

Register of Listed Buildings at Risk (2010)

Listed Buildings At Risk	
Grade I	
Building/Address	R/O Brunswick Square, 14 (38 Brunswick Street East)
Priority	F (D)
Designation	Grade 1, Conservation Area
Condition	Poor, 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 partially carried out and ground floor occupied, but street frontage and basement remain in poor condition.
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	D (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	Stanmer Park, Stables at Stanmer House,
Priority	D (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. Planning permission and listed building consent granted for change of use and restoration but not yet implemented. Roof has temporary weather protection.
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.
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.
Building/Address	Brunswick Place, 19
Priority	D (C)
Designation	Grade II, Conservation Area
Condition	Very bad, vacant
Ownership	Private
Summary	Terraced house c.1840-1855, 4 storeys plus attic over basement. Last in use as house in multiple occupation, now vacant. In very bad condition due to water ingress and squatter occupation. Sold in August 2010 and works to make it secure and weathertight commenced September 2010. Positive discussions about reuse and full repair are ongoing.
Building/Address	Gloucester Place, 10-14, The Astoria Theatre
Priority	C (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 weathertight.

Item 62 Appendix 1

	Significant structural repairs needed and no viable use yet found. Discussions with the owner about its long term future are ongoing.
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	Old Steine, Royal York Buildings including bus depot
Priority	D
Designation	Grade II, Conservation Area
Condition	Poor, vacant
Ownership	Local authority
Summary	Bus depot at south west corner, early 20 th century, two storey, recently used as coach company office. Roof in poor condition, missing glazing to lantern light, sections of fascia damaged. The council obtained vacant possession of the premises on 6 July 2010. The council will retain the interior of the booking hall for letting but the surrender of part plus revised lease terms have been agreed with Max Hotels, who are aware of the need to carry out the repairs.
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 approach for this building is being explored.
Building/Address	Ship Street, 16
Priority	C
Designation	Grade II, Conservation Area
Condition	Poor, vacant
Ownership	Unknown
Summary	Terraced house, one of a pair, late 18 th century, red brick. Front elevation and railings in poor condition, including broken windows. Front basement area overgrown. Appears to be vacant. Under investigation.

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 and the feasibility of restoring the site in line with the Downland Initiative aims is currently being explored by a steering group.
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 works not yet commenced.
Building/Address	Tower Road, Attree Garden Temple and wall
Priority	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 and generally suffering from lack of maintenance.
Listed Buildings considered Vulnerable	
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 fully weather tight and secure but no solution in place for its reuse.
Building/Address	St Peter's Place, St Peter's Church,
Priority	D (D)
Designation	Grade II*, Conservation Area
Condition	Poor, occupied
Ownership	Religious organisation
Summary	1824-28 by Sir Charles Barry with later additions. Taken over by Holy Trinity Brompton and reopened in November 2009, but still needs substantial repair works. Fund raising in progress.

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	Marine Square, 27
Priority	E (D)
Designation	Grade II, Conservation Area
Condition	Fair, partially occupied
Ownership	Private
Summary	Terraced house, c1824. Stucco faced, 4 storeys over basement. Top floor uninhabitable. External elevations in need of repair and redecoration. Planning permission and listed building consent granted for conversion and refurbishment to form flats in May 2009. Works due to commence shortly.
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.
Building/Address	St George's Place, 2
Priority	E (E)
Designation	Grade II, Conservation Area
Condition	Fair, vacant
Ownership	Company
Summary	Terraced house of c1825. Probably by Wilds and Busby. Last used as a house in multiple occupation. Long-term vacant. Urgent works carried out by default under S54 of the Planning (Listed Buildings & conservation Areas) Act but no progress on re-use of the building.
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.

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 Tarner 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 Tarner Park have made an initial bid for HLF funding.

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.

