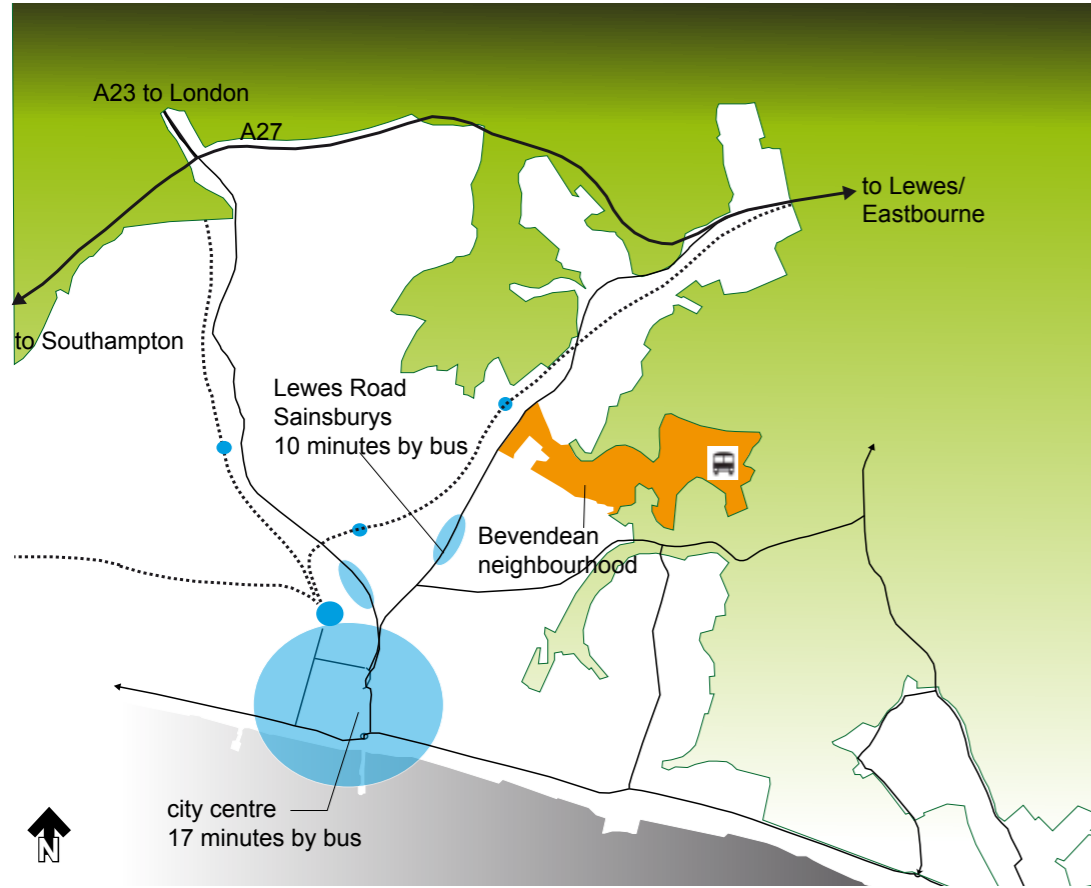


2 bevendean neighbourhood

context



key stages of historic development

Bevendean is a post war suburb nestling within the intimate space of a small valley and located off Lewes Road, one of the main sustainable transport corridors.

Very little existed in the valley of Bevendean until Brighton Council acquired land in both 1913 and 1940. The pressure for new homes in the post war period meant the whole valley was developed over a short period of time from the early 1930s to 1948.

The original Bevendean Farm with eighteenth century farmhouse was demolished to make way for Auckland Drive and Bevendean School. However Upper Bevendean Farm still survives further up the valley, but is accessed from Warren Road in Woodingdean.

typology

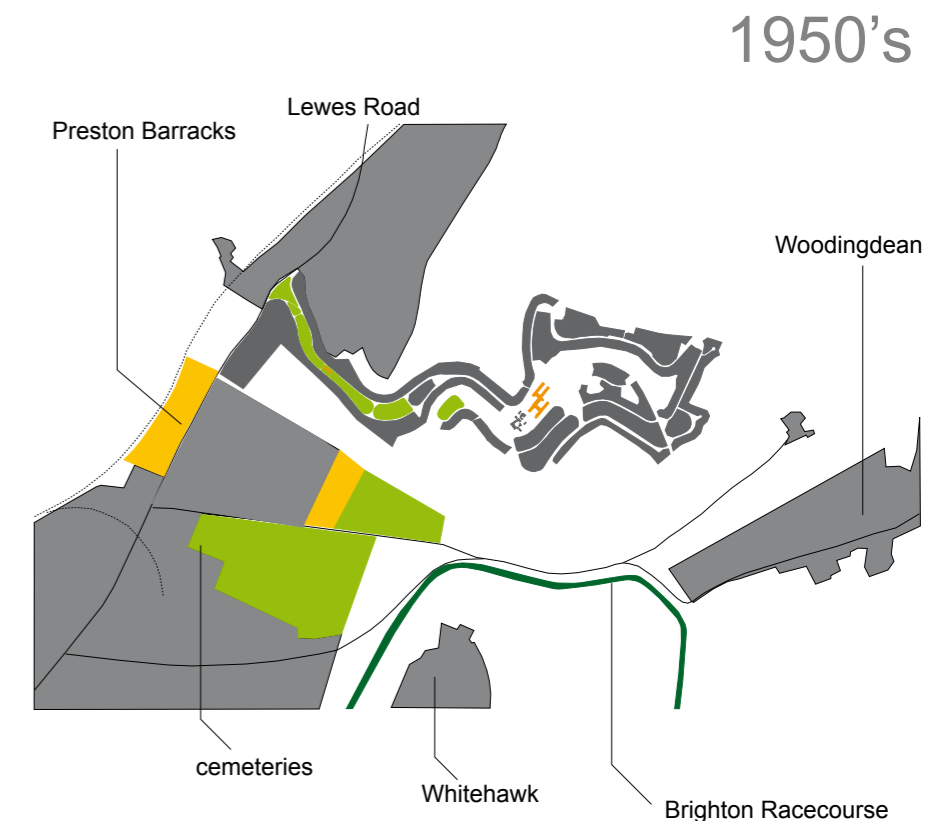
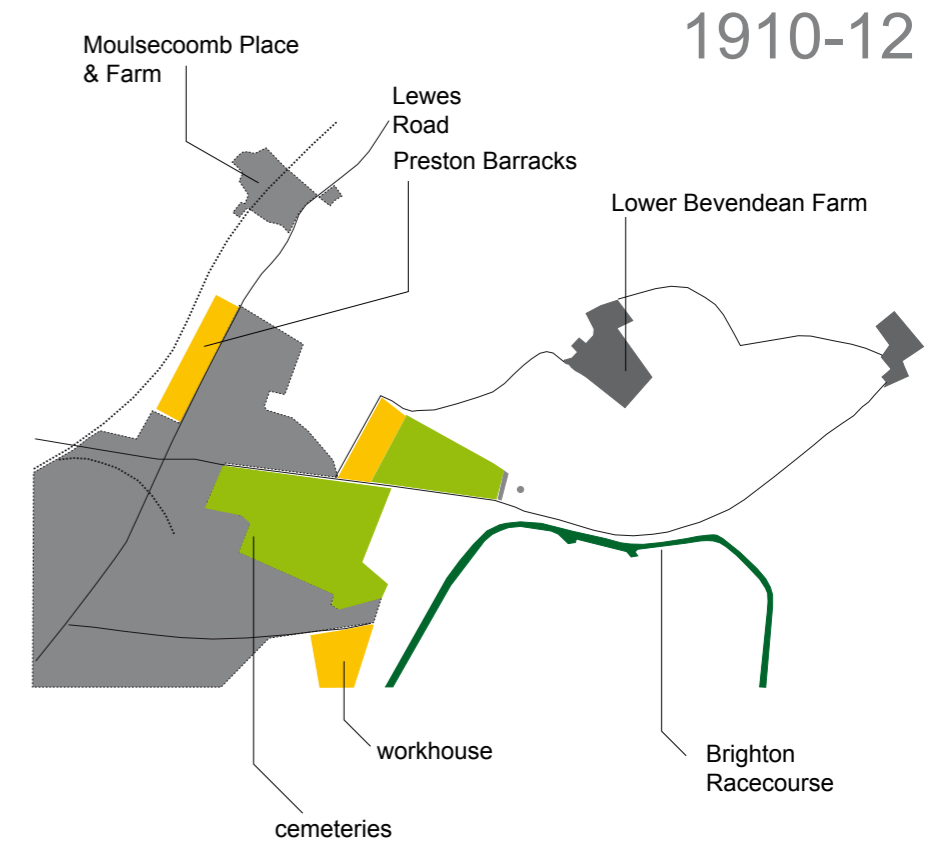
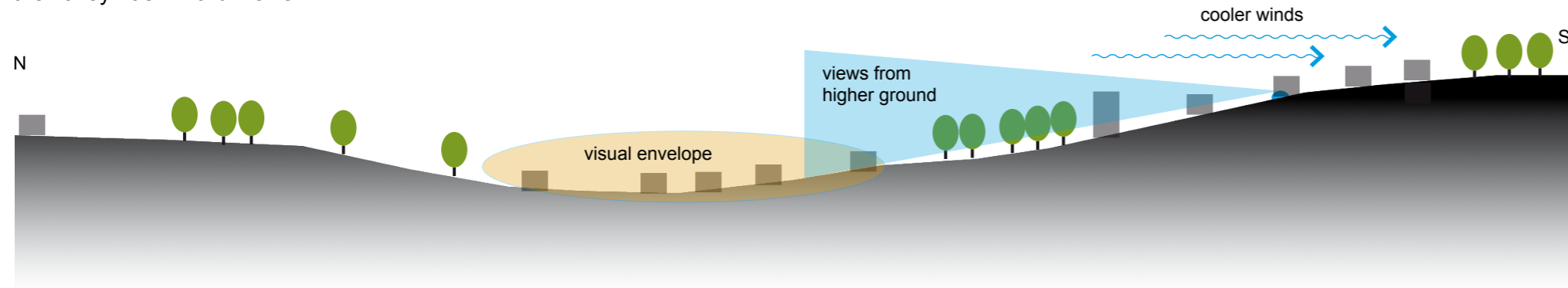
Bevendean neighbourhood may be classified as suburban downland fringe with a 20th century residential suburb that was deliberately planned. Low rise, low density semi-detached housing, much of which was built as public housing, with substantial green space but poor access to services. Strong identity.

Refer to the introduction and summary for more information on landscape character types.

topography & microclimate

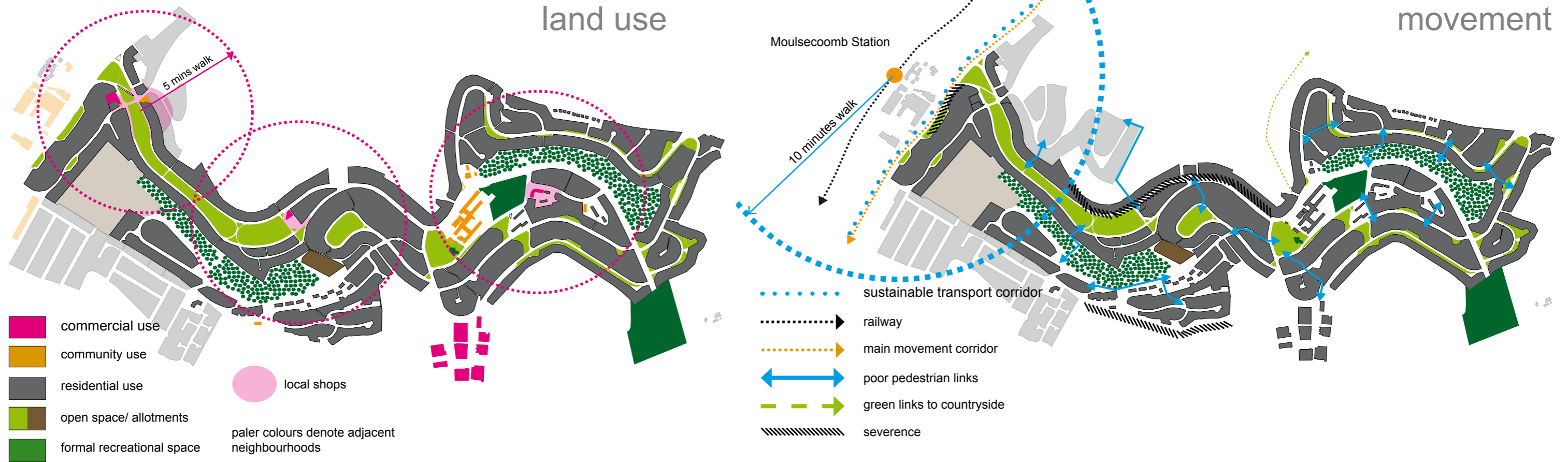
The topography has had a profound effect on the overall character of the Bevendean neighbourhood. Located within the valley of Bevendean the neighbourhood feels self-contained and detached. The wooded and arable hillsides create a sense of a rural setting even though the neighbourhood is within a 17 minute bus ride of the city centre. The severance from neighbouring areas encourages car dependency.

The valley floor is sheltered from prevailing winds and the bands of mature tree planting help to create pockets of shelter. Development located further up the valley sides is more exposed to sea winds and northerly winds coming off the Downs. This area offers views of the South Downs, while the area within the valley has inward views.



2 bevendean neighbourhood

key characteristics



Local shopping areas are small and underused



Industrial estate



Quiet suburban roads



Pedestrian access is at the rear of properties with poor surveillance



Two storey low density housing of which a high proportion are publicly rented



• **Land use:** Bevendean is a predominantly residential area, with small local shopping parades. An industrial estate is located at the edge of the area. The area has a primary school, and various recreational spaces.

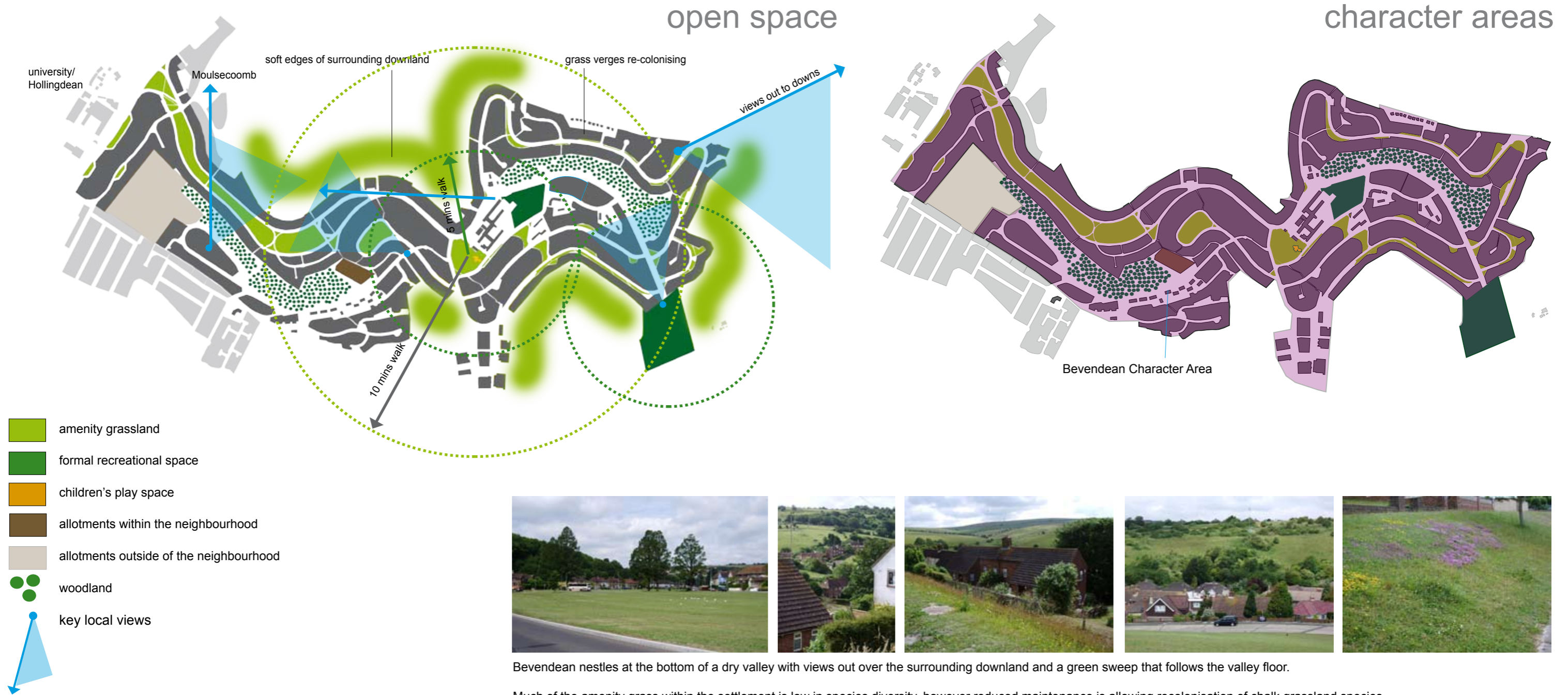
• **Scale and density:** The area is dominated by two storey semi-detached residential development with a gross density of approximately 18 dwellings per hectare. There are some local services including post office and local shops but many have closed including the local pub. The traditional services may not be sustainable in such a low density suburb, or overlooked in favour of more distant services.

• **Architecture:** Development is in the form of plain, simple two storey houses with pitched roofs and brick or rendered elevations, set back behind small front gardens with low boundary walls. There are no landmark buildings nor features of particular distinction.

• **Movement:** The neighbourhood is located beside the sustainable transport corridor, Lewes Road. Lack of through routes restrict vehicular movement within the neighbourhood. The surrounding topography severs Bevendean from Moulsecoomb and Bear Road neighbourhoods. The car is the most popular mode of transport to access work while the percentage of people using more sustainable forms of transport is very low (see appendix 2). The low traffic volumes during the day have a profound effect on the character of the neighbourhood. Bevendean is a quiet suburb that feels rural in its location, with very little activity on the streets. Pedestrian movement is impeded by the large block sizes and much of the pedestrian access is located at the back of houses creating unfriendly pedestrian routes with little surveillance.

• **Socio-economic characteristics:** Bevendean is located within a relatively deprived ward of Brighton and Hove, attracting Neighbourhood Renewal funding. The area has high proportions of both young and elderly, but few facilities for either. Over three quarters of the population are on a low income and a significant percentage rent from either the

2 bevendean_{neighbourhood}



Bevendean nestles at the bottom of a dry valley with views out over the surrounding downland and a green sweep that follows the valley floor.

Much of the amenity grass within the settlement is low in species diversity, however reduced maintenance is allowing recolonisation of chalk grassland species.

local authority or housing associations. There is a local employment hub in the form of Hyde Business Park.

• **Open space:** The neighbourhood's location within the Bevendean valley creates the impression of an area detached from the rest of Brighton and Hove. The steep incline of the valley sides has rendered these undevelopable and now left to regenerate as deciduous woodland and scrub, although important areas of species-rich chalk grassland remain. Most of the valley sides are proposed for designation as a Local Nature Reserve. Other surrounding land-use is arable and pasture farmland, softening the development into the surrounding landscape, and contributing to the rural quality of the suburb. Within the neighbourhood itself there are a series of open green spaces as well as substantial grass verges. The entrance into the neighbourhood is dominated by the sweeping central lawns and many of the streets and cul-de-sacs are punctuated with 'greens'. Regular mowing means that the lawns have little to contribute to local biodiversity, however where the maintenance strategy has been reduced along grass verges chalkland plant species have started to colonise.

Formal recreation is provided within the neighbourhood including children's play space within 10 minutes walking distance for most of the residents. There are also a small number of allotments which appear to be well-used.

• **Character area:** As the neighbourhood was built over a short period of time the whole neighbourhood is considered as one character area. There is later infill development located higher up the valley side. The area's similarity in use and scale means that this later development can be considered to be part of one single character area:

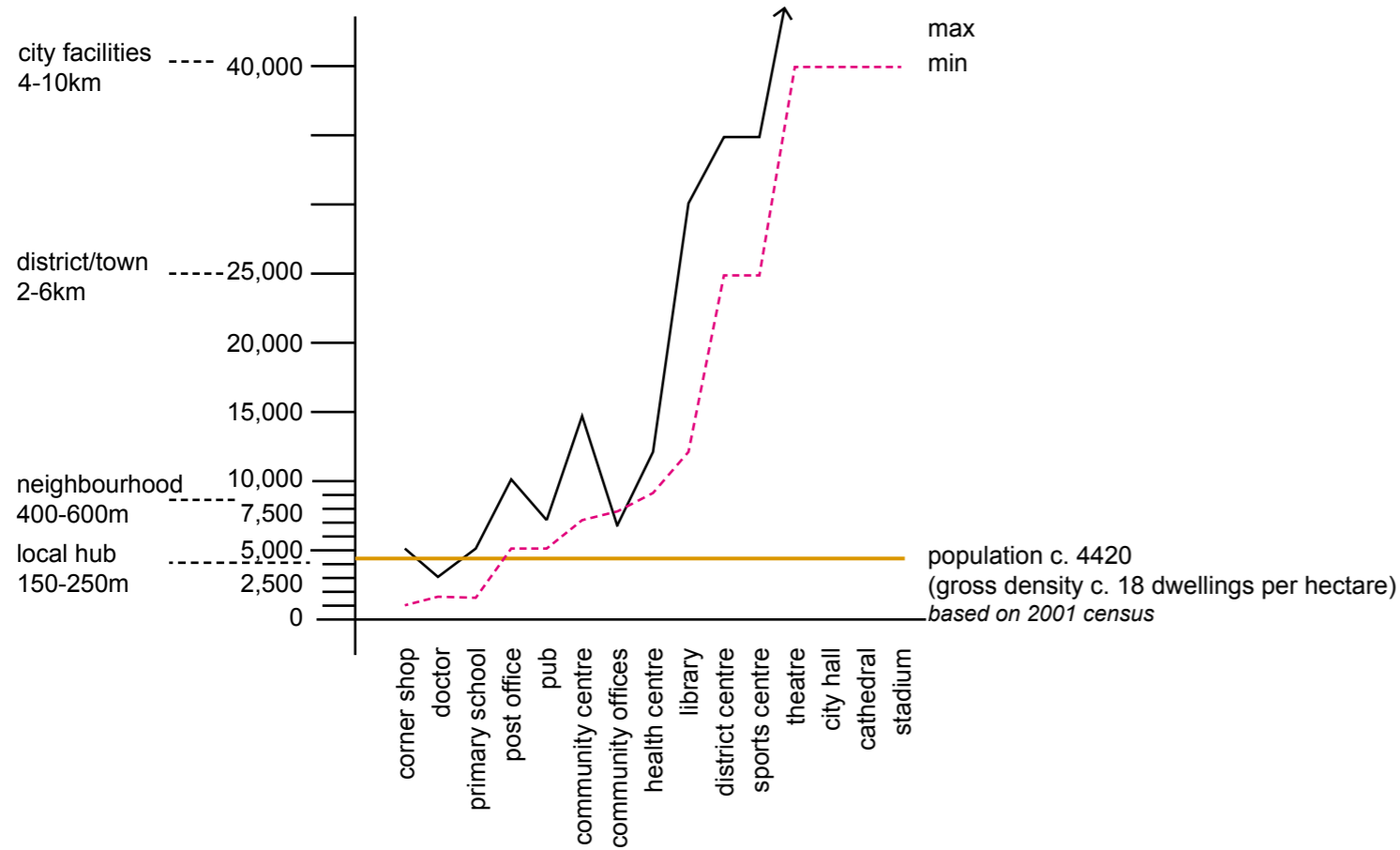
Bevendean: a low density post-war public housing suburb within a valley on the edge of the downs. The neighbourhood is almost entirely residential and consists predominantly of two storey semi-detached houses with much green space but few local services.

2 bevendean neighbourhood

appendix 1: population & density

Population numbers able to support community facilities.

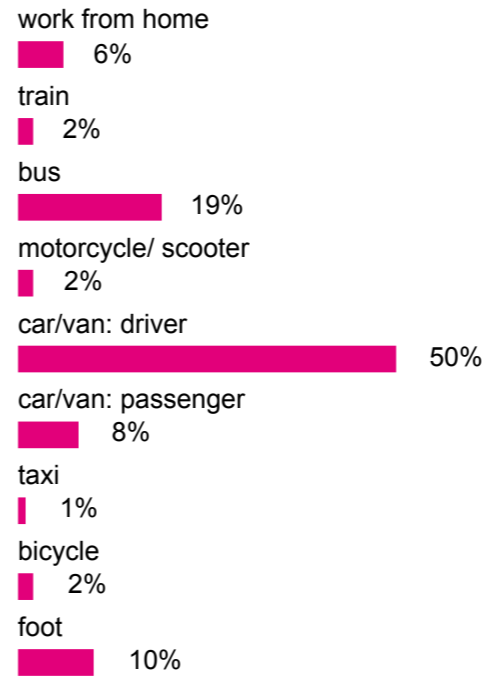
Source: Towards an Urban Renaissance, 2002



appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

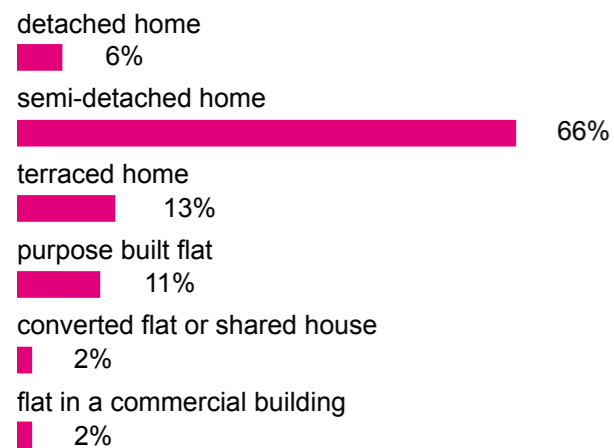


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now www.bhlis.org

See pages 8 and 11 for city-wide comparisons and more information

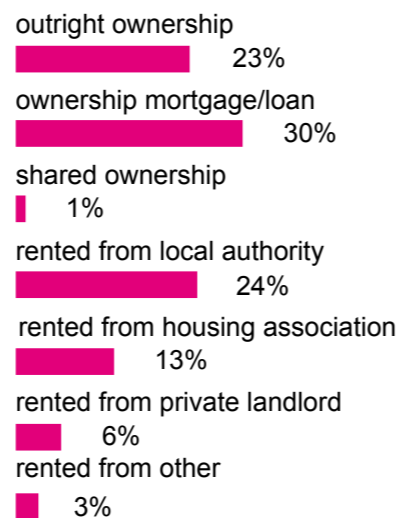
appendix 3: social mix accommodation types

Source: City Stats, Census 2001



tenure types

Source: City Stats, Census 2001



demographic types

Source: City Stats, Acorn data

