

# The Drive Conservation Area Character Statement



Designated: 1977  
Extended: 1985

Area: 3.1819 Hectares 7.8625 Acres

Article 4 Direction: 'Satellite Dish'  
Direction

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## Introduction:

The purpose of this document is to describe the history and character of this conservation area in order to provide a context for policies contained in the Development Plan, which will guide future development and enhancements in the area. This statement was approved as Supplementary Planning Guidance on 18th February 1997.

## Historic Development of the Area:

The area was developed at the end of the last century when Hove experienced rapid population growth. The size and design of the buildings reflects the prosperity and confidence of the times. Nos. 69-79 The Drive were designed by H.B. Measures, a London architect, and built by William Willett in 1887. The buildings are of red brick with terracotta detailing, under plain tiled roofs and are possibly the best brick buildings in the town.

The Conservation Area contains the parish church of All Saints, one of the most important and impressive 19th Century church buildings in Brighton and Hove, and thought by some to be the best of those designed by J.L. Pearson, (also the architect of Truro Cathedral). The church organ was built by William Hill and Sons in 1905 and is regarded as the finest of its kind in the south of England. The Vicarage was also designed by J.L. Pearson, it is of red brick with stone details and is surrounded by a high brick wall.

## The Character of the Area:

The character and appearance of the Conservation Area which it is important to preserve or enhance, is of large Victorian mansions with imposing entrances set well back behind low walls (some with their original distinctive render or terracotta pier caps) on either side of a tree-lined avenue leading down to the sea. The northern end consists mainly of red brick and terracotta, with clay tiled roofs with winged dragons looking down from the rooftops. Some of the entrance doors are massive and are surrounded by extravagant columned porches, while the windows reveal the Victorian advances in technology and feature huge panes of glass and curved glass oriel bay windows. In contrast the southern end of the road is built of yellow gault brick and slate, and consists of large 3 storey properties, many with central towers, with heavily detailed cornices, chimneys, and elaborate patterned bricks.

Some have bold stucco porches while others have recessed arched doorways with Corinthian capitals. Impressive brick and stone decorative features are present throughout, with interesting rooflines featuring large chimney stacks, towers and gables. Boot scrapers and tiled paths are also features of the area.

The architectural arrangement of each property is quite informal, yet collectively they impart a strong homogenous feel, and have considerable architectural group value. This effect would nevertheless be considerably enhanced by the reinstatement of the missing street boundary walls, railings, and decorative gate piers and caps.

**The following properties are included in The Drive Conservation Area:**

The Drive: 51-79 (odd) incl.; 52-66 (even) incl.; All Saints Church; All Saints Church Hall.

Wilbury Road: The Vicarage.

Eaton Road: Charis Court.

**The Following Properties are Listed Buildings:**

The Drive: All Saints Church; Nos. 51-60 (consec); Nos. 63-79 (odd).

Wilbury Road: No. 22

