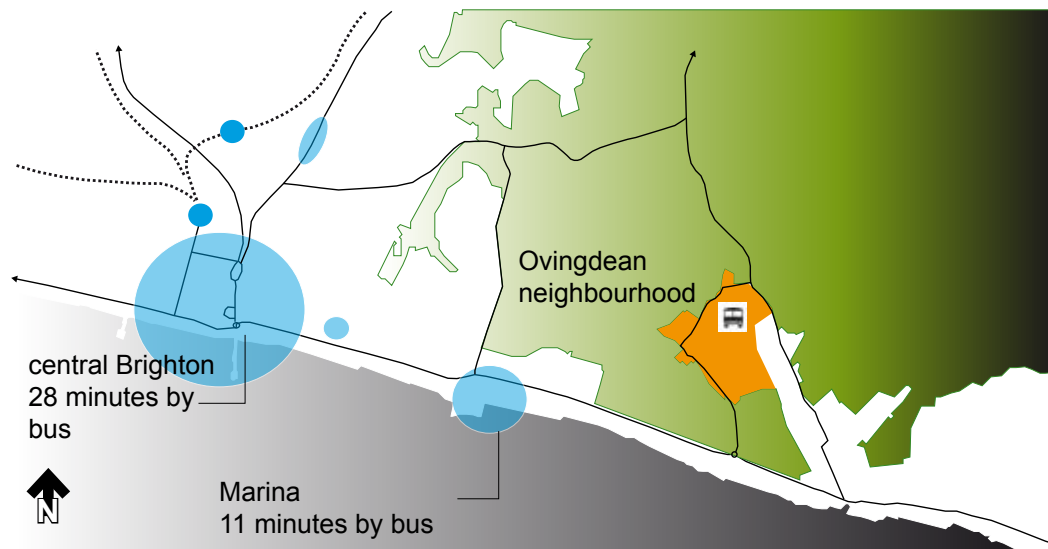


# 15 ovingdean neighbourhood

## context



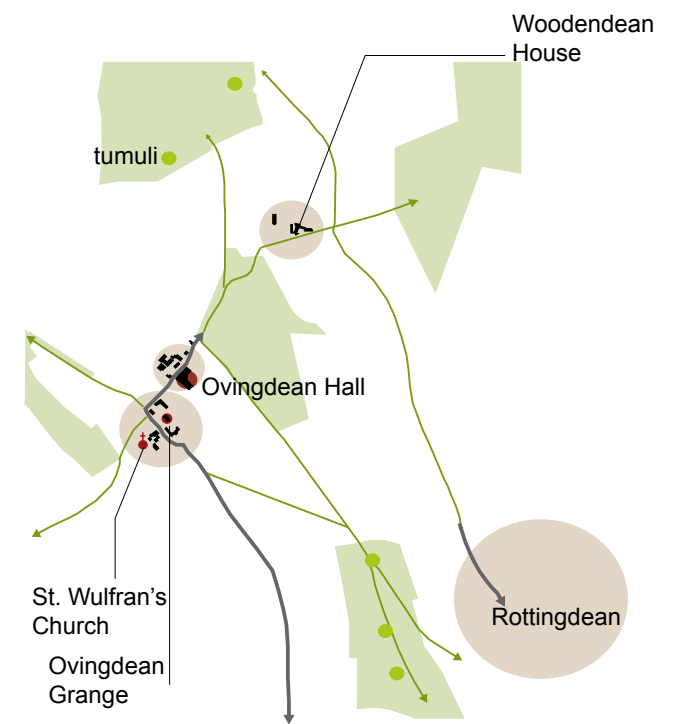
## key stages of historic development

Ovingdean is a rural residential suburb that sits within the rolling landscape of the South Downs, glimpses of which can be seen whilst travelling along the A259 South Coast Road. The A259 links the suburb to the city centre as well as to its nearest shops and facilities in Rottingdean and the Marina.

For much of Ovingdean's history its development has been influenced by agriculture. There is evidence of a settlement at Ovingdean since the Iron Age located on the surrounding high ground. However much of Ovingdean's development has been based around the Saxon Church of St Wulfran and manor held by Godfrey de Pierpoint in the 13th century. In the 17th century clusters of buildings grew up around Ovingdean Hall whose occupants would have once serviced the house and farmed the surrounding land.

The main route through the village has remained the same as have many of the footpaths into the surrounding Downs. As land along the ridge was sold off as individual plots in the 1920s and 30s, Longhill developed along the existing historic footpaths to form new streets.

What was once Woodendean House is now a small suburban development, centred around a meadow, dating from 1930s. Little of the original buildings and layout remain.



1865-70

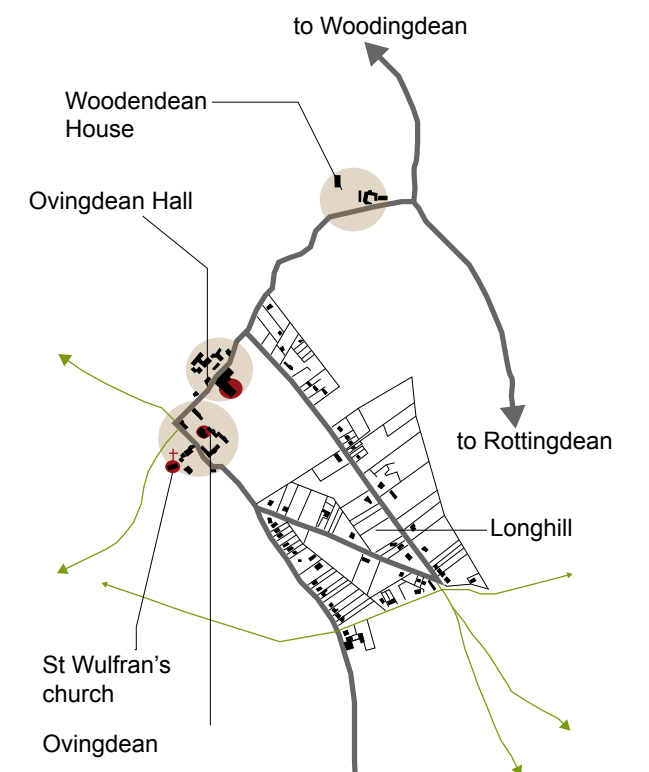
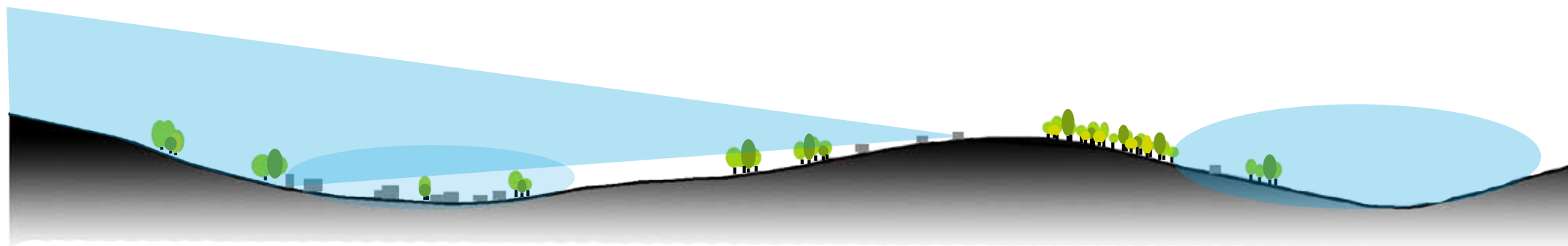
## topography & microclimate

The surrounding topography has a profound impact on the settlement's development and character. The historic Old Village nestles at the bottom of a valley allowing the surrounding landscape to dominate the skyline creating an enclosed inward looking village. The more recent development of Longhill along the ridge looks out over surrounding landscape affording wide panoramic views and continual glimpses over the Downs and across towards the sea.

## typology

Ovingdean neighbourhood may be classified as a downland settlement with historic village and expanded 20th century residential suburb. Strong historic identity at the core with distinctive vernacular architecture. Elsewhere low rise, low density housing with mixed building styles lacking unifying features and with limited local services.

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



1928-33

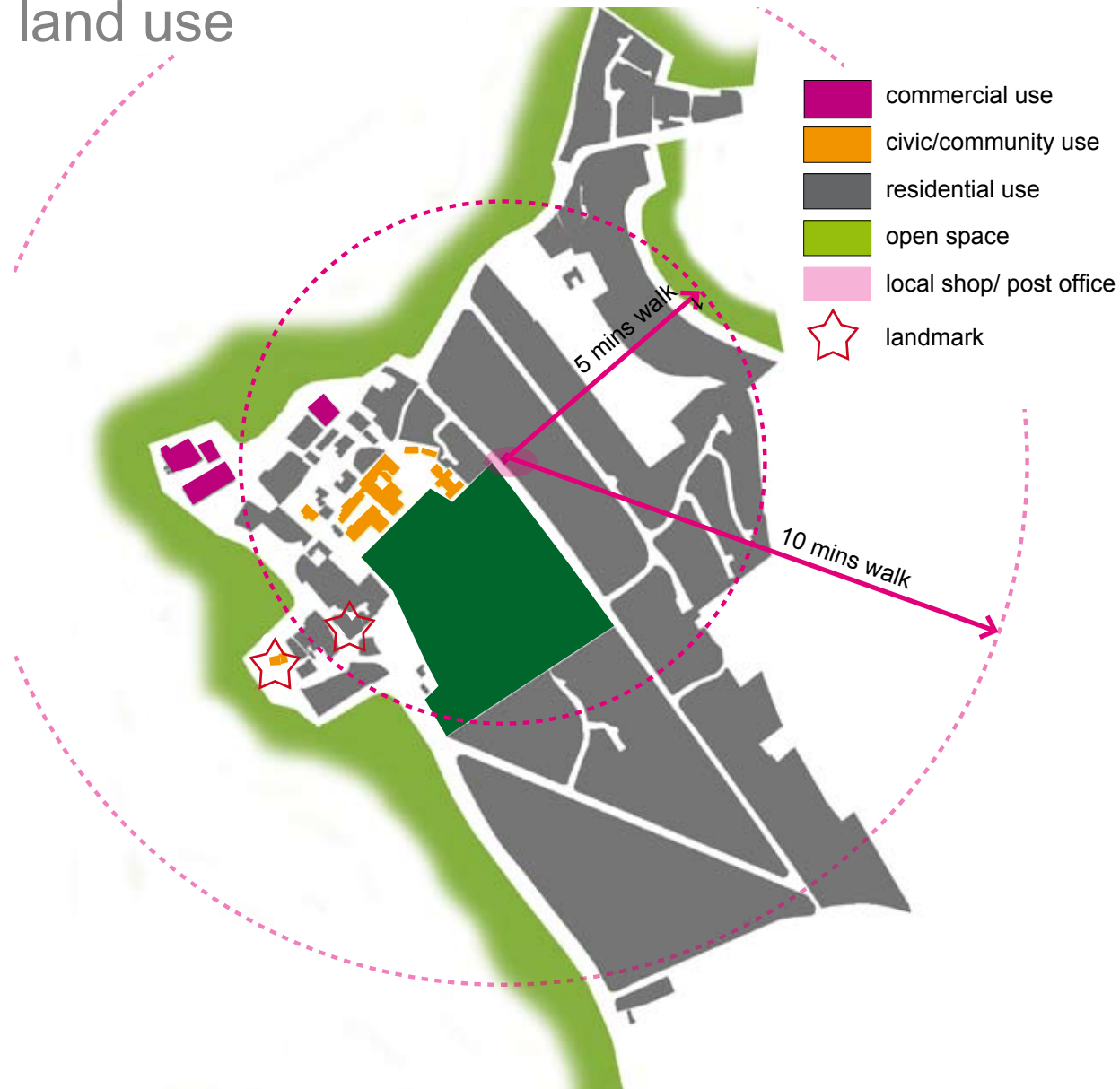




# 15 ovingdean neighbourhood

## key characteristics

### land use

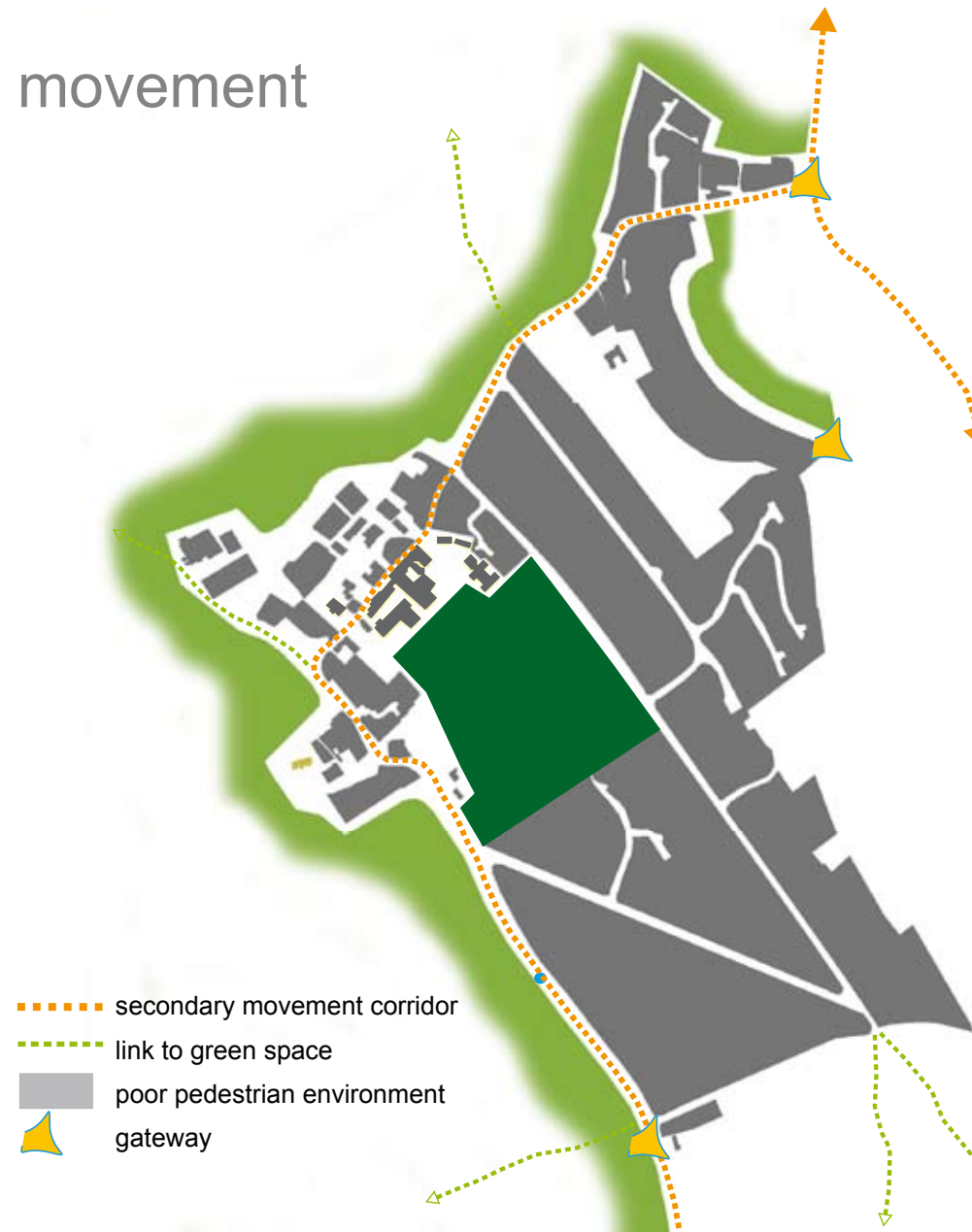


• **Land use:** The predominant land use in Ovingdean is housing. Ovingdean Hall and grounds are now a special school for disabled children. There are also a convenience store with post office, a Church and a community centre. Agricultural buildings lie to the north.

• **Scale and density:** The overall scale and density of Ovingdean is low rise and low density, however it does vary across the neighbourhood from single storey bungalows along the ridge to larger two to three storey buildings found nestling at the bottom of the valleys. The gross density is 11 dwellings per hectare. The local population is also very low, unable to support many local services. As a result there is no local centre to provide a focus for the neighbourhood.

• **Architecture:** The old village has a number of listed properties of note, dating from the late sixteenth through to the early nineteenth century. Many are former farm buildings, constructed from local flint with red brick detailing, that would have once served the larger estates of Ovingdean

### movement



Grange and Ovingdean Hall.

During the twentieth century Ovingdean expanded with the building of mostly single storey detached bungalows dating from the 1930s to the present.

• **Movement:** The Brighton Marina and Rottingdean centres are some distance away, creating a car dependant community. This is illustrated in the 'travel to work' figures which show the car is by far the most popular form of transport for local residents for travel to work.

The main movement corridor through the neighbourhood winds through the old village. The route is defined by the building edge and continually changes in width and aspect, this creates a series of views as you pass through the village and helps to slow traffic. The modern development that has grown up the hillside is laid out over straight streets with a typical suburban cross section. This is very different in character from the old village.



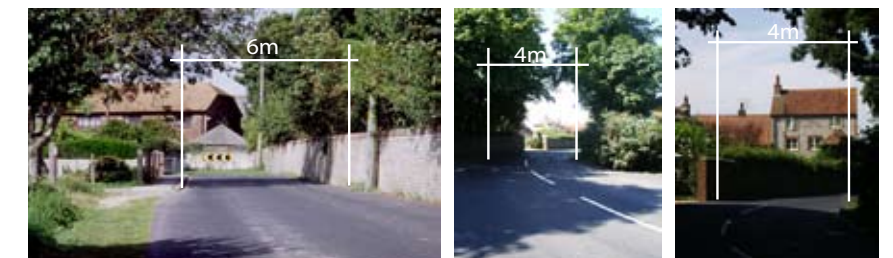
Historic buildings of the old village



Low rise and low density modern development



typical suburban streets



winding streets of the old village create successional views





# 15 ovingdean<sub>neighbourhood</sub>



Countryside adjacent to the village



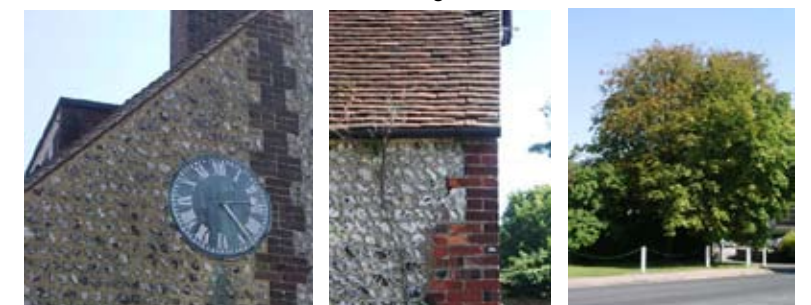
Old Village character area



The Vale character area



Longhill character area



Details help to create a strong identity within the old village

• **Socio-economic characteristics:** Away from the shops and services of the city centre, Ovingdean attracts a more mature population able to afford larger properties. Home ownership is high with very little rented property available.

• **Open space:** There is no designated public open space within the neighbourhood, but the location provides easy access to a range of open space including walks over the surrounding hills, small pockets of woodland and the beach at Ovingdean Gap.

Distinctive characteristics of the neighbourhood include the soft edges between the old village and surrounding countryside, and views over farmland to neighbouring settlements.

The public realm is dominated by green elements of mature trees, hedges used as boundary treatments, and grass verges in the more suburban development. The mature planting of The Vale and the Old Village help to blend

the development into its rural surroundings and help create a sheltered microclimate. The development of Longhill, with a lack of mature planting, stands out in its rural location and the public realm feels more exposed.

• **Character areas:** Within Ovingdean there are three distinct character areas defined by the relationship to the topography, layout and building type and age. These are:

**1. Old Village:** an historic rural core nestling at the bottom of the valley surrounded by mature planting, largely in residential uses. A conservation area with a strong sense of place.

**2. The Vale:** very low density housing in a curved street pattern on the ridge of the valley slope, mainly in the form of bungalows, but surrounded by mature planting which gives it a rural feel.

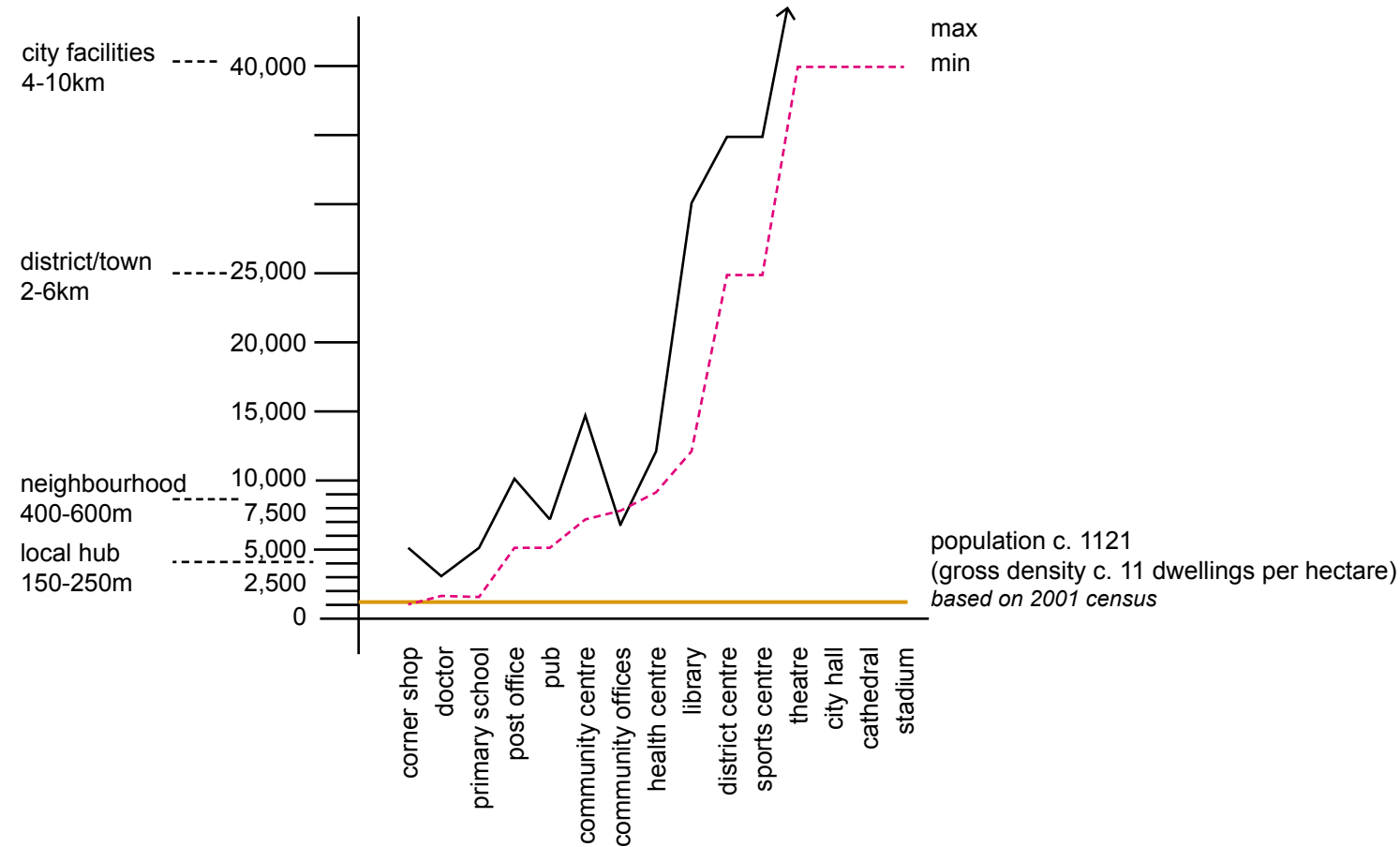
**3. Longhill:** very low density suburban housing on the lower slope of the valley on a regular street pattern with two and three storey buildings.

# 15 ovingdean neighbourhood

## appendix 1: population & density

Population numbers able to support community facilities.

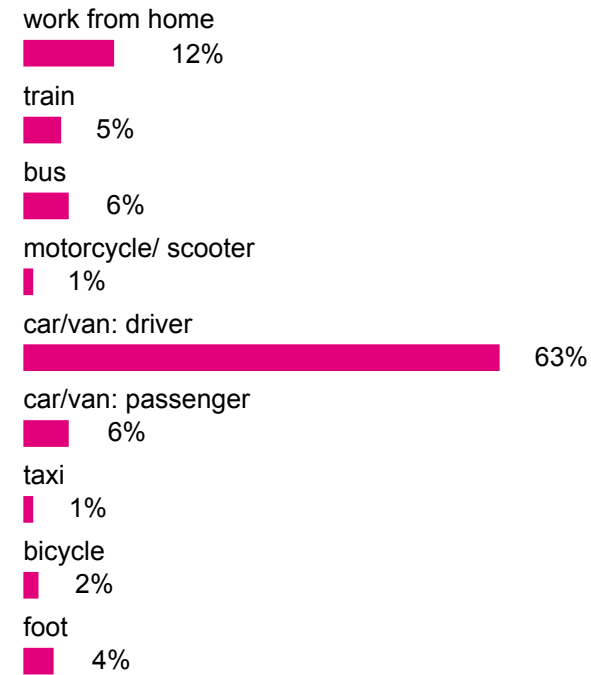
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

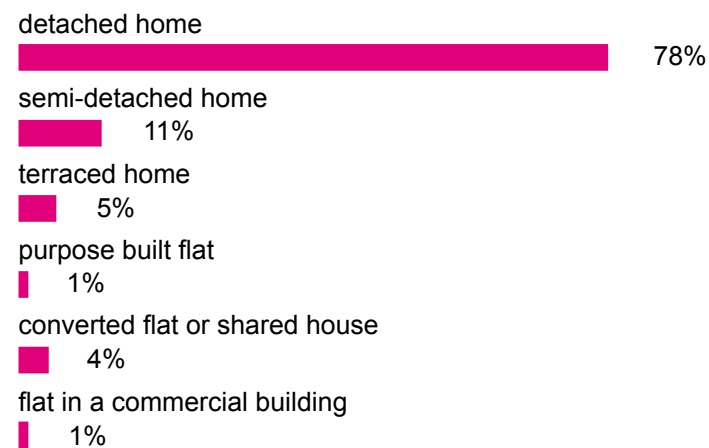


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now [www.bhlis.org](http://www.bhlis.org)

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

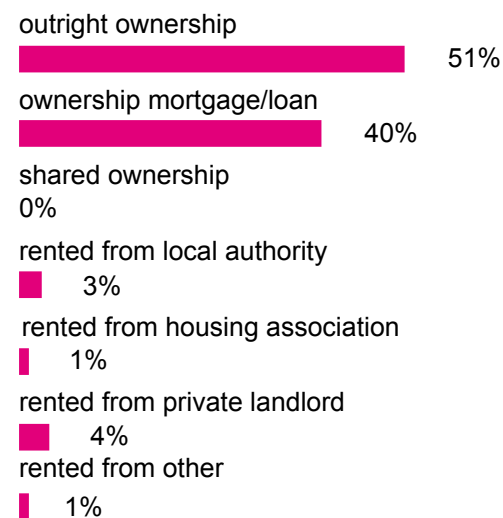
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

