

Cliftonville Conservation Area Character Statement



Designated : 1969
Extended : 1985
Area: 16.2073 Hectares 40.0483 Acres

Article 4 Direction: The Cliftonville
Article 4 direction approved in
April 1986
The 'satellite dish' direction

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:

After the Brunswick Town area was completed, development in the 1850s leapfrogged the Stanford Estate, (now The Avenues Conservation Area) and Cliftonville was created as an independent new suburb. Cliftonville continued to have a separate identity for many years, but it was finally absorbed into Hove in 1874. Plots were sold singly and houses built to order. This accounts for the different styles and sizes of properties in the area, although having been built within a fairly short period of time they retain a certain unity. Where today one sees groups of similar houses, these would have been built speculatively.

The Character of the Area:

The character and appearance of the conservation area which it is important to preserve or enhance, is of a predominantly residential area, with pockets of small scale workshop use and Victorian shop frontages along the main routes through the area. The area illustrates the changing architectural fashions of the period. Classical stucco facades are common and semi-detached villas prevail. The early terraces are still evocative of the Regency period, the later streets have a more varied, less refined classical detail sometimes called 'Italianate railway architecture'.

The character of the more spacious villa developments has in places been compromised by the later additions of 'side wing' extensions. The visually successful extensions match the scale, proportion and detail of the original building but are subordinate in mass and siting. The roofs vary in pitch, detail and eaves treatment, but within any one street or architectural group the roof and elevational detail is still consistent and harmonious. Natural slate prevails. Pale cream and white facades reinforce the street harmony. Tall decorative chimney stacks are distinctive features particularly above the low pitched hipped roofs. Dormers are not prevalent in this area.

The dwellings are all set back from the street to a 'building line', and front gardens are usually enclosed by robust boundary walls and piers. The appearance of each street has suffered to varying degrees from the removal of garden walls, piers and railings and the deteriorating condition of the tiled or stone entrance paths and steps. Windows and solid panelled doors are important aspects of the area's character. The simple sliding sash window prevails. They normally have 'horns' and are divided by a central glazing bar, except perhaps in the principal front rooms. As the area developed, the Victorian splayed 'cant' bay replaced the earlier bow front type.

The following properties are included in the Cliftonville Conservation Area:

Albany Villas

Blatchington Road: 102-106 (even) incl.; Central United Reform Church; Ventnor Hall.

Church Road : 110-146 (even) incl.; 121-139 (odd) incl.

Courtenay Terrace

Eaton Road: 2-6 (even) incl.

Hova Villas

Hove Place

Kings Esplanade: No. 8; Medina House; Benham Court.

Kingsway: Flag Court.

Land between: Goldstone Villas, rear of 1-13 Denmark Villas, Eaton Villas and Blatchington Road. Medina Place

Medina Terrace

Medina Villas

Norton Close (northern end)

Osborne Villas

Seafield Road

St. Catherine's Terrace

Sussex Road: Nos. 1-4 incl. and 12-21 incl.

Ventnor Villas.

Victoria Cottages

Victoria Terrace

The following properties are listed buildings:

Albany Villas: 1-5 (consec)

Blatchington Road: Holy Trinity Church

Courtenay Terrace

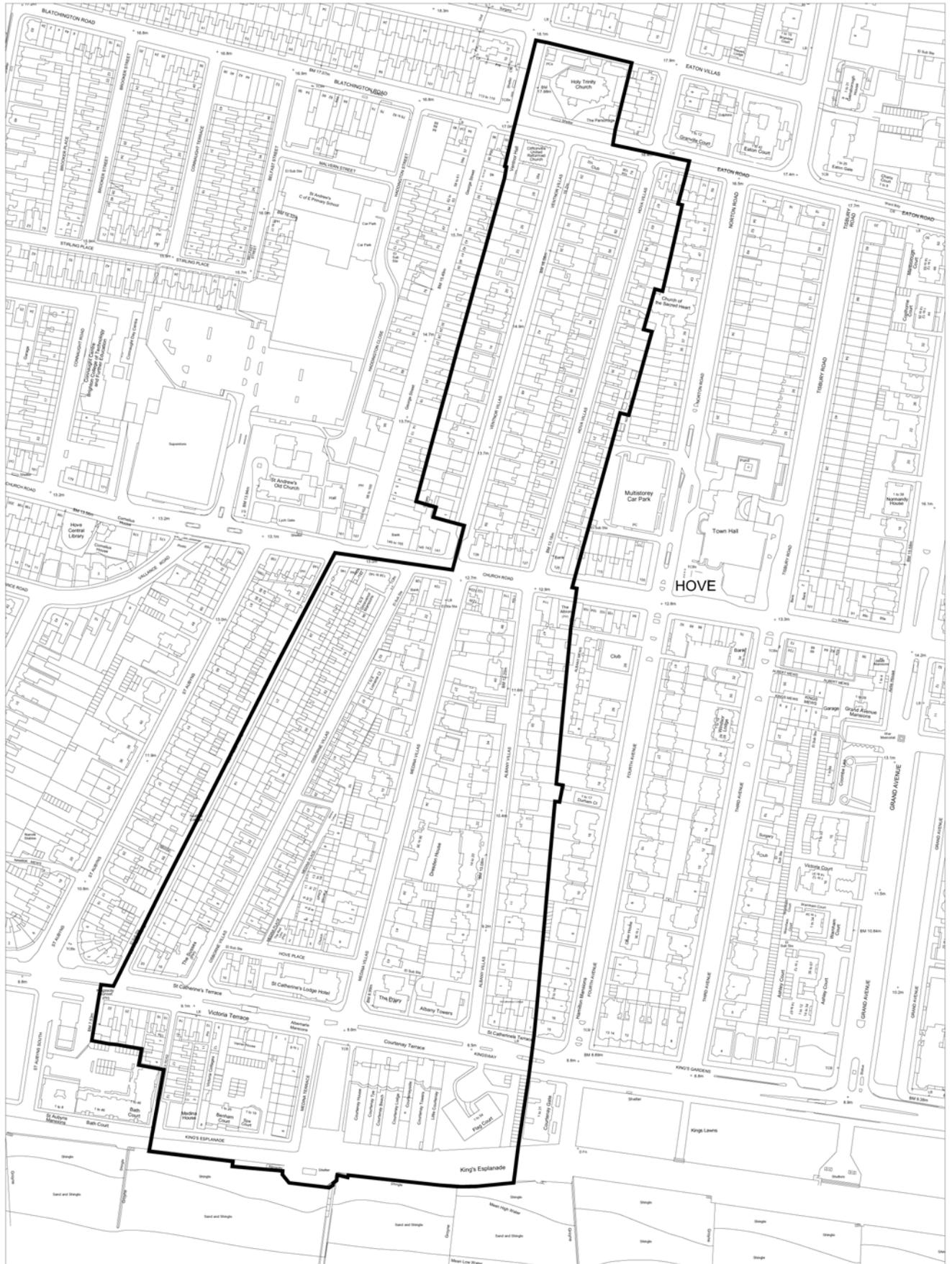
Medina Terrace: 2-8 (consec)

Medina Villas: 42 & 43

St Catherine's Terrace: 2-5 (consec)

Victoria Terrace: 1-7 (consec)

Cliftonville Conservation Area



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