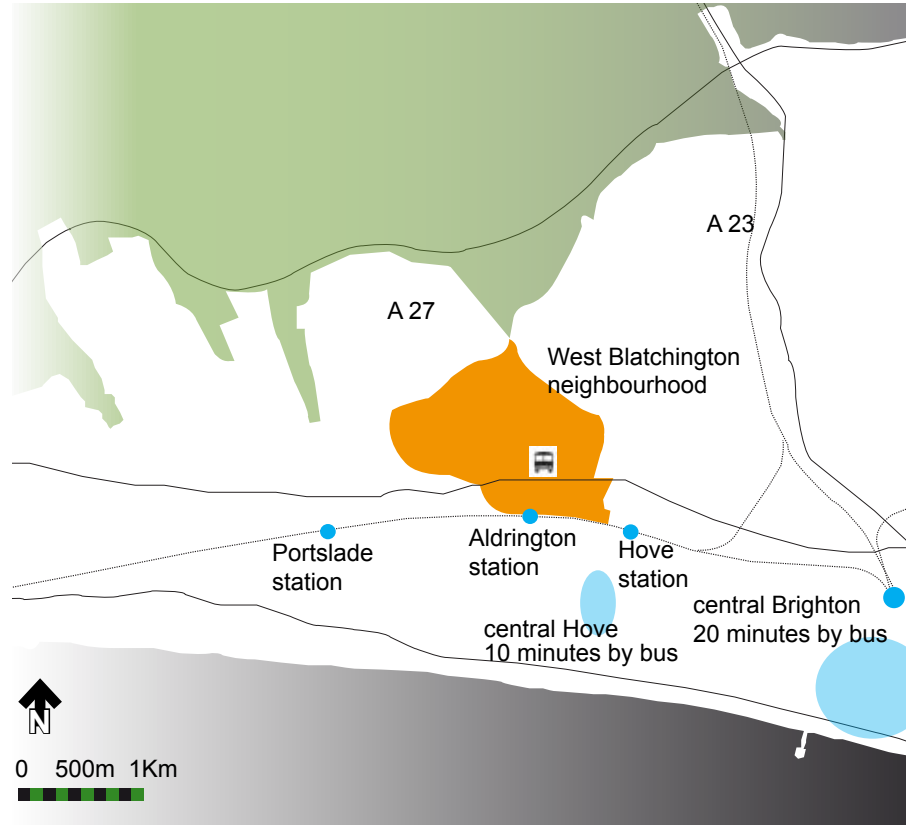


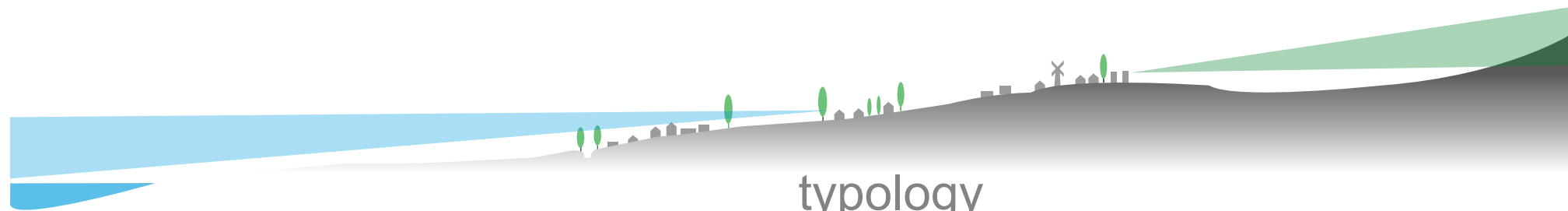
# 28 west blatchington neighbourhood

## context



## typography and microclimate

The topography and microclimate have influenced the development of West Blatchington. The area is sheltered from northerly winds, but open to more moderate prevailing winds from the south west. The gentle south facing slope has provided good daylight and sunlight, and a mild microclimate influenced by the sea. This has led to a good growing conditions for plants, and nurseries and allotments have done well. The layout of the streets has been influenced by the popular garden city movement and by the mild climate.



## key stages of historic development

West Blatchington Neighbourhood sits between the Brighton to Shoreham railway line and the edge of the Downs. The area slopes gently down to the railway.

The small village of West Blatchington lay to the north of the area with a windmill and farm buildings. Elsewhere there were two other farmsteads- Gibbett and Goldstone, a few brickyards, nurseries and allotments until the beginning of the 20th Century. The population of the whole parish was 53 in 1851 and 97 in 1901. The parish church of St. Peter, West Blatchington, lay in ruins. Almost all of the land was arable, with brick yards developing to the south. The land was in the ownership of the Neville family of Eridge Castle, the Marquesses of Abergavenny, until the mid 1930s.

Land south of the Old Shoreham Road was part of the Vallance estate. Prinsep, Frith, Poynter, and Landseer Roads were laid out as terraced housing to designs by Clayton & Black at the turn of the century. St. Joseph's, a massive red brick building which was a Catholic home for the elderly, was built amid farm lands to the west of these streets in 1888. A station goods yard, allotments and nurseries filled the other areas between the cemetery and the Goldstone Farm.

In the 1930s land was sold off in considerable parcels to two local developers- Cook (Brighton) Limited and Braybons Limited who developed the land in the garden city style of semi-detached properties. Very little had changed by 1933, but it was complete by the 1950s with housing around large street blocks with public space, schools and allotments inside the blocks. New churches and other community uses were built, and small parades of shops.

The Goldstone was the home of Brighton & Hove Albion Football Club. The land now forms the Goldstone Retail Park, set back from the main road, with car parking at the front. Land either side of the Old Shoreham Road and next to the railway line has continued to develop as industrial estates, and for non-food retail, including the site of St. Joseph's Home which was demolished in 1988.

The branch rail line to Devil's Dyke closed in 1938, but the old line gives a strong western edge to the neighbourhood, and continues to provide a path.

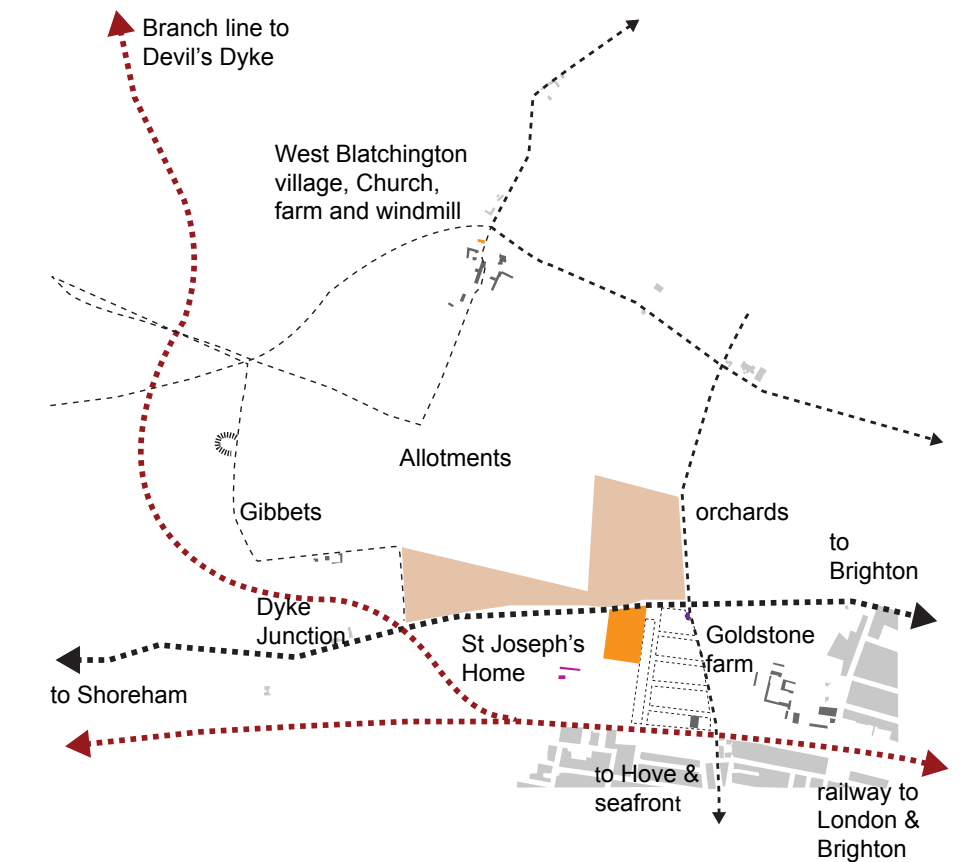
The area to the north of the Old Shoreham Road has changed little. New school buildings, health buildings and housing are tucked away within the large blocks on former allotment land. Two large allotments remain.

## typology

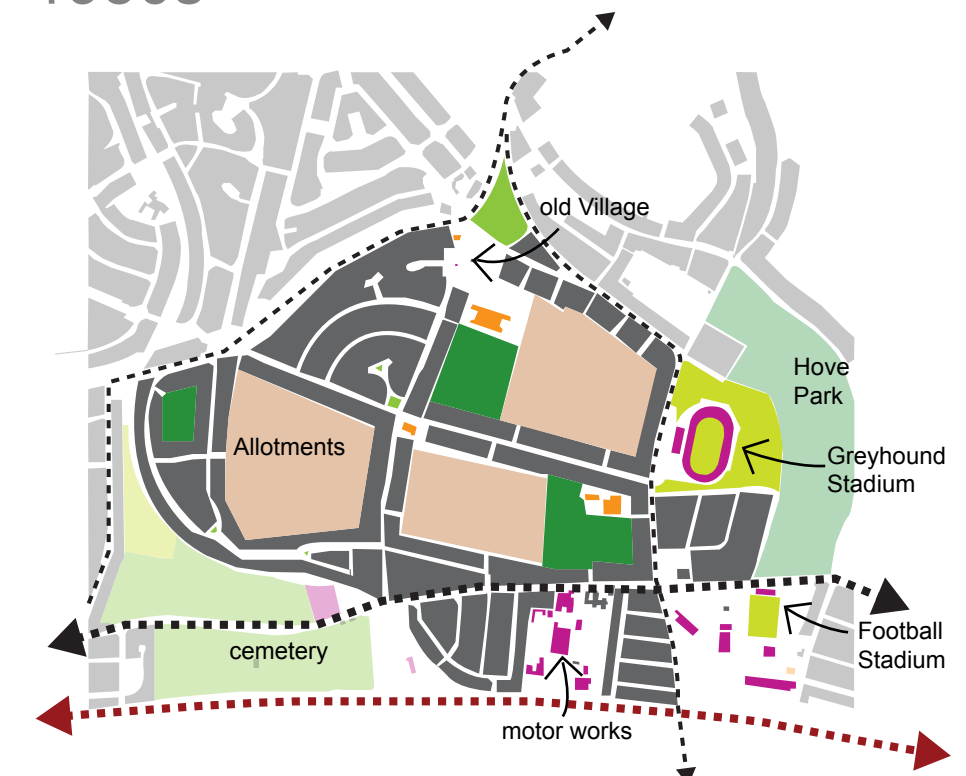
West Blatchington neighbourhood may be classified as suburban downland fringe with a 20th century residential suburb that has evolved over time, enveloping earlier villages and farmsteads. Low rise, low density houses arranged over a typical suburban layout. Weak architectural cohesion but cohesive public realm.

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

## 1897-9

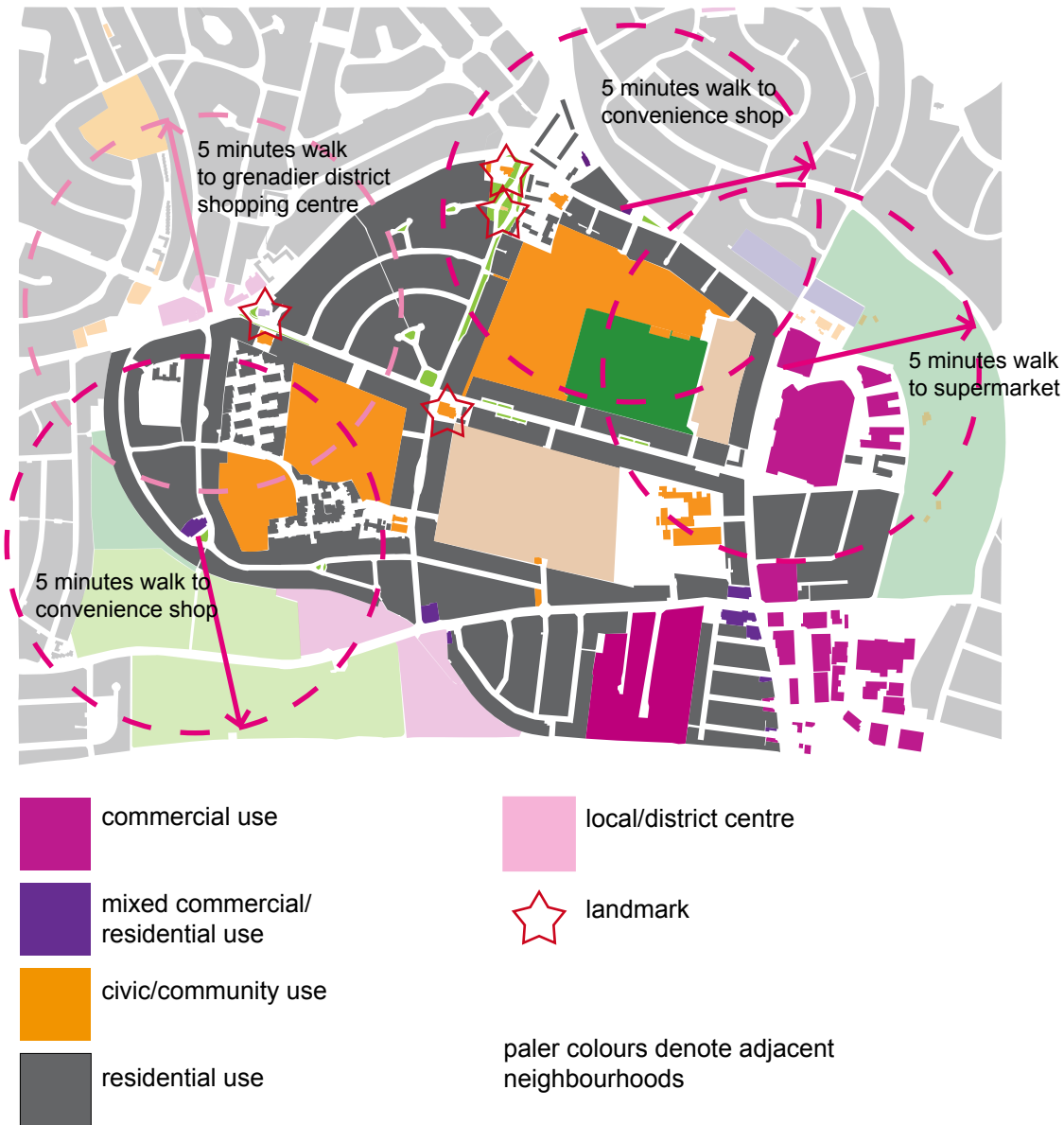


## 1950s

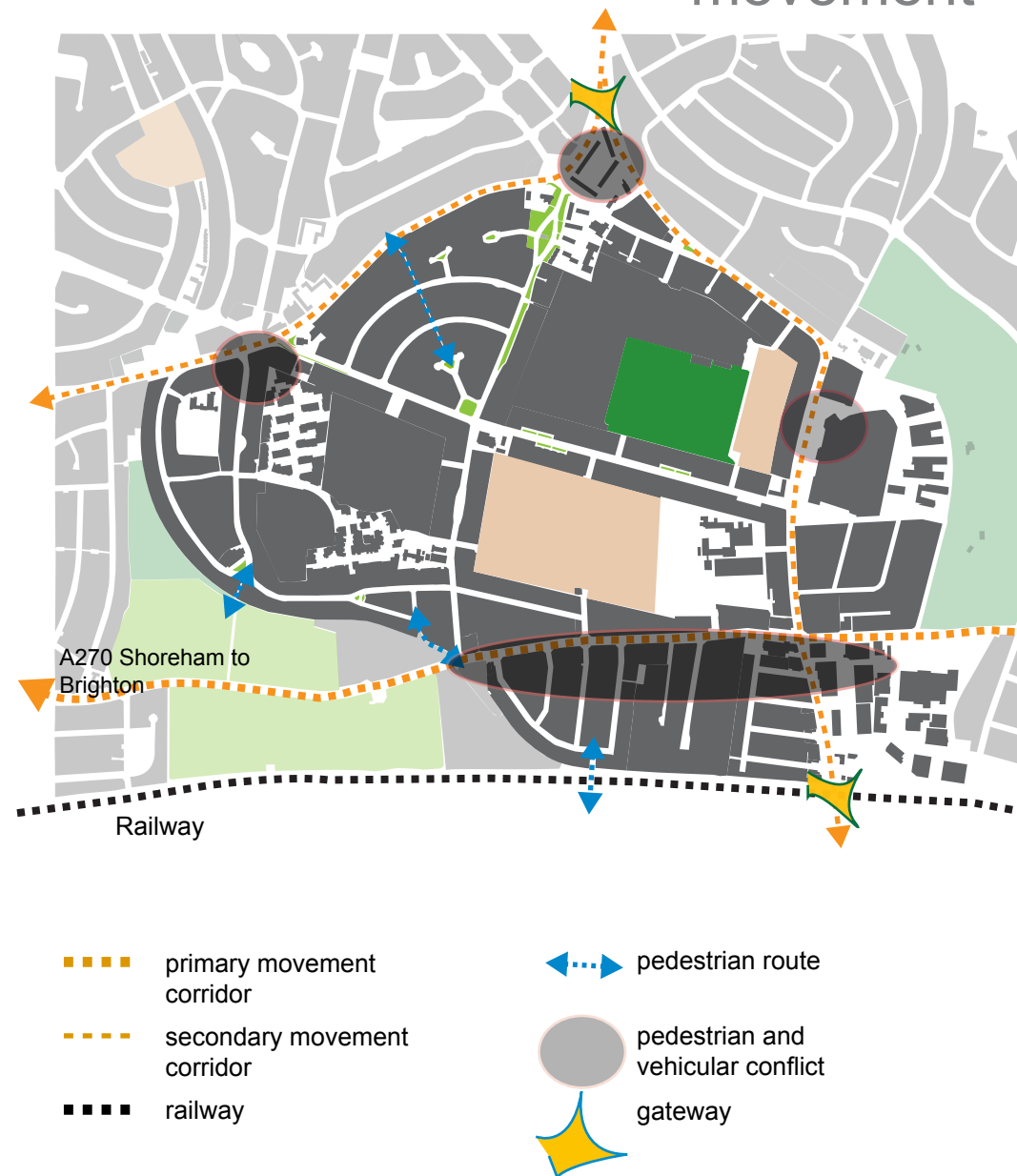


# 28 west blatchington neighbourhood

## land use



## movement



• **Land Use:** The West Blatchington neighbourhood is characterised by a series of large site single uses with housing on the perimeter. The large scale uses are primarily community uses for education and medicine. Other main uses in the area are a Greyhound stadium, a major supermarket, two churches, allotments, waste transfer station and retail parks.

• **Scale and Density:** The resulting block sizes are very large. The gross density of the area is 15 dwellings per hectare, which is affected by large land areas occupied by other uses. One and two storey semi-detached housing with front and back gardens are a feature of the area.

• **Architecture:** St. Peter's Church was built in the 12th and 13th centuries, with substantial restoration in the 1890s. The windmill and barns were in use in the 1820s. Both were built of flint, and are listed grade 2\*. Further along Holmes Avenue the parish Church of Bishop Hannington is also listed and was built in the late 1930s. This uncomplicated brick church has a tall tower with a pyramid roof which provides a strong local landmark, and is in character with the 1930s housing along Holmes and Nevill Avenues. The substantial housing along Holmes

Avenue, leading up to the windmill, has a strong character of careful detailing and quality red brickwork. Otherwise there is a less unifying style of housing. Undistinguished semi-detached houses with red brick and tiled roofing are arranged around larger, although unremarkable, civic uses within the blocks. Red brick mansion blocks mark the gateway to the area from the north. The retail parks either side of the A270 are weak in architecture and townscape. The Edwardian terraced housing along and leading off Sackville Road, below the A270, in the Goldstone area has a strong character with careful detailing in the red brick facades.

• **Movement:** The A270 Old Shoreham Road has a large impact on the public realm of the West Blatchington neighbourhood. The road is an important through route which connects Shoreham to Brighton. The public realm along the road is dominated by traffic. Retail sheds and industrial zones are fronted by large areas of car parking. Houses facing on to the road have converted the front gardens to hard standings for cars. The road is without street trees or verges, which could lessen the impact of traffic noise. The impact of this dual carriageway on the neighbourhood could be described as hostile, and is reflected by the low numbers of pedestrians along the route. Controlled pedestrian crossings occur at intervals, but do not



Historic core around the windmill



Semi-detached family homes



Local amenity shop



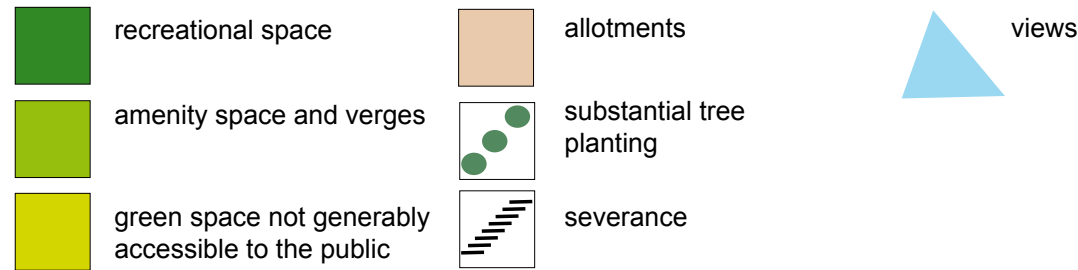
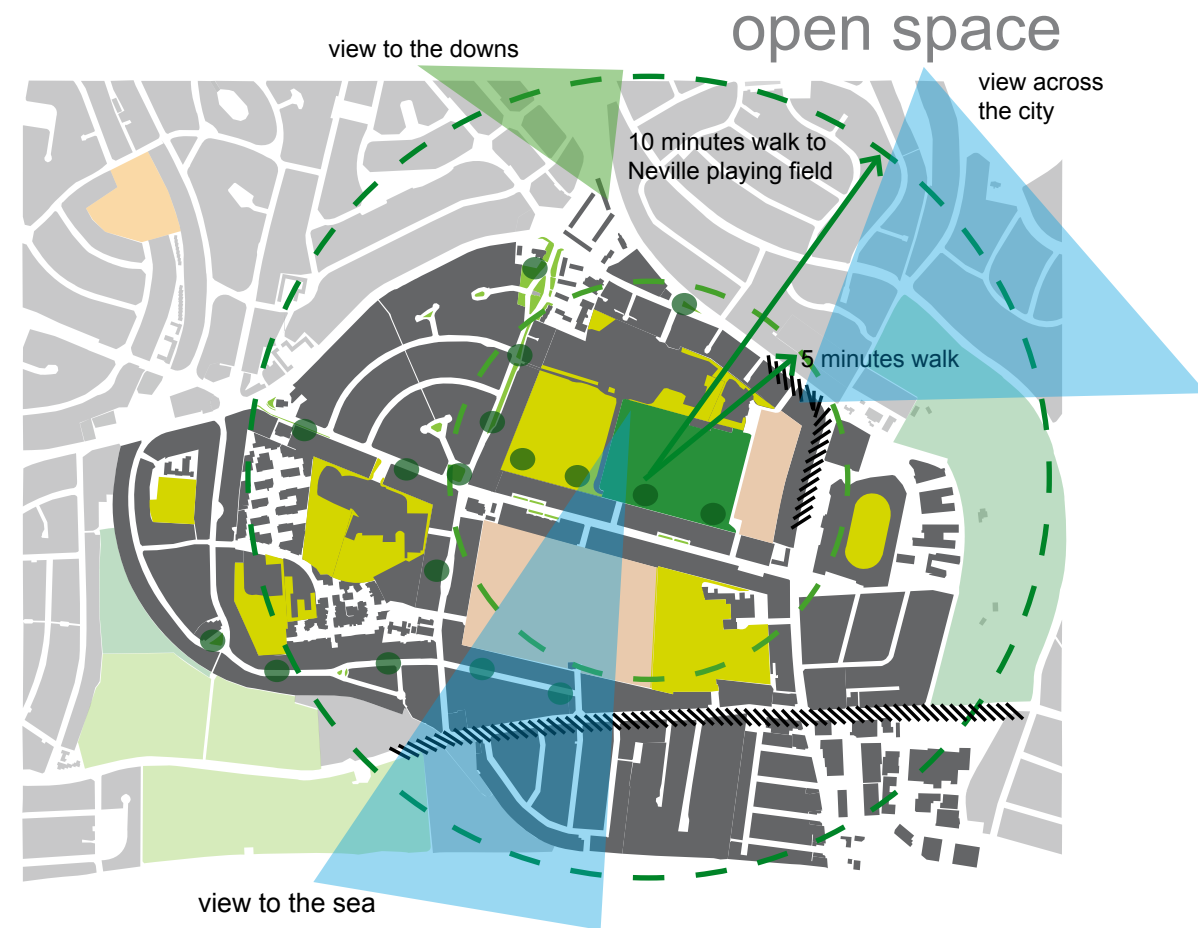
Segregation by road improved with occasional controlled crossings



Footpaths provide links, albeit poor townscape



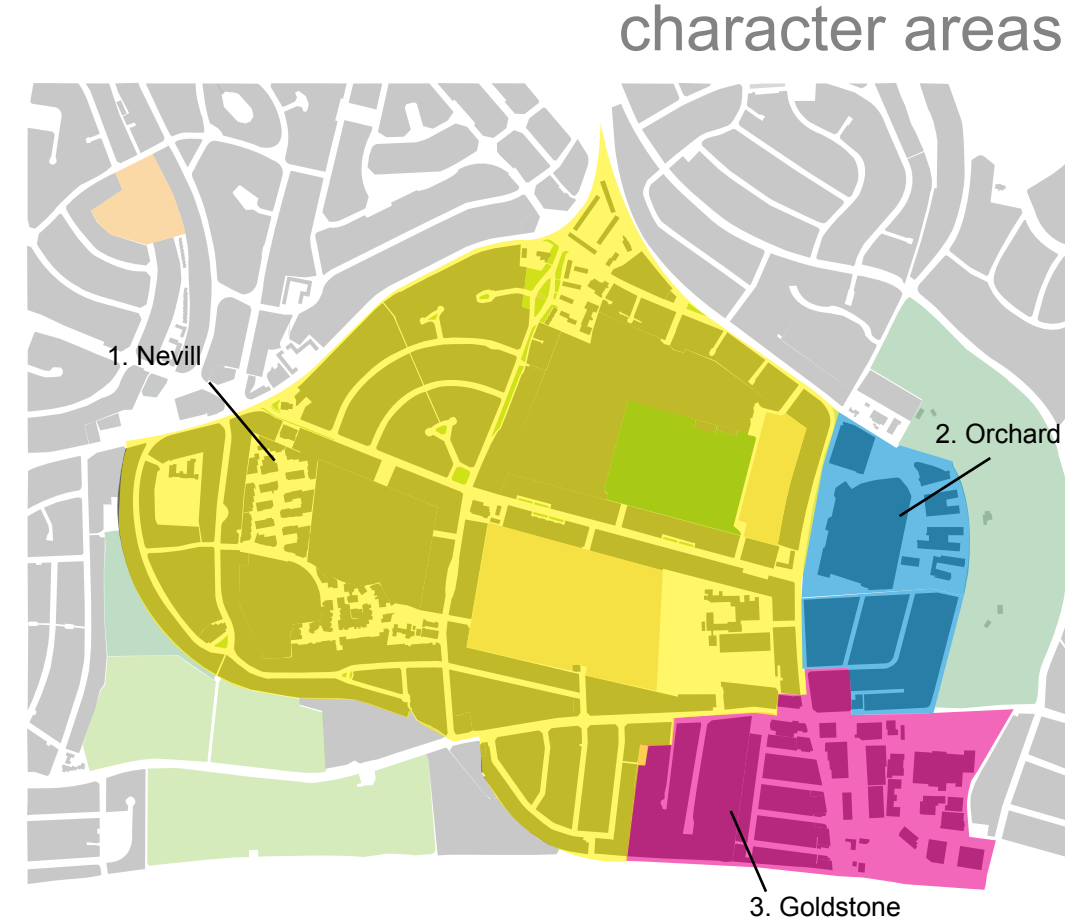
# 28 west blatchington neighbourhood



remove the effective severance of the road.

West Blatchington neighbourhood is well served by bus routes, which bring in service users to the institutions and other places of employment as well as taking the resident population elsewhere in the city. This is not reflected in the figure of only 11% who travelled to work by bus in 2001. 57% travelled to work by car or van (see appendix 2). Rail links are within walking distance of the south of the area, with a route through to Aldrington Station. Footpaths provide important links through the large blocks, although school security requirements mean that many potential routes are closed to the public. Footpaths through the blocks are generally of low quality and poorly lit.

• **Socio-economic characteristics:** West Blatchington has a limited mix of tenures and ownership. 77% of the neighbourhood is owner-occupied, most of these in semi-detached or detached homes. 17% of dwellings are flats, and almost 10% of households are public rented. The Acorn demographic data reflects this, and shows a mostly older middle income working population in this area, largely living in semi-detached dwellings (see appendix 3).



• **Open Space:** West Blatchington neighbourhood has large areas of grassed open space within the blocks as settings for large education and medical institutions. Nevill Playing Field is a large recreation space within 10 minutes walk of most of the residents. Knoll Recreation Ground and Hove Park, both outside the area, serve the far west and east parts of the neighbourhood. Street trees and grass verges are a feature of the wider roads, except for the A270 Old Shoreham Road. Two areas of allotments are situated within the large blocks, which are well used, and have survived for over a century.

• **Character areas:** the area can be split into three separate areas, based on topography, period of growth, and scale of development. These are:

- 1. Nevill:** Semi-detached housing built around very large blocks, with educational, open space or other community uses in the middle.
- 2. Orchard:** An area of larger semi-detached housing next to the greyhound stadium, superstore and a recent development of office and apartment blocks.
- 3. Goldstone:** Edwardian terraced housing sandwiched between industrial and retail areas.



Large area of green space, enclosed within block, for school use only



Street trees and grass verges are a feature of the area



Nevill character area



Orchard character area



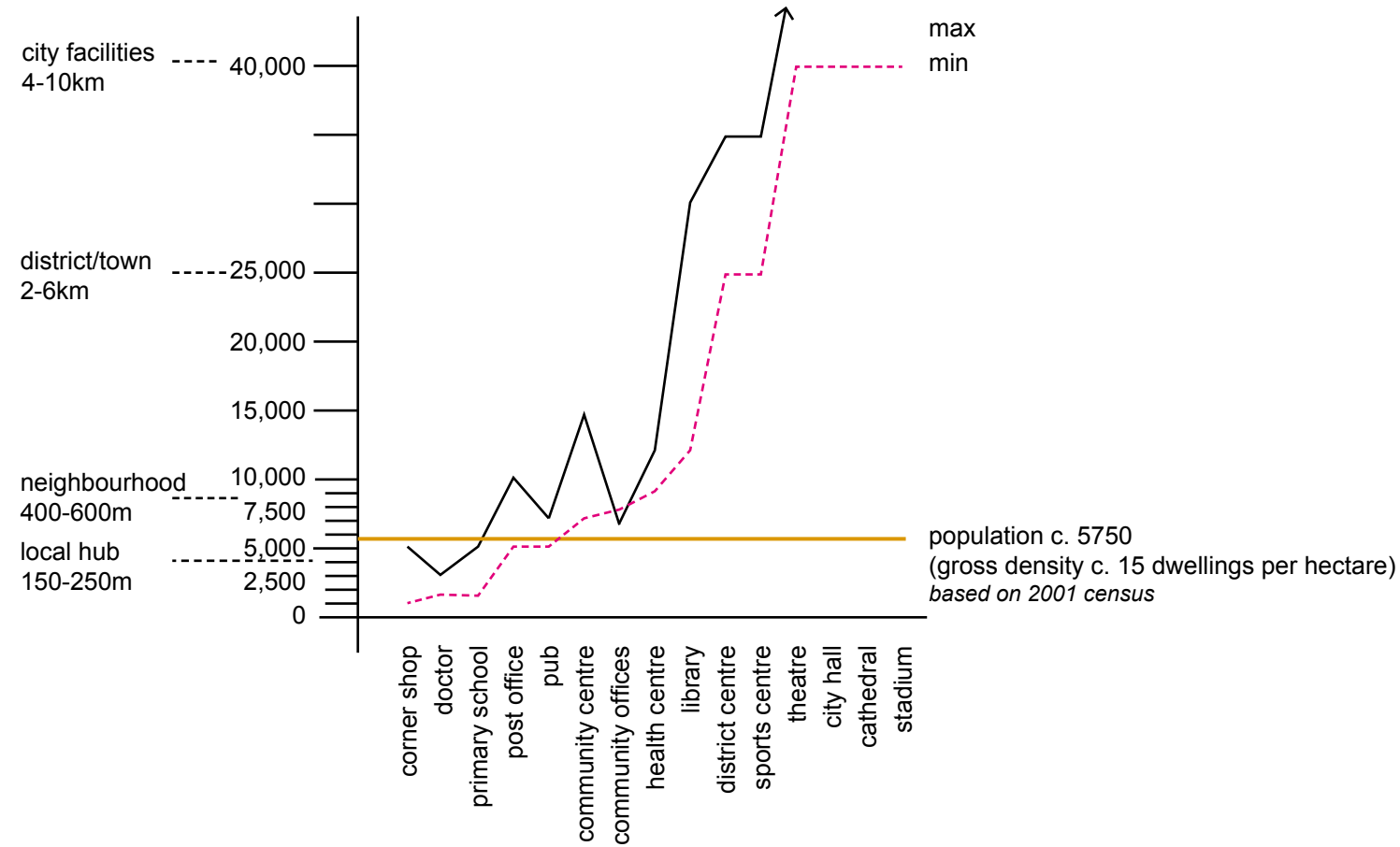
Goldstone character area

# 28 west blatchington neighbourhood

## appendix 1: population & density

Population numbers able to support community facilities.

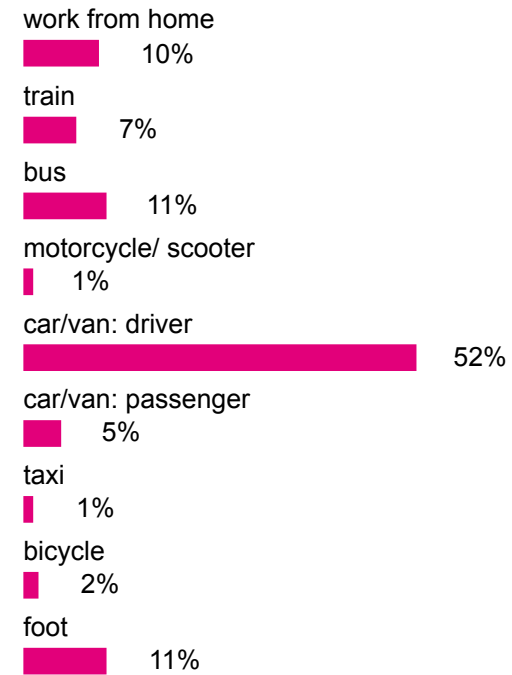
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

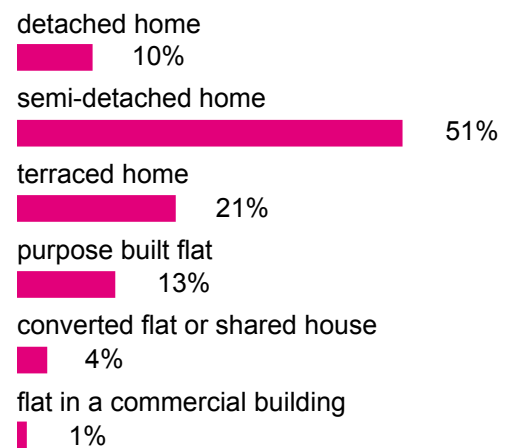


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now [www.bhlis.org](http://www.bhlis.org)

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

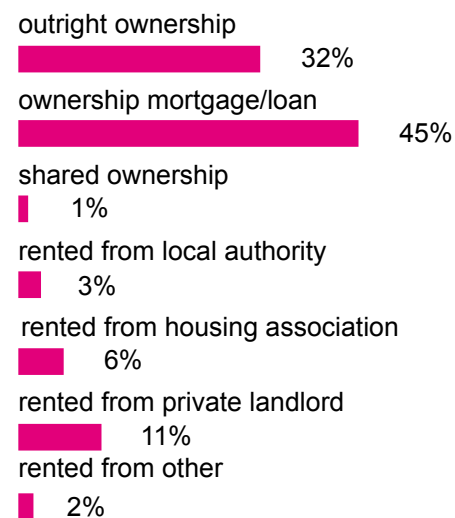
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

Clockwise, from the top:

