

Register of Listed Buildings at Risk (2008)

Listed Buildings At Risk	
Grade I	
Building/Address	Brunswick Square, 14
Priority	F
Designation	Grade 1, Conservation Area
Condition	Very bad, partially occupied
Ownership	Company
Summary	Terraced house 1825-27 in multiple occupancy. The rear part, known as 38 Brunswick Street East, is at risk. A former coach house, curtilage structure. Repair works in progress.
Building/Address	Kings Road, Brighton, The West Pier
Priority	A
Designation	Grade 1, Conservation Area
Condition	Very bad
Ownership	Trust
Summary	Pier, 1864-66 by Eugenius Birch. Closed in 1975. Offered almost £14 million grant by the Heritage Lottery Fund in March 1998. Stage II grant refused February 2004. English Heritage has declared its view that the combination of recent damage and cost of repair make restoration uneconomic from public funds.
Grade II*	
Building/Address	London Road, Brighton, Patcham Place
Priority	C
Designation	Grade II*, Conservation Area
Condition	Poor, occupied.
Ownership	Local authority
Summary	Originally a mansion, last in use as a youth hostel. Late C17th incorporating an earlier mid C16th house and re-fronted c1814-20. In temporary occupation for security purposes whilst use/ occupier found. Dilapidation negotiations being finalised with previous lessee and future options for the use of the building are being explored with interested parties.
Building/Address	Middle Street, The Synagogue
Priority	C
Designation	Grade II*, Conservation Area
Condition	Fair, partially occupied
Ownership	Religious organization.
Summary	1874-5 by Thomas Lainson. Ornate interior. No longer in use as a synagogue but open for public tours several times a year.
Building/Address	Middle Street, 52-58, Hippodrome
Priority	F
Designation	Grade II*, Conservation Area

Condition	Poor, vacant
Ownership	Company
Summary	Originally an ice rink 1897, enlarged and converted to circus and theatre in 1901, architect Thomas Matcham. Further enlarged 1939. New owner in place. Repair works have commenced. Security presence on site.
Building/Address	Old Steine, 54, Marlborough House
Priority	E
Designation	Grade II*, Conservation Area
Condition	Poor, vacant
Ownership	Private
Summary	Original house 1765 but remodeled 1786 by Robert Adam. Now offices. Repair works partially carried out.
Building/Address	St Peter's Place, Brighton, St Peter's Church,
Priority	C
Designation	Grade II*, Conservation Area
Condition	Poor, partially occupied
Ownership	Religious organisation
Summary	1824-28 by Sir Charles Barry with later additions. Redundancy being considered under the Pastoral Measure 1983.
Building/Address	Stanmer Park, Brighton, Stables at Stanmer House,
Priority	D
Designation	Grade II*, Conservation Area, Registered Historic Park/Garden
Condition	Poor, partially occupied
Ownership	Private
Summary	Stables C18th. Much altered and largely empty for some years. Solution agreed but not yet implemented.
Grade II	
Building/Address	Adelaide Crescent , Retaining walls to south side of gardens,
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor
Ownership	Local authority
Summary	Retaining wall to public gardens c1830, designed by Decimus Burton. Render over brick with vermiculated rustication. A highway structure.
Building/Address	Blatchington Road, Walls to churchyard of Holy Trinity Church,
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor
Ownership	Religious organisation

Summary	Brick and flint. Collapsed section on south side, including entire brick pier. Areas of flint missing elsewhere, mortar eroding. The church itself is under consideration for redundancy under the Pastoral Measure 1983.
Building/Address	Brunswick Street West, 64
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, vacant
Ownership	Company
Summary	Former town hall c1855. Last used as a snooker club. Initial discussions have taken place with a potential new lessee.
Building/Address	Grand Parade, 20/21
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, partially occupied
Ownership	Company
Summary	Terraced houses, early C19 th . Now joined in multiple occupation. Some repair work has commenced.
Building/Address	Hangleton Lane, Hove, Benfield Barn
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, partially occupied
Ownership	Company
Summary	Barn, probably 18 th century. Coursed flint. Lease has changed hands regularly in recent years. No maintenance plan. Barn itself in use as tractor store and in fair condition but three historic outbuildings have collapsed and a fourth is in poor condition.
Building/Address	Kings Road, Brighton, Western Bandstand,
Priority	D
Designation	Grade II, Conservation Area
Condition	Poor
Ownership	Local authority
Summary	Bandstand and public toilets (closed), 1883-87. Planning Application submitted April 2008 for change of use to cafe, refurbishment of building fabric and reinstatement of bridge link. Subject to approval, work due to start summer 2008.
Building/Address	Marine Square, 27
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, partially occupied
Ownership	Private
Summary	Terraced house, c1824. Stucco faced, 4 storeys over basement. Top floor gutted.

Building/Address	Preston Drove, Brighton, Wellhouse to Preston Manor,
Priority	A
Designation	Grade II, Conservation Area
Condition	Very bad
Ownership	Local authority
Summary	Circa 1735. Ruinous. Collapsed flint walls, no roof, invaded by extensive plant and tree growth. Cast iron winding gear survives largely intact. An appropriate approach for this building is being explored.
Building/Address	St George's Place, 2
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, vacant
Ownership	Company
Summary	Terraced house of c1825. Probably by Wilds and Busby. Last used as a house in multiple occupation. Long-term vacant. Windows and doors boarded up and, in the case of the basement windows, bricked up.
Building/Address	Stanmer Park, Wellhouse
Priority	B
Designation	Grade II, Conservation Area, Registered Historic Park/Garden
Condition	Poor
Ownership	Unknown
Summary	Late 17 th or early 18 th century with 19 th century horsewheel. Roof damaged by falling tree.
Building/Address	Stanmer Village, The Barn,
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, vacant
Ownership	Local authority.
Summary	Probably mid-C18th altered. Temporary remedial repairs have been undertaken to protect the structure and the feasibility of restoring the site in line with the Downland Initiative aims is currently being explored by a steering group.
Building/Address	Steine Lane, 1
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, partially occupied
Ownership	Company
Summary	Part of rear elevation of the Royal Pavilion Tavern. Late C18th or early C19th, re-fronted in mid C19th. Stucco render. Upper floors vacant and subject to pigeon infestation.
Building/Address	Sussex Street, Tower and walls in Tarnar Recreation Ground,

Priority	C
Designation	Grade II
Condition	Poor
Ownership	Local Authority
Summary	Lookout tower, mid C19th. Knapped flint. No public access to tower itself and no practical use identified. The tower has been cleaned of graffiti and made secure but the need for some specific repairs has been identified.
Building/Address	The Esplanade, Kemp Town, Old Reading Room
Priority	D
Designation	Grade II, Conservation Area, Registered Park/Garden
Condition	Poor
Ownership	Local Authority
Summary	Reading room, 1835, designed by William Kendall. Lease granted for refurbishment as café use and Listed Building Consent granted for conversion to café but works not yet commenced.
Listed Buildings considered Vulnerable	
Grade II*	
Building/Address	University of Sussex, Lewes Road, Gardner Arts Centre
Priority	E
Designation	Grade II*
Condition	Fair, vacant
Ownership	Educational Body
Summary	1967-69. Designed by Sir Basil Spence. No longer in use. New occupier being sought by the University. Basic maintenance carried out.
Grade II	
Building/Address	Longridge Avenue, Saltdean, Ocean Hotel
Priority	F
Designation	Grade II
Condition	Poor, vacant
Ownership	Company
Summary	Built 1938, architect RWH Jones. Planning permission and Listed Building Consent granted for conversion to flats and community space. Works in progress and estimated for completion in 2009.
Building/Address	Mighell Street, 34/35
Priority	C
Designation	Grade II
Condition	Fair, partially occupied
Ownership	Private
Summary	Farmhouse, now divided into two houses, early 19 th century. Cobbles with red brick dressings.

Appendix 1

Building/Address	Ship Street, 51, Post Office
Priority	E
Designation	Grade II, Conservation Area
Condition	Fair, vacant.
Ownership	Company
Summary	Main building of 1925, incorporating parts of an earlier building of c1895, with annexe to the south of 1849. No longer in use.
Building/Address	Stanford Avenue, Brighton, St Augustine's Church
Priority	E
Designation	Grade II, Conservation Area
Condition	Fair, partially occupied
Ownership	Religious organisation
Summary	Nave of 1896, chancel of 1914 by GES Streatfield. Red brick. The church is in partial use but the attached hall is vacant.