

Hampstead Road, 1, Station Hotel, Brighton**Historic Building****No CA****Public House / Hotel****ID 505****Not included on current local list****Description:**

Two storey red brick building, dated 1894, with pitched tile roof. Located at the corner of Hampstead Road and Woodside Avenue. The Hampstead Road elevation incorporates a decorative gable surmounted by a small pediment housing the date stone. Canted bay to ground floor, with a door flanked by two windows set beneath the fascia board. The fascia continues round to the Woodside Avenue elevation, where there are a further window and two doors to the ground floor. These originally likely matched those to Hampstead Road by having the door placed centrally, flanked by a single window to either side. This has been altered. Paired hung sash windows to the first floor.

A Architectural, Design and Artistic Interestii A distinctive small-scale late 19th century hotel / public house**C Townscape Interest**

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

iii It marks the northern entrance to Preston Park Railway Station, and is a minor focal point on arriving and exiting the station.

F Intactness

i The building remains intact

ii The building remains in use as a public house

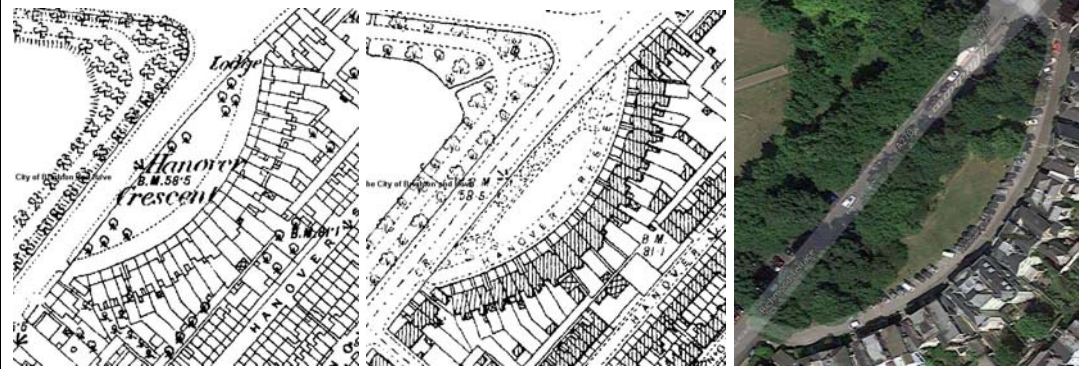
Recommendation:

Include on local list

Hanover Crescent, Hanover Crescent Gardens, Brighton

Park & Garden	Valley Gardens
Garden	ID 249

Not included on current local list



Description:

Crescent-shaped gardens fronting Hanover Crescent (listed), which was built in c.1822 by A.H.Wilds for Henry Brooker. Flint cobble wall (also listed) fronting Lewes Road; no historic boundary to Hanover Crescent. The 1870s Ordnance Survey (OS) shows little detailed design; it indicates a solid boundary to Lewes Road, permeable boundary to Hanover Crescent and a number of trees within the garden. It is unclear whether the gardens had a more 'designed' layout at this stage. A design is shown on the 1898 OS map, with two paths running parallel with the flint wall, terminating in curved paths. The area nearest the buildings on Hanover Crescent appears to be laid to lawn, with the remainder planted with trees. Elements of this original design survive, although one of the parallel paths has been lost and the curved paths are indistinct. Alterations have also been made to the Hanover Crescent boundary. The gardens are dominated by the mature vegetation.

C Townscape Interest

iv	The gardens are viewed in direct association with the listed buildings of Hanover Crescent and the flint boundary wall
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Recommendation:	Do not include on local list. The garden historically was of relatively simple design, and only some of these design features survive. The interest of the space is adequately protected by the conservation area designation, Tree Preservation Order and as the setting of the listed buildings.
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High Street and Mile Oak Road, Flint walls lining approach to historic village, Portslade

Historic Building	No CA
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Boundary	ID 251 + 252 + 309
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Included on current local list



Description:

Flint walls lining western approach to historic village of Portslade. The flint walls are of varying height and design; reflecting their piecemeal dates of construction, ownership and maintenance. The most historic sections are those to Portslade Community College and 101-102 Applesham Way and adjacent; these formed historic walls to Portslade House, and a suspension bridge used to bridge the road, connecting the two halves of the garden. The walls continue west almost to the city boundary, marking the route of one of the historic drove roads shown on the 1840 tithe map. Source: Portslade Old Village Conservation Area Character Statement

- The specific addresses are:
- Applesham Way, 99 (side wall), 101-102 (rear walls)
 - High Street, 1 (side and front walls), 3-7 (odd, front walls)
 - High Close, 1, 12 (side walls)
 - Melrose Avenue, 59 (side wall)
 - Mile Oak Road, 33 (all boundaries), Portslade Community College (front wall)
 - Windlesham Close, 2a (front and side walls)
 - Valley Road, 1 (side wall)

B Historic and Evidential Interest

- ii The walls act as a reminder of the former rural lane/drove road in this location, and the historic character of the village to the east.
- iii There are many historic photographs surviving showing the bridge across this stretch of road (joining the two parts of the garden to Portslade House), which adds further interest to the surviving walls which are clearly recognisable in the images.

C Townscape Interest

- ii Despite varying levels of historic integrity, the walls form an important part of the setting and approach to the conservation area.
- iii The walls line the road from the city boundary. They indicate arrival in the city from the west, and arrival in Portslade / Portslade Old Village more locally.

E Rarity and Representativeness

- i Representative of the character of an historic rural lane, few of which now survive.

Recommendation:	Retain on local list
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High Street, 21-31 (odd), Rottingdean

Historic Building

Rottingdean

Houses

ID 253

Included on current local list




Description:

Short terrace of two storey early 19th century houses, now all but one with dormer attics. Rendered frontages except for number 31, which has a flint frontage with brick dressings. 1 window to each floor. Hung sash windows, although some have been replaced. Chimney stacks to party walls. The buildings front directly on to road with very little pavement and are set at the entrance to the High Street from the coast road. Source: Rottingdean Conservation Area Character Statement

Recommendation:

Remove from local list. The buildings are located in the Rottingdean Conservation Area, and are typical of that area in being part of the piecemeal development of the village. They have been subject to alteration such that the group is no longer uniform. The group therefore does not meet the criteria for local listing. The buildings are more appropriately protected by their inclusion in the Rottingdean Conservation Area and the associated Article 4 Direction

High Street, 61, Rottingdean	
Historic Building	Rottingdean
Outhouse	ID 61
Not included on current local list	
	
Description:	
<p>Indicated on the 1840 tithe map as a non-domestic building, it is known as the 'the old bakery'. It is understood that the building formed the village bakery and provided a communal oven for those who did not have one at home. It is accessed via a passageway to the south of the Black Horse (listed). It appears to be formed of two halves, each with a mono-pitched roof with the gable end facing towards the High Street but with their gable walls off-set from one another. Flint with brick dressings. The gable end visible from the passageway has a door with window (set beneath a single substantial lintel) to ground floor, and a further door above.</p>	
Recommendation:	<p>Do not include on local list. Its name suggests that this building was originally used as a bake house. There is however no historic evidence to support this. The building is not easily visible in the streetscene and is therefore of limited townscape interest. It also appears relatively altered. Its architecture and probable former use are in keeping with the character of the conservation area. As such, it is most appropriately protected through its inclusion in the conservation area.</p>

High Street, 78-80, Rottingdean	
Historic Building	Rottingdean
Houses	ID 253
Included on current local list	
	
Description:	
<p>Two terraced buildings. Rendered with tiled roof and catslide to rear. Number 80 is dated 1712 but appear to have been refronted in the 19th century. An inglenook fireplace survives to number 80. Number 78 is two bays in width, with two over two hung sash windows and a 4 panelled door (top two panels glazed). Number 80 is one bay wide, with a matching door. The windows have however been altered to a segmental bay to the ground floor and top hung casement above.</p>	
A	Architectural, Design and Artistic Interest
ii	Good examples of buildings of their type
Recommendation:	Remove from local list. Although the buildings are of architectural interest, they are relatively typical of Rottingdean village and its development over time. Their interest is more appropriately protected through their inclusion in the conservation area, and the associated article 4 direction.

High Street, 88-96, Rottingdean	
Historic Building	Rottingdean
House, now shops	ID 53
Not included on current local list	
	
<p>Description:</p> <p>Two and three storey terrace of houses, now with shopfronts at ground floor level. Field flint with red brick dressings. Tile handing to gable ends of dormers. Pitched tiled roofs. Projecting shopfronts to all properties; the majority of which are of unsympathetic modern design. Prominent brick chimneys. A photograph survives showing part of the original ground floor, prior to addition of shopfronts. Source: http://regencysociety-jamesgray.com/volume32/source/jg_32_120.htm</p>	
<p>Recommendation:</p>	<p>Do not include on local list. The buildings are of an architectural style which positively contributes to the conservation area, but is typical of the largely vernacular materials and piecemeal build-up of the High Street in Rottingdean. The buildings have been much altered through the addition of unsympathetic shopfronts and the loss of the majority of the original windows. The interest of the building is adequately protected through inclusion in the conservation area.</p>

High Street, 100, Rottingdean	
Historic Building	Rottingdean
Hotel, now shops and residential	ID 32
Not included on current local list	
	
<p>Description:</p> <p>Two and three storey corner building. Flint with brick dressings to the ground floor with later inserted shopfronts, heavy mock timber framing to the upper floors. Gables and pitched dormers to the tiled roof. The building dates to the late 19th century; contemporary with when the lower part of Steyning Road was set out. In the second half of the 20th century it was known as the Beacon View Hotel. It now comprises retail and flats. An outshot extension fronts on to Steyning Road. This is of field flint with brick dressings and matches the design of the wall that extends along the south side of Steyning Road.</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a building of its style
C	Townscape Interest
iii	In the Rottingdean Conservation Area, it forms a focal point along the High Street due to its corner location and striking black and white mock timber framing
F	Intactness
i	The exterior of the building retains its design integrity
Recommendation:	Include on local list

High Street, 102-104, Pelham House, Rottingdean

Historic Building

Rottingdean

House

ID33

Not included on current local list



Description:

Two-three storey rendered building occupying corner plot on High Street and Steyning Road. Prominent location emphasised by the building line stepping forward of its immediate neighbours. A building is first evident in this location on the 1870 Ordnance Survey map. Two gable ends with shoulders to main frontage. That to the south sits above the main entrance; a semi-circular headed opening which has been later infilled with door and sidelights. Window with Juliet balcony above. The northern gable end has a canted bay window to the ground and first floor, with further window above. Raised storey band. The Steyning Road elevation comprises of three narrow windows to both the ground and first floors. The building has something of the character of a chapel, but there is no historic evidence to suggest this.

Recommendation:

Do not include on local list. The building is prominent in the conservation area, and contributes to it. The High Street is, however, characterised by its variation in architectural styles (although united through scale and height). This building is insufficiently atypical of the area to merit inclusion on the local list. It is more appropriately and better protected through inclusion in the conservation area

High Street, 106-114, Rottingdean	
Historic Building	Rottingdean
Houses	ID 36
Not included on current local list	
	
Description:	
<p>Terrace of 5 early 20th century houses. Two storey. Brick and render elevations, with gables fronting on to the road, hipped tiled roof behind. Square bays to ground floor, with porches with decorative woodwork between, such that the tiled roofs to the bays and porches form a continuous feature across the full width of the terrace. Canted bays above, with mock timber framing to the gables. Set slightly back from the road behind low brick boundary walls with brick piers. Source: Rottingdean Conservation Area Character Statement</p>	
A	Architectural, Design and Artistic Interest
ii	A well-detailed early 20 th century terrace
F	Intactness
i	The front elevation appears to survive intact.
Recommendation:	<p>Do not include on local list. The terrace is of some architectural interest, and retains its design integrity. It is, however, typical of the Rottingdean conservation area, which is characterised by varied architectural styles due to its piecemeal development over time. The interest of the terrace is more appropriately and better protected through inclusion in the conservation area and by the associated Article 4 Direction.</p>

High Street, 124, Rottingdean

Historic Building

Rottingdean

House

ID 52

Not included on current local list



Description:

Two storey building located on the corner of the High Street and Whipping Post Lane. To the north, the listed walls to The Dene abut the property. A building in this location is first shown on the c.1840 tithe map, although the frontage appears largely early 20th century in style. Two storey with pitched tiled roof. Flint walls with brick dressings; render to the south side elevation. The front elevation is symmetrical, with a central door to the ground floor, flanked by one casement window to either side. Three square oriel windows beneath small gables above.

Recommendation:

Do not include on local list. The building contributes greatly to the streetscene. It is, however, insufficiently atypical of the conservation area to warrant inclusion on the local list. It is more appropriately and better protected through inclusion in the conservation area and by the associated Article 4 Direction.

High Street, 54, Queen Victoria Public House, Rottingdean**Historic Building****Rottingdean****Public House****ID 31****Not included on current local list****Description:**

Long, narrow building, with gable end to the streetfront. Two storeys, with brick to the ground floor and mock timber framing above. Tiled roof. Central doorway with casement windows to either side. Above, fenestration extends across the whole elevation, with a hanging pub sign set centrally beneath the name 'The Queen Victoria' inscribed on the building. Name also incorporated into the stained glass fanlight. Built 1930s, when the junction between the High Street and Marine Drive (as well as the seafront beyond) were significantly reworked. Source: Rottingdean Conservation Area Character Statement 2012

A Architectural, Design and Artistic Interest

ii A good example of a 1930s public house, which responds well to its setting

C Townscape Interest

iii Located close to a major junction, and visible in longer views along the seafront road, the building forms a minor landmark at the entrance to Rottingdean village.


F Intactness

i Many of the features and the overall design concept survive intact

ii The building remains in use as a public house

Recommendation:

Include on local list

High Street, Reading Room, Rottingdean	
Historic Building	Rottingdean Conservation Area
Hall	ID 29
Not included on the current local list	
	
<p>Single storey flint and brick building with a decorative tiled roof, built in 1885. Originally the building fronted onto a village square, set beside the village school. It still occupies a prominent position on the High Street, at its junction with Nevill Road. Its early history is linked to the Parish Church, when it was used as a small library and communal hall. It is now used as a snooker hall. Source: Collis 2010</p>	
A	Architectural, Design and Artistic Interest
ii	A good example of a hall/reading room, built on a village-scale
C	Townscape Interest
i	Contributes positively to the character of Rottingdean conservation area, but is atypical of the area due to its purpose and thus design.
iii	Its location at a prominent village-centre location means it forms a minor visual focal point.
F	Intactness
i	Retains a sense of completeness to the exterior. This is particularly apparent in contrast to the substantial changes that have occurred to the setting of the building.
Recommendation:	Include on the local list

Highdown Road, 48-48A, Hove	
Historic Building	No CA
Shop + accommodation above	ID 255
Included on current local list	
	
Description:	
<p>Turn of the century two storey building with attic. Red brick with mock timber framing to gablet, and concrete tile roof. Ground floor contains an early 20th century shopfront, which forms the easternmost of a series of former shopfronts (evidenced by the matching corbels to the original fascias). It is the only original shopfront to survive. Cast iron window frames with decorative spandrels and curved glass. Paired segmental headed windows and a canted bay above. Casement window within the gablet. Chimneys to the party walls.</p>	
A	Architectural, Design and Artistic Interest
ii	A good quality shopfront for its time
C	Townscape Interest
ii	Outside a conservation area, the building – and particularly the shopfront – contributes greatly to the streetscene
F	Intactness
i	The building survives largely intact. The survival of the high quality shopfront is rare.
Recommendation:	Retain on local list

Hillside, St Andrew's Church, Moulsecoomb, Brighton**Historic Building****No CA****Place of Worship - Anglican****ID 474****Not included on current local list****Description:**

Red-brown brick church with stone dressings. Cruciform in plan, with tiled pitched roofs. Tower to 'west' end (actually southwest) particularly monolithic, with strong horizontality due to its width, broad louvred belfry windows and stone banding. Considered by Antram & Pevsner (2013) to recall Lutyen's Thiepval memorial built just a year earlier. Round arched window and door openings. Remainder of building more Arts and Crafts in character. Reflecting the dedication to St Andrew (who was a fisherman), the interior of the roof is intended to resemble an upturned fishing boat. Erected 1933-4 to the designs of L. Keir Hett; his first church design and apparently paid for by his parents. It replaced an earlier temporary church. It was built to serve the surrounding housing estate, which had mostly been developed in the 1920s and 1930s. Source: Antram & Morrice 2013, Carder 1990

A Architectural, Design and Artistic Interest

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| ii | A bold example of its type, which applies 1930s architecture to a traditional church form |
| iv | The first church design by L. Keir Hett, a notable local architect who went on to design many churches in the region. His work includes St Richard's Church, Haywards Heath (listed grade II). Of his work in the city, this example is of the greatest architectural quality |

C Townscape Interest

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| iii | Not within a conservation area. The building is set back from the road, such that it is not easily visible in the streetscene in its entirety. Its tower nevertheless stands above neighbouring buildings and provides a focal point in the area. |
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F Intactness

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| i | The building survives intact |
| ii | The building remains in Church use |

Recommendation:	Include on local list
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Holland Road, 3, The Brunswick, Hove**Historic Building****Brunswick Town****Public House****ID 486****Not included on current local list****Description:**

An inn and stables were opened on this site in 1834. The site was acquired by Tamplin's in 1925, who proceeded to completely rebuild the pub in 1938. At that point Cecil T Bennett was the landlord. Tamplin's usual architect was Arthur Packham. They sold the pub in 1963. Antram & Pevsner describe the building style as a 'subtle combination of the traditional and the modern'. Two storey with render on brick plinth elevations and tiled roofs. The front elevation houses two large semi-circular bays capped with conical roofs giving the impression of turrets. The turrets and roofs form the dominant features. Between the towers, the main entrance is flanked by a window to either side with three windows above, forming a symmetrical design. These openings have decorative stone surrounds with fluted pilasters to the first floor. Crittal style windows. To the south, a probable cart entrance has been infilled and the space is now in use as a music venue. To the north is a large beer garden. The building is set back from the road behind a low brick wall. Source: Antram & Pevsner 2008, <http://portsladehistory.blogspot.co.uk/2014/11/hove-pubs-c.html>, <http://pubshistory.com/SussexPubs/Brighton/Brunswick.shtml>

A Architectural, Design and Artistic Interest

ii A very distinctive building, of which the roof and turrets form the most prominent features.

C Townscape Interest

ii Within the Brunswick Town Conservation Area, but atypical of it due to its age and architectural style

F Intactness

i The design survives largely intact

ii The building remains in pub use

Recommendation:

Include on local list

Holland Road, Hove Hebrew Congregation Synagogue

Historic Building

Brunswick Town

Place of Worship - Jewish

ID 127+256

Included on current local list



Description:

Originally built as a gymnasium in 1883 by George Fuller, it was converted to a Synagogue in 1929-30 by Marcus Glass. The stained glass is by local firm Cox & Barnard. It displays an unusual architectural style, reminiscent of Viennese Jugendstil. Main elevation housed beneath shallow-arch; a further shallow archway with Hebrew Inscriptions surrounds the main entrance, which comprises paired doors with tripartite six-light window above. Source: Antram & Pevsner 2013, Middleton 2002

A Architectural, Design and Artistic Interest

- ii A good quality example of an unusual architectural style for the area, reminiscent of Viennese Jugendstil
- iv A work by national architect Marcus K. Glass, a Jewish architect known for his designs for synagogues. This example, has similarities to other designs by Glass, such as Ryhope Road in Sunderland (grade II listed) and the Clapton Federation Synagogue, East London, although the use of render reflects its locality

C Townscape Interest


- i Within the Brunswick Town conservation area, the building is atypical of the area due to its use and architectural style

F Intactness

- i Glass' design remains largely intact

Recommendation:

Retain on local list

Hove Place, 9, Leicester Lodge and walls	
Historic Building	Cliftonville
House, now flats	ID 258
Included on the current local list	
	
<p>Description:</p> <p>Two storey with attic detached property, dating to the mid 19th century. Rendered, with roof largely concealed behind a parapet. Central entrance with portico supporting a balcony above. Canted bays to either side with slender twisted columns between the hung sash windows. Solid rendered walls with incised panels, pyramid-capped piers and an unusual cast iron lamp and overthrow. House was converted to two mansion flats in 1989. Source: Middleton 2002</p>	
A	Architectural, Design and Artistic Interest
ii	A mid 19 th century house of particular quality and good detailing, including its original boundary walls and cast iron lamp with overthrow.
C	Townscape Interest
i	Within the Cliftonville Conservation Area, but of particularly good architectural quality and detailing.
iii	Its corner position and architectural quality mean the building provides a focus in the streetscape
F	Intactness
i	The design and detailing to the exterior survives intact, including the original boundary walls and cast iron lamp with overthrow.
Recommendation:	Retain on local list

Hove Street, 3, The Ginger Pig, Hove**Historic Building****Old Hove****Public House****ID 494****Not included on current local list****Description:**

There is mention of an alehouse in Hove as early as 1578, and a 'Ship Inn' was built (or rebuilt) in 1702. This continued in use as a public house until the early 20th century, and is rumoured to have been a favoured watering-hole for smugglers. A road-widening scheme led to the demolition of this building, with a replacement building built in 1914 by West Street Brewery following compensation from Hove Council. The building was designed by Thomas Garrett. In 1915 W.E.Lynn was landlord. In 1916 Tamplin's took over the building, and continued to own the building until 1963. It is now named The Ginger Pig. Two storeys, with three gable ends fronting the road. Rendered pub frontage to ground floor with fascia extending across the entirety of the building. The entrance is set centrally; the fascia rises above the entrance with dentil detailing and a round plaque depicting a ship set within it. Mock timber-framing to the gables. Tiled roofs. Source: <http://portsladehistory.blogspot.co.uk/2014/12/hove-pubs-index-g-n.html>

A Architectural, Design and Artistic Interestii A good example of an early 20th century public house**C Townscape Interest**

i Within the Old Hove Conservation Area, the building is atypical of the area due to its use and style of architecture. The three mock timber-framed gables are particularly prominent features in the streetscape.


F Intactness


i The design of the building survives intact

ii Its use as a pub remains

Recommendation:

Include on local list

Hove Street, Flint wall between number 19 and Hove Manor flats, Hove	
Historic Building	Old Hove
Boundary	ID 259
Included on current local list	
	
Description:	
<p>Tall flint wall. Coursed flint pebbles set in lime mortar. Terminates in pier to west, with greensand sandstone dressings. The original village of Hove was situated along Hove Street, and comprised of a few houses, cottages and a Manor House. The Church was located away from the village to the northeast (St Andrew's Church). The wall originally formed a garden wall to Hove Manor. Originally known as Hove House, it is unclear when it was first constructed. Some sources state that it was built in 1785, but it may otherwise be an older house that was remodelled at this time. It was renamed Hove Manor in 1867 when John Olliver Vallance purchased the manorial rights. The house was demolished in 1936. Historic Ordnance Survey maps show how the garden changed over time. The 1870s map shows a wall in this location, although only the eastern third remains on the 1890s and c.1910 maps. The full wall is only again evident on the 1930s map. This coincides with the construction of the houses to the south. Sources: Antram & Morrice 2008, Middleton 2002</p>	
A	Architectural, Design and Artistic Interest
ii	The use of greensand sandstone for quoining is rare in the city, giving this wall extra design interest
B	Historic and Evidential Interest
ii	Surviving reminder of the former Hove Manor, at the heart of the original village of Hove
E	Rarity and Representativeness
ii	Representative of the location of the former Hove Manor
Recommendation:	Retain on local list

Hove Street, Regent House & Audley House	
Historic Building	Old Hove Conservation Area
Fire station, now flats	ID 448
Not included on current local list	
	
Description:	
<p>Fire Station, opened 1926, and designed by Clayton & Black. The building was purpose-built as a fire station to replace the former premises on George Street, Hove. It was operational until 1976 (when it relocated to English Close). 7 bay – almost symmetrical - frontage, of which the central 3 bays project slightly. Paired windows to each bay, with the central bay housing the main semi-circular headed door, and two further semi-circular headed windows to the southernmost bays. Brown brick walls with red brick and stone dressings. Hipped tiled roof with unusual central bell cote. The building was converted to flats in 1981, to designs by Denis Hawes. Source: Middleton 2002</p>	
A	Architectural, Design and Artistic Interest
ii	Well-executed neo-classical design, by notable local architects Clayton & Black, whose portfolio includes many listed and locally listed buildings in the city in a variety of styles
C	Townscape Interest
i	Within the Old Hove conservation area, but atypical of it in terms of its style, age and original use
F	Intactness
i	The building has been sympathetically converted, such that it retains design integrity to its front elevation
Recommendation:	Include on local list