

Proposed Additions to the Local List of Heritage Assets

ID	Nominated Heritage Asset	Description	Ward(s)
LLHA0256	Boiler House Hill, University of Sussex, Boiler House	<p>The Boiler House dates from 1962 (with stage II in 1972) and is part of the original University campus designed Sir Basil Spence. It was built as a central facility to provide heating for the whole campus. Sussex was the first of seven new post war universities in the country. Spence prepared the masterplan and the first buildings were ready for occupation in 1962. Ten of the original buildings have been statutorily listed, all based around Fulton Court (seven at grade II* and Falmer House at grade I).</p> <p>The Boiler House was shown in the existing location in early masterplans and consists of sheer red/orange brick facing brick walls, reinforced concrete roof beams overhanging at each end at cornice level and a pre-cast reinforced concrete circular chimney stack faced in brick. The building is functional but monumental in design and conforms to the hierarchy of building types. The original 'telescopic' brick chimney stack is a notable feature but has been augmented by modern metal flues to serve the enlarged campus.</p>	Hollingdean & Stanmer
LLHA0257	Boundary Stones – Thematic list	<p>Various 19th century boundary markers are located throughout Brighton and Hove, which occur both as free-standing upright markers or set into walls or pavements. They are made of varying materials including granite, sarsen stone and Sussex marble stone. Those to be added to the List are at Dyke Road/Old Shoreham Road; Elm Grove; New England Road; Western Road; Windlesham Avenue/Osmond Road; and Whitehawk Hill.</p>	Brunswick & Adelaide East Brighton Goldsmid St Peter's & North Laine
LLHA0258	Brighton Marina Jetties, Yachting Facilities	<p>Two small dock-side buildings containing showers and lavatories, of sculptural and structural interest. The buildings are constructed from glass-reinforced polyester (GRP), which is prevalent in boat building and which protects against deterioration from the sea and therefore a logical choice for marina buildings. They were constructed during a period of enthusiasm for the possibilities of GRP as an architectural material (1960s/70s). Nearly all buildings, however, utilised GRP as non-structural cladding, but those at the Marina have utilised the structural quality of GRP to enclose the</p>	Rottingdean Coastal

		<p>whole building and are examples of very few remaining buildings to have achieved this.</p> <p>The structure of the buildings is clearly expressed as deeply ribbed GRP sections that form self-supporting integrated wall and roof sections. These are bolted together, panel to panel with cover strips between each segment. The deep corrugations extend the full length of the panels across the building before neatly terminating at the bases on each side. The GRP panels sit over an elegantly recessed concrete upstand. Doors and louvred vents are carefully set into specially designed panels. The buildings were designed by Eva Jiricna, while working for the Louis de Soissons Partnership; she was to become one of the most prominent female architects in Britain in the late 20th Century. Features such as the nautical doors and portholes subsequently became features of Jiricna's later and better-known work.</p>	
LLHA0259	Carden Hill, Hollingbury Library	<p>The Hollingbury Library building was originally built as the County Oak public house, opened in September 1950, to create a public house for the new Hollingbury Estate as part of the post-war reconstruction of Brighton. The building was the Hollingbury Estate's first pub and was subsequently converted to a library in 1962 after a new pub had been constructed next door. The building is an example of a prefabricated building in an unusual configuration, combining two prefabricated buildings, with hints towards an Art Deco style. Built by Whitbread as pubs were deemed essential for the new communities being built in post war estates, providing community and leisure facilities while prioritising the use of standard building materials on homes.</p>	Patcham
LLHA0276	Dyke Road, 43 (Former Pupil Referral Unit)	<p>A large, detached Italianate Villa of two to three storeys with distinctive corner tower, dating from c1846; occupies a prominent site with entrance from Clifton Terrace through gates in tall flint and brick wall. The building is a visual focal point and local landmark. It was built as Norman Villa for (and probably by) William Beedham, who was a builder and at various times held positions as a town commissioner, High Constable and Brighton Corporation alderman. He lived there until his death in 1858. Known from 1881 as Clifton</p>	Regency

		Lodge and later as St George's House, the building has for much of its existence been associated with education.	
LLHA0260	High Street Rottingdean, St Margaret's Flats	St Margaret's Flats were built in 1938 in the Moderne style.at the seafront end of the High Street. It was built by Charles Neville's Saltdean Estate Company to the designs of Richard Jones. The Estate Company was also responsible for the grade II* listed Saltdean Lido and the grade II listed Ocean Hotel in Saltdean, both also designed by Richard Jones (RWH Jones). Typical of the period with design features that include a horizontal emphasis, sweeping curves, regimented balconies, pale smooth render and views of the sea.	Rottingdean Coastal
LLHA0261	Lansdowne Road, 3, Buddhist Centre, Gas lamp standard	Very rare cast iron gas lamp standard by Palmer & Co of North Road Brighton the Regent Foundry; appears to be only one of this type. Estimated to predate other lamps in the city and to have been made between 1819 and 1840s. The lamp is located in the access from Lansdowne Road to the Buddhist Centre, originally a private villa known as Wick Lodge. The building dates from the early 19th century and the date of this lamp pattern would corresponds this. Palmer & Co ceased operating in the 1860s.	Goldsmid
LLHA0262	Lewes Road, Former Preston Barracks, Napoleonic Building	<p>The 'Napoleonic Building' was part of the former Preston Barracks and was built at a time when the cavalry barracks was first established on the site in 1793 in response to the threat from Napoleonic invasion along the coast. It may have been the first permanent building on the site, sitting in the north-west corner. The building is rectangular in plan, two storeys under a series of hipped slated roofs. It has weatherboard cladding at ground floor level and is rendered at first floor level.</p> <p>The building is the only survivor building from this original barracks and was constructed in c1794 as a canteen but by1801 had been converted to a barrack hospital and mortuary. Lord Cardigan, of Charge of the Light Brigade fame, is said to have held various Court Martials there in the 1840s during the Crimean War. The building remained in military-related use throughout to the 21st century and is now a Cadet Centre.</p>	Hollingdean & Stanmer

LLHA0263	Marlborough Street, 21 and 22	Two modest early-Victorian terraced houses faced in stucco, likely c1830-1840 and amongst the earliest houses in the street, which was laid out by 1830. Number 21 is double-fronted with central entrance; number 22 incorporates an entrance to a passageway that runs to the rear of the properties on Upper North Street. These two houses were for some reason excluded from the Montpelier and Clifton Hill conservation area when it was designated.	Regency
LLHA0264	Park Hill, Evangelical Church	<p>Built in 1894 as St Andrew's Presbyterian Church, the building was designed by local architect, Herbert Buckwell. He was in practice as Johns & Buckwell at 33 New Road and Union Chambers, 162a North Street and lived at nearby 6 West Drive in 1901 and 16 West Drive in 1911. It took its current name in 1943.</p> <p>The Church, rectangular in plan, has an imposing gabled frontage to Park Hill, in yellow-brown brick in Flemish Garden Wall bond, with red brick banding to the shallow-projecting central section and plaster mouldings to the gable. The round-arched entrance is approached via steps and cast iron railings run either side in front of the basement lightwells. A tall octagonal chimney rises on the east side as a distinctive feature.</p>	Queen's Park
LLHA0265	Portland Road, 11, Middleton Grove	<p>It was designed by architect John George Gibbens and built by William Willett in 1893. Known as the Convalescent Police Seaside Home, it was the first purpose built police convalescent home to be built in the UK. The money required to build the property was gained via donations and was brought to fruition by Catherine Gurney OBE, notable as an activist in the temperance movement and for forming the International Christian Police Association. Princess Christian of Schleswig-Holstein (3rd daughter of Queen Victoria) laid the foundation stone in 1892 and the Countess of Chichester opened the home in 1893. The Home continued in active use by the police until 1966 when it was moved to the newly opened Home on Kingsway It is now a private care home.</p> <p>A two-storey detached red brick building with accommodation in the attic facilitated by the large roof and a semi-basement to the street. It is red brick with steeply pitched clay tile roofs, gables and tall chimneys; the central entrance is raised half a floor and sits beneath a canopy topped by an open segmental pediment in</p>	Westbourne

		terracotta and brickwork. Beside the main entrance is a two storey canted bay with decorative pediment in brick and terracotta.	
LLHA0266	Roedean Road, John Howard Cottages	These cottages currently provide 24 homes for former nurses and carers and were originally from the estate of Brighton philanthropist and engineer Sir John Howard as homes for convalescent nurses. Howard bequeathed the site and left money to fund the construction of accommodation after his death and the cottages were completed in 1922. They are built in the Arts and Craft style, demonstrating its persistence well into the early 20th Century. Inside provides comfort and compactness common in almshouses of the time and built-in solid oak furnishings also reflect the Arts and Crafts style.	Rottingdean Coastal
LLHA0267	St Catherine's Terrace, St Catherine's Lodge	St Catherine's Lodge originally comprised four large semi-detached houses dating from c1854 that were conjoined in c1927, with a new central link addition, to form a single hotel (now vacant). Although built at the same time each original pair was architecturally distinct; the present building forms an eclectic, picturesque grouping with an animated roofline, but made coherent through a commonality of materials such as red brick and roughcast. The property is located in a prominent position on the Kingsway within the Cliftonville conservation area, which was developed from the 1840s. Plots were sold singly and houses built to order, which accounts for the different styles and sizes of properties in the area, but the majority are in a classical, stucco-face style evocative of the Regency period or, later, in more Italianate style. This property is markedly different and retains many features of quality and craftsmanship such as Dutch gables, stone mullioned windows, ornate chimneys and decorative brickwork. The pair of houses to the east were joined as one in c1871 and this was later the home of Stephen Ralli between 1895 until his death in 1902. (As revised following consultation)	Central Hove
LLHA0255	St Luke's Terrace, Street light outside numbers 1 and 3.	A 'Type 1' cast iron lighting column within the Queen's Park conservation area that meets the criteria to be added to the existing thematic local listing of public street lighting.	Queen's Park

<p>LLHA0268</p>	<p>Station Approach, Falmer, Railway Station (including platform footbridge)</p>	<p>The current site of Falmer Station is situated on the down (eastbound) platform side. It was opened in 1865 and in 1890 the station was rebuilt with brown Flemish bond brickwork with red brick dressings, integrating the station-master's house within the building. Windows have round-arched heads.; roof of slate with dentilled eaves and tall brick chimney stacks. The attached canopy with fretwork vallance on iron columns likely also dates from 1890, as does the lattice-work iron footbridge east of the station building, which is included in the listing. (As revised following consultation)</p>	<p>Moulsecomb & Bevendean</p>
<p>LLHA0269</p>	<p>Upper Roedale Cottages, Upper Roedale Barn (aka Hollingbury Barn)</p>	<p>A small agricultural building likely to have been used as a storage barn with hay loft over and may have also later acted as the stable for the Hollingbury Park Manager's horse and cart. The building is faced in coursed field flint with brick dressings and stringcourses beneath a slate roof. The barn does not appear on the Withean Estate map of c1890 but appears on the second OS map and so must date from between c1890-97 and seems to have been developed at the same time as the adjacent Upper Roedale Cottages. These buildings may possibly have been associated with the Model Dairy Farm at Lower Roedale. The name Roedale appears to derive from William Roe, who owned a large area of land known as the Withean manorial estate from 1794 until his death in 1853.</p> <p>The barn has recently been converted to residential use, with a single storey monopitch extension on the south side and a large balcony to the hayloft door on the southern gable end, plus a new window opening, rooflights and other alterations. Despite this domestication, the original agricultural character of the building remains clearly evident. It is now known as Hollingbury Barn.</p>	<p>Hollingdean & Stanmer</p>
<p>LLHA0270</p>	<p>Ventnor Villas, 3-28 – Rear flint boundary wall</p>	<p>A historic boundary wall built of bungaroosh - a mixture of coursed cobbles, field flint, brick and mortar. The wall dated from c1860, approximately 4.5m high, and runs along the rear boundary between Ventnor Villas and George Street, extending from number 3 Ventnor Villas at its southern end up to number 28 just short of Newport Lodge at the northern end – a distance of c200 metres. The wall has been smooth rendered on the George Street side so its appearance and historic significance is concealed from the</p>	<p>Central Hove</p>

		properties on that side. The wall was built to make the new houses in Ventnor Villas more saleable, given their proximity to the backs of the commercial premises of George Street.	
LLHA0271	Western Road, Brighton 61-62	Number 61 -62 Western Road was built 1923-24 for the drapers Lea & Son following the demolition of the original two buildings on the site, and designed by Denman & Son. It has been claimed to be the first steel-framed purpose-built office building with ground floor retail space in Brighton. Its distinctive front facade facing east is Romano-Tuscan in style with uniformed fenestration and an unusually long open terrace on its upper floor, but with elements of Art Deco in the steel windows and decorative detailing. The windows with margin lights have been recently replaced similar to the original design.	Regency
LLHA0272	Windlesham Road, 4 and 6	Two good quality semi-detached houses set over 3 storeys of c1903, with clear elements of the Arts and Crafts style; interesting original features still remaining. They were designed by the notable local architectural partnership of Clayton and Black and number 4 was the home of Ernest Black, partner in the firm, until his death in 1917. Red brick with pebbledash to first floors and above and clay-tiled roofs. Unusually for semi-detached houses each roof and façade is different. Of particular note are the unusual gutter supports on flank walls, paired entrance porches, large oak panelled front doors and boot scrapers. Both houses also contain some noteworthy stained glass windows, including a Sussex landscape, with number 4 having stained glass of particular interest in a large side south-facing bay window. Original boundary walls with ball cap piers. (As revised following consultation)	Regency
LLHA0273	Windlesham Road, 14 and 16	Interesting artisan Arts and Crafts reverse symmetrical semi-detached houses of c1904. Clay tiled with distinctive chimney stacks and pebbledash at first floor level. The half round gutters are suspended by unusually elaborate attractive cantilevered supports on each return facades and have distinctive dated hoppers. Each with interesting porches exhibiting 'Alice in Wonderland' style shutters with heart shaped spy holes to the porch window. Original front walls.	Regency

LLHA0274	York Place, 15, Archway and Railings	The distinctive castellated red brick archway, with stone dressings, and associated cast iron gates and railings on York Place originally gave access to the girls' school of the York Building (Pelham Street Schools). This was developed between 1883 and 1901 by Thomas Simpson and Sons, with the entrance from York Place existing from the earliest development.	St Peter's & North Laine
LLHA0275	York Road, 2-4, Former Langham Hotel	Number 2 York Road was built in the 1850s and finished in stucco but refaced on its south elevation in the 1890s in red brick, in Queen Anne Revival style with a Dutch style pediment and two corner turrets. Then the Langham Hotel, it dominated that part of Western Road, and still does. If viewed from Little Western Street looking north the impressive facade still makes a visual statement at that part of Western Road.	Brunswick & Adelaide