripartite windows at every level above the main entrance. The main entrance is surmounted by a Cupola. Blank wall to west of south elevation suggests it was originally intended to extend this development along Grand Avenue, as part of the West Brighton Estate; this never happened. Source: Middleton 2002

A Architectural, Design and Artistic Interest

ii The flats are elegantly-designed, including well-executed detailing but without being overly decorative.

B Historic and Evidential Interest

ii The first purpose-built flats in Hove. This type of building was to become a prominent feature in early 20th century development in the city.

E Rarity and Representativeness


i The first purpose-built flats in Hove

F Intactness

i The exterior of the building survives largely intact

Recommendation:

Retain on local list

Grand Parade, University of Brighton Faculty of Art, Brighton	
Historic Building	Valley Gardens
Education	ID 117
Not included in current local list	
	
<p>Description:</p> <p>Built as the Brighton Polytechnic Faculty of Art & Design in three phases; 1958-61, 1967 and 1969. The first two phases were by the Brighton Borough Architect Percy Billington with Sir Robert Matthew & S A W Johnson-Marshall as consulting architects. After the first phase Sir Hugh Casson also advised on the design, raising it over a podium and introducing more verticality to the fenestration. Phase I was the rear to William Street; phase two the Kingswood Street frontage and return to Grand Parade with the Grand Parade frontage completed in 1969 as phase 3. Three storeys plus an angled clerestory level on a corner site. It has a concave street frontage following the curve of Grand Parade with a glazed ground floor set behind pilotis. Two bands of fenestration above, articulated in a rhythm which reflects the width of the Regency terraced frontages. The Kingswood Street elevation has four projecting bays of windows, slanting back at the top. Source: Antram & Morrice 2008</p>	
A	Architectural, Design and Artistic Interest
ii	A good quality example of a purpose-built further education building from the 1960s and specifically designed for the arts faculty with plenty of natural light. It is described in the Pevsner Architectural Guide to Brighton and Hove as 'one of Brighton's better postwar buildings and remarkably considerate to its site'. The involvement of Sir Hugh Casson is notable.
v	The building has aesthetic interest derived from the conscious design of its street elevations, which are also very much linked to the building's function.
B	Historic and Evidential Interest
ii	The building's use illustrates the social development of Brighton and Hove, reflecting the rapid expansion of further education provision in the 1960s and 1970s. Polytechnics were built across the country in the 1960s.
C	Townscape Interest
ii	The building sits on a prominent corner site opposite the public open space of Victoria Gardens and its sweeping front elevation, with its counterpoint vertical rhythm, forms a striking contrast to the neighbouring 19 th century terraces.
E	Rarity and Representativeness
i	It is unique as a purpose-built art and design higher education faculty in Brighton & Hove.
F	Intactness
i	It retains a sense of completeness despite replacement glazing and a more recent disabled access ramp.
ii	It remains in the use for which it was designed.
Recommendation:	Include on the local list

Grand Parade/Marlborough Place/Gloucester Place, Victoria 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. Following the enclosure of the Old Steine Gardens in 1778, the areas to the north were improved and enclosed in 1787. These areas now comprise the sequence of green spaces which form Valley Gardens. Originally known as the North Steine Enclosures, Victoria Gardens was originally open only to residents and subscribers. In 1883 the north enclosure was opened to the public and an encircling path made. The southern enclosures remained in exclusive use until 1896. In the 1920s the railings were removed and the current ornamental layout with dwarf fences was established. The Gardens include a listed statue of Queen Victoria. It also originally included 5 statues of allegorical figures, of which only two blind plinths remain. The Mazda Electric Fountain stands to the north of the gardens. Given to the town in 1930 by Thomson-Houston Ltd following an exhibition, it originally was illuminated from below with changing coloured lighting. The fountain control box survives to the north west pavement, with multi-coloured 'sunbeam' stained glass. 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 subscription and later public gardens of its type

B Historic and Evidential Interest

ii Intinsically linked with the development of Brighton from a fishing village to a fashionable resort. The development of the pleasure gardens along Valley Gardens was pioneering for its time.

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 Queen Victoria statue, and forming the setting to surrounding listed buildings as well

F Intactness

i Although it has lost some of its original layout, the gardens still retain a sense of their former elegance, mature trees and early 20th century features (such as the Mazda fountain) which are of interest in themselves

Recommendation:

Include on local list

Greenways, 50 and 52, Ovingdean	
Historic Building	No CA
Houses	ID 444
Not included on current local list	
	
<p>Description:</p> <p>Farmworker's cottages. Built (and dated) 1892. Flint with brick dressings and tiled roof with single central ridge chimney stack. Semi-detached and designed as a symmetrical pair. Single window to each floor of each property, surmounted by a small gable. Three-brick deep string course. Front entrances set to outer bay of each house, with open-sided porch. Porches are similar to (but do not match) those to 120-124 Vale Avenue (built by Abergavenny estate in 1909). The building incorporates the crest of the Nevill Family, set within the Royal Garter. William Nevill, 1st Marquis of Abergavenny was made a Knight of the Royal Garter in 1886 and served as Lord-Lieutenant of Sussex between 1892 and 1905. There is a tudor rose and portcullis set to either side of the crest, and further tudor roses set in the gable of each side elevation. These likely represent Nevill's recent appointment as Lord-Lieutenant of Sussex and, more generally, his associations with the Royal family and Parliament. The building is set back from the road, at the corner with Beacon Hill. Source: http://www.brunningandprice.co.uk/nevillcrestandgun/history/ http://thepeerage.com/p1439.htm#i14389</p>	
A	Architectural, Design and Artistic Interest
ii	The building is a good example of its type.
B	Historic and Evidential Interest
i	The incorporation of the Nevill Family crest, Royal Garter, tudor roses and portcullis associate this building directly with William Nevill, 1 st Marquis of Abergavenny. The building was constructed in 1892, and appears to celebrate his appointment as Lord-Lieutenant of Sussex in that year.
ii	Associated with the Abergavenny farm estate, as illustrated by the Nevill Family crest. The Abergavenny Estate owned much of the land in and around Ovingdean, and had a significant impact on the area's development. The architectural quality of the building reveals much about the relationship between owners and workers on the estate.
C	Townscape Interest
ii	Outside the Ovingdean conservation area, but makes a positive contribution to the streetscene
F	Intactness
i	Although the windows have been replaced, the building retains a sense of completeness and design integrity
Recommendation:	Include on local list

Greenways, 6-10 Beacon Court, Ovingdean**Historic Building****Ovingdean****Agricultural (now houses)****ID 248****Included on current local list****Description:**

6-10 Beacon Court comprise two former 19th century barns associated with Grange Farm; one of two farm complexes in the village of Ovingdean. The buildings comprise one two storey barn, with a lower extension, and a single storey barn. The barns have flint walls with brick dressings, and hipped or half-hipped roofs. Grange Farm was associated with the neighbouring Ovingdean Grange, which was owned by the Lord of the Manor, although used primarily as a farmhouse for the tenant farmer. The buildings were converted to residential use in the 1980s, which included the addition of new buildings (1-5 Beacon Court) and the insertion of flues and rooflights which erode the complex's character. They retain their farm yard arrangement, the form of the buildings and are built in traditional vernacular materials. Residential use has led to the 'suburbanisation' of the space through the introduction of domestic garden structures and planting, as well as car parking.

B Historic and Evidential Interest

ii Reminder of the agricultural origins of the former village of Ovingdean, and associated with the neighbouring Ovingdean Grange.

C Townscape Interest

iv As the original farm to Ovingdean Grange, the complex has considerable historic and visual associations with this listed building (which is located immediately adjacent). The associated stables (9-10 Beacon Court) and other farm buildings on the other side of the road are also listed. The farm buildings are also located at a prominent location in the village.

E Rarity and Representativeness

ii Representative of the agricultural origins of the area

Recommendation:

Retain on local list