

## Register of Listed Buildings at Risk (2013)

Listed Buildings At Risk	
Grade I	
<b>Building/Address</b>	Brunswick Square, 53
<b>Priority</b>	C (C)
<b>Designation</b>	Grade 1, Conservation Area
<b>Condition</b>	Poor, partially occupied
<b>Ownership</b>	Private
<b>Summary</b>	Terraced house 1825-27 in multiple occupancy. Rear elevation and outbuildings are in poor condition and parts of the building are not habitable. An Urgent Works Notice was served in 2013 to secure the carrying out of works to make the rear of the building weathertight. These works have largely been satisfactorily completed. The property has been marketed and discussions about its long term reuse and restoration are ongoing with the owner and potential purchasers.
<b>Building/Address</b>	Kings Road, The West Pier
<b>Priority</b>	A (A)
<b>Designation</b>	Grade 1, Conservation Area
<b>Condition</b>	Very bad
<b>Ownership</b>	Trust
<b>Summary</b>	Pier, 1864-66 by Eugenius Birch. Closed in 1975. Offered c£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 subsequent damage and cost of repair make restoration uneconomic from public funds.
Grade II*	
<b>Building/Address</b>	Marine Drive, Saltdean Lido
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II*
<b>Condition</b>	Poor, partially occupied
<b>Ownership</b>	Local Authority
<b>Summary</b>	Lido of 1938 by RWH Jones in Moderne style. Suffering from a maintenance backlog and in particular deterioration of its reinforced concrete. The long-term head lease was surrendered to the council in June 2012. The council invited bids for a new lease in 2013 and following that process the local Community Interest Company has been appointed as the preferred bidder for the building on a 60 year lease. Its repair and restoration will be subject to a bid to the Heritage Lottery Fund.
<b>Building/Address</b>	Middle Street, 52-58, Hippodrome
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II*, Conservation Area

## Appendix 1

<b>Condition</b>	Poor, vacant
<b>Ownership</b>	Company
<b>Summary</b>	1897. Originally an ice rink, 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. Extensive pre-application discussions have been carried out during 2013 on proposals to convert the building and adjoining land to a multi-screen cinema and supporting uses and a planning application is expected to be submitted shortly.
<b>Building/Address</b>	West Street, St Paul's Church
<b>Priority</b>	A (A)
<b>Designation</b>	Grade II*
<b>Condition</b>	Poor, occupied
<b>Ownership</b>	Religious Organisation
<b>Summary</b>	Anglican church designed by Richard Cromwell Carpenter in 1846-8 and built by George Cheeseman. The tower and spire by Richard Herbert Carpenter; the narthex, fishermen's institute (west end) and covered way by George Frederick Bodley. Large fragments of stone and flint have fallen from the tower, which is adjacent to a busy street. This has been temporarily protected. Tower suffers from apparent maintenance problems. English Heritage is leading discussions with the church.
<b>Grade II</b>	
<b>Building/Address</b>	Adelaide Crescent , Retaining walls to south side of gardens,
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor
<b>Ownership</b>	Local authority
<b>Summary</b>	Retaining wall to public gardens c1830, designed by Decimus Burton. Render over brick with vermiculated rustication. The rendering is gradually becoming detached from the brickwork and the detailing lost. Funding options to secure repairs are being investigated.
<b>Building/Address</b>	Blatchington Road, Walls to churchyard of Holy Trinity Church,
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor
<b>Ownership</b>	Religious organisation
<b>Summary</b>	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 repairs awaiting resolution of the future of the church itself, which is the subject of ongoing discussions.

## Appendix 1

<b>Building/Address</b>	Gloucester Place, 10-14, The Astoria Theatre
<b>Priority</b>	D (D)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor, vacant
<b>Ownership</b>	Private
<b>Summary</b>	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 has granted listed building consent for the demolition of the building and planning permission for redevelopment but no works have commenced. Revised applications have recently been submitted.
<b>Building/Address</b>	Hangleton Lane, Benfield Barn
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor, partially occupied
<b>Ownership</b>	Company
<b>Summary</b>	Barn, probably 18 <sup>th</sup> century. Coursed flint. Lease has changed hands regularly. 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.
<b>Building/Address</b>	Preston Drove, Wellhouse to Preston Manor
<b>Priority</b>	A (A)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Very bad
<b>Ownership</b>	Local authority
<b>Summary</b>	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 the stabilisation of this building and the identification of funding for such works are being actively explored.
<b>Building/Address</b>	Preston Street, 67
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor, vacant
<b>Ownership</b>	Private
<b>Summary</b>	Included in the listing for 22-25 Regency Square. Town house dating from c1818. Ground floor to Preston Street with later shop front. Upper floors last in use as offices. Structural problems and some water ingress. Planning Permission and Listed Building Consent for conversion to an HMO were refused in 2012. A revised application has been submitted and is under consideration.
<b>Building/Address</b>	Russell Square, 43
<b>Priority</b>	C (C)

## Appendix 1

<b>Designation</b>	Grade II
<b>Condition</b>	Poor, vacant
<b>Ownership</b>	Private.
<b>Summary</b>	Terraced house c1820, probably by Amon Wilds. Subject to past squatting and resulting damage. Now in new ownership. Planning Permission was refused in 2013 to convert the building to an HMO and basement flat with external and internal alterations, though Listed Building Consent was granted. A certificate of lawfulness application has been submitted for conversion to a small HMO and is under consideration
<b>Building/Address</b>	Ship Street, 51, Post Office
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor, vacant.
<b>Ownership</b>	Company
<b>Summary</b>	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. Following the eviction of squatters a comprehensive programme of repair works has now commenced on the building. Planning consents have been granted for the conversion of the ground floor frontage into restaurant use and conversion works are expected to commence once the external repairs have been carried out. A further planning application for residential use for the upper floors is expected.
<b>Building/Address</b>	Stanford Avenue, St Augustine's Church
<b>Priority</b>	D (D)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor, partially occupied
<b>Ownership</b>	Religious organisation
<b>Summary</b>	Nave of 1896, chancel of 1914 by GES Streatfield. Red brick. The church is in partial use but the attached hall is vacant. Neither are weathertight. A planning application to convert the church to community use and the hall to residential was approved in October 2012 subject to a s106 agreement and discussions on the agreement are ongoing. Listed Building Consent was granted for the necessary alterations and was linked by condition to a schedule of repair works. In 2013 action was taken to require the removal of ivy and other plant growth from the walls of the church and to board over the entrance to the church hall.
<b>Building/Address</b>	Stone Street, 13A and 14
<b>Priority</b>	C (C)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor, vacant
<b>Ownership</b>	Private

## Appendix 1

<b>Summary</b>	Early 19 <sup>th</sup> century stables and coach house buildings. Listed in September 2012. Planning applications have been submitted for the retention and restoration of these buildings and the redevelopment of adjoining land and buildings.
<b>Building/Address</b>	The Square, 19 and 20
<b>Priority</b>	A (C)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Poor, vacant
<b>Ownership</b>	Private.
<b>Summary</b>	Later 18 <sup>th</sup> century terraced outbuildings in flint with brick dressings. Long vacant and in disrepair. Planning applications have been submitted for the retention and repair of these buildings, with a new extension, to form a single dwellinghouse.
<b>Listed Buildings considered Vulnerable</b>	
<b>Grade I</b>	
<b>Building/Address</b>	R/O Brunswick Square, 14 (38 Brunswick Street East)
<b>Priority</b>	F (F)
<b>Designation</b>	Grade I, Conservation Area
<b>Condition</b>	Fair, partially occupied
<b>Ownership</b>	Private
<b>Summary</b>	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 still unfinished.
<b>Grade II*</b>	
<b>Building/Address</b>	Old Steine, 54, Marlborough House
<b>Priority</b>	E (E)
<b>Designation</b>	Grade II*, Conservation Area
<b>Condition</b>	Fair, vacant
<b>Ownership</b>	Private
<b>Summary</b>	Original house 1765 but remodeled 1786 by Robert Adam. Most recently used as offices but vacant for a number of years. Now fully weather tight and secure but full repair works not completed and no solution in place for its reuse and full restoration.
<b>Grade II</b>	
<b>Building/Address</b>	Blatchington Road, Holy Trinity Church
<b>Priority</b>	E (E)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Fair, vacant
<b>Ownership</b>	Religious organisation
<b>Summary</b>	1863-64, tower 1866, red brick with Bath stone dressings. Declared redundant under the Pastoral Measure 1983. Long term future uncertain. Discussions on possible reuse ongoing.

	Action taken during 2013 to require removal of extensive plant growth from exterior of building.
<b>Building/Address</b>	St George's Place, 2
<b>Priority</b>	F (D)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Fair, vacant
<b>Ownership</b>	Company
<b>Summary</b>	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 and works to implement this are in progress.
<b>Building/Address</b>	Sussex Street, Tower and walls in Turner Recreation Ground
<b>Priority</b>	E (E)
<b>Designation</b>	Grade II, Conservation Area
<b>Condition</b>	Fair
<b>Ownership</b>	Local Authority
<b>Summary</b>	Lookout tower in public park, 1832. Knapped flint. No public access to tower. The tower has been cleaned of graffiti and made secure but a need for specific repairs has been identified following full survey. An initial bid for HLF funding was unsuccessful but The Friends of Turner Park intend to make a fresh bid once listed building consent has been secured for new handrails and the reinstatement of a weathervane.

### 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 it 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 (for 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.