

DRAFT

The Round Hill Society

# ROUND HILL

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Conservation Area Appraisal

## Annex B: Buildings







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# 1. Main building types

- 1.1 The Round Hill Conservation Area demonstrates a significant degree of architectural harmony, characterized by a limited range of building styles spanning the main building phases from approximately 1850 to 1920.
- 1.2 There are evident and dominant influences. Many properties have classical elements, such as pilasters and pediments, reviving pre-Georgian classical architecture. There are also clear Italianate influences in some properties. A local vernacular is represented by the materials used, mainly stucco/render.
- 1.3 Secen main building types within and near the conservation area generally correspond with specific eras.
  - Cottages
  - Roundhill Crescent terraces c.1860
  - Detached and semi-detached villas c. 1820-1850.
  - Domestic terraced houses c.1880-1900
  - Turn-of-the-century 'red brick and tile'.
  - Early to mid-20th century Infill.
  - 20th century infill and estate development



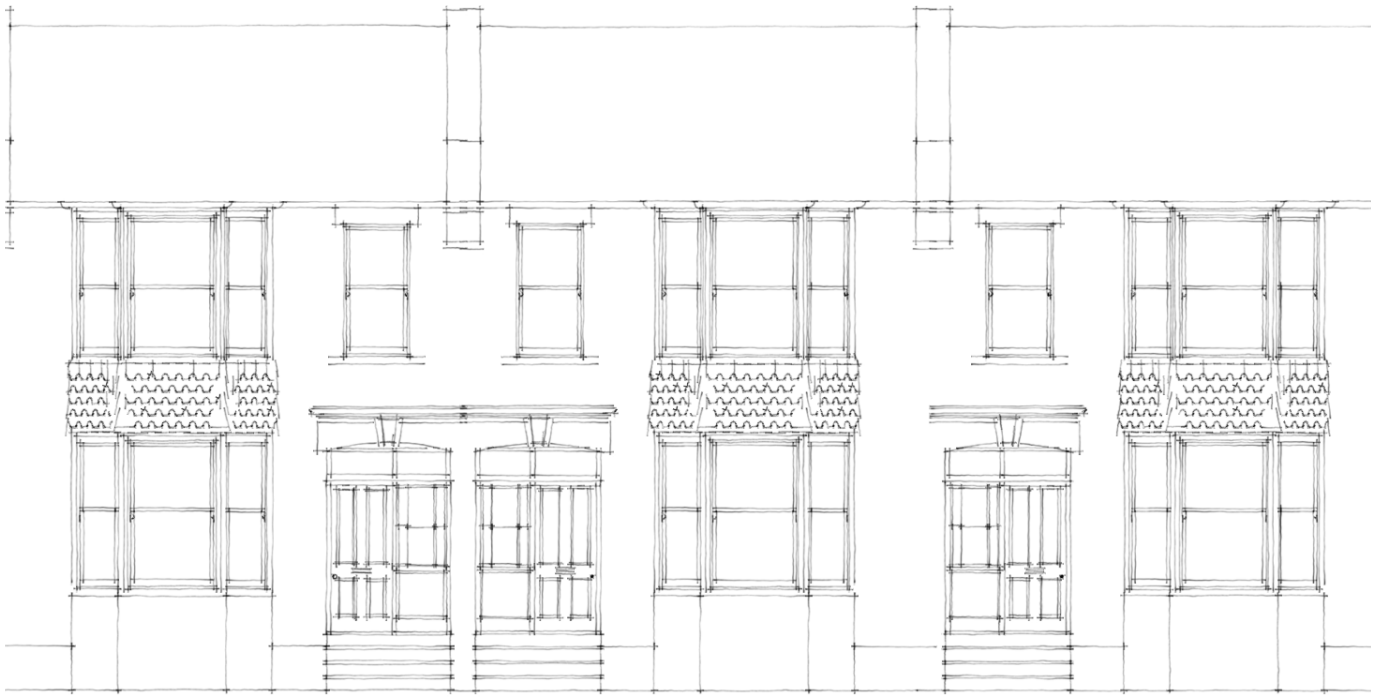


Figure 1. c.1915 terraced vernacular cottages in Belton Road

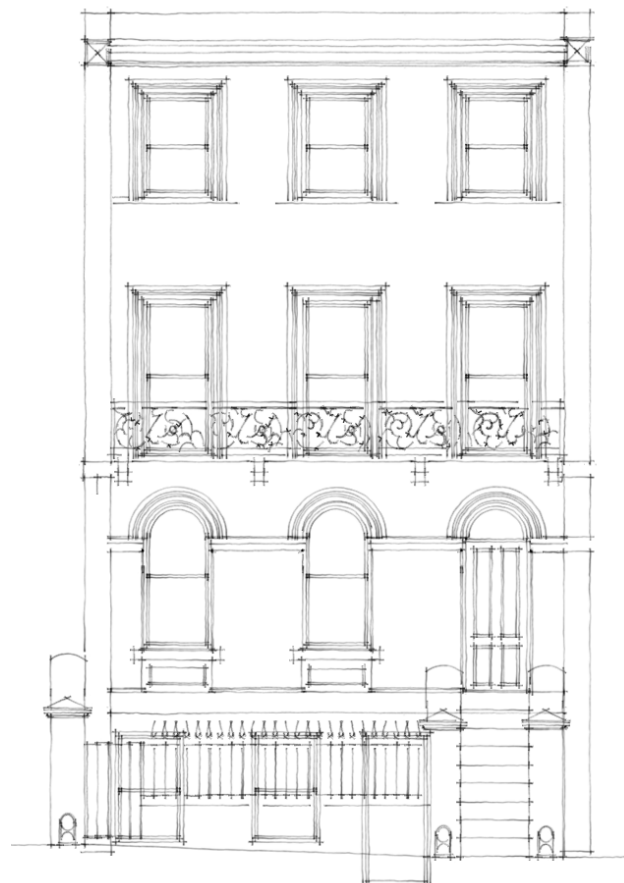
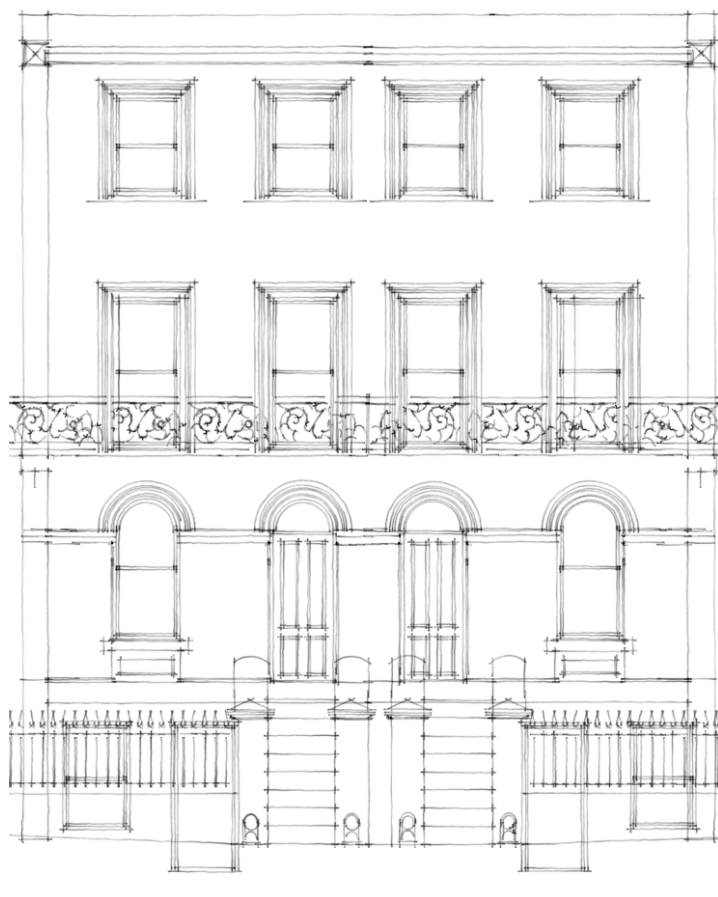
## Cottages

- 1.4 Vernacular cottages are constructed in the main from locally available materials that reflect custom and tradition more than mainstream architectural fashions.
- 1.5 There are four individual or groups of vernacular cottages in and around the conservation area.
- 1.6 A row of buildings on Ditchling Road is indicated on plans from as early as 1822. Named 'Rose Hill Cottage' on the map of 1827-41. The cottages may have been simple field-workers cottages that often grew up along main roads. Alternatively, they may comprise outbuildings associated with the Jolly Brewers Inn (stables etc.). The buildings may incorporate earlier structures. Many timber houses were encased or re-fronted in brick or stone or concealed by render or tile-hanging, sometimes making identification difficult.
- 1.7 A flint cottage with brick dressings on Hollingdean Lane appears out of place today. The front of the house initially faced north onto the former (1870s) alignment of Hollingdean Lane. The cottage may date to c. 1820.

- 1.8 A pair of semi-detached three-storey cottages in Princes Road appear to be 'model houses' developed in the first phase of the Conservative Land Society's masterplan for the area and directly aligning with the masterplan. Historic England Guidance states that "Model housing has special sociological as well as architectural interest". (Historic England 2: Domestic Houses).
- 1.9 Two short cottage terraces were constructed on the site of the former Tower Mill on Belton Road using bricks and timber reclaimed from the demolished mill (post 1913). This was a modest, later evocation of English Vernacular tradition, following from the English Domestic Revival and Arts and Crafts influences.



Figure 2. c.1915 terraced vernacular cottages in Belton Road



### Roundhill Crescent terraces c.1860

1.10 The 'Post-Regency grandeur'<sup>1</sup> of Roundhill Crescent's formal, planned ensemble is rooted in Brighton's Regency architecture. However, it is comparatively a late example of the terrace and crescent form.

1.11 Crescents and circuses introduced a sinuosity into terrace design and were made fashionable by John Wood's Circus (1755-67) and his son's Royal Crescent (1767-75). In the first half of the 19th Century, following the precedents set by Robert Adam, James Burton, John Nash, Thomas Cubitt, and Richard Grainger undertook major speculations creating palatial ranges comprised of individual houses. They were emulated elsewhere in developments such as the Crescent in Buxton, Derbyshire, by John Carr (1780-90) and Joseph Kay's Pelham Crescent, Hastings, East Sussex, of the 1820s.<sup>2</sup>

1.12 The trend continued after the Napoleonic

Wars: (Montpellier and Park Crescents in Brighton, Waterloo Crescent in Dover, Joseph Kay's Pelham Crescent Hastings of 1820s, Priory Crescent in Lewes) well into Victoria's reign with a transition from Regency classicism to Victorian eclecticism and revivalism.

1.13 The terraced houses in Roundhill Crescent are faced in painted stucco with three storeys over a basement and two or three windows wide. The front elevation rises to a cornice and parapet and is separated by full-height pilasters rusticated to the ground floor. The houses feature a round-arched entrance with a moulded archivolt, fanlight, and panelled door. The first floor bracketed balconies have cast iron balustrade of scrolling foliage, and the second floor has small bracketed sills, some with cast-iron window guards."

1 Pevsner Architectural Guides Brighton and Hove pages 17 and 180.

2 (HE Guidance Town Houses)."





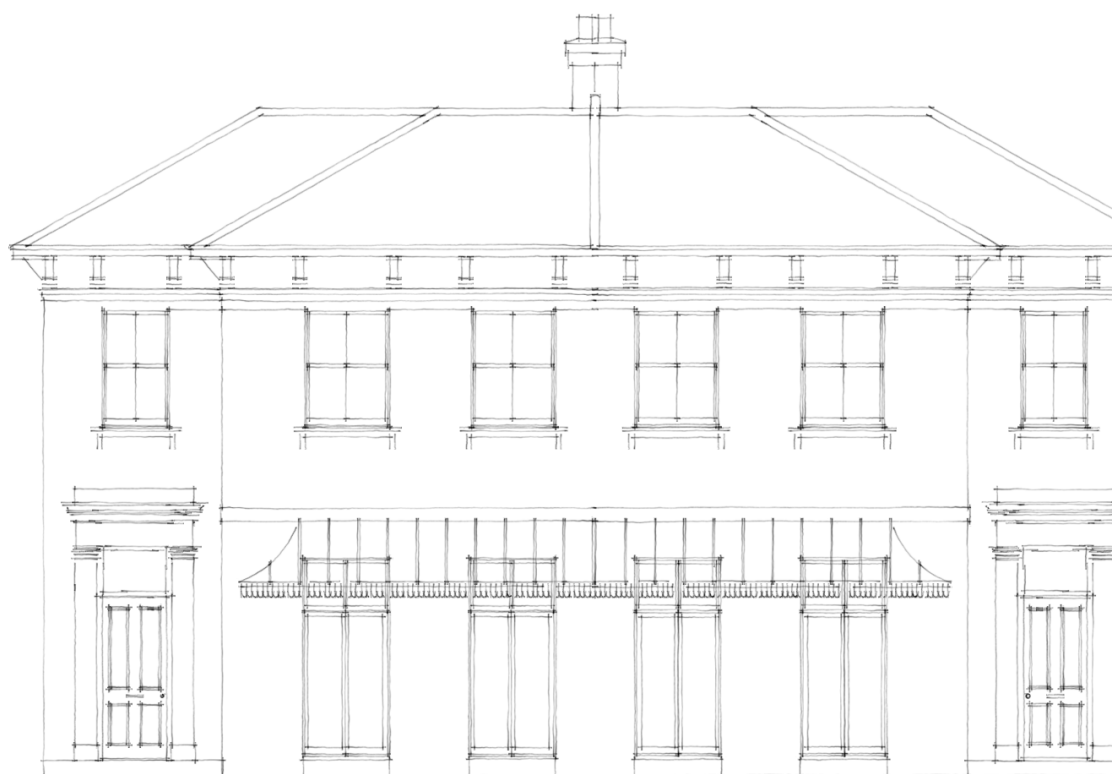


Figure 3. Round Hill Park Semi-detached villas

## Mid nineteenth-century detached and semi-detached house and villas (1850- 70)

- 1.14 Early 19th century villas business and professional families in the cities eschewed the cramped and unhealthy conditions of a terraced house for a detached house in its own grounds, set within easy reach of town. Classical styles – Greek and Roman – survived well into the Victorian period whilst the first half of the nineteenth century saw Italianate villas. Amon Henry Wilds designed in an Italianate style in Brighton, with the semi-detached villas of Montpelier Villas and the quasi-detached houses of Park Crescent (both 1840s and listed Grade II). The substantial villas and detached houses of the Victorian period were the homes of self-made men of considerable wealth, such as John Colbatch.<sup>3</sup> From the 1850s onwards, good quality substantial detached villas designed by established local architects proliferated on villa estates located on the edge of Brighton. Stylistically they became increasingly eclectic, evolving downwards from being bespoke one-off commissions into the mainstream of speculative residential building.<sup>4</sup>
- 1.15 The higher status suburban house built by speculators after 1850 often emulated the Italianate Renaissance style exemplified by Queen Victoria's rural palace at Osborne on the Isle of Wight by the builder-designer Thomas Cubitt.<sup>5</sup>
- 1.16 Detached and semi-detached post-Regency and Italianate villas in Brighton are characterized by their symmetrical façades, elegant proportions, and decorative detailing featuring distinctive elements, such as tall sash windows, wrought iron details, and ornamental stucco work.<sup>6</sup>
- 1.17 Classical motifs and forms are common including columns, channelled or rusticated stucco, pediments, and balustrades. The roofs of these villas are shallow-pitched and typically hipped.

<sup>3</sup> Historic England. Domestic 3: Suburban and Country Houses

<sup>4</sup> Historic England. Domestic 3: Suburban and Country Houses

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<sup>5</sup> HistoricEngland. Domestic 3: Suburban and Country Houses

<sup>6</sup> Historic England. Domestic 3: Suburban and Country Houses”



Figure 4. Richmond Road

- |   |   |
|---|---|
| <p>1.18 Double-fronted villas featured a central hallway with reception rooms on either side. Some larger villas have large gardens or grounds, which would have been landscaped in the latest fashion.</p>   | <p>1.21 80-90 Ditching Road, formerly known as Round Hill Park represents development beyond what was once the urban limits and a form 'ribbon development' lining a main route - later absorbed by the growing town.</p> |
| <p>1.19 Some of the best examples of early villas in the Round Hill area set in generous landscape grounds were demolished after the war (Rose Hill Villa, Sylvan Lodge, Wakefield Lodge).</p>  | <p>1.22 There are several villa-types in later phases of development up to 1880 including Nos. 5, 6 and 14 D'Aubigny Road and a vernacular brick and flint cottage on Princes Road (c.1870).</p>                          |
| <p>1.20 Princes Villa on Princes Road is one of the earlier villas" "developed in generous grounds with stable block to the side. The double-fronted villa has been substantially altered with the projecting bay windows demolished and the grounds redeveloped with two short post-war terraces -separating the surviving stable block/coach house from the main house.</p> |   |

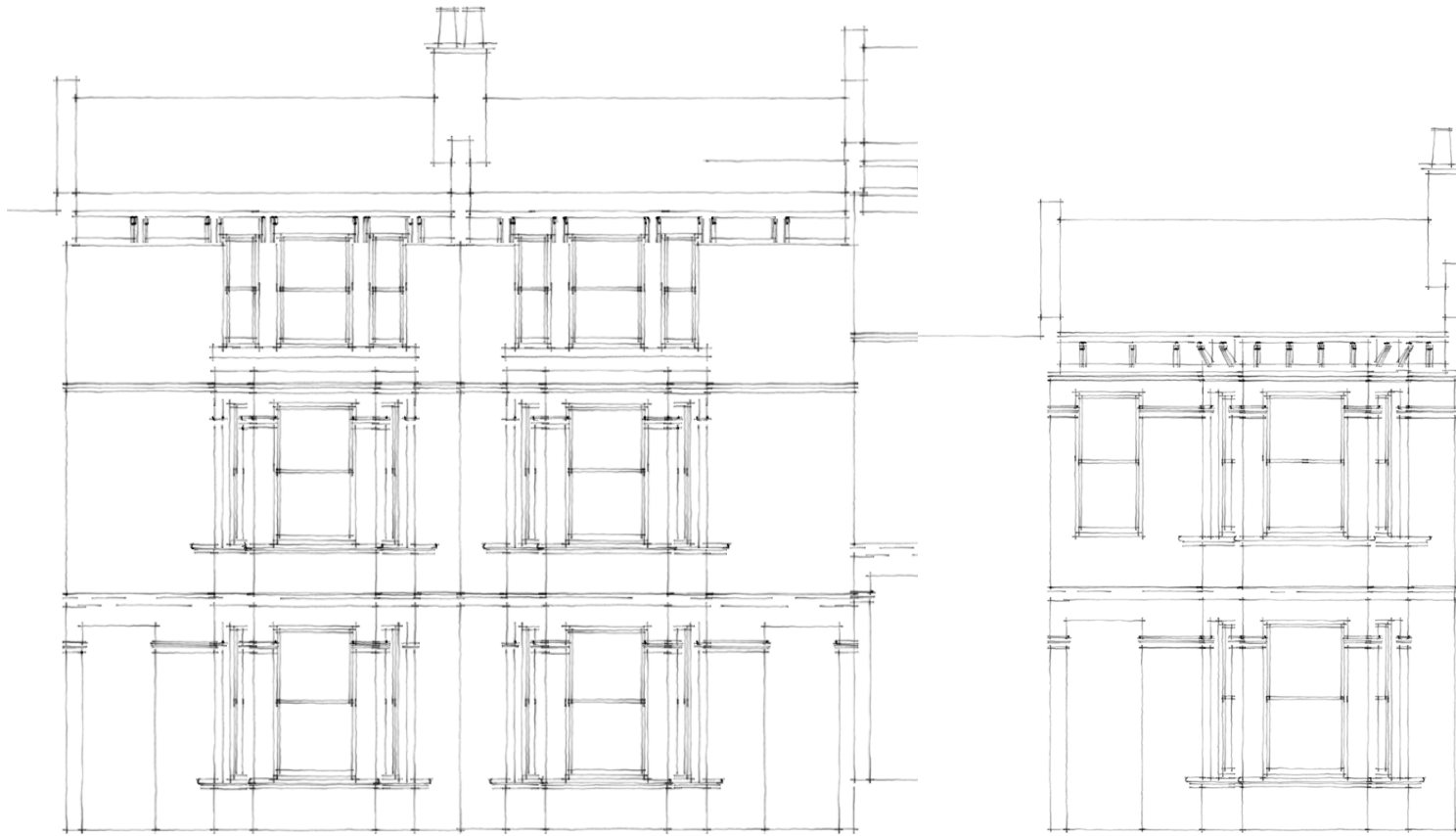


Figure 5. Hybrid dwelling with carriage entrance to commercial uses to the rear c.1880-1900

## Domestic terraced houses c.1870-1900

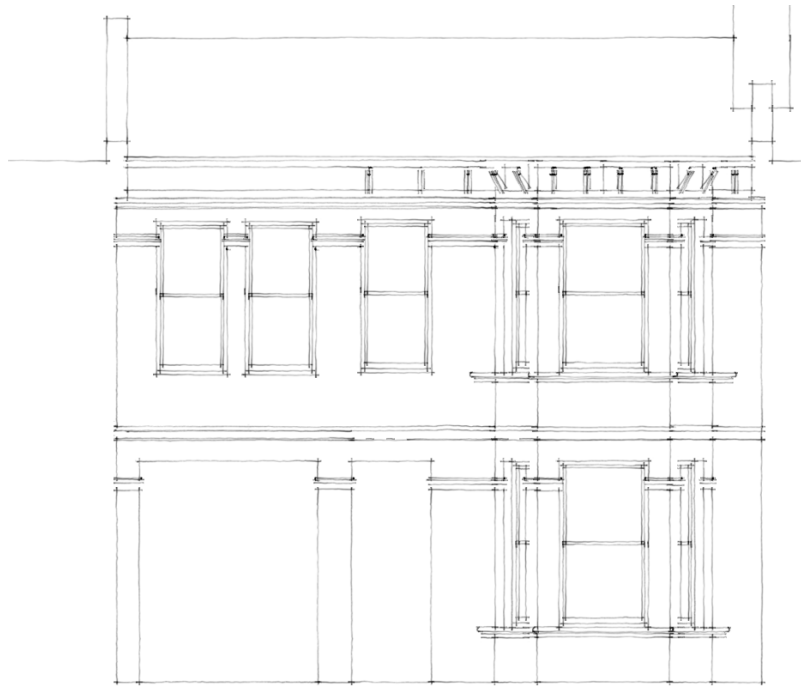
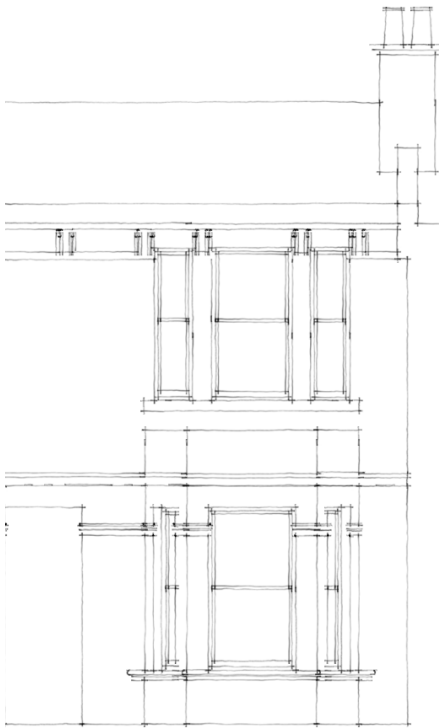
- 1.23 Most speculative builders of the 1870s and 1880s copied the designs and advice available in publications such as E L Tarbuck's *The Builder's Practical Director* (1855), Robert Kerr's *The Gentleman's House* (1864), and E L Blackburne's *Suburban and Rural Architecture* (1869), the aim of which was 'to obtain as much picturesqueness of outline and play of light and shade as is possible in houses of so small a class'.<sup>7</sup>
- 1.24 The two-storey bay window, became a norm in suburban house design.<sup>174</sup> Many of the smaller speculative-built semi-detached houses adhered to pattern-book models, with a narrow entrance hall, plain staircase, a front parlour with a bay window, and a dining room at the back overlooking the garden, kitchen and scullery.

7 Historic England. *Domestic 3: Suburban and Country Houses*

## Hybrid and non-residential development

- 1.25 Round Hill was not consistently developed as a residential suburb.
- 1.26 It is a very special feature of the area that several buildings were developed or adapted for a range of commercial activities such as laundries with drying grounds to the rear and market gardens, nurseries and orchards in centre of blocks accessed via passages through the middle of the surrounding terraces.
- 1.27 Historic England guidance states houses associated with industrial enterprises can form an integral part – along with the remains of industrial buildings– of a particular place and thereby have greater interest than where they lack strong local context.
- 1.28 The New Vic is on the corner of Mayo Road and Richmond Road, English Domestic Revival/Queen Anne style building of the turn of the century. The Round





1.29 Hill public house in Ditchling Road closely follows the stucco-fronted and Neo-classical/Italianate details of residential terraces in Round Hill.

1.30 Commercial properties along Ditchling Road include some small local shops and a former post office converted from terraced houses. The Victorian shop fronts have been gradually adapted with over-sized fascia signs. In some cases, they have been reconverted to houses in a manner that has severely harmed the character.

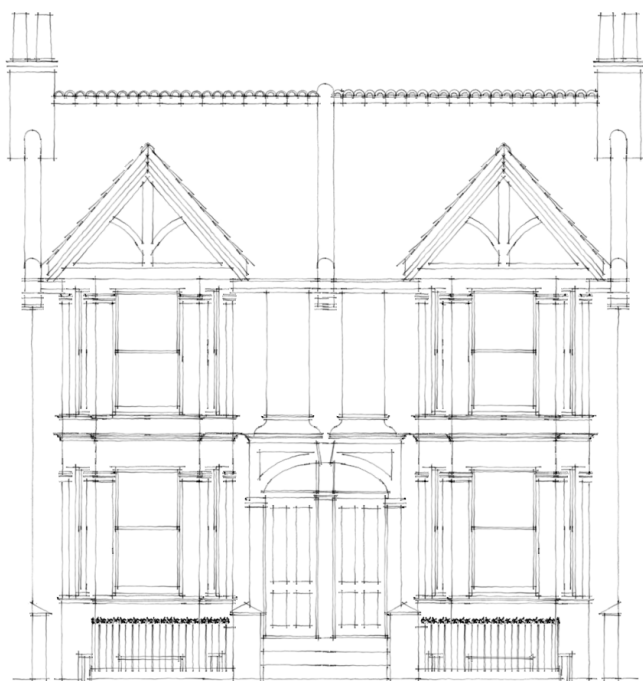


Figure 6. Turn-of-the-century red brick and tile.

### Turn-of-the-century red brick and tile.

1.31 Towards the end of the nineteenth century, trends in architecture and materials shifted away from stucco-fronted terraces with neo-classical details towards vernacular and English domestic revival architecture. In Roundhill, this is typically represented by a shift to facing brick, hanging tiles, plain-tiled roofs and gables with timber details.

1.32 Stucco fell out of favour in the mid-nineteenth century to be replaced by more 'honest' facing materials, albeit ones increasingly manufactured on an industrial scale and distributed nationally by rail. Good quality rubbed and moulded bricks were used in higher status houses, with bricks laid to form chevron, diaper and polychromatic patterns. Different coloured and sometimes sized bricks were commonly used in string courses and window arches, and walling in bricks of uneven size and profile could be enhanced by using specific pointing techniques such as 'tuck' and 'penny struck' pointing.

1.33 Roofs were still generally of Welsh slate, but from the 1870s clay tiles began to be produced competitively, including terracotta ridge tiles with wrought iron and cast iron for ornamental finials and cresting. Barge boards framing gable ends were cut and carved in timber in a variety of patterns.<sup>8</sup>

8 Historic England. Domestic 3: Suburban and Country Houses

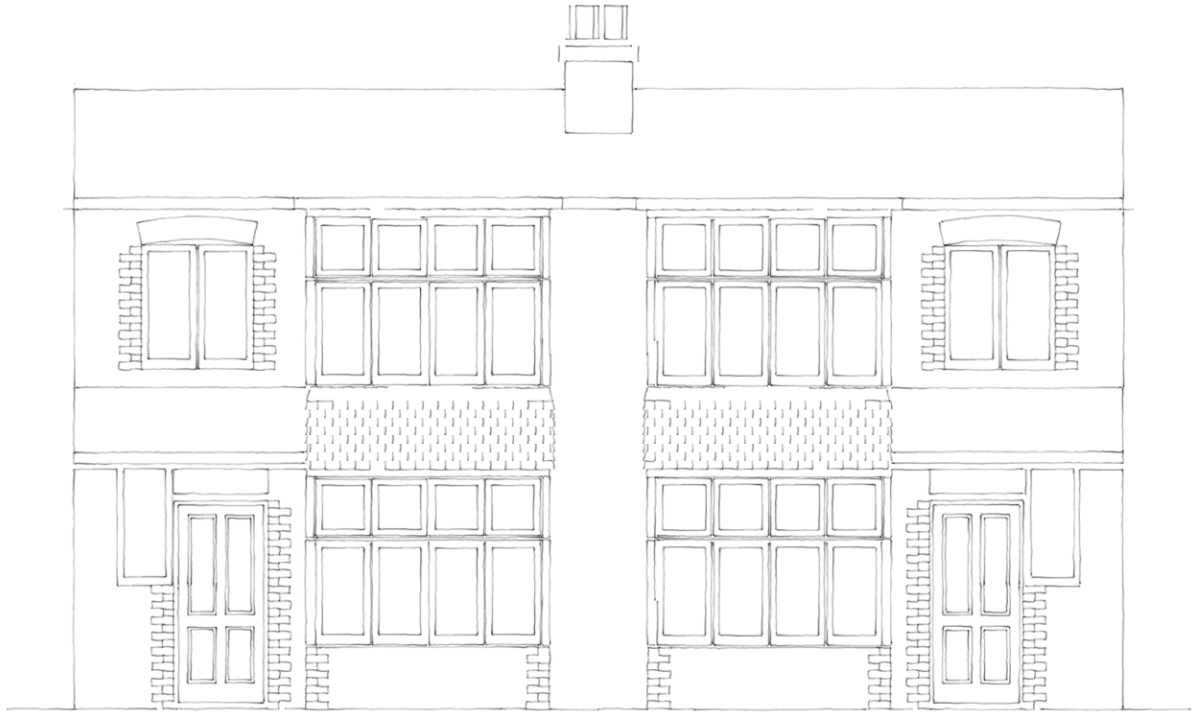
### Early to mid-20th century Infill

1.34 The use of red brick and tile continued into the mid 20th century with the remaining empty sites and larger gardens infilled with modest two-storey suburban terraces and semis. Typical features of this period include cambered brick arched window openings and canopied porch with plain tile roof extending across the adjacent bay window.

### Post-war infill and estate redevelopment

1.35 Post-war development of the Sylvan Hall estate introduced well-mannered blocks set within the mature landscape setting of the former villas with relatively short deck-access blocks successfully nestled into the hillside. The brick detailing modestly evokes the Amsterdam School although the replacement glazing has diminished some of the architectural quality- particularly the tall oriel windows to staircases.

1.36 Revivalism is apparent in some convincing recreations of older house styles. Such buildings preserve the character and appearance of the area but add little to the special interest. The corner building adjacent to No.1 Roundhill Crescent replicates the proportions and details of the adjacent Post-Regency terraces.



- 1.37 Some other examples of infill development have been less successful, such as 56 Roundhill Crescent.
- 1.38 Warehouse/factory developments such as at Round Hill Road and D'Aubigny Road (the former pickle factory) do not add to character and appearance of the area but are nevertheless white-painted and low rise and appropriately scaled for the setting."



## 2. Materials and details



- 2.1 Whilst the area is architecturally diverse, there are predominant materials and standard architectural features.

### Stucco/render

- 2.2 Among the most prevalent walling materials are stucco/render with string courses, pilasters, capitals, and panels.

### Brick

- 2.3 Some brick and hanging tile after c1890 and up until the 1920s.

### Eaves

- 2.4 Key feature of Italianate architecture are deep projecting eaves with decorative brackets and cornices/ friezes, which are often highly ornate and intricate. This creates a sense of grandeur and drama by draw the eye upwards towards the roofline. Some earlier properties have parapet walls to the front with the roofs hidden behind. These often incorporate projecting cornices.

### Gables

- 2.5 Gables of different scales are used in a few cases. Some contain windows, whilst others have plain brick, pargeting, tile-hanging, timber work or other treatments.

### Boundary parapets.

- 2.6 Some properties have parapet upstands at the flank boundary. These are a particular feature of the area where terraced houses rise up the hills.

### Brackets/ corbels

- 2.7 Many properties have projecting decorative brackets/ corbels at the property boundary.

- 2.8 Some properties have elevated ground floors, with a semi-basement level below and steps up to the main front door and down to a lower ground floor entrance.

- 2.9 Decorative cast iron railings have generally survived in properties with multi-level front gardens (see below).



### Front boundary walls

- 2.10 Traditional boundary treatments include low (or dwarf) rendered walls (some formerly topped by iron railings) and hedges.

### Tiled front paths

- 2.11 Some properties have tiled front paths.  
2.12 Rear gardens boundary walls

### Rear gardens

- 2.13 Rear garden walls are typically flint, cobbles or 'Bungaroosh'.  
2.14 Modestly scaled single-storey sheds with a shed-like character in timber.

### Boundary railings and gates

- 2.15 Original iron boundary railings survive, particularly in properties with changes in level at the front boundary, such as semi-basements and stairs down from the street. Iron railings have typically been removed where they performed only a decorative function.  
2.16 Iron gates and railings were cut down to help the war effort in the 1940s.<sup>9</sup> Railings were requisitioned and removed under Regulation 50 of the Defence (General) Regulations, 1939; this proved a popular gesture.  
2.17 By 1943, railings to 3,500,000 properties had been removed, with only 130,000 claiming compensation.<sup>177</sup><sup>10</sup>

### "Foot scrapes

- 2.18 Many original cast iron foot scrapes set into gate piers survive. Some have been damaged, possibly because of bins pushed against them. Some may have been lost when boundary walls and piers were rebuilt.

### Balcony railings and brackets

- 2.19 First floor with cast-iron balustrades lining projecting stone balconies with either stone or cast iron support brackets below.

### Window ledge rails

- 2.20 Bracketed sills to the second floor with cast-iron window guards.

### Chimney stacks

- 2.21 Chimney stacks are brick or rendered, with many original clay pots surviving.

### Roofing materials

- 2.22 The predominant roofing materials for pitched roof houses are concrete tile with some survival of Welsh slate, which should be retained.

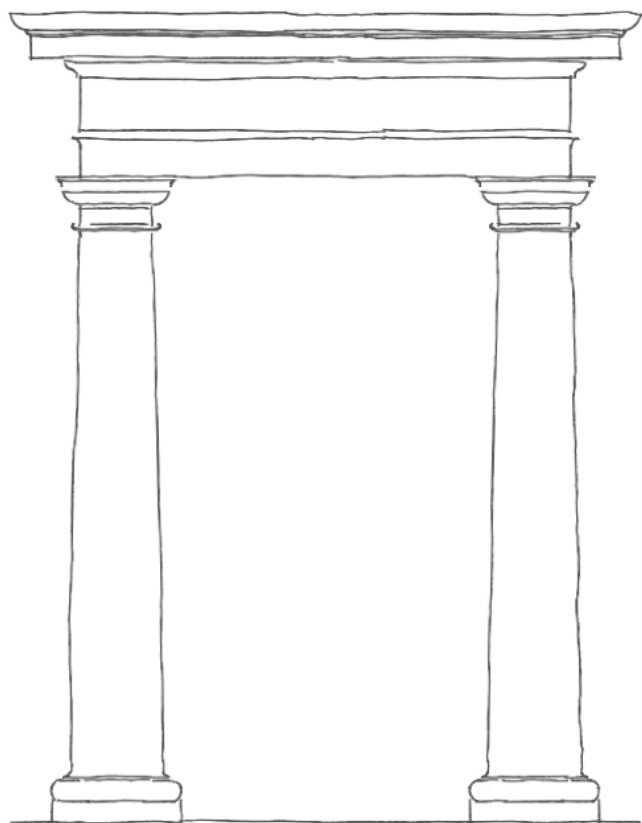
### Signs and Plaques

- 2.23 Text

9 London Garden Trust (<https://www.londongardenstrust.org/features/railings3.htm>)

10 Requisitioned Railings Hansard, HL Deb 13 July 1943 vol 128 cc437-

## 3. Doors and entrances



**Figure 7.** Example of the Tuscan Order of classical architecture, which has influenced the design of many doorways in Round Hill

- 3.1 One of the most notable features of Regency and Itallinate architecture, predominant architectural styles in Round Hill, was the emphasis on the entrance to the building.
- 3.2 The Round Hill Conservation Area relies on historic doors and doorways for much of its architectural impact and character- features can easily be eroded and historic buildings degraded by inappropriate, poor quality replacements and other alterations.
- 3.3 Original doorways and window openings and any surviving original doors or windows should be retained and repaired whenever practical.

### Doors

- 3.4 The traditional material for doors is timber. Door types vary in their design, depending on the age, status and type of property. Door design can have a significant bearing on the appearance and character of the property

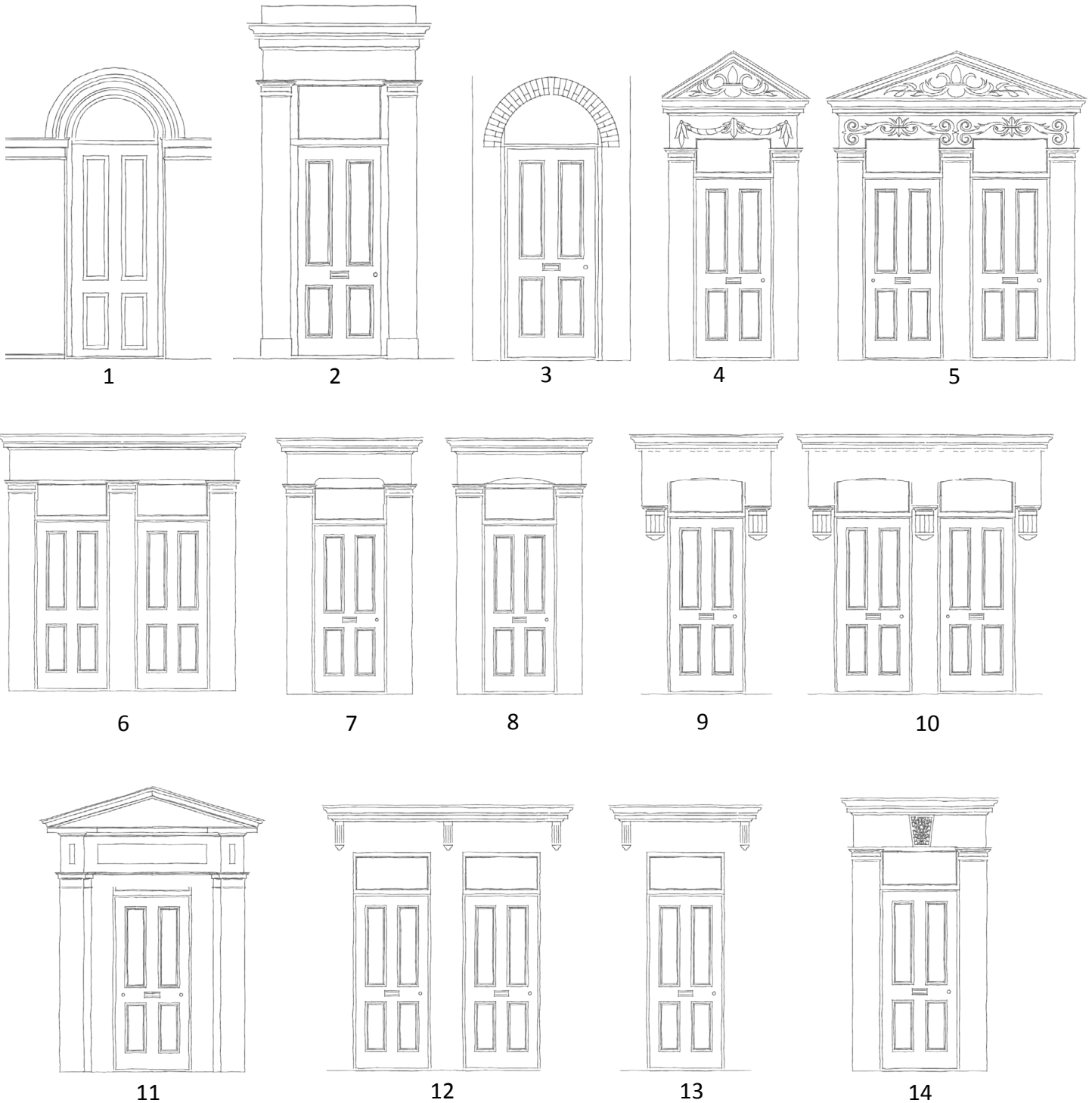
### Porches

- 3.5 Many houses include shallow porches to provide prominence to main entrances. These are mainly open porches with recessed doors flanked by pilasters and a bracketed cornice or 'Tuscan' entablature above.

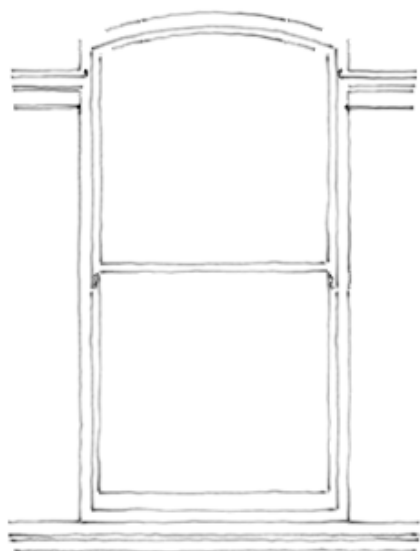
### Door surrounds

- 3.6 The use of Greek and Roman motifs, such as brackets, pilasters, pediments, and friezes, is common.

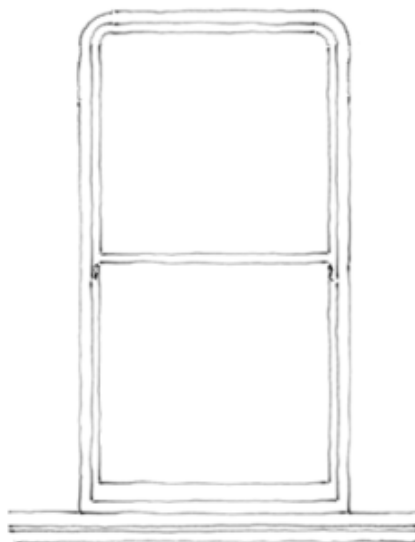




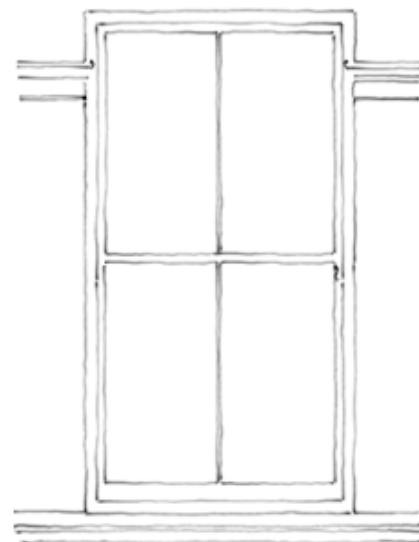
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|----|--|-----|--|
| 1. | Arched doorway and archivolt, Roundhill Crescent                 | 8.  | Tuscan doorway with cambered arch                              |
| 2. | Tuscan doorway, Ditchling Road                                   | 9.  | Doorway with scroll brackets in Wakefield Road                 |
| 3. | Tuscan doorway, Ditchling Road                                   | 10. | Double doorway in Wakefield                                    |
| 4. | Pedimented doorways with plaster mouldings, Richmond Road        | 11. | Pedimented doorway in D'Aubigny Road                           |
| 5. | Double pedimented doorways with plaster mouldings, Richmond Road | 12. | Double doorway with bracketed cornice and acanthus leaf detail |
| 6. | Tuscan doorway, Crescent Road                                    | 13. | Single doorway with bracketed cornice and acanthus leaf detail |
| 7. | Tuscan doorway with radius cornered arch                         | 14. | Tuscan doorway with vemiculated key stone                      |



1



2



3

## 4. Windows

- 4.1 Windows make a fundamental contribution to the character and appearance of buildings in Round Hill. Changes to windows can dramatically alter the character and appearance of buildings.

### Sash windows

- 4.2 Most original windows are timber vertical sliding sash timber windows, with glazing bar pattern appropriate to the age and design of the building.
- 4.3 Sash windows became widespread in the C18 and C19, with the vertical sliding sash characteristic of higher status houses of the C18.

### Recess/reveal

- 4.4 Windows are predominantly timber box sash recessed into the openings. The degree of the recession is important in maintaining the building's architectural language.

### Glazing bars

- 4.5 Glazing bars were originally incorporated to accommodate the maximum size glass panes available, usually the 'six over six' classic Georgian pattern. As glass technology improved it became more cost effective to produce larger panes without glazing bars leading to the non-bar Victorian sash windows typical of the Round Hill conservation area.
- 4.6 A small number of windows in the area have original 'margin' or 'quarter' lights where there are thinner panes of glass on either side of the main window pane.
- 4.7 A small number of windows have an off set grid glazing pattern.

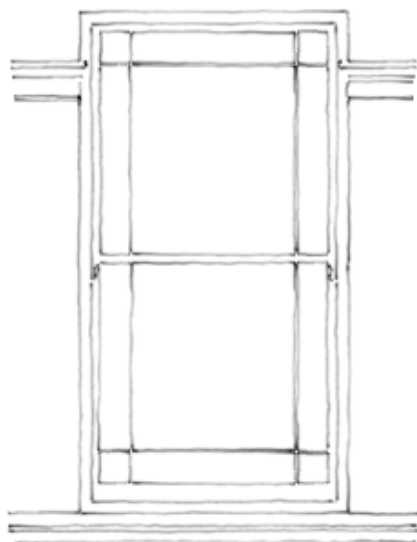
### Bay windows

- 4.8 Canted bay windows are a prevalent feature.

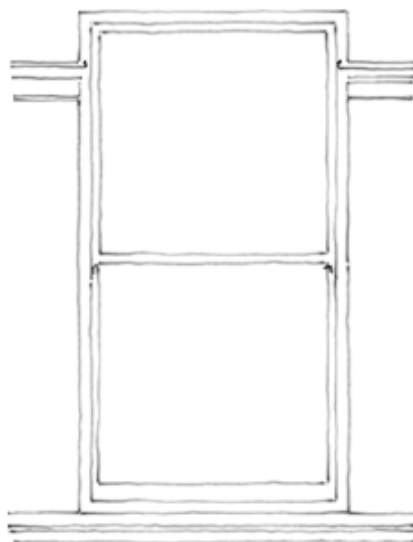
### Sash Horns

- 4.9 Wooden 'horns' at the sides of the principal horizontal bar of the sash came into widespread use from about 1840 to support larger and heavier pieces of glass.<sup>11</sup>

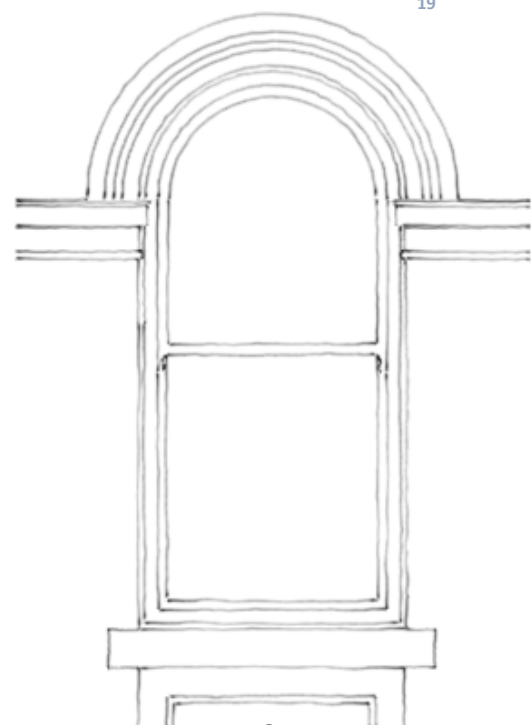
<sup>11</sup> 178 Historic England. Domestic 3: Suburban and Country Houses



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- 4.10 The heavier cylinder glass allowed the introduction of larger panes of glass, which also reduced the necessity for glazing bars. However, without the glazing bars the sash frame became too weak and the mid-rails started to drop. These short decorative protrusions, sash horns, allowed joiners to have a closed tenon joint which solved the problem.

#### Dormer windows

- 4.11 A few properties in Roundhill Crescent have traditional dormer windows, but this is the exception in the area.
- 4.12 The style, pattern and materials size of window frames, the glazed proportions, the pattern of glazing bars, the method of opening, materials and colour are often distinctive.
- 4.13 Traditional dormer windows are proportionately smaller than the windows in the elevations below and typically of gabled form in Round Hill. The common position is at or below half-way up the roof slope, the ridge well below the main ridge of the house.
- 4.14 Decorative barge boards with plain tile 'cheeks'.

- 4.15 New materials like uPVC and metal windows have been introduced, which do not replicate traditional patterns, scales, proportions, and fine details, compromising the area's character and historic value.

#### PVC and metal windows

1. Timber box sash window with cambered window opening and top-sash (Richmond Crescent)
2. Timber box sash window with radius curves to window opening and top-sash (Prinve's Crescent)
3. Flat-headed window opening-vertical glazing bars to both sashes (Princes Road)
4. Sash window with quarter lights (D'Aubigny Road)
5. Timber box sash with flat-headed opening and no further sub division of panes (Princes Road)
6. Arched winow oipening with arched upper sash with architrave and panelled apron below (Roundhill Crescent)



# 5. Buildings contributing to the area

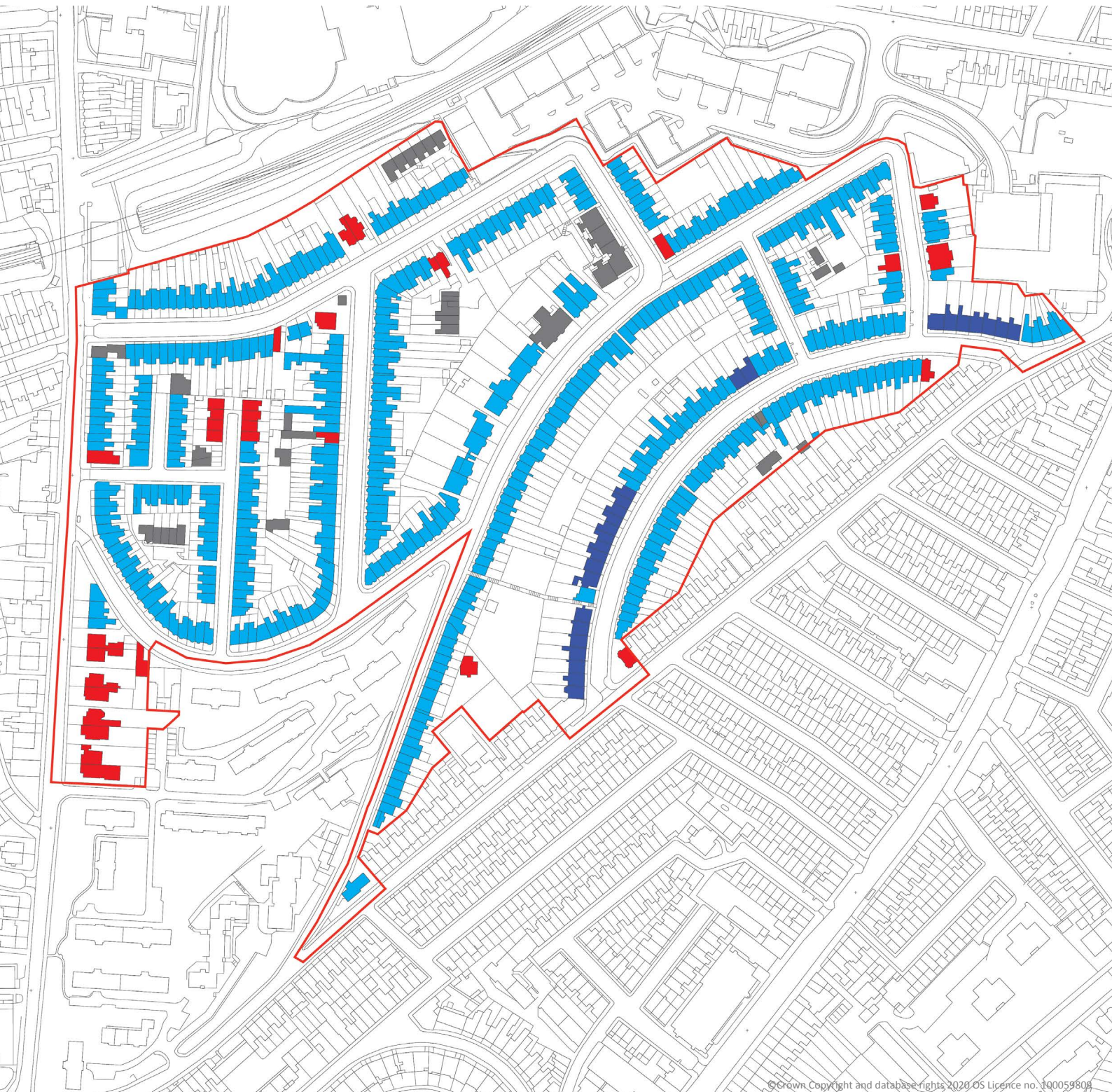


Figure 9. Postive contributores





5.1 The following plan identifies five building categories beginning with those of greatest significance and which contribute most to the special architectural and historic interest of the area.

- Buildings that are listed (blue).
- Local listed buildings and structures (red).
- ‘Neighbourhood’ list (green).
- The remaining buildings contribute to the area’s special architectural or historic interest (orange).
- Buildings that are inconsequential or cause harm to the special interest or character or appearance of the area are indicated (black).

5.2 It should be noted that some of the buildings identified as positive have aspects that cause harm, as discussed previously (for example, hard-surfaced parking areas and unsympathetic alterations). Some buildings that cause harm may have gardens that have a positive contribution.

5.3 The plan is focused on buildings. It should be noted that the area’s special interest, charac-

ter and appearance are based fundamentally on the associated townscape and landscape characteristics - of which buildings and structures form only a component.

5.4 Redevelopment of buildings that have a negative contribution would still be harmful if the replacement scheme was of poor quality or led to a loss of garden space or failed to complement the garden suburb characteristics of the area. This is as much about the townscape and landscape characteristics as building design.

5.5 Some recent developments are architecturally of a reasonable standard, but their relationship to the plot and landscape character is at odds with the area’s characteristics. In these instances, they have been identified as negative elements, notwithstanding their architectural qualities.

5.6 This plan should be used within the context of applying the special statutory duty for conservation areas rather than as a simple checklist.



# 6. Designated assets

- 6.1 The Appraisal has included a search of the National Heritage list of entries within approximately 150m of the boundary of the Conservation Area.
- 6.2 There are XX listed buildings, groups of buildings, or monuments (XX Grade II; and XX Grade II\*) within or near Round Hill Conservation Area, of which XX are Period 12 (1841-80), XX are Period 13 (1881-1913), and XX are Period 14 (1914-45). Particularly noteworthy are the three-storey stuccoed houses of Round Hill Crescent (1865). Listed buildings and structures within the conservation area
- 6.3 Within the Conservation Area, there are 28 listed buildings in five building groups in Round Hill Crescent.

## Roundhill Crescent

- 6.4 Stucco-fronted terraced houses of c1865. Three storeys over a basement. The houses are separated from each other by full-height pilasters. Round-arched entrances with moulded archivolt, fanlight, and panelled doors. Bracketed balconies to the first floor with cast-iron balustrade and small bracketed sills to the second floor with cast-iron window guards, cornice, and parapet. Walls and corniced gate piers to steps. Cast-iron railings with spearhead finials to the area.
- Numbers 1-13 Roundhill Crescent and attached railings. Grade: II (List Entry No: 1380833)
  - Numbers 19 and 21 Roundhill Crescent and attached railings: Grade II (List Entry No: 1380834)
  - Numbers 23-37 Roundhill Crescent and Attached Railings: Grade II (List Entry No: 1380835)
  - Numbers 69 and 71 Roundhill Crescent and attached railings: Grade II (List Entry No: 1380836)
  - Numbers 101-113 Roundhill Crescent and attached railings: Grade II (List Entry No: 1380837). "Adjacent listed buildings and structures

## Jewish Burial Ground, Florence Place

- 6.5 The Jewish burial ground at Florence Place includes several listed structures. A Jewish burial ground, known variously in Hebrew as a Bet Kevarot (House of Graves), Bet Hayim (House of Life) or Bet Olam (House of Eternity), is a consecrated place which is sacred forever to the Jewish community.<sup>12</sup> Jewish burial grounds, like Roman cemeteries, were traditionally built beyond town walls and rarely near a synagogue.
- 6.6 The 'Hebrew Burial Ground' opened on land gifted to Brighton Hebrew Congregation by Thomas Read Kemp in 1826.<sup>13</sup> An extension to the ground was purchased when Brighton Borough Council stopped up the west end of Hollingdean Road. A further extension to the south of the burial ground was added in 1897.
- 6.7 The burial grounds contain a gauged red brick octagonal cemetery chapel of 189<sup>14</sup> listed Grade II by Lainson and Son was built by Messrs Garrett. Architect Messrs. Lainson of Brighton. Red Corshill stone dressings and red Broseley tiles marbled floor interior with tinted leaded glass.<sup>15</sup>
- Jewish Cemetery Chapel: Grade: II (List Entry No: 1380504).
  - Jewish Cemetery Gates And Walls Grade: II (List Entry No: 1380505)
  - Lamp Post Outside Jewish Cemetery: Grade: II (List Entry No: 1380506)

## Former Diocesan Training College, Ditchling Road

- 6.8 Former Diocesan Training College for School Mistresses of 1854 to a design WG and E Habershon for the Diocese of Chichester. Now a business centre.
- Brighton Business Centre: Grade: II (List Entry No: 1380440)
  - Walls To Brighton Business Centre: Grade: II (List Entry No: 1380439)

12 Historic England Guidance Anglo-Jewish Burial Grounds The Post-Resettlement Period  
13 Rose Hill to Roundhill: a Brighton Community ISBN 1-901454-08-8 Page 11  
14 Historic England Research Record Hob Uid: 1519540  
15 The Builder: 10 June 1893" Ditchling Road



1. 1-13 Roundhill Crescent
2. 19 & 21 Roundhill Crescent
3. 23-37 Roundhill Crescent
4. 69-71 Roundhill Crescent
5. 101-113 Roundhill Crescent
6. Woodvale Cemetery
7. Preston Park
8. Jewish Cemetery Ohel
9. Jewish Cemetery
10. Jewish Cemetery lamp post

11. Diocesan College
12. Diocesan College walls
13. Downs School
14. Park Crescent
15. Park Crescent
16. Park Crescent
17. Park Crescent Gates
18. St Martin's Church
19. Almshouses
20. Hanover Crescent

### Downs Junior School

- 6.9 Board school was built in 1890 as the Ditchling Road Board School to the designs of Thomas Simpson for the School Board of Brighton.
- Downs Junior School And Attached Walls And Gate Piers: Grade: II (List Entry No: 1380839)

### Park Crescent

- 6.10 Terraced houses in a horseshoe shape were built over several years from 1849 attributed to Amon Henry Wilds.
- 6.11 The earlier gate piers of 1822 form part of the southern boundary wall of James Ireland's Royal Gardens.
- Numbers 101-113 And Attached Railings: Grade: II (List Entry No: 1380837)
  - Numbers 17-24 And 26-32 Park Crescent: Grade: II\* (List Entry No: 1380697)
  - Numbers 33-48 And Attached Railings: Grade: II\* (List Entry No: 1380698)
  - Gate Piers To The Garden Of Park Crescent: Grade: II (List Entry No: 1381037)
- 6.12 Park Crescent Brighton is also attributed to Amon Henry by dale, and wrongly dated to

1829.88 A plan in RIBA provisionally dated 1822 may also have misled researchers, for the simple sketch of the Crescent appears to be superimposed on an earlier survey of the area around the church. There was talk of such a scheme in the early 1820s, but nothing came of it; Thomas Read Kemp, on whose land it would have stood, developed Kemp Town instead.

- 6.13 The scheme was revived on part of Ireland's Gardens, and development of the 48 houses began in 1849; a year later it was described as built. The smaller houses with three floors were built first, and the bigger ones in the centre of the Crescent plus numbers 46–48, standing on the site of the Hanover Arms which was part of Ireland's Gardens, last. Even in 1855 the crescent was not fully occupied.<sup>89</sup> In 1862, all the houses were listed in a directory.<sup>90</sup> Numbers 24–26 were damaged by German bombs in 1942 and rebuilt. Again, no contemporary records of Amon Henry's involvement has been found.<sup>16</sup>

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16 The Georgian Provincial Builder–Architect And Architect Amon and Amon Henry Wilds of Lewes and Brighton, c. 1790–1850 Sue Berry





#### Church Of St Martin, Lewes Road

- 6.14 Anglican Church of 1872-5 by George Somers Clarke Junior for the three sons of the Reverend Henry Wagner in memory of their father, Arthur Wagner. Arthur
- 6.15 “Wagner built four other Brighton churches.
- 6.16 Church Of St Martin And St Wilfrid: Grade: II\* (List Entry No: 1381667)

#### Preston Manor and Preston Park

- 6.19 Registered Park and Garden: Grade II (List Entry No: 1000204).

### Registered Parks and Gardens

- 6.17 There are two listed Registered Parks and Gardens nearby.

#### Woodvale Cemetery: Registered Park and Garden:

- 6.18 High Victorian public cemetery of 1856 in informal picturesque style by R Wheeler of London. Grade II (List Entry No: 1000222).

# 7. Non-designated assets

## Local List of Heritage Assets

- 7.1 Brighton and Hove Planning Advice Note 07 provides information on the Local List of Heritage Assets, including what a Local List is, the implications of local listing, the selection criteria, and the review process.

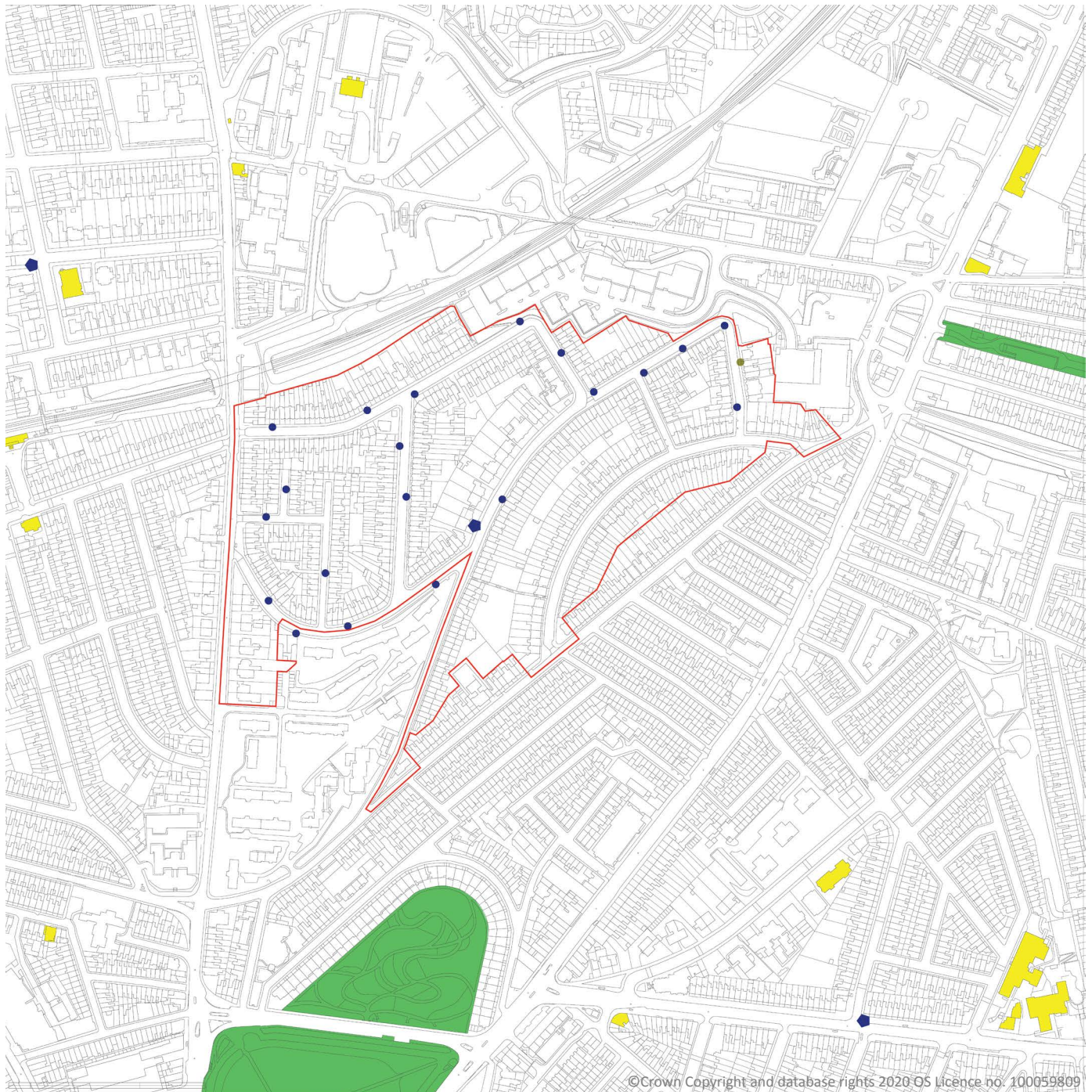
## Criteria

- 7.2 The criterion for the local list is set out in Appendix 2 of PAN07:
- 7.3 Interest:
- Architectural, Design and Artistic Interest
  - Historic and Evidential Interest
  - Townscape Interest
- 7.4 Significance:
- Rarity and Representativeness
  - Intactness
- 7.5 A third, non-compulsory, criterion is given as ‘Communal Value’.” “Current Local List (2015)
- 7.6 Except for lampposts and mail boxes (see below), there are no buildings within Round Hill Conservation Area on Brighton’s Local List of non-designated heritage assets.
- 7.7 The following six buildings lie within the wider Round Hill Area (up to approximately 150m from the boundary):
- The Jolly Brewer 176 Ditchling Road - Public House (Reference LLHA 0041).
  - The Signalman 76-78 Ditchling Rise - Pub/Hotel (Reference LLHA 0040).
  - Tram Shelter Ditchling Road, Junction with Upper Hollingdean Road - Tram Shelter (Reference LLHA 0043).
  - Jewish Burial Ground Florence Place - Park & Garden Landscape of remembrance (Reference LLHA 0065).
  - Rose Hill Tavern, 70-71 Rose Hill Terrace - Public House (Reference LLHA0181).
  - London Road Railway Station, Shaftesbury Place - Transport - Railway Station (Reference LLHA 0186).

## The Jolly Brewer, 176 Ditchling Road - Public House (Reference LLHA 0041)

- 7.8 Two-storey building with attic; a steep tiled roof with bracketed eaves. There are glazed red-brown tiles on the ground floor with a rough-cast render above.
- 7.9 The land was owned by the Wichelo (or Wicheloe) family in 1822. The Wichelo’s were well-known Brighton Brewers and Inn owners.
- 7.10 A building indicated from 1820 and an Inn was on this site from 1840.
- 7.11 Today’s building appears to sit at the corner of a minor side street off Ditchling Road. However, Florence
- 7.12 Place is a detached remnant of a much older, possibly medieval droving route from Lewes Road and Bear” “Road to Preston Village. The track from this corner to Preston village is shown on earlier maps but erased by later housing development.
- 7.13 Street directories identify a public house called The Jolly Brewer from as early as 1848 when David Dunk was the proprietor.
- 7.14 In 1874, the building was remodelled after it was acquired by local brewery Tamplins.
- 7.15 The Jolly Brewers has group value with the cluster of surrounding buildings. The plan and roof form of the attached terrace to the south suggest pre-1800 structures, and they appear on maps as early as XX.
- 7.16 These may have formed outbuildings of the earlier inn on the site.
- 7.17 The Jolly Brewer, along with the former fire station, stands on the opposite corners from the nationally listed Jewish Cemetery Ohel setting, entrance gates and lamp posts and the locally listed and archaeological priority area of the cemetery grounds.





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Figure 11. listed buildings

- Locally Listed Buildings
- Locally Listed Lamp Posts
- Type 1
- Type 4
- Locally Listed Letterbox
- Locall Listed Parks and Gardens

### The Signalman, 76-78 Ditchling Rise - Pub/Hotel (Reference LLHA 0040)

7.18 Two-storey Italianate painted brick public house and former 'Railway Hotel'. Symmetrical elevation with central entrance with paired pilasters supporting a modest Tuscan entablature, plinth and raised quoins. Overhanging eaves and a dentil cornice with twin-hipped roof dormers.

7.19 Group value with the contemporaneous London Road Station opposite.

### Tram Shelter Ditchling Road, Junction with Upper Hollingdean Road - Tram Shelter (Reference LLHA 0043)

7.20 Early 20th Century wooden tram shelter with a roof of shingles. The shelter consists of a timber frame whose uprights are faced with unusually gnarled sections of tree trunks on the front and upper parts of the sides "and rear; more gnarled wood at the eaves; panels of plywood between; 3 windows and an entrance to the front and a window to each side; gabled roof.

7.21 In 1993, an identical shelter further up Ditchling Road, opposite Surrender Road was nationally listed (Ref 1380441).

### Jewish Burial Ground, Florence Place - Park & Garden Landscape of remembrance (Reference LLHA 0065)

7.22 In 1826, T.R. Kemp gave the Freehold Burial Ground to the Brighton Synagogue congregation for use as its cemetery. The cemetery was extended to the south and north in the late 19th Century, approximately doubling its overall size. At around the same time, the entrance with remodelled with a new gate, piers and rendered walls. The chapel was built in 1893 to the designs of Lainson and Son; the other works were likely undertaken simultaneously. The remainder of the walls are of flint with red brick dressings. The space is rectangular and slopes slightly to the south, with gravestones of varying designs arranged in rows with a central pathway.<sup>17</sup>

### Rose Hill Tavern, 70-71 Rose Hill Terrace - Public House (Reference LLHA0181)

7.23 The public house of c1864 was refurbished in 1934, including the green-tiled façade, by Stavers Tiltman for the Portsmouth and Brighton United Breweries.

### London Road Railway Station, Shaftesbury Place - Transport - Railway Station (Reference LLHA 0186)

7.24 The two-storey building is set on a raised plinth with central steps leading to a terrace, built in 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.

7.25 Similar in form and design to the original Grade II listed Hove Station (list no. 1187584), (then known as "Cliftonville") that was built 1865-7 and closed in 1879. Also comparable with the Tuscan villa-style of the Grade II listed (List no. 1209609) Portslade Station main south building (built in 1857, replacing the original station of 1840).

### Extra Mural Cemetery

7.26 Amon Henry designed and supervised the work on the landscaping and the buildings in the private burial ground by Bear Road for Brighton Extra-mural Company. He provided an Anglican chapel, a Non-Conformist chapel, a lodge at the gate, a receiving house nearby and catacombs (fig. 17). Work began in October 1850, and in February 1851 Amon Henry's gatehouse to the cemetery was close to completion. He designed in a Gothic style, but the surviving Anglican chapel looks more Georgian Gothic than Victorian Gothic. The first interment was not until November 1851. The cemetery scheme was both timely and prescient, for in February 1854 the Privy Council informed Brighton that the urban burial

7.27 grounds (in which little room was left) were to be shut after 1 October 1854. This resulted in the construction of the parish cemetery bordering on this cemetery

17 Source: Carder 1990

## Lamp Posts LLHA 0255

- 7.28 The Council undertook a Historic Building Thematic Survey of Street Lighting (reference LLHA0255).
- 7.29 The survey identifies five main types of historic lamp posts across the City, plus some rarer types. Four types are identified in conservation areas:” “• Column type 1 - Octagonal, panelled socle serves as a base for octagonal tapering shaft, panelled to match the base, simple coved capital. Only found in Brighton. Moulding detail varies. Some have a nameplate from a Brighton foundry.
- Column type 2 - Square plinth chamfered to an octagon with ribbed surface decoration, slender tapering shaft of clustered columns, calyx or bell capital and manufactured by J Every of Lewes. Primarily found in Hove.
  - Column type 3 - Cylindrical socle with lockable compartment, often marked BLEECO but sometimes with the Brighton Borough crest; fluted, tapering shaft topped basket capital. Found in Brighton and Hove. Designed by BLEECO. 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 a plain cylindrical impost. Only found in Brighton.
- 7.30 The Council developed three criteria for local listing historic lamp posts
- Rare cast iron column patterns in conservation areas that are not one of the main types unless it appears that they are examples of historicist replacements.
  - Surviving examples of type 1, type 4, type 5 and type 6 columns in conservation areas
  - -where known and identified.
  - Groups or rows of type 2 and type 3 columns where located in formal streets, squares, crescents or terraces of listed buildings or where associated with a notable listed building or historic open space.
- 7.31 Based on the criteria, the Council has added 21 lampposts within the Round Hill Conservation Area to the local list:
- Belton Road, Brighton: Type 1 column.
  - Crescent Road, Brighton: Type 1 column.
  - Crescent Road, Brighton: Type 1 column.” “• D’Aubigny Road, Brighton: Type 1 column.
  - D’Aubigny Road, Brighton: Type 4 column.
  - Mayo Road, Brighton: Type 1 column.
  - Princes Crescent, Brighton: Type 1 column.
  - Princes Crescent, Brighton: Type 1 column.
  - Princes Crescent, Brighton: Type 1 column.
  - Princes Crescent, Brighton: Type 1 column.
  - Princes Road, Brighton: Type 1 column.
  - Princes Road, Brighton: Type 1 column.
  - Princes Road, Brighton: Type 1 column.
  - Princes Road, Brighton: Type 1 column.
  - Richmond Road, Brighton: Type 1 column.
  - Richmond Road, Brighton: Type 1 column.
  - Richmond Road, Brighton: Type 1 column.
  - Richmond Road, Brighton: Type 1 column.
  - Richmond Road, Brighton: Type 1 column.
  - Round Hill Road, Brighton: Type 1 column.
  - Round Hill Street, Brighton: Type 1 column.
- 7.32 Several lamp posts were rejected whilst one lamppost that met the criteria was overlooked (see neighbourhood assets below).”
- ### Letterboxes
- 7.33 The Council has undertaken a thematic assessment of letter boxes in Brighton (LLHA 0254).
- Dating to, or pre-dating, the reign of Edward VII, as these are much rarer in the City. This includes the wall letter box in Richmond Road bearing the royal cypher
- ‘EVIIR’ (Edward VII Rex).



## Local List Review

- 7.34 The current published list is dated July 2015. The Council recently undertook a 5-year review of the Local List of Heritage assets. Tourism, Equalities, Communities, and Culture Committee approved 22 additions to the list on 9 March 2023.
- 7.35 There were no additions to the Round Hill Area.
- 7.36 One buildings were added in an adjacent areas

### Napoleonic Building, Former Preston Barracks, Lewes Road, LLHA0262

- 7.37 The 'Napoleonic Building' was part of the former Preston Barracks and was built at a time when the cavalry barracks were first established on the site in 1793 in response to the threat from Napoleonic invasion along the coast.<sup>18</sup> It may have been the first permanent building on the site, sitting in the north- west corner. The building is rectangular in plan, two storeys under a series of hipped slated roofs. It has weatherboard cladding at the ground floor level and is rendered at the first-floor level.
- 7.38 The building is the only survivor building from this original barracks and was constructed in c1794 as a canteen but by 1801 had been converted to a barrack hospital and mortuary. Lord Cardigan, of Charge of the Light Brigade fame, is said to have held various Court Martials there in the 1840s during the Crimean War. The building remained in military-related use throughout the 21st century and is now a Cadet Centre."

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18 10 See Also Historic Environment Record Ref. MES23382.





# 8. Neighbourhood heritage assets



- Neighbourhood Listed Buildings
- Boundary Wall
- Lamp Posts (Potential local list)
- Lamp Post (historic design)

- 8.1 Guidance Para. 51 states recommendations for new local listings could form part of the appraisal.
- 8.2 This Appraisal identifies buildings that positively contribute to the Conservation Area's character and appearance (see chapter XX). This includes buildings within and surrounding the conservation area. Some buildings possess heritage interest and raised levels of significance that merit special consideration in planning decisions and are therefore included in a 'neighbourhood' list of non-designated heritage assets.
- 8.3 These buildings should be considered for inclusion in the next review of Brighton's city-wide Local List.

#### Dispensary, 4-8 Ditchling Road

- 8.4 Public dispensaries were 19th Century forerunners of public hospitals, established mainly for the benefit of the poor. The sizeable red-brick building at
- 8.5 4-8 Ditchling Road was formerly the Lady Chichester Hospital of 1885, specialising in mental treatment for women and children. The Countess of Chichester was the widow of the 4th Earl of Chichester. The Dispensary became the Brighton, Hove, and Preston Dispensary in 1918 and continued to function until 1948, when the National Health Service was established. The health authority still uses the building.

#### Rail tunnel portal, Ditchling Road

- 8.6 The short tunnel beneath the Ditchling Road and the eastern and western portals of 1845/6. Part of the Brighton Lewes and Hastings Railway was designed and constructed by John Urpeth Rastrick, who was also involved in designing the London Road viaduct at Brighton.
- 8.7 The short tunnel section is approached via steep cuttings on either side and was presumably needed to avoid closing the Ditchling Road.
- 8.8 The portals are oval-shaped yellow with rubbed brick arch and flanking piers topped by a dentil brick cornice and moulded brick and parapet with stone capping.
- 8.9 The western portal is within the Preston Park Conservation area boundary and adjoins the locally listed London Road Station. The eastern portal has no current designation.
- 8.10 The Clayton Hill tunnel and cottage is part of the original layout of the London-Brighton Railway and dates from 1841 and is listed Grade II (ref. 1025594). Sir John Rennie was the chief engineer of the London- Brighton railway line.
- 8.11 The London Road Viaduct 1845-6. was designed by John Rastrick and listed II\*(ref. 1380757). Red and brown brick in English bond, with yellow brick and stone dressings, and some blue brick rebuilding. The viaduct is the largest engineering work on the London and Brighton railway branch to Lewes and is a major viaduct in south-eastern England.
- 8.12 The New England Viaduct of 1839 is listed Grade II (Ref 1380101) in yellow brick set in English bond with dressings of stone on the east and west faces, the rest
- 8.13 of red brick in English bond. The bridge is in the form of a triumphal arch with a central round-arched opening for the road flanked by narrower and lower pedestrian arches. The viaduct was part of the first railway line into Brighton and was widened on the west side in the 1860s.

### Boundary Wall, Wakefield Road

- 8.14 The wall enclosed the former Wakefield Villa (later Woodfield Lodge, in nearly 3 acres of wooded land approached from Ditchling Road, with a rear entrance in Wakefield Road where cottages were facing Wakefield Road.
- 8.15 The tall brick and flint ('bungaroosh') wall. Large mature trees behind and above the wall probably survive from the villa gardens.
- 8.16 The wall lines the north side of Wakefield Road, framing the view south from Richmond Road towards St Peter's church, listed Grade II\* (ref. 1380903)." "Cat Creep steps
- 8.17 A narrow stone staircase of six flights, a public right of way rising from Roundhill Crescent to Wakefield Road.
- 8.18 Planned initially as a radial street extending from the Crescent, Lennox Road (mirroring D'Aubigny Road), the plan was eventually abandoned - possibly because the road was too steep for horse-drawn transport, with Wakefield Road and Ashdown Road developed as alternative routes.
- 8.19 A red brick and plain tile-faced detached villa infilled the gap on Roundhill Crescent in c.1890. The flank elevations of Nos. 13 and 19 Roundhill Crescent are dressed and detailed to face the abandoned road (more clearly seen on the south flank of 101 Roundhill Crescent- facing D'Aubigny Road.
- 8.20 The lower steps form the immediate setting of the Grade II 12 Listed Roundhill Crescent. Therefore, the flank boundary walls to the front and rear fall within the curtilage and are included in the listing.
- 8.21 Lennox Road, D'Aubigny Road, and Richmond Road are named for the several titles of the Duke of Richmond, including Duke of Lennox and Duc D'Aubigny.

### Former Primrose Laundry, 22 Crescent Road.

- 8.22 The Primrose Laundry at 22 Crescent Road was founded by William and Sarah (known to her family as Sally) Tidey and named after the Primrose League.
- 8.23 This political organisation supported Benjamin Disraeli. Every year, the anniversary of Disraeli's death (April 19) was declared Primrose Day, and the laundry staff had the day off. <sup>19</sup>
- 8.24 The double doors below the Primrose Laundry Works and surviving sign opened to a carriage arch that led up a steep slope to the laundry works attached to the back of the house.

### 2 Crescent Road - formerly Princes Villa

- 8.25 A large, detached Italianate villa was built in 1866 for James Stapleton (senior), owner of an eating house at 71 North Road Brighton. The modern Crescent Road entrance was likely moved from Princes Road.

### 36A Princes Road - former stable and carriage house to Princes Villa

- 8.26 Developed as a stable block and carriage house attached to Princes Villa. The development of 26b and 36c in the mid-1920s as "Hillcrest" and "Coliemore" in the gardens of the villa separating the stable block from the main house. A commercial chimney in render with a cornice to the rear may have architectural and historic significance.

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19 My Brighton and hove (<https://www.mybrightonandhove.org.uk/topics/topicbusi/primrose-laundry-22-crescent-road-2>)





Figure 12. Flint cottages - 50 and 48 Prince's Road

### 1-80 (or 68-82) Ditchling Road Ditching Road Villas

- 8.27 Eight paired Regency villas c.1850-1860 on the east side of the Ditchling Road (Nos. 68-82) developed as The Round Hill Park. The Conservation Freehold Land Society later adopted the name for the wider master plan for the adjacent area.
- 8.28 No. 78 has been built or remodelled in a bolder Italianate style c. 1860 with a projecting square two-storey bay window and channelled/rusticated ground floor.
- 8.29 These villas are early and relatively rare survivals of Regency villas as 'ribbon development' along Brighton's main arterial roads and may merit national listing.

### 5 D'Aubigny Road

- 8.30 They were developed as the first detached villa on the road by 1888 in yellow/brick with red rubbed brick arched windows and entrance, red brick spring course. Cambered/segmental arches to the first floor. Bracketed eaves in brickwork. Brick quoins travel around the flank elevation pointing to the original detached house form -now conjoined with adjacent terraces."
- 8.31 "It was possibly developed by the owners of Brighton and Sussex Laundry Works (93 Lewes Road site of Sainsbury's). A footpath ran between D'Aubigny Road along the north garden boundary of 101 Roundhill Crescent to the laundry.

### 55-57 Crescent Road

- 8.32 Pair of semi-detached three-storey villas.
- 8.33 The villas are some of the earlier developed in the area. The footprints correspond with the original Round Hill park masterplan by the Conservative Freehold Land Society.<sup>20</sup>
- 8.34 Plainer in appearance than many buildings of this period in the area, belying their possible architectural significance as 'model dwellings' envisaged in the Conservative Land Society masterplan and the wider Freehold Land Movement aim to provide a route to property ownership and the franchise.

### 27 Upper Lewes Road (corner of Roundhill Crescent)

- 8.35 No.27 is a two-storey Italianate villa designed to mark the intersection of Roundhill Crescent with Upper Lewes Road, with dressed façades on three sides acting as a gateway element in the townscape. The building shares common characteristics with Nos. 2-16 Round Hill Crescent.

### Former Victoria Public House, 7 Mayo Road

- 8.36 The Victoria dates from c.1880 (later The New Vic very briefly in the 1990s)—English Domestic revival/ Queen Anne style. Pargetting (decorative plasterwork panels) shown in early photographs has been lost. A restrictive covenant restricting the supply of alcohol to the Catt family was the subject of a legal dispute centred on the Round Hill (then Prince of Wales) Public House, which may explain the hiatus between the construction and
- 8.37 pp. 338-346" "opening of the public house.

20 Freehold Land Societies Author(s): Thomas Beggs Journal of the Statistical Society of London, Dec. 1853, Vol. 16, No. 4 (Dec., 1853),

### Flint cottages - 50 and 48 Prince's Road

- 8.38 Gabled flint house or houses, built in 1875, with diamond leaded casement windows and used over several owners as a laundry. No 48 was renumbered as No 50 in 1895 when a narrow extension was added (also gabled and in flint).
- 8.39 Unusual in the context of the Round Hill neighbourhood, mainly of render/stucco and Neo- classical details. The evocation of the vernacular cottage points to the English domestic revival of the mid-to-late 19th Century.

### Round Hill Public House

- 8.40 Formerly the Duke of Edinburgh. C.1870
- 8.41 The OS Plan of 1888 indicates a connected green space - possibly a bowling green or garden to the rear of the pub, later developed as properties on Round Hill Street.

### 3-19 Richmond Road (odd) (8 semi-detached villas (excluding 21-23 too altered) and boundary walls.

- 8.42 Semi-detached villas c 1860 are not shown as part of the Round Hill Park masterplan with the alignment of Richmond Road altered. Historic mapping suggests they were initially designed as grand three-storey paired villas with semi-basement with stepped entrances to the raised ground floor. Later, they were adapted to a mansion block style with side entrances and an internal staircase travelling up the flanks.
- 8.43 Likely to have been planned as a run up to twelve or fourteen paired villas. Some researchers suggest they were built to house army officers from Preston
- 8.44 Barracks (officers were permitted and often elected not to live in barracks).
- 8.45 Numbers 1 and 3 and 25 and 27 were likely never built. The probable site of 1 and 2 are now occupied by a terrace numbered as part of Princes Crescent. The terrace of three houses on the possible planned site of 25 and 27, originally numbered 25, 27 and 27a, was built in 1894.

- 8.46 21-23 have been substantially altered and diminished, therefore, omitted from this list.

- 8.47 29-31 was adapted into the Mayo Laundry and later demolished to make way for Mayo Court. The boundary walls and gate piers survive. The villas numbered 29 and 31 became part of the Mayo Laundry, with number 31 being demolished to accommodate a new boiler house and number 29 demolished when the laundry closed. The site was used for Mayo Court flats

### Fern Villa, r/o 14 Wakefield Road, including stepped entrance on Wakefield Road

- 8.48 Fern Villa is a large detached two-store cottage accessed via entrance steps and a passageway through 14 Wakefield Road and may date from c.1879.The
- 8.49 188-1918 maps show a large greenhouse to the south adjoining Verbena Cottage nurseries to the south (at a lower level) facing Upper Lewes Road, which may be related.

### Belton Road Type 3 lamp post

- 8.50 The Council appraisal considered and declined to list two lampposts locally. This is a common type of column not associated with any listed buildings. There is a
- 8.51 Type 3 Column at the north end of Belton Road, as the appraisal notes, but the survey omits to mention the Type 2 column mid-way down the street.

### Hollingdean Lane Type 1 lamp post.

- 8.52 Hollingdean Lane lamp post is Type 1 and omitted from the list. Type 2 posts are typically included in the local list, particularly outside conservation areas- as is the " "case here.
- 8.53 It is recommended that these lampposts (including the Type 2 in Belton Road) are included in a 'neighbourhood list' of non-designated heritage assets.



### Roundhill Crescent: Type 2 lamp post.

- 8.54 The only surviving historic lam post in Roundhill Crescent sits opposite Nos. 101-113 Roundhill Crescent (Listed Grade II List Entry No: 1380837) at the crescent's start (or end). It is also associated with the two villas on the east side of the crescent designed to mark the beginning of the terrace.
- 8.55 Brighton's local listing criteria include lamp-posts in planned formal crescent. This fulfils the Council criteria for local listing except that it does not form part of a group of columns. Type 2 columns are more typically found in Hove. The Council appraisal claims this type was designed as an electric lamp column, although there seems some doubt that this applies here.

### St Saviour's Church entrance, Vere Road

- 8.56 The former entrance archway to Saviour's Church on Vere Road is a notable omission from the local list in the immediate area.
- 8.57 "Important to note the local listing of York Place, 15, Archway and Railings (LLHA0274). The distinctive castellated red brick archway, with stone dressings and associated cast iron gates and railings on York Place, gave access to the girls' school of the York Building (Pelham Street Schools). This was developed between 1883 and 1901 by Thomas Simpson and Sons, with the entrance from York Place existing from the earliest development.



Figure 13. Fern Villa

