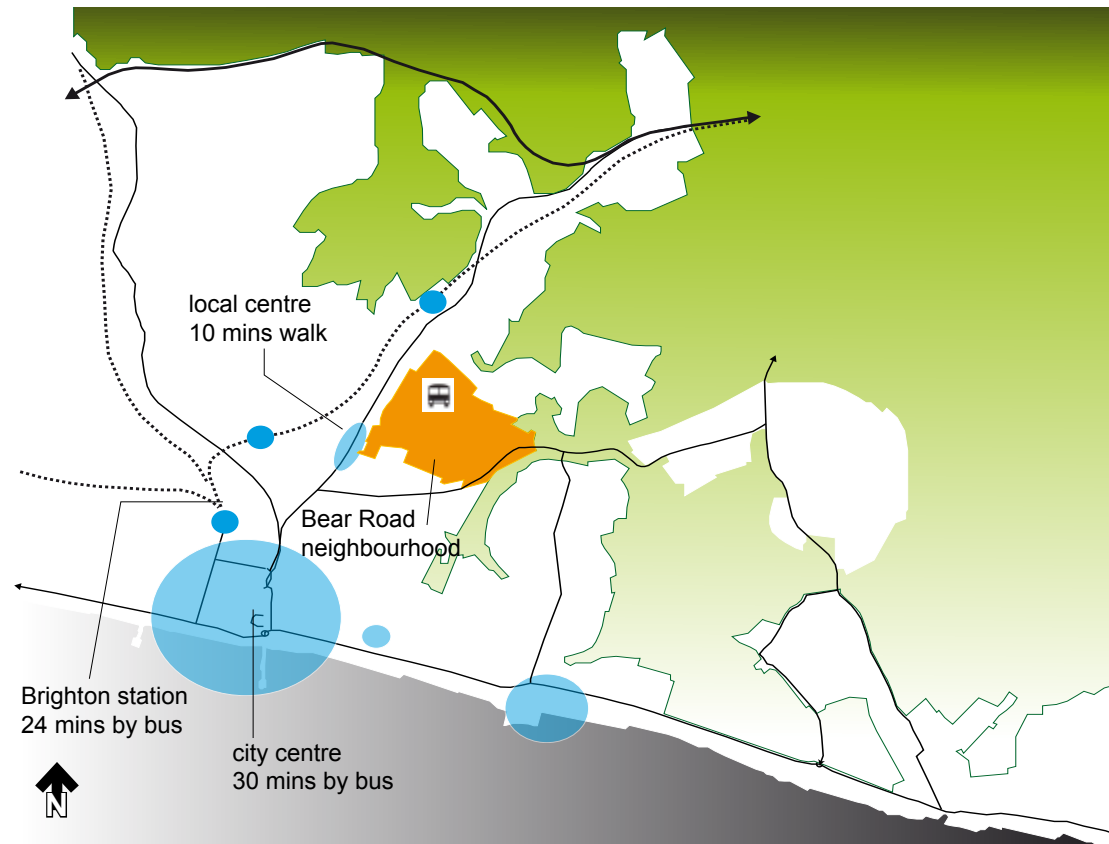


1 bear road neighbourhood

context

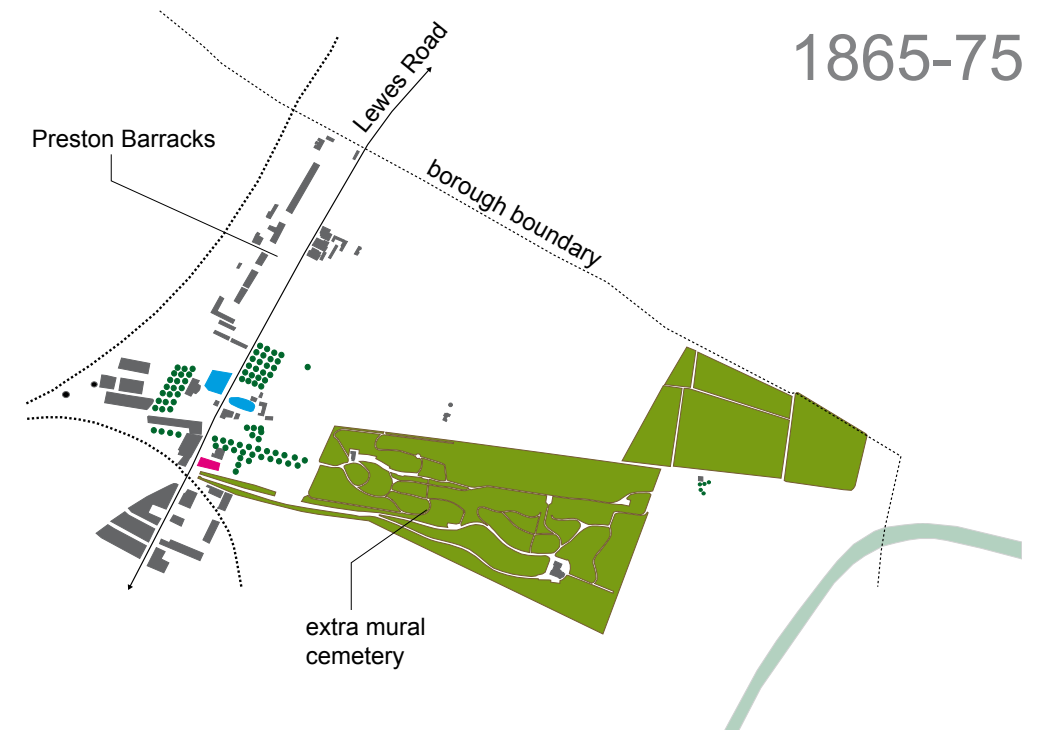


key stages of historic development

The Bear Road neighbourhood is an inner hillside suburb located along one of the four main transport corridors into central Brighton.

The neighbourhood is dominated by Brighton's three main cemeteries, the first, the Extra Mural Cemetery, laid out in 1850 in the shelter of a small deep valley. Once located on the boundary of the city, the neighbourhood has accommodated large edge of town uses, such as the cemeteries and the Bevendean Hospital that was originally opened as a smallpox sanatorium in 1881.

Much of the neighbourhood was developed in the early 1900s to house a local population working in the factories that grew up along the Lewes Road. The streets were named after many of the generals of the Boer War, and influenced by its proximity to Preston Cavalry Barracks located on the western side of the Lewes Road.



topography and microclimate

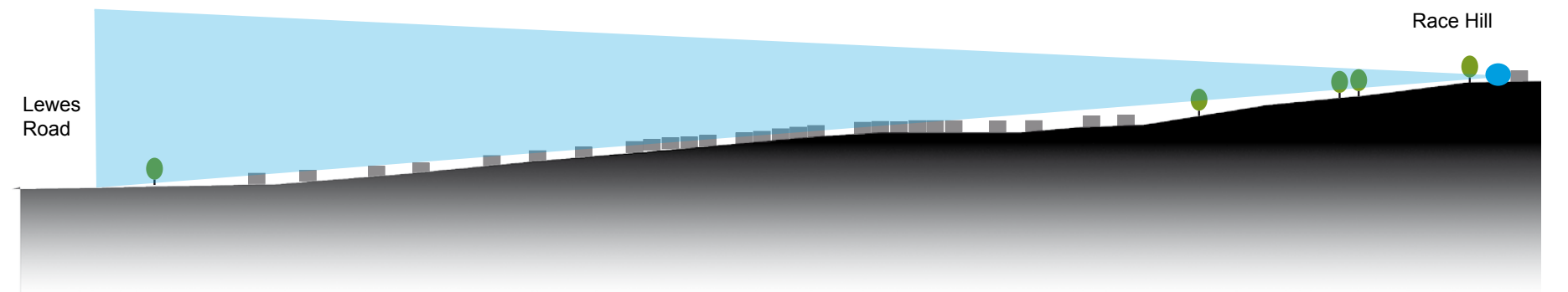
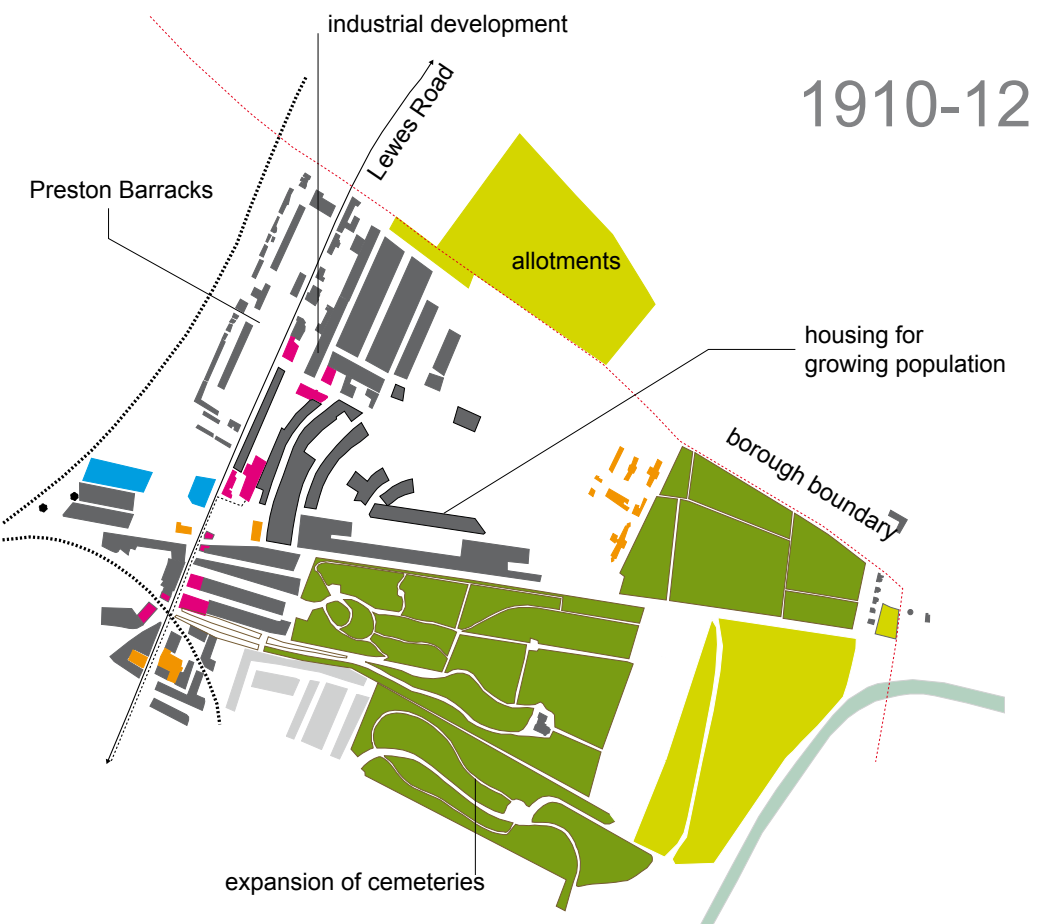
At 141 metres, Race Hill, near Bear Road, is one of the highest points within the city of Brighton & Hove. This allows for some of the best views over central Brighton & Hove, and the surrounding downland. Much of the middle ground is concealed from view. The Extra Mural Cemetery sits in a small deep valley of its own which contributes to its special character and sense of place.

The location means that the microclimate changes from exposed windy hillsides to sheltered enclosed valleys. A lack of street tree planting within the developed areas affords no protection from wind speeds nor shelter from the sun.

typology

Bear Road neighbourhood may be classified as an urban pre-1914 residential inner suburb whose original character has been eroded, together with large Victorian cemeteries. Small terraced housing arranged over a clearly defined grid pattern in narrow streets with limited tree planting. Low rise but high density with good access to services. Strong architectural cohesion but eroded public realm.

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



1 bear road neighbourhood

key characteristics



- **Land use:** Bear Road neighbourhood is largely housing, but with a local centre of retail and offices. There are community uses including the cemeteries, medical facilities and a primary school.

- **Scale and density:** The neighbourhood is dominated by two storey terraced housing arranged up the hillside to give a tiered appearance from a distance. The type of housing results in a high gross density of approximately 44 dwellings per hectare, and sufficient to support local shops in Coombe Road and Coombe Terrace, as well as being in close proximity to the Lewes Road district shopping centre.

- **Architecture:** The accommodation type is dominated by Edwardian terraced housing laid out in an orderly street pattern with regular set backs, frontages and building height. This contributes to the strong sense of identity, although the area has lost many original features.

- **Movement:** Located alongside the Lewes Road corridor, the neighbourhood is well connected to the city centre via public transport. The proximity to the universities makes

the area popular with students. 19% of people walk to work (see appendix 2), which is a high proportion. Although a quarter of the neighbourhood is within 10 minutes walk of Moulsecoomb station, only 6% travel to work by train. Lewes Road severs the area from surrounding neighbourhoods and creates a noisy pedestrian environment.

Lewes Road and Bear Road are heavily trafficked, while the side streets remain quiet throughout the day. The grid street pattern provides a choice of routes through the neighbourhood, thus allowing good pedestrian and vehicular permeability.

- **Socio-economic characteristics:** The neighbourhood's location beside the 'Academic Corridor', and its proximity to the city centre, make the area popular with students and young workers sharing accommodation and renting from the many private landlords in the area.

- **Open space:** The neighbourhood is dominated by the cemeteries which form part of a larger patchwork of attractive green open space that extends into the city centre. They were a popular attraction in the nineteenth century, and even had their own



Local centre



Edwardian terraced housing with bay windows



Later housing is smaller in scale and has less detail

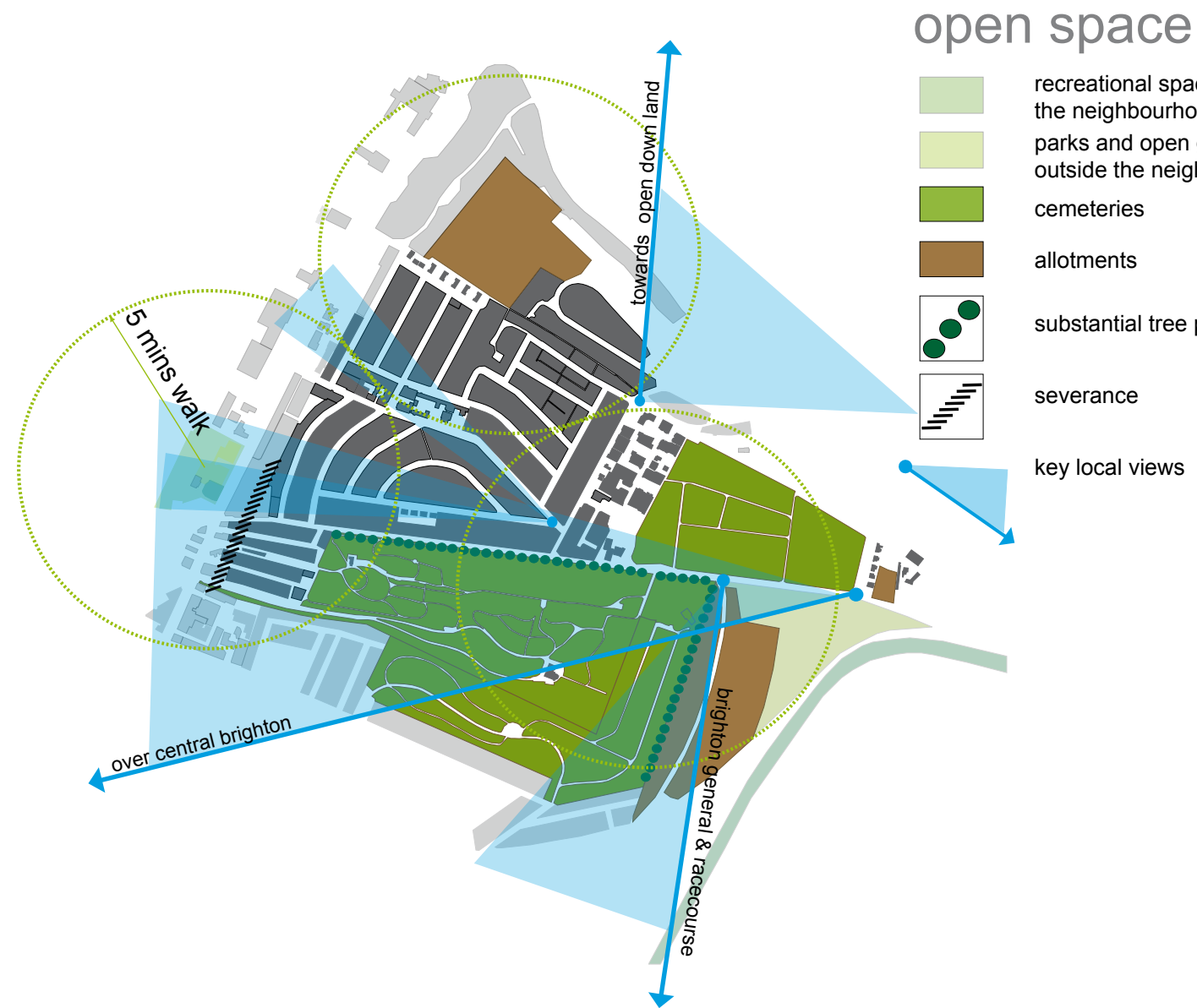


Poor visual quality of urban environment

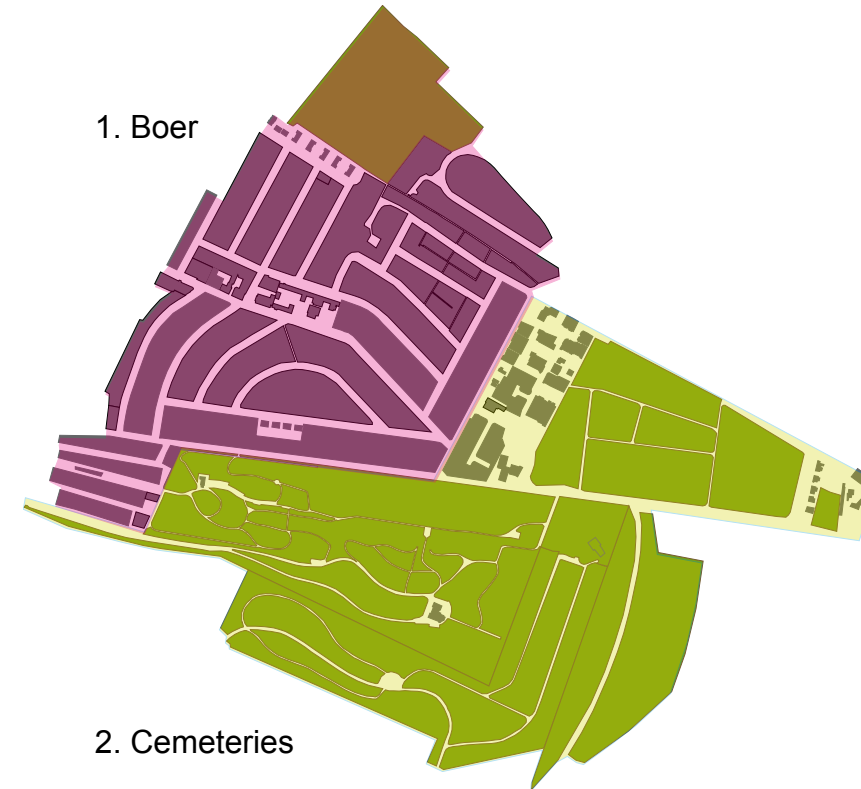


Sparse street tree planting

1 bear road neighbourhood



character areas



The beautifully laid out cemeteries (above) and well used allotments (below) make a positive contribution to open public space both locally and city wide



Boer character area



Cemeteries character area

guide book, yet are now less used.

The Extra Mural Cemetery was restored as a garden of remembrance in 1962. Its location within a small valley running down towards the Lewes Road Corridor makes it a peaceful and sheltered location. The cemeteries are home to a range of mature ornamental trees and shrubs. It is a haven for local wildlife and whilst standing in the cemetery, away from traffic noise, all that can be heard is birdsong. There are, however, few street trees within the built part of the neighbourhood making the hillside feel exposed to prevailing winds during the winter.

In contrast the streetscape exhibits a mismatch of materials with streets dominated by parked cars. Children's play space is of poor quality and inaccessible.

There is good provision and access to allotment sites adjoining the neighbourhood, yet no provision for recreational or children's play space within the neighbourhood. The nearest space is Saunders Park, on the other side of the Lewes Road (see Lewes Road Corridor). The neighbourhood's topography does allow for good visual

links to surrounding downland as well as some amazing panoramic views over the city centre and the sea.

The urban environment is dominated by the car as the development predates private car-parking provision. An eclectic mix of materials in the street, car parking on pavements, and a lack of street trees detract from the neighbourhood's strong identity.

• **Character areas:** Within the neighbourhood there are two distinct character areas which are defined by contrasting land uses. These are:

1. Boer: Largely two storey terraced, high density housing dating from the late 19th century and built on a steep valley side close to a main transport corridor. A strong sense of place.

2. Cemeteries: Predominantly 19th century cemeteries set within green, leafy grounds on a steep valley side.

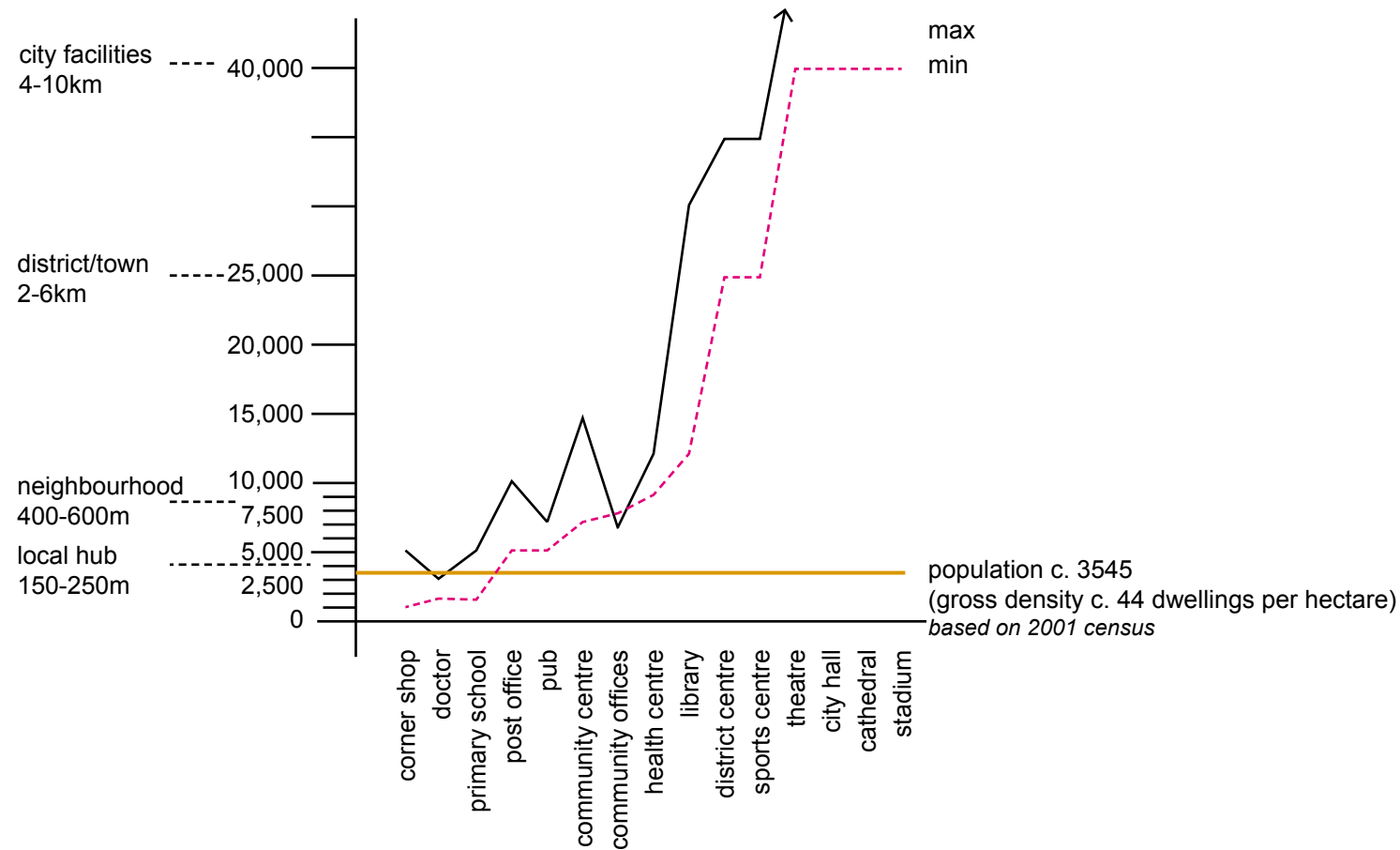
Both character areas have a distinct sense of place. The Boer residential area merits positive enhancement of the public realm.

1 bear road neighbourhood

appendix 1: population & density

Population numbers able to support community facilities.

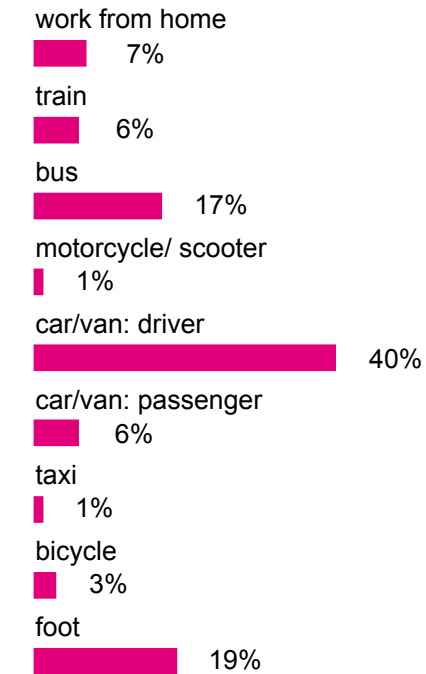
Source: Towards an Urban Renaissance, 2002



appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

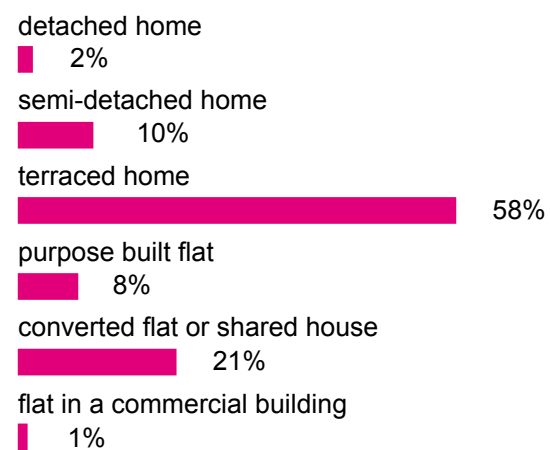


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now www.bhlis.org

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

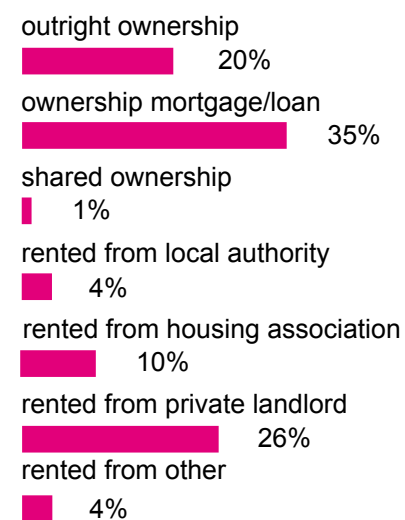
appendix 3: social mix accommodation types

Source: City Stats, Census 2001



tenure types

Source: City Stats, Census 2001



demographic types

Source: City Stats, Acorn data

Clockwise, from the top:

- Multi-Ethnic Young Converted Flats
- Student Flats and Cosmopolitan Sharers
- White-Collar Singles and Sharers Terraces
- Skilled Older Families Terraces
- Young Working Families
- Home Owning Families Terraces
- Older People Rented Terraces
- Low Income Routine Jobs Terraces and Flats
- Large Families and Single Parents Many Children

