

Register of Listed Buildings at Risk (2011)

Listed Buildings At Risk	
Grade I	
Building/Address	Brunswick Square, 53
Priority	C (C)
Designation	Grade 1, Conservation Area
Condition	Poor, partially occupied
Ownership	Private
Summary	Terraced house 1825-27 in multiple occupancy. Rear elevation and outbuildings are in poor condition and parts of the building are not habitable. The building has been made weathertight and secure for the short term. Positive discussions about its long term reuse and restoration are ongoing.
Building/Address	Kings Road, The West Pier
Priority	A (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	Middle Street, 52-58, Hippodrome
Priority	C (D)
Designation	Grade II*, Conservation Area
Condition	Poor, vacant
Ownership	Company
Summary	Originally an ice rink 1897, enlarged & converted to circus and theatre in 1901, architect Thomas Matcham. Further enlarged 1939. New owner in place but no firm proposals for re-use at present. Some repair works carried out. Security presence on site. Discussions about its long term reuse are ongoing.
Building/Address	Saltdean Lido
Priority	C
Designation	Grade II*
Condition	Poor, occupied
Ownership	Private
Summary	Lido of 1938 by RWH Jones in Moderne style. Suffering from a maintenance backlog with a particular deterioration of its reinforced concrete. Options for appropriate action under active consideration, including potential service of Repairs Notice.

Building/Address	Stanmer Park, Stables at Stanmer House,
Priority	C (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. Roof has temporary weather protection. This property now lies within the South Downs National Park. Planning applications to convert the stables to residential use were withdrawn in 2011 due to concerns expressed by the South Downs National Park authority. The SDNPA are in discussions with the owner.
Grade II	
Building/Address	Adelaide Crescent , Retaining walls to south side of gardens,
Priority	C (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. Render in poor condition and mouldings eroded..
Building/Address	Blatchington Road, Walls to churchyard of Holy Trinity Church,
Priority	C (C)
Designation	Grade II, Conservation Area
Condition	Poor
Ownership	Religious organisation
Summary	Brick and flint. Collapsed section on south side, including entire brick pier and gate. Some urgent repairs carried out September 2010 to replace missing flints and fill holes, to ensure short term preservation. Further, fuller repairs awaiting resolution of the future of the church itself.
Building/Address	Brunswick Place, 19
Priority	D (C)
Designation	Grade II, Conservation Area
Condition	Poor, vacant
Ownership	Private
Summary	Terraced house c.1840-1855, 4 storeys plus attic over basement. In very bad condition due to water ingress and squatter occupation. Sold in August 2010 and urgent works to make it secure and weathertight were carried out in late 2010. Planning permission and listed building consent granted in 2011 for restoration and conversion to self-contained flats. Works commenced in January 2012.

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Building/Address	Gloucester Place, 10-14, The Astoria Theatre
Priority	D (C)
Designation	Grade II, Conservation Area
Condition	Poor, vacant
Ownership	Private
Summary	Former cinema, 1933. Vacant since 1997. Ground floor frontage redecorated and secured but building not fully weather tight. Significant structural repairs needed and no viable use found. The council is minded to grant listed building consent for the demolition of the building and planning permission for redevelopment.
Building/Address	Hangleton Lane, Benfield Barn
Priority	C (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	Preston Drove, Wellhouse to Preston Manor
Priority	A (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 method and funding for the stabilisation of this building are being explored.
Building/Address	Russell Square, 43
Priority	C
Designation	Grade II
Condition	Poor, vacant
Ownership	Private.
Summary	Terraced house c1820, probably by Amon Wilds. Subject to regular squatting and resulting damage. Ownership has been uncertain since previous owner died but property is now in the process of passing into new ownership and new owner will take necessary steps to secure the building prior to selling it.
Building/Address	Stanmer Village, The Barn,
Priority	C (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. The building now falls within the South Downs National Park Authority area. A public exhibition on the future of the barn was held in Stanmer in September 2011. The council's Property and Design team are seeking expressions of interest in the building.
Building/Address	The Esplanade, Kemp Town, Old Reading Room
Priority	D (D)
Designation	Grade II, Conservation Area, Registered Park/Garden
Condition	Poor, vacant
Ownership	Local Authority
Summary	Reading room, 1835, designed by William Kendall. Lease granted for café use and Listed Building Consent granted for conversion to café but no works yet commenced.
Building/Address	Tower Road, Attree Garden Temple and wall
Priority	C (C)
Designation	Grade II, Conservation Area
Condition	Poor
Ownership	Private
Summary	Garden temple to former Attree Villa, 1829-30, designed by Charles Barry. Finial to roof collapsed, areas of render missing and generally suffering from lack of maintenance. Discussions taking place with the owners regarding repairs and it is hoped that agreed works will be carried out in summer 2012.
Listed Buildings considered Vulnerable	
Grade I	
Building/Address	R/O Brunswick Square, 14 (38 Brunswick Street East)
Priority	F (F)
Designation	Grade I, Conservation Area
Condition	Fair, partially occupied
Ownership	Private
Summary	Terraced house 1825-27 in multiple occupancy. The rear part, known as 38 Brunswick Street East, is at risk. Consent granted for conversion to a self-contained dwelling in 2005. Conversion and repair works largely carried out and ground floor occupied, but works to basement are unfinished.
Grade II*	
Building/Address	Old Steine, 54, Marlborough House
Priority	E (E)
Designation	Grade II*, Conservation Area
Condition	Fair, vacant
Ownership	Private
Summary	Original house 1765 but remodeled 1786 by Robert Adam. Now offices. Now considered weather tight and secure but full repair works not completed and no solution in place for its reuse.

	Discussions ongoing with the owner.
Grade II	
Building/Address	Blatchington Road, Holy Trinity Church
Priority	E (E)
Designation	Grade II, Conservation Area
Condition	Fair, vacant
Ownership	Religious organisation
Summary	1863-64, tower 1866, red brick with Bath stone dressings. Declared redundant under the Pastoral Measure 1983. Its long term future is uncertain.
Building/Address	Ship Street, 51, Post Office
Priority	E (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. Main building no longer in use and being marketed. Some early discussions held with interested parties.
Building/Address	St George's Place, 2
Priority	D (E)
Designation	Grade II, Conservation Area
Condition	Fair, vacant
Ownership	Company
Summary	Terraced house of c1825. Probably by Wilds and Busby. Long-term vacant. Urgent works carried out by default under S54 of the Planning (Listed Buildings & Conservation Areas) Act. Planning permission and listed building consent granted in 2011 for restoration and conversion to flats but works not yet commenced.
Building/Address	Stanford Avenue, St Augustine's Church
Priority	E (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. Discussions ongoing regarding an appropriate scheme for the re-use of the church hall and repair of the church.
Building/Address	Stanmer Park, Stanmer Church
Priority	E (E)
Designation	Grade II, Conservation Area
Condition	Fair, vacant
Ownership	Religious organisation

Summary	1838, flint with stone dressings, Early English style. Declared redundant under the Pastoral Measure 1983.
Building/Address	Sussex Street, Tower and walls in Turner Recreation Ground
Priority	E (D)
Designation	Grade II, Conservation Area
Condition	Fair
Ownership	Local Authority
Summary	Lookout tower in public park, 1832. Knapped flint. No public access to tower and no practical use identified. The tower has been cleaned of graffiti and made secure but a need for specific repairs has been identified following a full survey. The Friends of Turner Park made a bid for HLF funding but this was recently turned down so alternative funding options, with a reduced scope of works, are being actively explored.

Footnote

Priority for action follows the criteria set out by English Heritage, which are based on how fast a building is likely to deteriorate without intervention, and may not necessarily be those buildings in the worst condition that are afforded highest priority.

Priority for action is graded as follows:

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C** Slow decay; no solution agreed
- D** Slow decay; solution agreed but not yet implemented
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
- F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.