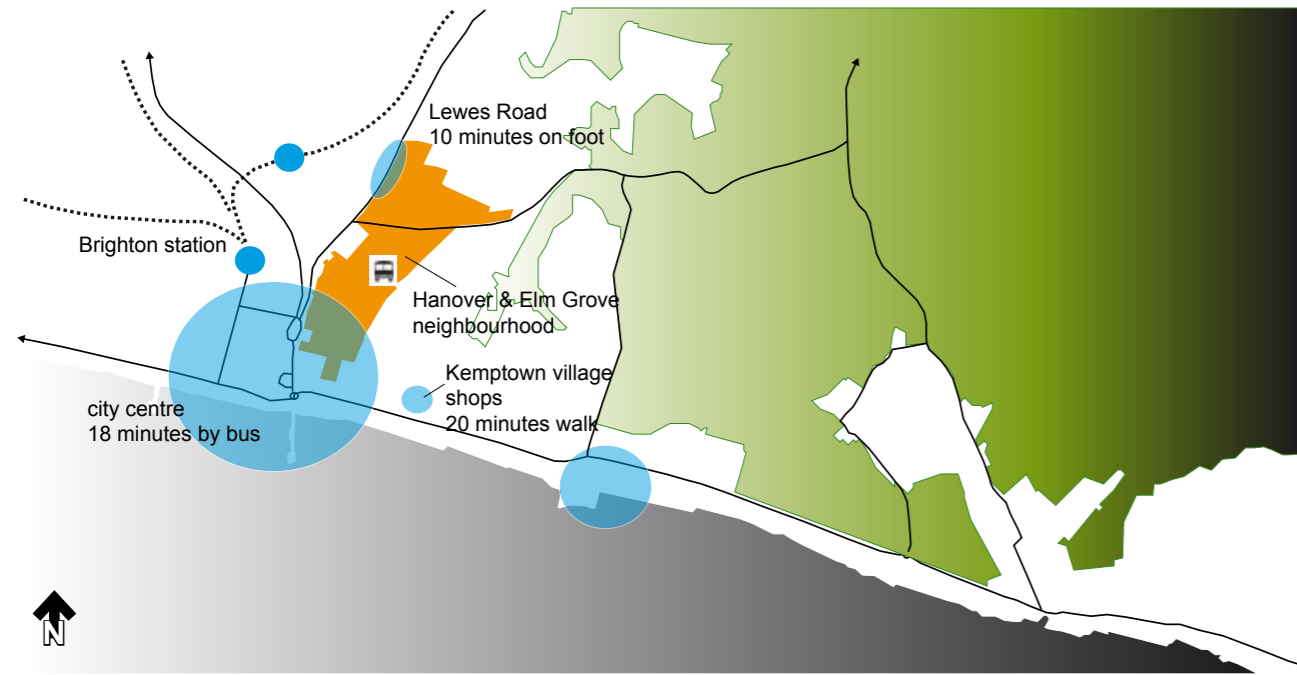


# 7 hanover & elm grove neighbourhood

## context



## key stages of historic development

The Hanover and Elm Grove neighbourhood is an inner hillside suburb overlooking the city centre.

Historically the neighbourhood has accommodated some of Brighton's poorest population and the area known as Albion Hill was notorious for its dense, over-populated slums served by Edward Street, once one of the main shopping streets in East Brighton. The slums persisted until the 1930s when Brighton Council embarked on large scale redevelopment of the area. This was put on hold during the Second World War when the area was badly bombed. It wasn't until 1959 that much of the area was cleared and replaced by the first tower blocks to be built in Brighton. As a result many of the local businesses such as the Albion Brewery and Chates Farm Dairy were lost.

The district known as Hanover developed from the 1860s. Terraced houses, laundries and small businesses grew up in the previous market gardens that once surrounded the city. As the population continued to grow, towards the end of the nineteenth century, some villas but mostly terraces were developed north of Elm Grove. This was once the main route between the city centre and the race-course.



## topography & microclimate

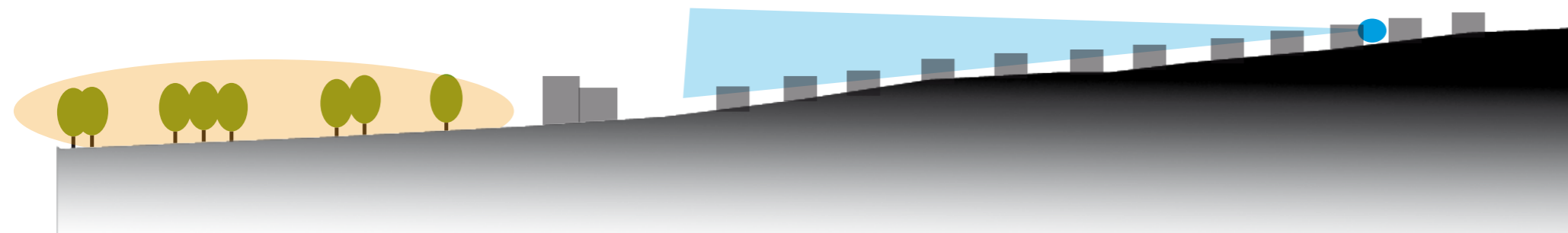
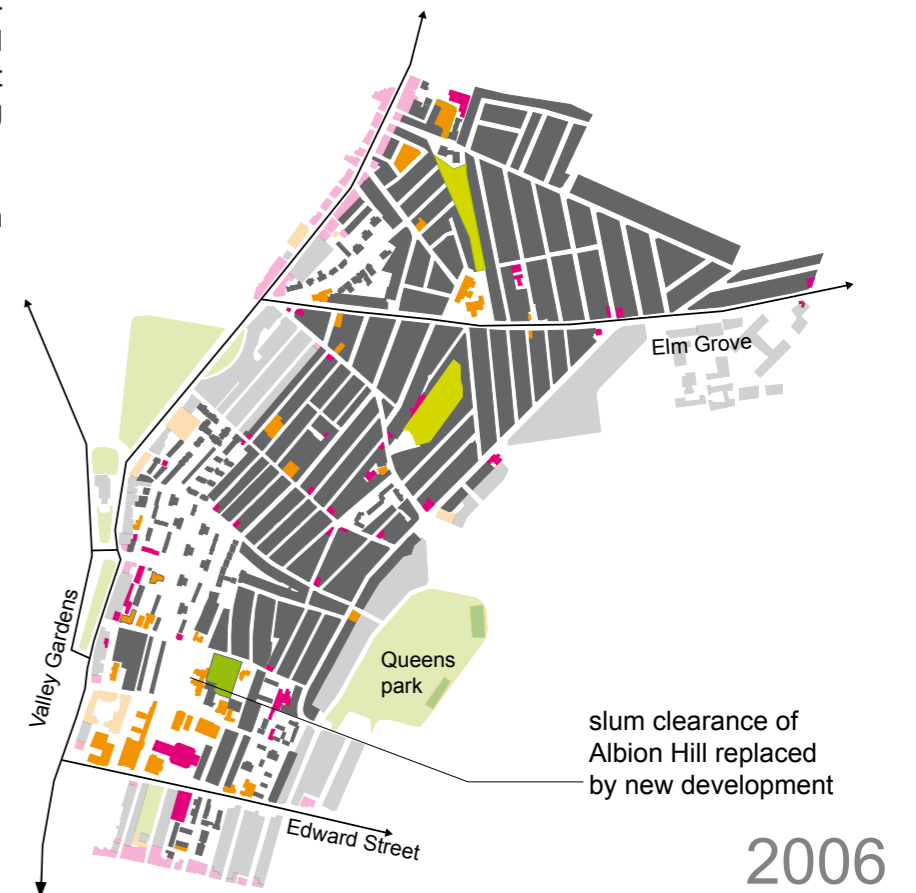
The neighbourhood is located on a west facing hillside that runs into the centre of Brighton affording fantastic views over central Brighton and down towards the sea with some key views of Brighton Station and Valley Gardens. Further north, the neighbourhood has views across the Lewes Road valley and the Roundhill area to the surrounding downland.

The dense development follows the contours up the hillside. Most streets are sheltered. Due to a lack of street trees there are localised 'windy' pockets and down drafts caused by the large tower blocks that can be uncomfortable at street level. The bottom of the valley is sheltered from most winds and in the summer has the potential to provide a cool leafy retreat from the heat of the city in the shade of its mature elm trees.

## typology

Hanover and Elm Grove neighbourhood may be classified as an urban pre-1914 residential inner suburb whose original street pattern and character has been eroded and includes a post-1945 housing estate. Mainly small terraced housing arranged over a clearly defined grid pattern in narrow streets, low rise but high density. Significant area of planned public housing including major high rise blocks in weak urban realm.

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



2006

# 7 hanover & elm grove neighbourhood

## key characteristics



• **Land use:** Land uses vary across this neighbourhood from solely residential streets and housing blocks to major employment uses to the south and west. The area also has local shops and services, and many community uses including schools and facilities for law, order and unemployment.

• **Scale and density:** The scale and density of development varies greatly across the neighbourhood. To the north low rise, high density housing follows the contours of a ridge down to the city centre. Along Queen's Park Road, with narrow streets and tight-knit dwellings, this area is the legacy of a former district of working class and artisan housing which grew up to the north and east of the city centre. The high density is able to support a range of local services. To the south of the neighbourhood, much of the finer grain development has been swept away to be replaced by high rise development, large scale commercial and civic buildings. This results in a broken street pattern and lower density. The average neighbourhood gross density is high at 68 dwellings per hectare.

• **Architecture:** The neighbourhood can be broken down into three distinct areas of contrasting built form and age. The north of the neighbourhood is dominated by Victorian terraces, with front gardens, regular frontages and uniform building height. The older, former artisan, terraces of Hanover, are smaller in scale and address the street directly. Many have been painted in a variety of colours. It is an area with a strong identity. The twentieth century redevelopment of the

south of the neighbourhood has resulted in a variety of different building types, frontages and setbacks punctuated with remnants of much older development including an attractive and distinctive group of 18th and 19th century buildings and high flint walls in Carlton Hill.

• **Movement:** The neighbourhood sits alongside an important arrival route into the city centre, Lewes Road, which is also a sustainable transport corridor. Currently its street design and layout severs the neighbourhood from the city centre, creating poor pedestrian environments and crossings. However, the neighbourhood's proximity to the regional and local centres means that travel to work on foot is high at 30% within the neighbourhood.

Block sizes and street patterns vary across the neighbourhood. To the north the fine grain block sizes create good permeability on a pedestrian scale. However the large block sizes to the south reduce pedestrian permeability and impact on the quality of the urban environment.

• **Socio-economic characteristics:** The neighbourhood is dominated by terraced housing, over half of which has been converted into flats, yet overall it has a good and varied residential mix. The area has become popular with students and those starting out. The relatively high provision of local authority purpose built flats attracts residents on low incomes. Overall the



Employment uses



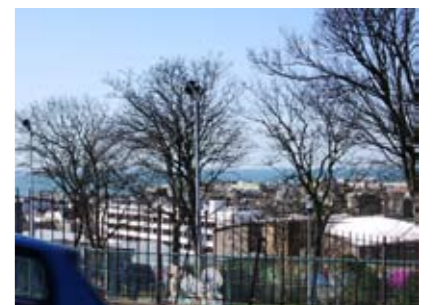
Ground floor retail on Elm Grove



Corner pub in Hanover



Differences in scale



Long view from neighbourhood



Underused green spaces

# 7 hanover & elm grove neighbourhood

## open space



area, more particularly Hanover, has a strong sense of community (see appendix 3).

- **Open space:** There is William Clarke Park with a playground to the north of the area, and a small park and playground at Tarnerland to the south. There are larger green open spaces or parks just outside the neighbourhood. Queen's Park is within 10 minutes walk for most residents. The many open spaces in Valley Gardens are under-used by local residents, although they are used to walk through to the station and central Brighton. The park and paddling pool on The Level, just outside the area, is popular with small children and their carers. There is also a skate park. Valley Gardens has become isolated as the approach into the city has developed to accommodate bus and car journeys.

The neighbourhood's topography affords it excellent views over the city centre towards the sea and visual links to city landmarks, including the Preston Road viaduct, Brighton train station, Roundhill terraces, Valley Gardens, the Churches of St. Peter and St. Batholomew, and The Dome.

There is very little street tree planting within the neighbourhood. The most substantial trees are the mature elms planted along Elm Grove in 1852. The public realm has become dominated by the car, hindering both pedestrian and vehicular movement as well as detracting from the visual

## character areas



quality of the public realm. A mis-match of materials, some with buildings in bad repair, adds to the overall poor visual quality of the public realm and detracts from those areas within the neighbourhood that have a clear sense of place.

- **Character areas:** Within the Hanover and Elm Grove neighbourhood there are three character areas, clearly defined by scale and density, predominant land use and movement. Both Hartington and Hanover have a strong sense of place and are very popular places to live, while Albion Hill's identity has been eroded over time due to insensitive development.

**1. Hartington:** a high density Victorian residential area following the contours of the steep valley side. Terraced houses with front gardens, regular frontages and uniform building height in mixed private tenure (ownership and rental). A strong sense of place.

**2. Hanover:** a very high density mid-Victorian residential area of small terraced houses directly on to narrow streets on a steep valley side, in mixed private tenure with several shops and public houses. A strong sense of place.

**3. Albion Hill:** a very mixed area in terms of scale, uses and building types but lacking cohesion. Ranges from two storey terraces to high rise blocks and includes residential, commercial, retail and civic uses in a mix of street patterns.



Mature street trees in Hartington



Narrow pavements in Hanover



Poor urban environment



Hartington character area



Hanover character area



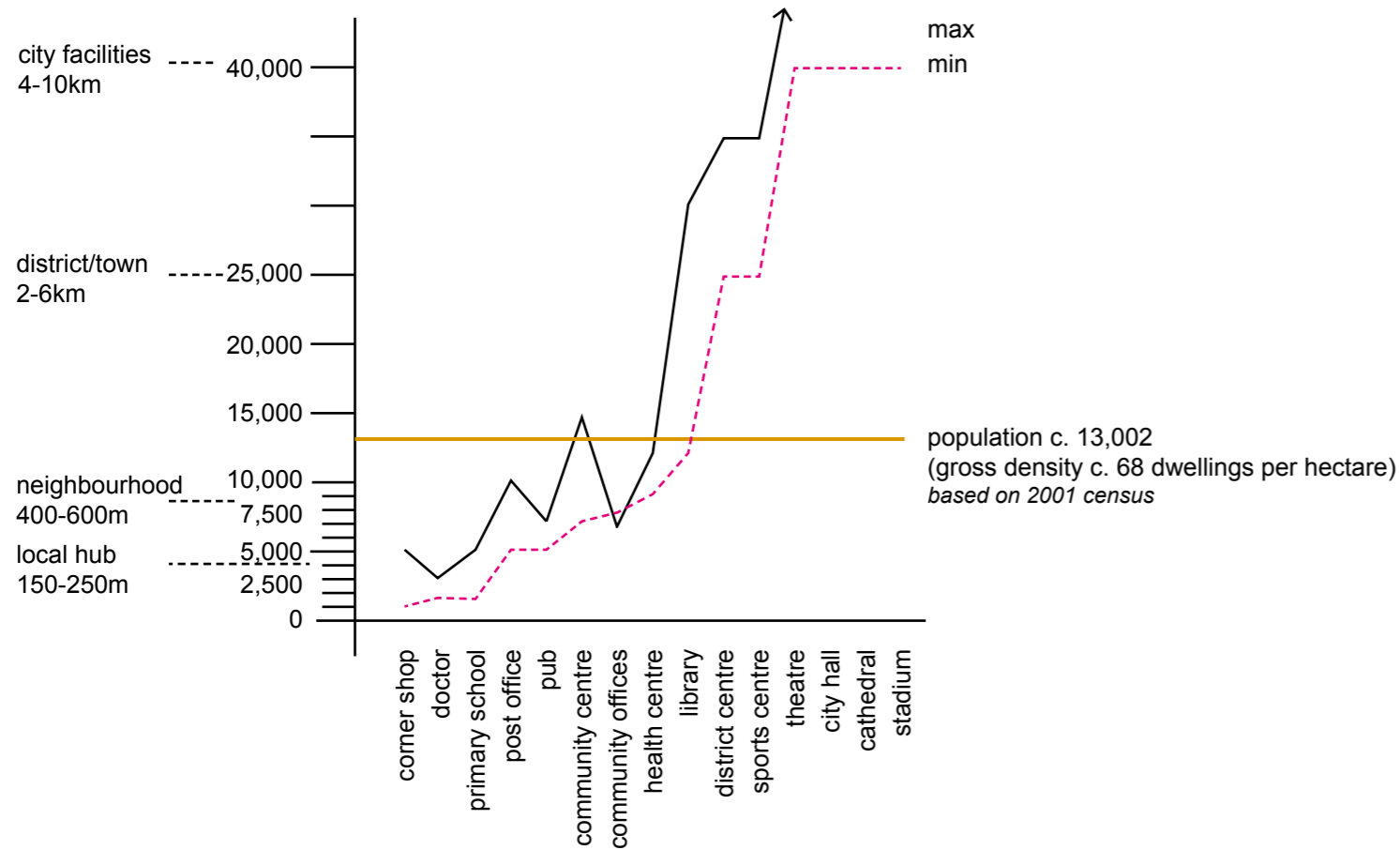
Albion Hill character area

# 7 hanover & elm grove neighbourhood

## appendix 1: population & density

Population numbers able to support community facilities.

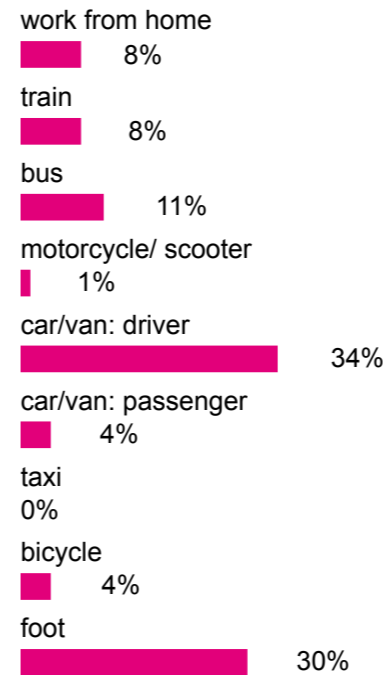
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

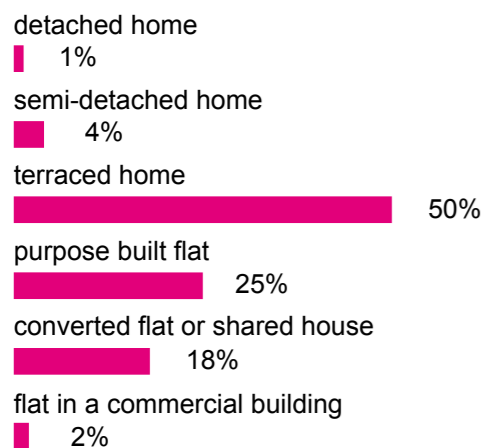


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now [www.bhlis.org](http://www.bhlis.org)

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

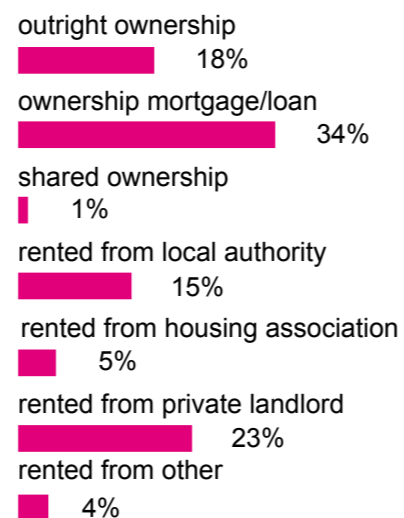
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

