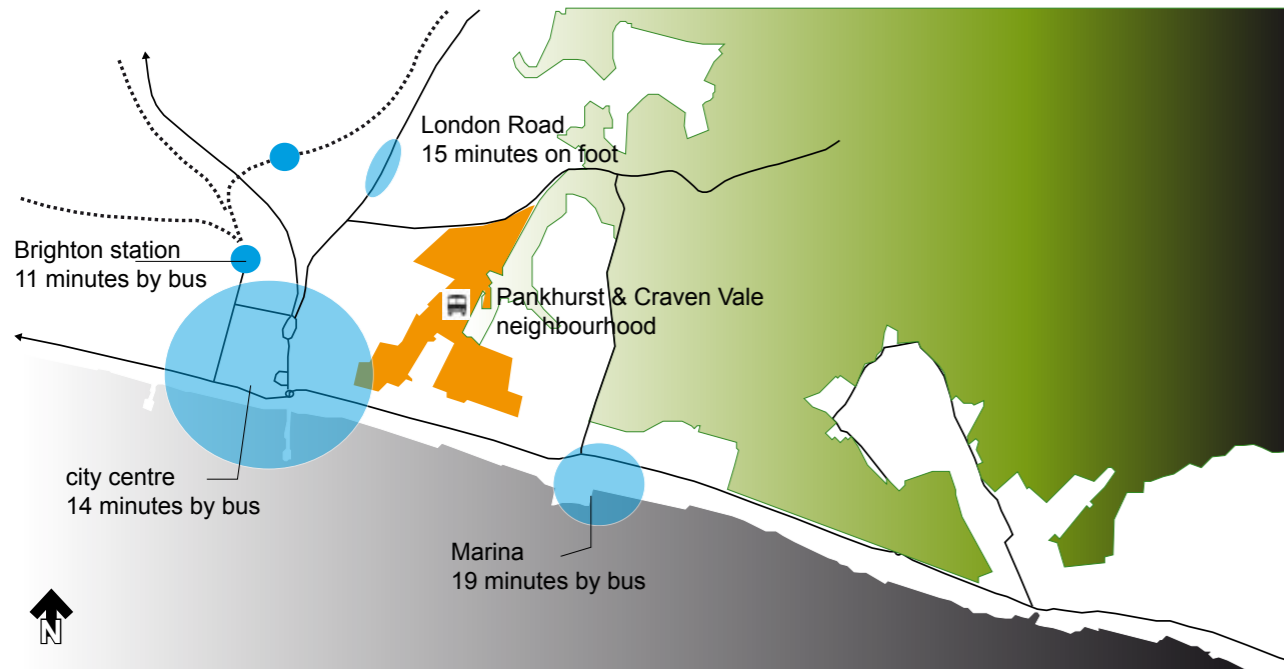


# 16 pankhurst & craven vale neighbourhood

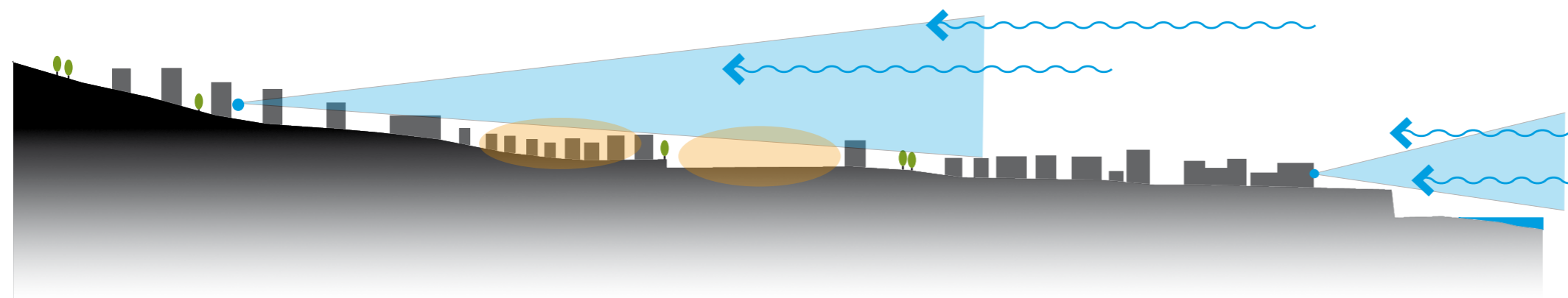
## context



## topography and microclimate

The land rises up steeply to the north affording panoramic views of the sea and Kemp Town. Current development situated on the incline is orientated due south within large open space ideally situated for passive solar gain but also exposed to south west and easterly winds. The topography has had a bearing on development over the years. The older development sits at the bottom of the incline where the land is flatter and more sheltered from extremes of weather, while later development is located on the incline.

The result is that the neighbourhood has a range of microclimates as you move through the area. From exposed sea facing slopes to sheltered valley development. The larger tower development located along the sea front does cause down drafts and vortexes at ground level around the buildings. With no street tree planting these can be felt even on a mildly windy day.



Later development is located at the top of the ridge, affording views across to the sea



Older Victorian development nestles below the ridge line

## key stages of historic development

Pankhurst & Craven Vale is a strip of urban and inner suburban development that runs from the top of the Downs down towards the sea.

Its location at the edge of the city has meant that, through history, the area has accommodated a range of urban fringe uses, including the racecourse, Brighton's workhouse, allotments and a variety of sanatoriums, hospitals and asylums.

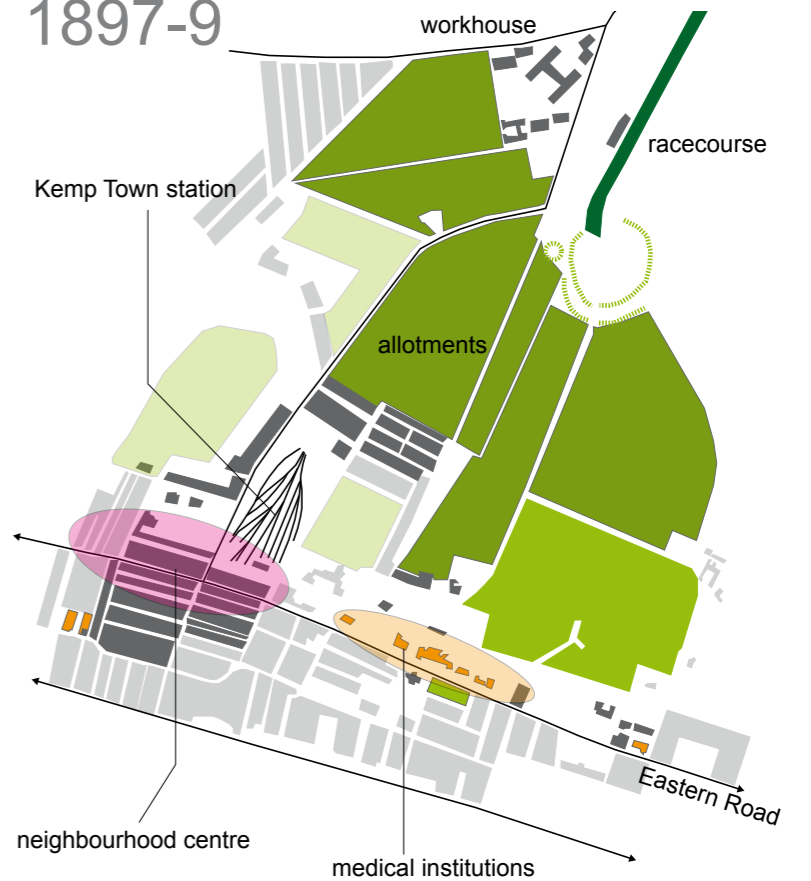
Eastern Road has always been the main thoroughfare, below the neighbourhood, and was the local centre providing shops, facilities and the transport hub to the surrounding communities. The neighbourhood surrounding Eastern Road and Edward Street was developed with poor quality buildings including back to back housing. The southern part of the neighbourhood around Kemp Town railway station was badly hit by bombing during the World War II. Bomb damage, slum clearance during the 1950s and 60s, and the available allotment land led to the development of the large housing estates that now occupy much of the land within the neighbourhood.

## typology

Pankhurst & Craven Vale neighbourhood may be classified as an urban post-war housing estate incorporating remnants of 19th century development. A mix of building type, quality and density range. Poor urban environment with limited access to quality open space and local services. Weak architectural cohesion.

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

### 1897-9



### 1950's



# 16 pankhurst & craven vale neighbourhood

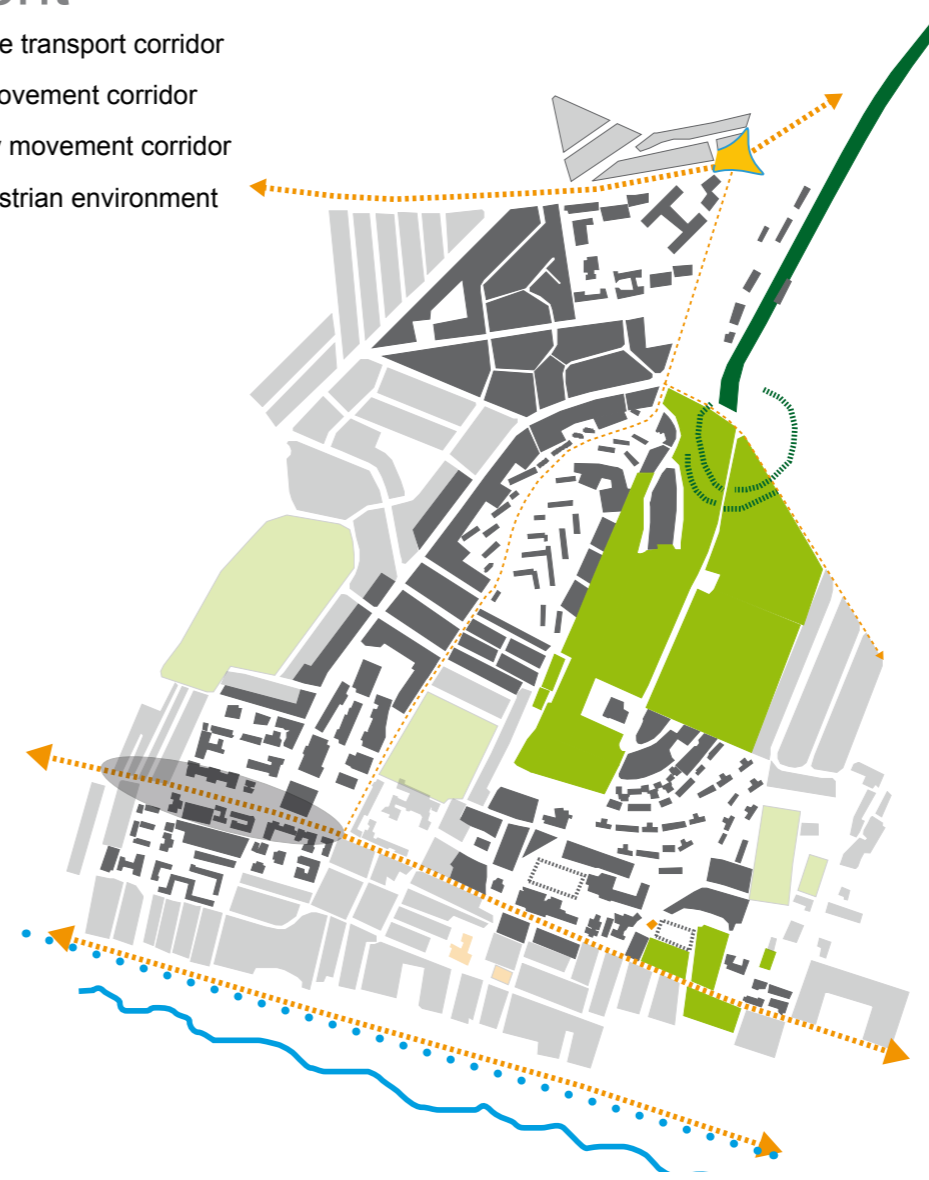
## key characteristics land use

- commercial use
  - civic/community use
  - residential use
  - open space
  - local/district centre
  - landmark
- paler colours denote adjacent neighbourhoods



## movement

- sustainable transport corridor
- primary movement corridor
- secondary movement corridor
- poor pedestrian environment
- gateway



• **Land use:** The land uses for the Pankhurst & Craven Vale neighbourhood are in discrete zones of residential, industrial, and community uses including the hospitals and schools. The residential zones are largely planned public housing.

• **Scale and density:** The neighbourhood accommodates a range of different land uses commonly associated with the urban fringe. A range of different building footprints and building forms, means that scale and density fluctuate across the neighbourhood, resulting in a gross density of 37 dwellings per hectare. The local population is low, just able to support a community centre (see appendix 1). For this reason the nearest local centre is located outside the neighbourhood

• **Architecture:** The finer grain Victorian streets are punctuated by large scale and medium to high rise local authority built flats. Some of these estates appear in a poor state of repair. The smaller scale terraced streets are characterised by their pastel coloured facades, that can also be seen in nearby East Brighton neighbourhood. Both hospital sites include buildings which are listed for their architectural or historical interest. The two hospitals are

key landmarks with city wide importance. Brighton General, the former workhouse, and Brighton Racecourse both sit at the top of Race Hill and can be seen from all over the city. Locally, the spire of St Mark's Church can be seen across the eastern side of Brighton.

• **Movement:** The neighbourhood is bounded by two relatively busy routes into the city centre, with the seafront sustainable transport corridor to the south. Traffic through the neighbourhood itself is, however, very low. The proximity to the city centre and the fact that the neighbourhood accommodates a number of employment centres means that a large proportion of people walk to work (see appendix 2).

The junction of Race Hill, where Brighton racecourse and Brighton General Hospital are located, is an important potential gateway into the city when approaching from the Downs.

• **Socio-economic characteristics:** The local authority estates are the primary tenure and accommodation type (see appendix 3). There is a range of accommodation available attracting a wider social group to the area.



Above: a wide range of dwelling types and scales



Hospitals: Brighton General (above) and Royal Sussex County (below)











Amenity grassland of low biodiversity and recreational value



Street trees in the carriage way

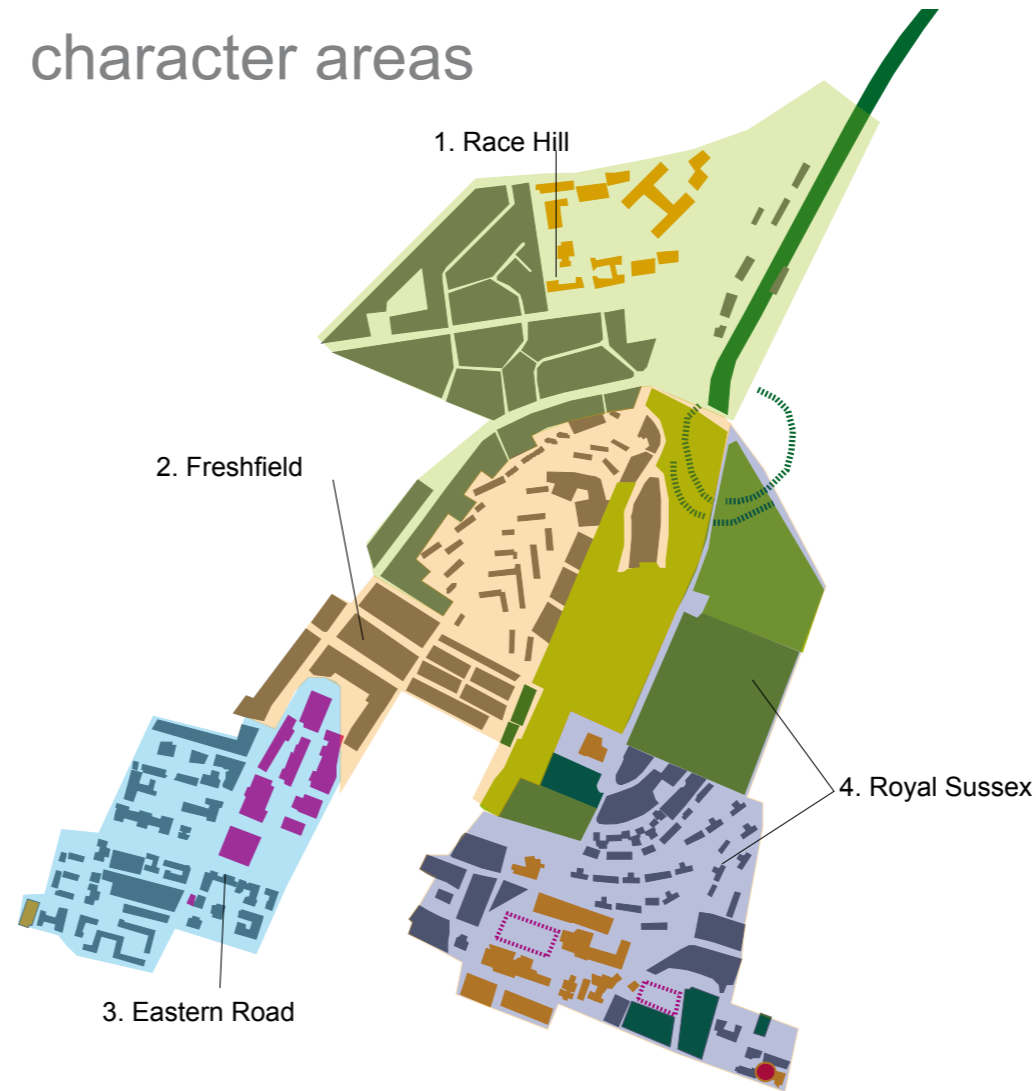
# 16 pankhurst & craven vale neighbourhood

## open space

-  recreational space
-  wild space high in species diversity
-  amenity grassland
-  allotments
-  regenerating scrubland
-  severance
-  site of archeological interest
-  views and vistas



## character areas



Movement dominated by the car



Race Hill character area



Freshfield character area



Eastern Road character area



Royal Sussex character area

• **Open Space:** The neighbourhood is bounded by an important green ridge that comes into the urban development of East Brighton. The different land uses along the ridge provide access for local residents to wild space, allotments and a site of archeological interest, but access is low key and difficult to find. There are no parks or children's play space within the neighbourhood. The large but fragmented areas of close-mown amenity grassland, that are characteristic of much of the neighbourhood, prohibit ball games and are low in species diversity. Due to a lack of provision for car parking when the estates were originally built the urban environment suffers from conflict between vehicles and pedestrians.

The dual carriageway of Eastern Road that was once a shopping street severs the neighbourhood from development towards the south while pavements are narrow, with street trees within the carriageway. The townscape and public realm around Freshfield Industrial Estate and the Bingo Hall are particularly poor.

• **Character areas:** There are 4 character areas within the neighbourhood. These are based upon historical influences over development, relationship between topography and

development and architectural style and date of developments:

**1. Race Hill:** a mixed area near the ridgeline with a clear identity, split mainly between the uniform and low density 1920s public semi-detached housing centred on Pankhurst Avenue and the large scale 19th and 20th century buildings of the Brighton General Hospital site.

**2. Freshfield:** a mixed and medium density residential area, split mainly between the tight-knit Victorian terraced housing to the south and the low rise blocks of 1950s flats to the north, which are set in the bare green bowl of the valley. Whitehawk Hill, to the east, completes the area.

**3. Eastern Road:** a very mixed area of 20th century redevelopment bisected by a busy road, varying greatly in uses, scale and design and with no overall coherent street pattern and no sense of cohesion. It includes residential, commercial and educational uses.

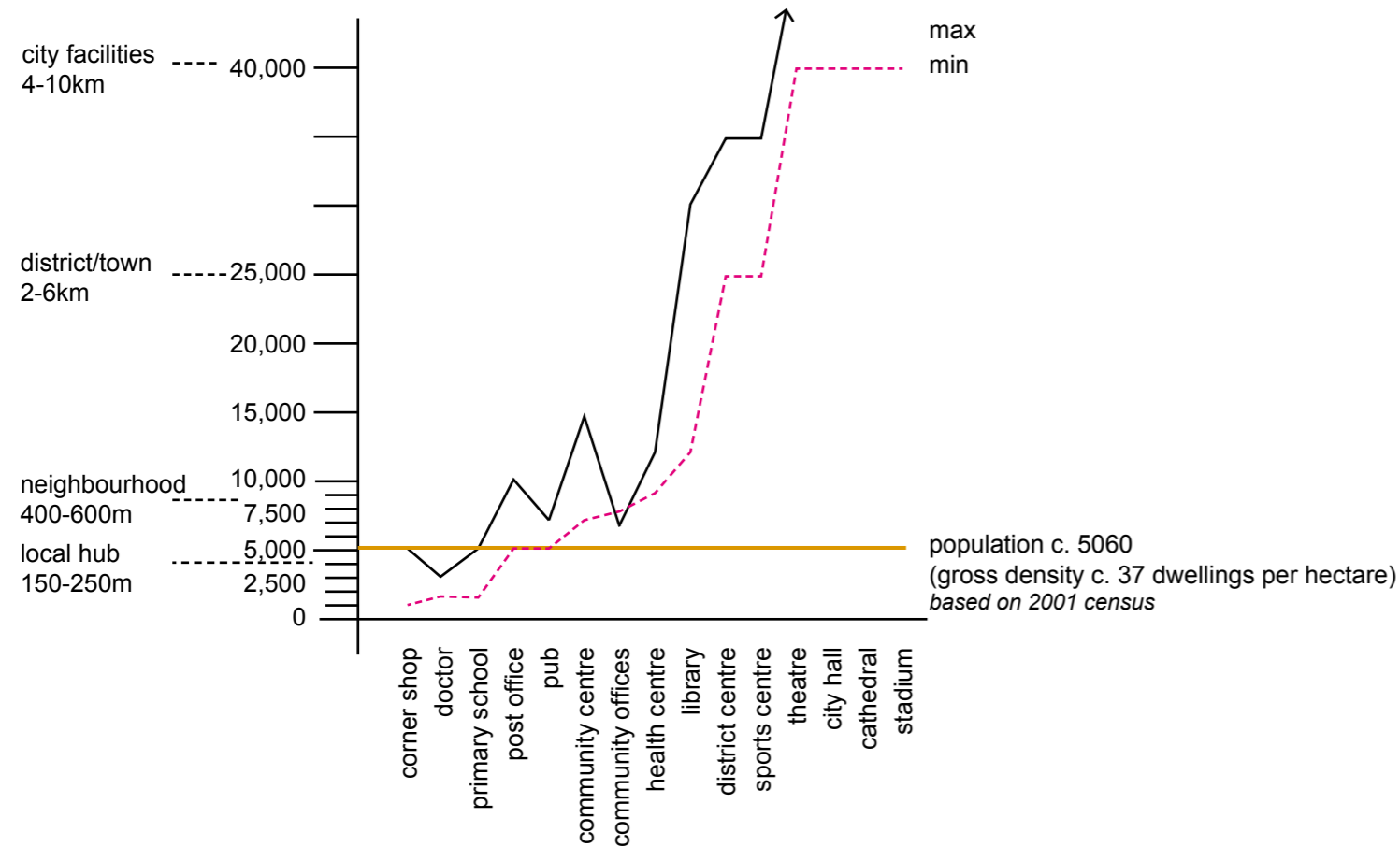
**4. Royal Sussex:** a very mixed area dominated by the large scale and densely packed buildings of the Royal Sussex County Hospital site, with the tower block a landmark. The rest of the area is largely residential, with the low and medium rise blocks of the 1950s Bristol Estate on rising ground to the north and extensive allotments above that.

# 16 pankhurst & craven vale neighbourhood

## appendix 1: population & density

Population numbers able to support community facilities.

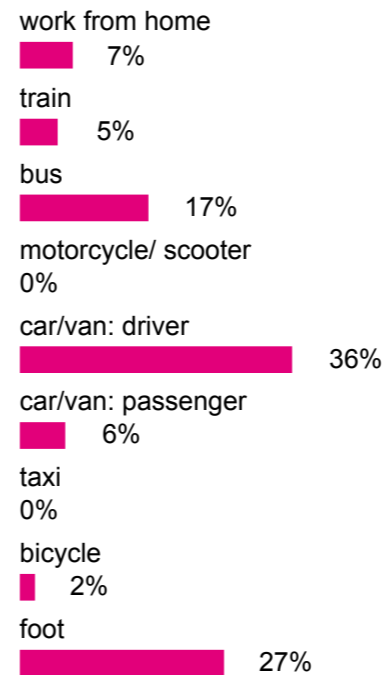
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

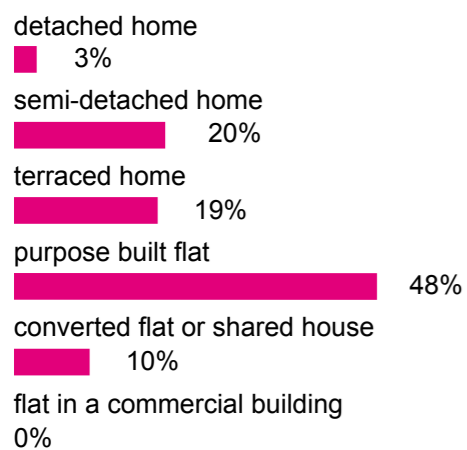


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now www.bhlis.org

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

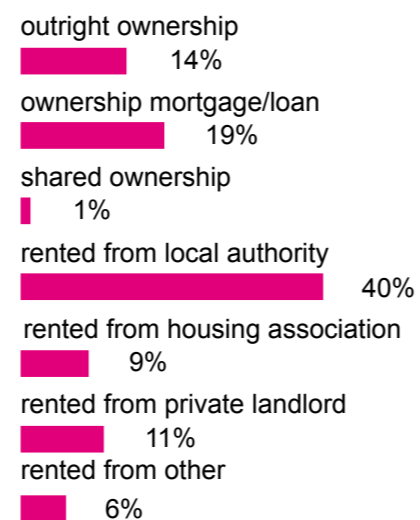
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

Clockwise, from the top:

