





**Brighton & Hove  
City Council**

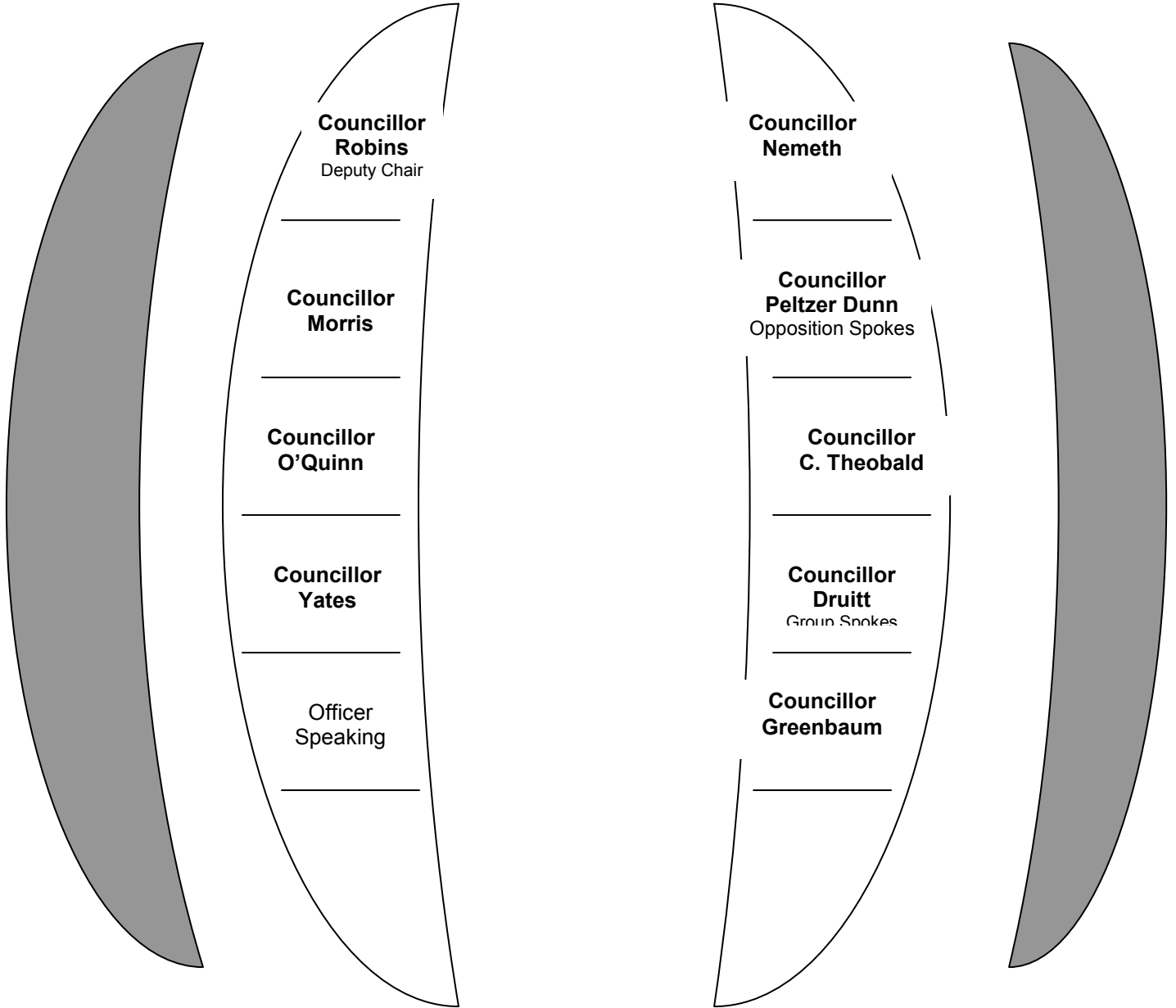
# Economic Development & Culture Committee

Title:	<b>Economic Development &amp; Culture Committee</b>
Date:	<b>18 June 2015</b>
Time:	<b>4.00pm</b>
Venue	<b>Conference Room 2, Jubilee Library, Jubilee Street, Brighton</b>
Members:	<b>Councillors:</b> Morgan (Chair), Robins (Deputy Chair), Peltzer Dunn (Opposition Spokesperson), Druitt (Group Spokesperson), Greenbaum, Morris, Nemeth, O'Quinn, C Theobald and Yates
Contact:	<b>Penny Jennings</b> Democratic Services Officer 29-1065 penny.jennings@brighton-hove.gov.uk

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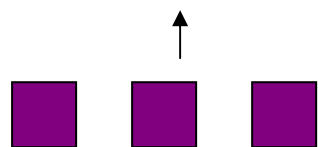
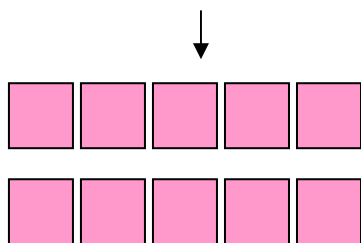
# Democratic Services: Economic Development & Culture Committee

Legal Officer	<b>Councillor Morgan</b> Chair	Executive Director of Environment, Development & Housing	Democratic Services Officer
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Public Speaker	Public Speaker
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Public Seating



Press

## AGENDA

### PART ONE

Page

#### 1 PROCEDURAL BUSINESS

**(a) Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

**(b) Declarations of Interest:**

- (a) Disclosable pecuniary interests
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

**(c) Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

**NOTE:** *Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

*A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.*

#### 2 CONSTITUTIONAL MATTERS - ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

1 - 6

Report of the Head of Legal & Democratic Services (copy attached).

Contact Officer: Ross Keatley

Tel: 29-1064

Ward Affected: All Wards

## ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

### 3 MINUTES 7 - 18

Minutes of the meeting of the Economic Development & Culture Committee Meeting held on 12 March 2015 (copy attached)

### 4 CHAIR'S COMMUNICATIONS

### 5 CALL OVER

- (a) Items (8 - 12) will be read out at the meeting and Members invited to reserve the items for consideration.
- (b) Those items not reserved will be taken as having been received and the reports' recommendations agreed.

### 6 PUBLIC INVOLVEMENT 19 - 24

To consider the following matters raised by members of the public:

(a) **Petitions:** to receive any petitions presented by members of the public to full Council or at the meeting itself;

- (a) **The Hippodrome**
- (b) **Traffic assessment Saltdean and surrounds**
- (c) **King Alfred Indoor Bowling**
- (d) **Save Preston Park Cycle Track**
- (e) **Protection of Land Between Longhill Close, Ovingdean and Elvin Crescent Rottingdean**
- (f) **Protect Longhill Close Woodland**

(b) **Written Questions:** to receive any questions submitted by the due date of 12 noon on 11 June 2015;

- (a) **Caroline Lynch – Article 4**

(c) **Deputations:** to receive any deputations submitted by the due date of 12 noon on 11 June 2015.

### 7 MEMBER INVOLVEMENT 25 - 26

To consider the following matters raised by councillors:

(c) **Letters:** to consider any letters;

**Councillors Mary Mears - Woodland area at the rear of Longhill Close Ovingdean**

## ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

- 8 NEIGHBOURHOOD PLANNING - DELEGATION OF DECISIONS 27 - 32**
- Report of the Executive Director for Environment, Development & Housing (copy attached).
- Contact Officer: Rebecca Fry Tel: 29-3773*  
*Ward Affected: All Wards*
- 9 DESIGNATION OF BUSINESS/NEIGHBOURHOOD AREA AND NEIGHBOURHOOD FORUM - BRIGHTON MARINA 33 - 76**
- Report of the Executive Director for Environment, Development & Housing (copy attached).
- Contact Officer: Rebecca Fry Tel: 29-3773*  
*Ward Affected: Rottingdean Coastal*
- 10 LOCAL LIST OF HERITAGE ASSETS - ADOPTION 77 - 188**
- Report of the Executive Director for Environment, Development & Housing (copy attached).
- Contact Officer: Sanne Roberts Tel: 29-2261*  
*Ward Affected: All Wards*
- 11 BRIGHTON & HOVE TRIATHLON 2016 189 - 194**
- Report of the Assistant Chief Executive (copy attached).
- Contact Officer: Ian Shurrock Tel: 01273 292084*  
*Ward Affected: All Wards*
- 12 MAJOR PROJECTS UPDATE 195 - 208**
- (Presentation attached).
- 13 ITEMS REFERRED FOR COUNCIL**
- To consider items to be submitted to the 16 July 2015 Council meeting for information.
- In accordance with Procedure Rule 24.3a, the Committee may determine that any item is to be included in its report to Council. In addition, any Group may specify one further item to be included by notifying the Chief Executive no later than 6 July 2015 10am on the eighth working day before the Council meeting at which the report is to be made, or if the Committee meeting take place after this deadline, immediately at the conclusion of the Committee meeting*

## ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

For further details and general enquiries about this meeting contact Penny Jennings, (29-1065, email [penny.jennings@brighton-hove.gov.uk](mailto:penny.jennings@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk)

Date of Publication - Wednesday, 10 June 2015

<b>Subject:</b>	<b>Constitutional Matters – Economic Development &amp; Culture Committee</b>		
<b>Date of Meeting:</b>	<b>18 June 2015</b>		
<b>Report of:</b>	<b>Head of Legal &amp; Democratic Services</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Ross Keatley</b>	<b>Tel: 29-1064</b>
	<b>Email:</b>	<a href="mailto:ross.keatley@brighton-hove.gov.uk">ross.keatley@brighton-hove.gov.uk</a>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 To provide information on the Economic Development & Culture Committee's terms of reference and related matters including the appointment of its Urgency Sub-Committee.

**2. RECOMMENDATIONS:**

- 2.1 That the Committee's terms of reference, as set out in Appendix A to this report, be noted; and
- 2.2 That the establishment of an Urgency Sub-Committee the membership of such Urgency Sub-Committee shall consist of the Chair of the Committee, and two other Members nominated by the Group Leader or Leaders as appropriate to meet the requirements for the allocation of seats between political groups., to exercise its powers in relation to matters of urgency, on which it is necessary to make a decision before the next ordinary meeting of the Committee be approved.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 Article 6 of the constitution incorporates a schedule of all the Committees and Sub-committees of the Council established in the constitution, together with a summary of their respective functions.

**The Economic Development & Culture Committee – Terms of Reference**

- 3.2 A copy of the terms of reference for the Committee is attached in Appendix A. These should be read in the context of the 'Introduction and General Delegations' included in the Scheme of Delegations to Committees and Sub-Committees at part 4 of the constitution.

## **Membership**

- 3.3 The membership of the Committee is set at 10 Members of the Council.
- 3.4 The arrangements governing attendance of substitute Members at meetings of Committees and Sub-Committees are set out in Council Procedure Rules 18 to 24.

## **Programme Meetings**

- 3.5 Ordinary meetings of the Economic Development & Culture Committee are scheduled to take place on the following dates during 2015/16:

Thursday 18 June 2015  
Thursday 17 September 2015  
Thursday 12 November  
Thursday 15 January 2016  
Thursday 10 March 2016

- 3.8 Meetings of the Committee will normally be held at Hove Town Hall and will start at 4.00 p.m. For the 2015/16 municipal year, meetings will be held in the Jubilee Library at 4.00pm due to renovation work at Hove Town Hall.

## **Urgency Sub-Committee**

- 3.9 The constitution states that each Committee of the Council except the Audit & Standards Committee may appoint an Urgency Sub-Committee to exercise its powers. The membership of such Urgency Sub-Committee shall consist of the Chair of the Committee, and two other Members nominated by the Group Leader or Leaders as appropriate to meet the requirements for the allocation of seats between political groups. Under current allocations this would mean an Urgency Sub-Committee will consist of one Member from each of the three political groups on the Council.
- 3.10 Urgency Sub-Committees may exercise their powers in relation to matters of urgency on which it is necessary to make a decision before the next ordinary meeting of the Committee. Every decision of each Urgency Sub-Committee is required to be reported for information to the next ordinary meeting of the Committee as appropriate.

## **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 The Council's constitution provides for the appointment of Sub-Committees and Urgency Sub-Committees. It is for the Economic Development & Culture Committee to determine this action and it could decide not to make such appointments. However, this would restrict the ability of the Council to deal with urgent matters and is not therefore regarded as a viable alternative option.



## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 Full Council has considered and approved the Brighton & Hove City Council constitution, most recently on 26 March 2015.

## **6. CONCLUSION**

- 6.1 The recommendations are being put forward in line with the requirements of the constitution.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 The costs of establishing and running the Urgency Sub-Committees are expected to be met within existing levels of resources. The cost of holding the committee meetings at the Jubilee Library have been included in the overall Workstyles Programme for the move to Hove Town Hall and will be reported to the Policy & Resources Committee at a later date.

*Finance Officer Consulted: Peter Francis*

*Date: 08.15.15*

### Legal Implications:

- 7.2 The Council's constitution complies with the legal framework set out in the Localism Act 2011, the Local Government Act 2000 and other relevant legislation.

*Lawyer Consulted: Elizabeth Culbert*

*Date: 11.05.15*

### Equalities Implications:

- 7.3 There are no equalities implications arising from the report

### Sustainability Implications:

- 7.4 There are no sustainability implications arising from the report.

### Any Other Significant Implications:

- 7.5 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Economic Development & Culture Committee Terms of Reference

### **Documents in Members' Rooms**

1. None

### **Background Documents**

1. The Constitution of Brighton & Hove City Council

## TERMS OF REFERENCE OF COMMITTEES

### ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

#### Explanatory Note

This Committee is responsible for the council's functions relating to planning policy, employment, economic growth and regeneration, culture, tourism and leisure.

#### Delegated Functions

##### 1 Planning

To exercise the Council's functions as local planning authority (to the extent that they are not development control functions delegated to the Planning Committee), including the formulation and development of the Development Plan Documents prior to their adoption by Full Council.

##### 2. Economic Growth and Regeneration

- (a) To exercise the Council's functions and partnerships regarding the promotion of economic growth and the establishment and development of business.
- (b) To promote and develop the economic fundamentals of the City in areas such as adult skills, productivity, development sites etc.

##### 3. Major Built Environment Projects

- (a) To oversee the progress of major projects (**including major building, infrastructure or other projects involving the erection or significant alteration of major permanent structures or landmarks**) undertaken by the Council, and advise the Policy & Resources Committee as appropriate.
- (b) To review major projects and any project Boards having regard to capacity to deliver, corporate priorities and resources, and advise the Policy & Resources Committee as appropriate.

##### 4. Conservation and Design

To exercise the Council's functions in relation to Conservation and Design including the Hove Borough Council Act 1976.

##### 5. Building Control

To exercise the Council's functions regarding building control.

**6. Culture, Arts and Heritage**

To exercise the Council's functions in relation to culture, including arts, entertainment, cultural activities and heritage.

**7. Tourism & Marketing**

To exercise the Council's functions in relation to tourism, marketing and conferences.

**8. Libraries and Museums**

To exercise the Council's functions in relation to libraries, museums, art galleries, historic buildings and their gardens and the functions of the Council regarding public records.

**9. Events**

To exercise the Council's functions in relation to events, including the annual programme of entertainment events (providing that if the relevant Director or Interim Lead, or other officer with delegated powers, is of the view that the event is a major event or has corporate budgetary or policy implications the matter shall be referred to the Policy & Resources Committee).

**10. Leisure, Sports and Recreation**

To exercise the Council's functions in relation to the provision and management of leisure, sports and recreation facilities.

**BRIGHTON & HOVE CITY COUNCIL**

**ECONOMIC DEVELOPMENT & CULTURE COMMITTEE**

**4.00pm 12 MARCH 2015**

**CONFERENCE ROOM 1, JUBILEE LIBRARY**

**MINUTES**

**Present :** Councillors Bowden (Chair) Hawtree (Deputy Chair), Brown (Opposition Spokesperson), Deane, Randall, Smith, Morgan, Robins, C Theobald and Wealls

**PART ONE**

**63 PROCEDURAL BUSINESS**

**Thanks to Committee Colleagues**

Before proceeding to the formal business of the meeting the Chair wished to place on record his thanks to fellow Committee Members for their support during his period as Chair. He sent his best wishes to those who were not standing for re-election, including Councillor Randall a previous Leader of the Council and Councillor Smith who had served for many years as a previous Chair and Executive Councillor in relation to the city's cultural and sporting offer for their contributions.

The Chair also placed on record his thanks for the contributions made by key officers and their staff, including the Assistant Chief Executive, Executive Director, Environment, Development and Housing, Head of City Regeneration and Head of City Planning and Development. As a result of their work a number of exciting projects had come to fruition which had improved the economic vibrancy of the city and enhanced its established cultural and sporting offer.

Members of the Committee also thanked Councillor Bowden for his contribution whilst Chair and wished him future success.

**63a Declaration of Substitutes**

63.1 There were none.

**63b Declarations of Interest**

63.2 There were none.

**63c Exclusion of the Press and Public**

63.3 In accordance with Section 100A of the Local Government Act (“The Act”), the Economic Development and Culture Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A(3) of the Act.

63.4 **RESOLVED** – That the press and public be not excluded from the meeting during consideration of any item on the agenda.

**64 MINUTES**

64.1 **RESOLVED** – That the Chair be authorised to sign the minutes of the meeting held on 15 January 2015 as a correct record.

**65 CHAIR'S COMMUNICATIONS**

65.1 The Chair explained that although he would be referring to a few highlights as part of his communications a full text in respect of recent and upcoming events would be recorded in the substantive minutes of the meeting

**Christmas Open Houses Survey feedback**

65.2 Although Christmas was now a distant memory, the Chair stated that the results of this Survey were now in and made interesting and encouraging reading - based on responses from 20% of participants, there had been:

Participating venues: **56**  
Participating artists: **524**  
Total turnover: **£207,446**  
Total audience: **30,800**

**Brighton Festival and Brighton Festival Fringe**

65.3 Brighton Festival and the Festival Fringe had now been launched both, with excellent programmes to look forward to in May.

**Royal Pavilion & Museums**

65.4 RPM's “War Stories: Voices from the First World War” exhibition at Brighton Museum & Art Gallery had closed on Sunday 1 March with 77,429 people having visited it to the end of January 2015.

**Library Service**

65.5 Volunteers and young people had helped mark the 10<sup>th</sup> anniversary of Brighton's Jubilee Library last Thursday, March 5<sup>th</sup>, on World Book Day. Since opening in 2005, Jubilee

Library had become the top performing library in the region and second most popular in the country. The building, itself, the centrepiece of Jubilee Square, had won many awards for its contemporary design and energy efficiency.

- 65.6 Jubilee Library had re-opened the previous weekend following a brief period of closure in order to make internal improvements. Two new small meeting rooms and a computer training suite where volunteers can help people do things online such as looking for jobs or applying for services had been added. There is more space for customers to study and plug in their laptops and other devices. A new sitting area, which can be used by book groups and community groups has been created on the ground floor. Staff also moved stock and IT facilities to make them more accessible

### **Conferences and Tourism**

- 65.7 Over the last 3 months 12 events had been confirmed which would bring economic benefit of £12m on their arrival into the City. Notable events included:

CASE Europe Social Media Conference – 100 delegates - April 2015

World Irish Dance Championships – 5000 delegates - March 2016 & 2017

NUT Annual Conference – 2500 delegates - April 2018 & 2020

### **International Confex (18-19 February 2015) – Olympia**

- 65.8 VisitBrighton had exhibited at International Confex, is one of the UK's longest standing Industry events. Working in collaboration with VisitEngland the team had joined their Rugby World Cup 2015 themed stand (along with the other host World Cup destinations/venues). Confex was an annual event which attracted a high number of conference organisers from many differing sectors, the show proved to be very productive, many new business connections had been made and conference enquiries for the city had been received.

### **Partnership**

- 65.9 The rebook process is nearly completed for the Partnership year 2015-16, this has resulted in nearly all businesses staying with VisitBrighton (480 businesses) and will result in income of approx. £130,000.

### **Press and Marketing**

- 65.10 Seven press trips had already taken place in 2015 with more booked up until June. Highlights had included Conde Nast Traveller magazine, The Irish Independent and Spartacus Traveller - the biggest LGBT guide in Germany. Coverage had also been logged in the Mail Online, had launched their new Rugby World campaign and had included Brighton & Hove - <http://www.visitengland.com/things-to-do/england-2015>.

### **Future for Visitor Services Report**

- 65.11 The city council and the Tourism Advisory Board received a report jointly commissioned by them on future options for Visitor Services in the city which recommends a more commercial approach and a future outside of local authority.

### **Regeneration and Economic Development**

#### **The Open Market.**

- 65.12 The now completed Brighton Open Market had been shortlisted for the best mixed use development at the national Placemaking Awards. It had also been nominated for best regeneration, best community involvement and best tourism/leisure project in the Royal Institute of Chartered Surveyors South East Awards. This was deserved recognition of an outstanding development which had kick-started the wider regeneration of the London Road and had been achieved by the market traders, the Council and The Hyde Group working together in partnership.

#### **Launch of Digital Catapult Centre, New England House**

- 65.13 One of three Digital Catapult Centres in the country is due to open in Brighton tonight. The Digital Catapult is a national centre which accelerates the UK's best digital ideas, bringing new products and services to market, creating jobs and value for the UK economy.

#### **Saltdean Lido – Update**

- 65.14 The Saltdean Lido Community Interest Company have been successful in obtaining £2.3 million of funding from the Coastal Communities Fund and a further £4.7 million from Heritage Lottery Fund to go towards the Lido's restoration project. This substantial funding is a significant step forward towards the estimated total of £10 million that will be [needed](#) to restore the 1930s Grade II\* listed lido back to its former glory.

### **Sports**

#### **Active For Life 10 year Anniversary**

- 65.15 In 2015 the Active for Life project would be celebrating its 10 year anniversary shortly. The project worked to support people living in targeted communities to participate in accessible sport and physical activity sessions in their local community. In 2014 alone, 5000 people registered to the project and there had been a total of 16,000 attendances throughout that year. To celebrate the anniversary there would be a series of special events commencing on the 15 March with an Anniversary Launch Event at Churchill Square. The event would showcase low cost activities and other opportunities to help people to lead active healthy lifestyles across city, and will be supported by project Ambassadors, role models who had benefited from the project over the past 10 years.



**TAKEPART 2015**

65.16 Registrations for the summer's TAKEPART Festival had increased by 15%, 115 organisations would be providing free or discounted activities within the festival programme in 2015. The festival would take place between 20<sup>th</sup> June - 5<sup>th</sup> July. In 2015 there would be a new programme of "Active After Work" for local employees in the city alongside the existing programmes:

**Preston Park launch day**

- 30 sports clubs offering sessions in local schools
- 3 school sports competitions
- Wildpark youth festival
- Amazing Activities Programme for disabled children and adults
- Active forever event for older people
- Bikestock in Stanmer Park
- Over 200 free taster sessions across the city

**Driving Growth Award**

65.17 The Chair stated that it gave him great pleasure to be able to announce the tremendous news that the Regeneration Team had been awarded the "Driving Growth" award the previous evening, a fitting testament to their hard work and innovative approach.

65.18 **RESOLVED** - That the contents of the Chair's Communications be noted and received.

**66 CALL OVER**

66.1 All items on the agenda were reserved for discussion except Item 70, "University of Sussex Listed Building Heritage Partnership Agreement".

**67 PUBLIC INVOLVEMENT****67a Petitions**

67.1 There were none.

**67b Written Questions**

67.2 Mrs Fishleigh was invited to put her question to the Committee. This is set below:

"What due diligence has been conducted to assess the feasibility of two major outdoor swimming pools within a 4 mile radius of each other?"

67.3 The Chair thanked Mrs Fishleigh for prior notification of her question and responded in the following terms:

"Thank you for your question, which I appreciate relates to the proposal for the Open Water Swimming Centre on the Peter Pan site in Madeira Drive and the restoration of Saltdean Lido in which you are involved. Both of these proposals are far more than just outdoor swimming areas.

The marketing of the Peter Pan site was undertaken with a broad criteria for a leisure based attraction, that could be delivered on a site that has been vacant for many years. Just as the council did not restrict the mix of potential leisure uses for proposals to restore Saltdean Lido e.g. we could have proposed not to allow a fitness gym or a temporary ice rink, restrictions were not placed on the mix of potential leisure uses for the Peter Pan Site.

It is not considered appropriate for the council to assess proposals for the Peter Pan site directly in relation to the proposed facilities at Saltdean. In my view the proposal for the Peter Pan site has a mix of uses which are potentially viable and would provide a welcome development at a long neglected area. At this stage we are seeking agreement in principle to the proposals so that the details of the transaction will be considered by Policy & Resources in due course.

For my part I agree with what you are quoting as saying in the Argus i.e. "Saltdean Lido has two key differences in that it is responding to local public demand for community facilities and amenities - it will be a genuine hub with a library, community spaces, events, a cafe and leisure facilities as well as the pool. Secondly, in terms of appeal, the majority of visitors from outside of Brighton will be visiting the lido for its architecture and history. We will run tours and have a heritage centre which a new build will not be able to compete with. We don't think competition is a bad thing."

- 67.4 The Chair then invited Mrs Fishleigh to ask a further question if she have one.
- 67.5 Mrs Fishleigh stated that the Save Saltdean Lido Group was very concerned that the proposals in relation to the Peter Pan Leisure Site could compromise their project and all the work that been undertaken to date. Mrs Fishleigh stated that her group considered that provision of a similar facility in relatively close proximity at a time when measures to close the current funding gap and to bring the revitalisation of Saltdean Lido to fruition could have a detrimental impact, given that it was also located in relatively close proximity (some 3-4 miles distant).
- 67.6 The Chair stated that Mrs whilst Mrs Fishleigh's comments should have been put as a question they had nonetheless been noted. It was important to stress that proposals in relation to the Peter Pan site were at an early stage in their planning process, also, that given the distances between the two venues and the differences in their offer it was considered that they would compliment one another. Once completed the Lido would be an iconic building representing an example of architecture of its period which would provide a family centred pool and community *facilities* for that part of the city whilst having a wider appeal across the city a large. The proposals in respect of the Peter Pan site would provide open water swimming facilities which it was hoped would have a national appeal and would provide an essentially very different offer.
- 67.7 Representatives on behalf of the locally based consortium who had put forward the Peter Pan offer were present at the meeting and at the request of Members they were permitted to give a brief presentation immediately following this item for the benefit of members of the committee and the members of the public who were present including Mrs Fishleigh.

67.8 **RESOLVED** – That the position be noted.

**67c Deputations**

67.3 There were none.

**68 MEMBER INVOLVEMENT**

**68a Petitions**

68.1 There were none.

**68b Written Questions**

68.2 There were none.

**68c Letters**

68.3 There were none.

**68d Notices of Motion**

68.4 There were none.

**69 STATEMENT OF COMMUNITY INVOLVEMENT 2015**

69.1 The Committee considered a report of the Executive Director of Environment, Development and Housing seeking adoption of the new Statement of Community Involvement (SCI) to replace the currently adopted version. The SCI set out the procedures and processes for consultation and engagement in the planning process. The draft SCI had been agreed for consultation at Committee meeting held on 13 November 2014. The draft SCI had been subject to a period of eight weeks public consultation which had run between 20 November 2014 to 16 January 2015.

69.2 Councillor Randall commended the report which in his view was timely because it provided an update on changes that had occurred in the legislation and the current position. In answer to questions it was explained that at the present time the focus would be on working pro-actively in the existing conservation areas.

69.3 Councillor Brown referred to Neighbourhood areas which had been established in the city to date and sought clarification regarding how conservation groups would feed into that process and which groups would be consulted as part of the preliminary consultation. Councillor Brown stated she was concerned to ensure that Neighbourhood Fora were consulted in relation to the SCI and on other matters germane to the areas they represented. It was agreed that the precise wording specification of bodies (as listed in the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)) would be clarified and that Members would be advised of this information following the meeting. It was confirmed however that even if there was no specific reference to neighbourhood fora in the Regulations they would be regarded as key general consultees and would be approached as such. As a minimum bodies and

individuals identified as Statutory and general consultee bodies on planning documents at the relevant statutory consultation stage and anyone else who had asked to be notified of consultation events would be consulted.

- 69.4 Councillor Hawtree noted the contents of the report which he considered to be a very useful document. He stressed that it was important for consultation documents to be written as far as was practicable in a clear and concise style which encouraged responses. It was also important to identify means of engaging more citizens in that process. It was confirmed that officers were aware of this issue and were actively seeking to address it.
- 69.5 **RESOLVED** – That the Committee adopted the Statement of Community Involvement 2015 subject to minor editorial or grammatical changes to be agreed with the Director of Environment, Development and Housing.

## **70 UNIVERSITY OF SUSSEX - LISTED BUILDING HERITAGE PARTNERSHIP AGREEMENT**

- 70.1 **RESOLVED** –(1) That agreement is given that the Council enters into a Listed Building Heritage Partnership Agreement with English Heritage and the University of Sussex for land at the University of Sussex under The Planning (Listed Buildings and Conservation Areas) (Heritage Partnership Agreements) (England) Regulations 2014.

(2) That authority to sign the Listed Building Heritage Partnership Agreement be delegated to the Chief Executive and the Head of City Planning and Development.

## **71 PETER PAN LEISURE SITE, MADEIRA DRIVE - DEVELOPMENT PROPOSAL**

Before proceeding to consideration of the officer report:

- 71.1 The Chair invited representatives on behalf of the consortium who had put forward the current set of proposals for the site to give a brief presentation.
- 71.2 Mr Rob Hart was in attendance accompanied by Simon Murie, Andy White and Joe McNulty. Mr Hart explained that the consortium which had put forward this bid was comprised of established local businesses. There was a growing interest in open water swimming and this would cater to that by providing a nationally recognised open water centre, as well as encouraging to swim in the sea safely. The facility would be capable of use year round, would by virtue of its size have the capability (with eight permanent lanes) to host major events year round. It was envisaged that this facility would provide lifeguarding and water safety courses as well. The scheme would be entirely independently funded, would make a positive contribution to the city and would return to a site which had been derelict for some time to use.
- 71.3 The Committee considered a joint report of Assistant Chief Executive and the Interim Executive Director for Finance and Resources seeking approval to grant Landlord's consent, subject to final determination of the Heads of Terms by Policy and Resources Committee, for development of the former Peter Pan site on Madeira Drive by the "Sky Wide Open" consortium. It was noted that "Sky Wide Open" was a working title and would be subject to change.

- 71.4 The report detailed the process undertaken by officers to market the site for redevelopment and the selection process which had resulted in the preferred developer being chosen. Marketing of the site had taken place at the same time as the Seafront Scrutiny Panel. The Panel had highlighted the importance of seeking investment into the seafront. This development (which would be paid for entirely by external funding) would affect improvements to an area which had been neglected for several years.
- 71.5 Councillor Hawtree referred to the anticipated costs of bringing the scheme to fruition, stating that the costs seemed very modest for what was proposed and that he hoped that there was a robust business plan in place. He sought clarification regarding access arrangements to the site, seeking confirmation that this would not result in any part of the beach becoming private. The location of the site in relation to the Volks Railway was confirmed and it was also confirmed that public access to the site would remain unrestricted.
- 71.6 Councillor Smith stated that he considered it regrettable, given that it was his last meeting that he was unable to support these proposals. Whilst proposals to return this site to use were welcomed, a number of schemes had come forward but had not been able to pay their way and had therefore failed to come to fruition. The most recent of these had been the “Karma” scheme which had not been realised because the applicant had sought to change its parameters in order to make it more viable for them in ways which were not acceptable to the Council. Councillor Smith sought clarification regarding consideration that had been given to the viability of the scheme and whether funding was in place to support it.
- 71.7 The Deputy Head of Law, Bob Bruce confirmed that these proposals were at a very early stage and that Policy and Resources Committee would need to approve the Heads of Terms at the appropriate stage in order for the scheme to progress. There was no question that the scheme would be permitted to go forward without the necessary guarantees being in place. The Council would require the applicants to provide detailed information in order to meet its due diligence requirements.
- 71.8 Councillor Smith reiterated his concerns bearing in mind the past history of schemes for this site. The Deputy Head of Law confirmed that all necessary safeguards would need to be in place in advance of any recommendations being put forward to Policy and Resources Committee for approval.
- 71.9 Councillor C Theobald stated that she shared some of the concerns expressed by Councillor Smith and hoped that a robust business case would be required.
- 71.10 The Head of Sport & Leisure, Ian Shurrock explained that an officer of the finance department would be included on the officer team which would be reviewing all aspects of the project’s business case. In answer to questions by Councillor Randall, it was explained that it was intended that the development would be supported by a broader range of sports retail facilities including a cycle hub.
- 71.11 Councillor Wealls sought clarification of the process for agreeing the Heads of Terms and these were outlined by the Deputy Head of Law. Councillor Wealls stated that in his view it was not possible to judge the business case definitively at this stage, but that as

Committee were simply being asked to give approval to enable further work to take place he did not consider this was problematic. All of the necessary requirements would need to be met in order for Policy and Resources Committee to determine the matter.

- 71.12 Councillor Robins stated that he considered it would be regrettable if this scheme and that currently underway to revitalise Saltdean Lido were to compromise one another, so that ultimately only one of them could succeed.
- 71.13 Councillor Brown stating that whilst she had initially shared Councillor Smith's concerns having read the report she considered that this scheme which was at a very early and preliminary scheme presented a significantly different offer to that which would be provided by Saltdean Lido. By giving their approval that day, the Committee would be giving their approval to start a process. It was important as part of a process of regenerating this part of the seafront to seek to return this area to use and for that reason she supported the recommendation.
- 71.14 Councillor Morgan stated that this sight was located in his Ward, whilst he had listened carefully and sympathetically to concerns which had been expressed in respect of Saltdean Lido he considered that they were very different, also, that this area was in urgent need of regeneration. Councillor Randall concurred in that view, noting that as both schemes would be phased, they were unlikely to come on stream at the same time.
- 71.15 Councillor Deane noted that the project was a work in progress and that further work would be carried out at every stage in order to bring it to fruition.
- 71.16 **RESOLVED** – (1) That the Economic Development & Culture Committee agree to grant Landlord's consent for the "Sky Wide Open" development on the former Peter Pan site on Madeira Drive; and
- (2) That the Committee authorises officers to negotiate Heads of Terms for the required Agreement to Lease and Lease, which would then be considered by the Policy & Resources Committee for approval.

**Note:** Councillor Smith wished his name to be recorded as having voted against the recommendation. All other Members voted in support.

## 72 MAJOR PROJECTS UPDATE

- 72.1 The Committee considered the circulated schedule which provided an update on the current progress of major projects across the city.
- 72.2 The Head of City Regeneration explained that a shortlist of 2 bidders had been agreed and that final tenders were due to be submitted by May 2015.
- 72.3 Councillor Randall was pleased to note the progress that had been achieved in relation specifically to the Circus Street scheme but also in relation to a number of key schemes across the city which were gathering pace and would provide employment opportunities as well as growing and strengthening the city's economy. Councillor Hawtree agreed that it was pleasing to note the level of progress which had been achieved in a number of areas.

72.4 The Chair commended the excellent and on-going work which had taken place at New England House, noting the pro-active approach that had been used in seeking to procure a private sector partner.

72.5 Councillor Morgan sought clarification of progress in relation to the Brighton Centre and it was explained that feasibility discussions were continuing.

74.6 **RESOLVED** – That the contents of the schedule be noted and received.

**73 ITEMS REFERRED FOR COUNCIL**

73.1 There were none.

The meeting concluded at 5.45pm

Signed

Chair

Dated this

day of





<b>Subject:</b>	<b>Petitions</b>		
<b>Date of Meeting:</b>	<b>18 June 2015</b>		
<b>Report of:</b>	<b>Head of Legal &amp; Democratic Services</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Penny Jennings</b>	<b>Tel:</b> 29-1065
	<b>E-mail:</b>	<a href="mailto:penny.jennings@brighton-hove.gov.uk">penny.jennings@brighton-hove.gov.uk</a>	
<b>Ward Affected</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 To receive any petitions presented at Council, any petitions submitted directly to Democratic Services or any e-Petition submitted via the council's website.

**2. RECOMMENDATIONS:**

- 2.2 That the Committee responds to the petition either by noting it or writing to the petition organiser setting out the Council's views, or where it is considered more appropriate, calls for an officer report on the matter which may give consideration to a range of options, including the following:

- § taking the action requested in the petition
- § considering the petition at a council meeting
- § holding an inquiry into the matter
- § undertaking research into the matter
- § holding a public meeting
- § holding a consultation
- § holding a meeting with petitioners
- § referring the petition for consideration by the council's Overview and Scrutiny Committee
- § calling a referendum

**3. PETITIONS**

**3.1 PETITIONS FOR PRESENTATION**

**(a) The Hippodrome**

"Now that cinema conversion of the Hippodrome has apparently been abandoned, we call upon Brighton and Hove City Council to support plans for theatre restoration and to use all available powers and its own best endeavours to facilitate such plans."

**(b) Traffic Assessment Saltdean and Surrounds**

“We the undersigned petition Brighton & Hove Council to not to approve any residential developments of more than 5 homes until a full and detailed assessment in accordance with DfT guidance has been undertaken. To cover as a minimum the impact on the A259, Rottingdean High Street, Falmer Road and traffic light junctions at Longridge Ave, Rottingdean and Woodingdean.”

**Justification**

Access in and out of Saltdean is restricted and limited by the Sea and A259 to the South and the South Downs National Park in the East, West and North.

The A259 and B2123 (through Rottingdean to A27) are inadequate and congested at peak times and in the all summer tourist season.

The redevelopment of Saltdean Lido and Saltdean Primary School will impact on travel to and from Saltdean and its surrounds.

Major developments in Peacehaven, Newhaven and Seaford also heavily impact on Saltdean and its surrounds.

Piecemeal developments do not collate and consider the wider and cumulative effects on the roads.

**3.1 PETITIONS REFERRED FROM COUNCIL**

**(c) King Alfred Indoor Bowling**

“We the undersigned call on Brighton & Hove City Council to halt their plans to downgrade bowls facilities at the King Alfred;

Point out that the Council’s unambitious proposal for a three-rink bowls room will spell the demise of the King Alfred Indoor Bowls Club and the end of indoor bowling in the city;

Insist on the construction of a replacement six-rink bowls hall within any new King Alfred redevelopment scheme.” (1612 signatures)

**(d) Save Preston Park Cycle Track**

“We the undersigned petition Brighton & Hove Council to complete the work needed to make Preston Park Cycle Track suitable for the racing season of 2015. WE would also like to see investment in this facility to help make it the centre of excellence for cycling it could be for our area.

The oldest outdoor cycle track in the country is in danger of being lost due to lack of investment and care. Preston Park Cycle Track has loads of potential for open cycling events which can draw in crowds from afar if looked after properly. Please see the potential and save the track. (4089 signatures).

**(e) Protection of Land Between Longhill Close, Ovingdean and Elvin Crescent Rottingdean**

We the undersigned respectfully request that Brighton and Hove Council take immediate action to protect the amenities provided by the land between Longhill Close Ovingdean and Elvin Crescent Rottingdean (764 signatures)

**(f) Protect Longhill Close Woodland**

“Your voice matters! Protect your environment, request the Council to take action before it’s too late!

Clearing of trees and bushes in preparation for potential development has begun on land between Longhill Close and Elvin Crescent. Our aim is to petition the Council to stop this devastation immediately and have the area designated as unsuitable for development in the City Plan on the following grounds:

**Heritage** - it preserves a very important and historic boundary between two villages;

**Ecology** – the land maintains a natural wildlife habitat which is a link in the wildlife corridor that runs through the valley, and is home to flora, fauna and notable wildlife;

**Woodland** – it maintains local green-space and natural habitats, preventing landslip and flooding;

**Noise and Light Pollution** – the boundary acts as a noise and light barrier across the valley;

**Aesthetic** – it provides a visual significant vista for the enjoyment of residents and visitors;

**Infrastructure** – further development in this area would mean increased pressure on sewage, roads, schools, doctors, dentists and air quality.

The City Plan presently highlights meadows and woodland areas within Ovingdean for potential development. These areas define Ovingdean and provide a natural break and screening. Without these, Ovingdean could become a huge housing estate. We urge the Council to protect these last remaining green spaces which, in the case of the Longhill Close land, forms a gap between Rottingdean and Ovingdean.

With **YOUR** support there has been success with the Meadow Vale planning application being refused and Badgers Walk has been earmarked for a woodland Tree Preservation Order.

Please sign the attached petition today in support of preserving this woodland (233 signatures)



**WRITTEN QUESTIONS FROM MEMBERS OF THE PUBLIC**

A period of not more than fifteen minutes shall be allowed for questions submitted by a member of the public who either lives or works in the area of the authority at each ordinary meeting of the Committee.

Every question shall be put and answered without discussion, but the person to whom a question has been put may decline to answer. The person who asked the question may ask one relevant supplementary question, which shall be put and answered without discussion.

The following written question has been received from a member of the public.

**(a) Caroline Lynch**

“In 2010 BHCC applied for a Regulation 7 Direction for the conservation areas of town to prevent the blight of estate agents boards, this was passed.

In 2009 the Student Housing Strategy recommended similar action be investigated for the Article 4 wards for the well documented and well known significant blight of these boards cause in our area.

Nothing has been done to progress this.

I would like to ask today that the current Regulation 7 Direction be extended to cover all Article 4 wards and I have been directed by the Planning Committee to you to initiate this action.”

**Reply from Councillor Morgan, Leader of the Council**



Councillor Morgan – Leader  
Brighton & Hove City Council  
Grand Avenue  
Hove

6 June 2015

**Woodland area at the rear of Longhill Close Ovingdean.**

Dear Cllr. Morgan,

As a ward Councillor, I am writing to raise serious concerns regarding the devastation of the Woodland at the rear of Longhill Close.

The above woodland is situated between Ovingdean and Rottingdean is a much loved green lung, and has for many years acted as a buffer, separating two rural villages providing a natural break;, and preventing a large urban sprawl, it also offers protection from land slide, as the site is on a very steep gradient

When the owners of the land felled most of the trees earlier this year, wildlife was badly affected.

Badgers, foxes, bats, slowworms and many species of birds some of them rare were not seen. But nature is a wonderful thing, since February the land has been left alone, resulting in the tree stumps regenerating, and now with the warmer weather ground cover is also returning bring back the wildlife and birds.

Up until recently this was a heavily wooded area, the unintended consequences of the Urban Fringe Assessment has had a serious adverse effect locally. In my opinion the report by using information from the previous 2013 urban fringe assessment, now out of date, gives an incomplete overview of the ecology of this urban site ( site 43 )

The Sussex Biodiversity Records Centre has update information which I understand was not used.

I recognize the city has a housing shortage; But the Urban Fringe Assessment in my view is in many ways flawed, giving a green light to developers. It does not take into account the lack of infrastructure, or serious traffic issues in the surrounding area. Rottingdean has a higher pollution levels than EU recommendations, with 14,000 vehicles passing through the High Street every day

The reality is any proposal to build on the urban fringe will not address the housing needs of the city.

Why because the sites will produce properties at a cost, out of the range of residents on lower income in the city, and will not address the housing waiting

list of over 21,000 and the need for rented social housing. But will attract buyers from elsewhere moving from more expensive areas like London or buying for second homes.

As a council I believe we should be looking at our brown field sites first to address the city's housing needs.

Yours sincerely,

A handwritten signature in blue ink that reads "Mary Mears". The signature is written in a cursive style with a long, sweeping underline under the word "Mary".

Cllr. Mary Mears



<b>Subject:</b>	<b>Neighbourhood Planning – Delegation of Decisions</b>		
<b>Date of Meeting:</b>	<b>Economic Development &amp; Culture Committee 18 June 2015</b>		
<b>Report of:</b>	<b>Executive Director Environment, Development &amp; Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Rebecca Fry</b>	<b>Tel: 29-3773</b>
	<b>Email:</b>	<b>Rebecca.fry@brighton-hove.gcsx.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE****1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The purpose of this report is to obtain approval for all decisions and responses necessary in respect of neighbourhood planning to be delegated to the Executive Director Environment, Development & Housing, excluding decisions to make a Neighbourhood Development Plan (NDP). Currently all formal decisions in respect of neighbourhood planning have to be made by the Economic Development & Culture committee with the exception of the decision to make a NDP which must be determined by Council.
- 1.2 The recommendation to delegate neighbourhood planning decision making to an officer has been necessitated by the introduction of The Neighbourhood Planning (General) (Amendment) Regulations 2015. These Regulations introduce deadlines for the determination of neighbourhood area designations which are unlikely to be met via decision-making under the current Economic Development & Culture committee arrangements.

**2. RECOMMENDATIONS:**

- 2.1 That the Committee agrees to delegate all decisions and responses required in respect of neighbourhood planning to the Executive Director Environment, Development & Housing, excluding decisions to make a Neighbourhood Development Plan.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 Through the Localism Act 2011, which introduced “neighbourhood planning”, the Government is seeking to give local communities more power to influence the future of the places in which they live. Only a Parish Council or designated neighbourhood forum can undertake neighbourhood planning for a designated neighbourhood area (or a community organisation in respect of community right to build order<sup>1</sup>). Neighbourhood areas and neighbourhood forums are formally

<sup>1</sup> All references to orders in this report include both neighbourhood development orders (NDOs) and ‘community right to build orders’ (CRBO’s) which are a particular type of neighbourhood development

designated via the submission of an application to the local planning authority. Once the neighbourhood area and forum designations (where required) are in place the community can produce a neighbourhood development plan or order.

3.2 A local planning authority has a duty to support relevant bodies seeking to undertake neighbourhood planning. It is also responsible for making a number of neighbourhood planning decisions, however, it does not have much discretion in respect of the matters that can be taken into account. Whilst an element of judgement may be needed when assessing areas and plans, all neighbourhood planning decisions primarily relate to whether required documents have been submitted and that legally specified requirements have been met.

3.3 A local planning authority is expected to meet its responsibilities 'as soon as possible'. The Neighbourhood Planning (General) (Amendment) Regulations 2015 introduced deadlines for the determination of applications seeking neighbourhood area designation. Generally in Brighton and Hove, such applications must now be determined within 13 weeks from the day after the application is first publicised. This is amended to 20 weeks when the area crosses two or more local planning authority boundaries or 8 weeks when it is an application by a parish council seeking the designation of the whole of its parish. The Government also indicated time limits may be introduced for other neighbourhood planning decisions.

3.4 When the Government consulted upon the new proposed deadlines in the "Technical Consultation on Planning (July 2014)" it advised:

"We estimate that local planning authorities are taking on average 126 days to designate a neighbourhood area. But within this there is considerable variation, with some taking only 45 days and others up to 400. In many of the authorities we talk to, the Executive has delegated decisions on designating neighbourhood areas to others in the authority. This has resulted in a positive improvement in the speed with which neighbourhood areas are designated.

In order to incentivise all local planning authorities to take timely decisions that enable communities to move forward on plan making and developing Order proposals, we propose to require an application for a neighbourhood area designation to be determined by a prescribed date."

3.5 The following summarises the neighbourhood planning decisions taken by a local planning authority:

- neighbourhood areas and business areas – determine designations and modifications;
- neighbourhood forums – determine designations and withdrawal of forum designations;
- submitted draft neighbourhood development plans/orders – determine whether requirements met;
- Independent Examiner's Report - determine what action should be taken further to examiner's recommendations;

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order submitted by a community organisation, which is a body corporate (ie a legal entity) eg a company limited by guarantee with charitable status or registered charity; that meets specified conditions. The neighbourhood area is designated by the local planning authority however a community organisation is not.

- Neighbourhood development plan/order - determine whether to 'make' a plan or order (subject to outcome of referendum) and modifications or revocations of a plan or order. All decisions regarding the making of a neighbourhood development plan within Brighton & Hove must be determined by Council.
- 3.6 In addition to the above the local planning authority will normally comment upon emerging neighbourhood development plans and orders, especially at the pre-submission and submission stages to address compliance with strategic policies. The City Council will also need to produce and publish a formal information statement prior to any neighbourhood planning referendum.
- 3.7 Neighbourhood planning consultations are required to run for at least 6 weeks. A consultation is usually extended if it runs, in part, concurrently with a national holiday period in recognition that people may be away from home and work. Economic Development & Culture Committee (EDC) sits 5 times a year (in January, March, June, September and November).

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 Since the introduction of neighbourhood planning in April 2012 four neighbourhood areas have been proposed within or partly within the Brighton & Hove local planning authority area. It was not possible to determine these designations within 13 weeks. Delegation of neighbourhood planning decisions will enable faster more responsive determinations. It will also help to reduce what can be considered by communities undertaking neighbourhood planning to be undue delay given that the process itself seeks to be democratic and decisions largely relate to technical considerations.
- 4.2 It is considered there are two alternative options that could be taken in place of agreeing to delegate neighbourhood planning decisions to the Executive Director. These are (1) no change or (2) agree that officer's investigate amending the decision making process so that neighbourhood planning decisions are taken at Planning Committee.
- 4.3 No change: If no change is taken it is envisaged the deadlines set by the Government for designating neighbourhood areas will not be met and the merits detailed in 4.1 above will not come about. In view of the number of decisions that need to be taken throughout the neighbourhood planning process, a failure to seek a more responsive decision making process could have a significant cumulative impact upon a community's timetable for neighbourhood planning.
- 4.4 Planning Committee: The Council's Constitution does not permit neighbourhood planning decisions to be taken at Planning Committee. An amendment to the Planning Committee's terms of reference would therefore be required. At present Planning Committee is a development control committee. In view of the issues raised in 3.2 and 4.1 above and the need to change the Planning Committee's terms of reference this does not form the recommended option.

## **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 This report and recommendation is predominantly in response to new statutory deadlines. The proposals set out in the report have not been subject to internal or external engagement and consultation except those that are necessary in the writing of the report.

## **6. CONCLUSION**

- 6.1 That the committee approve the recommendation to delegate all decisions and responses necessary in respect of neighbourhood planning to the Executive Director Environment, Development & Housing, excluding decisions to make a Neighbourhood Development Plan which must be determined by Council.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 There are no significant financial implications associated to the recommendation in this report.
- 7.2 It is anticipated that costs will be incurred within the Planning revenue budget to provide support and advice to communities wishing to undertake neighbourhood plans, consultation, publication of neighbourhood plans, examinations and any other steps that may be needed for the neighbourhood plan to come into legal force, including referendums.
- 7.3 DCLG funding is available to local planning authorities in the 2015/16 financial year of up to £30,000 per neighbourhood plan in recognition of the costs to the council outlined above. This amount is payable to the council in stages depending on requirements being met.

*Finance Officer Consulted: Steven Bedford*

*Date: 11/05/15*

### Legal Implications:

- 7.4 The legislation relevant to the recommendation is set out in the body of the Report.
- 7.5 It is not considered that any adverse human rights implications arise from the Report.

*Lawyer Consulted: Hilary Woodward*

*Date: 17/05/15*

### Equalities Implications:

- 7.6 There are no identified equalities implications arising from this report. The designation of a Neighbourhood Area and/or Forum does not give rise for a need to carry out an Equality Impact Assessment. Neighbourhood Forums are legally required to be open to all individuals who live and/or work within the designated

neighbourhood area and/or elected City Council Members whose ward falls within the designated neighbourhood area. The effects of a Neighbourhood Development Plan or Order will be assessed when any such plan or order is submitted for consideration/administration.

Sustainability Implications:

- 7.7 There are no identified sustainability implications arising from this report. The planning system has a clear purpose to contribute towards the achievement of sustainable development.

Any Other Significant Implications:

7.8 Corporate / Citywide Implications:

Neighbourhood Planning is a statutory procedure enabling a local community to take advantage of the non-compulsory Neighbourhood Planning system. The city council has a duty to support communities wishing to undertake Neighbourhood Planning, the principle of which is considered to be consistent with the council's priorities. It is also consistent with the objectives of the Sustainable Community Strategy and Neighbourhood Decision Making.

- 7.9 The emerging City Plan makes clear that support will be given to communities for neighbourhood planning, reflecting the council's aspirations and the new statutory duties. The designation of a Neighbourhood Area and/or Forum by themselves is not felt to affect other services, agencies and the city as a whole. A Neighbourhood Development Plan or Order may have implications for other services, agencies and the city as a whole. It is therefore important that necessary decisions are taken within reasonable timeframes to help provide clarity and for officers to involve all necessary bodies as and when appropriate without undue delay.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

None

### **Documents in Members' Rooms**

None

### **Background Documents**

1. The Localism Act 2011
2. The Neighbourhood Planning (General) Regulations 2012
3. The Neighbourhood Planning (General) (Amendment) Regulations 2015
4. Technical Consultation on Planning, July 2014 (DCLG)

<b>Subject:</b>	<b>Designation of Business/Neighbourhood Area and Neighbourhood Forum – Brighton Marina</b>		
<b>Date of Meeting:</b>	<b>18 June 2015</b>		
<b>Report of:</b>	<b>Executive Director Environment, Development &amp; Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Rebecca Fry</b>	<b>Tel: 29-3773</b>
	<b>Email:</b>	<b>Rebecca.fry@brighton-hove.gcsx.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>Rottingdean Coastal</b>		

**FOR GENERAL RELEASE.**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The purpose of this report is to determine two neighbourhood planning applications at the Marina following their deferral at the 15 January Economic Development & Culture committee (please see appendix B for a copy of the January report).
- 1.2 One application relates to the designation of Brighton Marina as a Business Neighbourhood Area. The other application is for the neighbourhood forum for the Brighton Marina neighbourhood area. These designations are part of the neighbourhood planning provisions introduced by the Localism Act 2011. Once designated the forum will be able to prepare a neighbourhood development plan for the area.

**2. RECOMMENDATIONS:**

- 2.1 That the committee approves the designation of the Brighton Marina Business Neighbourhood Area as a business area neighbourhood area within the meaning of the Town and Country Planning Act 1990 as defined by the Area delineated in appendix A to this report.
- 2.2 That the committee approves the designation of the Brighton Marina Neighbourhood Forum as a neighbourhood forum within the meaning of the Town and Country Planning Act 1990.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 These applications were previously considered at the 15 January Economic Development & Culture (EDC) committee (please see appendix B for a copy of the January report). Though officers considered the applications met legislative requirements and recommended that both applications be approved some Committee members raised concerns, in view of the powers such designations give a community, that should be explored further to ensure the applications

accorded with the intent and aim of the legislation. The determination of these applications was deferred to allow further dialogue to take place with the relevant parties to resolve issues including participation and representation within and outside the proposed area (please see appendix C for a copy of the Minutes and decision of the 15 January EDC committee).

3.2 The January EDC report (see appendix B) set out the context and background to neighbourhood planning in respect of neighbourhood areas and neighbourhood forums. This continues to be applicable to the current considerations. In particular:

- The local planning authority can only consider the designation of a neighbourhood area within the boundaries of the area that has been applied for by a relevant body: the local planning authority cannot designate a larger area to that which has been sought.
- The local planning authority is, in effect, required to designate some or all of the specified neighbourhood area applied for by a relevant body. For example, the local planning authority can designate a smaller area or split the proposed area into two or more neighbourhood areas.

3.3 One of the main concerns raised by councillors in January was the lack of consultee responses to consultation on the area and forum applications especially from within the Marina. In summary there were 16 respondents in total (1 from within the Marina), 2 late representations and further comments from the forum. 5 respondents supported the proposals, 12 respondents objected to the area whilst 10 objected to the forum and others were unsure. As a consequence there were queries at Committee about the extent of awareness and support for the applications. Concern was also raised in relation to the extent of the area, membership of the Forum and the level of public engagement.

3.4 Neighbourhood planning places a duty on the Local Planning Authority to support a community wishing to undertake Neighbourhood Planning. For this reason, the approach taken by officers since January ED&C has been to seek to work with and support the proposed neighbourhood forum and to resolve the issues that led to the deferral of the neighbourhood area and forum designations (these are outlined in sections 4 and 5 below). Following the deferral City Council officers held meetings with the Brighton Marina Neighbourhood Forum (the applicant), Brighton Marina Residents Association (BMRA) and Ward Councillors for Rottingdean Coastal.

3.5 Whilst City Council Members at the January committee raised concern over the extent of the area and indicated a larger area could be appropriate, further dialogue did not take place with people outside the proposed area because of the legislative requirements and reasons summarised above in 3.2, 3.4 and below in 4.4. Fundamentally the Brighton Marina Neighbourhood Forum wished to progress the application with the boundaries applied for and did not intend to withdraw and resubmit with a larger area.

3.6 The legal requirements that must be taken into account when designating a neighbourhood area and neighbourhood forum are set out in appendix B (the January report). Since January the forum with BMRA undertook further informal consultation with local residents which included a questionnaire (distributed week



commencing 30 March with responses sought by 30 April 2015). Appendix D provides a summary of the additional representations received since the 15 January 2015 Committee. Since the Committee in January, 134 representations have been received from residents and workers within the Marina all offering support for the proposals. In addition to this further comments were submitted from 3 objectors from outside the area, 2 of which represent Kemp Town Society. The main points raised are set out in section 5. A full schedule of the responses received can be viewed and is provided in the application folders.

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 Section 6 in the January EDC report (see appendix B), which sets out the analysis and consideration of alternative options in respect of these applications, remains relevant to the current considerations. The following covers the further analysis and consideration of options undertaken to address the reasons for deferring the applications by the January EDC committee.
- 4.2 The minutes of the January EDC committee set out the issues and concerns raised by Members (see appendix C). In summary there was concern over whether there were terms in leases restricting residents' participation in neighbourhood planning within the Marina, as a consequence, do the proposals give Brunswick Group/developers too much power within the forum. In response the Brighton Marina Residents' Association (BMRA) confirmed in writing its role, constitution and refuted the concern that leases restrict participation (see appendix E). The Chair and Vice Chair of BMRA has confirmed that it has members in the forum who intend to ensure the Association plays a full part in the forum's function. They support the neighbourhood area and forum being limited to the Marina as it is a unique environment and raised concerns about extending the area due to opposing views between those outside and those within the Marina.
- 4.3 John Davey (the named contact for the forum) has confirmed that his main job is the operation of the Estate Management Company which is responsible for the day to day management of the Marina roads and infrastructure and for its ongoing sound administration, and it is in this capacity he acts as 'Administrator' for the Brighton Marina Neighbourhood Forum. He has advised that Brunswick Development does not have any further development aspirations (or land without planning permission) at Brighton Marina. All the remaining developable land is not owned by Brunswick Development. Whilst some objectors have raised and maintain concerns that key members of the forum have a commercial interest in the area, there is no evidence to indicate that forum membership is contrary to the legal requirements. 105 respondents to the BMRA/forum's informal consultation are residents within the Marina and support the proposals. Neighbourhood planning does not have to be led by residents.
- 4.4 During meetings, John Davey made clear the forum did not consider a larger area to be appropriate in view of the unique characteristics of the Marina. He advised the forum was opposed to extending the area. In view of the factors detailed in appendix B (paragraphs 4.3, 4.4, 6.3 - 6.8), Council officers therefore did not enter into dialogue with bodies from outside the proposed area for the reasons detailed above in 3.5.

- 4.5 It is considered it has been demonstrated that the Forum has endeavoured to get members from the three specified categories (resident/worker/elected City Council Member for the area) and is open to all that fall within these categories, and is not dominated by any particular section of the community. It is considered Forum membership accords with the requirements and is adequately representative of the people within the area to meet the intent and aim of legislation.
- 4.6 In response to the informal consultation undertaken by the BMRA and the forum following the deferral of these applications, a significant number of representations of support have been received from people living and/or working within Brighton Marina (*134 respondents*). (See appendix B which includes a summary of responses to the formal consultation and appendix D for a summary of responses following the deferral of the applications.) It is therefore considered people within the area have been actively engaged in the process and that there is significant support for the proposed neighbourhood area and forum.
- 4.7 In view of the legislation, the proposals under consideration and the forum's wish for the proposed neighbourhood area to be considered as submitted, the local planning authority does not have the option to designate a larger area. For the reasons detailed in the January report, attached as appendix B, the Marina is considered to form a distinct area and benefits from a number of the characteristics included in the National Planning Practice Guidance (see appendix B). Respondents have not sought a smaller or split area neither is it considered such an approach would provide a more appropriate area(s) than the area being sought by the relevant body (the proposed Brighton Marina Neighbourhood Forum).
- 4.8 **Business Area Status:**  
The majority of respondents to last year's formal and this year's informal consultation (undertaken by the BMRA and Forum to help address the reasons for the deferral of the applications) do not think the area is wholly or predominantly business in nature and should not therefore be designated a Business Area. However it is important to note that the majority of respondents are residents many of whom do not work within the Marina. It is not uncommon for a person's view of an area to be influenced by their role within and their immediate outlook/surroundings. For the reasons detailed in appendix B, paragraphs 6.9-6.11, the area delineated on the map forming appendix A is considered to meet the requirements and should be designated a business area. For the reasons detailed in appendix B, paragraph 6.12, it is considered that should the neighbourhood area be designated a business area it should be titled "Brighton Marina Business Neighbourhood Area".

## 5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 The formal consultation undertaken by the City Council accorded with the statutory process (please see appendix B – January Report, Section 5). It was not considered appropriate to undertake a formal re-consultation. As raised above the City Council undertook further dialogue with key parties within the

Marina in respect of Neighbourhood Planning.

5.2 To help address the concerns raised at the January EDC the applicant and the Brighton Marina Residents Association (BMRA) led an informal consultation to help demonstrate community engagement and support for the applications. This was done initially by the applicant prompting people within the Marina to submit further representations. Then by an informal consultation by the BMRA, assisted by the forum, via the delivery of a survey to all Marina residents and some businesses which the forum had contact with when the survey was produced. The survey was based upon the City Council's on-line questionnaire accessible during the formal consultation period (Oct - Nov 2014). Approximately 130 representations of support were received some of the main points raised are as follows (Please see appendix D for a detailed summary of additional consultation responses):

- The Marina is a unique distinct environment
- (The proposals) should be specific to the Marina and not include the surrounding area
- The Forum should be made up of people who have a genuine interest in the area it represents
- The Marina is a unique mix of leisure residential and commercial/ is a 'village' community

5.3 The Chair and Secretary of the Kemp Town Society also submitted further comments in respect of the Society's objection to the applications (the Secretary also wrote as a resident of 4 Sussex Square) as did another respondent from outside the proposed area.

## **6. CONCLUSION**

6.1 Further dialogue has been undertaken with appropriate bodies following the deferral of these applications in January. In view of the consultation undertaken by the applicant, detailed in section 5, it is considered the applicant has sought to ensure all those within the Marina are aware of the proposed neighbourhood area and forum. It is considered the applications accord with the intent and aim of the legislation relating to neighbourhood planning

6.2 After considering all relevant factors the committee is recommended that both applications are approved and that the proposed area be designated a Business Area and formally titled "Brighton Marina Business Neighbourhood Area".

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

7.1 It is anticipated that costs will be incurred within the Planning revenue budget to provide support and advice to communities wishing to undertake neighbourhood plans, consultation, publication of neighbourhood plans, examinations and any other steps that may be needed for the neighbourhood plan to come into legal

force, including referendums.

- 7.2 DCLG funding is available to Local Planning Authorities in the 2015/16 financial year of up to £30,000 per neighbourhood plan in recognition of the costs to the council outlined above. This amount is payable to the council in stages depending on requirements being met.
- 7.3 The DCLG impact assessment estimates costs to local planning authorities of between £20k and £86k per plan with more plans being towards the lower end of the range. It is therefore possible that the funding available will not be sufficient to cover the costs of supporting this process. In addition the DCLG estimate that the cost of keeping the plan under review would be 70% of the original cost, every ten years. If costs arise which cannot be met from the DCLG funding or managed within the existing Planning budgets then additional funding will need to be identified.

*Finance Officer Consulted: Steven Bedford*

*Date: 28/04/15*

Legal Implications:

- 7.4 It is considered that the applications for neighbourhood area and neighbourhood forum status meet the legislative requirements set down in the Town and Country Planning Act 1990 and The Neighbourhood Planning (General) Regulations 2012 and that the report's recommendations accord with the provisions of the same.

*Lawyer Consulted:*

*Hilary Woodward*

*Date: 06/05/15*

Equalities Implications:

- 7.5 There are no identified equalities implications arising from this report. The designation of a Neighbourhood Area and/or Forum by themselves does not give rise for a need to carry out an Equality Impact Assessment. Whilst it enables the production of a Neighbourhood Development Plan the effects of which will be assessed when any such plan is determined. (Issues regarding membership of the Forum are addressed at Paragraph 6.14 Above)

Sustainability Implications:

- 7.6 There are no implications arising from this report. The designation of a Neighbourhood Area and/or Forum by themselves does not have sustainability implications. Whilst it enables the production of a Neighbourhood Development Plan the effects of this will be assessed when any such plan is determined

Any Other Significant Implications:

- 7.7 Corporate / Citywide Implications:

This is a statutory procedure enabling a local community to take advantage of the non compulsory Neighbourhood Planning system. The city council has a duty to support communities wishing to undertake Neighbourhood Planning, the principle of which is considered to be consistent with the council's priorities. It is also consistent with the objectives of the Sustainable Community Strategy and

Neighbourhood Decision Making/Governance. The emerging City Plan makes clear support will be given to communities for neighbourhood planning, reflecting the council's aspirations and the new statutory duties. The designation of a Neighbourhood Area and/or Forum should not affect other services, agencies and the city as a whole. Whilst it enables the production of a Neighbourhood Development Plan the effects of which will be assessed when any such plan is determined.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

- A. Brighton Marina Business Neighbourhood Area
- B. Copy of 15 January 2015 Economic Development & Culture Committee Report Relating to the Brighton Marina Neighbourhood Area and Forum
- C. Copy of 15 January 2015 Economic Development & Culture Committee Minutes and Decision Relating to the Brighton Marina Neighbourhood Area and Forum
- D. Summary of Representations Received after the Deferral of the Applications in January Including the Forum and BMRA Informal Consultation Responses
- E. Redacted Copy of Email from the Chair of BMRA

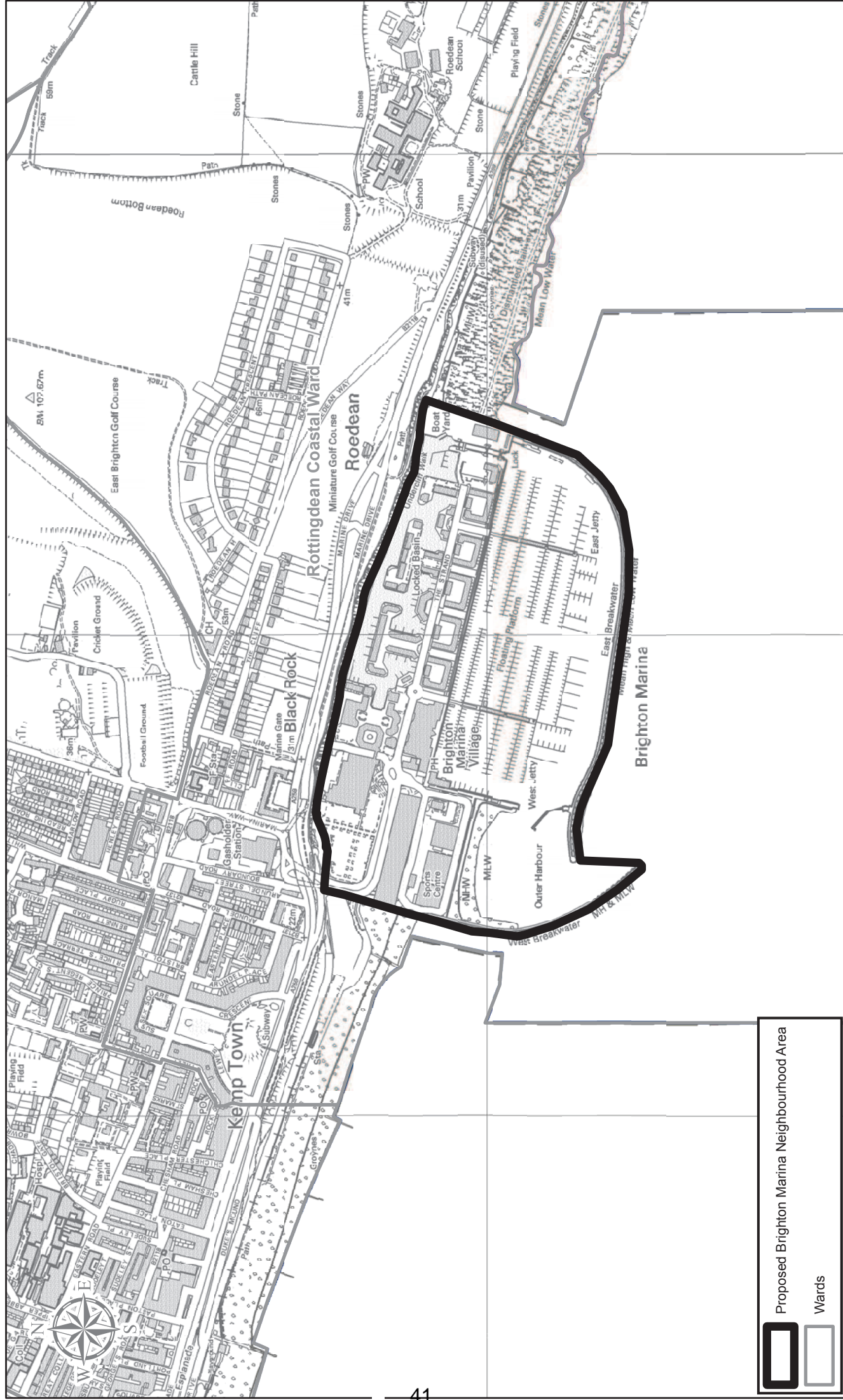
### **Documents in Members' Rooms**

None

### **Background Documents**

- 1. The Localism Act 2011
- 2. The Neighbourhood Planning (General) Regulations 2012
- 3. The Neighbourhood Planning (General) (Amendment) Regulations 2015
- 4. Localism Act : Neighbourhood Plans and Community Right to Build – Impact Assessment (DCLG, March 2012)

# Proposed Brighton Marina Neighbourhood Area







<b>ECONOMIC DEVELOPMENT &amp; CULTURE COMMITTEE</b>	<b>Agenda Item 57</b>  Brighton & Hove City Council
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<b>Subject:</b>	<b>Designation of Business/Neighbourhood Area and Neighbourhood Forum – Brighton Marina</b>		
<b>Date of Meeting:</b>	<b>Economic Development &amp; Culture Committee 15 January 2015</b>		
<b>Report of:</b>	<b>Executive Director Environment, Development &amp; Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Rebecca Fry</b>	<b>Tel:</b> 29-3773
	<b>Email:</b>	<u><a href="mailto:rebecca.fry@brighton-hove.gcsx.gov.uk">rebecca.fry@brighton-hove.gcsx.gov.uk</a></u>	
<b>Ward(s) affected:</b>	<b>Rottingdean Coastal</b>		

**FOR GENERAL RELEASE****1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 The purpose of this report is to determine two neighbourhood planning applications. One relates to the designation of Brighton Marina as a Business Neighbourhood Area. The other application is linked to the area application and relates to the designation of the neighbourhood forum for Brighton Marina. These designations are part of the neighbourhood planning provisions introduced by the Localism Act 2011. Once designated they will enable the forum to prepare a neighbourhood development plan for the area.

**2. RECOMMENDATIONS:**

- 2.1 That the committee approve the designation of a Brighton Marina Business Neighbourhood Area as a business area neighbourhood area within the meaning of the Town and Country Planning Act 1990 the extent of which Area is delineated on the map forming appendix 1 to this report.
- 2.2 That the committee approve the designation of the Brighton Marina Neighbourhood Forum as a neighbourhood forum within the meaning of the Town and Country Planning Act 1990.

**3. CONTEXT/ BACKGROUND INFORMATION**

- 3.1 Through the Localism Act 2011, which introduced “neighbourhood planning”, the Government is seeking to give local communities more power to influence the future of the places in which they live. A key element of neighbourhood planning is the ability to produce neighbourhood development plans (to be referred to as neighbourhood plans in this report).

- 3.2 Neighbourhood planning is optional, however if a neighbourhood plan is prepared it must comply with national policy and be in general conformity with the strategic policies of the development plan (eg the Brighton & Hove Local Plan / City Plan). They must therefore contribute to the achievement of sustainable development. A neighbourhood plan enables a community to set out planning policies in relation to the development and use of land in a particular neighbourhood area. Once adopted, a neighbourhood plan will be used by the Local Planning Authority, together with its development plan (eg the Local Plan / City Plan), to help determine planning applications for the neighbourhood plan area. In order to have such influence in the planning system neighbourhood plans must go through a statutory process. Only designated bodies that meet specified requirements (or a Parish Council) can produce a neighbourhood plan for a designated area.
- 3.3 One of the first stages in producing a neighbourhood plan is to designate the neighbourhood area. An application for designation must be submitted to the local planning authority by a relevant body, (a parish council or a neighbourhood forum). The neighbourhood forum must be designated in accordance with the relevant legislation.
- 3.4 The Local Planning Authority determines whether or not a proposed neighbourhood area is an appropriate area for designation. In general a proposed area should be considered appropriate except where it overlaps with another neighbourhood area or has been submitted by a non qualifying body. Where an area is not considered appropriate the Local Planning Authority must seek to secure that some or all of the specified area applied for forms part of one or more neighbourhood areas (the Local Planning Authority has powers to modify existing neighbourhood area designations).
- 3.5 Whenever a local planning authority exercises powers to designate an area as a neighbourhood area, consideration must be given as to whether the authority should designate the area concerned as a business area. Designation as a business area can only be agreed if the authority considers that the area is wholly or predominantly business in nature.
- 3.6 In order for a local planning authority to designate a neighbourhood forum the authority must be satisfied that the neighbourhood forum meets certain statutory criteria. These are set out in section 61F (5) of the Town and Country Planning Act 1990 and are as follows:
- That the forum is established for the express purpose of promoting or improving the social, economic and environmental wellbeing of an area that consists of or includes the neighbourhood area concerned;
  - The forum's membership must be open to individuals who live or work in the neighbourhood area and to councillors any of whose ward falls within the area;
  - The forum must have at least 21 members each of whom lives, works or is a councillor in the area;
  - The forum must have a written constitution

3.7 In addition to the above, when determining an application for a neighbourhood forum the Local Planning Authority must have regard to the desirability of designating a forum that:

- Has taken reasonable steps to secure membership that includes at least one person from each of the three aforementioned groups;
- Has membership drawn from different places in the area and from different sections of the community in the area; and,
- Whose purpose reflects the character of the area.

3.8 Only one forum can be designated for a neighbourhood area. A forum designation ceases after 5 years.

3.9 The Government sets out the benefits of neighbourhood planning in a respective Impact Assessment (DCLG, March 2012). It states “The empowerment of neighbourhood communities will lead to community ownership of plans and plans that better reflect the wishes of local communities. It is hoped that this will lead to behavioural change in such a way as to make local communities more predisposed to accept development. As a result, it is anticipated that greater community engagement, coupled with an appropriate sharing in the benefits (including financial benefits) of development, could lead to an increase in development..... that is in-line with local needs” It is also considered it will create greater certainty for applicants and reduce the number of planning appeals.

#### 4. The Proposal

4.1 The Brighton Marina Neighbourhood Area and Forum applications were submitted in September 2014. The geographical area proposed is the same as the area defined in the Brighton Marina Act. It is bounded by the cliffs to the north and the harbour arms to the south, east and west where it is also bounded by the access road. Appendix 1 shows the extent of the area delineated on a map.

4.2 The applicant has indicated they consider the neighbourhood area should be designated a business area.

4.3 **Area Application** - The determination of a neighbourhood area application should be judged on the appropriateness of the proposed area / boundary, compliance with legislation and take into account the representations received during the consultation period with regard also given to forum membership (whilst forum membership is continually evolving and thus subject to change it is considered appropriate to have regard to the membership information submitted because it helps to indicate a level of support). National Planning Practice Guidance (NPPG) makes clear neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their area. The NPPG provides guidance on designating neighbourhood areas and what could be considered when deciding boundaries (please see Appendix 2).

4.4 The informal view from DCLG in respect of designating a different area to that applied for is as follows: “A local planning authority must designate a

neighbourhood area if it receives a valid application and some or all of the area has not yet been designated. While planning guidance encourages local planning authorities to aim to designate the area applied for, the courts (Daws Hill case) have confirmed that the discretion that primary legislation gives to local planning authorities to refuse to designate the area applied for if they consider the area is not appropriate is a broad discretion as long as it is exercised rationally.”

- 4.5 **Forum application** - The determination of a neighbourhood forum must include confirmation that the forum complies with the statutory criteria set out in paragraph 3.6 above and regard should be given to the desirable factors as detailed in paragraph 3.7 above. Only one forum can be designated for a neighbourhood area (which cannot overlap with another neighbourhood area). Determination cannot take into account financial implications. To accord with the purposes/objectives of localism and legislation, forum membership can only include residents, workers and elected members from within the neighbourhood area (for example, a forum cannot be made up of and thus dominated by members from outside the area) . The designation of the Forum is therefore dependent upon the boundaries of the neighbourhood area to be designated.
- 4.6 It should be noted that the designation of a neighbourhood area and forum alone will not affect planning decisions. It will however enable the designated forum to prepare a Neighbourhood Plan which, subject to meeting certain requirements, will carry similar planning weight as the adopted Local Plan.

## 5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 Prior to the submission of the applications, the respective forum endeavoured to engage the local community via various methods but most notably a newsletter.
- 5.2 Upon receipt of an application for the designation of a neighbourhood area and an application for the designation of a neighbourhood forum the City Council is required to publicise the proposed designation for a minimum of 6 weeks.
- 5.3 The Brighton Marina neighbourhood area and forum applications were publicised for the minimum 6 week period. The applications were advertised on the City Council’s website from 2 October 2014 to 13 November 2014. In addition to this 24 notices were displayed within the area. People and bodies on the email circulation list for the weekly planning application list were notified of the applications. Prior to the closing date key respondents to the City Plan proposals for this area were also notified as a follow up to the site notices. Twenty three internal council teams were also consulted. The publicity arrangements complied with the Neighbourhood Planning (General) Regulations 2012
- 5.4 **Consultation responses** : There were in total 16 respondents to the Brighton Marina neighbourhood area and forum applications (please see Appendix 3 for a summary of responses). Copies of responses received can be found in the application folders.
- 5.5 **Forum membership** : According to information submitted by the forum, Brighton Marina Neighbourhood Forum has 26 members spread throughout the area. This is broken down as follows:
- Resident (13) 50%

- Worker (11) 42%
- Councillor (2) 8%
  
- 18-34 23%
- 35-50 27%
- Over 50 50%
  
- Female 38%

## 6. ANALYSIS & CONSIDERATION OF OPTIONS

- 6.1 The appropriateness of the proposed area and its boundary need to be considered first because if amendments are to be sought the make up of the forum is also likely to need amending.
- 6.2 This is a statutory procedure and non designation or the seeking of an alternative boundary without justification could lead to legal challenges. As raised in 3.4 and 4.4 above the city council must designate some or all of the area applied for. Paragraph 4.3 above and Appendix 2 set out the key factors that should be taken into consideration.
- 6.3 Defining appropriate boundaries for a neighbourhood area within urban areas is not straightforward. People within the same street are likely to define their neighbourhood differently based on a number of factors such as where they shop, work and whether they have children or not (e.g. familiarity with local schools and open spaces). Urban neighbourhood boundaries are therefore unlikely to follow clear widely recognisable boundaries for all people within an area in respect of all relevant factors such as geographical, social, cultural, community etc. However, in respect of the Marina there are a number of features which make this area distinct.
- 6.4 In respect of the guidance provided in the NPPG (please Appendix 2 for relevant extract) the Marina benefits from a number of elements including: being part of a coherent estate; having relatively distinct physical appearance and characteristics; a defined natural boundary by virtue of infrastructure and physical features (for example the Marina sea wall, access ramps and cliff).
- 6.5 However 12 respondents indicated they did not think the boundary of the proposed area to be appropriate. This should therefore be balanced and considered against the 3 respondents who did feel the boundary to be appropriate and the 26 members of the forum who seek the designation of this area.
- 6.6 Whilst there could be some merit in an extended area, as suggested by some respondents, to align with the City Plan development area DA2 or to include areas outside the Marina which may be affected by development within the Marina it is considered the proposed boundary is distinct and easily defined and there is no overriding support for an amended boundary.
- 6.7 The impact of development in a designated area will not be confined within the boundaries. Neighbourhood plans are subject to public consultation, an independent examination and a referendum. It is therefore imperative the Forum

not only engage people from within its area but also adjoining areas and take into account all representations, in forming its neighbourhood plan. It is likely, especially where significant development is proposed, that the referendum area will be extended beyond the neighbourhood area. It is important, therefore, that the opinions of people in adjoining areas are incorporated into the plan-making process so that the plan can receive wide support as it passes through examination and referendum. The Forum will therefore need to work with residents, businesses and berth holders within and in areas adjoining its neighbourhood area in order to consider and incorporate respective views when drafting its neighbourhood plan.

6.8 When all relevant factors are taken into account, including the community response and submitted forum membership data, it is considered reasonable and rational to accept the submitted neighbourhood area as being appropriate.

6.9 **Business Area status**

Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given as to whether the authority should designate the area concerned as a business area. Designation as a business area can only be done if the authority considers that the area is wholly or predominantly business in nature [section 61H(3)]. In respect of this application the submitting body, which is currently detailed to have 26 members, seeks business area designation. There are 13 respondents who do not feel the area should be designated a business area.

6.10 There are a number of dwellings at the Marina however there is a significant element of business. It is currently designated a District Centre in the adopted Local Plan. Whilst the City Plan Proposed Modifications seek to alter this designation in response to the Inspector's comments, the modifications recognise it is still a retail destination. In addition to the currently designated retail area there are a number of business operations including a multi-screen cinema, Casino, bowling alley, Health and Fitness Club, fishing and tour boats and a boatyard. The Marina is a private estate and thus in effect operated as a commercial venture.

6.11 Whilst additional dwellings are proposed in the emerging City Plan and one development site is in the early stages of commencement it is considered reasonable to consider the nature of the Marina at this moment in time. In effect the difference between a business area and one that is not a business area is that in addition to the normal 'residents' referendum on the neighbourhood plan there is also a 'business' referendum. Should the outcome of the two referendums differ it is for the local authority to decide whether to make a neighbourhood plan (or order), a decision which would not be made lightly. On balance it is felt reasonable to consider the Marina to be predominantly business in nature especially in view that this should not prejudice the residents but to fail to do so would prejudice the workers/businesses within the area. The specified area is therefore considered to meet the requirements and should be designated as a business area.

6.12 **Name of Neighbourhood Area:**

Legislation makes provision for the designation of a neighbourhood area which

may also be designated a business area should the neighbourhood area be considered to be wholly or predominantly business in nature. A business area designation can only occur when a neighbourhood area is designated. It is therefore considered that should the neighbourhood area be designated a business area that this be clear in the name and the title should be “Brighton Marina Business Neighbourhood Area”.

**6.13 Forum Application and Designation:**

The Forum application has more than the required 21 members, membership is open to people who live, work or is a councillor in the area, it has a written constitution and the application form confirms the forum has been established for the express purpose of promoting and improving the social, economic and environmental wellbeing of Brighton Marina. Whilst one respondent queries the wording in the constitution on the basis it appears to favour residents over workers, the constitution makes clear the forum “shall promote and improve the social, economic and environmental well being of the area”. It is considered the purpose of the Forum detailed in the constitution is acceptable and is not considered to conflict with the aims of the strategic DA2 policy in the emerging City Plan with which a neighbourhood plan must accord, especially with the designation of the area as a business area. The forum application is therefore considered to meet the requirements set out in paragraph 3.6.

6.14 Some respondents considered the forum fails to meet some of the desirable factors that a local authority must have regard to, which are set out in paragraph 3.7. The respondents consider the forum is not appropriately representative of the area primarily by way of : age profile and proportion of workers versus residents. The application included confidential information about forum membership, in addition to that required by legislation, to help inform the recommendation in respect of the forum application. The forum has secured membership from all three specified groups (residents, workers and Councillors in the area) and has a range of ages and gender. Membership appears to be well spread throughout the area. It is therefore considered the forum has endeavoured to address the desirable factors.

6.15 Whilst one respondent suggests the forum’s meeting will be held at times that will not be convenient for residents who work, based on the information provided in the constitution it is not considered that meetings to “normally be held on weekdays and start between 14.00 and 20.00” is unduly restrictive such that this should result in the refusal of forum designation. The forum is open to all the required groups within the area and thus meeting times and proxy voting is for the forum to determine as considered convenient. Another respondent raises concern over the inability for berth holders to become members of the forum if they are not a resident, worker or Councillor within the area. Whilst this is evident in the constitution it is considered this accords with the requirements detailed in the Localism Act 2011. For the reasons detailed in paragraph 6.7 this does not and should not preclude berth holders from being involved in the preparation of a neighbourhood plan.

6.16 When all relevant factors are taken into account, including the community response and submitted forum membership data, it is considered reasonable and rational to accept the submitted neighbourhood forum as being appropriate.

## 7. CONCLUSION:

- 7.1 After considering all relevant factors the committee is recommended to approve the designation of the Brighton Marina Business Neighbourhood Area as delineated in appendix 1 and to approve the designation of the Brighton Marina Neighbourhood Forum.

## 8. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 8.1 It is anticipated that costs will be incurred within the Planning revenue budget to provide support and advice to communities wishing to undertake neighbourhood plans, consultation, publication of neighbourhood plans, examinations and any other steps that may be needed for the neighbourhood plan to come into legal force, including referendums.
- 8.2 DCLG funding is available to Local Planning Authorities in the 2014/15 financial year of up to £30,000 per neighbourhood plan in recognition of the costs to the council outlined above. This amount is payable to the council in stages depending on requirements being met. It is currently unclear if this funding will be available after the 2014/15 financial year.
- 8.3 The DCLG impact assessment estimates costs to local planning authorities of between £20k and £86k per plan with more plans being towards the lower end of the range. It is therefore possible that the funding available will not be sufficient to cover the costs of supporting this process. In addition the DCLG estimate that the cost of keeping the plan under review would be 70% of the original cost, every ten years. If costs arise which cannot be met from the DCLG funding or managed within the existing Planning budgets then additional funding will need to be identified.

*Finance Officer Consulted: Steven Bedford*

*Date: 03/12/14*

### Legal Implications:

- 8.4 The legislative background to neighbourhood planning, including the considerations to be taken into account by the local planning authority when determining applications for the designation of neighbourhood areas and neighbourhood forums, is set out in the body of the report.

There are no adverse human rights implications to draw to Members' attention.

*Lawyer Consulted:*

*Name Hilary Woodward*

*Date: 10/12/14*

### Equalities Implications:

- 8.5 There are no identified equalities implications arising from this report. The designation of a Neighbourhood Area and/or Forum by themselves does not give



rise for a need to carry out an Equality Impact Assessment. Whilst it enables the production of a Neighbourhood Development Plan the effects of which will be assessed when any such plan is determined. (Issues regarding membership of the Forum are addressed at Paragraph 6.14 Above)

#### Sustainability Implications:

- 8.6 There are no implications arising from this report. The designation of a Neighbourhood Area and/or Forum by themselves does not have sustainability implications. Whilst it enables the production of a Neighbourhood Development Plan the effects of this will be assessed when any such plan is determined.

#### Any Other Significant Implications:

8.7 Corporate / Citywide Implications:

This is a statutory procedure enabling a local community to take advantage of the non compulsory Neighbourhood Planning system. The city council has a duty to support communities wishing to undertake Neighbourhood Planning, the principle of which is considered to be consistent with the council's priorities. It is also consistent with the objectives of the Sustainable Community Strategy and Neighbourhood Decision Making. The emerging City Plan makes clear support will be given to communities for neighbourhood planning, reflecting the council's aspirations and the new statutory duties. The designation of a Neighbourhood Area and/or Forum by themselves is not felt to affect other services, agencies and the city as a whole. Whilst it enables the production of a Neighbourhood Development Plan the effects of which will be assessed when any such plan is determined.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Brighton Marina Business Neighbourhood Area
2. National Planning Practice Guidance Extract re Designating Neighbourhood Areas
3. Brighton Marina Neighbourhood Area and Forum Applications – Consultation Responses : Summaries

### **Documents in Members' Rooms**

None

### **Background Documents**

1. The Localism Act 2011

2. The Neighbourhood Planning (General) Regulations 2012
3. Localism Act : Neighbourhood Plans and Community Right to Build – Impact Assessment (DCLG, March 2012)

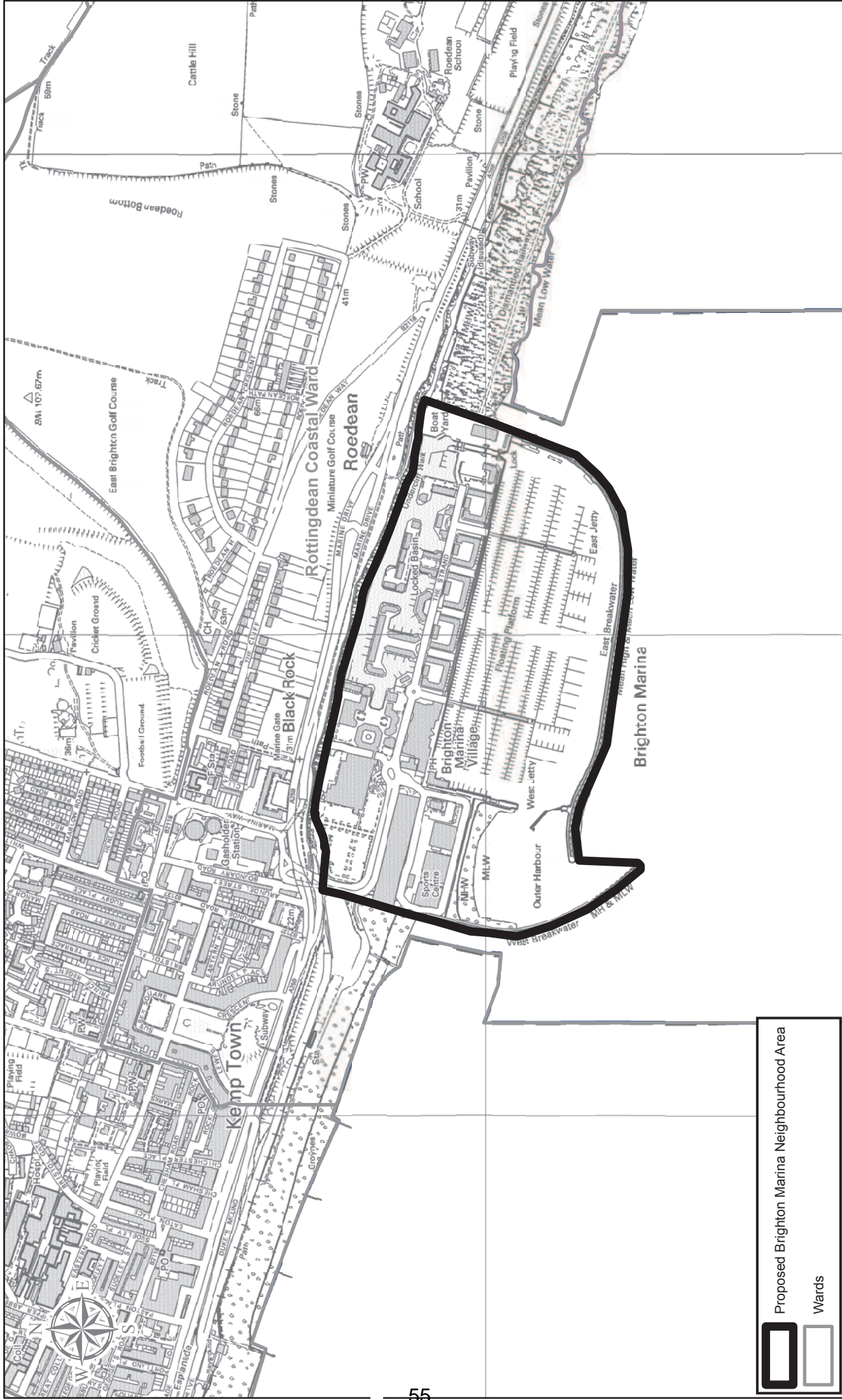
Appendix B

**Brighton Marina Business Neighbourhood Area**

Appendix B



# Proposed Brighton Marina Neighbourhood Area



**Proposed Brighton Marina Neighbourhood Area**

Wards

Scale: 1:10,000





**National Planning Practice Guidance Extract – Designating  
Neighbourhood Areas**

Appendix B

## National Planning Practice Guidance – Relevant Extracts

### **What flexibility is there in setting the boundaries of a neighbourhood area?** (Paragraph: 032 Reference ID: 41-032-20140306 - Revision date: 06 03 2014)

In a parished area a local planning authority is required to have regard to the desirability of designating the whole of the area of a parish or town council as a neighbourhood area (see 61G(4) of the Town and Country Planning Act 1990). Where only a part of a parish council's area is proposed for designation, it is helpful if the reasons for this are explained in the supporting statement. Equally, town or parish councils may want to work together and propose that the designated neighbourhood area should extend beyond a single town or parish council's own boundaries.

In areas where there is no parish or town council those wishing to produce a neighbourhood plan or Order must put forward a neighbourhood area using their understanding and knowledge of the geography and character of the neighbourhood.

### **What could be considerations when deciding the boundaries of a neighbourhood area?** (Paragraph: 033 Reference ID: 41-033-20140306 - Revision date: 06 03 2014)

The following could be considerations when deciding the boundaries of a neighbourhood area:

- village or settlement boundaries, which could reflect areas of planned expansion
- the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities
- the area where formal or informal networks of community based groups operate
- the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style
- whether the area forms all or part of a coherent estate either for businesses or residents
- whether the area is wholly or predominantly a business area
- whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway
- the natural setting or features in an area
- size of the population (living and working) in the area

Electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a neighbourhood area; these have an average population of about 5,500 residents.



## Brighton Marina Business / Neighbourhood Area and Forum Applications - Consultation Summary

To facilitate the consultation process and to help ensure representations were not misinterpreted a questionnaire was provided and the consultation portal used in addition to other written methods for example, letter or email.

### Responses

<b>Number of people who participated to the consultation</b>	
<i>Consultation portal</i>	14
<i>Email</i>	2 (5 in total however 3 also responded on portal)
<b>Total</b>	<b>16</b>
<b>Number of respondents from within area</b>	<b>1</b>
<b>Number of respondents from outside area</b>	<b>14</b>
<b>Number of respondents location indefinable</b>	<b>1</b>

The following organisations/bodies submitted representations:

<b>Organisation</b>	<b>Object/Support Applications</b>	<b>Response in Brief</b>
Kemp Town Society	Object	Area should be bigger
South Downs Society	Object	Area should be bigger - response was an endorsement of Kemp Town Society's comments
Land Securities	Object	Area should be bigger
Brighton Marina Berth Holders Association	Object to Forum	Berth Holders should be allowed to be Forum Members

The following sets out the responses to the questions set out on the consultation portal. The email responses did not specifically answer these questions, however, an 'interpreted/assumed' response from the comments presented in the emails is shown in brackets.

<b>Question 1 - Do you recognise the proposed area as a distinct neighbourhood?</b>	<b>Portal responses</b>	<b>Interpreted response - emails</b>
Don't know/not sure		
No	9	(1)
Yes	5	(1)
<b>Total</b>	<b>14</b>	<b>(2)</b>

<b>Question 2 - Do you think that the boundaries of the proposed area are appropriate?</b>	<b>Portal responses</b>	<b>Interpreted response - emails</b>
Don't know/not sure		
No	10	1(1)
Yes	3	
<b>Total</b>	<b>13</b>	<b>1(1)</b>

Nb one respondent on portal left this question blank

<b>Question 3 - Do you think the area is wholly or predominantly business in nature and therefore agree it should be designated a Business Area?</b>	<b>Portal responses</b>	<b>Interpreted response - emails</b>
Don't know/not sure		?
No	13	?
Yes	1	?
<b>Total</b>	<b>14</b>	

NB Question 4 was for respondents to add any further comments about the neighbourhood area. Please see the key issues section below which sets out the main points raised in response to question 4 and 7 and in emails.

<b>Question 5 - Do you think the Brighton Marina Neighbourhood Forum should be approved (designated)?</b>	<b>Portal responses</b>	<b>Interpreted response - emails</b>
Don't know/not sure	2	?
No	8	(2)
Yes	3	?
<b>Total</b>	<b>13</b>	<b>(2)</b>

Nb one respondent on portal left this question blank and there was insufficient direction in one email to provide an interpreted assumption.

<b>Question 6 - Is the Forum representative of people who live and work in the area?</b>	<b>Portal responses</b>	<b>Interpreted response - emails</b>
Don't know/not sure	5	
No	8	(2)
Yes		
<b>Total</b>	<b>13</b>	<b>(2)</b>

Nb one respondent on portal left this question blank

NB Question 7 was for respondents to add any further comments about the neighbourhood forum. Please see the key issues section below which sets out the main points raised in response to questions 4 and 7 and in emails.

## Key Issues Raised in Representations

Comments were submitted in response to question 4 and 7 and via emails. The main issues raised have been summarised below. Please note some respondents raised more than one issue. It is also important to note the analysis only indicates the number of people who have raised the issue, it should not therefore be assumed all other respondents think the opposite.

<b>Issue</b>	<b>Count</b>
<b>The Area (and the forum) should be bigger :</b>	<b>10</b>
It should include :	
Roedean;	9
Marine Gate;	5
the Kemp Town Estate;	6
Arundel Street;	2
The French Apartments;	1
Courcels;	3
Gaswork site (see **);	3
Black Rock (see **);	5
East Brighton Park;	1
The Cliffs (views off);	1
Bell Tower Estate;	1
All who overlook Marina and need access;	1

*(Marine Gate and Roedean count includes response seeking inclusion of area above the cliff to the north of Marina)	2
** (Gasworks and Blackrock count includes response seeking area alignment with the DA2 boundary)	1
Lack of infrastructure - Marina has no school or NHS presence of its own. Too small to be a viable neighbourhood. Any increase in development at Marina will have direct traffic impacts upon adjoining area as access only via ramps. (one respondent raised lack of a park)	2
Regard should be given to the surrounding area – it is a highly sensitive site: a variety of different elements were detailed by respondents including: Ecological/wildlife assets, environmental, architectural, traffic, South Downs National Park/the Downs, recreational assets (including sailing, walking, cycling, fishing and the important SE surf spot to the east of Marina,).	4
Proposal will enable commercially interested parties/Brunswick Development Group within Marina to be dominant and will not adequately reflect the broader interests of all those who should be embraced under the scope of 'localism' for this area (eg those within and in surrounding area who will be affected).	5
Forum membership is not representative. The various reasons provided included (nb each respondent may have indicated more than one): Workers and enterprise under represented in view of importance of Marina for employment and enterprise; Forum age profile not representative; Occupants muzzled by communal associations/Brunswick Group; Area needs to be extended and forum amended to be representative of wider area; Constitution focuses on well being of individuals living or wanting to live in Marina and fails to make reference to people working or wanting to work in the Marina. Fails to meet DA2 which seeks sustainable mixed use district; Meetings will fail to represent those at work (outside area) due to meeting times/ Forum should exclude BMRA.)	6 1 1 1 5 1 1
The Marina Berth Holders should be allowed to be included within the Forum. Marina includes approximately 1,000 boats used by at least 3,000 people who are not represented on the Forum.	1

### Late Representations

3 late representations were submitted these were as follows:

Organisation/Person	Object/Support Applications	Response in Brief
Brighton Marina Neighbourhood Forum	Support	Rebuttal to Kemp Town Society Comments
Brighton Marina Residents Association	Support	Rebuttal to Kemp Town Society Comments
Individual	Support	Support for Brighton Marina Residents

		Association's comments
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# Appendix B



**15 January 2015 EDC – Transcript of Minutes and Decision in Respect of the Brighton Marina Neighbourhood Area and Forum Applications (Agenda Item 57)**

Transcript of 15 January 2015 EDC Minutes:

**57. DESIGNATION OF NEIGHBOURHOOD/BUSINESS AREA AND NEIGHBOURHOOD FORUM - BRIGHTON MARINA**

57.1 The Committee considered a report of the Executive Director of Environment, Development and Housing requesting determination of two neighbourhood planning applications. One related to the designation of Brighton Marina as a Business Neighbourhood Area. The other application, linked to the area application, related to the designation of the neighbourhood forum for Brighton Marina. These designations were part of the neighbourhood planning provisions introduced by the Localism Act 2011. Once designated they would enable the forum to prepare a neighbourhood development plan for the area.

57.2 It was explained that the Brighton Marina Neighbourhood Area and Forum applications had been submitted in September 2014. The geographical area proposed was the same as that defined in the Brighton Marina Act and was bounded by the cliffs to the north and the harbour arms to the south, east and west where it is also bounded by the access road. Appendix 1 to the report showed the extent of the area delineated. The applicant had indicated that they considered the neighbourhood area should be designated a business area.

57.3 Councillor Mears stated that she had grave concerns regarding the surprising and unexpected level of responses to the consultation. She understood that in addition to the fact that some properties located at the Marina were short term/company lets, there were terms in some leases which could preclude residents from responding. Given the important role that any neighbourhood area had in forming and taking forward development policy she considered that this needed to be addressed before the application could be progressed. Councillor Mears stated that she supported the principal of a neighbourhood area but not as currently framed as it could result in the owners of the site, the Brunswick Group, having significant input regarding its future from which the leaseholders themselves might be excluded. It could place too much power into the hands of the developers.

57.4 Councillor Hawtree alluded to the fact that there had been differences of opinion between different local interest groups when the recent Hove Station Neighbourhood Area application had been considered. It was important to ensure that the public engagement process was inclusive.

57.5 Councillor Mears stated that she was in agreement that it was important for Members to feel assured that an appropriate level of public consultation had taken place, and in respect of the Forum's Membership. Councillor Mears was at pains to point out that her concerns were in no way intended as a criticism of the hard work which had been undertaken by officers; she was

strongly of the view however that these issues must be addressed before the Committee could determine this issue.

57.6 Councillor Mears added that in addition to the other points she had raised, she considered that a larger area should be designated than that currently proposed. For example, the Regency Terraces and other developments/properties located above the Marina could be impacted significantly by development there and there was therefore a case for their inclusion in any neighbourhood area. Councillors Morgan and Simson concurred in that view. Councillor Morgan stated it might also be appropriate for the Gas Works site to be included and he was in agreement that the area to be included should be re-visited.

57.7 Councillor Robins sought clarification of the powers that the Forum would have once set up and concluded that it was not appropriate for a decision to be taken as matters stood.

57.8 The Chair, Councillor Bowden, stated that he was of the view that the points made by Councillor Mears were valid and that it would be entirely appropriate for consideration of this matter to be deferred in order to address the concerns which had been raised. The Chair was in agreement that he would have expected a high response rate to the consultation that had taken place. Councillor Randall concurred in that view and having put the matter to the Committee, Councillor Bowden stated that it was clear that crossparty Members were of the view that they had concerns which needed to be addressed and that further dialogue needed to take place between officers in the relevant groups in order for a decision to be made.

57.9 Members were in agreement with the Chair that the following key issues needed to be addressed:

- Level of consultee responses
- Public engagement
- Extent of the area
- Membership of the Forum

57.10 The Deputy Head of Law stated that whilst membership of the Forum and the extent of the area it should cover were separate issues, they were however clearly linked. He added that the committee could only consider the specific proposals put before it and given the issues raised it might be considered appropriate to defer the decision and have a further report tabled as soon as possible.

57.11 **RESOLVED** - That consideration of the designation of a Brighton Marina Business Neighbourhood Area as a business area neighbourhood area and the designation of the Brighton Marina Neighbourhood Forum (within the meaning of the Town and Country Planning Act 1990) be deferred in order for further dialogue to take place with the relevant and interested parties to resolve issues with participation and representation within and outside the proposed area, before these applications form the subject of a further report for consideration by the committee in due course.



Transcript of 15 January 2015 EDC Decision:

## **RECORD OF ECONOMIC DEVELOPMENT & CULTURE COMMITTEE DECISION**

**SUBJECT:** DESIGNATION OF  
NEIGHBOURHOOD/BUSINESS AREA  
AND NEIGHBOURHOOD FORUM -  
BRIGHTON MARINA  
**AUTHOR:** REBECCA FRY

### **THE DECISION**

**RESOLVED** - That consideration of the designation of a Brighton Marina Business Neighbourhood Area as a business area neighbourhood area within the meaning of the Town and Country Planning Act 1990 be deferred in order for further dialogue to take place with the relevant and interested parties, to form the subject of a further report for consideration by the committee in due course.

### **REASON FOR THE DECISION**

The purpose of this report is to determine two neighbourhood planning applications. One relates to the designation of Brighton Marina as a Business Neighbourhood Area. The other application is linked to the area application and relates to the designation of the neighbourhood forum for Brighton Marina. These designations are part of the neighbourhood planning provisions introduced by the Localism Act 2011. Once designated they will enable the forum to prepare a neighbourhood development plan for the area.

### **DETAILS OF ANY ALTERNATIVE OPTIONS**

The appropriateness of the proposed area and its boundary need to be considered first because if amendments are to be sought the make up of the forum is also likely to need amending. This is a statutory procedure and non designation or the seeking of an alternative boundary without justification could lead to legal challenges. As raised in 3.4 and 4.4 above the city council must designate some or all of the area applied for. Paragraph 4.3 above and Appendix 2 set out the key factors that should be taken into consideration.

When all relevant factors are taken into account, including the community response and submitted forum membership data, it is considered reasonable and rational to accept the submitted neighbourhood area as being appropriate.

### **Proper Officer:**

Date: 16 January 2015 Mark Wall, Head of Democratic Services

**Signed:**



## Appendix D

### Brighton Marina Neighbourhood Area and Forum Applications - Summary of Responses Submitted After the Deferral of the Applications on 15 January 2015

In response to the concerns raised by the 15 January 2015 Economic Development & Culture Committee, the Brighton Marina Neighbourhood Forum advised interested parties within the Marina to write to the City Council with their views on the Brighton Marina Neighbourhood Area and Forum applications. In addition to this the Brighton Marina Neighbourhood Forum with the Brighton Marina Residents Association (BMRA) undertook an informal survey consultation based on the original online questionnaire provided by the City Council during the formal consultation period. The BMRA distributed hard copies of the survey to all residential units within the Marina. The informal survey consultation ran throughout April 2015.

#### Responses

<b>Number of people who participated in the informal consultation</b>	
survey	119
Email <i>(NB. Where a respondent submitted both an email and survey they are shown as a survey respondent)</i>	15
<b>Total</b>	<b>134*</b>
<b>Type of Respondent</b>	
Resident	105
Worker	22
Unknown	7
<b>Number of respondents from within area</b>	<b>Approximately 100%</b>
<b>Number of respondents from outside area</b> <b>Number of respondents location unknown</b>	The survey was only distributed within the Marina. One respondent did indicate their property is currently rented out.

\* Please note additional representations from outside the Marina area are included in a separate table at the end of this appendix.

Where an email response did not specifically answer the following questions an 'interpreted assumed' response from the comments presented in the email is shown in brackets.

<b>Question 1 - Do you recognise the proposed area as a distinct neighbourhood?</b>	<b>Survey responses</b>	<b>Assumed response - emails</b>
Don't know/not sure	0	
No	0	
Yes	119	(15)
<b>Total</b>	<b>119</b>	<b>(15)</b>

<b>Question 2 - Do you think that the boundaries of the proposed area are appropriate?</b>	<b>Survey responses</b>	<b>Assumed response - emails</b>
Don't know/not sure	0	
No	0	
Yes	119	(15)
<b>Total</b>	<b>119</b>	<b>(15)</b>

<b>Question 3 - Do you think the area is wholly or predominantly business in nature and therefore agree it should be designated a Business Area?</b>	<b>Survey responses</b>	<b>Assumed response - emails</b>
Don't know/not sure	13	
No	97	
Yes	9	
<b>Total</b>	<b>119</b>	

**Question 4** was for respondents to add any further comments about the neighbourhood area. Please see the final section of this appendix below for a summary of the main issues raised in response to question 4 and 7 and in emails/letters.

<b>Question 5 - Do you think the Brighton Marina Neighbourhood Forum should be approved (designated)?</b>	<b>Survey responses</b>	<b>Assumed response - emails</b>
Don't know/not sure	2	
No	0	
Yes	114	(15)
<b>Total</b>	<b>116</b>	<b>(15)</b>

NB. 3 respondents left this question blank.

<b>Question 6 - Is the Forum representative of people who live and work in the area?</b>	<b>Survey responses</b>	<b>Assumed response - emails</b>
Don't know/not sure	16	
No	2	
Yes	97	
<b>Total</b>	<b>115</b>	

NB. 4 respondents left this question blank.

**Question 7** was for respondents to add any further comments about the neighbourhood forum. Please see the section below for the main issues raised in response to questions 4 and 7 and in emails/letters.

## **Key Issues Raised in Representations to the Informal Consultation**

Comments were submitted in response to question 4 and 7 and via emails. The main issues raised have been summarised below. Please note some respondents raised more than one issue. It is also important to note the analysis only indicates the number of

people who raised the issue, it should not therefore be assumed all other respondents think the opposite.

Issue	Count
<p><b>Specific comments as to why the Brighton Marina neighbourhood area is distinct and the proposed neighbourhood area is appropriate</b></p> <p>:</p> <ul style="list-style-type: none"> <li>• Unique/different in nature to surrounding area</li> <li>• Physically separate</li> <li>• Self-contained entity</li> <li>• Vibrant/unique/‘village’ style community</li> <li>• Unique Environment/unique connections to the sea and marine environment</li> <li>• Different agenda to outside/distinct future development requirements/allocated to provide 15% of the City’s future housing requirements</li> <li>• Should be represented as a separate area</li> </ul>	<p><b>20</b></p>
<p><b>Specific comments regarding nature of area:</b></p> <ul style="list-style-type: none"> <li>• Marina is both business and residential</li> <li>• With new buildings being built the Marina is not predominantly business/Marina is mainly residential</li> <li>• Marina is a residential area</li> </ul>	<p><b>18</b></p> <p>12</p> <p>4</p> <p>2</p>
<p><b>Specific comments as to why the proposed Brighton Marina Neighbourhood Forum is supported:</b></p> <ul style="list-style-type: none"> <li>• Forum will be people with a genuine interest in area / future planning and developing the area / prepared to work for the whole community</li> <li>• It has a fair cross section of representation</li> <li>• Can only have positive impact</li> <li>• Pace of change is gathering and opportunity to influence by having own neighbourhood planning forum is welcomed</li> <li>• Strongly believe Marina should have Forum specific to itself</li> <li>• This forum will give those with an interest in the Marina a say and contribute to the promotion of excellent development so the Marina can fulfil its potential to be a fantastic asset for everyone in the City</li> <li>• Premier Marinas represents 1200 customers and commercial tenants and is one of the three major stakeholders on site - the area manager supports the applications</li> <li>• Those inside the Marina should have foremost say in how the Marina environment develops/important those inside are able to influence future development within the Marina</li> <li>• those inside have suffered from a lack of representation as a special area</li> <li>• proposals will enhance community spirit and pride in area</li> </ul>	<p><b>27</b></p>

Additional representations submitted from outside the proposed Brighton Marina Neighbourhood Area:

<b>Organisation/Person</b>	<b>Object/Support Applications</b>
Resident of Marine Gate / a lead member of the Brighton Marina Action Group	Object
<b>Response in Brief</b>	
<p>Queried why site notices weren't put up in Kemp Town Estate, Arundel Terrace, Marine Gate, Courcels and Roedean and why the extended area wasn't re-consulted. Raised all are affected by development within the Marina and affected by its traffic, visual intrusion of high rise development, pollution and have concerns over the architectural quality within the Marina. Residents go to the Marina to shop, eat, use the leisure facilities and some have boats and/or work there. Why are they being excluded? Queried the makeup of the 'community' pressing for a neighbourhood forum and raised it has a strong commercial interest that may intend to exclude alternative voices from the planning process. Suggested the BMRA committee is an extension of Brighton Marina Company policy. Submitted information indicating the Marina was being marketed as investment opportunities for foreign investors and raised concerns over this. Suggested proposals mean commercial interests will decide future of area and that many affected will not be heard (didn't feel it was democratic). Stated the area should be extended to include Black Rock, Kemp Town Gas Works site, Kemp Town Estate, Roedean, Marine Gate, Courcels and Arundel Terrace.</p>	
<b>Organisation/Person</b>	<b>Object/Support Applications</b>
Kemp Town Society (Chair and Secretary the latter also wrote in as a resident of 4 Sussex Square)	Object
<b>Response in Brief</b>	

Queried why residents of the Grade I listed Kemp Town Estate weren't being given an opportunity to comment on matters affecting them in the Marina. Suggested the proposed area does not meet the 'Localism Test'. It is too small and linear and would have adverse effects on surrounding area such as additional traffic, visual impacts, overcrowding, night time and light intrusion etc. Low response from Marina possibly due to many units being holiday or investment properties and residents nervous to go against the consortium that runs the Marina. The neighbourhood area should also include Roedean, Marine Gate, Courcelles, the French Apartments and the Kemp Town Estate.

### **Brighton & Hove City Council Internal Responses**

Transport Planning : It should be noted that the status of the highway within the proposed neighbourhood area boundary is either private or unmaintained public highway. Therefore the primary focus of any future highway authority involvement would be in relation to policies which include road safety and access to/from and within the area.

Aboriginist: The Marina, by its very nature, is in an exposed coastal location which is a harsh location for trees and other vegetation. There are, therefore, few trees located here. The national laws regarding trees would still apply if the neighbourhood area and neighbourhood forum were designated and therefore the Aboriginist Section has no objections to the proposals in this application.





## Appendix E

### Redacted Copy of Email from the Chair of Brighton Marina Residents Association

(Email dated 20 February 2015)

Dear Rebecca,

The opportunity to clarify the questions raised by yourself and Councillor Mary Mears concerning the Brighton Marina Residents Association (BMRA) is very welcome.

The statement that "The BMRA may not campaign against anything the head leaseholder proposes" would appear to have originated from x letter to The Argus of 12th February... What our constitution in fact says is "The BMRA will not itself campaign against any issue." The 'head leaseholder' is not referred to at all.

Membership of the BMRA is open to all residents of the Marina, and as with all large groups there will be a spectrum of opinions on any subject. It was for this reason that our constitution was amended as it was felt that the name of the BMRA should never be able to be used in the future by its committee (or wider membership) to hold or express a position on ANY issue as it could not possibly be representative of all the membership.

This leads on to the other question needing clarification, "there being terms in some leases which could preclude residents from responding." I can assure you that no such terms exist in any residential lease or freehold property covenant in the Marina and all residents are free to exert their democratic right to object to or support any matter concerning the Marina as they see fit.

Judge XX, a previous Chairman of the Association, made it clear that he considered that it should be a means of information dissemination and communication, and that should controversial issues arise (such as planning applications) the Association's role should be to inform all residents. Beyond this he did not think that the BMRA should be involved in objections or protests as this was for individual residents to do if they wished. Those objectors could if they chose form a pressure group, and again, if they chose, individual members and officers of BMRA could join the pressure group, but the BMRA itself should not be involved. This principle has not changed and is now incorporated into our amended constitution.

We enjoy a very positive position in the Marina and our voice is heard by the management through the active participation of our members in the numerous sub-committees (including finance, gardening, security and maintenance) that convene on a regular basis to oversee the running of the Marina. Our six-weekly Sunday meetings that are open to all our members are also attended by John Davey, who kindly gives up of his time, thus giving all residents the opportunity to raise issues with him directly.

I hope this clarifies these questions for yourself and Councillor Mears, but please feel free to contact me if any other questions arise, and we look forward to welcoming the Councillors to our meeting on 8th March.

Regards  
Tom  
BMRA Chairman



<b>Subject:</b>	<b>Local List of Heritage Assets – Adoption</b>		
<b>Date of Meeting:</b>	<b>18 June 2015</b>		
<b>Report of:</b>	<b>Executive Director Environment, Development &amp; Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Sanne Roberts</b>	<b>Tel: 292261</b>
	<b>Email:</b>	<b>sanne.roberts@brighton-hove.gov.uk</b>	
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report outlines the results of the local list review, with a view to adopt a fully updated local list of heritage assets and associated Planning Advice Note (PAN). This follows a call for nominations and consultation on a draft local list of heritage assets. An up-to-date and objective local list will inform development management decisions and help protect the city's historic environment.
- 1.2 The list is a lengthy document; a definitive copy is provided in Members' rooms and in Customer Service Centres. This includes the full assessment details for each asset. A summary list (including the addresses of all assets recommended for inclusion) is contained in appendix 2.
- 1.3 Appendix 1 contains the consultation responses on the draft local list. Appendix 3 includes a summary list of those nominations recommended for removal/not to be included. Appendix 4 contains the recommended text for the associated PAN.

**2. RECOMMENDATIONS:**

- 2.1 That the recommended Local List of Heritage Assets (definitive list provided in Members' rooms and Customer Service Centres) and associated Planning Advice Note (PAN) (recommended text set out in Appendix 4) are adopted.
- 2.2 That authority be delegated to the Policy and Projects Manager, Planning & Building Control, to: make any minor typographic or grammatical corrections to the Local List and PAN; correct any factual or historical references where new evidence is available; and to remove any assets from the local list if nationally designated or demolished.

**3. CONTEXT/ BACKGROUND INFORMATION**

**Policy Background**

- 3.1 The National Planning Policy Framework (NPPF) identifies the concept of non-designated heritage assets, including local listings. This is reinforced by Historic England's guidance on local listing (May 2012), which also makes clear that local

lists can cover other heritage assets as well as buildings. Local authorities are encouraged to be proactive in identifying these assets, the significance of which is a material consideration in determining applications.

- 3.2 Policy HE10 of the Brighton & Hove Local Plan 2005 sets out the Council's policy with regard to Buildings of Local Interest, whilst policy QD20 sets out the approach to Urban Open Space (including those considered to be of local interest).

### **Local List Review**

- 3.3 The need to review the council's current local lists is identified in the council's Conservation Strategy (2015). The process of review and selection criteria were approved at Economic Development & Culture Committee in September 2012. This allowed for a combined local list of heritage assets, to include buildings, parks and gardens. A call for nominations followed in spring 2013, with a substantial number of assets nominated by individuals and local societies. In total, around 450 assets were assessed, including the nominated assets and re-assessment of those buildings on the current local lists. A number of thematic surveys were undertaken to provide greater consistency across the city. Due to the prevalence of street lights and letterboxes, specific thematic criteria were produced in order to identify which examples to include on the local list.
- 3.4 Conservation area designation provides a greater level of control/protection than local listing does. As such, where an asset is within a conservation area, it has generally not been included on the recommended local list. The exception to this is where an asset is considered atypical of the conservation area, but worthy of protection in its own right. This approach is enshrined in the approved selection criteria. A significant number of assets are proposed to be removed from the existing lists or are not proposed for inclusion for this reason. Other reasons for removing or not including assets on the list include that they are already statutorily listed (and therefore subject to greater protection), have been demolished, fall outside the area for which Brighton & Hove City Council are the local planning authority or do not meet the approved selection criteria.
- 3.5 Consultation on the draft local list and associated draft Planning Advice Note (PAN) was held for six weeks in February/March 2015. This included notification to owners.
- 3.6 Full details of the individual comments received as part of this consultation and associated council responses in each case are set out in appendix 1. The results of the consultation were largely supportive, with 27 supports for the local list as a whole or for recommendations for individual assets, 10 objections to recommendations for individual assets and seven further comments/thematic nominations received. A number of comments related to the same asset: most notably, nine supported the inclusion of London Road Station, Shaftesbury Place.
- 3.7 The consultation responses have not resulted in changes to the recommended local list, except for the inclusion of further street lights and post boxes which met the criteria. A number of the assessments have been updated to reflect the further information provided as part of the consultation, resulting in a greater level of accuracy and historic information. 25 Montague Place and St Mary's Roman

Catholic Church, Surrenden Road, have also been removed from the recommended local list as they have now been statutorily listed at a national level so are no longer eligible.

- 3.8 The revised assessments have been drawn together to form the recommended Local List of Heritage Assets. **The recommended definitive Local List of Heritage Assets is available in Members' Rooms and Customer Service Centres.** This includes the full assessment details for each asset. A summary list including addresses of all assets recommended for **inclusion** on the local list is included in **appendix 2**. A summary list of those nominations recommended for **removal / not to be included** on the local list is set out in **appendix 3**.

#### **Future Management and Review**

- 3.9 The Local List of Heritage Assets Planning Advice Note (PAN – recommended text included in appendix 4) provides information on the impact of the local list, the assessment procedure (and selection criteria) and the process for future review.
- 3.10 Any future nominations received will be collated by the council, and reviewed on a 5 yearly cycle. In exceptional cases – where an asset is demonstrably under threat – an asset will be considered outside of this timeframe. Approval will be sought from the relevant committee as part of the five year reviews and for exceptional cases.
- 3.11 No comments were received on the content of the draft PAN. It is therefore recommended for approval with only non-material amendments to the text to improve accuracy.
- 3.12 In order to keep the local list as robust and up-to-date as possible, approval is sought to allow typographical, grammatical and factual/historical corrections to be made, and to remove any assets from the local list if they have been nationally designated or demolished. In all other cases, approval will be sought from the relevant committee.

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 *To not approve the local list.* This option would diverge from national and local policy and guidance. It could lead to the loss or inappropriate alteration of locally significant heritage assets, erode the historic environment and create adverse publicity for the Council. Upfront identification of assets allows developers to understand the constraints of a site at an early stage.

#### **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 Two phases of public consultation have been undertaken as part of the review, both in line with the aims of the Community Engagement Framework and Standards and with the Planning Department's Statement of Community Involvement.
- 5.2 The first period of consultation invited nominations over a 12 week period and was aimed to engage residents and community groups on a city-wide level. The

consultation was advertised through posters placed in libraries, information points and reception areas, a press release and the council's website and social media. Community groups, history groups, amenity societies, Ward Councillors and the council's Conservation Advisory Group were also contacted directly.

The second phase was a more targeted consultation, aimed at stakeholders and owners directly impacted by the proposals. No new nominations were accepted at this stage. Where a stakeholder or owner wanted an asset to be re-assessed, new evidence was required to show how that asset did/did not meet the selection criteria. Councillors from each party were briefed on the results of the assessments, draft local list and PAN ahead of the consultation. Ward councillors and the council's Conservation Advisory Group were also consulted. The draft local list was published on the council's website for comment, and advertised through social media and a press release. The results of the consultations are set out in Section 3 above.

## **6. CONCLUSION**

- 6.1 Heritage assets of local interest form an important part of the city's historic environment. Identification of such local heritage assets helps protect that environment and inform development management decisions. A Local List for the city has been produced in consultation with the local community. Approval is therefore sought for the adoption of the Local List of Heritage Assets and associated Planning Advice Note, with powers to ensure it remains up-to-date.

## **7. FINANCIAL & OTHER IMPLICATIONS:**

### Financial Implications:

- 7.1 The costs of officer time and consultation associated to the recommendations in the report have been met from existing Planning & Building Control revenue budgets. Any further costs associated with future management and review of the Local List of Heritage Assets and associated Planning Advice Note (PAN) will also be met from existing revenue resources.

7.2 *Finance Officer Consulted: Steven Bedford Date: 24/04/15*

### Legal Implications:

- 7.3 Although local listing is not a statutory procedure and a locally listed property will not be afforded statutory protection, the fact that a building is on the local list will be a material planning consideration in the determination of any planning application affecting the same. Such determinations will need to take into account both local policy (currently Brighton & Hove Local Plan policy HE10 – Buildings of local interest and QD20 – Urban Open Space) and relevant policy in the National Planning Policy Framework.

*Lawyer Consulted: Hilary Woodward Date: 27/04/15*

Equalities Implications:

- 7.4 An Equalities Impact Assessment (EQIA) of the Conservation Service was undertaken in 2010 and covers work on designation.

Sustainability Implications:

- 7.5 The local list of heritage assets contributes to nurturing a 'sense of place which builds on local cultural heritage' under the 'Culture and Community' principle of the ten One Planet Principles of sustainability. The proposals have no substantial negative impact upon the ten Principles.

Any other significant implications:

- 7.6 None

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Consultation responses
2. Recommended Local List of Heritage Assets – Summary List
3. Summary list of those assets recommended not to be included on the local list of heritage assets.
4. Recommended text for the Local List of Heritage Assets Planning Advice Note

### **Documents in Members' Rooms**

1. Recommended Local List of Heritage Assets

### **Background Documents**

1. Historic England – Good Practice Guide for Local Heritage Listing (May 2012):  
<https://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>
2. National Planning Policy Framework (March 2012):  
[https://www.gov.uk/government/publications/national-planning-policy-framework--  
2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)
3. Brighton & Hove City Council – Conservation Strategy (2015):  
<http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/Conservation%20Strategy%202015.pdf>
4. Existing Local Lists for Brighton and for Hove (last updated in the 1990s).



Ref	Individual/ Local Group	Asset	Support/ Object/ comment	Summary of main comments	Response
LLHA 001	Individual – owner/ occupier	Hove Street, Regent House	Support for inclusion	I would argue that Regent House most certainly meets the criteria, due to having architectural, design, historic (former fire station), aesthetic design (conscious design, detail and fantastic example of public works of the 1920s), townscape interest (atypical of conservation area), intactness. Additional information regarding original stained glass window of art deco style which survives to flat 1.	Support for inclusion of Regent House noted.  Insufficient further evidence has been provided to meet the criterion for Historic Interest.  Assessment revised to include mention of stained glass window.
LLHA 002	Individual	Preston Circus, Brighton Fire Station	Support for inclusion	Strongly support inclusion of Preston Circus Fire Station. The building is part of the Circus architecture. I hope consideration is given to preserving the banks and pubs exterior that form the circus as a whole, and enforcement action against the tenant who has been painting part of the exterior above Lloyds bank. Not only is the station an exemplary example of 1930s functional design and sensibility, it actually serves the modern purpose perfectly. Attention to detail is sublime; would strongly support making access available to members of the public with an interest in this period of architecture and interior design, even down to the hand rails, banisters, parquet flooring and original rear doors. Lamentable that parts have fallen into disrepair and that the front doors have been replaced, but this should not detract from the importance of the building itself.  History of the site is important, it having being used as a fire station for many years prior to the current building with many photos of the site surviving. Strongly believe that the premises should not only be put on a register of protected buildings, but that a duty of care should be placed	Support for inclusion of Brighton Fire Station noted.  The Local List of Heritage Assets is focussed on individual buildings rather than being area-based. As such, only buildings around the Circus considered to meet the criteria in their own right have been recommended for inclusion on the local list. This includes The Joker, Preston Road and the Calvary Evangelical Church, Viaduct Road.  Enforcement action does not form part of this review of the local list. Any alleged breach of planning legislation should be reported to the Planning Enforcement team on: <a href="http://www.brighton-hove.gov.uk/content/planning/planning-enforcement">http://www.brighton-hove.gov.uk/content/planning/planning-enforcement</a>  Duty of Care falls outside the remit of this review.  Description revised to include indication of the survival of internal features and the site's history. Community value added.

LLHA 003	Individual	Preston Circus, Brighton Fire Station	Support for inclusion	<p>on the Fire Service to maintain the heritage aspects of the building. Brighton and Hove could attract tourists to the city with an interest in fire history museum/art deco architecture. The Station should be protected from redevelopment. It is a beautiful building, a heritage building, a functional building, at the heart of the community, ultimately a public building that everyone loves and should be kept public so everyone can enjoy its experience. London Road is changing rapidly, which is welcomed but challenging. The changes are positive but only because there are still institutions that anchor residents to a community. Preston Circus Station is stunning architecturally in its own right, but it also remains one of the most functional buildings in the City on a practical, social and educational level. Please stop any plans to change use, please campaign for more funding to restore this building to its former glory and please support fire cover in your community against the cuts.</p>	
Support for inclusion of Brighton Fire Station noted. Community value added.					

LLHA 004	Individual – owner/ occupier	Highdown Road, 48/48A/48B	Comment	<p>Happy for the property to remain on the list, but the details you hold apply to numbers 48 and 48b which is the former bakery shop only. 48a sits behind number 48 and is the former bakery itself. There are some original features that remain, including the original bakery chimney and wooden beams in the main bedroom. The courtyard is laid with engineering bricks, which may be original. The roof also has decorative crested ridge tiles, which match the ones on the roof of number 48. Nothing of number 48a can be seen from the road, aside from the external door that leads under number 48b.</p>	<p>Description revised to include the additional information provided. It is acknowledged that the bakery itself is not of townscape interest (as it is not visible from the street), but it is most appropriate to include the building in its entirety on the local list.</p>
LLHA 005	Individual	Preston Circus, Brighton Fire Station	Support for inclusion	<p>I would like to add my support to have the Brighton Fire Station included in the heritage list; the building is one of our assets. I work in the city centre, driving past daily I enjoy seeing this splendid old building standing there as a reassurance that our fire service is close by.</p>	<p>Support for inclusion of Brighton Fire Station noted. Community Value added</p>
LLHA 006	Individual – owner/ occupier	Braybon Avenue, Fountain Centre	Object to inclusion	<p>I have no reason to add our building as it has no identifiable attributes for historical reasons</p>	<p>Objection noted. No new evidence has been provided to show that the building does not meet the selection criteria, and therefore the asset has not been re-assessed. The assessment has been revised to more accurately identify the special interest as relating to the church building only; the Church Hall is considered of no particular special interest.</p>
LLHA 007	Individual – owner/ occupier	Eastern Terrace Mews	Comment	<p>Note that it is recommended to remove Eastern Terrace Mews from the local list, with a caveat that the Mews would be more appropriately 'protected' by its inclusion in the conservation area. Would you please confirm that you will be arranging for this to happen before removing the Mews from the Local List.</p>	<p>Confirmed that the Mews is already within the conservation area and thus already benefits from this designation.</p>

LLHA 008	Individual	Shaftesbury Place, London Road Station	Support for inclusion	It should definitely be listed, in fact I can't believe it's not already. Well done to whoever is responsible for making it look so lovely, it lifts my spirits whenever I use it or glance up at it from Ditchling Rise.	Support for inclusion of London Road Station noted.
LLHA 009	Local Group: Montpelier and Clifton Hill Association	Street lighting thematic survey, Montague Place, 25;	Support  Comment	I was just going to say you've got through an impressive amount of work on the local list and thank you for all your efforts. I'm sure we'll have a couple of comments (see below), but very impressive, thank you. - additional information on street lighting and corrections to numbers of lampposts in Powis Square, Clifton Terrace and St Nicholas' Churchyard - additional information and inaccuracy to 25 Montague Place	Support for the local list noted  The numbers of lamp posts in Clifton Terrace and Powis Square have been corrected. The additional lamp post in St Nicholas Churchyard (at the rear of 12 Queen Square) has not been included as it is a type 3 column and does not possess group value due to its isolated location.  Since the consultation, 25 Montague Place has been statutorily listed. As such, it is no longer eligible for inclusion and has been removed from the recommended local list.
LLHA 010	Individual	Street lighting thematic survey	Thematic Nomination	Identification of a type 3 lamp post outside 44 Belton Road which meets the thematic criteria	This lamp post will not be added to the local list as it does not meet the criteria for type 3 lamp posts to be included.
LLHA 011	Individual	Kings Esplanade, Medina House	Support for inclusion	I wish to support the inclusion of Medina House	Support for the inclusion of Medina House noted.
LLHA 012	Local Society – Round Hill Society	Street lighting thematic survey	Support / thematic nomination	I am delighted to see that 2 styles of early gas light standards (now electric) are to be added to the local list. I would rather they were properly listed (perhaps as a group) with English Heritage within conservation areas.  There are 4 type 1 posts on Princes Crescent, Round Hill which have not been included. Two	Inclusion on the statutory list is a matter for English Heritage. Anyone may nominate a building/structure for listing.  All four examples mentioned will be added to the local list.

LLHA 013	Individual – owner/occupier	Meadow Close, Court Ord Cottages	Support for inclusion	<p>are on the non-conservation area side of the road, but it would be churlish to exclude them when they are so much a part of the character of the area.</p> <p>I very much welcome that the Council is now recognising the heritage aspect of these beautiful cottages. They were built at the same time as the brick and flint Challoners Cottages on Falmer Road and also the flint cottages at the bottom of Nevill Road in Rottingdean. Both of these are protected because they fall within a conservation area. Whilst the level of local protection is not the same as that given by national protection, even so I welcome that at least some measure of their historic importance will now be recognised. Thank you.</p>	Support for inclusion of Court Ord Cottages noted.
LLHA 014	Individual	Shaftesbury Place, London Road Station	Support for inclusion	<p>I am writing to vote for yes to London Road Station being a heritage site in the city of Brighton. I feel the station and its surrounds offer a wonderful feel of openness amongst the relatively dense surrounding housing. It offers lovely views along the track from the platforms and the bridge. It has allowed for a communal garden and lovely planted beds. It offers a place for local residents to come together on the forecourt for community events including street play. The rural feel of the track allows for invaluable wildlife and fauna. The station building itself is a good example of Victorian architecture that sits well amongst the surrounding architecture.</p>	Support for inclusion of London Road Station noted. Communal value added to assessment.
LLHA 015	Individual	Shaftesbury Place, London Road Station	Support for inclusion	<p>I strongly support the inclusion of London Road Station and its immediate environs under Heritage listing or indeed any other protection available to conserve and protect this important local structure</p>	Support for inclusion of London Road Station noted.

LLHA	Group – Letter Box Study Group	Letter box thematic survey	Thematic Nomination	Additional examples of letter boxes in the city	Additional examples which meet the thematic criteria added to the Thematic Survey
016					<p>A substantial number of lamp boxes have been identified dating to the 20<sup>th</sup> century (EIIIR). These are not considered to be of significant interest as they are relatively modern examples. The thematic criteria were produced partly based on rarity, which in the case of lamp boxes no longer appears to be the case. The thematic criteria have thus been amended to remove EIIIR and GVIR examples of lamp and wall boxes.</p>
017	Individual – owner/ occupier	Palmeira Avenue, 14-22 even and 13-21 odd	Object to inclusion	Strongly object to the proposal to include 14-22 even and 13-21 odd Palmeira Avenue on the local list. I am a careful, conservation minded, long term responsible owner of one of these properties. I do not consider this imposition of control necessary.	<p>Objection noted.</p> <p>No new evidence has been provided to show that the building does not meet the selection criteria, and therefore the asset has not been re-assessed.</p>
018	Individual- owner/ occupier	Kingsway, 173-187	Object to removal	Object to the property being removed from the local list. I consider the property to be of significant architectural interest. It might not quite share the same grand features and heritage of the likes of the Brunswick areas, however it is the type of building that would be sorely missed should it fall into disrepair, sprout unsightly additions or end up being replaced by a contemporary building.	<p>Objection noted.</p> <p>No new evidence has been provided to show how the building meets the selection criteria (or how it is atypical of the conservation area). Therefore the asset has not been re-assessed.</p> <p>The assessment already acknowledges that the buildings are of architectural interest. Its interest is reflected through its inclusion in the conservation area, of which the buildings form a characteristic part. Conservation area designation provides a greater level of protection against this property falling into disrepair, alteration and replacement than local listing. As such, its interest is more appropriately and better protected through inclusion in the conservation area.</p>

LLHA 019	Ward Councillor	Shaftesbury Place, London Road Station, Street Lighting Thematic Survey	Support for inclusion	Support as councillor for Preston Park ward for the inclusion of London Road Station, and also the historic street lights in the locality.	Support for inclusion of London Road Station and for the Street Lighting Thematic Survey noted.
LLHA 020	Ward Councillor	Shaftesbury Place, London Road Station, Street Lighting Thematic Survey	Support for inclusion	Support as councillor for Preston Park ward for the inclusion of London Road Station, and also the historic street lights in the locality.	Support for inclusion of London Road Station and for the Street Lighting Thematic Survey noted.
LLHA 021	Ward Councillor	Shaftesbury Place, London Road Station, Street Lighting Thematic Survey	Support for inclusion	Support as councillor for Preston Park ward for the inclusion of London Road Station, and also the historic street lights in the locality.	Support for inclusion of London Road Station and for the Street Lighting Thematic Survey noted.

LLHA 022	Individual – owner/occupier	Bristol Road, 19-26 consecutive	Support for removal	<p>As the owner of the building I am fine with you denominating our building. I am a huge fan of the local architecture in Brighton, it being one of the main reasons I moved here, but the building type of this terrace is typical of Kemp Town and does not stand out as particularly creative architecture. The building height is irregular, the colour scheme uncoordinated, a number of windows have had secondary glazing installed which detracts from the traditional sash style and the balconies are rusty. It seems general maintenance of the buildings has been historically poor.</p> <p>Local conservation is an excellent scheme helping to preserve for locals the areas that would not receive regional national attention, but to run a scheme that covers any local building ever nominated is unmanageable and ultimately counterproductive to the original goals of conservation. As such, I am more than happy you focus your efforts on the other infinitely more exciting parts of Brighton.</p>	Support for removal of 19-26 Bristol Road noted.
LLHA 023	Individual – owner/occupiant	Fonthill Road, Dubarry Building	Support for inclusion	<p>I certainly agree with the recommendation that Dubarry House is included. It is a unique building with its mosaic lettering and painted flowers on the front and is a Hove landmark. I hope being on the list will help protect it from unsympathetic development on future.</p>	Support for inclusion of Dubarry Building noted.
LLHA 024	Individual	Edward Street, AMEX House;	Object to not including	<p>I would like to include AMEX House, it is one of the finest 70s style office buildings, not just in Brighton but also in the country as a whole. I understand its demolition is part of a S106 agreement, but with the shortage of good office space this surely must be brought back into commercial use.</p>	<p>Objection noted.</p> <p>No new evidence has been provided to show how the building meets the selection criteria. Therefore the asset has not been re-assessed.</p> <p>Support for the inclusion of assets associated with tram and trolleybus infrastructure noted.</p>



		Preston Circus, Brighton Fire Station;	Support for inclusion	Could I suggest recognition of the eyelets on Brighton Fire Station. These supported wires for our former (and still missed) trolleybus system (1939-61). Perhaps paint them so the public can see them?  The tram shelters should be looked after, as should the former depot in Lewes Road	Description for Brighton Fire Station revised to mention eyelets.
		Ditchling Road, Tram Shelter,  Coombe Terrace, 43-45, (Brighton Corporation Tramways Depot)	Comment		
LLHA 025	Management company on behalf of residents	Gloucester Road, Gloucester Mews	Support for inclusion	On behalf of all shareholders we would welcome inclusion on the local list	Support for the inclusion of Gloucester Mews noted.
LLHA 026	Consultant on behalf of owners	Cumberland Road, Clermont Church	Object to inclusion	On behalf of its owner, this letter objects to the inclusion of Clermont Church on the council's Local List of Heritage Assets. The proposed listing does not accord with the local listing selection criteria. The sense of completeness (criteria Fi) has been harmed by the erection of a large rear extension that is poorly designed and in need of replacement (photograph included). The buildings to the rear detract from the church's appearance – being square and lacking any vertical rhythm.	Objection to inclusion of Clermont Church, Cumberland Road noted.  It is acknowledged that the rear extensions are of limited architectural or historic interest. However, it is not considered that these extensions significantly detract from the interest and sense of completeness of the main church building. This is especially the case for views of the main elevation from Cumberland Road and the junction of Clermont Road and Cumberland Road. The architectural style and materials of the Church contrast with those to the extensions such that a clear distinction is made.  The objection does not provide further information that warrants the removal of Clermont Church from the

LLHA 027	Consultant on behalf of owners	Holland Road, The Brunswick	Object to inclusion	<p>On behalf of its owner, this letter objects to inclusion of The Brunswick on the council's local list of heritage assets. The proposed listing does not accord with the local listing selection criteria.</p> <p>In relation to criterion aii, the building is neither a 'good quality' nor 'rare' example of a particular building type. The building is a relatively plain 1930s design, with turrets rather than projecting bay windows. Whilst such a design can be considered "quirky" it is not a significant enough feature to qualify the building as "rare". 1930s buildings with clay tiled pitched roofs are a common feature through Brighton and Hove. The building is not an example of good quality architecture. The proportions of solid-to-void (between ground and first windows) appear to be too great. And the juxtaposition of the south side extension to the adjacent mansion block is poor. Consequently criterion aii is not fulfilled.</p> <p>Given that the site is located within the Brunswick Town Conservation Area, we presume the council is referring to criterion Ci, not Cii as stated in its assessment. With regard to criterion Ci, whilst the building is clearly atypical of the conservation area, we do not consider it to make a positive condition [sic] to the character of the area. Were an application for this type of building to be submitted for planning approval today, the most likely outcome would be refusal of planning</p>	<p>proposed local list. The assessment has however been amended to explicitly exclude the later extensions, in order to provide greater clarity.</p> <p>The building and its extensions are located within the conservation area and thus the controls of this designation will still apply throughout the complex.</p> <p>The objection is noted.</p> <p>The objection does not provide further information or evidence relating to the building.</p> <p>The building has a relatively strong architectural composition and style, which may not conform to tradition proportions but is effective in its own right. The poor junction with the neighbouring building is not considered a sufficiently poor/dominant feature to outweigh the architectural interest of the building as a whole.</p> <p>Although 1930s buildings with clay tiled pitched roofs could be considered relatively common throughout the city, they are rare in the immediate area of central Hove/Brunswick Town. For these reasons, it is still considered that criterion Aii has been met.</p> <p>There is agreement that the building does not conform to the character of the conservation area as set out in the Brunswick Town Conservation Area Character Statement. It is nevertheless considered that the building contributes positively to the streetscene in being an individual building of architectural interest in contrast to the predominant character of the conservation area. As such, it is still considered to meet criterion Ci. The assessment has been corrected to indicate criterion Ci rather than Cii.</p>
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			<p>permission for being out of character with the conservation area. This can be clearly seen with references to the following extracts from the Brunswick Town Conservation Area Character Statement (which does not even mention the subject premises).</p> <p><i>“The character and appearance of this conservation area ... is of a planned 19<sup>th</sup> century estate where both architecture and uses have been developed and controlled in a manner creating formality and order. The architecture is distinctly classical, first in the Regency style, and subsequently Italianate or similar.”</i> The subject building interrupts the formality and order of the conservation area, and is of a style of architecture which is contrary to established architectural forms (Regency or Italianate).</p> <p><i>“The principal streets have a strong sense of scale and rhythm, each with similar designs and consistent roof heights.”</i> Holland Road is a principal street, with 4 or 5 storey buildings extending close to the edge of pavement. The subject premises are two storeys beneath a pitched roof, and with a large open area on the north site representing a hole in the urban grain of the conservation area.</p> <p><i>“The continuity of slate roofs, is important to the area; Adelaide Crescent is a splendid example, but in lesser streets the character of the area is spoiled by the use of other materials such as red concrete tiles.”</i> The site accommodates clay tiles, which are clearly not a feature of the area. Criterion Cii/Ciii is therefore not complied with.</p>	
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LLHA 028	Group - Ditchling Rise and Area Residents Association	Shaftesbury Place, London Road Station	Support for inclusion	<p>We, the Ditchling Rise and Area Residents Association (DRARA) are happy to offer support to the initiative to give LONDON ROAD STATION on Shaftesbury Place heritage status. The matter was discussed at the last DRARA meeting (Tues, Feb 17th) and residents were widely consulted. The result is a resounding 'YES' to recognising this station as an important heritage building in Brighton. We strongly agreed with all the points already made by the Round Hill Society (Conservation). However, we have put together our own statement (main points set out below) to provide a wider context for the building. We look forward to positive developments on this matter and hope we have been of some assistance.</p> <p>Townscape and Historical Interest: The Station building of 1877 is a key landmark defining the 'Viaduct' community (BHCC Urban Characterisation Study). The study notes the viaduct itself, but the station building is the human/accessible side of the railway which stimulated the growth of the area. Thousands of local people interact regularly with the much-loved station, either by catching trains or crossing the bridge. Shaftesbury Place forms one of our few 'square-like' local spaces, which forms a calm space shared between road users. Many community events such as street parties, planting days and a railway celebration have been held there.</p> <p>Communal Value: Since 2011 the London Road Station Partnership has engaged in enhancing, protecting and developing the London Road Station site, encouraging greater interaction with local people. In 2013 the station was judged Southern's 'Community Station of the Year' and</p>	<p>Support for the inclusion of London Road Station is noted.</p> <p>Community interest set out in accompanying statement has been added to the assessment, as well as the townscape value of its association with The Signalman.</p>
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				the LRSP was awarded Brighton & Hove City in Bloom's Edward Furey Cup for 'community spirit'. The group have created flourishing food and decorative gardens, as well as maintaining a good standard of tidiness and safety. DRARA have worked with the city council and Southern Rail to improve the approach to the station. The station itself is also regularly used for community events.  A drink in the Signalman pub looking up at the station framed by Shaftesbury Place should confirm the townscape value and intactness of the building.	
LLHA 029	Individual – owner/ occupier	Mile Oak Road, 479-481	Support for inclusion	We think that as it was an early part of life in Mile Oak and there were very few houses in 1900 when these houses were built, it would be good to add these to the heritage list	Support for inclusion of 479-481 noted
LLHA 030	Individual	Old Shoreham Road, 126, Sellaby House; Queen's Park Road, Duke of Beaufort Beaufort Pub	Comment	Thanks for the good work on this project. Just some minor observations on the recent draft local list: - Sellaby House, 126 Old Shoreham Road is already included on local list, suggest amending to show as included/retained on local list - Duke of Beaufort, Queen's Park Road. Recently repainted in black and gold and renamed 'The Islingword Inn'. Other than colour scheme, no apparent change to exterior layout or interior though. Photograph submitted.	Amendments/corrections made to reflect the comments.
LLHA 031	Individual	Letterboxes	Thematic Nomination	I have identified 3no VR boxes are situated at: (i) the junction of Stanford Ave and Waldegrave Road. (ii) in the wall opposite 67 Preston Drive and (iii) 46 Florence Road.  Anonymous boxes are situated ( I think):	VR boxes:  i) Already included on local list, but amended to confirm it is a VR box ii) Already included on local list iii) Added to local list

			<p>(i) in a wall pier Springfield Road on the north side and a little distance north of Beaconsfield Road</p> <p>(ii) near corner of Stanford Ave and Southdown Road.</p> <p>ER VII boxes are situated at:</p> <p>(i) in wall at 84/86 Beaconsfield Road and</p> <p>(ii) outside 148 Preston Drive (nr Fiveways).</p>	<p>ANON boxes:</p> <p>i) Added to local list</p> <p>ii) Added to local list</p> <p>ER VII</p> <p>i) Added to local list</p> <p>ii) Does not meet the thematic criteria for inclusion on the local list</p>
LLHA 032	Individual – owner/occupier	Tidy Street	<p>I have spoken to several Tidy Street residents who were confused about your letter. Difficulties viewing the information at the Customer Service Centre. The information was presented apparently unconnected and in alphabetical order. This was not an appropriate form in which to assess how many North Laine streets were included as I had hoped to do. As a previous chair and environment co-ordinator for the North Laine I have in-depth knowledge of both the conservation office and North Laine persona. Therefore from the North Laine perspective it seems strange and divisive to provide the proposal on one street without the comparison of what has been proposed for the other North Laine streets and with very little comprehensive information. Most of the North Laine streets are very similar, perhaps with some additional point of interest in each one, but as it has not been made clear what your criteria is for the local list it is difficult to determine what this might be. For instance, Foundry Street was mentioned as another possible removal, although whilst not a street of great beauty it does have the interest of original light industrial and storage buildings. Tidy Street meanwhile is remorselessly being ground down by excessive parking and the daily passing through of motorbikes and service lorries so it is</p>	<p>Clarification letter sent, as below:</p> <p>Tidy Street and the surrounding streets are all within the North Laine Conservation Area. This is an area-based designation. Conservation Area Designation provides additional planning protection for buildings that contribute to the 'special architectural or historic interest' of the area. Tidy Street is in keeping with this interest/the character of the area, and is therefore clearly worthy of inclusion in the conservation area.</p> <p>The Local List of Heritage Assets is a list of individual buildings, parks and gardens of special interest. Whereas conservation areas are an area-based designation, the local list is therefore focussed on specific buildings and assets.</p> <p>In contrast to conservation area designation, inclusion on the Local List of Heritage Assets does not provide additional statutory protection. As such, inclusion in the conservation area provides more power to protect the special historic and architectural interest of the street/area.</p> <p>For the above reasons, local listing is not considered to be the most appropriate 'tool' through which to protect the special interest of whole streets, such as Tidy Street. As such, we have not undertaken a systematic</p>

			<p>not surprising that elements such as doors are being replaced.</p> <p>I believe there was a previous proposal to retain only Kensington Place and Robert Street on the list, owing to the pure and mostly undamaged terraces in those streets, but nothing seemed to happen about this and in the present consideration I really think that if a letter of the kind received in Tidy Street is sent out then it should be explained what the proposals are for all the North Laine streets, so that we can all see clearly what the implications would be.</p> <p>Alternatively, if it isn't going to make much difference, what is the point of the exercise? North Laine is a clearly defined, compact and individual area. Unless we can receive information on all North Laine streets for your local list, I submit an objection to the removal of Tidy Street from the local list.</p>	<p>review of each street in the conservation area. It is not intended to include any full 'streets' of buildings as such, as they are more appropriately and better protected through inclusion in the conservation area.</p> <p>In the North Laine Conservation Area, it has only been proposed to include those buildings which are not typical of the area. Those recommended for inclusion in the area therefore for example include:</p> <ul style="list-style-type: none"> <li>- Gloucester Mews (the old drill hall), Gloucester Road</li> <li>- Galeed Strict Baptist Chapel, Gloucester Road</li> <li>- Heart in Hand public house, North Road</li> <li>- Brighthelm Centre Rest Gardens</li> </ul> <p>Foundry Street and Tidy Street were included on the old local list (last reviewed in the 1990s). It is unclear why these were on the list; the approach does not seem to have been very systematic. As part of the review it seemed appropriate to remove them in order to streamline the list and make it more focussed, and because they are more appropriately and better protected by being in the conservation area.</p> <p>In addition, Queen's Gardens was nominated by a member of the public for inclusion on the local list. This street has similarly not been recommended for inclusion, for the same reasons as above.</p> <p>Removal from the list, in the case of all three of these streets, does not change its protection or recognition as being of special architectural or historic interest.</p>
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LLHA 033	Group – Brighton Society	Street lighting	Thematic Nomination	<p>I just want to pass on my thanks for preparing such well researched and comprehensive documentation. I have spent many hours trawling through the sheets – an outstanding piece of work.</p> <p>I have submitted examples of post types 1, 2, 3, and 4 that are still in place within the Preston Park Conservation Area. Most of the roads between Ditchling and Beaconsfield Roads contain these examples. They meet the criteria specified in the thematic survey for street lighting.</p>	<p>Noted with appreciation.</p> <p>All of the type 1 and type 4 lamp posts submitted have been added to the local list. None of the type 2 and type 3 lamp posts submitted are considered to match the criteria for inclusion.</p>
LLHA 034	Individuals - 5 owner occupiers	Palmeira Avenue, 14-22 even and 13-21 odd	Support for inclusion	<p>We believe the house should be listed for the following historical reasons: (1) the brown plaque marking a former residence of Sir Jack Hobbs (famous cricketer and well known Hove landmark). Made famous again more recently by the film Slum Dog Millionaire; (2) it is the known and recorded site of a bronze age burial site where the famous amber cup was found, now in Hove museum (further information provided on the Amber Cup from <a href="http://portsladehistory.blogspot.com/">http://portsladehistory.blogspot.com/</a> and <a href="http://www.bbc.co.uk/ahistoryoftheworld/objects/GpvpAzj3T2yFUYIM96lcew">http://www.bbc.co.uk/ahistoryoftheworld/objects/GpvpAzj3T2yFUYIM96lcew</a>)</p>	<p>Support for inclusion on the local list noted.</p> <p>Further evidence has been submitted regarding the history of the site. Sir Jack Hobbs lived in Hove between 1946 and 1963. In this time, he lived at four different properties, of which 13 Palmeira Avenue was his last. It does not appear that Hobbs made any major changes to the building which could be reflected in its current architecture, nor that he resided at the property for a significantly long time (nor at the height of his career). The historic interest of Hobbs' occupancy is therefore most appropriately reflected through the existing plaque.</p> <p>The Amber Cup was found within the Hove Barrow, which is understood to have been removed in 1857-58 to make way for housing, and its site is now the back garden to 13 Palmeira Avenue. The Amber Cup is of great archaeological significance, but has limited association with the present building at 13 Palmeira Avenue.</p> <p>For these reasons, it is not considered that the information meets the criterion for Historic Interest. However, the submitted information provides informative background information to the asset, which</p>



LLHA 035	Group – Sussex Gardens Trust	Parks & Gardens	Support for local list / Comment	I am writing on behalf of the Sussex Gardens Trust to thank you for your notification. The Trust is pleased that a local list has now been completed for Brighton & Hove. The Trust appreciates that those historic parks or gardens not considered for inclusion in this list, have protection by virtue of their inclusion within conservation areas and/or invariably provide the setting for listed buildings. In these circumstances the Trust accepts the draft list, and looks forward to its adoption as a Supplementary Planning Document in due course.	has been added to the description section of the assessment.  Acceptance of draft local list noted.
LLHA 036	Individual – owner/ occupier	Meadow Close, 1-8 Court Ord Cottages	Support for inclusion	I was most interested to receive your letter of 29 January 2015. I have lived in one of the cottages since September 2012 and feel that these buildings are a fine example of rural terraced dwellings (see The English Terraced House by Stefan Muthesius) and they should become listed. They are also of historic (local) interest as I believe Bob Copper was born at number 5.	Support for inclusion of Court Ord Cottages noted.  It has not been possible to confirm that Bob Copper was born at number 5; a blue plaque on 1 Challoner Cottages states that the family dwelt here between 1898 and 1969.
LLHA 037	Group – Brunswick and Adelaide Residents' Group	General Hove Lawns	Support Comment	Thank you for the completed draft list and for all your hard work. Brunswick and Adelaide Residents' Group are pleased that most of our proposed buildings have been accepted. There is one query concerning Hove Lawns – we proposed that The Lawns listing should start at the Peace Statue, but this is not clear from the list. Perhaps you could confirm that the Lawns from the Peace Statue are included.	Support noted.  The assessment for Hove Lawns has been amended to clarify exactly which parts are included (to start from the Peace Statue, King's Road to Courtenay Gate, Courtenay Terrace).

LLHA 038	Individuals (owner/ occupier)	Temple Street, 7	Object to removal	<p>The building qualifies in three categories: A(i) (ii) (v), C (i) (iv) and F (i). The building is an unspoilt 1830s bow windowed property in a variegated street of the same age. Its frontage and rear are unaltered other than a kitchen extension, it is partially of bungaroooh construction and the window frames and glass appear to be largely still the originals.</p>	<p>The architectural interest and intactness of the building are already acknowledged in the assessment. The townscape interest is recognised; the building contributes greatly to the conservation area but is typical of the conservation area. It therefore forms a clear part of the conservation area designation, which provides a greater level of control than local listing. Although viewed in association with listed buildings, they are of differing design which limits their association.</p> <p>Removal from the local list does not devalue the special interest of this building, which is appropriately and better protected through inclusion in the conservation area.</p>
LLHA 039	Individual – owner/ occupier	Windlesham Road, Temple Heights	Support inclusion	<p>I have lived in Temple Heights since its conversion into flats and would thoroughly endorse the recommendation for listing. The assessment needs editing as it is repetitive.</p>	<p>Support noted.</p> <p>Assessment edited to remove typing error</p>
LLHA 040	Architect	The Cliff, White Lodge	Object to inclusion	<p>Under the local authority's Approved Selection Criteria (ASC), we aim to demonstrate that the buildings at White Lodge are not of significant enough interest to be included on the Local List of Heritage Assets.</p> <p>The Department of Culture, Media and Sport commented in 2001 that significant alterations, enlargement of windows, refenestration, filling-in of the loggia and addition of a sun lounge meant that there could be no recommendation for listing. Although the relationship between Lutyens and Lady Sackville was close, the Lutyens additions were relatively minor and later alterations outweigh the historic connection.</p> <p>The local authority records show that since</p>	<p>Local listing is different to statutory listing; it is based around local significance rather than national significance, and has different selection criteria to reflect this. Its rejection for statutory listing in 2001 therefore does not necessitate that it does not meet the criteria for local listing.</p> <p>The majority of information submitted as part of objections LLHA040 and 041 has already been viewed as part of the original assessment. However, further investigation has been completed in order to fully establish the degree of survival of the building and gardens, and how this impacts on their interest.</p> <p>As part of this, further historic interest was revealed as part of the additional research. For example, it has been established that Mrs Fanny Martineau – for</p>

		<p>Lutyens' extensions, there have been 20 different references numbers for various conversions, alterations, rebuilding and extensions to the property. This is important in ascertaining the validity of the above conclusions. Significant works were carried out in 1947/8 (conversions to flats and infilling of loggia), further conversion works in 1955, alterations in the late 1960s and extension in 1971. Further works were undertaken in the 80s and 90s.</p> <p>The historic narrative of the relationship between Lady Sackville and Edwin Lutyens is of obvious historic interest, however its physical manifestation at White Lodge is certainly questionable. Comparison of architects drawings of the 1904 building and 1923 proposed alterations show how many changes the buildings have been through. It is difficult to ascertain any elements that remain within the current building.</p> <p>There appear to be wide ranging conclusions about what it attributed to Lutyens. The Local Authority sheet states "New features included its distinctive outline shape with prominent gables and tall, angular chimneys." The architects drawings show these were part of the Simpson design.</p> <p>Each criterion is considered in turn; it is considered that none of the criteria are met.</p> <p>In Summary: There is no disputing the compelling historical narrative of the site, but these narratives are not supported by the building as it stands today. This rich historical background has led to many conclusions and assumptions being made of the building that are not supported by documented evidence, whether within the existing</p>	<p>whom the house was built – was related to James Martineau (philosopher, father), Harriet Martineau (novelist, sister) and Penelope, Dorothy and Millicent Lawrence (founders of neighbouring Roedean School, Martineau's nieces). The location of White Lodge was chosen in particular to be near to her nieces at Roedean School (grade II listed and by the same architect as White Lodge) and it is understood that in the early years some Roedean girls boarded at White Lodge.</p> <p>It is acknowledged that the building has been much altered over time, and does not meet the criterion for Intactness. The overall form of Simpson's building nevertheless survives, including the chimneys, canted bays and verandah as well as two wings to the north. The Lutyens extensions doubled the footprint of the building. The alterations were much less grand than originally proposed and comprise a relatively modest example of Lutyens' work at a national level. At a local level, however, the building and its garden are good examples of the work of a national architect, of which few survive in the city. The works transformed the original building to give the impression of a small country house. The overall roof-form of the buildings survive (two storey central Simpson building with two lower flanking wings – as viewed from the south), as well as the garages, entrance hall and lobby, terrace and well-preserved sunken garden. It is acknowledged that the windows have been replaced and some resized; there is evidence to show that some of the enlargements were undertaken by Lutyens. Inspection by experts, written documents (although not drawings) and comparison to Lutyens' work elsewhere has established the sunken garden as Lutyens' work. It is considered that the work of Simpson and Lutyens survive sufficiently to meet the criteria for Architectural Interest and Rarity.</p>
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LLHA 041	Individual – owner/occupier	The Cliff, White Lodge	Object to inclusion	<p>building or through historical records. It is unclear where the building meets the ASC. The building has changed beyond any recognisable original form, or significant historical form, and would be placed on the list because of a background narrative rather than the physical asset itself. As it stands, the local authority does not have enough evidence or information to satisfy its own criteria for placing this building on the local list.</p> <p>I am writing to express my concern and opposition to the proposal for listing the building my flat is within. It is my understanding that the building has once already been considered in 2001, and was rejected under the grounds of 'significant alteration to the building'. Since then numerous further alterations and changes have been made to the building by its various owners. In fact a large part of my flat (kitchen and entrance hallway) was only built in 1971 as was the case with the house next door which Freeholds the second floor above.</p> <p>May I point out: (1) the building as it stands now looks nothing representative of Simpson's original design; (2) There is almost nothing left of the original alterations made by Lutyens; (3) Over the past 50 years there have been numerous changes to both the outside and internal composition of the building; (4) All windows in the building have been replaced and in some cases resized; (5) White Lodge is not a property of significance nor is it in a conservation area, it is merely a mismatched block of flats amongst the large variety of houses in Roedean.</p> <p>In conclusion I strongly oppose the listing of White Lodge based on the grounds it has nothing left to offer in terms of evidential interest, culture of</p>	<p>It is therefore still considered that the building and garden meet the criteria for Architectural Interest, Historic Interest and Rarity and that they should be included on the local list of heritage assets.</p> <p>The assessment has been amended to add the further historic interest, reflect further research, further clarify how it has been altered over time and confirm where possible those parts that are not of special interest.</p> <p>See above</p>
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LLHA 042	Individual	Shaftesbury Place, London Road Station	Support inclusion	<p>distinctiveness. It is neither rare nor intact. Therefore it does not meet the ASC criteria required for listing and it didn't meet this requirement in 2001.</p> <p>I would like to support the local listing of London Road Station. It is a lovely building, in a peaceful setting. I am very glad the conservation area was extended south to include the remaining station buildings. It is a pity the Italianate station house on the other side of the track from the ticket office was permitted to be demolished in about 1991. How the railways got permission at the time for that act of vandalism is beyond me. I hope that if there is ever any plan to build on the scaffold yard behind the east-bound platform it will be restricted to re-instating that building. It should not be difficult to reconstruct the design. There are lots of photos, and Portslade [Station] was by the same architect.</p>	Support for inclusion of London Road Station noted.
LLHA 043	Individual	Shaftesbury Place, London Road Station	Support inclusion	<p>I would like to support the local listing of London Road Station in Shaftesbury Place</p>	Support for inclusion of London Road Station noted.



ID	Street	Number	Name	Locality	Asset Category	Asset Type	Conservation Area	Description	Architectural, Design and Artistic Interest			Historic and Evidential Interest			Townscape Interest			Commutal Value			Rarity and Representativeness			Date of Inclusion									
									A	I	III	IV	V	I	II	III	IV	V	C	D	III	IV	V	C	D	III	IV	V	E	I	F	II	III
LLHA0001	Abinger Road	87		Portslade	Historic Building	House	No CA	Two-storey detached villa, dating to the mid-19th Century and first shown on the c.1890 Ordnance survey map. The property is set back from the road behind a front garden bounded by low render walls with piers and railings to the front and flint walls to the sides. Its alignment – and that of the neighbouring cottages – respects that of adjacent Crown Works. Crown Road. Rendered with a hipped roof. Prominent central portico surmounted by two pials and finials. Canted bay windows to either side of the portico. All windows have been altered to uPVC. The building was formerly known as Abinger Villa, and was built by Frederick Peters. Source: Middleton 2002	X																			Pre-2015					
LLHA0002	Adelaide Crescent and Palmeira Square		Adelaide Crescent Palmeira Square Gardens	Hove	Park & Garden	Garden	Brunswick Town CA	Construction of Adelaide Crescent began in 1830-34 to the designs of Decimus Burton for Isaac Lyon Goldsmid. Following a period of inactivity, Goldsmid completed the group to an altered plan, with Palmeira Square added to the north, between 1850-60. The gardens form the centrepiece to the estate, and were originally private gardens for the residents of its properties. The original layout is shown on the c.1870 Ordnance survey plan, which shows perimeter and serpentine paths to Adelaide Gardens, as well as informal planting. The design of Palmeira Square Gardens is more formal, with a fountain to the south, and further circular paths and planting to the north. The majority of this design survives, although the fountain was replaced during World War II, at which point the gardens became public and their maintenance was taken over by the council. Source: Middleton, 2002	X																			2015					
LLHA0003	Albion Hill	62	Montreal Arms	Brighton	Historic Building	Public House	No CA	Two storey corner building, tiled to ground floor, rendered to first. Tiled hipped roof with deep eaves. Corner entrance, with further door and two windows to each elevation. It is likely that the windows originally contained stained glass (such as that to the Horse & Groom, Islington Road or Rose Hill Tavern, Rose Hill Terrace), which no longer survives. Fascia refers to the United Brewery. This is a reference to the Portsmouth & Brighton United Breweries Ltd. This brewery was formed by the merger of the Portsmouth United brewery and Brighton's Rock brewery in 1927. The green-tiled frontage is typical of that company's design. Paired windows above. Pub sign set above main entrance within canted corner.	X																			2015					
LLHA0004	Bath Street		Petrol Pumps at 19A	Brighton	Historic Building	Transport - Petrol Pumps	West Hill CA	A pair of early 1950s petrol pumps, although now without their advert globes. Situated in a mainly residential street, outside a 19th century building which was much altered in the 20th century to allow the ground floor to be used as a petrol garage.																				2015					
LLHA0005	Bedford Place	3		Brighton	Historic Building	House	Regency Square CA	Number 3 Bedford Place is a small early-mid 19th century townhouse on three floors plus basement. It has a curved bay window to the ground, first and second floors (that to the ground floor is smaller than that to the first and second floor), with a decorative cast iron balcony to the first floor. The original curved, semi-paned design of windows was reinstated in 2000 (B26200030181/PP). The principal elevation is regarded as the ground floor and is decorated with black and white tiled steps, made in the same style as the original. Number 2 Bedford Place (grade II listed) is located immediately next door, and is of a very similar design.	X																			Pre-2015					
LLHA0006	Boundary Road	29, 30		Hove	Historic Building	Houses, now office, shop and dwelling	No CA	Paired three-storey semi-detached mid 19th century villas. Shop/office on ground floor with non-original shopfronts. Recessed central entrances to accommodation above. That to number 30 retains black and white tiles to entrance. Decorative cast iron balconies with canopies to first floor. Two over hung sash windows and doors with margin glazing survive to number 30; those to number 29 have been replaced in uPVC. In 1896 the buildings were called Kenmare House (number 30) and Buckland House (number 29); occupied by Mrs le Four and Mrs Harcourt Mills respectively. Source: Middleton 2002	X																			Pre-2015					
LLHA0007	Brayton Avenue		Fountain Centre	Brighton	Historic Building	Place of Worship - Anglican	No CA	Formerly the Parish Church of Christ the King, it is now known as the Fountain Centre and used by an Elm Pentecostal Congregation. 1982-8 by L. Keir Hart and built to serve the surrounding expanding suburbs. Brown brick with tiled roofs. Sausal, monolithic tower to west end (housing main entrance), with three round-arched windows above and horizontal louvred windows to the belfry. The tower is embraced by blind side elements with inverted brackets. Church Hall in red brick (now rendered) with tiled roofs, complementary to the main building but of no particular special interest itself. Described by Antram & Pevsner as a 'fusion of Romanesque, Italian Baroque and English Arts & Crafts influences'. It has similarities to Keir Hart's other works in the city, notably St Andrew's Church Moulsecomb (Keir Hart's first Church work and of greatest architectural interest; separately assessed) and Hounsom Memorial URC Church (altered and of lesser architectural quality). Source: Antram & Pevsner 2013	X																					2015			
LLHA0008	Bristol Gardens		The Estate of the First Marquis of Bristol-12 Bristol Gardens - 11 (old) Church Place Walls to Badger's Tennis Courts Walls to former Bristol Nurseries	Brighton	Historic Building	Estate buildings and walls	Within and outside Kemp Town CA	Buildings and walls relating to improvements made to the Marquis of Bristol's estate between 1832 and 1851. The Marquis resided in 19-20 Sussex Square (Bristol Mansions), but also likely owned numbers 13, 14, 15, 16, 18, 33, 34 and 35 Sussex Square. He acquired land from Thomas Read Kemp to add a dairy, farm, nursery garden, pleasure grounds, stables and housing for estate workers. Number 1 Church Place comprised the Marquis's house of two storeys with largely symmetrical ironage and central moulded doorcase; numbers 3 and 5 form associated two-storey terraced cottages. The latter are of lesser status in their decoration. The dairy is set to the immediate north (now altered to a private garage) and is of a similar design. The other buildings are of the same period. On the east side of the estate there is a row of 3 storeys which form the south. All these identified buildings share similar leafless yellow built of plum brick, a Flemish bond with buff brick flat-caused arches. The stable block on the corner of Bristol Gardens and Church Place also shared these features, but was demolished in the 1950s. There are two phases of walls: The earliest phase relates to land laid out by Thomas Read Kemp in 1825. It comprises 1-2 metre high walls with red brick quoins and string courses (marked in green on the plan above). The second phase comprises 2.3 metre high brick walls, constructed in English bond and utilising the same plum brick as the above buildings (marked in black). The brick was made on the Duke's estate in Suffolk (Shotley Brick and Cermem Works) and transported to Brighton by sea. It is more typical of the later 18th century or areas in central and northern England where it was common in the 18th century. The most prominent brick walls form the tall walls to the Badger's Tennis Courts. Originally enclosing pleasure grounds, the area is already shown as a tennis ground on the c.1830s Ordnance Survey map, and appears to be an early example of a lawn tennis club. The walls to the rear of 15, 16 and 18 Sussex Square are considered statutorily listed as part of the listing for these buildings and are therefore not included on the local list. 233 Eastern Road appears rebuilt/much altered and therefore is also not included on the local list. Source: Research by Bristol Nurseries Residents Association, Historic England Designation Report (not listed).	X																								2015
LLHA0009	Brunswick Square		Brunswick Square Gardens	Hove	Park & Garden	Garden	Brunswick Town CA	Previously forming part of the Wick Estate and used for brick manufacture, the area was developed to the designs of Charles Buxby. Construction began in 1625 and was completed by 1642. The gardens were provided for the residents of the surrounding houses. The c.1870 Ordnance Survey plan shows its original design, including a perimeter path and associated planting, with clumped planting to the interior blocks. A more detailed pattern of planting still survives. The boundary plantings on iron railings on a low stone plinth to the original design. There is a drinking fountain set centrally near the southern boundary. Source: Brunswick Town Conservation Area Character Statement, Middleton 2002	X																				2015				
LLHA0010	Brunswick Street West	20		Hove	Historic Building	Coach House	Brunswick Town CA	Two storey flint cobble, brick and render former coach house, with hipped roof. Early 19th century and associated with the development of Brunswick Square. Located at a prominent corner on a mews street. Main elevation is of 4 bays, of which three bays form a symmetrical composition of central semi-circular headed door, with small-paned hung sash windows to each side and above. These hung sash windows are unusually large for a building of this type. The final bay comprises a former shopfront to the ground floor, with further hung sash window above.	X																				Pre-2015				

Asset ID	Address	Location	Building Type	Category	Grade	Description	Pre-2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015						
LLHA0011	Brunswick Street West	35	Historic Building	Coach House and stable/cottage	Brunswick Town CA	Two storey flint cobble building with painted brick dressings. Early 19th century, associated with the development of Brunswick Square. Large timber garage door to left, with irregular arrangement of windows over remainder of elevation. Those to the ground floor (including one semi-circular headed window) may originally have been doors. Current door situated to far right within rendered surround, which is likely to be a later insertion.																	
LLHA0012	Brunswick Street West	62	Historic Building	Public House	Brunswick Town CA	The pub is first mentioned in street directories in 1827, when William Perinotti was the landlord. Previously the building was the old Brunswick Police and Fire Station, although this is disputed by Anthony Dale who suggests the original building was pulled down in the 1850s to build the Brunswick Town Hall. The pub was managed by a number of landlords, the first being taken over by A. Tamplin in 1828. Originally the building was a three storey structure, with a central bay containing the entrance. The street frontage consisted of a door to each side and a window with high stail riser between. This projects forward of the main elevation. Above a single cantilevered bay window to the first floor and two offset small-paneled sashes above. Source: <a href="http://portsladehistory.blogspot.co.uk/2014/11/love-pubs-c.htm">http://portsladehistory.blogspot.co.uk/2014/11/love-pubs-c.htm</a> .																	
LLHA0013	Cavendish Place		Historic Building	Street furniture - gate piers	Regency Square CA	Pair of historic gate piers, no longer in use or attached to associated property. Cast iron, they were likely installed in conjunction with the construction of 8 and 9 Cavendish Place in c. 1823 by A.H. Wilds, or soon after. The buildings were originally constructed as two semi-detached houses, known as Cavendish Mansions. The c.1870 Ordnance Survey map shows the Mansions and indicates a gate to the front and/or side of each property. Unusually, the alignment of the gates/railings does not match. The buildings were converted into an hotel in the early 20th century, at which point Ordnance Survey maps indicate the gates/railings were removed. Cast iron and square in section, they display a zig-zag pattern of foliate frieze to the each side, with raised and fielded square panel above. Semi-circular heads with sinuous sunburst style design. That to the west survives intact; that to the east has been damaged. Source: <a href="http://www.mybrighthamandhove.org.uk/page_id_5910_path_0113211024549.asp">http://www.mybrighthamandhove.org.uk/page_id_5910_path_0113211024549.asp</a>																	
LLHA0014	Challoner's Mews		Historic Building	Agricultural	Ratingdean CA	L-shaped range of former agricultural buildings, forming a yard. The buildings are present on the 1839 title map. They are long and low barn-like structures, with flint walls and prominent gabled and half-tipped tiled roofs. The buildings have been converted to residential use, involving the insertion of numerous windows and dormer windows. The bowling clubhouse barn and cart lodge are closely associated with the mews, but assessed separately.																	
LLHA0015	Chesham Road	39	Historic Building	Education	East Cliff CA	Two storey knapped flint building with red brick dressings and pitched tiled roof. Central entrance with a canted bay window to either side. Three paired windows above, each surmounted by a small gable with bargeboard. The doors and windows all have Tudor gothic arches. There are a number of extensions to the side of varying quality. The building opened in 1856 as 'National Schools Boys, Girls and Infants'. It was also known as St Mark's School, and was later used by the Nautical Training Corps. Now in residential use. Source: <a href="http://www.brighton.gov.uk/council/council%20information/council%20information%20pages/national%20schools%20boys%20girls%20and%20infants.htm">http://www.brighton.gov.uk/council/council%20information/council%20information%20pages/national%20schools%20boys%20girls%20and%20infants.htm</a>																	
LLHA0016	Church Hill		Historic Building	Agricultural (now residential and community)	Patcham CA	The Village Barn is located beside the Church at the heart of the village of Patcham. It originally formed part of Patcham Court Farm, and part of the Marquess of Abergevy's estate. Long, low form, with flint and brick walls and a slate roof. The building is believed to be the longest surviving barn in England, although built in phases. It is in total 19 bays in length. The earliest section comprises the western five bays (now houses 1, 2, 3). Aisled form with large arcade posts, tiebeams and passing braces. It was extended eastwards by 10 bays in c. 1550. The final four bays were added in c.1610, now forming the present Church Hall. The barn was heavily repaired in 1621-42. It was converted in the 1980s to residential use, a process which involved a substantial amount of changes, including insertion of rooflights and loss of the original roof structures. These changes erode the character of the building, and resulted in it being de-listed as part of the 1990s list review. Source: <a href="http://archaeologydataservice.ac.uk/archives/view/vayg_dendro01_repd01nfrn1/">http://archaeologydataservice.ac.uk/archives/view/vayg_dendro01_repd01nfrn1/</a>																	
LLHA0017	Church Road and Holland Road	1 and 32-38 even	Historic Building	Flats	Brunswick Town CA	1890 by Clayton & Black in Flemish Renaissance style. Built in brick with contrasting ashlar to the canted bays and detailing. The main block (40 Holland Road) has uniform detailing, whilst that to Church Road also incorporates Tuscan columns to the ground floor (which was originally a bank), corner oriel, turrets, gables and stepped gables. A basement barber's shop survives, with wrought fittings from 1936. Alongside the barber's shop and bank, the original design also included a 60-seater restaurant for residents. Each flat originally included a room for a servant. Source: <a href="http://www.brighton.gov.uk/council/council%20information/council%20information%20pages/holland%20road.htm">http://www.brighton.gov.uk/council/council%20information/council%20information%20pages/holland%20road.htm</a>																	
LLHA0018	Church Road	110	Historic Building	Public House	Cliftonville CA	There was a public house in this location by 1854, when Peter Akhurst was landlord. The pub was owned by Brighton Brewery from 1871 until 1900 when Tamplin's took the premises over. They refurbished the property in 1912 which likely included the green tiled pub frontage. The frontage incorporates distinctive curved timber windows and panels, forming a symmetrical design with central doors. Etched glass advertises the Courage brewery and incorporates their trademark cookery. Three storeys with parapet. The building is rendered above ground floor level, with two canted bays and a central hanging pub sign. Heavy mouldings to parapet. Source: <a href="http://portsladehistory.blogspot.co.uk/2014/11/love-pubs-c.html">http://portsladehistory.blogspot.co.uk/2014/11/love-pubs-c.html</a>																	
LLHA0019	Church Road		Historic Building	Street Furniture - Telephone Kiosk	Brunswick Town CA	The first telephone kiosks emerged in the later 19th century, but the earliest standardised design (the K1, constructed in concrete with a wooden door) was designed only in 1921. The design was not well-received, which led to a competition in 1924 for a replacement design. The winning design was by Giles Gilbert Scott (the K2), which comprised a neo-classical cast iron cube with segmentally vaulted roof and a tiled eaved crown and a door to the rear. The design was further developed in 1925 with the K6, to incorporate the silver Jubilee 60th birthday celebrations. The K6 was produced in two variants, one with eight horizontal panes of glass divided by margin glazing to the sides, illuminated 'telephone' sign above on each side, with serif capital lettering on opaque glass. Crowns in relief beneath the domed roof. In comparison to the K2, the K6 was much smaller. The crowns were no longer perforated and the margin glazing was a new introduction. The altered design was much more affordable to produce and thus rolled out across the country. A more vandal-proof 'mark II' version was introduced in 1939. K6 kiosks were produced until 1968, with over 60,000 examples installed. From 1962, much more modern designs started to be introduced, which departed from the iconic red telephone box design. The K6 design is the most common historic telephone kiosk to survive. As such, statutory listing of such structures is determined on the basis of group value with other listed assets. A policy has been agreed between DCMS and BT. To be listable, a kiosk needs to meet one of the following criteria: a strong visual relationship with more than one listed building; a setting of exceptional special interest in its own right; proximity to a single Grade I listed building; a particular contextual relationship between a neighbouring Grade II listed building and the kiosk (e.g. a rural post office). The surviving telephone kiosks in Brighton are listed. These are listed in the table below. Source: Historic England Designation Listing Selection Guide - Street Furniture 2011, <a href="http://www.the-telephone-box.co.uk/kiosks/k6/">http://www.the-telephone-box.co.uk/kiosks/k6/</a>																	
LLHA0020	Church Road	80	Historic Building	Fire Station	No CA	White glazed brick with terracotta dressings and hipped roof. Generally symmetrical in design. Three arched openings to the ground floor, which the central arch is wider. Above, central window rises through eaves height to form a small gable with finials to each shoulder. Bulls-eye windows set to each side. The building was constructed in 1909 as Portslade Fire Station. The purpose of the building is identified in a plaque above the central arched opening; the date is set to either side. Two further plaques on the building incorporate the seal of the former Portslade by Sea Urban District Council, which was the local governing body from 1897 to 1974.																	
LLHA0021	Church Road		Historic Building	Place of Worship - Anglican	No CA	1864 by Scott & Sailer. Scott designed St Barnhulphnew, Brighton ten years later. Flint with stone dressings and pitched clay tile roofs. Nave with purling roof and organ gallery by Reginald Heber. Converted to a community centre in 2006 by the Brighton and Hove City Council. The building was built by the architect, architect, Antnam & Pevsner states that the Apse windows are by Ward & Hughes 1867, and two-light south window by Morris & Co., 1915. Source: <a href="http://www.brighton.gov.uk/council/council%20information/council%20information%20pages/st%20barnhulphnew.htm">http://www.brighton.gov.uk/council/council%20information/council%20information%20pages/st%20barnhulphnew.htm</a>																	
LLHA0022	Church Road		Historic Building	Flats	No CA	Built 1935 for St Richard's Housing Society (founded by Revd Basil Jellicoe), as housing for the elderly. There was no restriction as to the religious faith of residents. The building was designed by Deeman & Son. It comprises a two and a half storey rendered building with clay tile roof and balconies. The front elevation is articulated at its central point, such that the two matching halves angle slightly in toward each other. The building is set back from the road behind a flint wall and front lawn. Source: Middleton 2002																	





Asset ID	Address	Asset Name	Location	Category	Grade	Notes	Other	Pre-2015
LLHA00036	Davidgor Road 12	Windlesham Mansions	Hove	Historic Building	No CA	Social Club (row flats)	X	X
LLHA00037	Dean Court Road	Tudor Cottages	Rottingdean	Historic Building	Rottingdean CA	Houses	X	X
LLHA00038	Dean Court Road	39 and 41	Rottingdean	Historic Building	No CA	House	X	X
LLHA00039	Dean Court Road	8 and 10	Rottingdean	Historic Building	No CA	House	X	X
LLHA00040	Ditchling Rise	The Signalmans	Brighton	Historic Building	No CA	Public House / Hotel	X	X
LLHA00041	Ditchling Road	The Jolly Brewer	Brighton	Historic Building	No CA	Public House	X	X
LLHA00042	Ditchling Road 292	Fiveways	Brighton	Historic Building	No CA	Hotel / Public House	X	X
LLHA00043	Ditchling Road, Junction with Upper Hollingdean Road	Tram Shelter	Brighton	Historic Building	No CA	Transport - Tram Shelter	X	X
LLHA00044	Ditchling Road	St Matthias Church	Brighton	Historic Building	No CA	Place of Worship - Anglican	X	X
LLHA00045	Ditchling Road/Lewis Road	The Level	Brighton	Park & Garden	Valley Gardens CA	Public Park	X	X
LLHA00046	Drove Road	18 and 20	Portslade	Historic Building	Portslade Old Village CA	Houses	X	X
LLHA00035	Dean Court Road	Dean Court Cottages	Rottingdean	Historic Building	Rottingdean CA	Houses	X	X

Asset ID	Address	Location	Category	Notes	Grade	Other	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	
LLHA0047	Drove Road	Forstlade Manor Gardens	Park & Garden	Forstlade Old Village CA	Garden	Forstlade Old Village CA		X								X		2015
LLHA0048	Dyke Road	Good Companions	Historic Building	No CA	Public House	No CA		X		X							X	2015
LLHA0049	Dyke Road	The Dyke Pub and Kitchen	Historic Building	No CA	Public House	No CA		X		X							X	2015
LLHA0050	Dyke Road	Pair of Bollards at St Nicholas Churchyard	Historic Building	Montpelier & Clifton Hill CA	Street Furniture - Bollard	Montpelier & Clifton Hill CA		X									X	2015
LLHA0051	Dyke Road	Royal Alexandra Children's Hospital, Lanslon Building and grounds	Historic Building	Montpelier & Clifton Hill CA	Hospital	Montpelier & Clifton Hill CA		X	X	X	X	X	X	X				2015
LLHA0052	Dyke Road	St Nicholas Churchyard	Park & Garden	Montpelier & Clifton Hill CA	Landscape of remembrance	Montpelier & Clifton Hill CA		X									X	2015
LLHA0053	Dyke Road	St Nicholas Rest Garden	Park & Garden	Montpelier & Clifton Hill CA	Landscape of remembrance (row park)	Montpelier & Clifton Hill CA		X									X	2015
LLHA0054	Dyke Road	Dyke Road Park	Park & Garden	No CA	Public Park	No CA		X									X	2015 (park building previously included)
LLHA0055	East Street and Grand Junction Road	75 and 9	Historic Building	Old Town CA	Cinema	Old Town CA		X									X	2015
LLHA0056	Eastern Road	Royal Sussex County Hospital, Barry Building	Historic Building	No CA	Hospital	No CA		X									X	Pre-2015

# Local List of Heritage Assets

# Appendix 2 - Recommended Local List of Heritage Assets - Summary List

Asset ID	Address	Category	Grade	Historic Building	Other Designation	Notes	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	
LLHA0057	Eastern Road	Sussex Eye Hospital	Brighton	Historic Building	Hospital	No CA												
LLHA0058	Edward Street	National Spiritualist Church	Brighton	Historic Building	Place of Worship - Nonconformist	No CA												
LLHA0059	Elm Grove 72	The Racehorse Inn	Brighton	Historic Building	Public house (now residential)	No CA												
LLHA0060	Elm Grove 2-6	The Admiral	Brighton	Historic Building	Public House	No CA												
LLHA0061	Elm Grove	Boundary Stone	Brighton	Historic Building	Boundary marker	No CA												
LLHA0062	Elm Grove	Elm Grove Primary School	Brighton	Historic Building	Education	No CA												
LLHA0063	Falmer Road	Boundary Wall to The Rotings	Rottingdean	Historic Building	Boundary	Rottingdean CA												
LLHA0064	Falmer Road, The Bowling Green	Old Cart Lodge and Barn	Rottingdean	Historic Building	Agricultural	Rottingdean CA												
LLHA0065	Florence Place	Jewish Burial Ground	Brighton	Park & Garden	Landscape of remembrance	No CA												
LLHA0066	Florence Road	Baptist Chapel	Brighton	Historic Building	Place of Worship - Nonconformist	Preston Park CA												
LLHA0067	Fonthill Road	Dubarry Building (comprising Fonthill Road, Hove Business Centre and Village Park Microscope House and Dubarry House)	Hove	Historic Building	Factory	No CA												
LLHA0068	Fonthill Road	Railway Bridge	Hove	Historic Building	Transport - Railway Bridge	No CA												



Asset ID	Asset Name	Address	Location	Category	Notes	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015			
LLHA0081	Grand Parade/ Gloucester Place/ Marborough Place	Victoria Gardens	Brighton	Park & Garden	Public Park	Valley Gardens CA																	
LLHA0082	Greenways	Beacon Court	Ovingdean	Historic Building	Agricultural	Ovingdean CA																Pre-2015	
LLHA0083	Greenways	50 and 52	Ovingdean	Historic Building	Houses	No CA																	2015
LLHA0084	Hampstead Road	Station Hotel	Brighton	Historic Building	Public House / Hotel	No CA																	2015
LLHA0085	High Street and Mile Oak Road	Flint walls lining High Street to the historic village	Portside	Historic Building	Boundary	No CA																	Pre-2015
LLHA0086	High Street	Queen Victoria Public House	Rottingdean	Historic Building	Public House	Rottingdean CA																	2015
LLHA0087	High Street		Rottingdean	Historic Building	Hotel, now shops and residential	Rottingdean CA																	2015
LLHA0088	High Street	Reading Room	Rottingdean	Historic Building	Hall	Rottingdean CA																	2015
LLHA0089	Highbown Road	48, 48A and 48B	Hove	Historic Building	Shop + accommodat ion above	No CA																	Pre-2015
LLHA0090	Hillside	St. Andrew's Church	Moulsecomb	Historic Building	Place of Worship - Anglican	No CA																	2015



Reference	Address	Location	Category	Historic Building	House, now flats	The Avenues CA	Description	Pre-2015	2015	2015	2015	2015	2015	2015	2015	2015	2015			
LLHA0103	King's Gardens 5	Hove	Historic Building	Historic Building	House, now flats	The Avenues CA	Detached house in contrasting red brick, terracotta and stone. Part of the group of Queen Anne style houses, 1893 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	X												
LLHA0104	King's Road 31	Brighton	Historic Building	Hotel	Old Town CA	Old Town CA	Hotel, established before 1600 in Ship Street. It is suggested that the name refers to its construction partly from ships' timbers. The building was destroyed by fire in 1671. It was replaced by the existing Hotel in 1671. The building was extended in 1851. The building has a first-floor Assembly Room (listed) and Ballroom designed 1761 by Robert Golden. Golden also decorated 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.	X	X	X										
LLHA0105	King's Road 106-121	Brighton	Historic Building	Hotel	Regency Square CA	Regency Square CA	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. Seiferl & Partners, at which point the interior was also largely remodelled. Other 1960s extensions to rear (including Sussex Heights) also by Seiferl do not form part of this nomination. Source: Antram & Morrice 2008	X	X	X										
LLHA0106	King's Road 133-134	Brighton	Historic Building	Flats + Commercial	Regency Square CA	Regency Square CA	Built 1898. 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 3 <sup>rd</sup> to 7 <sup>th</sup> floor level. Canted bay windows to the Preston Street elevation. 8 <sup>th</sup> , 10 <sup>th</sup> floors are recessed to south and west, giving a zigzag skyline and providing balconies for those flats. Previous changes to elevation (see neighbouring buildings). See also the listing for the adjacent flats. The building replaced a Victorian building – the New Club – built 1876. Source: http://www.buildingphysics.com/2012/12/18/astra-house/	X	X	X										
LLHA0107	Kingsway	Hove	Park & Garden	Lawns	The Avenues CA/Brunswick Town CA	The Avenues CA/Brunswick Town CA	Hove Lawns is the general term used to describe the lawns along the length of much of Hove's seafront. It includes the section from the Brighton boundary to St John's Road (called Brunswick Lawns), and that from St John's Road to Fourth Avenue (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 20 <sup>th</sup> 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 (assumed separately). Historic mapping shows that the designs of the Lawns have changed little over time, although there is evidence to suggest they have originally been sited higher than at present. King's Lawns originally had planting (hedges and lower beds) to its north and east, but this has been removed. There is a single shelter to the east of the Lawns, which is the site of the original shelter for the residents to the north. There are two shelters located at the south side of the Lawns in the with The Drive. These are replicas of historic shelters; the originals were blown down in the hurricane of 1887. Source: Middleton 2002	X	X	X										
LLHA0108	Ladies Mile Road 1-6	Patcham	Historic Building	Houses	No CA	No CA	Brown brick terrace of six cottages, with red brick dressings and a clay tile roof. Two storey with attic; a matching dormer window has been inserted into the front roof slope of each property. The terrace is set at right angles to the road, at the western end of Ladies Mile Road, a drove road which became popular as a horse-riding route in the late 19 <sup>th</sup> century. The properties themselves are of late 19 <sup>th</sup> century date. They are first shown on the c.1890s Ordnance Survey map. A complex of buildings is shown to the immediate west of the cottages on this map. Arranged around a yard, this likely formed agricultural buildings or service buildings associated with Wootton House. The architectural style and physical association of the cottages to these buildings and the drove road suggests they may have formed farmworkers' cottages.	X	X											
LLHA0109	Lansdowne Place	Hove	Historic Building	Hotel	Brunswick Town CA	Brunswick Town CA	Previously known as Dudley Hotel. Built as Lansdowne Mansions in 1854. The building and its roof form still give the appearance of a Regency terrace. There have been however subtle changes which impact on the overall design of the building; a higher proportion of glazing, faceted bays and rounded corners to the upper and lower windows. It was converted to a boarding house by 1875, when it was known as the Dudley Mansion Boarding House. Bought by Brighton Hotels Ltd in 1895, it was operating as Dudley Private Hotel by 1905. Round-arched entrance 1911 by F.C. Axiell. Other refurbishments were also undertaken in the early 20 <sup>th</sup> century, which appears to have included the construction of a ballroom and Art Deco paintings by A.E. Marry in the restaurant. Hung sash windows have recently been reinstated. Source: Antram & Morrice 2008	X	X											
LLHA0110	Lansdowne Road 1	Hove	Historic Building	House	No CA	No CA	Three storey plus attic and basement house on the corner of York Road and Lansdowne Road, now flats. Built 1880 by H.J. Lancaster in a Queen Anne Revival style. Vibrant red brick and terracotta. Metal canted balcony and verandah to west elevation. Symmetrical elevation to Lansdowne Road, with central porch incorporating the lettering 'Mercia House'. Shouldered and eared window surrounds, some with pediments. Central window at attic level held between two chimneystacks. Swags and medallions set immediately below the eaves. Source: Antram & Morrice 2008	X	X											
LLHA0111	Lansdowne Road	Hove	Historic Building	Civil - Court House	No CA	No CA	Court House, built 1989 by Fitzroy Robinson. Long, low building with strong horizontal emphasis, and located such that its entrance terminates views up Rochester Gardens. Dark brown brick with two horizontal bands of concrete above (separated by glazing). The upper concrete band overhangs that below it. Set back from the road behind low brown-brick walls and shrubbery. The main entrance is accessed via a flight of steps, and is surmounted by a flagpole. Fitzroy Robinson was the founder of one of the country's largest and most prolific commercial practices, specialising particularly in 'banker's brutalism'. Source: http://www.architectsjournal.co.uk/news/obituary-herbert-fitzroy-robinson-1914-2005-583146, article	X	X	X										
LLHA0112	Lauriston Road 4-32 (even) - north side	Brighton	Historic Building	Houses	Preston Park CA	Preston Park CA	Symmetrical terrace of dwellings, designed by Charles Stanley Peach for the Stanfords of Preston Manor. Peach also designed substantial alterations and extensions to Preston Manor (in 1905), the group of shops on Preston Road opposite the Manor, and the Stanford Estate Office on South Road (grade II listed). He had previously worked for the Stanfords at their other estate in Wiltshire. The terrace was built in 1898. It is of two storeys, with interest to the roofline added through gables, dormers breaking eaves-level and the way it steps down the hill. Brick to ground floor, with render and mock timber framing above. Some ground floor canted and square bays, and a mixture of sash and casement windows.	X	X	X										
LLHA0113	Lewes Road 109	Brighton	Historic Building	Public House	No CA	No CA	Late 19 <sup>th</sup> century, replacing an earlier public house of the same name. Located on the corner of Lewes Road and Bear Road. It has two principal elevations which match in detailing. Two storey with attic. Main entrance set within gable at corner and orientated to address the junction. Further gable to each of the two elevations. Render and red brick with clay tile roofs. Shallow arched openings to the ground floor, with hung sash windows above. Mock timber framing to the gables. Prominent brick chimney.	X	X	X										



# Local List of Heritage Assets

# Appendix 2 - Recommended Local List of Heritage Assets - Summary List

Asset ID	Address	Asset Name	Category	Grade	Notes	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025						
LLHA0114	Lewes Road	Brighton Extra Mural Cemetery	Park & Garden	Remembrance	No CA	Following the 1848 Public Health Act, a Government Inspector recommended no further burials take place in or around the town's churches and chapels. In this light, the Brighton Extra Mural Cemetery was formed in 1850 by Cordy Burrows and Rev. John Nelson Gouly, with architect A.H. Wilds, to provide for private burials. They acquired 13 acres of land which were consecrated in 1851 for Church of England burials, with small areas also provided for Nonconformist and Roman Catholic burials. The Marquess of Bristol gave a further 5 acres which were consecrated in 1857. The latter subsequently has become the Garden of Remembrance attached to Woodvale Cemetery. Burial in or around the churches and chapels of Brighton became illegal in 1854. The Vestry could not afford to pay for the burial of the town's poor in the south of the Extra Mural Cemetery. The Marquess of Bristol gave them 20 acres of land on the east side of Lewes Road, immediately to the south of the Extra Mural Cemetery. This is now known as Woodvale Cemetery. Woodvale Cemetery and The Extra Mural Cemetery are now physically interlinked. The Extra Mural Cemetery was laid out by Anon-Henry Wilds - originally within a valley in the Downs and on the then edge of the town. It contains a number of buildings in a high Victorian Gothic revival style as well as a large number of elaborate tombs, mausoleums and headstones of varying dates and styles. A number of eminent Brightonians were buried in the cemetery. It remained in existence for about 100 years, but became less prosperous. By the time of World War II, it had largely ceased operation. The Brighton Corporation acquired the freehold and assumed responsibility for maintenance alongside its adjoining cemetery. Source: Date 1991	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015	
LLHA0115	Locke Hill	6	Historic Building	Education	No CA	Built in 1903 as the infants school for St Nicholas School. Later became the boys school and then in 1930 passed to the local education authority. It was designed by the architect E.H.L. Barker and built on land donated by John Eardley Hall, a major land owner in Portslade. It was a response to the overcrowding at St Nicholas School resulting from the rapid expansion in population in the late 19th century. The building had ceased to be in school use by 1983 and is currently vacant. The building is of one storey, with a complex plan form, and is slightly below road level. The walls are red brick with two blue brick bands. The steeply pitched hipped roofs have alternating wide bands of red and blue clay tiles, hipped gables, crested ridges and tall chimneys. The windows are non-original, although they retain the proportions of the original openings. There are later extensions. The red brick front boundary wall, with iron gates, originally matched that to the listed building at number 6, but has been altered to incorporate sheds. Source: Middleton 2002	X	X	X	X	X	X	X	X	X	X	X	X	X	Pre-2015		
LLHA0116	Locke Hill	Brackenhury Primary School (old building)	Historic Building	Education	No CA	Flint faced with stone dressings, set back from the road behind a red brick wall. Clay tile roof set parallel to road, incorporating a number of gables. Ecclesiastical in style with pointed arch windows; the windows (especially) have been restored. Henrich Brackenhury bought land and donated money to construct a new school in 1871. The school was specifically for the children of the labouring, manufacturing and other poorer classes of the Parish of Portslade. Brackenhury inherited much of her family's wealth. She became a benefactor for educational causes, including a donation of at least £20,000 in the 1860s to Balliol College for new buildings and scholarships in law and medicine. The reason for choosing Balliol College was due to an assumed ancestral link to the Balliol family. It is unclear why Portslade was also chosen as the family did not live in the village, although the family vault is located within St Nicholas' Church. Brackenhury lived in Brunswick Square, Andrew's Church (with Suter in 1864) and Portslade Cemetery chapels. All of Scott's buildings in Portslade are flint-faced in a Victorian Gothic style; in contrast to his work at St Bartholomew's, Brighton. The school was built by John King (brother to Alice King, Brackenhury's housekeeper) and could accommodate 250 boys and girls. It was officially opened on Saturday 25th May 1872. In 1881 a separate department was created for infants, while in September 1883 the girls' department moved into a newly constructed classroom. From 1884 the schools were called St Nicholas Portslade and Hangleton Boys' and Girls' Schools. More expansion occurred in 1884. Source: <a href="http://discovery.nationalarchives.gov.uk/details/rd38a39766-5589-4e8c-8541-7b5989ddf746">http://discovery.nationalarchives.gov.uk/details/rd38a39766-5589-4e8c-8541-7b5989ddf746</a> ; <a href="http://portsladehistory.blogspot.co.uk/2012/07/infants-school-portslade-history.html">http://portsladehistory.blogspot.co.uk/2012/07/infants-school-portslade-history.html</a>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015	
LLHA0117	Locke Hill	Loxdale	Historic Building	House, now school	Portslade Old Village CA	Loxdale, Locke Hill, was built by local architect Samuel Deaman for brewer co-owner Walter Mews in 1899. Red brick with tile hanging, stone dressings and tiled roofs. The house is mainly of two storeys with attic, but has an attached tower which rises to four storeys in height. The top storey is of mock timber framing, surmounted by a metal cupola. The tower, gables and prominent chimney stacks combine to produce an interesting skyline. The house is set back from the road in substantial grounds. Tall red brick wall to streetfront with raised piers and mature vegetation behind. Source: Portslade Old Village Conservation Area Character Statement, Middleton 2002	X	X	X	X	X	X	X	X	X	X	X	X	Pre-2015			
LLHA0118	London Road	84-103	Historic Building	Shops, Department Store	No CA	Former Co-operative Society store, designed as a purpose built department store for the Brighton Co-operative Society. 1931 by Bethnal and Swainell, in stripped Classical style with modernist glazing. Stone facade divided into a series of bays with wider central bay flanked by giant Roman Doric columns. Antram & Morrice (2008) describe the building as 'pompous but stripped classicism'. The building was extended in the late 20th century to create a floor area of 670,000 square feet. These extensions and much of the building has been demolished and rebuilt in 2014 to form student accommodation. The front elevation is the only part of the original building to survive. Source: Antram & Morrice 2008	X	X	X	X	X	X	X	X	X	X	X	X	X	2012		
LLHA0119	Mackie Avenue	2	Historic Building	Public House	No CA	Following the decline of farming in the 1920s, much of the agricultural land in and around Patcham was sold off for development. This also coincided with the expansion of the Brighton boundary in 1928. The Ladies Mile Estate was developed in the 1930s by George Ferguson. The Ladies Mile Hotel was built as part of the housing estate in 1935, possibly to the designs of Friary, Holyroyd and Healy. The estate also included the Clock Tower, Mackie Avenue Recreation Ground, the Plainfields open space and two Vale Avenue open spaces. The design was at the cutting edge of modern urban planning for its time. In line with the 'modern pubs' of the age, the Ladies Mile provided ample space for a beer or facilities, and thus formed the community focus for the estate. This marks the high point in purpose-built public house construction. Brick topped gables, a prominent chimney stack and a large bay window are the main features of the building. The building is a fine example of a 'modern pub' designed to accommodate the changing terms of pub consumption. Art deco features include a large illuminated stained glass entrance side. Curved stone copings to terraces form a prominent feature. Art deco features include a large illuminated stained glass entrance side. Curved stone copings to terraces form a prominent feature. Art deco features include a large illuminated stained glass entrance side through its plan form and half-hipped roof. Free-standing original pub sign survives. The plan form, its relationship with the street and the associated pub sign give the impression of a modern interpretation of a country pub or country house. CAMRA consider the Art Deco interior to be of regional importance. Source: Carder 1990, English Heritage Listing Selection Guide, Commerce and Exchange Buildings 2011, <a href="http://www.heritagepubs.org.uk/pubs/pubguide.asp">http://www.heritagepubs.org.uk/pubs/pubguide.asp</a>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015
LLHA0120	Mackie Avenue	Patcham Clock Tower	Historic Building	Clock Tower	No CA	Following the decline of farming in the 1920s, much of the agricultural land in and around Patcham was sold off for development. This also coincided with the expansion of the Brighton boundary in 1928. The Ladies Mile Estate was developed in the 1930s by George Ferguson. The estate included the Clock Tower, Ladies Mile Hotel, Mackie Hall, Mackie Avenue Recreation Ground, the Plainfields open space and two Vale Avenue open spaces. The design was at the cutting edge of modern urban planning for its time. The clock tower was one of the first structures to be constructed as part of the Estate, originally to advertise the estate. Art deco in design, it has a square section, with a clock to each of its four faces.	X	X	X	X	X	X	X	X	X	X	X	X	2015			
LLHA0121	Manor Road	1	Historic Building	Convent	No CA	Built on land formerly part of the Bristol Nurseries and forming part of the estate of the Marquis of Bristol. The site now includes two main buildings set within brick garden walls (walls assessed separately under Estate of the Marquis of Bristol, Bristol Gardens); comprising 'The Lees and Villa Maria. The Lees was built 1906 by Edward Goldie for the Reverend Superiors of St George's Retreat in Burgess Hill. Built in a Domestic Revival style, it is of two storeys with attic. Pabbie-dash rendered brick with stone, plaster and timber dressings and steep hipped slate roofs. Villa Maria was added between 1912 and 1931 as a further residential block to accompany the main building. It comprises a largely symmetrical three-storey building combining the domestic style of The Lees. The buildings were known successively as 'St Augustine's' and 'St Agnes' for the nuns who lived there. The site was acquired by the Benedictine nuns in 1994. The site has been converted to residential use. Source: Historic England Designation report (not listed).	X	X	X	X	X	X	X	X	X	X	X	X	X	Pre-2015		





Asset ID	Name	Address	Category	Historic Building	Structure	CA	Description	Pre-2015	2015	2015 (recreation ground structures pre-2015)
LLHA0148	Old Shoreham Road	Old Shoreham	Historic Building	Historic Building	No CA	Howe Cemetery opened in 1882, at which point the chapels, lodge, gateway and boundary walls were constructed, predominantly in flint. The Chapels were designed by Mr EB Ellice Clark, surveyor to Howe Commissioners, in a 13 <sup>th</sup> century style. They have flint and stone walls to the exterior, with Charnford brick to the interior. The roofs are of slate. The design is strikingly symmetrical. The chapels are of matching design, with a gatehouse with turret joining the two.	X	X		
LLHA0149	Old Shoreham Road	Howe Cemetery Lodge	Historic Building	Cemetery Structure	No CA	Howe Cemetery opened in 1882, at which point the chapels, lodge, gateway and boundary walls were constructed, predominantly in flint. It was extended in 1899. The lodge is of two storeys. The main elevation is of flint with brick and stone dressings. To the rear, the extension has a pebble-dash finish with rendered dressings. The extension has resulted in a particularly complicated roof form. Source: Middleton 2002	X	X		
LLHA0150	Old Shoreham Road	Howe Park	Park & Garden	Public Park	Small part in The Ovingdean CA	Formerly part of the Stanford Estate and used for market gardening and agricultural land, the land was purchased by Howe Borough Council for use as a public park on 30 October 1889. After much political wrangling, the southern part of the park was officially opened on 24 May 1906 with further sports facilities and a drinking fountain added by 1908. Works to the northern half of the park continued over the next decade. The designs had to respect The Drove, which formed an ancient droving route across the area. The general layout of paths and planting is evident on the 3 <sup>rd</sup> edition OS map (c.1910), and largely matches that which still exists, although the sports facilities are only shown on the c.1930 OS map. The sports facilities are focussed to the south of the park, with grassed areas and mature trees to the north. Along Old Shoreham Road, there is a terracotta structure housing a plaque to commemorate the opening of the park. In the southwest corner, is the 'Goldstone'. It likely formed an outlier to a stone circle in the area, and was known as a 'Druidical stone'. It was re-erected in its current location having been buried for many years by a farmer rusticated by sightseers on his land. The pavilion dates to 1925, originally containing a café, dressing rooms and toilets. Wooden fencing surrounding the site was removed in 1937 in order to make the park more accessible. The miniature railway opened in 1951 (formerly at Witbread Olympic Stadium). Source: Middleton 2002	X	X		
LLHA0151	Old Shoreham Road	Howe Recreation Ground and associated structures	Park & Garden	Recreation Ground	No CA	The Recreation Ground opened in 1891. It was the first public open space in Howe, and was provided primarily for children. Previously the land had formed part of the Stanford Estate and was used as a market garden. Town surveyor H.H. Scott had produced plans for the space to include an artificial lake, but these were not implemented on cost grounds. Instead, the design involved a central planted roundel, accessed via four pathways with a further perimeter path around the park. The grassed areas were re-seeded to provide sports grounds and trees were planted to the edge, including avenues along the perimeter paths. A dwarf boundary wall was constructed to the south side, with cast iron railings. The paths are lined by flints. The central pavilion was added in 1892, to the designs of H.H. Scott. It has an elongated octagonal plan form, with red brick base, oak super-structure and hipped roof with gables and bracketed eaves (originally with tile-covering). The cottage was added in 1895, again to H.H. Scott's designs. Brick-built with a hipped tiled roof, it contained a ladies w.c. and attendant's room. There were urnals to the other three corners of the park. The cottage now has permission for conversion to a café. The prominent brick and terracotta gate piers match those to St Ann's Wall Garden. Those in St Ann's Wall Garden were erected in 1908; it is therefore likely those at the Recreation Ground were erected around the same time. Source: Middleton 2002, <a href="http://parisidestory.blogspot.co.uk/2012/11/rees-of-howe.html">http://parisidestory.blogspot.co.uk/2012/11/rees-of-howe.html</a>	X	X		
LLHA0152	Old Shoreham Road	Sellaby House	Historic Building	House, now educational use	No CA	Sellaby House is of two storeys, with flint-faced elevations and pitched slate roofs. Yellow-brick dressings, with some decorative contrasting red brick. The house is set back from the road, with dense vegetation to the boundaries. It can be glimpsed in views from Old Shoreham Road. Hannah Brackenbury inherited much of her family's wealth. Having bought land in Portslade in 1871, she built the 'Brackenbury School', which opened in 1872. Sellaby House appears to have been built in association, and is shown on the 1873 OS map to the rear of the school. Brackenbury died in 1872, leaving money to her housekeeper and companion Alice King. King took ownership of the property, which she named Sellaby House after Brackenbury due to their family's supposed connections with 'Sellaby in County Durham'. The property was sold to East Sussex County Council in 1913 for educational use. Portslade Infirmary School was built in its grounds in the 1930s. Source: Middleton 2002	X	X		
LLHA0153	Old Steine	Old Steine Gardens	Park & Garden	Public Park	Valley Gardens CA	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. Bathing machines, an assembly room and libraries were situated on its periphery, and a tower from where musicians performed to the promenaders was built in 1765. As its popularity increased, the parish vestry and then the Town Commissioners took over more land and started improving it. The Old Steine Gardens were laid out and enclosed in 1776, with formal promenades laid out. The area's fashionable status was cemented when George Prince of Wales (later George IV) began renting a building at the top of the gardens in 1780. The Old Steine was developed by the Prince of Wales in 1780s. The gardens were laid out by the architect James Ovingdean in 1787 and the Wellesbourne was culverted in 1793. These areas now comprise the sequence of green spaces which form Valley Gardens. The Old Steine had a new perimeter brick path set out in 1806, was gas lit in 1824, and was bisected by a new road linking Castle Square and St James's Street in the 1830s. The current formal arrangement, tree planting and Victoria Fountain were largely laid out in 1846. A statue of John Cordy Burrows (surgeon and local politician who partly funded the Victoria Fountain) stands to the southwest. The Egyptian Campaign Memorial was erected to the north in 1888. The Brighton War Memorial was constructed in 1922 and replaced the statue of George IV that now stands at the north gate of the Royal Pavilion. Historic maps indicate that the gardens also used to include a meteorological station. Source: Antram & Morrice 2008; Barry 2000 in Garden History Vol 28, No 2.; Gardner 1990; Valley Gardens Conservation Area Study 1995	X	X		
LLHA0154	Ovingdean Road	Upper Cottages	Historic Building	Houses	Ovingdean CA	Short terrace of three cottages, set at right angles to the road. The two end buildings are evident on the 1839 (the map; the central building appears to be a later addition that is first evident on the c.1870 Ordnance Survey map. The difference in construction date is reflected in the height of the buildings; with the end cottages substantially lower than that to the centre. Extensive alteration through time means that the buildings (including particularly their roof form) now form a unified group. They retain a rendered front with flint to the roadside. The buildings have small front gardens with flint boundary walls. They face towards the former Ovingdean Hall farmyard - although they do not form part of the yard itself - and therefore likely originally formed farmworkers' cottages. The flint side elevation to the terrace is set hard against the roadside. Source: Ovingdean Conservation Area Character Statement 2012.	X	X		
LLHA0155	Ovingdean Road	The Church Room	Historic Building	Education	Ovingdean CA	Small single storey building built of field flints with red brick dressings beneath a steeply pitched city-tiled roof, with additional entrance porch. Built in 1873 as a National School but closed due to dwindling pupil numbers in 1907. In use as a private nursery school since 1950. Source: Ovingdean Conservation Area Character Statement	X	X		
LLHA0156	Ovingdean Road	The Olde Barn	Historic Building	Agricultural	Ovingdean CA	Agricultural barn associated with Grange Farm, Ovingdean. The Olde Barn is a former threshing/shearing barn, set at right angles to the road. It has flint walls with brick dressings and a half-hipped tile roof. The roof to The Olde Barn is particularly prominent in the area. Conversion to residential use has resulted in the addition of windows, rooflights and pipes. The alterations to the roof detract from the building, but are generally at a low level to the rear, such that much of the roofscape is still intact.	X	X		
LLHA0157	Ovingdean Road	The Smithy	Historic Building	Rural industrial	Ovingdean CA	One storey flint building with brick dressings and gabled slate roof. Formerly the village smithy, it is now used as parking. The structure is in need of repair, but its current use has meant it has not been subject to particularly harmful alterations to allow conversion. The building is located at a prominent position at the corner of the main road; set back from the road behind a low flint wall and grassed area. It is first evident on the c.1870 OS map, where it is identified as a smithy. As such, it would have performed an important function within this farming community.	X	X		
LLHA0158	Ovingdean Road	1-6 Meadow Vale	Historic Building	Agricultural, now dwellings	No CA	Range of farm buildings, now residential. Alongside the large 'Ovingdean House' (now demolished), and the farmhouse (not of special interest) these buildings formed the historic settlement of 'Woodendean'. The agricultural buildings are arranged around a yard. One storey low building to south, adjacent to Ovingdean Road (now garages). Double height barn with prominent half-hipped slate roof to west, now with two dormers 3. One storey tall, with a large roof. In addition to east, west and north sides. Flint walls with brick dressings and some areas of tile and brick. A number of photographs of the buildings in the James Gray Collection. Source: <a href="http://regency.society-jamesgray.com/volume38/sourcesig_33_073.html">http://regency.society-jamesgray.com/volume38/sourcesig_33_073.html</a>	X	X		

LLHA0159	Oxford Street	26	Brighton	Historic Building	House, now shop and flat	No CA	Two storey early 19th century cottage with attic. Terraced, originally it is likely that number 27 was of matching design, but has been much altered. Cobble fronted with brick dressings and a gambrelled roof with decorative shaped tiles and large modern dormer. The front elevation has a semi-circular headed door opening, and a shallow bow window. Tiles above door, dated 1815.	X	X	X	X	X	X	X	X	X	X	X	X	2015				
LLHA0160	Oxford Street		Brighton	Historic Building	Place of Worship - Nonconformist	No CA	Dated 1890, but in appearance still displaying an 18 <sup>th</sup> century/late Georgian style. Designed by Parker Anscombe and used by the Church of Christ since around 1918. One storey with flat roof. Symmetrical rendered elevation, with tall paired round-arched small-paned windows flanking a central round-arched entrance. Parapet rises to ends and centre; the centre houses a roundel with the inscription 'Oxford Street Chapel'. Situated in the middle of a terrace, and fronting directly onto the street. Rear visible from Francis Street; brick with three round-headed windows. Source: Antram & Pevsner 2013; Carder 1990	X	X	X	X	X	X	X	X	X	X	X	X	2015				
LLHA0161	Palmeira Avenue	13-21 odd, 14-22 even	Hove	Historic Building	Houses, now mostly flats	No CA	The nomination was for numbers 18-26 (even) and 13-17 (odd), but the description given in the nomination appears to describe numbers 14-22 (even) and 13-21 (odd). Red brick and terracotta houses, with hipped roofs. Two semi-detached and one detached property to either side of the road, both groups with matching detail. The detached properties and the first semi-detached property on the east are evident on the c:1890 Ordnance Survey map, with the remainder present by the c:1910 map. Given the matching detailing, it is likely they all date to the 1890s and were being constructed at the time the map was drawn up. The detached properties are symmetrical in design, with a central bay flanked by a square bay to either side, each rising to a gable. Above the door is a balcony with terracotta balustrade. The semi-detached properties are of greater bulk. They retain canted bays and pediments to the centre, flanked by the main entrance and a balcony with timber balustrade supported on a square bay. All properties would have had decorative boundaries, many of which retain their terracotta bottle balustrade, ball finials and/or urns. See Jack Hobbs (famous early 20 <sup>th</sup> century cricketer) lived at 13 Palmeira Square and is commemorated through a plaque on the building. The same property was the site of the Bronze Age Hove Barrow, in which the Amber Cup was discovered. The Barrow was removed in 1857-8. Source: Middleton 2002; <a href="http://www.bbc.co.uk/1/hi/england/eastofenglands/6594237.stm">http://www.bbc.co.uk/1/hi/england/eastofenglands/6594237.stm</a>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015	
LLHA0162	Palmeira Avenue		Hove	Historic Building	Place of Worship	No CA	Reform Synagogue, 1966-7 by Derek Sharp FRIBA. The foundation stone was laid by Rabbi Erwin S Rosenblum on 17 July 1966/ 29 <sup>th</sup> Tammuz 5726. Modern in design, yet reflecting the traditional middle eastern Synagogue design in the three domes to the skyline. Built of brown brick with perforated brickwork. Prominent round-headed canopy with open sides to the main entrance. Three large stained glass windows set below the domes. Stained glass by John Potts. Located at the corner of Palmeira Avenue and Eaton Road, the building is set back slightly, with vegetation to the boundary. Source: Middleton 2002	X	X	X	X	X	X	X	X	X	X	X	X	X	2015			
LLHA0163	Park Road		Rottingdean	Historic Building	Village Hall	No CA	Two storey, brick-built hall with tiled roof. Constructed in 1925 with characteristic 1930s details. Render embellishment to the central bay (incorporating the entrance), including a date stone. Rottingdean was annexed by Brighton in 1928, and this – combined with a decline in farming and improvements to the coast road – led to much change in the village and the first suburban development in the area. The growth of the village led to a need for more public facilities, of which this hall forms part.	X	X	X	X	X	X	X	X	X	X	X	X	2015				
LLHA0164	Park Street		Brighton	Historic Building	Education	No CA	The 1970 Education Act established a form of universal and compulsory education at primary level in England and Wales. School Boards were established to deliver this. The Education Act of 1944 set out the concept of 'selective' secondary schools. The Education Act of 1962 established the most important campaigns of public building ever undertaken in this country (Listing Selection Guides, Education Buildings, April 2011). The Brighton School Board was established immediately after that Act. Thomas Simpson was appointed as the Board's surveyor/architect and was joined by his son Gilbert Murray Simpson as the partnership Thomas Simpson & Son from 1890. The partnership also designed some schools for the Hove School Board, after 1876, and for the Brighton & Preston School Board, after 1878. Their schools span the period 1870-1903. The earlier buildings are all of red brick with large white-painted windows, in Queen Anne Revival style. The later ones bring in limited use of terracotta, stone and pebbledash and incorporate decorative chimneys and turrets in an Edwardian Free Style. The only surviving Hove Board School is in Connaught Road (1884) and is grade II listed. In Brighton nine Board Schools currently remain and four of these are grade II listed: Finsbury Road of 1881 (now converted to flats); Downs Junior School, Rugby Road of 1890; Stanford Junior School, Stanford Road of 1893; and St Luke's Primary School, St Luke's Terrace of 1903. All are by Simpson. The other five (all by Simpson) are: The Circus Street School of 1884-85 (now vacant); Elm Grove Primary School, Elm Grove of 1893; Queen's Park Primary School, Park Street (Freshfield Place) of 1886; Preston Road School, Preston Road (now owned by City College) of 1880; and York Place School, Pelham Street (now part of City College) of some time before 1876.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015
LLHA0165	Pavilion Buildings	2-3	Brighton	Historic Building	Office	Valley Gardens CA	Former offices of the Brighton & Hove Herald, built 1934 to the designs of John Leopold Demman. Neo-Georgian in style, and described in the Pevsner Guide as 'very stylish and well-detailed'. Symmetrical in design. Semi-circular headed windows to ground floor set in an arcade and incorporating a square-headed central doorway. Two further doorways set to each side. Brown brick with red brick and Portland stone dressings. Canvying by Joseph Critch. 8 hung sash windows to both the first and second floors, with parapet above. Projecting clock set centrally. Source: Antram & Morrice 2008	X	X	X	X	X	X	X	X	X	X	X	X	X	Pre-2015			
LLHA0166	Payne Avenue	18	Hove	Historic Building	Public House	No CA	1901 by architect T.H. Scott for brewers Smithers & Sons of Western Road; Hove. The pub was originally named the Kendal Arms, with its address on Kendal Road. Frank Washington – part of a prolific family of landlords – was the first landlord. Smithers owned the pub until 1929, when the building was taken over by Tamplins. Its current name relates to the Payne involved in developing the surrounding streets in c.1900. The designs for the surrounding houses were also by architect T.H. Scott. Two storey rendered building with tiled roof. Elevations to Kendal Road and Payne Avenue. Round-arched openings to the ground floor and hung sash windows above. Facia extends across full length of both elevations. Highly decorative gable to the corner, which is canted. Location of original pub sign evident on Payne Avenue elevation. To the west, a further lower building with pitched roof and gable to road, displaying similar detailing. Source: <a href="http://pbnis.administrator.blogspot.co.uk/2014/12/hove-pubs-index-g-n.html">http://pbnis.administrator.blogspot.co.uk/2014/12/hove-pubs-index-g-n.html</a>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015
LLHA0167	Port Hall Avenue		Brighton	Historic Building	Public House, now shop and flat	No CA	The building is first shown on the c.1898 OS Map. It is indicated as a public house on this map, as well as subsequent editions. Street Directories name it as the Port Hall Tavern from at least 1890 until 1973 (under 10 Park View Terrace, Stanford Road). Records held by East Sussex Records Office suggest it may have been in use as a public house by as early as 1882, and was associated with Tamplin Brewery. In 1890 George Postlethwaite was proprietor. He was followed by John Nelson, Stanley B Lawrence and members of the Cole family. It appears to have been de-licensed in 1973, and converted to use as a shop with flat over named Milligan House. Two storey with red brick elevations. It has three distinctive bay windows to the north elevation, with curved sides, and small panes of glass surrounding a semi-circular arched detail. One is to the ground floor only, with pediment above. The remaining two bay windows rise to first floor level; one appears to have been built around at ground floor level. There are four doors. Remaining windows have stained glass or 20 over 1 hung sash windows. Original pub sign now reads 'Milligan House'. Source: <a href="http://regencysoociety-jamesgray.com/volume26/sourcelist_26_075.html">http://regencysoociety-jamesgray.com/volume26/sourcelist_26_075.html</a> ; <a href="http://regencysoociety-jamesgray.com/volume26/sourcelist_26_075.html">http://regencysoociety-jamesgray.com/volume26/sourcelist_26_075.html</a> ; <a href="http://discovery.nationalarchives.gov.uk/details/r/bac2dca-9409-4533-8a46-1642699ed11">http://discovery.nationalarchives.gov.uk/details/r/bac2dca-9409-4533-8a46-1642699ed11</a>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015
LLHA0168	Preston Circus		Brighton	Historic Building	Fire Station	No CA	Purpose-built fire station, constructed in 1938 by Gaeme Higham in Portland Stone and brick. Generally of a restrained modernist style, it also incorporates traditional motifs such as the tiled canopy over the staff entrance. Reliefs incorporating implements associated with fire fighting by Joseph Critch. It was built at the start of a period of more intensive fire station-construction, and is of a style typical of stations of that period. Eyelets attached to the building relate to the former trolleybus system, which operated from 1939 to 1961. It is understood that internal features such as staircases and parquet flooring survive, as well as the original rear doors. The site has been used for firefighting since 1901, the site having previously housed the Amber Ale brewery. Source: Carder 1990; Antram and Morrice 2008	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015	



Asset ID	Address	French Reformed Church	Brighton	Historic Building	Place of Worship - Nonconformist now dwelling	Regency Square CA	Description	X	X	X	X	X	X	X	X	X	X	X	X	2015					
LLHA0178	Queensbury Mews	French Reformed Church	Brighton	Historic Building	Place of Worship - Nonconformist now dwelling	Regency Square CA	French Reformed Church, built by local architect J.G.Gibbins in 1837-8 to serve the French speaking population and visitors to Brighton. One of only two such purpose-built churches in the country, the other being in Soho Square, London (listed grade II, constructed 1891-3). The small chapel is built in red-brick, with a steeply-pitched slate roof surmounted by a turreted lantern. Three Gothic windows to west side, of which the central window rises into a small gable end. South elevation incorporates the main entrance, housed within a pointed-arch with carving above. Above the door is a circular window with quatrefoil tracery. The east elevation is blank. Small apse to north. Converted in 2009-10 to residential use, with the external appearance retained as well as many features of the original plain interior. Items relating to Queen Victoria's Golden Jubilee were apparently discovered within the central foundation stone in 2010, including a newspaper, Jubilee medal and a number of Jubilee coins. Source: Antram & Morris 2006	X														2015			
LLHA0179	Richmond Place	Former Richmond Hotel	Brighton	Historic Building	Hotel	Valley Gardens CA	1931 by J.L. Denman in a Neo-Georgian style as one of a number of hotels Denman was commissioned to design for the Kemp Town Brewery. It replaced a previous hotel building. The building makes good use of its corner position through a curved symmetrical frontage, with a central door as well as doors to each side. Tall semi-circular headed windows at first floor level with hipped dormers set above. Source: Antram & Morris 2008	X													2015				
LLHA0180	Roadside Road	The Hollingbury	Brighton	Historic Building	Public House / Hotel	No CA	Turn-of-the-20 <sup>th</sup> century public house, situated on the corner of Roadside Road and Upper Hollingbury Road. First known as the Hollingbury Hotel, its first recorded landlords was Horace John Whitwell in 1895. It is however shown on maps from c.1885 and was developed in conjunction with the surrounding housing. Carried by window surmounted by a gable addressing the corner, series of 5 round-arched windows to the Roadside Road elevation, with a further arched opening to the Upper Hollingbury Road elevation. Brick with tiled roofs and deep bracketed eaves. Two storeys with basement. Some mock timber framing.	X													2015				
LLHA0181	Rose Hill Terrace	Rose Hill Tavern	Brighton	Historic Building	Public House	No CA	Two storey building, giving the appearance of, and likely originally forming, two terraced properties. Green-tiled frontage to ground floor with two doors and two stained glass windows. Fascia and stained glass windows refer to the United Brewery. This is a reference to the Portsmouth & Brighton United Breweries Ltd. This brewery was formed by the merger of the Portsmouth United Brewery and Brighton's Rock Brewery in 1927. The green-tiled frontage is typical of that company's design. Rendered at first floor level, with non-original windows and a large hanging pub sign. Pitched roof with chimneys to party walls. The building is first referenced as the Rose Hill Tavern in street directories from 1864, when the landlord was a J. Collins.	X													2015				
LLHA0182	Rutland Road	The Ancient Mariner	Hove	Historic Building	Public House	No CA	Late 19 <sup>th</sup> century public house, first shown on the 1895 Ordnance Survey map and developed in conjunction with the surrounding housing of Post's Corner. It was designed by architect Samuel Denman and owned by Smithers Brewery from 1896. The first landlord is recorded as Harry Washington. The pub was bought by Tamplin's in 1929. Two storeys with red brick and rendered walls and pitched tiled roofs. It occupies a corner plot, with a small gable containing mock timber framing facing the junction and matching elevations to each street. Round-arched openings to the ground floor and paired sashes to the first floor. It is set back from the road in line with the neighbouring houses. Source: <a href="http://portsidehistory.blogspot.co.uk/2014/11/hove-pubs-c3.html">http://portsidehistory.blogspot.co.uk/2014/11/hove-pubs-c3.html</a>	X													2015				
LLHA0183	Rutland Road	West Hove Community Baptist Church	Hove	Historic Building	Place of Worship - Nonconformist	No CA	One storey red brick chapel with terracotta detailing and pitched tile roof. Gable end forms main elevation. Symmetrical, with central door set within gabled porch. Two-light pointed window above, set within round-headed opening. Rutland Hall in terracotta above, part damaged. Single two-centred arched window to either side. Plans by W.H.Nash for a new Mission Hall were approved in 1886, the land having been donated by Cliftonville Congregational Church. Named Rutland Gospel Hall. It was built in 1900. It is now used by a Baptist congregation. Source: Middleton 2002	X													2015				
LLHA0184	Sackville Road		Hove	Historic Building	Houses, now with opticians	Old Hove CA	Semi-detached houses, now partly in use as an opticians, located at the corner of Sackville Road and Connaught Road. First evident on the c.1910 Ordnance Survey map, and incorporating an eclectic mix of design elements, including Arts & Crafts influences. Two storeys with attic. Complex tiled roofscape. Roughcast render and tile hanging. Two gables front on to Sackville Road (west elevation), with asymmetrically-placed bay windows and multi-paned windows (although some of the windows have been replaced to number 27). Timber square oriel windows set beneath eaves to northwest corner. Buttresses divide the bays. Main entrance to north elevation set in large semi-circular arched opening within a projecting square bay. Set back slightly from the road. Number 25 has a low brick wall with modern fence and hedge above. The low wall to number 27 has been rendered over, with decorative concrete blockwork above.	X														Pre-2015			
LLHA0185	Sackville Road	Tennyson Court (Hove General Hospital)	Hove	Historic Building	Hospital (now flats)	No CA	Built 1887-88 by John T. Chappell to designs by Clarke & Mickelthwait. The building replaced the Brighton & Hove Dispensary, Western District, which has previously been based at 4 Farm Road, but too outgrown the site. Two storeys and of red brick, it incorporates numerous plain and stepped gables, tall chimneys and slate roofs. A decorative panel to its south elevation states 'This Hospital wing was erected in memory of Carl Burton Esq. by his widow Mary Penny Burton, alongside the date 1888 and a coat of arms. A new wing was added in 1926 and 1934. The hospital closed in 1987 and has been converted to flats. Source: Middleton 2002	X													Pre-2015				
LLHA0186	Shafesbury Place	London Road Railway Station	Brighton	Historic Building	Transport - Railway Station	Presbon Park CA	Built 1877 by W. Sawyer for the London Brighton and South Coast Railway. One of a number built in a similar Tuscan Villa 'house' style between the 1850s and 1870s, including West Worthing, Shoreham-by-Sea, Hove, Portside and the now demolished Kemp Town Station. Two storey building set on a raised plinth with central steps leading to terrace. It has 2,52 bays with the end bays breaking forwards. Hipped slate roof with cornice and bracketed eaves. The main block is flanked by single storey wings with gabled roofs. Windows have a mix of round-arched and cambered heads, moulded surrounds and 1 over 1 sliding sash windows. It is very similar in form and design to the earlier grade II listed Hove Station on Station Approach (built 1865-7), although larger and with less grand detailing. Its main block is almost identical to the grade II listed Portside Station main south building (built 1857), although the canopy has been removed. The window mouldings are identical to those of Hove and Portside Stations. Source: A Guide to the Buildings of Brighton ND	X															2015		
LLHA0187	Somerhill Road	Park Gate	Hove	Historic Building	Flats	No CA	Flats, 1968, by Eric Lyons with Geoffrey Townsend. 4 storeys with flat roof. Brick, hung tile and decorative hollow blockwork, built around courtyard. Coloured glazing is used to the stairwells (countersunk elevations). The buildings have a strong horizontal emphasis. Lyons cofounded the development company Span in 1948, along with Geoffrey Townsend and Leslie Blisby. The company was so-called as it aimed to 'span' the gap between high-end architect-designed developments and post-war mass housing. He made his name building small developments in Richmond and Blackheath during the 1950s. His designs seek to maximise space and light, whilst blurring the edges between outside and indoor spaces. They use contemporary materials interspersed with more traditional elements such as hung tile, and often incorporate communal areas to encourage residents to mix. All these elements are evident in the Park Gate development. Source: Nairn & Pevsner 1965, <a href="http://www.parkgate-hove.com/http://www.themodernhouse.net/directory-of-architects-and-designers/eric-lyons/">http://www.parkgate-hove.com/http://www.themodernhouse.net/directory-of-architects-and-designers/eric-lyons/</a>	X	X														Pre-2015		
LLHA0188	Somerhill Road	St Ann's Well Hove Gardens	Hove	Park & Garden	Park & Garden, now public park	No CA	The gardens started as a medicinal spring, known as the chalybeate, Patients came to drink the waters in order to cure their ailments. The gardens were developed in the late 18 <sup>th</sup> /early 19 <sup>th</sup> century in order to cater for this trade. The manager of the chalybeate lived at the associated building, Swiss Cottage (now demolished), which had a distinctive matched roof. A pump house was also built over the spring. The decline of the spring led to the closure of the enterprises. It was revived in the 1860s as a pleasure garden by Dr Bayes, by which time it is thought the garden was designed by William Burges. The gardens were owned and managed by the Hove Urban Sanitary Authority from George Albert Smith between 1892 and 1904. Smith was, as well as being a member of the Brighton & Hove Council, also the chairman of the Brighton & Hove Private Gardens were bought by Hove Council in 1907 and opened as a public park in 1908. The brick and terracotta piers were erected to mark this occasion (matching ones survive at Hove Recreation Ground and similar at Hove Park). The park was expanded in 1913, following a donation of land by Mrs Flora Sassoon. A number of sports facilities were provided, as well as other facilities expected within a public park. A scented garden for the blind was added in 1954, and includes an unusual cylindrical brick dovecote with stone elements and a shingle roof. The varied ownership and history of the park has led to changes in its layout, and buildings over time. These are shown on successive Ordnance Survey maps. Source: Middleton 2002, <a href="http://www.stannswellgardens.co.uk/#history/c3zm">http://www.stannswellgardens.co.uk/#history/c3zm</a> , <a href="http://portsidehistory.blogspot.co.uk/2012/07/st-anns-well-gardens.html">http://portsidehistory.blogspot.co.uk/2012/07/st-anns-well-gardens.html</a>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2015 (walls, gate piers and dovecote Pre-2015)

Asset ID	Address	Asset Name	Category	Grade	Notes	Pre-2015	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LLHA0189	South Street / Windesham Close	Portslade Farmhouse	Historic Building	House	Portslade Old Village CA	X											
LLHA0190	South Street	Alma Cottage	Historic Building	House	Portslade Old Village CA	X	X										
LLHA0191	South Street	The Old Brewery	Historic Building	Brewery, now factory	Portslade Old Village CA	X	X										
LLHA0192	South Street	Whychote	Historic Building	House	Portslade Old Village CA	X	X										
LLHA0193	Southdown Road	1-8 consecutive	Historic Building	Houses	Portslade Old Village CA		X										
LLHA0194	St Andrew's Road	St Andrew's Road Police Station	Historic Building	Police Station	No CA	X		X									
LLHA0195	St Catherine's Terrace, Kingsway	Have	Historic Building	House, now flats	Cliffonville CA	X											
LLHA0196	St George's Road	St Anne's Church Hall	Historic Building	Church Hall, now flats and shop	East Cliff CA	X											
LLHA0197	St George's Road	Mews building to rear of Garnet House	Historic Building	Mews	East Cliff CA	X											
LLHA0198	St James's Street	82	Historic Building	Shop, now restaurant	East Cliff CA	X											
LLHA0199	St Peter's Road	St Peter's School	Historic Building	Education	No CA	X											
LLHA0200	Stanford Avenue	Stanford Avenue Methodist Church	Historic Building	Place of Worship - Nonconformist	Presdon Park CA	X											





# Local List of Heritage Assets

# Appendix 2 - Recommended Local List of Heritage Assets - Summary List

LLHA0213	The Green	Kipling Gardens	Rottingdean	Park & Garden	Gardens	Rottingdean CA	The area originally formed part of the green. It was then enclosed to form part of the private gardens to the Elms. They form a series of discrete spaces, bounded by tall flint walls which provide a strong sense of enclosure. There is a flint-faced and timber pergola that extends within Kipling Gardens and the gardens of The Elms, as well as a croquet lawn and some small garden structures. The northern area was always historically wooded; the 1938 Title Map Apportionments indicate that it was at this time a plantation owned by Elizabeth Deatry. The remainder (including The Elms) is indicated as 'House, Gardens and Yard' owned by James Ingram. The arrangement of walls shown on the 1870 Ordnance Survey map largely matches the existing. The buildings to the northwest of The Green were removed by the early 20 <sup>th</sup> century, although evidence for them survives within the walls. The area remained in associated ownership with The Elms until the late 20 <sup>th</sup> century. Following development pressure, it was purchased by Rottingdean Preservation Society in 1981, with the help of a bequest from Mr Caton. The gardens were restored as a Victorian-styled walled garden, paths created using bricks from Dean Court Road and a croquet lawn laid out. The gardens were transferred in trust to Brighton Corporation in 1985. Source: Rottingdean Conservation Area Character Statement	X	X	X	X	X	X	X	X	X	2015
LLHA0214	The Green	Quaker's Burial Ground	Rottingdean	Park & Garden	Landscape of Remembrance	Rottingdean CA	Small green space bounded by flint walls. Now forming part of the gardens to Coppets, the area formerly comprised the Quaker Burial Ground. It was bought by Nicholas Beard in 1661. The Beard family were a local landowning family who were influential in the local Quaker movement. 102 individuals are known to have been buried at the site between 1675 and 1889. The majority of the graves appear to have been unmarked, which is in line with Quaker tradition. The Beards, however, erected a family tomb. This has been partly dismantled in the late 20 <sup>th</sup> century. The tombstones and railings have been moved and now line the north and northwest walls of the area. The stone to the perimeter is still in situ. Source: ASE An archaeological desk-based assessment of land at the former Quaker burial ground, Rottingdean (2613), 2006	X	X	X	X	X	X	X	X	2015 (Beard family tomb pre-2015)	
LLHA0215	Trafalgar Court	Gloucester Building, City College	Brighton	Historic Building	Education	North Laine CA	The 1870 Education Act established a form of universal and compulsory education at primary level in England & Wales. School Boards were established to deliver this education. Historic England have stated of Board Schools in a national context that "collectively they amount to one of the most important campaigns of public building ever undertaken in this country" (Listing Selection Guide: Education Buildings, April 2011). The Brighton School Board was established immediately after that Act. Thomas Simpson was appointed as the Board's surveyor/architect and was joined by his son Gilbert Murray Simpson as the partnership Thomas Simpson & Son from 1890. The partnership also designed some schools for the Hove School Board, after 1876, and for the Brighton & Preston School Board, after 1878. Their schools span the period 1870-1903. The earlier buildings are all of red brick with large white-painted windows, in Queen Anne Revival style. The later ones bring in limited use of terracotta, stone and pebbledash and incorporate decorative chimneys and turrets in an Edwardian Free Style. The only surviving Hove Board School is in Connaught Road (1884) and is grade II listed. In Brighton nine Board Schools currently remain and four of these are grade II listed: Finsbury Road of 1881 (now converted to flats); Downs Junior School, Rugby Road of 1889; Stanford Junior School, Stanford Road of 1893; and St Luke's Primary School, St Luke's Terrace of 1903. All are by Simpson. The other five (all by Simpson) are: The Circus Street School of 1884-85 (now vacant); Elm Grove Primary School, Elm Grove of 1893; Queen's Park Primary School, Park Street (Freshfield Place) of 1880; Preston Road School, Preston Road (now owned by City College) of 1880; and York Place School, Felham Street (now part of City College) of some time before 1876. The Gloucester Building was built in 1908 in Trafalgar Court, as part of the extensions to the Felham Street Schools, apparently to provide two additional classrooms for the infants department. The architect of this building is not known but it shares a similar architectural language and materials with the Simpson schools. It is now part of City College.	X	X	X	X	X	X	X	X	X	2015
LLHA0216	Trafalgar Road	Portslade Cemetery Chapels	Portslade	Historic Building	Cemetery Structure	No CA	Pair of small flint cemetery chapels, with brick dressings and a slate roof. Constructed in 1872 as part of the new Portslade Cemetery, the chapels were designed by E.E.Scott. Scott is notable for his design of St Balmobrow's Church (1874), and he also designed St Andrew's Church, Portslade (1864) and the Brackenhurst School, Locke Hill (1872). The cemetery was enlarged in the early 20 <sup>th</sup> century (c.1904), although no new structures were built. The west chapel is still used for services, whilst that to the east is used as a store. It appears that the gable ends to the east chapel have been rebuilt in brick. Source: Middleton 202	X	X	X	X	X	X	X	X	Pre-2015	
LLHA0217	Union Road	Park Crescent Gardens	Brighton	Park & Garden	Garden	Valley Gardens CA	Ireland's Royal Gardens were established in this area in the 1820s. Covering 10 acres, it included a cricket ground, a five court, canal, gothic tower and aviary. The gate piers to Union Road (listed grade II) were constructed as part of these gardens. In the 1830s, and under new ownership, it was redesigned as a zoological garden with exotic animals, an aviary and oriental theme. Following bankruptcy of the owner, however, the gardens closed in c.1833 and were described as closed and overgrown in 1838. Park Crescent was built in 1849 on the site of the original cricket ground. The buildings - by A.H.Wilds in an Italianate style - form an approximate horseshoe shape, with the private gardens located within. The gardens were laid out in a relatively informal style, with winding paths and planting. A further path follows the perimeter. The gardens are bounded to the south by a flint cobble wall with yellow-brick dressings; extended and raised in red brick. The gardens appear to largely match the historic design. Source: Antram & Morrice 2008; Berry 2000 <a href="http://www.mybrightonandhove.org.uk/page_id_8421.aspx">http://www.mybrightonandhove.org.uk/page_id_8421.aspx</a>	X	X	X	X	X	X	X	X	2015	
LLHA0218	Upper Drive	Cardinal Newman School	Hove	Historic Building	Education	No CA	Catholic secondary school. Originally built in 1877/78 to the designs of Frederick H Powell as the Sacred Heart Convent girls school. The Chapel was added in 1879 and an east wing added 1901. It became Cardinal Newman Secondary School in 1972, when all Catholic secondary schools in the area were amalgamated. A dignified collegiate building of red brick and stone dressings with a strong sense of place, Neo-Jacobean in style with a High Gothic style Chapel. Also of interest is the separate building to the north known as the Bishops House, dating from c1900-1910 and which originally housed a smaller school for poor children. The school sits within a substantial open setting of playing fields and trees and of special note are the high flint walls that enclose the site, particularly to the Upper Drive and Old Shoreham Road. These may pre-date the school, at least in part.	X	X	X	X	X	X	X	X	Pre-2015	
LLHA0219	Upper Drive	Cottesmore St Mary's School	Hove	Historic Building	Education	No CA	Originally a private boys prep school but now a Catholic Primary School since 1950. Two storeys. Built c1896 to the designs of A Burned-Brain and Ernest B Barron of London. A handsome, heavily detailed building in Free Jacobean style. Red brick with stone dressings and mullions and steep clay-tiled roofs surmounted by cupolas. Extended over time in a largely sympathetic manner.	X	X	X	X	X	X	X	Pre-2015		
LLHA0220	Upper Hamilton Road	The Chimney House	Brighton	Historic Building	Public House	No CA	The Prestonville area to the immediate southeast was developed by Daniel Friend in the mid 1860s as middle-class housing. Further development in the area followed in the 1880s, including the Port Hall area and The Chimney House. Street directories from 1883 indicate house building on Upper Hamilton Road, with numbers 1 to 18 completely by 1887. Originally known as the Marquess of Exeter, it is first recorded in the street directories of 1896, when J. W. Woodham is shown as landlord. The building and the residential housing in surrounding roads is shown largely complete on the 1898 Ordnance Survey map. Two storey red brick public house with pitched tile roofs. Located at a corner with elevations to Upper Hamilton Road and Exeter Street. On both elevations, a single bay is set forward of the elevation and is surmounted by a gable. The gables include highly decorative plasterwork depicting the Coat of Arms of the Marquess of Exeter. Pub fascia set between the two projecting bays. Hung sash windows with square design of glazing bars. Decorative tiles and splayed brickwork to windows. Cart entrance to Exeter Street elevation. Source: <a href="http://www.mybrightonandhove.org.uk/page_id_8478.aspx">http://www.mybrightonandhove.org.uk/page_id_8478.aspx</a>	X	X	X	X	X	X	X	X	2015	
LLHA0221	Upper Hollingdean Road	Hollingdean Depot Canteen	Brighton	Historic Building	Dust Destructor, now canteen	No CA	The 1810 Brighton Town Act allowed for the appointment of 'scavengers' to collect Brighton's rubbish. The rubbish was then stored at the Brighton Parish Dust Yard, at Hollingdean. In 1866 a 'Dust Destructor' was built to the north of the original dust yard, with associated 220ft chimney dated 1865. This incinerated the town's waste, with the byproduct 'clinker' (those parts that didn't burn) used as hard core for road construction or to construct the occasional wall (see wall on Upper Hollingdean Road). The Dust Destructor remained in use until 1952, when waste began to be taken to Sheppey Valley instead. A new waste transfer station has now been built at the Hollingdean site, and the Dust Destructor has been converted to use as the site's canteen. Source: Collins 2010; <a href="http://regencysofbrighton.com/volume28/sourcing_26_103.htm">http://regencysofbrighton.com/volume28/sourcing_26_103.htm</a> ; <a href="http://hollingdean.yottastic.com/the-old-waste-destroyer.php">http://hollingdean.yottastic.com/the-old-waste-destroyer.php</a>	X	X	X	X	X	X	X	X	2015	

LLHA00222	Vale Avenue	120-124 even	Brighton	Historic Building	Houses	No CA	Two storey building with attic, comprising a terrace of three houses. Red brick with string course, pitched tile roof and two prominent chimney stacks. Symmetrical design; central house presents a gable to the road, with central doorway flanked by casement windows, two windows to the first floor and a further window to the gable. The house incorporates the monogram 'A' for 'Abergavenny' and the date 1909. Both end houses have a single casement window to each floor, with their front doors set within the outer bay. The houses are set slightly back from the road, behind a grassed bank. Each doorway has a matching open-sided porch. The houses were built as farmworker's cottages for the Abergavenny estate.	X	X	X	X	X	X	X	X	X	X	X	2015			
LLHA00223	Ventnor Villas		Hove	Historic Building	Place of Worship - Nonconformist	Cliftonville CA	Stone church with pitched roof, in Early English Gothic Revival style. Built as a Congregational Church in 1887 by Horatio Nelson Gouly. Fronts on to Ventnor Villas and Blatchington Road. Main elevation containing main entrance within gable end on Ventnor Villas. Symmetrical in design. Central entrance set within porch with mono-pitched slate roof and tripartite windows to sides. Flanked by steeply-pitched projecting elements containing pointed arched blind openings (likely originally doors). Above, a central tripartite window containing four lights. Three sided opening with three round lights above.	X		X								X	2015			
LLHA00224	Viaduct Road	10-32 consecutive	Brighton	Historic Building	Houses	No CA	Terraced houses, 1850s, rendered with parapet. Set back from road, with lightwell set behind low rendered wall with piers and railings. Rusticated ground floor, Ionic pilasters to first floor. Paired semi-circular headed doorways. One window to each floor, with blind window above doors. Moulded detail to parapet. The frontage to number 10 unusually curves forward to accommodate the change in building line. Some of the properties have been subject to alteration, particularly through loss of architectural detail, replacement doors and windows, and the insertion of balconies and French doors to the first floor.	X		X									Pre-2015			
LLHA00225	Viaduct Road		Brighton	Historic Building	Place of Worship - Nonconformist	No CA	1876 by James Barnes as a Primitive Methodist Chapel. In 1885 it was taken over as a Railway Mission Hall for workers at the nearby railway works. Dark yellow-brown brick with symmetrical facade. Gable end with small turret finials to centre containing three lancet windows, flanked by lower pitched roof sections either side, each containing a door. Machicolations to parapet. Beneath the lancet windows, an inscription reads 'Railway Mission'. Source: Antram & Pevsner 2013, Carder 1990	X			X								2015			
LLHA00226	Victoria Road		Portslade	Historic Building	Transport - Railway Tunnel	No CA	The Brighton to Shoreham-by-Sea railway line opened in May 1840, before the main line to London. It is likely this tunnel was built at that time, and is shown on the Portslade Time Map. At this point, the area was largely undeveloped and in agricultural use. The tunnel appears to honour the route of a long-established track, and was likely used for access between areas of farm land. Simple design; stock brick with horsehoe arched entrance to the south and higher round-headed arch to north. Metal railings above.	X		X									Pre-2015			
LLHA00227	Victoria Road		Portslade Town Hall	Historic Building	Civil - Town Hall	No CA	Ronuk Hall was purchased in 1959 for use as a town hall. Originally known as Ronuk Hall and Welfare Institute. It was constructed in 1927-8 to designs by Gilbert M Simpson, and used for a variety of purposes including dances, socials, and sport. Conversion to a town hall required reconstruction of the rear building. The building has a symmetrical design, with a prominent semi-circular headed window to the central gabled bay. It is of brick construction, with a tiled roof. The interior retains simple neo-classical elements.	X		X									Pre-2015			
LLHA00228	Victoria Terrace, Kings Road	22	Hove	Historic Building	Public House / Hotel	Cliftonville CA	Former St Aubyn's Hotel, 1908 by Arthur Packham who was the in-house architect for Brighton Brewery firm Tompkins'. Three storey corner building, with similar frontages to north and west elevations and prominent dome to corner. Plin frontage to ground floor, originally with entrance on corner, over which is carved the original name St Aubyn's Hotel'. Corner bay has three lancets, with a single hung sash window to the first floor, and a large arched second storey window. The building has a prominent semi-circular headed window to the east side of the corner bay, with alternate rectangular and curved pediments above the hung sash windows to the first floor. Outer bays are padmanted. Source: Antram & Morrice 2008	X			X								Pre-2015			
LLHA00229	Warren Road		Woodingdean	Historic Building	Public House / Hotel	No CA	Two storey public house and hotel, built 1927. Rendered, with mock timber framing to the first floor, which is jettied. Taller two wide bay element to the centre. This has segmental bays to the ground floor, with jettied gable ends above. Slightly splayed wings to either side, lower in height, and with some minor alterations. All with half-hipped tiled roofs. 'Down Hotel' painted on roof to western wing. Later glazed extension beyond. Set back from the road behind a grassed bank (and car park), at a busy junction. Free-standing pub signs.	X		X										2015		
LLHA00230	Wellington Road	18	Brighton	Historic Building	House, later residential uses	No CA	Detached Victorian three storey classical villa, built between 1850-1860. Wellington Road was planned at the time of the death of the Duke of Wellington in 1859 as a group of detached and semi detached villas and was set apart from the other roads in the area, which were mainly densely developed terraces. By 1864 the house had become a boarding school and a notable pupil was Walter Arthur Copinger (1837-1910), the jurist and author who developed the law of copyright. By 1870 it was once again a house and was the residence of John Chester Craven, who had been apprenticed to Robert Stevenson and is associated with the beginning of the locomotive building industry, which was a major industry in Brighton in the later 19th and early 20th centuries. Craven died at the house in 1887. It was used interchangeably as a school and residence under the ownership of the Craven family until 1925. By 1927 it was owned by the Children's Society and used as a residential home until 1979, when it became a day centre. It has been vacant since 2004. The original house is clearly legible (despite later alterations and extensions), and comprises a 2 storey rendered building with 5 bay symmetrical frontage. Hipped roof, bracketed eaves and central portico with Doric columns. The original two-by-two sash windows have mostly been removed, with the windows infilled with concrete blockwork. The original door has also been removed and replaced by a window opening (now also infilled). The house is set in comparatively substantial grounds with a carriage drive to the front, and rendered wall with gothic style wrought iron railings to the boundary. In 2006, the interior still retained a number of original features, despite extensive modification to institutional use, including the original staircase.	X			X											2015
LLHA00231	Wellington Road	4-16 even, 18 and 20	Portslade	Historic Building	Houses and warehouses / industrial	No CA	Aldington Basin, forming part of Shoreham Harbour, was constructed in the 1850s and included timber ponds and a gas works. By c.1870 a series of brick and brick structures had been built against the cliff, with dual levels, both from the basin and Wellington Road. The western part of Baltic Wharf. Historic images of these survive, which show three enclosed structures with hipped roofs (number 20) to the west and 11 open-sided sheds to the centre. To the east, there are 10 structures built on open, vaulted structures. Two of these are surmounted by warehouse type structures with hipped roofs (number 18). The remainder support terraced dwellings (numbers 4-16). Although the open-sided sheds have been largely removed, the remaining structures survive. The houses present two storey elevations to Wellington Road. Rendered with pitched roofs and recessed entrances. The three easternmost properties have two windows to the ground floor and a canted oriel to the first. String course. Overhanging eaves with brackets. The western part of the terrace has a single window to each floor and a canted oriel to the first. String course. Overhanging eaves with brackets. Numbers 18 and 20 are of one storey to Wellington Road. Brick with hipped concrete tile roofs. Openings of varied size and proportions, although those to number 20 have been modernised. Lettering staling 'Works, Showrooms and Offices' to side of number 20. Source: <a href="http://www.britainfromabove.org.uk/image/pw018081">http://www.britainfromabove.org.uk/image/pw018081</a>	X		X										Pre-2015		
LLHA00232	West Hill Road		Brighton	Historic Building	Place of Worship - Nonconformist	West Hill CA	1894-5 by Charles Hewitt as the National Episcopalian Reformed Church; it was acquired by a Strict Baptist congregation in 1965 and renamed Peace Chapel. It was repaired as the West Hill Chapel in 2013. Red brick with stone dressings. Symmetrical elevation to the road; three lancet windows to the west and a pair of lancet windows to the east. Each lancet window is set within a rectangular frame. A central arch window above. Lower one-storey sections with steep mono-pitched roofs to either side, each containing a single two-centred arched window to front elevation. Set back from the road with lightwell. It is accessed via flight of steps. Brick wall with tall piers with triangular copings to boundary. Source: Carder 1980, <a href="http://westhillbc.org/about-us/our-history/">http://westhillbc.org/about-us/our-history/</a>	X				X									2015	
LLHA00233	West Street	57	Brighton	Historic Building	Public House	Old Town CA	Three storey building with attic. Built in c.1901 for Edlins as Christie's Hotel. Replaced the early 19th century Carpenter's Arms (later known as the Compasses), following the widening of this part of West Street in 1888. Rendered frontage and slate roof largely hidden behind a parapet, with dormers. Free renaissance style, with a gable, turret and oriel to the front. Antram & Morrice (2008) liken the detail to the work of Treadwell & Martin. Stained glass window (not in original location) to interior, depicting the West Pier. The carved details reportedly depict mermaids, a Brighton dolphin, scallop shells, fruit and mythical birds, although these are much damaged. Source: Antram & Morrice 2008, Carder 1980, <a href="http://brightonbible.blogspot.co.uk/2012/03/57-west-street.html">http://brightonbible.blogspot.co.uk/2012/03/57-west-street.html</a>	X			X											Pre-2015

Asset ID	Asset Name	Address	Location	Category	Notes	Grade	Other	Conservation Area	Pre-2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015		
LLHA0234	Western Esplanade	Western Esplanade	Hove	Historic Building	Kingsway Western Bows Pavilion	Hove	Clubhouse	Sackville Gardens CA		X											Pre-2015	
LLHA0235	Western Esplanade	Western Esplanade	Hove	Park & Garden	Western Esplanade Pavilion	Hove	Lawns	East section in Sackville Gardens and Princess CAS		X	X	X										2015 brick retaining wall (pre-2015)
LLHA0236	Western Road	142 Western Road	Brighton	Historic Building		Brighton	Bank, then Post office, now shop and flats	No CA	X													2015
LLHA0237	Western Road	143 Western Road	Brighton	Historic Building		Brighton	Shop	No CA	X													2015
LLHA0238	Western Road	144-145 Western Road	Brighton	Historic Building	Mire House	Brighton	Shop, Department Store	No CA	X													2015
LLHA0239	Western Road	155-162 Western Road	Brighton	Historic Building		Brighton	Shop, Department Store	No CA	X													2015
LLHA0240	Western Road	165-168 Western Road	Brighton	Historic Building		Brighton	Shop, Department Store	No CA	X													2015
LLHA0241	Western Road	169-174 Western Road	Brighton	Historic Building		Brighton	Shop, Department Store	No CA	X													2015
LLHA0242	Western Road	203-211 Western Road	Brighton	Historic Building	1-17 Arcade Buildings, Imperial Arcade	Brighton	Shop, arcade	No CA	X													Pre-2015



LLHA0254	Thematic Survey	Letterboxes	Thematic Survey	Historic Building	Street Furniture - letter boxes	<p>The 1840 postal reform led to the introduction of Royal Mail letter boxes, in association with the construction of post offices in all towns and many villages. The first pillar boxes were hexagonal in form; a variety of designs followed. In 1859 the first standard national design was produced; utilising a cylindrical design. One of two still-in-service First National Standards is located on the corner of Montpellier Road and Western Road (grade II listed). Another standard design was introduced in 1866 – the Penfold – which returned to a hexagonal design. A replica Penfold was installed on Madeira Drive in 1989/90. The cylindrical design however proved more effective and the 1875 design returned to this shape. Subsequent designs all largely followed this design; radical departures from it only appearing in the 1960s and 1980s. Wall boxes were introduced from 1857 and ceased in the 1980s due to the additional costs incurred in maintaining and removing boxes from within walls. Lamp boxes were introduced in 1886 in London and later rolled out across the country. Originally green in order to blend in to their surroundings, the iconic 'pillar box red' was adopted in 1874. The design for letter boxes incorporated a royal cypher. For a few years under Victoria's reign, this was omitted (1863-1867). Those boxes without a royal cypher are commonly known as 'anonymous boxes'. There are now over 65000 boxes in England alone. English Heritage and Royal Mail (with the approval of DoMS) agreed a policy in principle of retention and preservation for all letter boxes in operation in England. Further information on letter boxes can be found on the following website: <a href="http://www.english-heritage.org.uk/images-books/publications/desig_street_furniture/">http://www.english-heritage.org.uk/images-books/publications/desig_street_furniture/</a>; <a href="http://www.costalheritage.org.uk/page/letterboxes">http://www.costalheritage.org.uk/page/letterboxes</a>; <a href="http://www.bsa.org.uk/">http://www.bsa.org.uk/</a>; <a href="http://www.wickis.org/pulp/states.html">http://www.wickis.org/pulp/states.html</a>; <a href="http://cophm.org.uk/ukrelease/FM%2Band%2DEH%20Policy%20on%20Postboxes.pdf">http://cophm.org.uk/ukrelease/FM%2Band%2DEH%20Policy%20on%20Postboxes.pdf</a></p>	X																																																		
LLHA0255	Thematic Survey	Street Lighting	Thematic Survey	Historic Building	Street furniture - street lighting	<p>Street lighting in the form of gas lamps arrived in 1816 in London. There followed a proliferation of cast-iron gas lamp posts in a prodigious range of designs. Early examples in Brighton &amp; Hove were at the Old Stone in 1824 following the laying of mains. Electric street lighting was the product of the Victorian period, from about 1873 in London and in Brighton from the 1880s, firstly at the Royal Pavilion. Mains were laid in Brighton &amp; Hove in the 1890s but they largely enabled electric lighting internally, except for the 1890s electric lighting columns on Brighton seafront. The transition to electricity for street lighting was very gradual; in 1919 there were still almost 2,000 gas street lights in Hove whilst as late as 1938 there were still c100 gas lamps in Brighton. Original surviving gas lamp columns can generally be distinguished by the presence of an electrical junction box, addition at the top of the column. Most of the surviving purpose-built electric lighting columns were erected in the 1920s and 1930s or later. This followed the founding of the Brighton Lighting and Electrical Engineering Co. Limited (BLEECC) in 1921, who took on the contract to modernise street lighting in Brighton and Hove. They also designed the 'swan neck' lanterns common from this time. There are five main types of standard cast iron street lighting column in Brighton &amp; Hove, plus a few rarer types, including the much larger seafront columns (of which the Brighton ones are statutorily listed). Of five main types, two were designed as gas lamp columns (types 1 and 5) and three as electric columns (types 2, 3 and 4). The gas lamp columns were replaced by electric columns in the early 1950s, with the early type 5 column which supports the gas lamp column in Hove, is much rarer than the other electric column types. In addition, some rare examples of other patterns survive but the known historic examples are statutorily listed. The main types are described as follows: Column type 1 - Octagonal, panelled socle serves as a base for octagonal tapering shaft, panelled to match base, simple conical capital. Only found in Brighton. Moulding detail varies. Some have a nameplate from a Brighton laundry; Column type 2 - Square plinth chamfered to an octagon with ribbed surface decoration, slender tapering shaft of clustered columns, calyx or bell capital. Manufactured by J Every of Lewes. Mostly found in Hove; Column type 3 - Cylindrical socle with lockable compartment, often marked BLEECC but sometimes with the Brighton Borough crest; fluted, tapering shaft topped basket capital. Found in Brighton and Hove. Designed by BLEECC. Often manufactured by J Every of Lewes; Column type 4 - Straight-sided post cast as fluted and tapering Tuscan column rising from a cylindrical impost block, single maintenance arm topped by plain cylindrical impost. Only found in Brighton; Column type 5 - Square base with broached corners, fluted column, two ladder arms, leaf capital. Makes name stamped on base. Only found in Brighton; Column type 6 - Wide circular base with concave socle, circular projecting band with Tudor roses and egg and dart moulding below, topped by tapering fluted shaft with acanthus pattern to swelling foot and twin maintenance arm. Makers plate shows cast in Brighton. Almost exclusively found in Hove; Column type 7 - A further type of early electric lighting column is seen only in the historic public open spaces on Valley Gardens, having been installed in the 1920s following the redesign of the gardens by Captain Maclaren. These were designed by BLEECC; Column type 8 - On the seafront in Hove there are distinctive tall electric lighting columns dating from 1923 and manufactured by J Every of Lewes (though three were replaced in the 1990s when new double lanterns were fitted at the eastern end); Column type 9 - A gas lamp column with narrow circular panelled socle serving as a base for a fluted tapering shaft and twin maintenance arms. Known to have been used in parts of Hove. Only one known surviving example.</p>	X																																																		

Street	Number	Name	Locality	Asset Category	Asset Type	Conservation Area	Description	Assessment outcome	Removed/Not Included/ Not Eligible/Demolished
Abinger Road	83, 85, 89, 91, 93		Portslade	Historic Building	Houses	No CA	Two-storey rendered cottages and a detached villa, dating to the mid-19th Century and first shown on the c.1890 Ordnance Survey map. The properties are set back from the road behind front gardens bounded by low render walls with piers and railings to the front and flint walls to the sides (some of which have been replaced by fences). Their alignment respects that of the neighbouring Crown Works, Crown Road. The properties have hipped roofs which are now covered in concrete tiles. The cottages are plain in their detailing compared to the detached villa at number 87. Number 89 retains its original windows, whereas the remainder have been replaced.	Remove numbers 83, 85, 89, 91 and 93 from the local list as they do not meet sufficient significance criteria	Removed
Bazehill Road		Bazehill Road Pumping Station	Baisdean	Historic Building	Pumping Station	No CA		Not eligible for inclusion on the local list as it is within the South Downs National Park. The National Park Authority are the local planning authority for this area, and will be notified of the nomination.	Not Eligible
Bedford Place	7		Brighton	Historic Building	House	Regency Square CA	Early to mid-19 <sup>th</sup> century townhouse with similarities to the grade II number 2 Bedford Place. Three storeys with basement. The property retains a curved bow window with small-paned curved glass sashes, to the ground floor, with canted bay windows inserted above.	Remove from local list. Although this property likely originally matched the grade II listed number 2 Bedford Place, it has been altered, and lost many of its architectural features and integrity. It therefore no longer meets the criteria for interest or significance.	Removed
Bedford Place	25, 26		Brighton	Historic Building	House	Regency Square CA	Early to mid-19 <sup>th</sup> century paired townhouses. Of three storeys with basement, each property has a curved bay from ground to 2 <sup>nd</sup> floor. Number 25 retains its original windows, whereas the majority to number 26 have been replaced (although retain a level of uniformity in their small-paned design). Of a similar date to the grade II listed number 2 Bedford Place, the properties are plain in design as they do not have cast iron balconies. Dormers have been added at roof level.	Remove from the local list. Although this is a relatively good example of a pair of Regency townhouses, this is a common type of building in the city/conservation area, and they have been altered such that they do not meet the criteria for interest or significance. They are not of outstanding design quality, nor atypical of the conservation area. They are not closely associated with a designated asset. They are more appropriately and better protected through their inclusion in the conservation area.	Removed
Bedford Square		Bedford Square Gardens	Brighton	Park & Garden	Garden	Regency Square CA	Seaford square. Development of the square commenced in c.1801, making it Brighton's earliest square. The surrounding houses were completed in 1818. The gardens were originally private gardens for the residents of the surrounding houses. It was purchased by the Brighton Corporation in May 1887, following the 1884 Brighton Improvement Act. Originally, the gardens were laid out simply, with a perimeter path and perimeter planting. It now has a more decorative design, inserted post-1960s, which does not appear to be based on any historic precedent. The gardens contain no mature trees. The railings are of a modern design; the originals were removed during the war and replaced with wooden railings until the current hooped railings were installed. Source: Carder 1990, Regency Square Conservation Area Character Statement	Do not include on local list. The gardens contribute to the conservation area (and setting of the surrounding listed buildings) but are typical of the area. Their design is not historic and they have been much altered over time. Their interest is more appropriately reflected through inclusion in the conservation area.	Not included

Bennett Road, Bristol Street and Prince's Terrace		Brighton	Historic Building	Houses	No CA	<p>Three streets of dwellings, forming a 'U'-shape and accessed from Bristol Gardens. Historic maps show that the streets developed over time; 6 rendered properties on the west side of Prince's Terrace were the first to be built and are first shown on the 1<sup>st</sup> edition OS map (c.1870). These are two storey over-basement with a shallow canted bay to the ground floor and the main entrance recessed within a semi-circular headed opening. By the time of the 2<sup>nd</sup> edition OS map, housing along neighbouring Rugby Place and Whitehawk Road have been built. The remaining extent of Prince's Terrace, as well as Bristol Street and Bennett Road are first laid out on the 3<sup>rd</sup> edition OS map (c.1910). This shows a further 4 houses having been built on the west side of Prince's Terrace, as well as houses along both sides of Bennett Road. Further housing along Bristol Street, Prince's Terrace and on the frontage to Bristol Gardens is shown on the 4<sup>th</sup> edition OS map (c.1930s). However, parts of Prince's Terrace still remain undeveloped. As such, the area appears to have developed over time. The map evidence is supported by Carder 1997, who states that Prince's Terrace was set out in 1865-9, Bennett Road in 1900-4 and Bristol Street in 1920-4. Street directories refer to at least one laundry in the area. The buildings are generally two storey terraced buildings, with pitched slate roofs and overhanging eaves. Many of the buildings of Prince's Terrace are of brick and render, with a lean-to roof forming a continuous feature at ground floor level. However there is some architectural variation, revealing the piecemeal development of this street over time. Bristol Street is similarly of brick and render, with square bays to both ground and first floor. Bennett Road is of red and brown buff brick with square bays to both floors. Some of the houses retain original hung sash windows with an unusual glazing pattern. Source: Carder 1990</p>	Do not include on local list. Information has been submitted to suggest links between these properties and either the Marquis of Bristol or the servants of the Kemp Town estate. The information is, however, conflicting and there is no clear link. For example, the houses do not appear to use the Marquis of Bristol's distinctive plum-coloured brick. The houses were also built at a much later date than the Kemp Town estate or neighbouring nurseries. Their architectural quality would suggest that they were artisan's houses, rather than servant's houses. Their piecemeal development also suggests that they were not part of a planned design. Further firm evidence would be required to prove otherwise, and Bristol Street in 1920-4. ral or historic merit to warrant inclusion would be required to prove an explicit link with the Marquis of Bristol or Kemp Town estate. They comprise a pleasant and characterful streetscene, but lack sufficient architectural or historic merit to warrant inclusion on the local list. They are also of a house type found elsewhere in the city.	Not included
Borough Street	25, 26	Brighton	Historic Building	Houses	Montpelier & Clifton Hill CA	<p>Two, two storey terraced houses, stepping up the hill. Rendered elevations, with pitched roofs hidden behind parapets. Number 25 has a Victorian frontage, with canted bay, and decorative mouldings to door, windows, string courses and parapet. It matches the design of numbers 17, 18 and 19. Number 26 has been altered, with the insertion of a square bay and casement windows. A remnant of a bow window survives at parapet level. Both properties are set back from the road behind a small forecourted garden, low wall with piers and spearheaded railings.</p>	Remove from local list. Number 26 has been too altered to be considered of architectural interest or to meet the criteria for Inaactness. Number 25 is of some architectural merit, but is typical of the Montpelier & Clifton Hill Conservation Area, and therefore does not meet the criteria for townscape.	Removed
Boundary Passage		Brighton	Historic Building	Boundary Marker	Montpelier & Clifton Hill CA		Not eligible for inclusion on local list. The two boundary markers in Boundary Passage are both individually listed at grade II. This provides a greater level of protection than local listing would.	Not eligible
Boyce's Street	2	Brighton	Historic Building	House, now restaurant	Old Town CA		Not eligible for retention on the local list as it is listed at grade II. This provides a greater level of protection than local listing. The building should be removed from the local list.	Not eligible
Brangwyn Way	6-30	Brighton	Historic Building	Houses	No CA	<p>6-30 Brangwyn Way comprise a series of detached properties. Set back behind a grass verge but visible from London Road, they form the most visible part of the Brangwyn Estate. The Estate was developed by W.H.Lee in c.1936. Artist Sir Frank Brangwyn originally threatened legal action against the use of his name. He however later designed the brick lampposts that mark the entrance to the estate (grade II listed). The houses are set back from the road behind front gardens with low brick walls. Two storey with brick and mock timber framing to the elevations. Gabled ends face the road. Pitched tiled roofs. Source: Carder 1990</p>	Do not include on local list. Although of some architectural and townscape merit, the buildings are relatively typical of their period. The buildings are also typical of the remainder of the estate. As such, they are of insufficient interest to warrant inclusion on the local list.	Not included



Brighton Square	1-41		Brighton	Historic Building	Shops and housing	Old Town CA	<p>1966 by Fitzroy Robinson &amp; Partners (Brighton Office). Fitzroy Robinson was the founder of one of the country's largest and most prolific commercial practices, specialising particularly in 'banker's brutalism'. The Square and its surrounding buildings replaced vacant land to the rear of Hamingtons (see <a href="http://regencysociety-jamesgray.com/volume9/source/jg_09_027.html">http://regencysociety-jamesgray.com/volume9/source/jg_09_027.html</a>). They were designed to integrate with the neighbouring historic Lanes. Reinforced concrete underground car park, shops to ground floor and housing on three sides of the square above. Fourth side includes a pyramidal rooted building and terrace. Portal building adjacent to the listed Druid's Head pub in Brighton Place. Modern design and materials (concrete) used alongside traditional materials (tile hanging, flint and originally shiplap boarding). Antram &amp; Morrice describe the Square as: 'Architecturally of its time, with projecting upper bays clad in tile hanging and shiplap boarding, successfully keeping the scale and variety of The Lanes, it was well received when built, earning a Civic Trust Award, and is still a model for urban renewal'. Source: Antram &amp; Morrice 2008. <a href="http://www.architectsjournal.co.uk/news/obituary-herbert-fitzroy-robinson-1914-2005/563145.article">http://www.architectsjournal.co.uk/news/obituary-herbert-fitzroy-robinson-1914-2005/563145.article</a>, Concrete Quarterly 75, October-December 1967.</p>	Do not include on local list. Brighton Square is of some architectural and townscape interest. It has, however, been much altered. The shop units have been extended into the arched openings of the portal building, the shiplap boarding has been replaced with artificial composite boarding, and the original timber windows with aluminium. Most of the shopfronts, fascias and their pilasters have been altered unsympathetically, such that the ground floor has lost its architectural unity. The fountain is a modern insertion. The architectural and townscape interest have been eroded by these alterations, such that the development does not merit inclusion on the local list.	Not included
Bristol Place		Secret Garden	Brighton	Park & Garden	Garden	No CA	<p>Kemp Town was a speculative development, built in the early to mid-1820s by Busby and Wilds for Thomas Kemp. The walled garden was built c.1830 for Laurence Peel, brother of Robert Peel, to form gardens for 32 Sussex Square. Peel was a prominent landowner and patron in Kemp Town. The gardens were connected to the house by an underground passageway beneath the road. It is unclear whether they served as pleasure gardens or kitchen gardens. The 1875 Ordnance Survey map shows the original extent of the gardens. The surviving garden appears to be only one third of the original. The surviving exterior walls are of an artificial stone invented by local builder William Ranger and date to c.1830. The attached garden buildings appear to date from at least 1875. Both the walls and buildings are listed at grade II. The gardens now are largely laid to grass (mostly levelled), with planting to the perimeter and more mature vegetation to the east boundary (which originally was where the garden extended). Source: English Heritage Designation Report</p>	Do not include on local list. The walled garden is of some interest and significance by being the only surviving garden of its kind in Kemp Town, and in its association with 32 Sussex Square (listed grade I). The most significant parts of the garden are, however, listed at grade II. The garden does not retain its original design, and only a third of the original survives. The open quality of the space is sufficiently protected through the grade II listing of its walls, vault and structures.	Not included
Bristol Road	19-26 (consecutive)		Brighton	Historic Building	Houses and shops, now flats	East Cliff CA	<p>Numbers 19-26 Bristol Road comprise a uniform terrace of four storey early Victorian properties with some surviving or part surviving 19th century shopfronts. Number 26 includes an archway through to Eastern Terrace Mews (assessed separately). Rendered with parapet, the buildings have a mixture of shopfronts or hung sash windows and rusticated render to the ground floor. The first floors have individual cast iron balconies to each of the openings, with hung sash windows above. Some of the window openings retain rendered surrounds. Number 19 is of three storeys, but forms part of the group and a good transition with the neighbouring 2 storey properties. Some of the properties have lost some of their original features including original balcony railings and windows. Source: East Cliff Conservation Area Study and Enhancement Plan</p>	Remove from local list. The group are relatively typical of the East Cliff Conservation Area, and are therefore not considered to meet sufficient criteria for interest. They have also been subject to some alteration, such that they do not survive wholly intact. The most harmful alteration has been the loss of some of the original balconies.	Removed

Broad Street	4, 7, 9, 21, 23, 25 and 26	Brighton	Historic Building	Terraced houses	East Cliff CA	Seven late 18 <sup>th</sup> and early 19 <sup>th</sup> century terraced houses on Broad Street, with similar but not matching detailing. Three and four storey over basement, with rendered elevations and parapet. Number 4 now incorporates number 5 (the door to number 5 has been altered to a window). Main entrance within classical door surround, flanked by a bow window to all storeys with 1:1 hung sash windows. Moulded storey band at third floor level, above which is another storey. Number 7 has a similar door surround with blind windows above and flanked by a canted bay. Number 9 has a semi-circular headed door surround with blind windows above, beside a bow window. Number 21 has a semi-circular headed door surround, retaining its original decorative fanlight with a bow window. Similar detailing to number 23, although the fanlight does not survive and there is a balcony with cast iron railing to the first floor. Number 24 incorporates number 25, which has lost its front door. It has a bow window with balcony to first floor. An additional tile hung storey has been added, removing the original roof form. Number 26 has also lost its front door and roof form, and appears to form the rear portion of Marine House (listed at grade II).	Remove from the local list. The buildings contribute to the streetscene, but are typical of development in the area. As such, they are more appropriately protected through their conservation area designation.	Removed
Brunswick Square and Terrace		Hove	Historic Building	Houses	Brunswick Town CA		Not eligible for local listing as they are statutorily listed at grade I. This provides a greater level of protection than local listing would.	Not eligible
Castle Street	19A	Castle Street Brighton Fly Stables	Historic Building	Stables	Regency Square CA	Mid-19 <sup>th</sup> century three storey rendered building with shopfront to ground floor and canted bay to upper floors. Parapet with decorative cornice detail. Shopfront retains a recessed door and solid stall riser. The details, including the windows and fascia, have however been altered. Decorative first floor railing survives.	Not eligible for local list. The buildings are associated with 13a-14 Stone Street, and are considered curtilage listed. This provide a greater level of protection than local listing would	Not eligible
Church Road	116	Hove	Historic Building	Shop	Cliftonville CA	The 1870 Education Act established a form of universal and compulsory education at primary level in England & Wales. School Boards were established to deliver this education. Historic England have stated of Board Schools in a national context that "collectively they amount to one of the most important campaigns of public building ever undertaken in this country" (Listing Selection Guide: Education Buildings, April 2011). The Brighton School Board was established immediately after that Act. Thomas Simpson was appointed as the Board's surveyor/architect and was joined by his son Gilbert Murray Simpson as the partnership Thomas Simpson & Son from 1890. The partnership also designed some schools for the Hove School Board, after 1876, and for the Brighton & Preston School Board, after 1878. Their schools span the period 1870-1903. The earlier buildings are all of red brick with large white-painted windows, in Queen Anne Revival style. The later ones bring in limited use of terracotta, stone and pebbledash and incorporate decorative chimneys and turrets in an Edwardian Free Style. The only surviving Hove Board School is in Connaught Road (1884) and is grade II listed. In Brighton nine Board Schools currently remain and four of these are grade II listed: Finsbury Road of 1881 (now converted to flats); Downs Junior School, Rugby Road of 1890; Stanford Junior School, Stanford Road of 1893; and St Luke's Primary School, St Luke's Terrace of 1903. All are by Simpson. The other five (all by Simpson) are: The Circus Street School of 1884-85 (now vacant); Elm Grove Primary School, Elm Grove of 1893; Queen's Park Primary School, Park Street (FRESHFIELD PLACE) of 1880; Preston Road School, Preston Road (now owned by City College) of 1880; and York Place School, Pelham Street (now part of City College) of some time before 1876.	Remove from local list. Much of the original shopfront has been lost, such that the building no longer retains a sense of historic integrity. The building is relatively typical of the conservation area and more appropriately protected through this designation.	Removed
Circus Street		Circus Street Brighton School	Historic Building	Education	No CA	Do not include. The Circus Street school, which is the plainest Brighton Board School architecturally, sits amid an area of varied and poor quality townscape. Its street elevation has suffered from the later widening of Circus Street and consequent alterations. Its contribution to the street scene is neutral. The Circus Street and York Place schools have been subject to significant alterations and loss of architectural features as well as loss of historic context.	Do not include. The Circus Street school, which is the plainest Brighton Board School architecturally, sits amid an area of varied and poor quality townscape. Its street elevation has suffered from the later widening of Circus Street and consequent alterations. Its contribution to the street scene is neutral. The Circus Street and York Place schools have been subject to significant alterations and loss of architectural features as well as loss of historic context.	Not included

Clarence Square	Clarence Square Gardens	Brighton	Park & Garden	Garden	Regency Square CA	Small square, formed in c.1820s, following the development of surrounding housing between the 1800s and 1820s, which now define the space. Grassed central area, perimeter path and planting. Bounded with railings on a low brick dwarf wall with stone coping. The design and planting are based on the historic design as shown on the c.1870 map. They are, however, a modern interpretation of it as they are the result of a grant-funded restoration project. Source: Carder 1990	Do not include on local list. The square contributes to the streetscene. Very little of the original fabric however survives; most dates to the 1990s and does not exactly match the original design. The gardens are insufficiently atypical of the conservation area and lack sufficient design interest to merit inclusion on the local list. They are more appropriately protected through inclusion in the conservation area.	Not included
Clarendon Terrace	Clarendon and Percival Terrace Gardens	Brighton	East Cliff	Park & Garden	East Cliff CA	Gardens forming frontage to Clarendon and Percival Terraces. The two terraces were both developed for W. Percival Boxall of Belle Vue House, the land having been purchased from Thomas Cubitt. Built and likely designed by local builders the Cheesemans between 1845 and 1850. The gardens form a 'buffer' between the terraces and seafront road to the south. Largely of matching design, they are linear, with curved corners. Grassed, with no boundary to the north, and a tall rendered wall with bottle balustrading to the south. A similar layout is indicated on the c.1870 Ordnance Survey map. Source: Carder 1990	Do not include on local list. The gardens themselves show little architectural or design merit. The boundary walls are a positive feature of the area, and viewed in relation to the listed properties. They are, however, a relatively common feature along the seafront road. Their interest is more appropriately recognised through inclusion in the conservation area.	Not included
Clifton Hill	3	Brighton	Historic Building	House	Montpelier & Clifton Hill CA	Victorian semi-detached house. Other half of the pair (number 4) has been heavily altered, but likely originally matched. Two storey, rendered with quoins and paired modillions to eaves. Entrance set in recessed outer bay, with roof concealed behind parapet. Inner bay contains canted bay to ground floor and 3 over 3 sash above (with shutters), below a hipped concrete tile roof.	Remove from local list. The building contributes to the Montpelier & Clifton Hill Conservation Area, but is typical of it. It has some group value with the neighbouring listed semi-detached houses, but number 3 is of lesser architectural quality. Its integrity is also reduced by the alterations to number 4. The building is more appropriately protected through its conservation area designation.	Removed
Coney Hill		Patcham	Historic Building	Transport - Railway Tunnel	Patcham CA / No CA		Not eligible for inclusion on the local list as it is within the South Downs National Park. The National Park Authority are the local planning authority for this area, and will be notified of the nomination.	Not eligible
Cromwell Road	44-48 consecutive	Hove	Historic Building	Houses, now mixed	Willlett Estate CA	Two storey plus attic. Gault brick and slate roofed detached houses, said to be by William Willlett. Numbers 44, 45 and 48 have similar detailing, including a central recessed entrance within a segmental arched opening, canted bays to either side, a dentil string course between ground and first floors, and unusually designed attic windows; set within half-hipped gables with bargeboards and tripartite sashes. Numbers 46 and 47 are of individual design but include many of the same details as well as ornate timber porches.	Do not include on local list. Although the buildings are of architectural quality, they are typical of the character of the Willlett Estate Conservation Area. They are more appropriately protected through their inclusion in the conservation area.	Not included
Crown Street	14, 15, 19, 23	Brighton	Historic Building	Houses	Montpelier & Clifton Hill CA		Not eligible for inclusion on the local list, as they are already listed at grade II. This provides a greater level of protection than local listing would.	Not eligible
Dorset Gardens	2	Brighton	Historic Building	House, now flats	East Cliff CA	Townhouse. Probably late 18 <sup>th</sup> century, but re-fronted in the early-mid 19 <sup>th</sup> century. Three storeys with basement and attic. Front door with decorative fanlight set in simple classical door surround, and accessed via three stone steps. Canted bay to ground, first and second floor, with decorative ironwork to the ground floor.	Remove from local list. The building is typical of the conservation area. It does not have any strong group value with the neighbouring listed building. The building is more appropriately protected through its inclusion in East Cliff Conservation Area	Removed

Dorset Gardens		Dorset Gardens	Park & Garden	Garden	East Cliff CA	Dorset Gardens was developed in the 1790s and the gardens provided a private communal garden for those residing there. It was taken over by Brighton Corporation following the 1884 Brighton Improvement Act. It has a flint wall to the north (listed) and railings to the east boundary. Historically, the design included perimeter planting, as shown on the 1898 Ordnance Survey map. Little of this design appears to survive. In the 1980s it was designated a 'peace park', with a number of trees planted. Source: Carder 1990	Do not include on local list. The surviving gardens are of insufficient design interest to meet these criteria. It contributes to the conservation area and surrounding listed assets, but is insufficiently atypical of the area to merit inclusion. Its interest is more appropriately reflected through its inclusion within the conservation area	Not included
Dyke Road	69-81	Brighton	Historic Building	Shop	Montpelier & Clifton Hill CA	One storey turn-of-the-century shops. Added to earlier two storey buildings, and built in their original front gardens. Similar simply decorated designs, which extend further up Dyke Road but have been variously altered. Curved shopfronts to the corner properties are relatively unusual.	Do not include on local list. Although of some architectural interest – particularly due to the curved shopfronts in the design – the shops are insufficiently atypical of the area and city to warrant inclusion on the local list. Their interest is more appropriately protected through inclusion in the conservation area. This provides a greater level of protection than local listing would.	Not included
Dyke Road		Brighton	Park & Garden	Landscape of remembrance	Montpelier & Clifton Hill CA	Extension to St Nicholas Churchyard; opened 1824. It is bounded by a flint wall with hedge and mature trees above. One of the paths through the churchyard is on an historic alignment, as shown in part on the c.1870 OS map and in whole on the c.1890 OS map. The gravestones have however been moved to the side of the space, which has been largely re-worked as a children's play area. Source: Collis 2010	Do not include on local list, as it does not fulfil the criteria for 'interest' and also fulfils the criteria for 'significance' only to a limited extent. There are no listed structures within the park, and no associations with local architects (as with the other St Nicholas churchyards). It has some historic interest through its association with Brighton's original parish church, but this is insufficient – and its character so altered through the insertion of the play area – that it does not warrant inclusion on the local list.	Not included
Dyke Road and Upper North Street	37 and 115	Brighton	Historic Building	House	Montpelier & Clifton Hill CA	Two conjoined houses. 115 Upper North Street was built between 1834 and 1842 and occupies the end of a terrace of similar but not matching speculative-built houses. It has a symmetrical 3 bay facade with central entrance and narrow canted bays to the outer bays. It is set back from the road behind a low boundary wall (originally with railings). The windows to the front elevation have been replaced, although it is indicated in the English Heritage report (2008) that internal features and the plan form largely survive. 37 Dyke Road is of 4 storeys with a canted bay window to all floors. It was built in 1881-1885 on a wedge-shaped plot to the rear of number 115 Upper North Street. It rises above number 115 to form an Italianate tower with balcony. The building is set on the pavement edge. Source: English Heritage Listing Designation Report 2008 (not listed).	Do not include on local list. Although the buildings contribute to the Montpelier & Clifton Hill Conservation Area, they are relatively typical of the area, and a common type and architectural style of building from a period in which much development occurred in the city. Although 37 Dyke Road makes good use of the topography, size and shape of its plot, the innovation in design is limited. The windows to number 115 Upper North Street have been altered, which detracts from the integrity of the property. The buildings are more appropriately protected through their conservation area designation.	Not included
East Street	18-19	Brighton	Historic Building	Shop	Old Town CA	4 storey, rendered, bow fronted building. Ground floor shopfront extends from number 16 to 19. Above, numbers 16 and 17 have canted bays, whilst 18 and 19 have bow windows with small-paned hung sash windows. Roof set behind parapet.	Remove from local list. The building is not considered atypical of the Old Town Conservation Area, and therefore does not meet the townscape criteria. It has also been altered through the insertion of the shopfront.	Removed

Eastern Terrace	Eastern Terrace Gardens	Brighton	Historic Building	Garden	East Cliff CA	<p>Eastern Terrace was built in c.1827-8. The gardens form a buffer between the houses and seafront road, with houses set to the north and east. It forms a small strip of grass, with a rendered wall with bottle balustrade to the south, curved corners and a low rendered wall to the north. There are thick hedges to most boundaries. Source: Carder 1990</p>	<p>Do not include on local list. The gardens themselves show little architectural or design merit. The boundary walls are a positive feature of the area, and viewed in relation to the listed properties. They are, however, a relatively common feature along the seafront road. Their interest is more appropriately recognised through inclusion in the conservation area.</p>	Not included
Eastern Terrace Mews		Brighton	Historic Building	Mews	East Cliff CA	<p>Mews street, accessed from beneath 81 St George's Road (listed grade II). Two and three storey properties surrounding all sides of central hard surfaced area. The three storey buildings to the north are modern, although executed in a mews style. The historic two storey buildings to the other sides are of brick or render, some with dormer windows cutting through the eaves as well as a dentill string and eaves details. Garage doors at ground floor with hung sash windows above and to side. Pitched slate roofs.</p>	<p>Remove from local list. One of a number of mews within the East Cliff conservation area. The individual properties have been altered and modern infill constructed. Its interest is more appropriately protected through inclusion in the conservation area and listing of the entrance building.</p>	Removed
Easthill Park	Easthill House	Portslade	Historic Building	House, now flats and education centre	Portslade Old Village CA	<p>The 1840 1/16 map shows a house in this location, set within land divided between two fields, all owned by Harry Blaker, surgeon to Queen Victoria. The house at this time was occupied by Thomas Blaker. In 1848, Edward Blaker extended and refronted the house, naming it Easthill House. He joined the two fields to form the house's grounds. It was later owned by John Dudney (1890s), who had founded the Southdown Brewery in the Old Village, S.H. Harris (1910s) and Ernest Webb (1930s). Alterations by architect Samuel Denman were approved in September 1913. During the war the police occupied the house, and in 1947 the house and grounds were sold to Portslade District Council for a community centre and public park. The building is now in use as flats and a education centre. Two storey with basement. Rendered with a hipped slate roof. Main elevation faces west and is of 5 bays, of which the central bay projects (and houses the main entrance in its reveal). Mullioned windows, although the windows have been altered. Those to the first floor match and are regularly-placed. Those to the ground floor are larger and asymmetrically placed; this appears to be an historic arrangement. Source: Middleton 2002, Portslade Old Village Character Statement 2010</p>	<p>Remove from local list. The building is of insufficient architectural interest and is relatively typical of the 'Church and Villas' character area of the conservation area. As such, it does not meet sufficient criteria for 'Interest'.</p>	Removed
Easthill Way	Easthill Park	Portslade	Park & Garden	Gardens, now public park	Portslade Old Village CA	<p>The 1840 1/16 map shows the land of Easthill Park divided between two fields, both owned by Harry Blaker. That to the east was occupied by Edward Blaker and is described in the apportionments as 'Goodspeeds' in use as arable land. The field to the west is described as 'Church Piece and House'. It includes the original house, which was occupied by Thomas Blaker with the surrounding field used for pasture. In 1848, Edward Blaker extended and refronted the house, naming it Easthill House. He joined the two fields to form the house's grounds. The house was later home to Harry Blaker, surgeon to Queen Victoria, and then local brewer John Dudney. The layout of the grounds is first shown on the 1870 OS map. The original field boundary is still legible, running north-south to the centre of the grounds. There is further planting to the periphery and around the house. The driveway accesses the house from the northwest, with a further access to the north. A possible orchard is indicated to the north. The grounds became a public park in 1948. Much of the original layout (and house) remains, although the perimeter planting appears to have been extended. The park now also contains a number of additions and amenities, such as a playing field, public toilets and war memorial. The historic orchard – within a walled garden – has been converted into a peaceful garden. Source: <a href="http://portsladehistory.blogspot.co.uk/2014/03/portslade-easthill-house.html">http://portsladehistory.blogspot.co.uk/2014/03/portslade-easthill-house.html</a>, <a href="http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/conservation/Portslade_CAA-final_Sept_2010_smaller_14-56.pdf">http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/conservation/Portslade_CAA-final_Sept_2010_smaller_14-56.pdf</a></p>	<p>Do not include on local list. The park retains some of its original layout as the grounds to Easthill House. The design was, however, always relatively simple. Its use since 1848 as a public park has resulted in a number of changes and additions, such that it now has a municipal, 'urban recreational' character. The park contributes to the character of the conservation area, but is in keeping with the 'Church and Villas' character area. Its interest as a green space and grounds to an historic house is most appropriately protected through inclusion in the conservation area</p>	Not included

Eaton Gardens	7		Hove	Historic Building	House	Willett Estate CA	c.1880s, 3 storey yellow/cream brick Willett-style mansion. Central entrance within semi-circular headed porch, with canted bays to each side. Small central turret feature. Incised and moulded brickwork. Hipped slate roofs, with later dormers to front elevation. Similar detailing to 3, 8 and 15 Eaton Gardens which are listed. Source: Willett Estate Conservation Area Character Statement	Remove from local list. The building is insufficiently atypical of the conservation area to merit local listing, despite similarities to listed buildings in the area. It is more appropriately and better protected through its inclusion in the conservation area.	Removed
Eaton Road	14		Hove	Historic Building	House	Willett Estate CA	Three to four storey with basement. 1880s. Yellow/cream gault brick elevations and hipped slate roofs. Occupies a prominent corner location with doors on Norton Road and Eaton Road, both accessed via a flight of steps and decorative semi-circular headed porch. Canted bays to both elevations and 1 over 1 hung sash windows. Highly decorated with incised and moulded bricks. The building forms part of the Willett Estate Conservation Area, which was developed in the late 19 <sup>th</sup> century. Neighbouring (listed) properties were constructed in the late 1880s by William Willett. This building displays similar detailing and was likely constructed at a similar date. Source: Willett Estate Conservation Area Character Statement	Remove from local list. The building is insufficiently atypical of the conservation area to merit local listing, despite its association with neighbouring listed buildings. It is more appropriately and better protected through its inclusion in the conservation area.	Removed
Edward Street		AMEX House	Brighton	Historic Building	Office	No CA	Built in 1977 to designs of Gollins, Melvin, Ward & Partners, though the three original founders of the firm had retired in 1974. Amongst other projects, the architects had previously designed the Sheffield University Campus (including the grade II* listed Arts Tower). Antram & Morrice describe Amex House as having 'its huge bulk softened by the use of chamfered corners and emphatic horizontality of alternate bands of white GRP and blue-tinted glass'. It became known locally as 'the wedding cake'. Built over part of Mighell Street, it is set back from Edward Street behind a hard landscaped piazza. It has been suggested that this building was the first to employ the use of GRP panels for external cladding. Source: Antram & Morrice 2008, A Guide to the Buildings of Brighton ND	Do not include on local list. Although the building is of some architectural interest, it relates poorly to the street scene and is unduly aggressive in longer views. Its bulk – emphasised by its design – detracts from the surrounding buildings and erodes the historic urban grain of the area. The severe setback of the building line and the exposed, windswept piazza are particularly unsuccessful.	Not included
Farm Road		Farm Mews	Hove	Historic Building	Mews	Brunswick Town CA	Mews, built c.1854, accessed from beneath 11 Farm Road. Two storey properties surrounding all sides of central courtyard; further courtyard accessed to south, now garages. Rendered and weatherboarded with pitched roofs. Garage doors to ground floor. External access by stair to first floors, with windows and doors at this level.	Do not include on local list. One of a number of mews within the Brunswick Town conservation area, and neighbouring conservation areas. Although the area partly retains its 'backland' character, the properties have been altered over time. Its interest is more appropriately protected through inclusion in the conservation area.	Not included
Farm Road		Lansdowne Mews	Hove	Historic Building	Mews	Brunswick Town CA	Mews, built 1850-4, accessed from beneath 4 Farm Road. Two storey properties surrounding all sides of central hard surfaced area. Rendered with a series of hipped roofs. Garage doors to most of ground floor. External access by stair and gangway to first floors, with windows and doors at this level.	Do not include on local list. One of a number of mews within the Brunswick Town conservation area, and neighbouring conservation areas. Although the area partly retains its 'backland' character, the properties have been altered over time. Its interest is more appropriately protected through inclusion in the conservation area.	Not included
Foundry Street	1-24 and 33-37 consecutive		Brighton	Historic Building	Houses, industrial, pub	North Laine CA	Street of predominantly two storey Victorian terraced houses, industrial buildings and a pub. Mainly rendered elevations with some brick. Hung sash windows. Industrial buildings retain evidence of their original uses, such as hoists/pulleys and loading doors. Source: North Laine Study, <a href="http://www.mhms.org.uk/content/street-history-foundry-street">http://www.mhms.org.uk/content/street-history-foundry-street</a>	Do not include on local list. Foundry Street comprises a very good example of the type of street and mix of uses that characterise the North Laine conservation area. It is, however, typical of the area in this respect. Its interest is most appropriately protected through inclusion in the conservation area and its associated Article 4 Direction. These area-based designations provide a greater level of protection than local listing would.	Not included

Furze Hill	Wick Hall	Hove	Historic Building	Flats	No CA	Seven storey block of flats, built 1936 for London developers Bell Modern Flats, who also developed Furze Croft. Seventh floor set within tile-hung mansard style roof. Brick with critical windows and balconies, set in its own mature grounds. Built on the site of a former early 19th century mansion, also called Wick Hall. It was originally constructed as upmarket rental apartments with a roof garden, pitch and putt, hot water and heating, porters and restaurant. Source: Middleton 2002, <a href="http://www.cmpcaonline.org.uk/page_id__254.aspx">http://www.cmpcaonline.org.uk/page_id__254.aspx</a>	Remove from local list. Of some architectural interest due to its art deco design, it is of lesser architectural quality than its neighbour Furze Croft. This interest is insufficient to meet the criteria. As such, it does not meet the two of the criteria for 'Interest'.	Removed
George Street		Brighton	Historic Building	Houses, some now shops	East Cliff CA	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. Various altered.	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.	Removed
Gloucester Place	Lombard House	Brighton	Historic Building	Flats, now office and retail	No CA	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	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'.	Not included
Golden Square	Wash House	Rottingdean	Historic Building	Outhouse	Rottingdean CA	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: <a href="http://www.rottingdeanvillage.org.uk/around-about/history-environment/rottingdean-time-douglas-denno/rottingdean-time-chapter-4">http://www.rottingdeanvillage.org.uk/around-about/history-environment/rottingdean-time-douglas-denno/rottingdean-time-chapter-4</a>	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.	Not included
Grand Avenue		Hove	Historic Building	House, now flats	The Avenues CA	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.	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.	Removed

Grand Avenue	7		Hove	Historic Building	House, now flats	The Avenues CA	House, now divided into flats, likely c.1880 by architect E.J. Cokenden. 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.	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.	Removed
Grand Avenue		Grand Avenue Gardens	Hove	Park & Garden	Garden	The Avenues CA	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	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	Not included
Grand Junction Road		Adelphi Hotel (west wing of the Royal Albion Hotel)	Brighton	Historic Building	Hotel	Valley Gardens CA		Not eligible for inclusion on the local list as it is already listed at grade II (under Grand Junction Road, Western wing of the Royal Albion Hotel). This gives it a higher level of designation and protection than local listing would.	Not eligible
Hanover Crescent		Hanover Crescent Gardens	Brighton	Park & Garden	Garden	Valley Gardens CA	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.	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.	Not included
High Street	21-31 odd		Rottingdean	Historic Building	Houses	Rottingdean CA	Short terrace of two storey early 19 <sup>th</sup> 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	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	Removed



High Street	61	Rottingdean	Historic Building	Outhouse	Rottingdean CA	Indicated on the 1840 1:1000 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.	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.	Not included
High Street	78-80	Rottingdean	Historic Building	Houses	Rottingdean CA	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.	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.	Removed
High Street	88-96	Rottingdean	Historic Building	Houses, now shops	Rottingdean CA	Two and three storey terrace of houses, now with shopfronts at ground floor level. Field flint with red brick dressings. Tile hanging 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: <a href="http://regencyosociety.jamesgray.com/volume32/source/jg_32_120.htm">http://regencyosociety.jamesgray.com/volume32/source/jg_32_120.htm</a>	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.	Not included
High Street	102-104	Peilham House	Historic Building	House	Rottingdean CA	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.	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	Not included
High Street	106-114	Rottingdean	Historic Building	Houses	Rottingdean CA	Terrace of 5 early 20 <sup>th</sup> 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	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.	Not included

High Street	124	Rottingdean	Historic Building	House	Rottingdean CA	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 title map, although the frontage appears largely early 20 <sup>th</sup> 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.	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.	Not included
Jubilee Street		Brighton	Historic Building	Library	North Laine CA		Ineligible for inclusion. The building opened in 2005, and as such is less than 10 years old. Insufficient time has passed to be able to objectively assess its interest. It is ineligible for inclusion on the local list.	Not eligible
Kings Esplanade		Hove	Historic Building	Boundary	Cliftonville CA		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.	Not eligible
King's Road		Brighton	Historic Building	Seafront structure	Regency Square CA		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.	Not eligible
Kingsway	173-187	Hove	Historic Building	Houses, now flats	Sackville Gardens CA	Terrace of 4-5 storey houses plus basement. Set back from the road with lighthwells behind a bottle-neck balustraded wall. Rendered with an altered roof form. Cantled bay and porch with columns to ground floor. Balcony with canopies to first floor. Dormers with pedimented and shouldered rendered surrounds. Prominent ridge chimneystacks.	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.	Removed
Kingsway	189	Hove	Historic Building	Hotel	Sackville Gardens CA		The building has been demolished and therefore should be removed from the list	Demolished
Kingsway		Hove	Historic Building	Transport - Garage	No CA		The building has been demolished and should therefore be removed from the local list	Demolished
Kingsway		Hove	Historic Building	Flats	Pembroke and Princes CA	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 cantled, 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: <a href="http://regencysocietyjamesgray.com/volume12/source/fig_12_181.html">http://regencysocietyjamesgray.com/volume12/source/fig_12_181.html</a>	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.	Not included

Kingsway and Fourth Avenue	15-16 and Hamilton Mansions 1-14	Hove	Historic Building	Houses, now flats	The Avenues CA	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.	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.	Removed
Lansdowne Road	Brighton & Hove Progressive Synagogue	Hove	Historic Building	Place of Worship - Jewish	Brunswick Town CA	1937-8 by Edward Lewis, who remodelled the building from its former use as a gymnasium (the Royal Gymnasium). Antram and Pevsner describe it as a 'typical piece' of 1930s International Style. White render with asymmetrically placed entrance and window band. The building was part-reconstructed in 1949, requiring the congregation to temporarily move to premises on Third Avenue. A canopy and new doors were added in 1976. Source: Antram & Pevsner 2013, Middleton 2002	Do not include on local list. The building is of modest architectural and townscape interest; it has been much altered through the addition of the canopy and doors. As such, it does not merit inclusion on the local list. Its interest is protected through its inclusion in the conservation area	Not included
Lewes Road	Grounds to Moulsecomb Place	Brighton	Park & Garden	Garden	No CA	There is evidence that the estate of Moulsecomb dates as far back as the Saxon period and is recorded in the Domesday Book as being held by the Archbishop of Canterbury. The area is depicted on the 1778-83 Yeakell and Gardiner map, which shows the farming hamlet of Moulsecomb Farm. This comprises two buildings in the approximate position of the Manor House and tithe barn. In 1788, Benjamin Tillstone (a brandy merchant and banker) bought the farm from Peter Webb. He proceeded to convert the farm to a country retreat. He refronted the Manor House in 1790; it is likely the grounds were altered at a similar date. In 1835 the estate amounted to 1000 acres. The c.1870 Ordnance Survey map shows a lodge at the entrance, an open area with some tree belts to the northeast and wooded area to the southeast (that part facing Lewes Road). The area was acquired by the Brighton Corporation in February 1925 from Mr B.T. Rogers-Tillstone, as part of the 315-acre Moulsecomb estate. Much of the surrounding estate was then developed for council housing. Moulsecomb Place has since been acquired by the University of Brighton, including the land to the southeast. Some mature trees survive, although the area is now largely open. The driveway appears to retain its original alignment, although the boundary treatments have been altered with a modern railing to the roadside. Source: Antram and Pevsner 2013, Butler 2011, Carder 1990.	Do not include on local list. The area comprises a pleasant green space. It however retains little of its historic layout, and now has a largely municipal character. The area forms the principle setting of the listed Moulsecomb Place and the whole area is covered by a Tree Preservation Order. Its interest is most appropriately and better protected through these designations	Not included
Lewes Road	University of Brighton Aldrich Library	Brighton	Historic Building	Education	No CA	Designed 1994-96 by Long & Kentish with Ove Arup & partners, engineers and completed in 2001. Three storeys high, concrete frame with glazed curtain walling and aluminium grid walkways, like brise soleil. Divided into two narrow section pavilions, with perimeter reading spaces and natural ventilation.	Do not include on the local list. Care has to be taken in assessing assets dating to the last 30 years. This is because there has been little time for an objective and consensus view to be formed on their special interest. To be included on the list, an asset constructed in the last 30 years would therefore need to be of exceptional architectural, historic and/or townscape interest. This building was only completed 13 years ago. Whilst it has architectural and townscape merit these are not judged to be exceptional.	Not included
Lewes Road	Wild Park	Brighton	Park & Garden	Public Park	No CA		Not eligible for inclusion on the local list as it is within the South Downs National Park. The National Park Authority are the local planning authority for this area, and will be notified of the nomination.	Not eligible

Lewes Road	Woodvale Cemetery	Brighton	Park & Garden	Landscape of remembrance	No CA			Ineligible for inclusion. The Cemetery is a grade II Registered Park and Garden. Inclusion on the national Register of Parks and Gardens provides a greater level of protection than local listing would.	Not eligible
London Road	Patcham Recreation Ground	Patcham	Park & Garden	Recreation Ground	Patcham CA			Not eligible for inclusion, as the recreation ground is situated in the South Downs National Park. The National Park will be notified of the nomination.	Not eligible
London Road	Withdean Park	Brighton	Park & Garden	Farmland, now park	No CA		<p>Withdean dates from at least the early 12<sup>th</sup> century, when it was referred to as Witedene. Originally a hamlet, it had reduced to just one farm by the 18<sup>th</sup> century. In 1794 the manorial estate were purchased from the Western family by William Roe. Roe established much of the planting in the surrounding area at this time. By the mid-19<sup>th</sup> century the hamlet consisted of Withdean Farm, Withdean Court (the manor house) and a number of further farmhouses and structures grouped around London Road at the junctions with Peacock Lane and Tongdean Lane. This is shown on the 1842 tithe map. This shows the hamlet and the tree belts established by Roe. The land that now forms the park is divided into a number of fields, indicated on the tithe apportionment as owned by Mary Elizabeth Roe, farmed by James Goringe and in use as meadows, arable and woods. The area was acquired by Brighton Corporation in 1933, to stop development. The manor house and buildings at the bottom of Peacock Lane were demolished in 1936 with the remainder being left as informal parkland. During the war the area was used for food growing, and after the war initially as allotments before reverting to park use. From 1960 the park has been developed as a horticultural exhibit, and now houses a substantial lilac collection – one of only two in the country. A pond garden is now situated on the site of the former manor house. The tree belts suffered much damage during the 1987 hurricane.</p> <p>Source: Carder 1990</p>	Do not include on local list. The area retains some historic wood belts, but the majority was historically farmland; its character has altered through change of use to parkland, through the loss of the associated manor house and through insertion of horticultural exhibits and the lilac collection. Although of considerable nature and horticultural value, the park does not meet the selection criteria for inclusion on the local list.	Not included
Longhill Road	23	Ovingdean	Historic Building	House	No CA		<p>Predominantly 2 storey, early 20<sup>th</sup> century detached house. Modernist in style, with rendered walls and flat roofs. The building has a horizontal emphasis; the windows in particular contribute to this, although the original crittal windows have been lost. The building is set back from the road behind a tall rendered wall and hedge.</p>	Do not include on local list. The building is designed in a modernist style, but is a modest example of this style. This stretch of Longhill Road is characterised by one-off detached properties of varying architectural styles. The buildings are all set back from the road, and can only be glimpsed from the streetscene. The original crittal windows – an integral part of the design – have been replaced. The building therefore does not meet the criteria for inclusion on the local list.	Not included
Lower Rock Gardens	11	Brighton	Historic Building	House, now flats	East Cliff CA		<p>Four storey terraced house plus basement. Early 19<sup>th</sup> century. Rendered with roof concealed behind parapet. Set back from the road, behind modern boundary wall. Bow window rises through full height of building, to north of door which is accessed via a flight of steps. Non-original casement windows.</p>	Not eligible for retention on local list. This building is grade II listed under 73, 73a and 73b and attached railings. This provides it with greater protection than local listing. The building should be removed from the local list.	Not eligible
Lower Rock Gardens	12	Brighton	Historic Building	House, now flats	East Cliff CA		<p>Remove from local list. This building is within the East Cliff conservation area, and is typical of the character of that area. It has been much altered, such that its architectural integrity has been lost. It therefore does not meet the selection criteria.</p>	Remove from local list. This building is within the East Cliff conservation area, and is typical of the character of that area. It has been much altered, such that its architectural integrity has been lost. It therefore does not meet the selection criteria.	Removed

Madeira Drive		Athina B Anchor	Brighton	Historic Building	Uncategorised	East Cliff CA		Ineligible for inclusion on the local list. The anchor is not permanently fixed to its plinth, but rests by its own weight and is padlocked to a metal post. The anchor is not designed to be public art, but is instead a functional element of a ship. It would not be eligible for designation as a listed building and thus is similarly ineligible for local listing.	Not eligible
Madeira Place	11, 13, 14		Brighton	Historic Building	Houses, now flats	East Cliff CA	Three early 19 <sup>th</sup> century terraced houses. Four storey plus basement. Rendered with parapets, and each with a bow window rising from ground to third floor. Numbers 11 and 13 have railings to the first floor bow window. Number 14 has a canopied balcony.	Remove from local list. The buildings are of moderate architectural interest, but are typical of the East Cliff conservation area. Inclusion in this conservation area is a more appropriate designation, which provides a greater level of protection.	Removed
Manchester Street	9A		Brighton	Historic Building	Shop	East Cliff CA	Low, two storey early 19 <sup>th</sup> century building. Rendered with roof concealed by parapet. Timber shopfront to ground floor, with bow window above and decorative mouldings to parapet.	Remove from local list. The building is of a common architectural style with a simple shopfront design. It is relatively typical of the conservation area. Its inclusion in the East Cliff Conservation Area is a more appropriate designation for the building, and provides it with greater protection than local listing.	Removed
Manchester Street	17		Brighton	Historic Building	House, now venue	East Cliff CA		Not eligible for retention on local list. The building is interconnected and in ancillary use to numbers 14-16 Manchester Street (listed at grade II). As such, the building is considered listed. This gives the building greater protection than local listing. It should be removed from the local list.	Not eligible
Marine Parade	109-112	Crescent Place Gardens	Brighton	Park & Garden	Garden	East Cliff CA	Semi-circular garden in front of 109-112 Marine Parade, which date to the early 19 <sup>th</sup> century. The garden likely originally was laid to grass, with no boundary treatment to the north, and railings or a wall to the south. The garden is now hard surfaced, with a number of plants and potted plants. A brick wall with railings above has been constructed around the garden. It forms one of a series of such semi-circular gardens along this stretch of Marine Parade.	Do not include on local list. Although the original arrangement is legible, the garden and its boundary have been heavily altered such that it retains little architectural/design interest and makes a limited contribution to the conservation area.	Not included
Marine Parade	114-115	Bloomsbury Place Gardens	Brighton	Park & Garden	Garden	East Cliff CA	Semi-circular garden located at seafront terminus of Bloomsbury Place (in front of 114-115 Marine Parade). Bloomsbury Place was developed in the 1810s and 20s. 114 and 115 Marine Parade were developed c.1825, probably likely to the designs of Wilds and Busby. It is likely the gardens were developed in c.1825. The railings and decorative piers were reinstated as part of a grant-funded project, based on the designs evident in historic photographs. The area is now densely planted with shrubs; it is likely it was not this densely planted originally.	Do not include on local list. The gardens retain insufficient historic or design integrity to warrant inclusion on the local list. Their interest is most appropriately reflected in their inclusion in the conservation area.	Not included
Marine Parade	117-123		Brighton	Park & Garden	Garden	East Cliff CA	Semi-circular garden fronting 117-123 Marine Parade. The houses were built c.1825, probably to the designs of Wilds and Busby. The garden provides a buffer between the houses and seafront road. The original arrangement is still visible; however much of the space has been given over to parking. A small rectangular grassed area remains, and a hedge to the seafront boundary.	Do not include on local list. The space has been too heavily altered to retain any architectural/design interest, and makes a limited contribution to the conservation area in its current state.	Not included

Marine Parade	12	The Amsterdam Hotel	Brighton	Historic Building	Hotel	East Cliff CA	5 storey seafront property, in use as a bar and hotel with neighbouring number 11 Marine Parade. Bowed three bay rendered frontage faces seaward. Projecting bar at ground floor, under a sweeping metal roof. Canopied balcony to first floor, with non-original railings. Decorative gable with tripartite window and large chimneystack. The building is set back from the road. Its front garden has been converted to form a terrace, with a wall and railings defining the plot boundary.	Remove from local list. Although the building is of some architectural interest, it is relatively typical of the higher status seafront properties within the East Cliff Conservation Area. Inclusion in the conservation area is a more appropriate designation for this building, which provides it with a greater level of protection	Removed
Marine Parade	24-30	Van Alen Building	Brighton	Historic Building	Flats	East Cliff CA	1999 by PRC Fewster (project architect Peter Rutter), completed 2001. The design refers to the architecture of the 1930s seaside. Three blocks, stepped to allow the transition between neighbouring building lines and for the curve in the road, with curved bays, port holes windows and balconies across the majority of the frontage. The building won a commendation in the Britannia National Homebuilder Design Awards 2002 (Best Apartment Building). The building replaced a former petrol station.	Do not include on local list. The Van Alen building is a popular and well-designed building of some architectural interest. It was, however, but only 12 years ago; buildings constructed within the last 10 years are ineligible for nomination, and those constructed in the last 30 years need to be of exceptional interest. The architectural interest of this building is not considered exceptional and insufficient time has passed for an objective view to be taken.	Not included
Marine Square		Marine Square Gardens	Brighton	Park & Garden	Garden	East Cliff CA	The houses were built in 1823-5 for Thomas Atree, probably by Wilds and Busby. The houses surround a square with semi-circular terminus; there is a further crescent-shaped garden to the south. The c.1870 Ordnance Survey map shows a perimeter path to the main garden, with four entrances. No planting is shown, although it is likely perimeter planting was included. The crescent-shaped garden appears to show a solid wall/boundary to the south, with no boundary to the north. This is in line with the treatment of similar green spaces to the immediate west. The gardens now include non-original planting; the path does not appear to survive. The boundary treatments have also been altered although a hedge forms a solid boundary to the seafront road. Source: Carder 1990	Do not include on local list. The square forms a pleasant space in the conservation area, which contributes to the setting of the surrounding listed buildings. The current design and boundary treatments are, however, much altered. It therefore does not meet the criteria for architectural/design interest, historic interest or significance. Its interest is more appropriately reflected through inclusion in the conservation area.	Not included
Marine Terrace Mews			Brighton	Historic Building	Mews	East Cliff CA	Mews street, comprising two parallel terraces of properties, accessed from beneath 26 Bristol Road. East end of mews terminates in a single property, garages to west end. Two storey and two storey plus dormer attic. Rendered walls with pitched roofs. Some garage doors to ground floor, but mostly now windows and doors with mock-Georgian door surrounds. Hung sash windows to first floor.	Remove from local list. One of a number of mews within the East Cliff conservation area. The individual properties have been altered although the overall design contributes to the area. Its interest is more appropriately protected through inclusion in the conservation area.	Removed
Marlborough Place	9		Brighton	Historic Building	House, now offices	Valley Gardens CA	4 storey terraced house with basement and dormer attic. Rendered front elevation, slate mansard roof. Cantled bay window rises through all four storeys. Front entrance housed within a pedimented portico with engaged columns. Rustications to the ground floor and basement level. Balcony with cast iron decorative railings across full width of elevation at first floor level. Plain storey band between third and fourth storeys. Parapet detail has been altered.	Remove from local list. Although the building is a good example of its architectural type, it is typical of the conservation area and of the city as a whole. It is more appropriately and better protected through its inclusion in the conservation area.	Removed
Marlborough Place	20-22	The Allied Irish Bank	Brighton	Historic Building	Bank	Valley Gardens CA		Not eligible for inclusion on the local list as it is already listed at grade II. This gives it a greater level of protection than local listing would.	Not eligible

Medina House	9 and 10	Hove	Historic Building	Houses (news)	Cliftonville CA	Two, two storey rendered news properties; likely more accurately numbers 8 and 9. The properties are described in the current local list as '2-storey pebble fronted news; brick quoins around window openings. Now used as repair garage, offices or storage over. Local vernacular buildings, demonstrating good use of local "beach" material.' The buildings are now rendered and in residential use. Canted bay window to number 8, four panelled doors to both 8 and 9 with simple door surrounds. Two over two hung sash windows to both floors. Number 10 forms one of a terrace of similar properties with French doors to the ground floor, casement windows above and a mono-pitched metal seam roof. Planning history indicates that numbers 5 to 10 obtained permission to be demolished and rebuilt between 1998 and 2002. The detailing of the properties – although traditional in style, also indicates that there is very little historic fabric remaining.	Remove from local list. The original buildings appear to have been demolished and rebuilt; and – being typical of the conservation area - no longer hold particular architectural, historic or townscape interest. The buildings also do not meet the criteria for significance.	Removed
Meeting House Lane	42	Brighton	Historic Building	Restaurant	Old Town CA	One storey restaurant building located on a narrow lane along which the majority of buildings are listed. Symmetrical shopfront, with recessed central entrance and small paned windows. Tiled stalliser. Modern fascia. Flat roof with lantern light.	Remove from local list. The building is of limited architectural, historic or townscape interest, and has been altered. It therefore does not meet the criteria for local listing. It is more appropriately protected through its inclusion on the conservation area.	Removed
Middle Street	69	Brighton	Historic Building	House, now offices	Old Town CA	3 storey gault brick building with further storey housed within a non-traditional mansard roof. 4 window range. 18 <sup>th</sup> century door case to front door, but remainder of front elevation appears to date to the late 20 <sup>th</sup> century. This includes the stretcher bond elevation, sash-style modern windows with cement architraves.	The building should be removed from the local list. Although the design is relatively polite architecturally – and the doorcase is of some interest – the building lacks sufficient historic, architectural or townscape interest to be included on the local list. It also has been largely rebuilt in the late 20 <sup>th</sup> century, such that the historic integrity of the original building has been lost. The building is within the Old Town Conservation Area, which gives it adequate protection.	Removed
Montague Place	25	Brighton	Historic Building	Transport - charging station and bus garage	East Cliff CA	Brick-built warehouse building with largely glazed roof, opened 1909 to the designs of Clayton & Black for Brighton, Hove and Preston United Omnibus Company (the 'United Company'). Gable end fronting road, incorporating large timber sliding doors flanked by a single window to either side. Wide tripartite window to gable above, with rendered surround and semi-circular pediment. Glazed brown brick pediment and red brick dressings to the windows. Electrobuses, made by the Electric Vehicle Company of West Norwood, were introduced to Brighton in 1908/9 (mostly bought second-hand from London), and were operational until 1917. At their peak there were 16 electrobuses operating in the city. Only London had more electrobuses (20). The building continued in use as a bus garage until 1932, and is now occupied by a mechanic's garage. The building constitutes the first and only purpose-built charging station in the city. Original designs survive for the building, which show that it survives largely intact. Source: Carder 1990, ESRO, <a href="http://www.economist.com/node/9465026">http://www.economist.com/node/9465026</a> , 'The Electrician' June 25 1909, MCHA Newsletter 2015	Ineligible for inclusion on local list. The building has been listed at grade II. This provides a greater level of protection than local listing would.	Not eligible

Montpellier Crescent	Montpellier Crescent Gardens	Brighton	Park & Garden	Garden	Montpellier & Clifton Hill CA	<p>Built on the site of a cricket ground, the gardens and houses of Montpellier Crescent were developed between 1843 to 1847. The houses were designed by notable local architect Amon Henry Wilds, and were constructed in a number of phases. When completed, it marked the westernmost extremity of Brighton's development and overlooked open space towards the Chalybeate Spring (St Ann's Well Gardens) and Hove, until Vernon Terrace was built c.10 years later on land previously used for market gardens. An early image of the Crescent shows the gardens bounded by a wall to Vernon Terrace (similar to Hanover Crescent), and shrubs behind. The 1875 Ordnance Survey map shows the layout more clearly; it has a distinctive D-shape, with perimeter planting and path. The path along the Vernon Terrace boundary is wider and set out more like an avenue. Serpentine paths and clumps of planting occupy the remaining space. An air raid shelter was located within the gardens during World War II. The current gardens are laid to grass with a number of mature trees. There are no railings or walls to mark the boundaries. Waste and recycling facilities have been located in the north corner of the gardens. Source: Carder 1990, <a href="http://www.cmpcaonline.org.uk/page_id_208_path__0p36p21p52p.aspx">http://www.cmpcaonline.org.uk/page_id_208_path__0p36p21p52p.aspx</a>, <a href="http://www.cmpcaonline.org.uk/page_id_169_path__0p36p21p50p.aspx">http://www.cmpcaonline.org.uk/page_id_169_path__0p36p21p50p.aspx</a>, <a href="http://regencysociety;jamesgray.com/volume26/source/jg_26_169.html">http://regencysociety;jamesgray.com/volume26/source/jg_26_169.html</a></p>	Do not include on local list. The green space is of townscape interest due to its association with the surrounding listed buildings. It however retains little of its original design (paths or planting), nor its original boundary treatments. As such, it does not meet the criteria for architectural/design interest or intactness. Its interest is more appropriately recognised through inclusion in the conservation area.	Not included
Montpellier Crescent	Seven Dials Elm Tree, outside number 38	Brighton	Uncategorised	Tree	Montpellier & Clifton Hill CA		Not eligible for inclusion as it does not comprise an historic building or historic park & garden. The aboriginal team will be notified of the nomination.	Not eligible
Montpellier Place	BHT First Base Day Centre, St Stephen's Hall	Brighton	Historic Building	Chapel, now day centre	Montpellier & Clifton Hill CA	<p>Coursed flint cobble wall with brick piers, plinth and dressings; the majority of the brick has been rendered over. Originally the wall to number 66 Montpellier Road. Built in a Jacobean style, the house was erected in about 1840 for Mary Wagner, sister to Revd Henry Wagner, who let the house as a girl's school. Mary Wagner died in 1870, when the house passed to her nephew Arthur Wagner who lived at the property until 1902. Later converted into the Park Royal Court Hotel, the house was demolished in 1965. Site now flats. Source: Carder 1990</p>	Not eligible for inclusion on the local list as it is already listed at grade II*. This gives it a greater level of protection than local listing would.	Not eligible
Montpellier Road	Wall to Park Royal (number 66)	Brighton	Historic Building	Boundary	Montpellier & Clifton Hill CA	<p>Buildings are shown in this location on the title map, but it is unclear what these are. The 1875 Ordnance Survey (OS) map shows a mews road with buildings in the approximate location of the current street. The current layout only becomes established, however, on the 1890s OS map. It is indicated for the first time in Street Directories in 1896, when it is named Namrik Stables. The 1891 census however records three stables already established. The two that were then in use were occupied by Charles Hawkins, coachman and groom and James Tafer, coachman, as well as their respective families. Number 1 (also named The Coach House) is of two storeys, with pitched roof and L-shaped plan. It has distinctive arched openings. These are likely to be a later insertion. The other buildings are brick built and of two storeys. They have also been altered in part, but retain some of their character, with garage/stable doors to the ground floor with an external stair providing access to the first floor. Garages were built on the south side of the mews by the 1930s. Source: Middleton 2002</p>	Remove from local list. The wall is of some historic interest as a reminder of the large house that once occupied this plot, and its association with the well-known Wagner family. The brick elements have however been rendered over, significantly altering its design and appearance. It therefore does not meet the criteria for 'Significance'. Its interest is more appropriately and better protected through inclusion in the conservation area	Removed
Namrik Mews	1-20	Hove	Historic Building	Mews	Old Hove CA	<p>The 1875 Ordnance Survey (OS) map shows a mews road with buildings in the approximate location of the current street. The current layout only becomes established, however, on the 1890s OS map. It is indicated for the first time in Street Directories in 1896, when it is named Namrik Stables. The 1891 census however records three stables already established. The two that were then in use were occupied by Charles Hawkins, coachman and groom and James Tafer, coachman, as well as their respective families. Number 1 (also named The Coach House) is of two storeys, with pitched roof and L-shaped plan. It has distinctive arched openings. These are likely to be a later insertion. The other buildings are brick built and of two storeys. They have also been altered in part, but retain some of their character, with garage/stable doors to the ground floor with an external stair providing access to the first floor. Garages were built on the south side of the mews by the 1930s. Source: Middleton 2002</p>	Remove from local list. This is a late example of a mews, which has been much altered over time. As such, it does not meet sufficient criteria for 'Interest' or 'Significance'.	Removed



New Church Road 2-8 (even)			Hove	Historic Building	Houses	Pembroke and Princes CA	Red brick detached and semi-detached houses with clay tile roofs. Built c.1902. Two storeys with attics. Each property of individual design, but incorporating similar details, such as prominent chimney stacks, decorative ridge tiles, mock timber framing to gables, canted bays with hung tiles, white timber balconies and 6 over 1 hung sash windows. Set back from streetfront behind low walls with railings and decorative piers. The original railings have been replaced with modern alternatives, fences, brick and concrete block walls. Some black and white tiled paths survive. Source: Pembroke & Princes Conservation Area Character Statement, Middleton 2002	Do not include on local list. The buildings are of high architectural quality, and contribute to the streetscene, but are typical of the Pembroke & Princes Conservation Area, which is characterised by the use of hard red brick, white painted exterior timber and plain red tile. They therefore do not meet the criteria for townscape interest. The buildings are more appropriately and better protected through their inclusion in this conservation area and the associated Article 4 Direction.	Not included
New Church Road	Mornington Mansions and Britanny Court	Hove	Historic Building	Flats	No CA		Two blocks of c.1930s flats, built with the same floor plan. Hybrid architectural style, incorporating traditional Victorian and modern elements. Mornington Mansions is of three storeys, Britanny Court is four storeys with attic. Brick with tile hanging to the canted bays. Decorative entrances and stained glass; that to Mornington Mansions incorporating the popular 1930s sunburst motif. Britanny Court retains its original critical windows with horizontal glazing bars. Decorative metal panels to Mornington Mansions. Both are set back from the road behind a low boundary wall.	Do not include on local list. Both buildings are of a hybrid architectural style, which incorporates some interesting features, but is of limited architectural interest overall. Set back from the road, they are of some townscape interest, but overall do not meet the criteria for 'Significance'. Although some features do survive, Mornington Mansions in particular is also much-altered.	Not included
New Church Road	Grounds to Hove Museum	Hove	Park & Garden	Garden	Pembroke and Princes CA		Hove Museum was built by local architect Thomas Lainson in 1877 for John Oliver Vallance. Originally named Brooker Hall, it is shown on the 1898 Ordnance Survey map in substantial grounds, with driveways to the south and east, a greenhouse to the northern boundary and planting to much of the remaining boundary. Surrounding later development has encroached on the grounds, such that it now occupies a much reduced plot. This is shown on the c.1930 Ordnance Survey map, by which point the property had been converted to use as a Museum and Art Gallery. The grounds are partly bounded by a low wall with railings and large rendered piers. It is mainly laid to grass, with some ornamental trees. The grade II listed Jaipur Gate is located within the grounds. This is an Indian Drum Platform, built and shipped to England for the Colonial and Indian Exhibition, South Kensington in 1886. It was presented to Hove Corporation by the Imperial Institute in 1926. Source: Middleton 2002	Do not include on local list. The garden is of townscape interest; in combination with the house, it provides a focal point to the area and emphasises its formal layout. It is, however, much altered and of insufficient design interest to merit inclusion on the local list. Its interest is more appropriately reflected through inclusion in the conservation area.	Not included
New Steine	New Steine Gardens	Brighton	Park & Garden	Garden	East Cliff CA		Development of the New Steine began in the 1790s, with the construction of four storey terraced townhouses (mostly listed). The gardens are contemporary to the houses, and originally formed a private garden enclosure for the residents. The 1870 Ordnance Survey map shows the gardens to have a simple design, with a grassed area to the centre and perimeter path; likely similar to its current layout. The gardens retain a cast iron railing with dog rail, set into a low brick wall with stone coping. Source: Carder 1990	Do not include on local list. Although the garden design appears to survive relatively intact and contributes to the character of the conservation area, the garden is of insufficient design interest to merit inclusion on the local list. Its interest is appropriately and better protected through its inclusion in the East Cliff conservation area.	Not included
Norfolk Square	Norfolk Square Gardens	Brighton	Park & Garden	Garden	Regency Square CA		Norfolk Square was developed in the 1820s. It is likely the original layout for the gardens matched that shown on the c.1870 Ordnance Survey map. This shows a perimeter path and planting, with a further central bed and four curved beds to the middle. The gardens were acquired by Brighton Corporation in 1886 following the 1884 Brighton Improvement Act. The garden was remodelled in the 1950s, with the insertion of public conveniences (now shop units) and bus shelters along Western Road. The original railings have been replaced with modern mesh fencing. Source: Carder 1990	Do not include on local list. The square is too altered to meet the criteria for interest or significance. What interest it does have is adequately reflected in its inclusion in the conservation area.	Not included
North Street	151-154 HSBC	Brighton	Historic Building	Bank	North Laine CA			Not eligible for inclusion on the local list as it is already listed at grade II. This gives it a greater level of protection than local listing would.	Not eligible

North Street	162-163	Brighton	Historic Building	Bank	Valley Gardens CA		Not eligible for inclusion on the local list as it is already listed at grade II. This gives it a greater level of protection than local listing would.	Not eligible
Old London Road	25-39	Patcham	Historic Building	Shop, Co-operative Store	No CA	Three storey, 8 bay brick building with flat roof behind parapet. Likely built c.1935. Modern shopfront across entire ground floor elevation. Fenestration to the two floors above match; the original critical windows have been replaced with upvc imitations. Two-tone brick decoration to the corners; glazed brick mosaic to the north elevation, comprising the words 'Brighton Equitable Co-operative Society' in dark blue lettering on a white background.	Do not include on local list. The building is of limited architectural and townscape interest, which is eroded further through alterations to the shopfront and windows.	Not included
Old London Road		Patcham	Historic Building	Street Furniture - Drinking Fountain	No CA		Not eligible for inclusion. The drinking fountain is listed at grade II. This provides a greater level of protection than local listing would.	Not eligible
Old Shoreham Road		Hove	Park & Garden	Recreation Ground	No CA	The Preston tithe map shows the area of the park and recreation ground as open land; Port Hall and its associated mill are the nearest buildings on Dyke Road. By the time of the first Ordnance Survey (OS) map (c.1870), the railway line had been constructed and a further windmill and the Windmill Inn (now Dyke Road Pub and Kitchen) had been constructed to the north. The area of the park contained a number of small wooded areas, but for the rest remained open. This situation remained, with development spreading on all sides of the park, but the distinctive triangular piece of land remaining open on the c.1890s OS map, apart from one enclosed plot in its southwest corner (identified as a nursery on the c.1912 OS map). The c.1912 map shows the whole area in use as allotment gardens. The present layout is established by the time of the c.1930s OS map. This shows the Grammar School (BHASVIC) at the corner of Old Shoreham Road and Dyke Road, with the remaining space divided between the Recreation Ground and Dyke Road Park. According to Middleton (2002), there used to be a large house called The Lawns to the south of Dyke Road, which was purchased by William Kirkpatrick and George Gallard in 1852 and converted into a recreation ground. This however does not correspond clearly with the historic mapping. The c.1930s OS map shows the recreation ground to include a pavilion and miniature rifle range; the pavilion no longer survives and the rifle range is unused. Source: Middleton 2002	Do not include on local list. Although important as a green space for the local area, the space does not hold sufficient design or historic interest to warrant inclusion on the local list of heritage assets.	Not included
Old Shoreham Road		Hove	Historic Building	Cemetery Structure	No CA	Hove Cemetery opened in 1882, at which point the chapels, a lodge, gateway and boundary walls were constructed, predominantly in flint. The office building (currently identified as a mess room and store) does not appear on historic OS maps from the 19 <sup>th</sup> and early 20 <sup>th</sup> century. It was therefore likely built in the mid-20 <sup>th</sup> century. It is of one storey, with a hipped slate roof, central gabled entrance, and pebble-dashed walls with smooth rendered dressings. Although a later structure, it is in keeping with the character of the cemetery.	Remove from local list. The building is of insufficient architectural or historic interest to merit inclusion in itself. The cemetery – of which this building forms part – is however recommended for inclusion as a whole designed landscape.	Removed

Old Shoreham Road		Park House	Hove	Historic Building	House, later care home	No CA			The building has been demolished and therefore should be removed from the list	Demolished
Orchard Road		Alliance House	Hove	Historic Building	Office	No CA			The building has been demolished and therefore should be removed from the list	Demolished
Ovingdean Road		Byre Cottages	Ovingdean	Historic Building	Agricultural	Ovingdean CA		18 <sup>th</sup> and 19 <sup>th</sup> century farm buildings, originally forming part of Ovingdean Hall farm, converted to residential use in the late 20 <sup>th</sup> century. Number 1 Byre Cottages originally held a carriage and 3 or 4 horses. A well-house survives beside it although its originally open sides have been boarded. Numbers 2 and 3 formed a granary, whilst numbers 4, 5 and 6 were barns. The addition of new development has partly obscured the original arrangement of buildings. The buildings are constructed in flint with brick dressings and ornamentation, and tile roofs.	Do not include on the local list, as the buildings do not meet 2 criteria for Interest. Although their agricultural origins are evident, they have been altered through conversion such that they now display a domestic character	Not included
Ovingdean Road		The Hames	Ovingdean	Historic Building	Agricultural	Ovingdean CA		Low agricultural structure attached to The Old Barn and associated with Grange Farm, Ovingdean. Fronting directly on to the road, it has flint walls with brick dressings, a weatherboarded gable and a tile roof. Conversion to residential use has resulted in alterations, including the installation of particularly unsympathetic upvc windows.	Do not include on the local list, as it does not meet 2 of the criteria for interest. The building contributes to the character of the conservation area, but is typical of its character. It is more appropriately protected through conservation area designation.	Not included
Ovingdean Road		Woodingcote House, Woodingcote Cottage, Gable End Cottage	Ovingdean	Historic Building	Agricultural, farmhouse	No CA		Range of farm buildings and associated farm house, now all residential. Alongside the large 'Ovingdean House' (now demolished), these buildings formed the historic settlement of 'Woodendean'. Farmhouse (Woodingcote House) is set to the east of the farm buildings. Two storeys with tiled roof. One full-height square bay with tile hanging, and a one-storey projection. Rendered walls and ad hoc fenestration. Appears early 19 <sup>th</sup> century in its overall detailing, but much altered and divided into three (Woodingcote House, Woodingcote Cottage and Gable End). A number of photographs survive of the buildings in the James Gray Collection. Source: <a href="http://regencysociety-jamesgray.com/volumes33/source/fg_33_073.html">http://regencysociety-jamesgray.com/volumes33/source/fg_33_073.html</a>	Do not include the farmhouse (Woodingcote House, Woodingcote Cottage and Gable End) on the local list as they are much altered and a more common building type, and thus do not meet the criteria for interest nor significance.	Not included
Palmeira Avenue	57-65 (odd) and 62-66 (even)		Hove	Historic Building	Houses	No CA		The road was laid out by 1898. Number 57 and 59 are first shown on the 1910-2 map, surrounded by open ground, allotments and the cricket ground. Numbers 61 and 63, as well as 62-66 (even) were constructed by the time of the 1930 OS map. The remainder of the street (61-65 odd as well as the space between these properties and Palmeira Square) was constructed after this date. All the buildings comprise detached properties of varied architectural designs. They tend to have hipped tile roofs, gable ends with tile hanging or mock timber framing and tile hung, rendered or brick elevations.	Do not include on local list. The buildings contribute to the streetscene, but are of insufficient architectural interest to merit inclusion. They are relatively typical of early 20 <sup>th</sup> century suburban architecture. They therefore do not meet sufficient criteria for 'interest'.	Not included

Palmeira Avenue	1-12		Hove	Historic Building	Houses, now flats	Brunswick Town CA	Built between 1883 and 1888, two opposing terraces, each of 4 storey houses with basement and attic. Rendered elevations, each with a flat canted bay. Heavily ornamented. The terraces are set to the rear of Palmeira Mansions, and include some of the same detailing (although of lesser quality), reflecting their similar date of construction.	Do not include on local list. The terraces are good examples of late Victorian architecture. They are, however, typical of the later architecture found in the Brunswick Town Conservation Area, as described in the character statement. Although they have some association (by proximity and date) to Palmeira Mansions, their detailing is of lesser quality and there is no clear evidence that they were constructed by the same architect or developer. The buildings are more appropriately and better protected through their designation as part of the conservation and the associated Article 4 Direction.	Not included
Park Street	17, 22, 23, 24, 28, 29		Brighton	Historic Building	Houses	Queen's Park CA	Three storey c. mid 19 <sup>th</sup> century terraced houses. Majority have cobble frontages with brick dressings; the remainder of the terrace is rendered. Single window to each floor, originally with small paned hung sash windows (of which some survive). Originally slate roofs, although these are not easily visible from street level.	Remove from local list. The buildings are typical of the character of this part of the Queen's Park conservation area, and do not meet sufficient criteria for interest. The buildings are more appropriately protected through their inclusion in the conservation area.	Removed
Pelham Square		Pelham Square Gardens	Brighton	Park & Garden	Garden	North Laine CA	Small square. The houses on the western side were developed first, on land previously forming part of the North Hall estate. At this point it was laid out as a street called Pelham Terrace. The Pelham family – the Earls of Chichester - were local aristocracy, residing at Stanmer House. The square – in association with the housing to the east and south – was developed between 1856 and 1867. The developers were Mr Carter and Mr Hack, who lived at number 98 and 99 Trafalgar Street respectively (opposite the square), and builder Mr Lynne. Mr Carter later sold his share to Mr Hack. The c.1870 OS map indicates its original layout, with simple perimeter planting and a perimeter path. The gardens were later used by York Place schools as a recreational area. It was landscaped in the 1980s and renamed Queen Mother's Garden to celebrate the Queen Mother's eightieth birthday. It was further re-landscaped/planted in 2006. It now contains a number of mature trees and shrubs. Surrounded by a small stone plinth and modern replacement railings, there is a pillar post box and two K6 telephone boxes to the northwest corner. During World War II there was an air raid shelter in the square. The gardens provide a pleasant and quiet green space within an otherwise dense urban area. Source: Carder 1990, <a href="http://mhms.org.uk/content/street-history-pelham-square">http://mhms.org.uk/content/street-history-pelham-square</a>	Do not include on local list. The space has clear townscape and communal value. It however displays limited design interest, originally having a very basic design which has been altered over time. It also does not meet the criteria for historic interest. The railings do not retain the original design. The space is more appropriately protected through its inclusion in the conservation area	Not included

<p>Pelham Street</p>	<p>York Building, City College</p>	<p>Brighton</p>	<p>Historic Building</p>	<p>Education</p>	<p>Valley Gardens CA</p>	<p>The 1870 Education Act established a form of universal and compulsory education at primary level in England &amp; Wales. School Boards were established to deliver this education. Historic England have stated of Board Schools in a national context that "collectively they amount to one of the most important campaigns of public building ever undertaken in this country" (Listing Selection Guide: Education Buildings, April 2011). The Brighton School Board was established immediately after that Act. Thomas Simpson was appointed as the Board's surveyor/architect and was joined by his son Gilbert Murray Simpson as the partnership Thomas Simpson &amp; Son from 1890. The partnership also designed some schools for the Hove School Board, after 1876, and for the Brighton &amp; Preston School Board, after 1878. Their schools span the period 1870-1903. The earlier buildings are all of red brick with large white-painted windows, in Queen Anne Revival style. The later ones bring in limited use of terracotta, stone and pebbledash and incorporate decorative chimneys and turrets in an Edwardian Free Style. The only surviving Hove Board School is in Connaught Road (1884) and is grade II listed. In Brighton nine Board Schools currently remain and four of these are grade II listed: Finsbury Road of 1881 (now converted to flats); Downs Junior School, Rugby Road of 1890; Stanford Junior School, Stanford Road of 1893; and St Luke's Primary School, St Luke's Terrace of 1903. All are by Simpson. The other five (all by Simpson) are: The Circus Street School of 1884-85 (now vacant); Elm Grove Primary School, Elm Grove of 1893; Queen's Park Primary School, Park Street (Freshfield Place) of 1880; Preston Road School, Preston Road (now owned by City College) of 1880; and York Place School, Pelham Street (now part of City College) of some time before 1876. The York Place School was extended over the ensuing decades as part of the Pelham Street Schools.</p>	<p>Do not include. The York Place school is landlocked and has no significant townscape presence. It has been subject to significant alterations and loss of architectural features as well as loss of historic context.</p>	<p>Not included</p>
<p>Portland Street</p>	<p>3 and 4</p>	<p>Brighton</p>	<p>Historic Building</p>	<p>House</p>	<p>North Laine CA</p>	<p>Small, 2 storey cottage with later attic. Early 19<sup>th</sup> century. Cobble front, with brick dressings and string course. Tile roof with later dormer window, and brick chimney stack. Small paned hung sash window to the 1<sup>st</sup> floor, later hung sash window to ground floor. Photographic evidence of number 3 shows that this became a double-fronted house with the neighbouring cottage. This involved the blocking in of the front door to number 3, which is still evident in the surviving fabric. The neighbouring property was then demolished when Raglan Court was built, and the side wall to number 3 rebuilt in brick. As such, access to the remaining portion of number 3 is now via Raglan Court. Number 4 appears to have been demolished during the construction of Raglan Court. Source: <a href="http://regencysociety-jamesgray.com/volume25/source/fg_25_014.html">http://regencysociety-jamesgray.com/volume25/source/fg_25_014.html</a></p>	<p>Remove from local list. The building is relatively typical of the conservation area, and has been much altered including the loss of its front door and side wall. It is more appropriately protected through inclusion in the conservation area.</p>	<p>Removed</p>
<p>Powis Square</p>	<p>Powis Square Gardens</p>	<p>Brighton</p>	<p>Park &amp; Garden</p>	<p>Garden</p>	<p>Montpelier &amp; Clifton Hill CA</p>	<p>Powis Square forms an elongated 'D'-shaped garden, surrounded by housing (listed). The housing and garden were designed as one, and built c.1850. It was developed by John Yearseley and Henry Faithfull of Brighton, and William Yearseley, solicitor of Welshpool, who originally named it Powis Place. The name Powis is derived from John Yearseley's birthplace of Montgomery in Powys. Yearseley and partners specified the design of the front elevations, the build quality, location of house in relation to the road and that all houses should have access to the central garden. The garden is shown in the 1<sup>st</sup> edition OS map (c.1870) as being oval in shape, with a simple perimeter path and perimeter planting. It remained as private gardens for the residents only until 1897, when it came under the control of Brighton Corporation following the 1884 Brighton Improvement Act. Much of the original planting and the perimeter path appear to no longer survive. The original railings have also been replaced with modern 'hoop-top' railings. Antram &amp; Morrice describe the square as 'unusually intimate'. This is likely due to a combination of its size, the relatively small-scale of surrounding houses and that it does not have a seaward aspect. Source: Antram &amp; Morrice 2008, Carder 1990, <a href="http://www.cmpcaonline.org.uk/page_id_216_path__0p36p28p63p.aspx">http://www.cmpcaonline.org.uk/page_id_216_path__0p36p28p63p.aspx</a></p>	<p>Do not include on local list. The garden has townscape interest due to its association with the surrounding listed buildings and telephone kiosks. Its original design was, however, very simple and little of this now survives. The garden has insufficient architectural/design or historic interest, nor sufficient significance to include on the local list. Its townscape interest is more appropriately protected through its inclusion in the conservation area.</p>	<p>Not included</p>

Preston Road	251-253 (odd)	Brighton	Historic Building	Houses, now offices	Preston Park CA	<p>The Clermont Estate was developed with middle-class housing by Daniel Friend from 1866 onwards. Built to take advantage of the new railway station (1869), it includes Clermont Road, Clermont Terrace, Lorne Villas, Station Road and substantial villas along Preston Road (A23). Numbers 251-253 comprise two of the villas on Preston Road. These date from c.1870, are mainly semi-detached and of two storeys plus half-basement. In contrast to the majority, numbers 251 and 253 are detached. They have a central entrance accessed via a flight of stairs, canted bays to either side, and overhanging bracketed eaves. The roofs are hipped and covered in slate. The buildings have been linked by a one storey extension. They are set back from the road with a rendered wall and mature vegetation to the boundary. They largely retain their original spacious plot, which form their immediate setting. Source: Preston Park Conservation Area Character Statement</p>	Do not include on local list. Although of architectural interest, the buildings are relatively typical of this part of the conservation area. As such, they do not meet sufficient criteria for 'interest'.	Not included
Preston Street	16-18 consecutive	Brighton	Historic Building	Houses, now with shops	Regency Square CA	<p>Three three-storey terraced early 19<sup>th</sup> century buildings (number 18 with later attic storey). Rendered with parapet. Bow fronts, with balconies to first floor. That to number 17 has, however, been removed. That to number 16 retains a canopy. Modern shopfronts inserted to ground floor.</p>	Remove from local list. The buildings are located in the Regency Square conservation area. They are typical of the character of that area, and have also been much altered. Their inclusion in the conservation area more appropriately reflects their interest and provides a greater level of protection than local listing would.	Removed
Preston Street	40-44 consecutive	Brighton	Historic Building	Houses, now with shops	Regency Square CA	<p>Five terraced houses, each of three storeys. Rendered with pilasters with ammonite capitals and a moulded eaves cornice. Number 40 is of a slightly different design and height, but has the same ammonite capitals. Although the ammonite capitals were a motif often used and attributed to Amon Wilds, there is no evidence that he was the architect in this instance and he did not have sole use of the motif. Canted bay to each property, although most of the hung sash windows have been replaced. It is likely the bay windows are later insertions into early 19<sup>th</sup> century buildings. Modern shopfronts inserted to ground floor.</p>	Remove from local list. The buildings are typical of the conservation area, and have been altered too much to retain sufficient interest or significance to be included on the local list. Their interest is more appropriately recognised through inclusion in the conservation area, which also provides a greater level of protection than local listing would.	Removed
Queens Gardens	1-23, 24-46 consecutive	Brighton	Historic Building	Houses	North Laine CA	<p>Two storey terraced houses, built late 1840s by speculative builders. Short terraces of matching designs built next to each other to create longer terraces. As such, the exact detailing differs along the street as a whole. Majority are rendered or brick with pitched roofs. Common design involves flat or semi-circular headed front entrances, some with blind windows above, flanked by a hung sash window to each floor. Several of the rendered properties have rustications to the ground floor, with pilasters above. Source: <a href="http://www.mhms.org.uk/content/street-history-queens-gardens">http://www.mhms.org.uk/content/street-history-queens-gardens</a></p>	Do not include on local list. Queen's Gardens is a very good example of speculative development within the North Laine. As such, it typifies the character of the conservation area. It is therefore more appropriately protected through its designation as a conservation area, and through the associated Article 4 Direction. This provides it with a greater level of protection than local listing would.	Not included
Regency Square		Brighton	Park & Garden	Garden	Regency Square CA	<p>Regency Square was built between 1818 and 1828. The speculative developer Joshua Hanson sold individual plots, with a covenant that the individual facades would be completed to an agreed design by Wilds and Wilds (with later designs by Wilds and Busby). The covenant included the obligation for owners to contribute equally to the maintenance of the gardens. The gardens were acquired by Brighton Council following the 1884 Brighton Improvement Act. In the mid 20<sup>th</sup> century an underground car park was built in the Square, opened in 1969. It was originally intended to be a surface car park. The gardens are at three levels; the top level includes an approximately circular path with perimeter planting whilst the remaining levels are largely laid to grass. The original railings have been removed. Source: Carder 1990</p>	Do not include on local list. The insertion of an underground car park in the 1960s has led to the loss of the original design and integrity of the gardens. As such, they do not meet the criteria for interest or significance.	Not included

Richmond Place/York Place	St Peter's Church Gardens	Brighton	Park & Garden	Public Park	Valley Gardens CA	St Peter's Church was built 1824-25 by Charles Barry. The grounds have been publicly accessible since the 19 <sup>th</sup> century, and were further opened up in the 1920s (in conjunction with traffic improvement works). Source: Antram & Morrice 2008, Valley Gardens Conservation Area Study 2005	Do not include on local list. The area is primarily of interest as the setting to St Peter's Church. It however has been much altered, and no longer retains its original design or historic integrity. Its interest is adequately protected through inclusion in the conservation area and as the primary setting to the listed church	Not included
Roundhill Crescent		Brighton	Historic Building	House	Round Hill CA	Early 20 <sup>th</sup> century house. Double-fronted and of two storeys. Painted brick to ground floor and render above. Central entrance under tiled mono-pitched hood. Square bays to either side, rising through both floors and completed by a small gable. Two hung sash windows (with multi-paned top sash) to the ground floor of each bay. Tripartite hung sash windows above. Mock timber framing, decorative bargeboards and spear finials to the gables. Set back from the road in line with neighbouring properties (listed), behind a brick and flint boundary wall. The building was an infill development situated on the former Lennox Road; which became the pedestrian route Cat Creep. A semi-detached property is first shown in this location on the c.1910 map. It appears to have been converted to a single dwelling by c.1930, although the garden is still divided at this point.	Remove from local list. Number 17 is of moderate architectural interest. Paint has been applied to the original brickwork, eroding this interest further. As such, it does not meet sufficient criteria for 'Interest'. Number 15 is actually incorporated into the neighbouring listed building (number 13). Listing provides a greater level of protection that local listing.	Removed
Royal Crescent	Royal Crescent Gardens	Brighton	Park & Garden	Garden	East Cliff CA	Royal Crescent was Brighton's first unified composition and first development designed to face the sea. It was built between 1798 and 1807 for West Indian merchant and speculator J.B. Otto and predates the surrounding development. Set to the front of the buildings, the gardens are crescent-shaped. In 1802 Otto erected a statue of the Prince of Wales in the garden in order to try to impress the Prince. Made of Coade stone, it weathered badly. The attempt to impress was therefore not successful and the statue was removed in 1819. The 1870 Ordnance Survey map suggests a plain grassed garden, with solid boundary to the south and no boundary to the north. The garden was taken over by Brighton Corporation following the 1884 Brighton Improvement Act, although does not give the impression of being a publicly accessible space. It is bounded by replacement modern railings and a hedge. It is largely laid to grass, with some small circular flowerbeds and pond. Source: Carder 1990	Do not include on local list. The design of the gardens is non-original, and the boundary treatment is a poor modern replacement. The space contributes to the conservation area and the setting of the listed buildings. However, it is a relatively common feature along the seafront road. Its interest is more appropriately recognised through inclusion in the conservation area as the setting of the neighbouring listed buildings.	Not included
Russell Square	Russell Square Gardens	Brighton	Park & Garden	Garden	Regency Square CA	Russell Square was mostly laid out in the 1820s (the south, west and part of the north sides), with the remaining areas completed in the 1840s, to the designs of A.H. Wilds. The gardens were likely laid out with tree and shrub planting from the beginning. The c.1870 Ordnance Survey map shows a perimeter path, perimeter planting and a single central planted feature. It was acquired by Brighton Corporation following the 1884 Brighton Improvement Act. The current design is more informal than its predecessor, with a number of mature trees likely dating from the original scheme. The path no longer survives. The railings were reinstated as part of a grant-funded project in the 1990s. Source: Carder 1990	Do not include on local list. The historic design to the gardens is of insufficient design quality, nor does the current garden reflect its historic design. It contributes to the character of the conservation area, but is typical of the area, which is characterised by terraced houses set around formal squares. The interest of the square is more appropriately reflected in its inclusion in the conservation area.	Not included
Sackville Road		Hove	Historic Building	Houses	Old Hove CA	Short terrace, detached and semi-detached houses. Numbers 35-43 are first shown on the c.1890 Ordnance Survey map, whilst numbers 29-33 are apparent on the c.1910 map. The buildings nevertheless retain largely consistent detailing. Two storey, with original or inserted attic storeys. Buff gault brick with slate roofs (although some of the roofs have been re-covered in alternative materials). Segmental-arched window and door openings. Cantled bays, moulded string courses and gables with decorative bargeboards. Additionally, numbers 29-33 Sackville Road have small-paned sashes to the top sash, decorative cast iron rail to window cills and mock timber framing to the gables. All are set back from the road, originally with low brick walls with piers and railings to the boundary (of which some survive). Several black and white tiled paths also survive.	Remove from local list. The buildings are of considerable architectural quality and survive well. They are, however, typical of the character of the conservation area. Inclusion in the conservation area provides a greater level of protection than local listing would.	Removed

Saltdean Park Road		Saltdean Lido	Saltdean	Historic Building	Lido	No CA	Located to the rear of 142 Marine Parade (Bristol Court West), 15 Seymour Street is the only historic building to survive from the original through-road which connected Marine Parade and St George's Road. The area to north was formerly the site of the Kemp Town Brewery; the site was redeveloped for housing in the late 20 <sup>th</sup> century. 15 Seymour Street is a low, two storey building with rendered walls and a hipped roof. The proportions of openings to the ground floor are low and relatively humble; the elevation is however dominated by a canted bay window to the first floor, supported on brackets. This rises to eaves level, interrupting the bracketed eaves cornice.	Not eligible for inclusion on the local list as it is already listed at grade II*. This provides a greater level of protection than local listing would.	Not eligible
Seymour Street	15		Brighton	Historic Building	House	East Cliff CA	Remove from local list. The building is of some architectural interest, particularly due to the unusually large bay window (relative to the property) which dominates the façade. It is, however, insufficiently atypical of the conservation area to merit inclusion on the local list. It is more appropriately and better protected through its inclusion in the conservation area.	Remove from local list. The building is of some architectural interest, but are relatively typical of the Old Town Conservation Area, and they have been altered in part. The interest of the buildings is more appropriately protected through inclusion in the conservation area.	Removed
Ship Street Gardens	11-12		Brighton	Historic Building	Shops	Old Town CA	Two terraced buildings; 3 storey with basement. Located on narrow lane, and set back slightly from the predominant building line (to allow for the basement lightwell). Red brick, roof not visible. Bowed shopfronts to the ground floor; that to number 12 projects forward of the main building line. Hung sash windows with exposed boxes recessed within segmental headed openings above. Later metal balcony (probable fire escape) at second floor level.	Remove from local list. The buildings are of some architectural interest, but are relatively typical of the Old Town Conservation Area, and they have been altered in part. The interest of the buildings is more appropriately protected through inclusion in the conservation area.	Removed
Sillwood Street	3	(part of Sillwood Gate, 1-3 plus 3A)	Brighton	Historic Building	House, now flats	Regency Square CA	Three storey house with attic and basement. Now largely forms part of Sillwood Gate, 1-3 Sillwood Street. There is consistency in the roofline with numbers 5-7 also. The roofline seems to have been altered. Front elevation rendered, with canted bay window from ground to second floor. Semi-circular headed doorway accessed via two steps. Railings around basement lightwell. Heavy cornice between first and second floor, suggesting the second floor may have been added at a later date. Further decorative string course between ground and first floors, with corbel and dentils above door which are disrupted by the adjoining addition of Sillwood Gate	Remove from local list. The building is of some architectural quality, but is relatively typical of the conservation area. It is more appropriately protected through its inclusion in the conservation area.	Removed
St George's Road	10-13		Brighton	Historic Building	Bank	East Cliff CA	Three storeys with rendered walls and roof concealed behind parapet. Rusticated ground floor with pilasters, and corner entrance. Upper floors contain canted bay windows to St George's Road elevation, and plain sash windows to College Road. Heavy cornice above.	Do not include on the list. Although the building makes a positive contribution to the East Cliff Conservation Area, it is not atypical of the area. The building is more appropriately and better protected through its conservation area designation.	Not included
St James's Street	38-38A		Brighton	Historic Building	Shop	East Cliff CA	Three storey rendered early 20 <sup>th</sup> century building in Art Deco style. Shop to ground floor, with modern frontage and one storey structure to side. Above, narrow elevation to St James's Street incorporating three windows to each floor. Decorative stepped detail to parapet. Similar detailing to High Street frontage but across a wider elevation, such that the design is 'stretched' and thus with less vertical emphasis.	Do not include on local list. Although the building differs in architectural style to its neighbours, the character of the street is one of varied architectural style and date. The building is therefore not atypical of the conservation area and does not meet the criteria for 'interest'. The interest of the building is more appropriately protected through inclusion in the conservation area. This also provides the building with a greater level of protection than local listing would.	Not included
St James's Street	81		Brighton	Historic Building	Shop, now restaurant, and residential	East Cliff CA	Number 81 is a 4 storey rendered townhouse with basement. It fronts on to New Steine, and has a canted bay to each floor. Balcony with cast iron railing to first floor level. Flank wall fronts onto St James's Street where the ground floor incorporates a shop front. Further canted bay to rear elevation.	Do not include number 81, as this is a relatively typical example of a townhouse in the East Cliff area	Not included



St James's Street North	47	Brighton	Historic Building	Shop	East Cliff CA	Number 47 has been largely reconstructed in the late 20 <sup>th</sup> century. Of three storeys, it has a brick elevation with modern shopfront to the ground floor and a poorly proportioned façade. An historic image survives of its original design (from the 1960s). Source: <a href="http://regencysociety-jamesgray.com/volume22/source/jg_22_085.html">http://regencysociety-jamesgray.com/volume22/source/jg_22_085.html</a>	Remove from local list. Number 47 has been largely reconstructed in the late 20 <sup>th</sup> century and no longer meets the criteria for local listing.	Removed
St James's Street North	48-50	Brighton	Historic Building	Hotels, now shops and residential	East Cliff CA	Numbers 48 to 50 St James's Street North comprise early 19 <sup>th</sup> century rendered buildings with tiled mansard roofs. Located at the top of New Steine, they are similar in scale and design. Number 48-49 originally formed the Devonshire Hotel, whilst neighbouring number 50 formed the New Steine Hotel. Historic photos survive of their original design. Both buildings have modern shopfronts to the ground floor. Above, 4 pilasters with ionic capitals divide the central bays. A decorative cornice divides the top storey, with a further eaves cornice above. Both have poor modern windows inserted into the attic, and their original hung sash windows have also been removed. Number 48-49 is now of 5 storeys with attic, and has a 5 window range. It has a balcony across the first floor, with further balconies to individual windows above. Its original canopy has been removed, with an extra level of windows inserted between the original first and second floors and strong grid superimposed across the façade. Number 50 is of 4 storeys and 7 windows with balconies to the individual windows of the first floor only. Source: <a href="http://www.images.brighton-hove-rpmi.org.uk/assetbank-pavilion/action/viewAsset?id=27423&amp;index=1&amp;total=6&amp;view=viewSearchItem">http://www.images.brighton-hove-rpmi.org.uk/assetbank-pavilion/action/viewAsset?id=27423&amp;index=1&amp;total=6&amp;view=viewSearchItem</a> , <a href="http://regencysociety-jamesgray.com/volume22/source/jg_22_085.html">http://regencysociety-jamesgray.com/volume22/source/jg_22_085.html</a> , Carder 1990	Remove from local list. Although the buildings have some group value with the listed buildings on New Steine, they are of limited architectural interest in themselves. They are typical of the prevailing character of the conservation area, and are much altered. They therefore do not meet the criteria for local listing.	Removed
St James's Street North	58	Brighton	Historic Building	Shop and residential	East Cliff CA	Number 58 has been largely reconstructed in the last decade. Now also incorporating number 56, it is of three storeys, with a café to the ground floor and residential above. It is white rendered with glass balconies and is of modern construction.	Remove from local list. The building has been largely reconstructed in the last decade and no longer meets the criteria for local listing.	Removed
St James's Street South	119	Brighton	Historic Building	Shop and residential	East Cliff CA	4 storey building, with shopfront to ground floor and rendered above. Single canted bay to each of the top storeys. Decorative tiles and fretted valance between first and second floor, scalloped corbels beneath the third floor. Above, the building projects at eaves level, with a semi-circular headed dutch gable with sundial and scallop-detail shoulders surmounting the bay window. Very large chimney stack to party wall.	Remove from local list. The building is of architectural interest due to its unusual design. The St James's streetscape is however comprised of buildings of varying designs, many with unusual decoration, due to its historic development as a shopping centre. The building is therefore typical of the eclectic character of this street. Its interest is more appropriately protected through its inclusion in the conservation area.	Removed
St James's Street South	129	Brighton	Historic Building	Shop and residential	East Cliff CA	4 storey building with shopfront to ground floor, Bow window to all floors above, with rendered elevation, parapet and mathematical tiles between the windows. Small paned tripartite hung sash windows to the bow, those to the first floor are later replacements.	Remove from local list. The building is typical of the conservation area, and does not meet sufficient criteria for interest. It is more appropriately protected through its inclusion in the conservation area.	Removed
St Martin's Street		Brighton	Historic Building	Education, now residential	No CA	Two storey building faced in field flint with red brick dressings beneath steeply pitched gabled and slated roof. Built in 1875 as St Martin's School, a 'National School', but converted to flats with large dormer window additions/ alterations and otherwise much altered in the late 20 <sup>th</sup> century.	Do not include on local list. The building is too altered	Not included

Stanford Road	46	Hollingbury House	Brighton	Historic Building	House, now residential home	No CA	Double-fronted Victorian townhouse, located at end of terrace of similarly-detailed properties. This area was developed by Daniel Friend as a middle-class housing estate in the 1860s, and originally included Brigden Street, Hamilton Road, Hamilton Terrace, Prestonville Road, Prestonville Terrace and Stanford Road. Two storey, rendered walls and slate roof with overhanging eaves and decorative modillions. Central entrance flanked to either side by canted bay windows. The sash window openings all have rounded corners. Door has glazed lights and pilasters to either side; fanlight indicates the property's original name 'Hollingbury House'. Source: Collis 2010	Do not include on current local list. Although double-fronted, the building is of a common style and period for the area and is viewed in association to a terrace of similarly detailed properties. As such, although it is a robust example of its type, it is of insufficient rarity or individuality to meet the criteria for Interest.	Not included
Stanford Road	48	(nominated as 48 Hamilton Road)	Brighton	Historic Building	House	No CA	Detached house, built 1870 for Daniel Friend. Friend developed the Prestonville area—comprising Brigden Street, Hamilton Road, Hamilton Terrace, Prestonville Road, Prestonville Terrace and Stanford Road - as a middle-class housing estate in the 1860s and 1870s. Two storeys over basement with inserted attic. Rendered walls with rustication to the ground floor and decorative window surrounds, quoins and modillions. Central entrance within large modern porch, flanked by canted bays to ground and basement. Tripartite windows above. Pitched roof, now covered in concrete tiles. Source: Collis 2010, <a href="http://regencysociety-jamesgray.com/volume26/source/g_26_104.html">http://regencysociety-jamesgray.com/volume26/source/g_26_104.html</a>	Do not include on local list. The house has been altered through the loss of the original porch, roof slates, chimneys and some of the original windows, and their replacement with unsympathetic alternatives and large additional dormer. Although double-fronted and detached, the building is of a common type, architectural style and period of construction. As such, the building does not meet the criteria for Significance, nor sufficient criteria for Interest.	Not included
Stanmer Village	11 and 12		Stanmer	Historic Building	Houses	Stanmer CA		Ineligible for inclusion. The buildings are within the South Downs National Park. The South Downs National Park Authority are the local planning authority for this area and will be informed of the nomination.	Not eligible
Steyning Road		Southdown, Brookside, Mulberry, Braemar, St Ives and Corner House	Rottingdean	Historic Building	Houses	Rottingdean CA	Two storey and attic terrace of houses. Early 20 <sup>th</sup> century. Regular design. Brick with render and mock timber framing to the gable. Paired entrances beneath tiled porches. Square bays with hung tiles. Tiled roofs. Set back slightly from the road behind flint and brick boundary walls. Source: Rottingdean Conservation Area Character Statement.	Do not include on local list. The terrace is of architectural interest, but is typical of the piecemeal development of Rottingdean Conservation Area. Its interest is more appropriately and better protected through its inclusion in the conservation area and by the associated Article 4 Direction.	Not included
Stone Street	13		Brighton	Historic Building	House	Regency Square CA	2 storey house situated at the end of a terrace of similar houses. Rendered, with slate roof. Chimneys on the party walls. Front door set within a semi-circular headed slight recess, the head of which is solid. Small-paned sashes set within a shallow bow window which rises through ground and first floor levels. Source: English Heritage Designation Report for 13A-14 Stone Street	Do not include on local list. The building is of some interest due to its association with the neighbouring fly stables (listed). It is however typical of buildings in those areas of Regency Square conservation area that provided services to the higher status properties. It therefore does not meet sufficient criteria for Interest. Its interest is more appropriately protected through inclusion in the conservation area.	Not included
Surrenden Road		St Mary's Roman Catholic Church	Brighton	Historic Building	Place of Worship - Roman Catholic	Preston Park CA	Designed by Percy Lamb in 1910-2, completed in 1975 when a large extension in the shape of a cross was added to the rear. Located at the corner of Preston Drive and Surrenden Road and described in the Preston Park Conservation Area Character Statement as a 'key building'. Stone with slate roof. Main elevation to Surrenden Road dominated by large square tower with octagonal tower to northeast corner. Perpendicular tracery to belfry windows, of which some are louvered, some are blind. Crenellated top. The tower incorporates the main entrance, with Perpendicular decoration above. Large Perpendicular window to the gable end of the nave, with side aisle to north. Source: Preston Park Conservation Area Character Statement.	Not eligible for inclusion on the local list. The building has been listed at grade II. This provides a greater level of protection than local listing would.	Not eligible

Sussex Mews		Brighton	Historic Building	Mews	East Cliff CA	Mews street, comprising two parallel terraces of properties, accessed via a large archway and enclosed at its south end by a tall rendered wall. Two storeys with hipped roofs set behind parapets. Strong projecting band at eaves level. Windows and doors have been largely altered.	Remove from local list. One of a number of mews within the East Cliff conservation area. The individual properties have been altered although the overall design and archway contribute to the area. Its interest is more appropriately protected through inclusion in the conservation area.	Removed
Sussex Street		Brighton	Park & Garden	Garden, now public park	Carlton Hill CA	The public park originally formed the gardens to 1 Tilbury Place (St John's Lodge). Built in c.1815, the substantial house and its gardens were much larger than those surrounding, and prevented further development in the area. It was occupied by merchant Edward Turner and his wife Laetitia (nee Tilbury). Edwin Tilbury Turner (son of the above), built the listed flint lookout tower in the mid 19 <sup>th</sup> century to sight ships in the channel. The gardens remained in the ownership of the Tilbury Turners until the 1930s, when they disposed of the land. Part of it became a nursery, now the Tamerland Nursery School. The remainder was acquired by Brighton Corporation for use as a public park. The gardens are shown on historic maps to have been laid out with a series of lawns areas bounded by paths and trees. The park is set on a steep west to east slope, and it is unclear whether the original garden retained this slope or was terraced. Terracing is now evident, and provides level spaces for recreation such as a ball court and play area. A number of community buildings of no architectural or historic merit have been inserted into the park. An air raid shelter had also been inserted during the war. In contrast, the area immediately surrounding the tower itself retains more of its historic character. The park retains a number of flint walls. Source: Carlton Hill Conservation Area Character Statement, <a href="http://www.mybrightonandhove.org.uk/page_id_9232.aspx">http://www.mybrightonandhove.org.uk/page_id_9232.aspx</a>	Do not include on local list. The space has been much altered through the insertion of public amenities and community buildings. The interest of the park is more appropriately protected through inclusion in the conservation area, and as the setting of the listed tower.	Not included
Temple Street	7	Brighton	Historic Building	House	Montpelier & Clifton Hill CA	Three storey terraced house. Rendered. Roof hidden by parapet. Door with square fanlight flanked by bow window, which rises through all floors. Curved tripartite small-paned hung sash windows. Decorative moulding to parapet.	Remove from local list. Although the building is of some architectural interest, it is of a common type and is typical of the conservation area. Its interest is more appropriately protected through inclusion in the conservation area.	Removed
Terminus Place	1-6 (consecutive)	Brighton	Historic Building	Houses	West Hill CA	Early 19 <sup>th</sup> century houses. Two storey, rendered with parapet. Bow window to each floor, with small paned hung sash windows. The windows and/or the bay has been removed and replaced to numbers 2, 5 and 6. Semi-circular headed doorway. Rendered string course and moulding to parapet.	Remove from local list. The buildings are typical of the conservation area, and therefore do not meet sufficient criteria for interest. Half of the properties are also too altered to meet the criteria for significance.	Removed
The Drive	8-14 (even)	Hove	Historic Building	Houses, now flats and offices	Willett Estate CA	Two matching semi-detached buildings, originally comprising 4 houses. Three floors with attic. Buff gault brick. Paired entrances to centre, recessed within semi-circular headed openings with rusticated and dog-toothed bands, Corinthian capitals and keystones, surmounted by a decorative cast iron rail. Hung sash windows to both floors above. Cantled bays to the ground and first floors, with corbelled brick detail matching neighbouring number 16 (listed). Paired windows above. All windows are large paned hung sash windows. Dormers set within hipped slate roof, except for number 10.	Remove from local list. The buildings are of architectural interest, but are typical of the fine architecture of the Willett Estate. Although they are contemporary to the neighbouring number 16 (listed), and viewed in relation to each other, they do not match in terms of design or the majority of their detailing. The buildings therefore do not meet sufficient criteria for interest.	Removed
The Drive	20	Hove	Historic Building	Flats	Willett Estate CA	A 4-5 storey apartment block with basement. Red brick and cream stone, once home to novelist Dame Ivy Compton Burnett (1897-1915). The original house was designed by architect Warren Cooper for T.L. Williams in 1894. The original design was for a four storey building with further storey within a steeply pitched hipped tiled roof with gable end to street. The roof form was, however, not constructed; instead it was finished with a flat roof. Planning permission has been approved (BH2012/00832) to build the top storey and roof to the original design.	Remove from local list. The building has architectural and townscape interest. It has, however, been substantially altered, with the current construction of a new roof form, albeit based on historic precedent. The building is more appropriately and better controlled through its inclusion in the conservation area.	Removed
The Drive	95	Hove	Historic Building	House	No CA		The building has been demolished and therefore should be removed from the list	Demolished

The Droeway	Fountain	Hove	Historic Building	Street Furniture - Drinking Fountain	The Engineerium		Not eligible for local listing. The building is incorporated within the walls to The Engineerium, which are listed at grade II. The drinking fountain forms part of this listing which offers it greater protection than local listing	Not eligible
The Green	Building adjoining Dale Cottage in grounds of Convent and attached flint wall	Rottingdean	Historic Building	Outhouse	Rottingdean CA	One storey flint-built outhouse, with clay tile roof. Roof is of two different heights, suggesting at least two phases of construction. Half-hipped. Modern casement windows. Adjoins Dale Cottage (listed), but is located within the grounds of St Margaret's Convent and is used by the Convent.	Remove from local list. The flint wall forms the boundary wall to Dale Cottage, and is included in the listing for this property. It should therefore be removed from the local list, as listing provides a greater level of protection. The building itself is of some group value due to its association with Dale Cottage. It is, however, no longer in associated use and has lost some of its character through the insertion of modern windows, such that it does not meet the criteria for local listing.	Removed
The Green	Former stable and attached wall east of Our Lady of Lourdes RC Primary School	Rottingdean	Historic Building	Wall and stable	Rottingdean CA	One storey flint building with slate roof and brick dressings. Brick archway to south wall. Pitched roof with gable end facing street. Building is set back from the road behind a tall coursed flint cobble wall. Wall incorporates a semi-circular headed doorway, with brick dressings, quoins and half-round brick coping. The wall continues to north in less high-quality flintwork (field flint). Historic maps appear to show that it originally formed an outbuilding to Cavendish and Pax to the south (listed). The physical and visual relationship between the two is now severed through the construction of the entrance to Our Lady of Lourdes Roman Catholic Primary School.	Remove from local list. The wall and stable are insufficiently atypical of the conservation area. The stable building is also of minimal architectural interest and is not prominent in the streetscene. The structures therefore do not meet sufficient criteria for 'Interest'. Inclusion in the conservation area provides them with a greater level of protection than local listing.	Removed
The Green	Former stables to The Dene and attached walls	Rottingdean	Historic Building	Stables, now residential	Rottingdean CA		Not eligible for retention on local list. Formerly the stables to The Dene (listed) and located within its grounds, the building pre-dated 1948 and is in associated use. It is therefore curtilage listed. This provides it with a greater level of protection the local listing. It should be removed from the local list.	Not eligible
The Green	Little Barn, Box Cottage, Bowls Cottage	Rottingdean	Historic Building	Agricultural, now houses	Rottingdean CA	One and two storey agricultural buildings, now converted to residential use. Flint elevations and tile roofs. Two storey element (Little Barn) set parallel to the road. One storey elements (Bowls Cottage to north, Box Cottage to south) at right angles to road and set forward of the two storey element, such that they form a U-shaped complex. Historic maps show that the complex developed over time. Bowls Cottage and Box Cottage are first evident on the c.1870 Ordnance Survey map. Little Barn is first shown on the c.1930 OS map.	Do not include on local list. Although the buildings are associated with the agricultural origins of the village, they are altered such that this is not overtly apparent. The dominant element – Little Barn – is of relatively recent date, and its architecture and particularly roof pitch is not that of a typical agricultural building. Although they contribute to the overall character of the village, their interest is more appropriately protected through inclusion in the conservation area, and the associated Article 4 Direction.	Not included
The Green	Squash Cottage	Rottingdean	Historic Building	Stable, now house	Rottingdean CA	Flint building with brick dressings and a gabled tiled roof. A central turret is set on the ridge line, and forms an unusual feature in the streetscene. Its prominence is heightened by its location on the corner of The Green where it turns to meet Falmer Road. It is already apparent on the 1839 tithe map. The building has had a variety of uses. It was originally the stable to Down House, and later fitted with a squash court. A pack of beagles was apparently also once kept there. The building has now been converted to residential use. This has required some alteration, including the insertion of windows and rooflights, as well as a garage door to the south gable end. Source: Collis 2010	Remove from local list. The building is insufficiently atypical of the conservation area, and its interest is eroded by conversion to residential use which resulted in significant alteration to fabric. It does not meet sufficient criteria for 'Interest' and is more appropriately and better protected through its inclusion in the conservation area.	Removed

The Green	St Martha's Convent	Rottingdean	Historic Building	Convent	Rottingdean CA	The order originated in the Dordogne, France in 1643, but the convent in Rottingdean was only established in 1903. It moved to its present site in 1924/5, being constructed on the site of Rudyard Kipling's miniature rifle range. Two storey red brick building with pitched tiled roof. Paired hung sash windows and raised brick quoins. It is set substantially back from the street front, with a central driveway flanked by lawns and ornamental trees behind a flint wall with red brick dressings. Based around a central quad, enclosed on three and a half sides. The chapel terminates in an apse.	Do not include on local list. The building is a very modest example of 1920s architecture. It therefore does not meet the criteria for architecture or sufficient criteria for 'Interest'. Its inclusion in the conservation area provides better protection than local listing would.	Not included
The Square		Patcham	Historic Building		Patcham CA		Remove from local list. The address does not appear to exist. All buildings in The Square are already listed, which provides them with a greater level of protection than local listing.	Removed
Tidy Street		Brighton	Historic Building	Houses	North Laine CA	Developed between 1836 and 1841, Tidy Street comprises a street of two storey rendered terraced buildings, with basement. Pitched roofs (now mostly concrete tile), with chimney stacks to the party walls. Each property would have had a small-paned hung sash window to each floor, with a semi-circular headed entrance and a basement lightwell. The ground floor is rusticated, terminating in a raised rendered string course. The properties are divided by a pilaster with ionic capital. Most properties retain their original detailing, although some have been altered over time. Source: North Laine Conservation Area Study	Remove from local list. The buildings are of architectural interest and provide a characterful streetscape. They are, however, typical of the North Laine conservation area, as stated in the North Laine Study. They are more appropriately protected through inclusion in the conservation area and Article 4 Direction, which also provides a greater level of protection than local listing does.	Removed
Tower Gate, London Road	Tower House	Patcham	Historic Building	House, now flats and resource centre	Preston Park CA		Not eligible for local listing as it is statutorily listed at grade II. This provides a greater level of protection than local listing would.	Not eligible
Trafalgar Street		Brighton	Historic Building	Shop	North Laine CA	Two storey end of terrace building, located at the corner of Tidy Street and Trafalgar Street. It forms part of the architectural composition of the terraces on Tidy Street (assessed separately). Shop to ground floor with corner entrance and further (original) entrance to Tidy Street. Rendered above, with modern replacement windows and ionic pilaster to either side of the Tidy Street façade. Hipped tiled roof.	Remove from local list. The building is of some architectural interest due to its association with the terraces on Tidy Street, but this has been eroded due to alteration. It is typical of the conservation area, which contains a mix of shopping and residential uses. In particular it is typical of the treatment of many corner buildings. It therefore does not meet sufficient criteria for Interest nor Significance.	Removed
Trafalgar Street		Brighton	Historic Building	Café and residential	North Laine CA	Two storey corner building, rendered with hipped roof and overhanging boxed eaves. Corner entrance to café, with large shopfront window onto Trafalgar Street. Kensington Place elevation is of three bays: set back from the road in line with the neighbouring properties on Kensington Place. Door and single small paned hung sash window surviving to ground floor, with awning over. Three, three over three windows to first floor. Former front garden has been paved over and boundaries removed.	Remove from local list. The building has been altered to accommodate the café, such that its original design is not clear. Its materials, scale and design are typical of the conservation area. It therefore does not meet the criteria for Interest. It is more appropriately protected through inclusion in the conservation area and Article 4 Direction, which provides it with a greater level of protection than local listing.	Removed
Upper Gardner Street		Brighton	Historic Building	Warehouse / industrial	North Laine CA	Tall, three storey 19 <sup>th</sup> century warehouse/industrial building, first shown on the c.1870 OS map. Rendered front elevation, with Victorian small-paned cast iron windows and a large sliding door to the ground floor. North side elevation reveals flint and brick construction. Roof pitched and hipped roof, largely concealed in the streetscene.	Do not include on local list. The building is located within the North Laine Conservation Area, which is characterised by its mix of residential, industrial and warehouse buildings. As such, this building is in keeping with the character of the area. Its inclusion in the conservation area provides a greater level of protection than local listing would.	Not included

Upper Gardner Street	40-41	The Tindle Centre	Brighton	Historic Building	Education, now converted	North Laine CA	A plaque on this building records an original date of 1826 as a National School and that it was reopened (and rebuilt) in 1887 as the Central Infants School as part of the National Schools programme. The 1887 rebuild has been attributed to Thomas Simpson, the architect of the Brighton Board Schools of that period. The current building certainly shares some of the architectural language of the Simpson schools but is much less coherent in its design and is painted render rather than red brick. It is not known whether the rendering is a later alteration. The building later became a community centre and is now partially in use as flats, with a modern roof extension, and a nursery.	Do not include on local list. The architectural interest of the building is modest compared to other Simpson schools and it has been much altered. It appears typical of the mixed 19 <sup>th</sup> century character of the North Laine conservation area and is better protected through that designation.	Not included
Upper North Street	66-68		Brighton	Historic Building	Shop	Montpelier & Clifton Hill CA	Victorian one storey shops, added to the front of earlier buildings. Shopfronts display simple decoration; and have been slightly altered. The Post Office Directory of Sussex (1878) indicates the shops as being a butcher (66), a shoemaker (67) and a baker (68) Number 66 retains a decorative grille to the stall riser and small rams heads to the corbels, indicative of its use as a butcher's shop.	Do not include on local list. The shops contribute positively to the streetscene; they are however insufficiently atypical of the area to meet sufficient criteria for 'interest'. They are more appropriately and better protected through inclusion in the conservation area.	Not included
Upper North Street	69	Windmill	Brighton	Historic Building	Public House	Montpelier & Clifton Hill CA	A building is shown in this location on the 1824 Pigott-Smith map, when it is the only building located on Upper North Street which had only recently been laid out. It is identified in street directories as a pub as early as 1832, and said to have received its first licence in 1828. Three storeys, with a three bay rendered frontage set back from the street behind rendered walls. Central entrance. Small paned hung sash windows to the outer bays; those to the top floor taller than the rest, with a blind window between. Overhanging eaves with hipped slate roof and prominent chimney stacks. Bow window to two floors to Clifton Place elevation, flanked by a blind semi-circular headed opening. Source: Myall 2008	Do not include on local list. Within the Montpelier & Clifton Hill conservation area. It is an early example of development in the area, and is of some townscape interest due to this and in being a focal point along the street. It is, however, relatively typical of the conservation area, and of limited architectural interest in itself. Its interest is more appropriately and better protected through its inclusion in the conservation area.	Not included
Upper Rock Gardens	3		Brighton	Historic Building	House	East Cliff CA		Not eligible for local listing as it is statutorily listed at grade II. This provides a greater level of protection than local listing would.	Not eligible
Upper Rock Gardens	16		Brighton	Historic Building	House, now flats	East Cliff CA	Originally an attached house, c.1815, and associated with numbers 17 and 18 (both listed grade II). 4 storeys over half basement. Full-height segmental bay, with balcony and canopy to first floor. Largely rebuilt in 1990s, when the building was delisted and a 4 storey extension built to the south. Set back from road behind a low boundary wall with piers with ball finials and cast iron railings.	Remove from local list. The building was largely rebuilt and significantly extended in the 1990s such that it has lost its original design integrity. It also no longer meets the criteria for 'interest'. As such, it does not meet the criteria for 'interest' nor 'Significance'. It is more appropriately and better protected through its inclusion in the conservation area.	Removed
Upper St James's Street	33		Brighton	Historic Building	Public House	East Cliff CA	The Hand in Hand Public House is located at the corner of Upper St James's Street and Marine Gardens. Built in the mid 19 <sup>th</sup> century, historic images show that the roof form has been altered from a pitched roof to a gambrel roof. The remainder of the building appears to be largely unchanged. Historic street directories indicate that number 33 was occupied by a coal merchant – George Hill – in 1854. By 1871 it is likely to have been in use as a beer retailer, named the Gasfitter's Arms with Samuel Pullin as landlord. A year later, it remained under the same landlord but the name had changed to the Hand-in-Hand. The building's use and name have continued, although under successive owners. Its use has included an independent brewery since 1989. Source: <a href="http://www.mybrightonandhove.org.uk/page_id__6302.aspx?path=0p214p215p394p204p1062p">http://www.mybrightonandhove.org.uk/page_id__6302.aspx?path=0p214p215p394p204p1062p</a>	Do not include on local list. The building retains a mid 19th century pub frontage at ground floor level. Its roof form has, however, been much altered. The building is insufficiently atypical of the area to merit inclusion on the local list. Its interest as a mid 19th century public house is appropriately protected through inclusion in the East Cliff Conservation Area	Not included

Vicarage Lane	Forge House	Rottingdean	Historic Building	Retirement Home	Rottingdean CA	Built 1972 on site of former smithy. The 1890, 1891 and 1902 street directories indicate the smithy was run by a W.E.Bowles at this time as a smiths and shoeing forge. A photograph from c.1908 indicates that the ownership at this point had changed to Ernie Stenning. D'Emmo (2009) suggests that Stenning had purchased the premises from Charlie Crossingham. Street directories indicate Stenning was still in ownership of the business as late as 1949. Historic maps and photographs show the smithy to be part of a group of buildings that developed in a piecemeal arrangement. The current Forge House does not replicate the arrangement or scale of these buildings. 2 storey with hipped roof. Painted brick to the ground floor with hung clay tiles above. Timber small paned casement windows. Set back from the road behind a flint boundary wall. Source: D'Emmo 2009	Do not include on local list. The building is a sympathetic 1970s interpretation of Sussex vernacular. It is, however, of limited architectural interest in itself. It is located at a prominent corner in the village, but lacks sufficient landmark status or distinctiveness to meet the criteria for townscape interest. The building is best protected through its continued inclusion in the conservation area.	Not included
Vicarage Lane	Haus Allistone	Rottingdean	Historic Building	House	Rottingdean CA	Two storey house plus attic. The property abuts Horseshoe Cottage, 2 Whipping Post Lane, to the rear, which is of similar design and detailing. Flint with brick dressings. Gable end fronts onto road, with square bay to ground floor, a single window to the first floor and further window to the gable end (attic). Hung sash windows have recently been reinstated.	Do not include on local list. The building is of some architectural interest, but is not atypical of the conservation area. The interest of the property is more appropriately protected through inclusion in the Rottingdean Conservation Area and the associated Article 4 Direction, which gives it a greater level of protection than local listing would	Not included
Victoria Terrace, King's Road	The Neptune Public House	Hove	Historic Building	Public House	Cliftonville CA	Three storey end of terrace public house. Rough rendered, with canted bay to each floor. Roof hidden behind parapet. Public house frontage incorporates doors to either side of the canted bay, with a semi-circular shaped 'pediment' above the fascia incorporating a depiction of Neptune.	Do not include on local list. The building – particularly the 'pediment' incorporating Neptune – is of some character, but its architecture is relatively typical of the conservation area. Its interest is therefore more appropriately protected through inclusion in the conservation area.	Not included
Warmdene Road	Patcham Junior School	Patcham	Historic Building	Education	No CA	Opened 1937 as a purpose-built school to serve the rapidly expanding area and as part of the development of the Ladies Mile Estate in the 1920s and 1930s. The architect was P. Billington. It is two storey plus attic space on a linear plan form with end pavilions. It is in a very stripped-down Neo Georgian style common to the period; red and blue brick with clay tiled roof. The windows have been replaced in UPVC. It sits well below pavement level in Warmdene Road so that only the long roof is noticeable. It is otherwise viewed at distance across playing fields.	Do not include on local list. The school is of insufficient architectural or townscape merit to meet two of the criteria for 'interest'.	Not included
West Street		Rottingdean	Historic Building	Houses	No CA	Terrace of two storey dwellings with dormer attic. Each property has a canted bay window to both floors, flanking the front door with fanlight. Pitched tile roofs. Numbers 9-11 and 18 retain flint elevations with red brick dressings. Construction date of 1898 indicated on stone between numbers 10 and 11. Number 17 has been rendered and a balcony added at roof level. Windows to numbers 9, 17 and 18 replaced in upvc. <a href="http://regencysociety-jamesgray.com/volume32/source/fg_32_126.htm">http://regencysociety-jamesgray.com/volume32/source/fg_32_126.htm</a>	Do not include on local list. The buildings are relatively typical of their type and have been altered. As such, they do not meet the criteria for 'interest' or 'significance'	Not included

West Street	21	Brighton	Historic Building	Bank, now pub and flats	No CA	Originally the Abbey National Building Society. Built 1938 to the designs of H.E.Mendelsohn. 4 storeys with rendered elevations and flat roof. Located at the corner of Regency Road and West Street, the corner is distinguished by a copper drum to the roof. Below, the building is curved and originally had curved glass to the upper floors. Both street elevations of similar design, with horizontal bands of glazing to each floor. The glazing projects slightly, and was originally curved to the corners (now canted). The ground floor has been much altered to form a public house. Source: A Guide to the Buildings of Brighton ND, <a href="http://regencysociety-jamesgray.com/volume29/source/jg_29_202.htm">http://regencysociety-jamesgray.com/volume29/source/jg_29_202.htm</a>	Do not include on local list. Of some architectural interest in being a good example of a building of this period and style, the building was also of some townscape interest due to the architectural exploitation of its corner location. The loss of the curved glass – which formed a distinctive feature of the design – as well as refenestration and alteration to the ground floor has reduced its architectural and townscape interest and means it does not meet the criteria for 'significance'.	Not included
Western Esplanade	1-11	Hove	Historic Building	Houses	No CA	Known variously as Aldrington Beach Bungalows, Seaside Bungalows and Hove Seaside Villas, the terrace is now known as 1-11 Western Esplanade or 'Millionaire's Row' and is located on the beachfront beside Aldrington Basin. Designed 1908-1909 by E.J Holland of the Aldrington Estate office for developer Michael Paget Baxter, Lord of the Manor of Aldrington, it took a decade to build. The properties originally included 12 inch thick walls built of concrete blocks and railway sleepers and 20 foot deep foundations, in order to protect the buildings from their exposed location. The buildings were unified through ornamental parapets and verandahs. Facilities for hot salt-water baths were provided. They were requisitioned during World War II and painted black by way of camouflage. Number 1 (Paget Baxter's own house) originally stood separate to the remainder of the terrace, but the gap was infilled in the late 20 <sup>th</sup> century. The terrace boasts a number of famous residents, both past and present. Source: Middleton 2002. <a href="http://www.britainfromabove.org.uk/image/epw017751?search=aldrington%20basin&amp;ref=0">http://www.britainfromabove.org.uk/image/epw017751?search=aldrington%20basin&amp;ref=0</a> <a href="http://www.hovedeepseaanglers.co.uk/history-hdsa.html">http://www.hovedeepseaanglers.co.uk/history-hdsa.html</a> <a href="http://portsladehistory.blogspot.co.uk/2013/11/hove-lagoon.html">http://portsladehistory.blogspot.co.uk/2013/11/hove-lagoon.html</a>	Remove from local list. Although the buildings are of some historic and townscape interest, they have been much altered, including some significant alterations in the last few years.	Removed
Western Esplanade		Hove	Historic Building	Clubhouse	Sackville Gardens CA	Built in 1963, as a replacement clubhouse for the Kingsway Bowls Club. Brick built with a recessed central portion in render. It is of one storey with a flat roof.	Remove from local list. The building is viewed in relation to the bowling greens, walls and other clubhouses, of which it forms a constituent part. It is therefore of some townscape interest, although this is limited and better protected by its conservation area designation. It is a later addition of limited architectural interest and therefore does not meet 2 criteria for 'interest'. The Western Lawns as a whole have been separately assessed.	Removed
Western Esplanade		Hove	Historic Building	Clubhouse	No CA	The Deep Sea Angling Club was formed in 1909, and operated from an existing building on the beach at the western end of Hove Esplanade. The original structure was replaced by a larger building in 1922. In 1983 an extension, designed by Christopher Dodd, was built, influenced by the design of Martello Towers. It won best new building award in 1983, jointly organised by Hove Council and Hove Civic Society. The building suffered substantial storm damage in 1996, but was fully repaired and continues in use as the Hove Deep Sea Angling Clubhouse. It should be noted that the historic Martello Tower defence system along the southeast coast were built between 1805 and 1812, and stretched from Seaford, East Sussex and Aldeburgh, Suffolk. As such, Martello Towers are not an historic building type within Brighton & Hove. Source: <a href="http://www.hovedeepseaanglers.co.uk/history-hdsa.html">http://www.hovedeepseaanglers.co.uk/history-hdsa.html</a>	Remove from local list. The earlier part of the building has little architectural interest, and has been substantially altered/extended and repaired in 1996. The modern (Martello) extension is of some architectural novelty, but was built only 30 years ago; the architectural interest is not considered exceptional and insufficient time has passed for an objective view to be taken	Removed



Western Esplanade	Round House / Mrs Bumbles	Hove	Historic Building	Street Furniture - shelter now café	No CA	Oval in plan, brick timber superstructure and canopy-style lead roof. The structure first appears on the c.1910-12 Ordnance Survey map, indicated as a shelter. It has been mostly infilled at a later date to form a café.	Remove from local list. It is too altered to merit inclusion on the local list	Removed
Western Road	14-19, 25, 27-30	Hove	Historic Building	Shop	Brunswick Town CA	Early 19 <sup>th</sup> century terraced buildings with shops to ground floors; flats, storage and offices above. Shopfronts of varied quality to ground floors. Bow windows to most properties at first floor and some at second floor. Rendered, mostly with parapets concealing roof.	Remove from local list. Although of some architectural interest, and forming positive features in the streetscape, the buildings are insufficiently atypical of the conservation area to merit local listing. They buildings are more appropriately and better protected through their inclusion in the conservation area.	Removed
Western Road	37	Brighton	Historic Building	Shop	Regency Square CA	Three storey rendered building, c. mid to late 19 <sup>th</sup> century. Modern shopfront to ground floor. Canted bay to floors above. Simple string course and parapet detailed to appear as bracketed eaves. Detailing matches in part that to neighbouring building. Hipped roof beyond. The rear elevation may contain historic stained glass windows, to two floors, set within modern frames, but this has not been confirmed and they are not visible in the streetscene.	Do not include on local list. The building is of little special architectural interest, and is typical of this part of the conservation area. It has been much altered. It is more appropriately protected through its inclusion in the conservation area.	Not included
Western Road	78	Hove	Historic Building	Shop	Brunswick Town CA	One storey building, forming a shop between higher premises to either side. Modern shopfront across entirety of building. Remnants of a more historic fascia appear to survive.	Remove from local list. The building has been much altered and does not meet the criteria for 'interest'. The description on the current local list appears to more accurately describe the neighbouring 75-76 Western Road (to the immediate east). This building is listed grade II, which provides a greater level of protection than local listing would.	Removed
Western Road	86-87	Hove	Historic Building	Shop	Brunswick Town CA		Not eligible for inclusion on the local list as it is already listed at grade II. This gives it a greater level of protection than local listing would.	Not eligible
Western Road	117-122	Brighton	Historic Building	Pub and shops	Montpelier & Clifton Hill CA	Three storey terraced buildings, in use as estate agents and a pub. Mixture of modern and traditional shopfronts. Rendered above, with mixture of bow, canted and tripartite windows in largely symmetrical design. Bays separated by pilasters. Roof hidden behind parapet. Statute of a Knight located at third storey level above the pub, relates to the pub's name 'The Temple Bar'.	Remove from local list. Although the group is of some townscape interest, its architecture is typical of the area and it has been altered. Its interest is more appropriately protected through inclusion in the conservation area.	Removed
Western Road	139	Brighton	Historic Building	Houses, now flats	No CA	Admiral Sir Edward Codrington lived at 140 Western Road from 1828 to 1832. He commanded HMS Orion during the Battle of Trafalgar and reached further prominence in 1827 during the Greek War of Independence. A terrace of nine houses were built in the 1820s and named after him. Numbers 1 to 7 were situated where Waitrose now stands. Numbers 8 and 9 now comprise Codrington Mansion. Originally with long front gardens, a new building line was established to Western Road. As such, the gardens were built over to create one-storey shopfronts. The doorway and passageway to the flats behind was likely constructed at this time. It comprises a round-arched doorway flanked by Corinthian pilasters beneath a decorative semi-circular pediment. The pilasters originally supported console brackets, but these no longer survive. The shopfronts have been subject to much alteration. The original houses are visible above the shopfronts. They form a paired composition, with a hipped roof with dormers. Rendered and of three storeys with attic. The first floor windows have raised surrounds with segmental pediments, whilst those to the second floor are plain. Source: Collis 2010, <a href="http://regencysociety-jamesgray.com/volume19/source/g_19_016.html">http://regencysociety-jamesgray.com/volume19/source/g_19_016.html</a> <a href="http://regencysociety-jamesgray.com/volume19/source/g_19_018.html">http://regencysociety-jamesgray.com/volume19/source/g_19_018.html</a>	Do not include on local list. The original two houses have been much altered, through the insertion of (much-altered) one storey shops to their front gardens and conversion to flats. The doorway to Western Road has also lost some of its decoration. The building has therefore lost much of its architectural and townscape interest and does not merit inclusion on the local list.	Not included

Local List of Heritage Assets

Appendix 3 - Assets not recommended for inclusion.

Western Road	175-180	Brighton	Historic Building	Shop, Department Store	No CA	<p>1966 by Denman &amp; Son (and thus later than the majority of department stores along this stretch of Western Road). Upper floors tiled with relief provided by small square windows and slits. Formerly the Johnson Brothers Furniture Store. Western Road was initially developed (from c.1809) for housing, but as the area developed the front gardens were built over to provide shops. From 1906 the Brighton Corporation began acquiring property on the north side and the road was widened between Hampton Place and North Street between 1926 and 36. This provided the opportunity to consolidate the building plots and develop a number of large department stores. This stretch of road was described in 1953 as 'Oxford Street-by-the-Sea' by Harold Clumm. The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. In was not until the 1920s that the department store made an appearance in Brighton &amp; Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton &amp; Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road. Source: Antram &amp; Morrice 2008, Carder 1990</p>	<p>Do not include on local list. The building is of limited architectural, historic or townscape interest, despite its design by a well-known local architectural practice. It therefore does not meet the criteria for 'Interest'.</p>	Not included
Western Road	181-185	Brighton	Historic Building	Shop, Department Store	No CA	<p>Former Woolworths Store. Moderne commercial style. Three storey building; modern shopfront to ground floor. Horizontal emphasis to fenestration above, with liting to the panels between floors. Rendered; roof not visible. Western Road was initially developed (from c.1809) for housing, but as the area developed the front gardens were built over to provide shops. From 1906 the Brighton Corporation began acquiring property on the north side and the road was widened between Hampton Place and North Street between 1926 and 36. This provided the opportunity to consolidate the building plots and develop a number of large department stores. This stretch of road was described in 1953 as 'Oxford Street-by-the-Sea' by Harold Clumm. The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. In was not until the 1920s that the department store made an appearance in Brighton &amp; Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton &amp; Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road. Source: Antram &amp; Morrice 2008, Carder 1990</p>	<p>Do not include on local list. Although of historic interest and part of a group of department stores representative of shopping in the interwar period, the building is of insufficient architectural or townscape interest in itself to merit inclusion on the local list</p>	Not included
Western Road	186 and 187	Brighton	Historic Building	Shop	No CA	<p>Three storey rendered buildings, both with modern shopfronts and roofs not visible. Number 186 is Art Deco in style, with large glazed areas to all floors, with decorative metal panels between the first and second floors. 187 is of a simple neo-classical style; three bays in width, with canted bay windows to the outer bays. Raised quoins. Similar detailing to side elevation. Western Road was initially developed (from c.1809) for housing, but as the area developed the front gardens were built over to provide shops. From 1906 the Brighton Corporation began acquiring property on the north side and the road was widened between Hampton Place and North Street between 1926 and 36. This provided the opportunity to consolidate the building plots and develop a number of large department stores. This stretch of road was described in 1953 as 'Oxford Street-by-the-Sea' by Harold Clumm. The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. In was not until the 1920s that the department store made an appearance in Brighton &amp; Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton &amp; Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road. Source: Antram &amp; Morrice 2008, Carder 1990</p>	<p>Do not include on local list. The buildings are of insufficient architectural and townscape interest to merit inclusion on the local list.</p>	Not included

Western Road	188-191	Brighton	Historic Building	Shop, Department Store	No CA	<p>1928 as W.J. Wade's Drapery Company. Moderne commercial style. Three storeys. Modern shopfront to ground floor. Above, pilasters support an understated entablature at parapet level. Matching fenestration to both first and second floor, with emphasis given to central windows. Western Road was initially developed (from c.1809) for housing, but as the area developed the front gardens were built over to provide shops. From 1906 the Brighton Corporation began acquiring property on the north side and the road was widened between Hampton Place and North Street between 1926 and 36. This provided the opportunity to consolidate the building plots and develop a number of large department stores. This stretch of road was described in 1953 as 'Oxford Street-by-the-Sea' by Harold Clunn. The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. In was not until the 1920s that the department store made an appearance in Brighton &amp; Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton &amp; Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road. Source: Antram &amp; Morrice 2008. Carder 1990</p>	Do not include on local list. The building is of insufficient architectural or townscape merit to merit designation on the local list	Not included
Western Road	192	Brighton	Historic Building	Shop	No CA	<p>Three storey building with rendered elevation and roof behind parapet. Modern shopfront to ground floor. Vertical moulded surrounds housing fenestration (with modern replacement windows), with decorative panels between. Western Road was initially developed (from c.1809) for housing, but as the area developed the front gardens were built over to provide shops. From 1906 the Brighton Corporation began acquiring property on the north side and the road was widened between Hampton Place and North Street between 1926 and 36. This provided the opportunity to consolidate the building plots and develop a number of large department stores. This stretch of road was described in 1953 as 'Oxford Street-by-the-Sea' by Harold Clunn. The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. In was not until the 1920s that the department store made an appearance in Brighton &amp; Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton &amp; Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road. Source: Antram &amp; Morrice 2008. Carder 1990</p>	Do not include on local list. The building is of insufficient architectural or townscape interest to merit local listing	Not included
Western Road	193-4	Brighton	Historic Building	Shop	No CA	<p>Two storey, 5 bay building faced in stone. Poor-quality modern shopfronts to ground floor. Above, Classical Revival arcade of vousoired windows set within arches separated by Corinthian pilasters. Western Road was initially developed (from c.1809) for housing, but as the area developed the front gardens were built over to provide shops. From 1906 the Brighton Corporation began acquiring property on the north side and the road was widened between Hampton Place and North Street between 1926 and 36. This provided the opportunity to consolidate the building plots and develop a number of large department stores. This stretch of road was described in 1953 as 'Oxford Street-by-the-Sea' by Harold Clunn. The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. In was not until the 1920s that the department store made an appearance in Brighton &amp; Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton &amp; Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road. Source: Antram &amp; Morrice 2008. Carder 1990</p>	Do not include on local list. The style of the building is a modest example of a Classical Revival building, which is not progressive for its time. It has been altered through the insertion of particularly poor-quality shopfronts at ground floor level. It does not meet the criteria for 'Interest' nor 'Significance'.	Not included

Western Road	195-200		Brighton	Historic Building	Shop, Department Store	No CA	<p>Marks &amp; Spencer's store, built 1960s-1970s to replace their previous store. The design retains some of the verticality and design elements of the original store (as depicted in historic photographs), but in a simplified, modern manner and using modern materials such as pre-cast concrete panels. Western Road was initially developed (from c.1809) for housing, but as the area developed the front gardens were built over to provide shops. From 1906 the Brighton Corporation began acquiring property on the north side and the road was widened between Hampton Place and North Street between 1926 and 36. This provided the opportunity to consolidate the building plots and develop a number of large department stores. This stretch of road was described in 1953 as 'Oxford Street-by-the-Sea' by Harold Clunn. The concept of the department store emerged in the late 19th century, though the finest examples in England date from the early 20th century. It was not until the 1920s that the department store made an appearance in Brighton &amp; Hove, probably because there were few opportunities before then for retailers to accumulate the necessary consolidated blocks of High Street property, given the tight knit 19th century urban grain of Brighton &amp; Hove. The 1920s and 1930s saw a boom of department store building, particularly in London Road and in Western Road. This building forms the most recent interpretation of a purpose-built department store on Western Road. Source: Antram &amp; Morrice 2008, Carder 1990, <a href="http://regencysociety-jamesgray.com/volume19/source/ig_19_121.html">http://regencysociety-jamesgray.com/volume19/source/ig_19_121.html</a></p>	Do not include on local list. The building is of insufficient architectural, historic or townscape interest to merit inclusion on the local list	Not included
Whipping Post Lane	2	Horseshoe Cottage	Rottingdean	Historic Building	House	Rottingdean CA	<p>Two storey house plus attic. The property abuts Haus Allistone, Vicarage Lane, to the rear, which is of similar design and detailing. Flint with brick dressings. Central door with hung sash window to either side. Two further hung sash windows above. Gable end rises above right hand bay, and includes a further matching window.</p>	Do not include on local list. The building is of some architectural interest, but is not atypical of the conservation area. The interest of the property is more appropriately protected through inclusion in the Rottingdean Conservation Area and the associated Article 4 Direction, which gives it a greater level of protection than local listing would	Not included
Wicklads Avenue	56		Saltdean	Historic Building	House			Not eligible for inclusion on the local list as it is not located within the boundary of the City of Brighton and Hove. Lewes District Council will be notified of the nomination.	Not eligible
Wilbury Road	44		Hove	Historic Building	House, now flats	Willett Estate CA		Not eligible for inclusion on the local list as it is already statutorily listed at grade II. This provides it with greater protection than local listing would.	Not eligible
Wilbury Road	48 and 50		Hove	Historic Building	Houses	Willett Estate CA	<p>Two storey detached houses, with dormer attic, probably originally of matching design. Built 1876-77. Gault brick with red brick banding. Central entrance with portico. Cantilevered bays to either side (at ground floor level). Porch and bays finished in render. 5 segmental-headed windows above. Set back from the road behind low rendered walls and hedges.</p>	Remove from the local list. The buildings are good quality examples of Victorian villas, but are typical of the conservation area. Their interest is more appropriately protected through their inclusion in the conservation area.	Removed
York Place	4 and 5		Brighton	Historic Building	Shop	Valley Gardens CA	<p>Three storey terraced building, early 19<sup>th</sup> century. Modern shopfront to ground floor. Mathematical tiles above with painted brick quoins. Bow windows to each floor. Dentil eaves cornice.</p>	Remove from local list. The building is of some architectural interest, but is typical of the character of the Valley Gardens Conservation Area. A modern shopfront has also been inserted at ground floor level, harming the historic integrity of the building. Its interest is more appropriately protected through inclusion in the conservation area.	Removed

York Place	8-10 consecutive	Brighton	Historic Building	Shop	Valley Gardens CA	Three and four storey buildings, early 19 <sup>th</sup> century. Modern shopfronts to ground floor; render and flint cobble with brick dressing elevations above. Single bow window to each property, rising through all floors, with small paned hung sash windows. Roof set behind parapet.	Remove from local list. The buildings are of some architectural interest, but their integrity has been harmed through the insertion of modern shopfronts. The buildings are typical of this part of the Valley Gardens conservation area, and their interest is more appropriately protected through this designation.	Removed
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## **Planning Advice Note: Local List of Heritage Assets**

**June 2015**

### **Summary**

Production of a local list of heritage assets is useful in considering planning proposals and for helping conserve the city's historic environment. The current local list was produced as part of a review in 2013-2015. The heritage assets included on the local list are considered to have met the agreed selection criteria for architectural, historic and/or townscape interest, and for rarity, representativeness and/or intactness (see Appendix 2).

A locally listed heritage asset is defined as a non-designated heritage asset under the terms of the National Planning Policy Framework. Inclusion on the local list does not provide additional statutory protection against loss or alteration and does not change the requirements for planning permission, or permitted development rights.

However, where proposed works require planning permission, the significance of the locally listed asset will be a 'material consideration' in determining the application. This means that greater emphasis will be placed on ensuring the proposed development conserves and/or enhances the special interest of that asset, including its setting.

The planning authority will seek to ensure the retention, good maintenance and continued use of locally listed heritage assets wherever possible.

The local list of heritage assets can be viewed online: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list).

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## Introduction

Brighton & Hove is particularly famous for its Regency architecture, but it has a much wider history; from Norman Manors through to early 20<sup>th</sup> century suburbs and beyond. Much of this history is still visible through the buildings, structures, parks and gardens that survive today.

The surviving historic environment is a valuable resource. Alongside economic and cultural value, it helps form local identities by providing local landmarks and a greater sense of place.

In order to help conserve the historic environment, the council has produced a Local List of Heritage Assets. This guidance document explains what a local list is, the national and local policy background, the need for a local list, how assets are selected and the impacts of inclusion on the list.

## Definition of Heritage Assets

National planning policy defines a heritage asset as ‘*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*’ (National Planning Policy Framework, Annex 2).

As such, a locally listed asset is defined as a non-designated heritage asset.

## Purpose of Local List

Many historic buildings, parks and gardens are valued for their contribution to the character and local distinctiveness of the area, or for local historical associations. They may not, however, be of sufficient national importance to warrant inclusion on the Statutory List of Historic Buildings or Register of



Historic Parks and Gardens. Their special interest is instead recognised through inclusion on the Local List of Heritage Assets. The local list is designated by the City Council in consultation with the local community.

The local list is useful in considering planning proposals and for helping to conserve the city's historic environment.

## **Implications of Local Listing.**

Locally listed heritage assets are recognised in national and local planning policy. The relevant policies are set out in Appendix 1.

Local listing is not the same as statutory listing. The differences are set out below:

Statutory listing is a national designation administered by Historic England (formerly English Heritage) on behalf of the Secretary of State. A statutorily listed building requires listed building consent in order for alterations, additions or demolitions to be carried out which affect its historic and architectural significance. This provides specific protection to both the exterior and interior of the building.

In contrast, including an asset on the local list does not provide any additional statutory protection against loss or alteration. It does not result in any additional legal requirements for owners. As such, repairs, some external alterations and internal alterations can be undertaken without planning permission. In some cases demolition may also be undertaken without permission. The same rules apply as to when planning permission is required, whether the asset is locally listed or not.

Where proposed works require planning permission, the significance of the locally listed asset will be a 'material consideration' in determining the application. This means that greater emphasis will be placed on ensuring the proposed development conserves and/or enhances the special interest of that asset, including its setting.

The planning authority will seek to ensure the retention, good maintenance and continued use of locally listed heritage assets wherever possible.

Where a locally listed heritage asset is within a conservation area or subject to an Article 4 Direction, there are additional controls in place. For those assets within a conservation area, other heritage-related planning policies are also relevant.

To find out whether planning permission is required, please contact the planning team on 01273 292222 (option 4).

Where proposals require planning permission, early pre-application engagement with the planning service is encouraged.

## **Production of Local List**

### **Eligibility for inclusion**

The Local List for Brighton & Hove includes historic buildings and historic parks and gardens. These are the predominant types of heritage asset in the city that are administered by the City Council.

Like listed buildings, the types of ‘historic building’ that can be included on the list also includes other types of structure such as street furniture, boundary walls and railings. Similarly, the type of park and garden which can be included on the list is based upon those that are eligible for inclusion on the Register of Parks and Gardens. These are ‘designed’ landscapes, rather than those of planting, botanical, ‘natural’ or recreational importance.

Archaeological assets in the city are administered by East Sussex County Council through separate schemes, and locally designated sites are therefore not included on the Brighton & Hove Local List. All assets within the National Park are similarly not included, as these are administered by the South Downs National Park Authority.

Heritage assets that are already designated nationally as listed buildings or registered parks and gardens already enjoy a higher level of protection than local listing, and are therefore also not included on the local list.

An asset is included in its entirety on the local list, unless areas are specifically identified within the assessment as not being of interest. As such, all addresses which form part of the building, or all areas which form part of a park or garden are considered part of the locally listed asset, even if they are under different ownership/use.

### **Asset Selection**

Robust and objective selection criteria ensure that the list provides a good basis for planning decisions and is defensible at planning appeal where necessary. These are set out in Appendix 2.

The criteria are based on Historic England’s Conservation Principles, Policies and Guidance (2008), and the National Planning Policy Framework (2012). They also provide additional focus on local distinctiveness and community value. This is in line with Historic England’s guidance on Local Listing (2012). Each asset included on the local list has been considered to meet the selection criteria.

### **Special considerations**

**Lamp Posts and Letterboxes:** These types of street furniture are particularly numerous and usually conform to one of a few ‘types’. As such, specific thematic criteria have been produced for these asset types. Specific examples which meet the thematic criteria will be added to the local list upon

identification. The Thematic Criteria can be found within the relevant thematic assessments, available online: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)

**Modern Buildings:** Care has to be taken in nominating assets dating to the last 30 years. This is because there has been little time for an objective and consensus view to be formed on their special interest. To be included on the list, an asset constructed in the last 30 years would therefore need to be of exceptional architectural, historic and/or townscape interest. Its special interest would also need to survive wholly intact. In line with Historic England's criteria for listed buildings, assets need to be over 10 years old to be eligible for inclusion.

**Assets within conservation areas:** The interest of buildings within conservation areas is usually already recognised through the conservation area designation. Assets within a conservation area are 'designated heritage assets' and benefit from additional planning controls over and above those afforded by local listing. Buildings which are typical of their conservation area will not, therefore, be included on the local list. Buildings which are atypical of their conservation area, but are of special architectural/design, historic and/or townscape interest, will be considered for inclusion.

## Appeals

Any appeal to remove an asset from the local list needs to be based on evidence that it fails to meet the requirements of the selection criteria. Similarly, if an asset has been nominated, but considered on assessment to not meet the criteria, any appeal for re-assessment needs to be based on new evidence to show how it meets the selection criteria.

## Future Review

A thorough review of the Local List was undertaken between 2013-15. This included a full review of the previous local lists for Brighton and for Hove, as well as an extensive call for nominations from the public.

New nominations for the list will be collated and assessed on a 5 year cycle. Additions or deletions can be proposed by anyone and should be submitted to the Council's Major Projects, Heritage and Design Team. Nominations will be assessed against the selection criteria. The results of the assessments will be subject to a six week consultation process. This will include notification to the owner/occupier of the nominated assets wherever possible, the Conservation Advisory Group and relevant stakeholders/local societies. The assessments will be made available on the council's website and at the Customer Service Centres. Following consideration of any comments received, recommended amendments to the list will be reported to the appropriate committee for approval.

The first review is scheduled for 2020. In exceptional cases, a nomination may be considered ahead of the 5 year cycle if there is a clearly demonstrable and immediate threat to that asset.

Nominations should include sufficient information to ensure the asset can be adequately assessed. This should include a clearly identified location (i.e. full address or map indicating location), history and explanation of how the asset meets the criteria. Nominations should be submitted on the Nomination Form included in Appendix 3. It will not be possible to assess the nomination if insufficient information is provided.

## Further Information

A summary list and full assessment for each inclusion on the Local List of Heritage Assets is available on the heritage pages of the council's website: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)

Those assets designated nationally (on the statutory list of historic buildings or register of parks and gardens) can be searched on the National Heritage List for England, administered by Historic England: <https://www.historicengland.org.uk/listing/the-list>

Further information on planning and local listing is available on the council's website: <http://www.brighton-hove.gov.uk/content/planning>

To find out whether planning permission is required for any works you wish to carry out, please contact the Planning Team on 01273 292222 (option 4).

For advice on appropriate repair or the acceptability of proposals for an existing locally listed asset, please contact the Heritage Team on [conservation@brighton-hove.gov.uk](mailto:conservation@brighton-hove.gov.uk) or 01273 292222 (option 3). The telephone line is available 10am -12noon, Monday to Thursday.

To nominate an asset for inclusion on the council's local list of heritage assets (first review scheduled for 2020 and every 5 years thereafter), please complete the nomination form in Appendix 3 with as much information as possible, and submit to the Major Projects, Heritage and Design Team on [conservation@brighton-hove.gov.uk](mailto:conservation@brighton-hove.gov.uk) or

Heritage Team  
Kings House  
Grand Avenue  
Hove  
BN3 2LS

## Appendix 1 – Planning Policy Background

### National Planning Policy Framework (2012)

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework. It forms a key part of the 'environmental dimension' of sustainable development (NPPF Para 6). The 'Core Planning Principles' that underpin the planning system state that heritage assets should be conserved "in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations" (NPPF Para 17, bullet 10).

This is expanded upon principally in Paragraphs 126-141. Paragraph 135 relates to non-designated heritage assets, including those incorporated in a local list. It states: **"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"** (NPPF Para 135).

Paragraphs 135, 128 and 129 of the NPPF advocate a significance-based approach. Both the significance of the heritage asset and its setting should be considered in any application. Conversely, proposals in the vicinity of a locally listed heritage asset should consider whether they impact on the setting of this asset. The **"desirability to sustain and enhance the significance of heritage assets"** is taken into account when determining applications (NPPF para 131).

The National Planning Policy Guidance (NPPG) is an online resource which provides guidance to support the NPPF. It includes a section on non-designated heritage assets as well as information on identification of significance.

### Brighton & Hove Local Plan (2005)

At the time of writing, the Brighton & Hove Local Plan (2005) is the adopted local development plan for the city. The NPPF explains that full weight could be given to relevant policies, including 'saved' policies adopted since 2004, for 12 months from the date of the NPPF's publication (2012). After this period, due weight can be given to Local Plan policies which have a degree of consistency with policies in the NPPF. It is considered that the policies relevant to the Local List are fully consistent with the NPPF so should be afforded 'significant weight'.

The relevant policies are Policy HE10 and QD20.

Policy HE10 relates to Buildings of Local Interest. It states that:

**“The planning authority will seek to ensure the retention, good maintenance and continued use of buildings of local interest. Whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these buildings should be of a high standard compatible with the character of the building.”**

Protection for parks and gardens on a local list is provided by Policy QD20, ‘urban open space’. This is indicated in the supporting text to policy HE11, ‘historic parks and gardens’. This policy helps to safeguard areas of open space that are important to the local and/or wider community and help to provide an attractive, sustainable and stimulating environment. It states:

**“Planning permission will not be granted for proposals that would result in the loss of areas of public or private open space that are important to people because of their recreational, community, historical, conservation, economic, wildlife, social or amenity value. Enhancements to these areas of open space will be sought and the preservation of character, appearance, layout and features of importance.**

**The loss of an area of open space important to people will only be considered in exceptional circumstances. For example, where it can be demonstrated that the proposal is of national importance or essential to meet social, environmental and/or economic needs, which cannot be located elsewhere. Where such exceptional circumstances apply, the planning authority will require alternative appropriate open space provision of a suitable size, type, layout character, appearance and location.”**

Any locally listed park or garden is considered to have historical or conservation value. The preservation and/or enhancement of the area will be sought. Loss of a locally listed park or garden will only be considered in exceptional circumstances. In the case of locally listed spaces, it is not possible to replace the interest and value of the space through providing alternative open space elsewhere.

## **City Plan (Part 1)**

At the time this Planning Advice Note was agreed, the City Plan (Part One) had been submitted to the Secretary of State in June 2013 and is within its Examination stage. It is a material consideration in the determination of planning applications. The NPPF (paragraph 216) gives more weight to emerging policies that are at a late stage of preparation subject to compliance with the NPPF and the amount of unresolved objections. Therefore weighting is considered on a policy by policy basis.

Following the forthcoming adoption of the City Plan Part One, policy QD20 of the Brighton & Hove Local Plan (2005) will be replaced by policy CP16, ‘Open Space’. Local Plan Policy HE10 will be retained as part of the Development Plan for Brighton & Hove until replaced by the City Plan (Part Two).

Policy CP15, 'Heritage' (which is considered to have significant weight) provides an over-arching policy advocating the promotion of the city's heritage and ensuring the historic environment plays an integral part in the wider social, cultural, economic and environmental future of the city. In line with national policy, it supports a significance-led approach.

Policy CP16, 'Open Space' (which is considered to have more weight than the Local Plan policy) seeks to safeguard, improve, expand and promote access to Brighton & Hove's open spaces and the diverse range of experiences offered by these spaces. Paragraph 4.179 of the supporting text states that the existing historical, visual and cultural value will be taken into account.

## **Historic England Guidance**

Historic England provides a range of relevant guidance documents through its website. The most relevant document is the '**Good Practice Guide for Local Heritage Listing**' (2012). This provides an introduction to the role of local listing, the policy background and the creation and management of local lists.

Historic England's Selection Guides:

<https://www.historicengland.org.uk/listing/selection-criteria/> outline the national designation criteria for different types of historic building and historic park and garden. These are useful in providing a history to each asset type and setting local assets within the national context.

## Appendix 2 – Selection Criteria

To be included on the Local List of Heritage Assets, an asset must meet:

**2** of the below, for **Interest**:

- Architectural, Design and Artistic Interest
- Historic and Evidential Interest
- Townscape Interest

**1** of the below, for **Significance**:

- Rarity and Representativeness
- Intactness

AND (non-compulsory)

- Communal Value



## Interest

### **A - Architectural, Design and Artistic Interest**

This interest derives from the design and general aesthetics of an asset, and how people draw sensory and intellectual stimulation from it. The difference between architectural/design interest and artistic interest can be clear (for example statues (artistic interest) in a formal garden (design), but is often less so (for example ornament on a building). To meet the criteria of Architectural, Design and Artistic Interest, an asset should demonstrate at least one of the following:

- (i) A good example of a regional approach to its design, construction, planning, craftsmanship, decoration and/or materials
- (ii) A good quality and/or rare example of a particular type of building, style or period of design
- (iii) An asset demonstrating innovation in its design, construction or decoration, that may have led to the development of new styles or trends
- (iv) A good example of work by a national or local notable architect, engineer, artist or company
- (v) An asset with aesthetic interest derived either from conscious design, or through how it has evolved over time.

### **B - Historic and Evidential Interest**

Historic interest derives from how a particular aspect of past life is illustrated or associated with notable persons, groups or historic events. Evidential interest provides evidence about past human activity. This can be from documentary sources or through analysis of the surviving historic fabric. To meet the criteria of Historic and Evidential Interest, an asset should demonstrate at least one of the following:

- (i) Close association with a notable individual, group or historic event of regional and/or national importance, which is uncompromised by its current appearance
- (ii) An asset which influenced, and/or whose former use illustrates the physical, social and economic development of Brighton and Hove, where this is uncompromised by its current appearance
- (iii) Significance enhanced through the survival of associated contemporary or historic records
- (iv) The surviving fabric reveals important evidence about human activity
- (v) An asset whose present form is the outcome of a series of phases of development or a continuous sequence of change, where the apparent phases reveal evidence about changing human activity

### **C - Townscape Interest**

Townscape interest derives from the contribution an asset makes to the townscape. It may also include group value. To meet the criteria of Townscape Interest, an asset should demonstrate at least one of the following:

- (i) Within a Conservation Area, making a positive contribution to the character and appearance, but atypical in style, design and/or materials
- (ii) Outside a Conservation Area, but makes a positive contribution to the street scene
- (iii) Forms a visual focal point and/or landmark
- (iv) Has considerable group value through its close association to designated asset(s).

#### **D - Communal Value (non-compulsory)**

Communal Value derives from the meanings that a heritage asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It may be more directly associated with activities rather than physical fabric. To meet the criteria of Communal Value, an asset should demonstrate at least one of the following:

- (i) Forms a source of local identity and/or distinctiveness for the community.
- (ii) Retains commemorative, symbolic and/or spiritual value

Although communal value is important to the significance of an asset, it is very difficult to quantify. The value also changes between individuals/groups and over time. As such, this is not a compulsory criteria. Any demonstrable communal value will nevertheless be taken into account in the assessment, and may be particularly influential in borderline cases.

### **Significance**

#### **E – Rarity and Representativeness**

- (i) A good example of a design, form or other feature that is uncommon in the locality or city. This may be linked to age (as the older the asset is, the less likely it is to survive in anything like its original form), however age does not necessarily equate to rarity. For example, a Regency townhouse is of considerable age, but is not particularly rare in Brighton and Hove.
- (ii) One of few surviving examples of an asset type which is representative of a particular style or trend, or representative of the legacy of a particular individual, group, architect or company.

#### **F – Intactness**

- (i) Retains a sense of completeness, in itself and/or as part of a larger group. Retains the majority of its design features, such as the original windows to a building or original landscape/architectural elements within a historic park. This may represent a single phase of development, or a number of historic phases of development.
- (ii) Retains its original use or function, where this is particularly relevant to its interest.

## Appendix 3 – Nomination Form

### Brighton and Hove Local List

#### Nomination Form



Before completing this nomination form, please read the accompanying Planning Advice Note. All sections marked \* are essential; please fill out the remaining sections as much as you are able. If insufficient information is provided, it will not be possible to assess the nomination. **An editable version of the form with expandable boxes is available from the Heritage Team or on the council's heritage webpages: [www.brighton-hove.gov.uk/local-list](http://www.brighton-hove.gov.uk/local-list)**

#### Asset Details:

<b>*Asset Name:</b>	
<b>*Address:</b>	
<b>*Type:</b> (e.g. Pub/House/Park)	
<b>Date of construction:</b>	
<b>Owner:</b> (if known)	
<b>*Short Description of Asset:</b> (e.g. materials, style, features of interest)	

#### ***\*How does the asset meet the Selection Criteria?***

Please provide an explanation of how the asset meets the criteria (set out in the associated guidance document). This may require historic research to be undertaken. ***The asset must meet two of the criteria for Interest, and 1 of the criteria for Significance.***

***Interest Criteria:*** (Please expand boxes or add pages as necessary)

<b>(A) Architectural, Design and Artistic Interest</b>
<b>(B) Historic and Evidential Interest</b>
<b>(C) Townscape Interest</b>

<b>(D) Communal Value</b> (non-compulsory)

**Significance Criteria:**

<b>(E) Rarity and Representativeness</b>
<b>(F) Intactness</b>

**Additional Information:**

<b>Have you submitted any photographs with your nomination?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<b>Do you consent to the Council reproducing these photographs in the Local List and associated material?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<b>Are the photographs taken from public or private land?</b>	Public <input type="checkbox"/>	Private <input type="checkbox"/>	Unsure <input type="checkbox"/>

***Please provide a list of any additional documents (eg photographs or maps etc) provided, or any further notes below:***


**Applicant Details:**

If you would like to be informed of the progress of the local list review, please provide contact details below.

<b>Name:</b>			
<b>Name of group/society (if applicable)</b>			
<b>Address:</b>			
<b>Phone No:</b>			
<b>Email:</b>			
<b>Preferred means of contact:</b>			
<b>Phone</b> <input type="checkbox"/>	<b>Email</b> <input type="checkbox"/>	<b>Letter</b> <input type="checkbox"/>	

Please return this form to: Heritage Team, Kings House, Grand Avenue, Hove, BN3 2LS or [conservation@brighton-hove.gov.uk](mailto:conservation@brighton-hove.gov.uk)

## Appendix 4 – Glossary

The following definitions are taken from the NPPF (marked NPPF), Planning Portal Website (marked PP) or Historic England Website (marked HE)

**Article 4 Direction (PP):** Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.

**Conservation (for heritage policy) (NPPF):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area (PP):** Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.

**Curtilage (HE):** An area of land around a listed building within which other buildings pre-dating July 1948 may be considered listed. Some buildings have no curtilage. For some the extent will be clear (such as the garden boundary) but for others assessing the curtilage may be difficult.

**Designated heritage asset (NPPF):** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Heritage asset (NPPF):** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment (NPPF):** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic environment record (NPPF):** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Listed Building (PP):** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells) within its curtilage. Historic England is responsible for designating buildings for listing in England.

**Setting of a heritage asset (NPPF):** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy) (NPPF):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The full Glossaries of relevant planning terms are available here:

<http://www.planningportal.gov.uk/general/glossaryandlinks/glossary>

<https://www.historicengland.org.uk/advice/hpg/hpr-definitions/>

<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>

## Appendix 5 – Resources

A list of useful resources is set out below.

### Books:

- Antram, N. and Morrice, R. (2008) Brighton and Hove: Pevsner Architectural City Guide. New Haven and London: Yale University Press  
Antram, N. and Pevsner, N. (2013) Sussex East with Brighton and Hove: The Buildings of England. New Haven and London: Yale University Press  
Carder, T. (1990) The Encyclopaedia of Brighton. East Sussex: East Sussex County Libraries  
Collis, R. (2010) The New Encyclopaedia of Brighton. Brighton: Brighton & Hove Libraries  
Middleton, J. (2002) The Encyclopaedia of Hove and Portslade

Many other books are available which are area-specific or relate to a certain asset type. Some of these are referenced in the bibliography in Appendix 6. Copies are often available at city libraries or The Keep (see below).

### Online resources:

Historic England's Selection Guides:

<https://www.historicengland.org.uk/listing/selection-criteria/> outline the national designation criteria for different types of historic building and historic park and garden. These are useful in providing a history to each asset type and setting local assets within the national context.

Historic England designation reports for non-listed (those buildings nominated for statutory listing but considered not to meet the criteria) or de-listed (those buildings formerly on the statutory list but removed following reassessment) can be searched via the Heritage Gateway:

<http://www.heritagegateway.org.uk/gateway/>

This only covers more recent assessments. The Heritage Gateway also allows some of Historic England's other online resources to be searched, such as Pastscape and ViewFinder.

The council has produced Conservation Area Character Statements for many historic areas of the city: <http://www.brighton-hove.gov.uk/content/planning/heritage/conservation-areas>. These identify the character and appearance of the conservation area. Where an asset is located within a conservation area, it is required to be atypical of the character and appearance of the conservation area in order to meet selection criteria C(i).

Tithe Maps and Apportionments can be searched here:

<http://www.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/esro/titthemaps/search.aspx> Tithe maps and apportionments were prepared following the Tithe Commutation Act of 1836, and show the development of

the area in about 1840. They were drawn up on a parish basis. The apportionments provide a schedule of all owners and occupiers of land in the parish.

Street Directories are available online here:

<http://mhms.org.uk/content/resources>

Historic photographs are available online through websites such as

<http://www.regencysociety-jamesgray.com/>

Brighton & Hove Museums' local history collections: <http://www.brighton-hove-rpml.org.uk/HistoryAndCollections/aboutcollections/localhistory/Pages/home.aspx>

Local History: <http://www.mybrightonandhove.org.uk/>

## **The Keep**

The Keep is a world-class centre for archives situated in Falmer. It contains records for East Sussex, including Brighton & Hove and provides access to the collections of the East Sussex Records Office, Royal Pavilion & Museums Local History Collections and the University of Sussex Special Collections. Many of the resources can be searched online on their website <http://www.thekeep.info/>, or in person. It may be necessary to order archival material in advance of visiting.

## **East Sussex Historic Environment Record (HER)**

The East Sussex HER is a database of known archaeological and historic sites in the county. It is maintained by the East Sussex County Council Archaeology Team. This information is used to inform the planning process and help manage the county's heritage. It is also a valuable research tool; access is available to members of the public.

<http://www.eastsussex.gov.uk/environment/archaeology/her.htm>



## Appendix 6 – References and Copyright

### Bibliography

The following books are referenced within the assessments:

- Brighton Polytechnic School of Architecture and Interior Design, ND, *A Guide to the Buildings of Brighton*. Macclesfield: McMillan Martin Ltd
- Antram, N. and Morrice, R. (2008) *Brighton and Hove: Pevsner Architectural City Guide*. New Haven and London: Yale University Press
- Antram, N. and Pevsner, N. (2013) *Sussex East with Brighton and Hove: The Buildings of England*. New Haven and London: Yale University Press
- Berry, S. (2000) *Pleasure Gardens in Georgian and Regency Seaside Resorts: Brighton. 1750-1840*. In *Garden History*. Vol 28, No.2 pp222-230
- Carder, T. (1990) *The Encyclopaedia of Brighton*. East Sussex: East Sussex County Libraries
- Collis, R. (2010) *The New Encyclopaedia of Brighton*. Brighton: Brighton & Hove Libraries
- D'Enno, D. (2009) *Rottingdean Through Time*. Stroud: Amberley
- Dale, A. (1991) *Brighton Cemeteries*. Brighton: Brighton Borough Council
- Elleray, D.R. (1989) *A Refuge from Reality: The Cinemas of Brighton & Hove*. Hastings: Olio Books.
- Hatherley, O (2012) *A New Kind of Bleak: Journeys Through Urban Britain*. Brooklyn, London and Paris: Verson
- Middleton, J. (1979) *A History of Hove*. London and Chichester: Phillimore
- Middleton, J. (2002) *The Encyclopaedia of Hove and Portslade*
- Miller, E.P. (2011) *St James's Street, Brighton, and its Environs: A Walk Through its History from 1800-1910*. Lewes: Pomegranate Press
- Myall, S. (2008) *The Victorian Development of the Clifton, Montpelier and Powis Estates of Brighton*. Lewes: Pomegranate Press
- Nairn & Pevsner (1965) *The Buildings of England: Sussex*. Harmondsworth: Penguin
- Wells-Thorpe, J. (2009) *Behind the Façade: An Architect at Large*. Brighton: Book Guild

## Copyright

The assessments include a photograph, historic map and/or aerial view of the asset as applicable.

### **Photographs:**

**Aerial views:** The following copyright is applicable to aerial views included in the assessments:

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**Historic Map:** The following copyright is applicable to historic maps included in the assessments:

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**Subject:** Brighton & Hove Triathlon 2016  
**Date of Meeting:** 18 June 2015  
**Report of:** Assistant Chief Executive  
**Contact Officer:** Name: Ian Shurrock Tel: 29-2084  
Ian Taylor 29-2710  
Email: [ian.shurrock@brighton-hove.gov.uk](mailto:ian.shurrock@brighton-hove.gov.uk)  
[ian.taylor@brighton-hove.gov.uk](mailto:ian.taylor@brighton-hove.gov.uk)  
**Ward(s) affected:** All

**FOR GENERAL RELEASE**

**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 To seek approval from members for landlord's consent to stage the Brighton and Hove Triathlon including a Sport & Fitness Show on Saturday 17<sup>th</sup> and Sunday 18<sup>th</sup> September 2016.

**2. RECOMMENDATIONS:**

- 2.1 That the committee grants landlord's consent to stage the Brighton and Hove Triathlon in September 2016.
- 2.2 That the committee authorise officers to enter into formal agreements with event organisers to determine conditions, fees and levels of support as appropriate.
- 2.3 That the committee authorises the Assistant Chief Executive, after consultation with the Chair of the committee and opposition spokespersons, to make any alterations to the operational details of the event as necessary.

**3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:**

- 3.1 Triathlon is a sport which has grown in recent years and has benefitted from the success of British athletes on the international stage including the 2012 Olympics. Triathlons involve athletes competing in a swim followed by cycling and ending with a running section. The international event distance is a 1500m swim followed by a 40km cycle and ending with a 10km run. These distances are then adjusted in relation to the ability and age range of participants to enable a series of Triathlons to take place as part of this event.

- 3.2 The Brighton and Hove Triathlon would be for up to 3000 participants although realistically for a first year there would probably be in the region of 1000 entrants. Alongside elite athletes there would be categories for experienced, intermediate and new participants. Age group events, designed for participants as young as 10 years old, would also be included. On the Saturday a children's "Scootathlon" will take place with participation from local schools, consisting of a scoot, bike and run. This mini fun triathlon will be a chance for children aged 4-8 years old to engage in exercise and raise awareness of the health benefits of participating in sport.
- 3.3 Triathlon is a composite of three very popular sports and the organisers will seek to involve local triathlon, running, cycling and outdoor swimming clubs from the city to ensure a strong involvement from the local community. The wide age range and abilities that the event will attract will be a positive encouragement to increase participation in physical activity with subsequent health benefits.
- 3.4 The event would provide a positive economic benefit to the city particularly as it is expected many event participants and spectators would stay in the city over the weekend. At this stage it is difficult to predict the scale of the overall impact, but we would request the organisers to undertake an economic impact study as part of a review of the success of the event.
- 3.5 The event would be centred on Hove Lawns, with the race village, start and finish areas and a Sport and Fitness Exhibition set up on the lawns immediately to the west of the Peace Statue.
- 3.6 The Triathlon would take place on Sunday 18<sup>th</sup> September with the sea swim taking place from Hove Promenade. This would be followed by the cycle section on fully closed roads on the A259 and the run section on Hove Promenade/Lawns.
- 3.7 The event will require a full traffic management plan with the roads being closed from 6am to 2pm on Sunday 18<sup>th</sup> September. The cycle route is to be confirmed but will involve the cyclists undertaking several laps of a circuit likely to extend from Hove Lawns west to Hove Lagoon. However, the traffic management plan would be developed to determine the extent of the road closure and ensure the impact on local residents is minimised as much as possible.
- 3.8 The Sport and Fitness Show, encouraging participation in sport and featuring sports demonstrations, seminars and exhibition stands will run from 9am to 5pm on Saturday 17<sup>th</sup> September and Sunday 18<sup>th</sup> September. The show will be free to attend and again is part of the focus of the weekend to encourage people to take part in sport and physical activity to the benefit of their health and well-being.
- 3.9 The event is organised by The Sport and Fitness Show and The Human Race Ltd, a group of leisure professionals experienced in staging races, exhibitions and sporting events throughout the UK. They include the Triathlon Competition Manager for the London 2012 Olympic Games who was responsible for the highly successful Triathlons in Hyde Park.

- 3.10 The organisers have identified the South East of England as not having an international class triathlon and wish to bring the event to Brighton and Hove. This follows the great recent successes of sporting events such as the Brighton Marathon and the Tour of Britain cycle race.

#### **4. ANALYSIS AND CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 Alternative venues have been considered for the event such as Madiera Drive, but the location proposed is felt to be the least disruptive with regards to the proposed road closures.

#### **5. COMMUNITY ENGAGEMENT AND CONSULTATION**

- 5.1 Consultation will take place with Ward Councillors, Sussex Police, East Sussex Fire & Rescue Service, South East Coast Ambulance Service, NHS Trust, Environmental Health & Licensing, City Parks, Civil Contingencies and Highways. Detailed consultation will also follow as the event is developed between the respective event organiser and our partner agencies.

#### **6. CONCLUSION**

- 6.1 The proposal for the Brighton & Hove Triathlon and Health & Fitness Show would be a positive new addition to the annual events calendar. The potential is for the city's reputation for hosting international events to be further enhanced together with additional economic benefits and encouragement for people to increase participation in sport and physical activity.

#### **7. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 7.1 In accordance with the Outdoor Events Policy, fees are negotiated for commercial events and any costs incurred are the responsibility of the organiser.

*Finance Officer Consulted: Name Michael Bentley Date: 27/05/15*

##### Legal Implications:

- 7.2 Traffic orders will be made as appropriate.

*Lawyer Consulted: Bob Bruce Date: 20/05/15*

##### Equalities Implications:

- 7.3 The organisers are seeking to encourage participants from a wide age range and level of ability.

#### Sustainability Implications:

- 7.4 Events are planned and staged in accordance with the statutory powers and planning obligations as set out in the Outdoor Events Policy. The nature of outdoor events means that they often involve a range of potential sustainability impacts (both positive and negative) from travel, energy and water use, food, local economic and social impacts, use of outdoor spaces and production of waste. Through the Sustainable Events Programme, event organisers are supported to improve sustainability at their events, focusing on the areas with the highest potential impact.

#### Any Other Significant Recommendations

- 7.5 No other significant recommendations.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. None

### **Documents in Members' Rooms**

1. None

### **Background Documents**

1. None





# MAJOR PROJECTS & REGENERATION TEAM PROJECT UPDATE

June 2015



AmexCommunityStadium  
i360  
MajorProjects  
CircusStreet  
KingAlfred  
PermanentTravelersSite  
PublicRealm  
NewEnglandHouse  
NewBusinessStages  
Regeneration  
OpenMarket  
PalmerReleasedLand  
PrestonBarracks  
UltrafastBroadband  
BlackRock  
BrightonCentre  
PromotingHeritage



Photo Credit: Open Market-Lucy Wi



# CITY REGENERATION UNIT

## Team Objectives:

The Major Projects & Regeneration Team manages, together with public and private sector partners, the implementation of key regeneration and infrastructure projects that support the city's economic growth and contribute to the transformation of the city for all, including the development of key employment sites. Successful delivery of these major projects provides new business space and employment opportunities, new homes, and community and leisure facilities. Development can also act as a regenerative catalyst encouraging further investment in the city.

Each of our projects contributes towards a vision of shaping the city by developing and sustaining the economy, preserving and promoting our heritage, growing our cultural offer and improving the quality of life for our residents, visitors and businesses. All projects consider the importance of good urban design and public realm, and also ensure that new development has the minimum possible environmental impact. Generally the projects do not receive direct capital investment from the city council and are dependent upon development partners providing external investment.

## The Team:

Richard Davies	x6825
Mark Jago	x1106
Katharine Pearce	x2553
Alan Buck	x3451
Mark Ireland	x2705

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p><b>Black Rock</b></p> <p>Vacant seafront site adjacent to Brighton Marina.</p> <p>A temporary Sand Sculpture exhibition opened to the public on 8 April 2013 and has a temporary lease.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce (Long term proposals)</p> <p>Toni Manuel/ Ian Shurrock (Sand Sculptures)</p>	<p>On December 16<sup>th</sup> 2014 Policy and Resources Committee agreed to a series of recommendations which will allow council officers to continue negotiation with Standard Life Investments with the aim of progressing plans to deliver a new multi-use 10,000 seat venue on the Black Rock site, which will unlock the opportunity for an extension to Churchill Square Shopping Centre ( a long-term aspiration within the City Plan to establish the City as a regional shopping destination) and improve the public realm for this important area.</p>	<p>The Black Rock site and the proposal under discussion offers significant potential for creating jobs, providing new leisure facilities and contributing to the future vitality and sustainability of the seafront. It also offers great potential for contributing to the longer term sustainability of the Marina and drawing visitors along the seafront.</p> <p>Constraints/opportunities include:</p> <ul style="list-style-type: none"> <li>- The need to establish appropriate transport links, as part of a wider seafront strategy, sufficient to support new development</li> <li>- The need to ensure access is protected and if possible enhanced for the Marina – particularly for pedestrians and cyclists</li> <li>- The opportunity to create a new destination and to regenerate this important section of seafront.</li> </ul>	<p>A new Project Board reconvened in June 2014 to explore long term redevelopment options available to the city council and the first steps towards longer term redevelopment were taken at Policy and Resources on 16<sup>th</sup> December 2014 with the recommendation to continue negotiations with Standard Life Investments and Venue Ventures to deliver a new multi-use venue and enabling housing on the site.</p> <p>The council has appointed legal advisors Osborne Clarke and discussions are underway with the developers about a suite of legal documents which will form the next report to Policy and Resources Committee once they have been agreed. All will be subject to further discussions with the cross party Project Board which will continue to meet during this process</p>
<p><b>Brighton Centre</b></p> <p>Options under discussion: A newly built Conference, Entertainment and Exhibition Centre to replace the current Brighton Centre</p>	<p><i>Directors:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce</p>	<p>A mixed-use development with capacity to utilise land holdings from Standard Life Investments [SLI] (owners of Churchill Square Shopping Centre) to create 2,000 jobs in the City has now been confirmed by a Policy and resources Committee (16/12/14)</p>	<p>Mixed-use development: £540m estimated. Total Net Additional Jobs: 2,000 (estimated)</p> <p>In addition: significant amenity and environmental improvements to the</p>	<p>See above. Feasibility discussions are continuing over the next few months with Standard Life Investments in relation to longer-term redevelopment options for a multi-use venue at</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
at Black Rock, with an extension to Churchill Square shopping centre to form a new regional shopping destination and improved seafront offer.		as the potential way forward. Officers will be developing the proposals for a new Conferencing and Entertainment Venue at Black Rock and an extension to Churchill Square and will continue reporting to the cross party Project Board, coming back to Policy and Resources on progress in due course.	Seafront, West Street and Russell Road/Cannon Place.	Black Rock (to replace the Brighton Centre) and an extension to the existing Churchill Square shopping Centre. The feasibility work is currently being independently checked by CBRE on behalf of the council and they are expected to report back at the end of May or beginning of June.
<p><b>Circus Street</b></p> <p>The site comprises the former municipal fruit and vegetable market, university annex and Carlton Hill public car park. The proposal for the site, is for a high-quality sustainable mixed-use development providing a new university library and teaching space for the University of Brighton; employment space, including managed workspace for the creative industries; residential units, student accommodation, ancillary retail and a community and professional dance space run by South East Dance.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Alan Buck</p>	<p>The project is a partnership between the developer Cathedral (now part of Development Securities) with Brighton &amp; Hove City Council and the University of Brighton.</p> <p>The planning application for the £100m regeneration proposal was granted by planning committee on 17 September 2014. The former municipal fruit and veg market would become a mixed-use scheme and 'innovation quarter' which is expected to create 400 jobs and inject £200m into the city's economy over the next 10 years.</p> <p>Cathedral have opened a temporary cultural and community use in the building, and have appointed a site manager to run the space.</p> <p>In March 2015 Cathedral bought out the 50% stake in the development</p>	<p>This scheme will deliver the following uses:</p> <ul style="list-style-type: none"> <li>• New Library and teaching space for the University of Brighton and Student Accommodation (486 beds) as part of an improved educational quarter</li> <li>• Dance Studio and Creative Space for the city</li> <li>• Office space, focused on addressing existing market failure for creative and digital sector</li> <li>• Ancillary retail, cafés and workshops to animate the public spaces</li> <li>• Residential: 142 units</li> </ul> <p>The headline economic benefits include 169 FTE (full-time equivalent) construction jobs and 262 FTE jobs generated by the completed development, and an economic impact in the city economy of £103.8m over ten years.</p>	<ul style="list-style-type: none"> <li>• December 2012: Started detailed design.</li> <li>• June 2013: P&amp;R Committee gave landowner consent for RIBA Stage D scheme.</li> <li>• October 2013: Planning application submitted.</li> <li>• September 2014: Planning permission minded to grant subject to S106.</li> <li>• March 2015: Section 106 signed</li> <li>• Late July 2015: Start demolition on site.</li> <li>• November 2015: Start construction on site.</li> <li>• April 2017: Dance Space completed</li> <li>• August 2017: University building completed</li> <li>• April 2018: Overall completion</li> </ul>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
		held by its joint venture partner McLaren.	<p>The qualitative benefits include the fact that student housing will relieve pressure on the private rented sector; there will be more, affordable homes; the dance studio provides a focus for dance in the city; it will further integrate the university into the heart of the city bringing enterprise to creativity. There are also physical and townscape improvements linked to the public event square and permeability of the site, replacing the existing derelict market building.</p> <p>The inclusion of the creative space and dance studio within the scheme will contribute to its long-term success in terms of the vibrancy of the area. It will diversify the usage of the site in terms of the range of users and the timings of usage. This will help stop the site becoming an island site and connect it to the other cultural facilities in the city, close to the cultural quarter.</p>	
<p><b>i360</b></p> <p>A West Pier Trust project in partnership with the Council and Brighton i360 to build a 175m observation tower providing 360 degree views for 25 miles. Restaurant, retail and exhibition space will also be included and the</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Katharine Pearce</p>	<p>A start on site was achieved for the project in June and an official launch undertaken jointly with the opening of the new western arches, opened by the Mayor, on 29<sup>th</sup> July 2014. The final completion of the i360 project will be in June 2016 and will conclude the regeneration of this important part of the seafront.</p>	<p>100,000 additional visitors to the City and 600-800,000 visitors a year to the attraction providing regeneration for the wider seafront and areas of Preston Street and Regency Square.</p> <p>Section 106 funding of £77k pre-opening and 1% of ticket revenue to be provided in perpetuity to the Council for environmental and other</p>	<p>Start on site: June 2014</p> <p>May 2015: The tower cans are almost complete and ready in early June to be sent by barge across the English Channel. Weather permitting the first beach landing will be on 11 June and the erection of the tower can begin shortly afterwards.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p>existing West Pier Toll Booths (removed from site) will be re-instated. A wider landscaping scheme and work to the eastern and western seafront arches (started in November 2012) will also form part of the final wider regeneration scheme.</p>		<p>The benefits created by the project were presented to Cabinet and later to Policy &amp; Resources Committee on 6 March 2014 and agreement was reached that, in conjunction with the Business Case, a compelling argument could be made for the council to act, on commercial terms, as senior lender for the project.</p> <p>The council therefore worked with the various partners, including the Coast to Capital LEP (Local Enterprise Partnership), to achieve Financial Close which was achieved in June 2014.</p>	<p>improvements and community benefits.</p> <p>154-169 operational and construction jobs and an estimated 444 jobs overall.</p> <p>Annual additional spend of between £13.09 to £25.4m.</p> <p>An increase of between 2%-3.2% in tourism earnings overall for the City.</p> <p>27,000-49,000 estimated new overnight visitors creating a minimum of 49 FTE jobs.</p> <p>2/3 professional placements each year linked to a management training programme.</p> <p>Management trainees and managers will undertake training linked to achieving NVQ qualifications. Landscaping and Environmental improvements to east and west including rebuilding of original Toll Booths as new ticket kiosks as part of i360 project.</p>	<p>Work on the observation pod and drive mechanism is also progressing well and on budget. Accountancy and legal services will be provided by local companies through sponsorship deals. A MasterChef “the Professionals” winner Steven Edwards based in Horsham will be the Chef and will work closely with catering company Centreplate.</p> <p>Brighton i360 information channel webpage up and running at: <a href="http://www.brightoni360.com">www.brightoni360.com</a></p> <p>Regular newsletter with updates available at the same site: <a href="http://www.brightoni360.co.uk/mailling-list.html">http://www.brightoni360.co.uk/mailling-list.html</a></p> <p>Completion: End of June 2016.</p>

Project Name & Description	Officer Lead	Background and current project status	Impacts & Outputs	Current project timetables and milestones
<p><b>King Alfred</b></p> <p>Redevelopment of the King Alfred Leisure Centre site to secure the long-term replacement of the outdated sports and leisure facilities, along with a major residential led enabling development.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>The King Alfred project is overseen by a cross-party Project Board that prepared the outline specification for the new sports centre, together with the type of enabling development needed to support it. This was formally agreed by the council's Policy &amp; Resources Committee in July 2013.</p> <p>In September 2014 the Project Board agreed to the commencement of the procurement process and the council advertised the development opportunity on 10 October 2014; the first stage of which required submission of 'Pre-Qualification Questionnaires' (PQQs).</p> <p>Submitted PQQs were assessed by the Evaluation Team in November 2014, with Bouygues Development and Crest Nicholson Regeneration in partnership with local charity, the Starr Trust emerging as the shortlisted Bidders. The decision was ratified by the Project Board at its meeting on 12 December 2014.</p> <p>Initial briefing sessions with the Bidders were held in January 2015, following which the formal 'dialogue process' commenced. Bidders submitted 'Outline Solutions' in February 2015 and the Project Board</p>	<p>Provision of modern, high quality, public sports and leisure facilities in the west of the city, and redevelopment of this strategically significant site to enhance the seafront and surrounding area. The enabling development will include a significant number of new homes.</p>	<ul style="list-style-type: none"> <li>• Development opportunity marketed and Pre-Qualification Questionnaire (PQQ) issued – 10 October 2014.</li> <li>• PQQs evaluated by Officer Evaluation Panel – November 2014</li> <li>• Shortlisted bidders agreed by Project Board – 12 December 2014</li> <li>• Outline Solutions Dialogue – January 2015 to February 2015</li> <li>• 'Outline Solutions' submitted – 27 February 2015. <u>Indicative timetable</u> for future stages:</li> <li>• Stage 2 dialogue – April 2015 to June 2015</li> <li>• Final Tenders return deadline – end June 2015</li> <li>• Evaluation of Final Tenders – July to September 2015</li> <li>• Recommendations for Preferred Partner referred to Committee by end of 2015.</li> </ul>

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		<p>was updated on progress at its meeting in April 2015. The second stage of dialogue is now underway and a series of focussed dialogue meetings are scheduled during May and June leading to submission of Final Tenders at the end of June 2015. The council will then undertake a detailed evaluation of the proposals and it is anticipated that a recommendation to appoint a preferred development partner will be presented to Members towards the end of 2015.</p>		
<p><b>New England House</b></p> <p>The proposal is to establish a future vision for New England House as a large scale, high profile and visible managed business centre focused on the Creative industries and Digital businesses. The early proposal is for the city council to seek development partners with whom to develop a clear partnership vision, viable business case and funding package for the development of New England House as a digital media hub.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Alan Buck</p>	<p>The growth hub at New England House forms a key part of the City Deal with the government. Feasibility options and a business case have been explored as part of that work. Government have pledged £4.9m towards the project through the City Deal.</p> <p>The next step is to consider procurement options for taking the project forwards with partners. We are also engaging with tenants already in the building and want to build on early engagement with them.</p> <p>Work has been undertaken to refresh and update previous survey work to get a better understanding of the condition of the building and the potential costs involved in renewal.</p>	<p>The project will explore options to reconfigure and extend New England House at an estimated cost of £24.53m, with joint venture approach between the City Council and a private sector partner. The expansion of the building would involve increasing the net lettable floor space by 7,089 sq.m to 18,459 sq.m.</p>	<p>An updated business case was issued to DCLG with a view to accessing the City Deal funding at the earliest opportunity to help unlock the proposal. This was scrutinised and approved by DCLG on 5 November 2014.</p> <p>Options are now being actively explored for procuring a private sector partner and a report on the recommended way forward will be presented to a future Policy &amp; Resources Committee later this year.</p>



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		<p>This information will help to inform subsequent stages. Initial high level feasibility work has also been undertaken by Property &amp; Design to inform the city council's ask around New England House in the City Deal.</p> <p>The RECREATE project, which includes a 3,500sq.ft refit of space at New England House to transform it into a creative hub 'Fusebox.' This space is managed by Wired Sussex.</p> <p>Refer to the Ultrafast Broadband project for more detail on the Brighton Digital Exchange.</p>		
<p><b>Open Market</b></p> <p>To redevelop the Open Market to create an exciting mixed-use development combining a new modern market offering a diverse retail offer and promoting fresh, healthy food and local producers with affordable housing, arts based workshops and a venue for street art and entertainment.</p> <p>The new market will be operated on a not for profit basis for the benefit of the community and contribute</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Richard Davies</p>	<ul style="list-style-type: none"> <li>• P&amp;R approval in April 2006 to support the Open Market Traders Association (OMTA) to prepare a redevelopment proposal.</li> <li>• Landowner consent under delegated authority approved for RIBA Stage D scheme in February 2010.</li> <li>• Hyde submits planning application, permission granted March 2011.</li> <li>• Brighton Open Market CIC formed with members being the council, OMTA, Hyde Housing and Ethical Property Company to take ownership of the new market.</li> <li>• Temporary market operational from 9 January 2012.</li> <li>• New market officially opened on 19 July 2014.</li> <li>• CIC drew down mortgage from</li> </ul>	<ul style="list-style-type: none"> <li>• New covered market with 45 permanent market stalls surrounding a central market square for temporary stalls, visiting markets and a variety of activities</li> <li>• CIC to operate the market for local benefit</li> <li>• 12 A1/B1 workshops</li> <li>• 87 affordable housing units</li> <li>• £12.5m external capital investment in local infrastructure.</li> <li>• Approximately 80 FTE construction jobs.</li> <li>• 120 jobs in the new market, workshops and CIC.</li> <li>• New opportunities for small business start-ups.</li> <li>• Venue to promote local produce and</li> </ul>	<ul style="list-style-type: none"> <li>• Continue council officer support for management and administration of CIC and running of the new market while the market strengthens viability and resilience.</li> </ul>

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to the wider regeneration of the London Road area.		<p>Triodos Bank and took long leasehold of market from Hyde in June 2014.</p> <ul style="list-style-type: none"> <li>• 87 affordable housing units completed by Hyde and fully occupied June 2014.</li> <li>• 12 workshops completed and leased by Hyde to Ethical Property Company, June 2014</li> <li>• CIC appointed Ethical Property Company as managing agents for the new market</li> </ul>	<p>local producers.</p> <ul style="list-style-type: none"> <li>• Code level 4 for disabled residential units (8 out of a total of 87 units)</li> <li>• Very good thermal performance of building fabric.</li> <li>• Photovoltaics, green roofs and green walls included in scheme</li> <li>• Works started on site in October 2011 and completed June 2014.</li> </ul>	
<p><b>Permanent Traveller Site</b></p> <p>Project undertaken to manage site selection, delivery of consents and build out of a new permanent traveller site providing 12 permanent pitches for traveller families with local links.</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Alan Buck</p>	<p>Research has established that the city has a need to find space for up to 16 permanent traveller pitches to meet the accommodation needs of traveller families who have well established local links. A permanent site will offer those travellers resident in the area greater stability, as well as freeing up space at the transit site.</p> <p>It is proposed that the new site will be built wholly using grant funding administered by the Homes and Communities Agency (HCA). Whilst it will meet the specific housing needs of a certain group, in all other respects, the proposed permanent traveller site is no different than other forms of affordable housing. Residents will have to pay rent and council tax for their pitch, as well as cover their own utility bills.</p>	<p>Provision of 12 new permanent pitches providing homes for families.</p> <p>Freeing up of transit provision in the city and so reducing unauthorised encampments.</p> <p>Visual screening to reduce the impact of the existing transit site on the National Park.</p>	<p>September 2013 – Planning application submitted</p> <p>Feb 2013: SDNPA Planning Committee met and agreed they were minded to grant planning consent.</p> <p>June 2014: The Secretary of State agreed to the issuing of the planning consent.</p> <p>Sep 2014 – June 2015 project work to comply with planning conditions, undertake detailed design, and identify final costs.</p> <p>Start on site is expected in July 2015.</p>

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		<p>Following an exhaustive site selection process, Horsdean was selected as the preferred location. A planning application was submitted in September 2013. The SDNPA Planning Committee met in Feb 2014 and agreed to grant consent. The Secretary of State then spent a period of time considering whether to call the application in, but in late June confirmed that it would not be called in and planning permission was granted subject to a number of planning conditions.</p> <p>Work on the pre-commencement planning conditions was undertaken in late 2014/early 2015. On 11 May SDNPA confirmed that all pre-commencement planning conditions have been signed off.</p> <p>Work is currently being undertaken to review costs and budget in the light of construction cost inflation.</p>		
<p><b>Preston Barracks</b></p> <p>Redevelopment of the council owned 2.2 hectare brownfield site and adjacent University land spanning the Lewes Road, to create a mixed-use development that will act as a regenerative catalyst for this part of the</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Mark Jago</p>	<p>Since early 2013, the council has worked in partnership with the University of Brighton and Cathedral Group Ltd (the University's preferred development partner) to unlock the redevelopment of the council-owned Preston Barracks site. Progress was reported to the Policy &amp; Resources Committee in July and December 2013.</p>	<p>High quality, sustainable, employment-led, mixed-use development that will act as a regenerative catalyst for this part of the city. The planned scheme will, across the Preston Barracks site and University land, deliver 55,000 sq ft of new employment space in the form of the 'Central Research Laboratory', a business incubation centre that will</p>	<ul style="list-style-type: none"> <li>• Exchange of Contracts – 15 July 2014.</li> <li>• Partners work to satisfy 'Preliminary Conditions' – July 2014 to July 2015</li> <li>• "Meanwhile uses" begin on site – mid-2015</li> <li>• Detailed design process commences – mid-2015.</li> </ul>

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<p>city.</p> <p>The sites, on the main Lewes Road, are an 'urban gateway' to the city from the 'Academic Corridor' (close to Brighton and Sussex Universities) and are therefore of strategic importance to Brighton &amp; Hove.</p>		<p>The partners exchanged contracts on 15 July 2014. Since that time the partners have been undertaking preparatory work necessary to satisfy a number of 'Preliminary Conditions'. Good progress has been made and it is anticipated that initial conditions will be satisfied by mid-2015, following which the design development process will commence in earnest.</p> <p>Cathedral and the University have also been assembling their full professional team in readiness. In addition to which, Cathedral is developing plans for a range of "meanwhile uses" for the Preston Barracks site; plans that will directly link to the future redevelopment and help promote the longer-term vision. To support this, the council is in the process of agreeing with Cathedral a lease relating to the central part of the site.</p>	<p>support new hi-tech and design-led manufacturing start-up companies and entrepreneurs.</p> <p>350 new homes, new University of Brighton academic buildings, student accommodation with 1,300 bedrooms, and a modest amount of retail space.</p> <p>The scheme will greatly improve the built environment in this part of the city, a key approach to the city centre, and will better integrate with neighbouring residential and business land.</p>	<ul style="list-style-type: none"> <li>• Planning application anticipated in late 2015 with a view to development commencing end 2016.</li> </ul>
<p><b>Falmer Released Land</b></p> <p>Redevelopment of the former Falmer School land that was not required for the Brighton Aldridge Community Academy (BACA).</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Richard Davies</p>	<ul style="list-style-type: none"> <li>• Falmer High School land surplus to BACA requirements is available for alternative uses.</li> <li>• Cabinet February 2012 gave delegated authority to proceed with a licence for The Community Stadium Ltd (TCSL) to use the site for temporary stadium parking and provide a temporary home for the Bridge Community Education Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Brownfield land brought back into efficient use.</li> <li>• Short-term support of TCSL to provide temporary stadium parking and temporary accommodation for The Bridge.</li> <li>• Continue support for TCSL to provide match day and event parking with potential capital receipt or revenue stream in the</li> </ul>	<ul style="list-style-type: none"> <li>• Council and TCSL to complete licence for temporary use of the site for stadium parking and accommodation for the Bridge.</li> <li>• The council and TCSL to agree Heads of Terms for the proposed hotel next to the Community Stadium and redevelopment of Falmer</li> </ul>

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		<p>(The Bridge), subject to a viable business case and the granting of planning permission.</p> <ul style="list-style-type: none"> <li>• An urgency decision was taken in accordance with the scheme of delegation to grant a licence to TCSL to commence works not requiring planning permission, effective 6/03/12. Reported to Cabinet on 15 March 2012.</li> <li>• Planning permission granted April 2012 for the works.</li> <li>• The Bridge moved into its new temporary home in May 2012.</li> <li>• October 2013 P&amp;R Committee authorised the Executive Director Environment Development &amp; Housing, Executive Director Finance &amp; Resources and Head of Legal Services to enter into negotiations with TCSL regarding the proposed hotel next to the Community Stadium, redevelopment of the Falmer Released Land and agreed that draft Heads of Terms be brought back to P&amp;R for final approval.</li> </ul>	<p>long term.</p> <ul style="list-style-type: none"> <li>• Potential for new student accommodation and educational facilities combined with stadium parking.</li> <li>• Potential to provide new permanent home for The Bridge.</li> </ul>	<p>Released Land, and to be brought back to P&amp;R Committee before proceeding.</p> <ul style="list-style-type: none"> <li>• Policy &amp; Resources Committee on 16 December 2014 agreed hotel Heads of Terms. Lease now to be completed.</li> <li>• Council awaiting development proposal from TCSL for Falmer Released Land that is required before agreeing draft Heads of Terms to be reported to Policy &amp; Resources Committee.</li> <li>• Continue officer support for The Bridge to seek a permanent home on or off site and as part of any redevelopment proposal.</li> </ul>
<p><b>Ultrafast Broadband</b></p> <p>The city council submitted a bid to DCMS under the second phase of the Super-Connected Cities Programme to improve digital</p>	<p><i>Director:</i> Geoff Raw</p> <p><i>Project Mgr:</i> Alan Buck</p>	<p>‘Second tier’ cities were invited to bid following a process of lobbying by the city’s MPs and Members. There is a £50m pot to be bid for by 27 cities. The voucher connection scheme opened in February 2014 and has been issuing vouchers to businesses</p>	<p>Funding will deliver an estimated 1,000 connection vouchers for SMEs to achieve a step change in connection speeds and wireless hotspots in public buildings.</p>	<p>Extended Voucher Connection Scheme opened April 2015.</p> <p>Wifi in 40 public buildings went ‘live’ April 2015. Wifi in Royal Pavilion, Brighton Museum and Old Court House to ‘go live’ by</p>

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connectivity in the city. The bid was successful.		<p>since then. It is currently being geographically extended to the Greater Brighton Area. The government has extended the scheme into 2015-16 and the local scheme has been extended beyond the city to encompass the Greater Brighton area.</p> <p>The Super Connected Cities Programme has also funded the installation of wireless hotspots in public buildings and reception areas, to facilitate public access to digital services. The majority of buildings went 'live' on 31 March. All scheduled buildings are now 'live' except for the Royal pavilion complex, due for completion by the end of June.</p> <p>SCCP funding is also being used to deliver a digital exchange in New England House – the Brighton Digital Exchange (BDX). This also involves providing fibre cabling to all units in the building. Any interested business in the building and the city centre has the potential to benefit from connecting to the digital exchange, which allows for advanced and rapid forms of file sharing and storage.</p>		<p>end of June 2015.</p> <p>Completion of Brighton Digital Exchange at New England House, end of June 2015.</p>