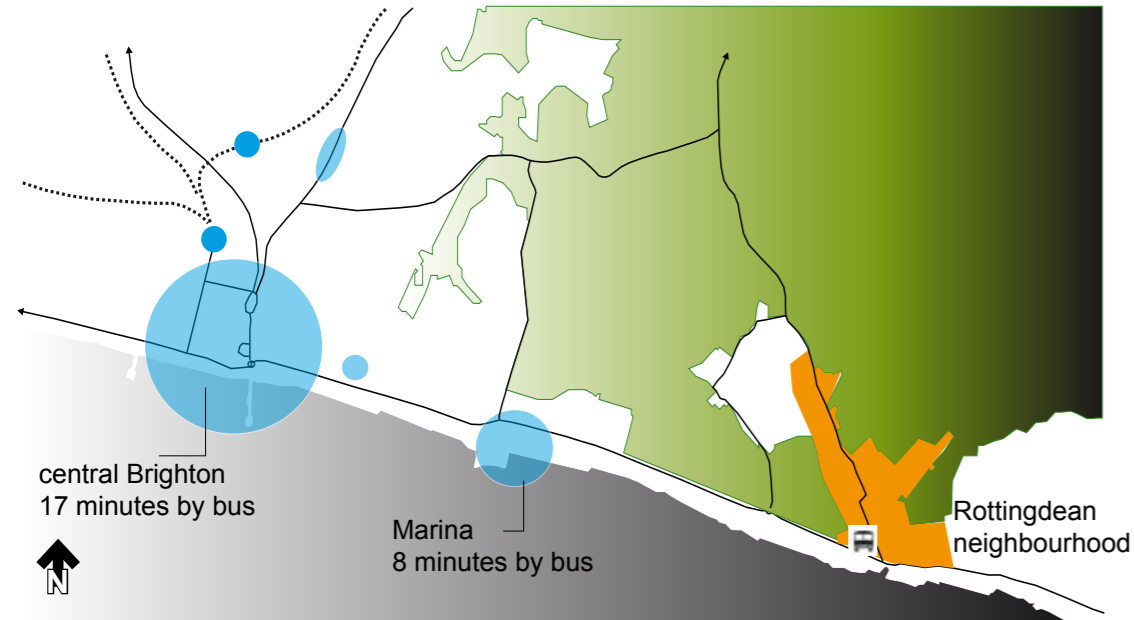


# 20 rottingdean neighbourhood

## context



## key stages of historic development

Rottingdean is a village that has developed incrementally into a detached suburb of Brighton as road connections have improved. The area around the High Street and Green retains its village atmosphere and is a designated conservation area.

Although it has close links with the sea it was historically an agricultural community. Larger houses and old agricultural buildings, now converted to residential use, are grouped around the village green. The settlement's only water source was once supplied by a well, also on the village green, which was invaluable for the grazing of local livestock.

Rottingdean High Street mostly developed in the early nineteenth century as the village started to expand as a quiet resort and regular stop on coaching routes. However it was with the opening of Marine Drive (the A259) in 1933 and the advent of the motor car that saw the development of Rottingdean as a popular and affordable place to live. This has resulted in suburban development along the Falmer Road at the foot of the valley and development along the cliff tops. The car has put pressure on the historic core of the village. Routes that were not built to accommodate the motor car are now congested.

## topography & microclimate

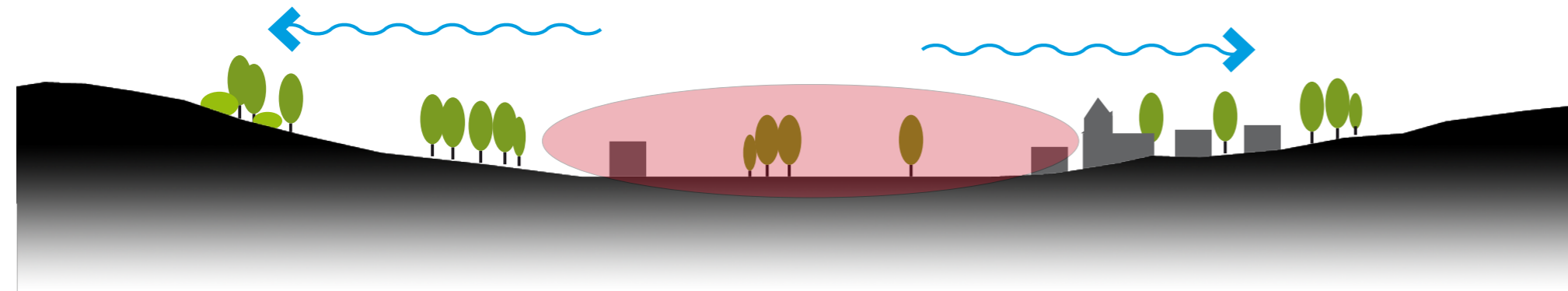
The topography has had a profound effect on the development of Rottingdean. The historic village core is sheltered at the bottom of the valley from prevailing sea winds. Later developments up the sides of the valley and along the cliff edge are exposed to the elements, but enjoy panoramic views out over the sea.

Walks along the open downland ridges provide views across the village. Within the settlement itself, however, the visual envelope is mostly contained with occasional glimpses out to the Downs and to local landmarks such as Rottingdean windmill.

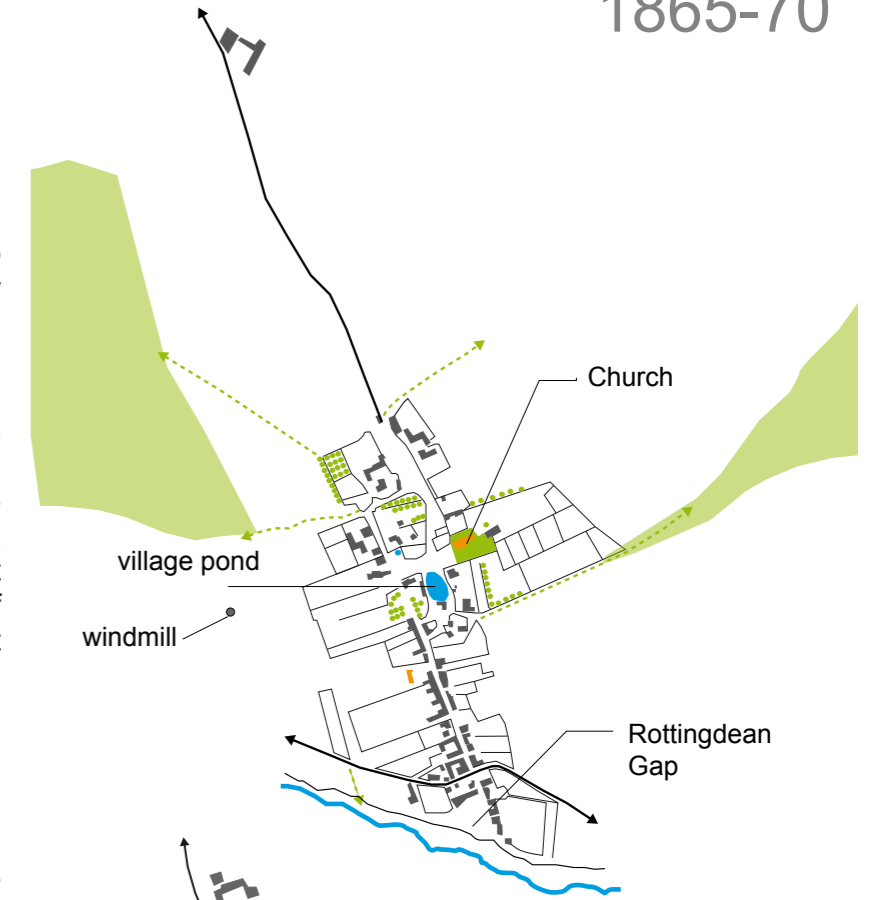
## typology

Rottingdean neighbourhood may be classified as a Downland settlement with an historic village core. It is an expanded village settlement with a strong historic identity, distinctive vernacular architecture and a traditional village high street.

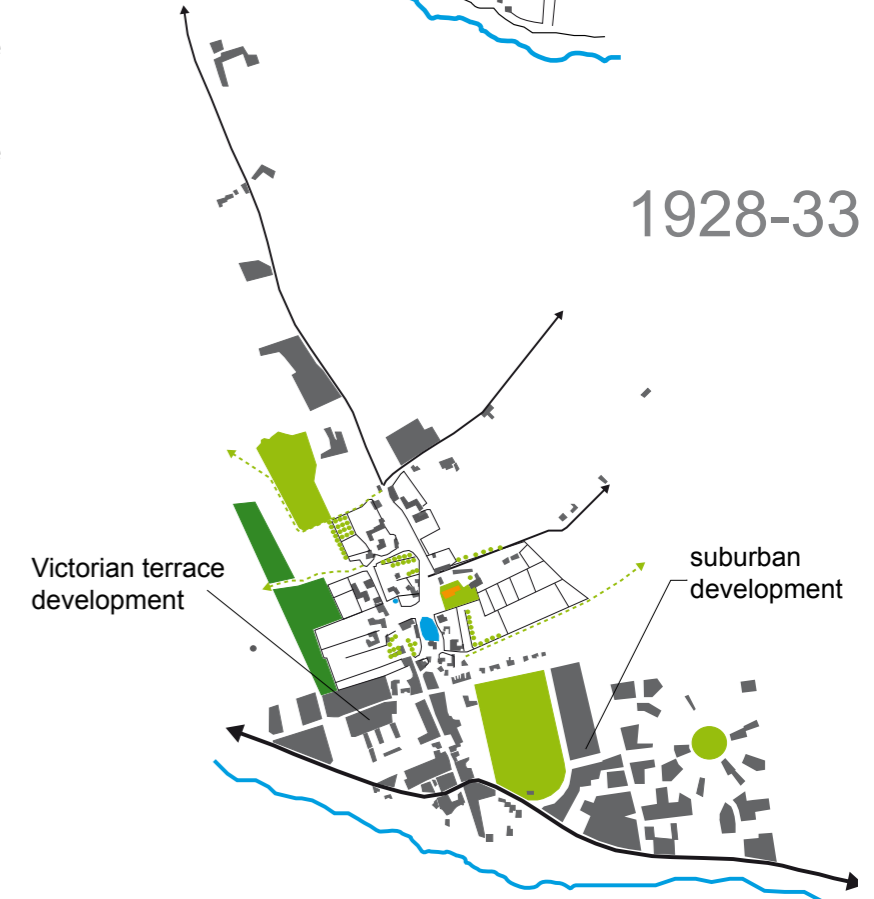
Refer to the introduction and summary for more information on landscape character types.



1865-70



1928-33

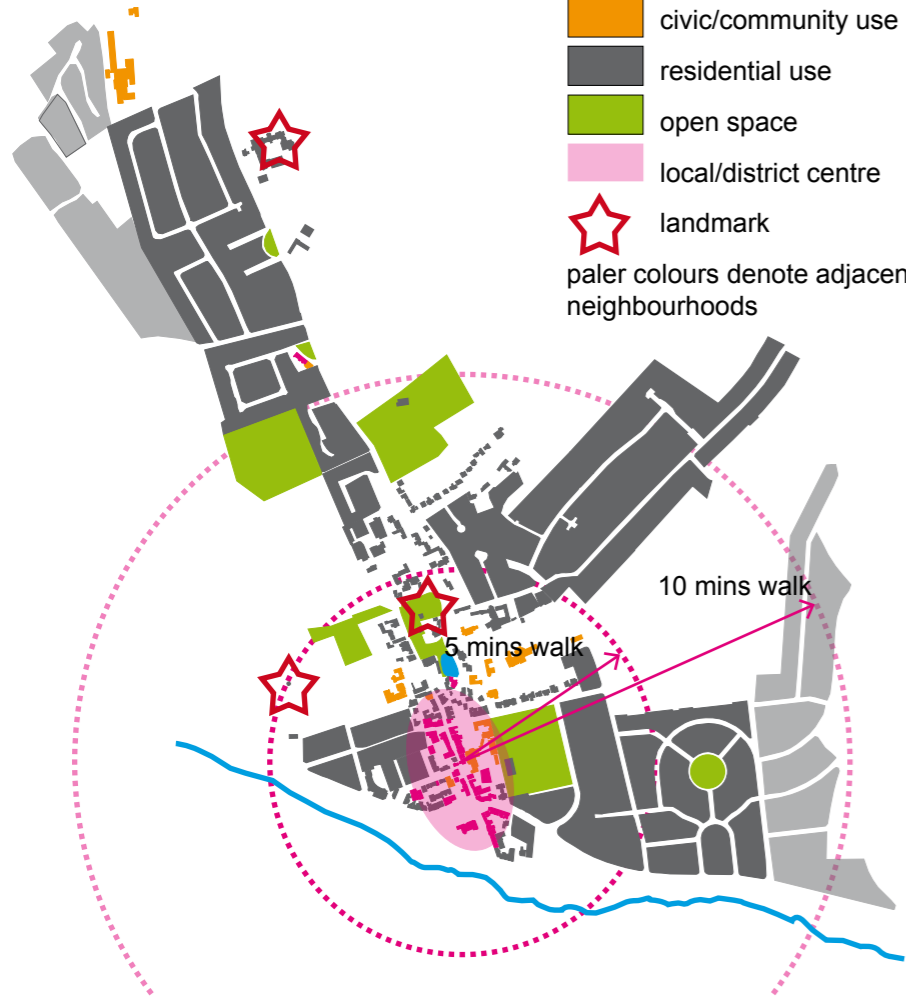


# 20 rottingdean neighbourhood

## key characteristics

### land use

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



• **Land use:** Rottingdean has a strong village retail and community heart, with housing stretching out to the east, west and north from this. The commercial centre stretches across the seafront road, but the village growth is stopped by the sea. A secondary school lies to the extreme north of the neighbourhood.

• **Scale and density:** Rottingdean is characterised by low density, low rise development running along the valley floor creating an intimate human scale. As the village has grown over time, the organic layout of historic core becomes more formalised into a Victorian and suburban grid pattern with a low gross density of 10 dwellings per hectare. Compared to neighbouring rural suburbs, the population is comparatively low. The high street supports a range of shops and services and a number of schools indicating that the village is a district centre for the surrounding neighbourhoods as well as attracting tourists to the area.

• **Architecture:** The historic core has a large number of listed buildings, generally 18th and 19th century, grouped around the village green and along the traditional High Street, the latter with its distinctive red brick paving. St. Margaret's Church is a local landmark. There is much use of flint facing in various forms, as well as render and brick. Outside the historic core inter-war detached houses and post-war

### movement

- poor pedestrian environment
- primary movement corridor
- secondary movement corridor
- link to green space
- poor pedestrian environment
- gateway
- severance



bungalows dominate, including a number of examples of 'Tudor-bethan' style. Near the seafront, by contrast, development is more mixed in scale and style and includes some larger-scale 1930s development with sleek rendered facades and picture windows to take advantage of the sea views. Rottingdean Windmill is a major landmark above the village to the west.

• **Movement:** Although located some distance from the city centre the neighbourhood is connected by 6 bus services, however the car is by far the most popular form of transport for local residents to access their place of work (see appendix 2). The coast road has been defined as a sustainable transport corridor in the local transport plan, and continuing improvements for bus users are anticipated.

Similar to the other coastal suburbs located off the A259, the route behaves as a barrier between the village and the sea, creating an unpleasant and noisy pedestrian environment. The village's linear character means that traffic has to travel up through the centre of the historic village via narrow routes creating conflict between pedestrian and vehicular users as well as disturbing the peaceful nature of the historic core.

Most of the resident population lives within a 10 minute walk of shops and services. The small block sizes and organic layout of the historic core provide good pedestrian permeability through



Commercial uses lead from the seafront to the high street



Good examples of 18th and 19th century housing



20th century seaside housing



Mock Tudor detached homes



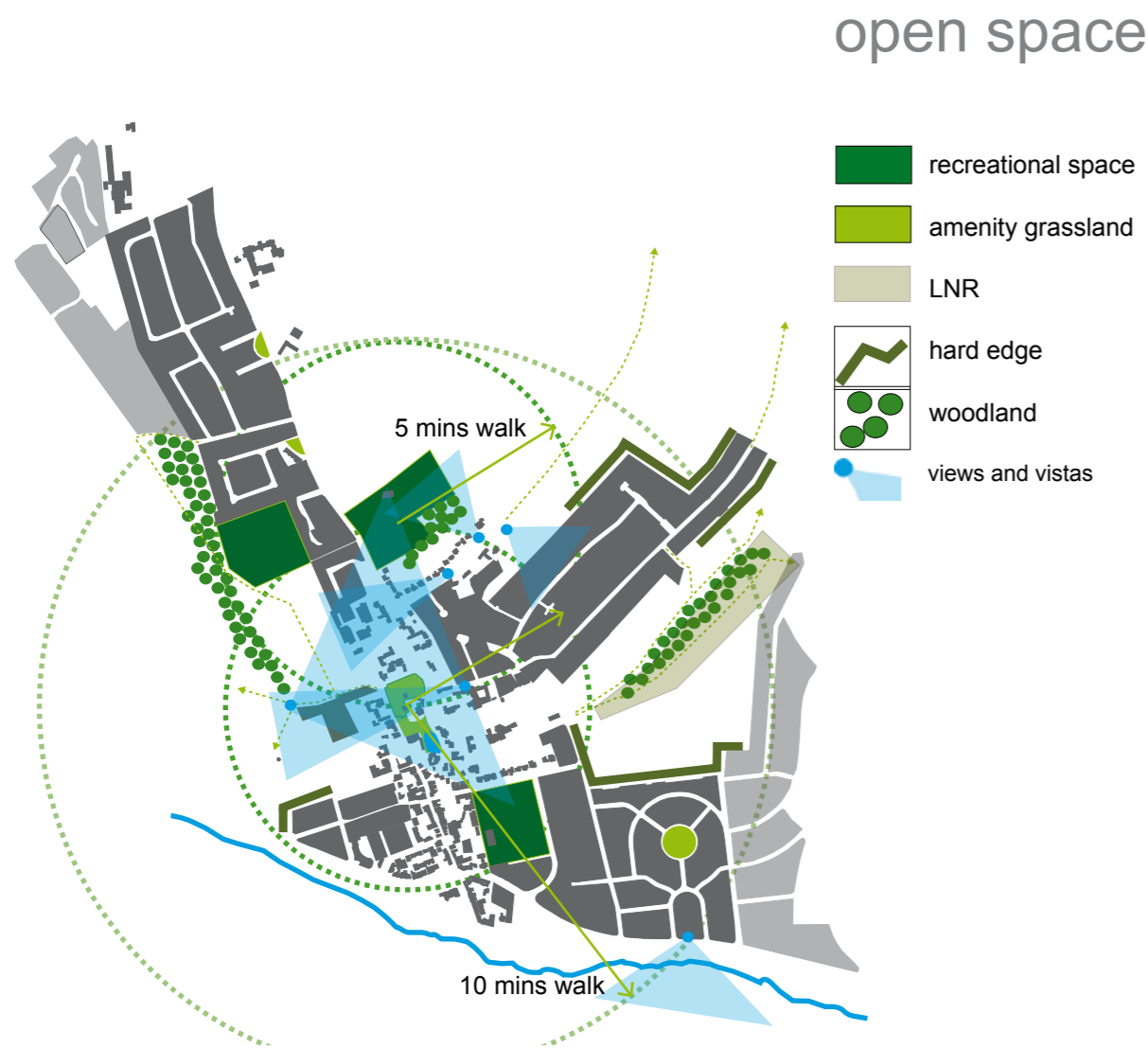
Typical inter war bungalows



Local details and materials



# 20 rottingdean neighbourhood



the village and creates attractive short cuts and alleys. This permeability is lost, however, within some of the later suburban development.

- **Socio-economic characteristics:** The attractive historic village with its collection of period cottages and buildings and large suburban detached houses is mostly privately owned by a wealthy older population. The neighbourhood does have a strong sense of community with local groups who take an active role in village life.

- **Open space:** Mature tree planting and the irregular plot sizes and orientation create a soft edge between development and surrounding countryside contributing positively to the rural setting.

There is a variety of green open spaces within the neighbourhood that can be readily accessed by most residents. Rottingdean Green and the Kipling Gardens provide a focal point to the village. They are used as a meeting place and for passive recreation. There is a public recreation ground that holds sporting events as well as allotment space for local residents. There is a designated children's playspace, and also easy access to wild space and surrounding Local Nature Reserves. Many of the homes have large private gardens.

The public realm is in good condition, and the red brick pavers, with areas of raised pebbles, are



a distinctive feature. The street is softened by attractive adjacent gardens, particularly near the green and pond. The neighbourhood does, however, suffer from traffic congestion and parking in inappropriate places around the green.

- **Character areas:** Within the neighbourhood of Rottingdean there are four different character areas. These are defined by age of architecture, plot size, orientation and relationship to topography. These are:

1. **Rottingdean Village:** a mixed use historic village with organic street pattern and an attractive mix of historic building forms, built around a village green and along a traditional high street, and crosses the A259 to the sea. High quality urban realm and strong sense of place. Most of the village is a conservation area.

2. **New Barn Suburb:** a later 20th century cul-de-sac residential development alongside the main Falmer Road. Very low density, mainly detached houses and bungalows.

3. **Dean Court Road:** a post war linear residential development up the valley side. Very low density, mainly detached houses and bungalows in a variety of styles.

4. **Cliff Top Development:** a mixed scale residential area, mainly in the form of inter-war development taking advantage of the sea views. An architecturally diverse mix of houses and flats from low rise to medium rise.



Beach and cliff provide dramatic landscape



Pond provides focus and reflection to the village



Rottingdean Village character area



New Barn Suburb character area



Dean Court Road character area



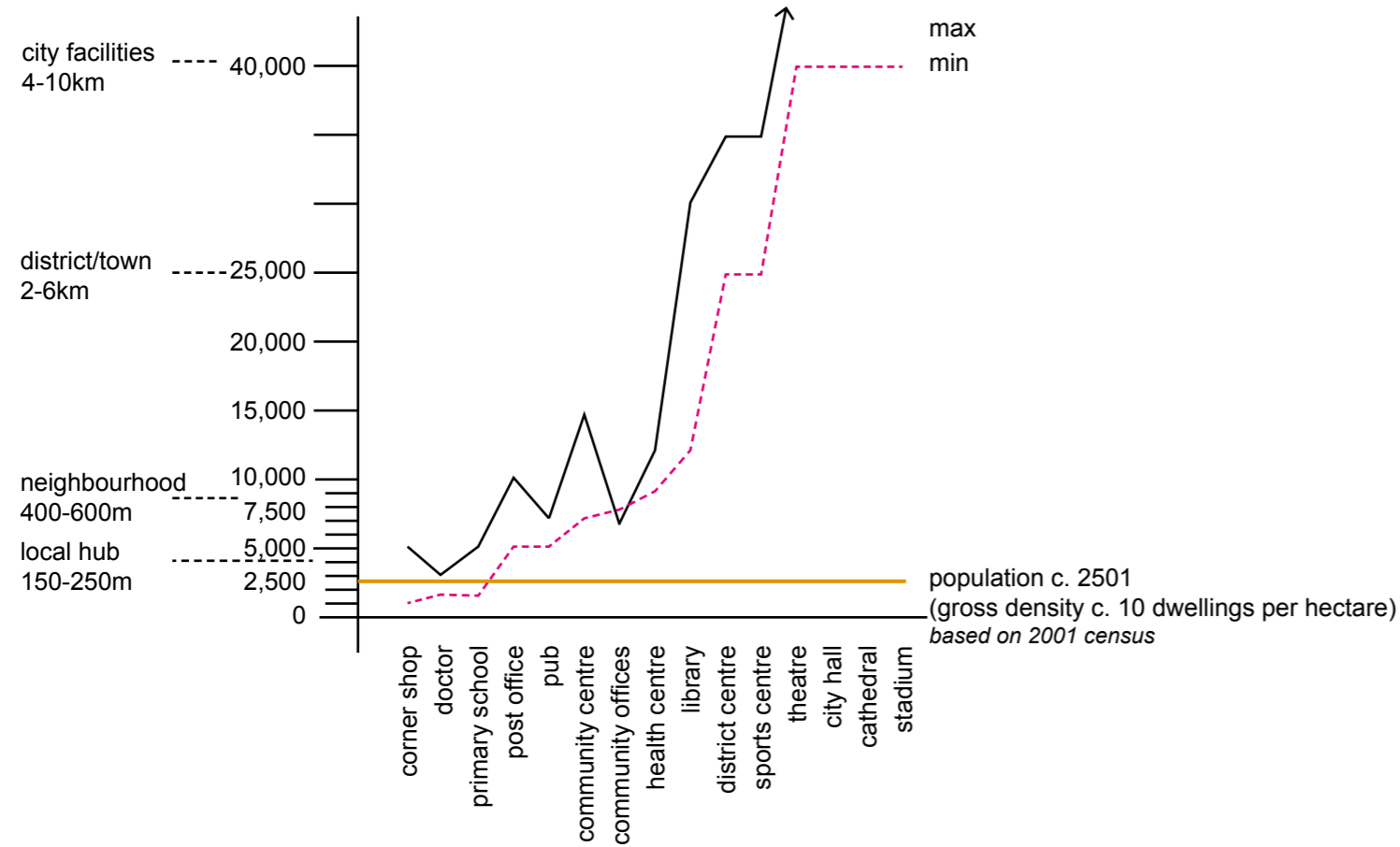
Cliff Top Development character area

# 20 rottingdean neighbourhood

## appendix 1: population & density

Population numbers able to support community facilities.

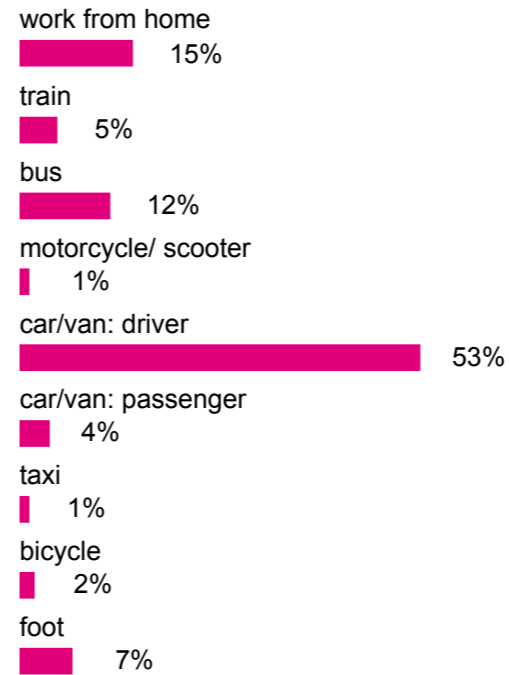
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

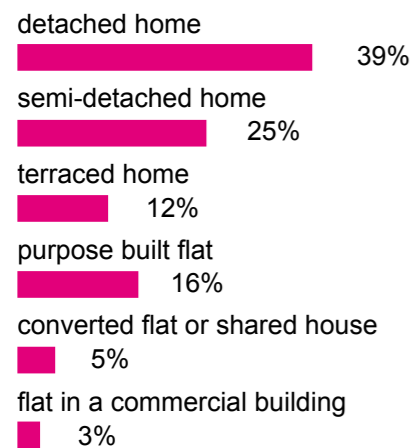


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now [www.bhlis.org](http://www.bhlis.org)

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

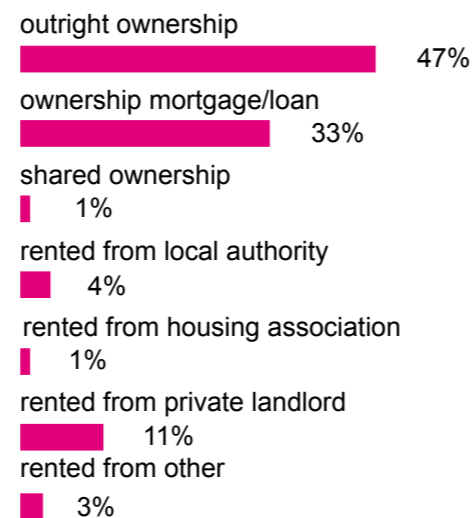
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

- Clockwise, from the top:
- Villages with Wealthy Commuters
  - Well-Off Managers Larger Houses
  - Older Affluent Professionals
  - Old People Detached Homes
  - Retired Home Owners
  - Middle Income Older Couples
  - Elderly Singles Purpose Built Flats
  - Older People Flats

