

# 17 patcham neighbourhood

## context



## key stages of historic development

Patcham is an inter-war and post-WW 2 suburb located off one of the main sustainable transport corridors, the London Road, and bounded to the north by the A27 Brighton and Hove by-pass. It lies north of Surrenden and west of Hollingbury with which it shares many characteristics. It is distinctive as a suburb for having a traditional village core.

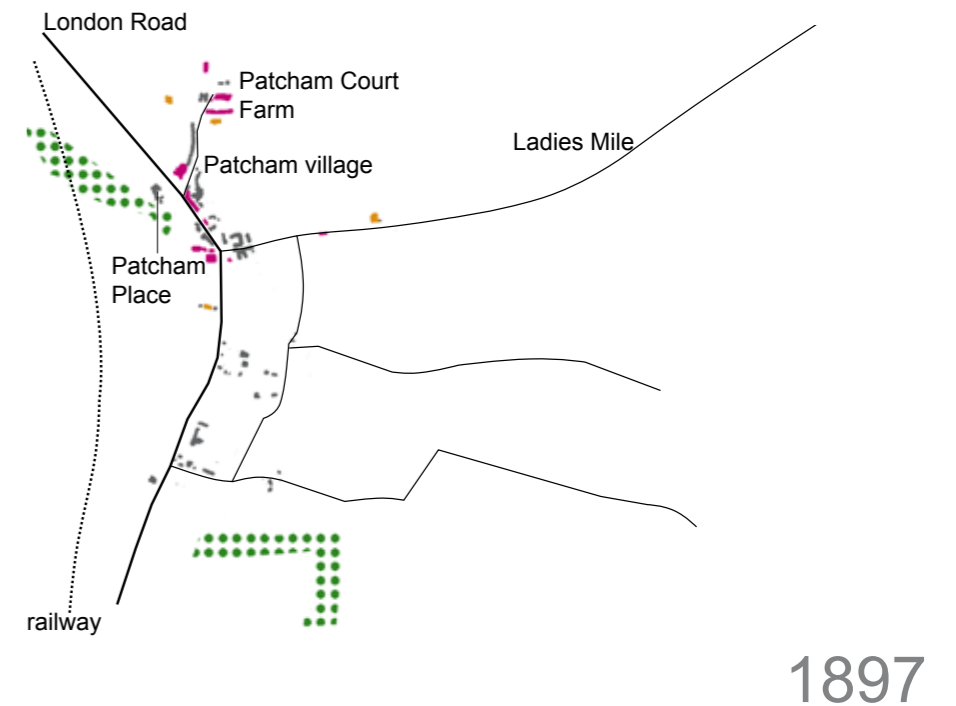
Prior to this suburb's development there was only the village, Patcham Place, Patcham Court Farm, with cottages and farm buildings, mostly near to the village and along tracks that would become the main through routes. All Saints Church is thought to date from the 12th Century, and the earliest known ownership of Patcham Court Farm is of the Abergavenny family in 1439. Nearby Patcham Place was built in 1558, and largely rebuilt in 1764.

The suburban development began in the 1920s and continued eastward through the 1930s. Development was initially sporadic and piecemeal. After the integration of Patcham into Brighton in 1927, the rate of development accelerated in a more orderly manner.

## typology

Patcham 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.

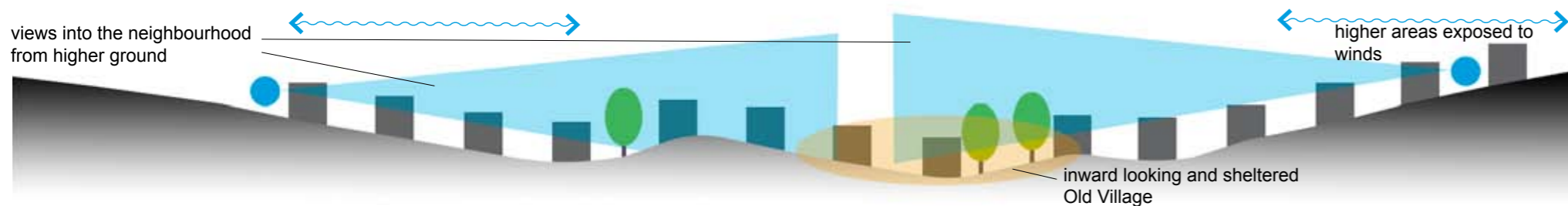


1897

## topography & microclimate

Patcham lies in a wide valley which rises eastwards from Patcham village and the London Road before splitting in two with the Ladies Mile ridge running in between. The ridge provides accessible 'natural' open space and some fine views over the neighbourhood and out to the open downland.

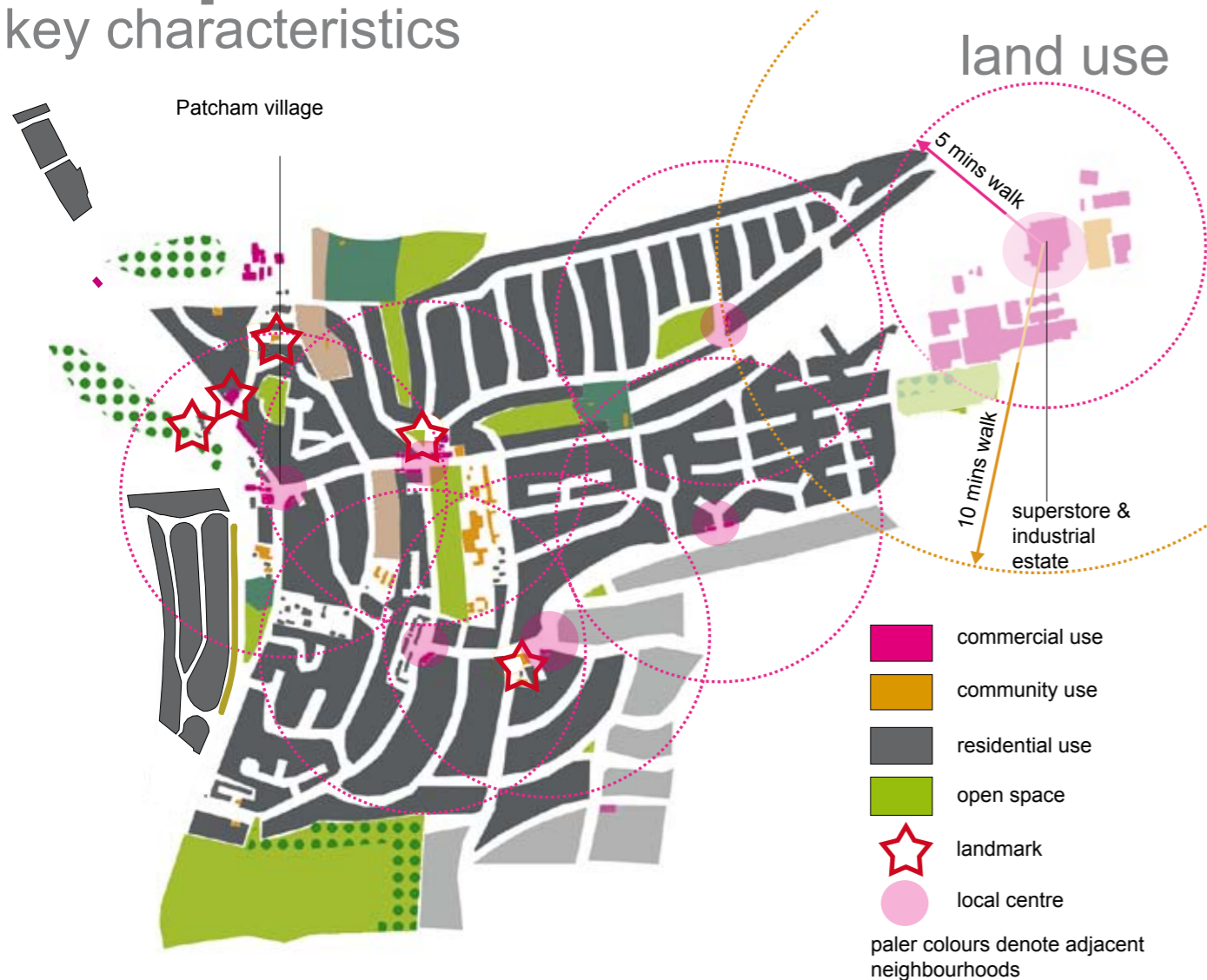
The interior of the neighbourhood appears sheltered whilst the fringes are more exposed to south westerlies and northerly winds coming off the Downs.



1950s

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## key characteristics



## movement



- **Land use:** The neighbourhood is predominantly private housing, with local shopping parades. There are also a significant number of retail, community and educational buildings, including Patcham High School.

- **Scale and density:** The area is made up predominantly by two storey semi-detached dwellings, yet with a mix of two storey detached houses and detached and semi-detached bungalows. The resulting gross density is approximately 17 dwellings per hectare. The northern finger is laid out on a regular interconnected grid whilst to the south the grid is broken into many cul-de-sacs. There are relatively good and well-placed local services including post offices, local shops, local pubs, a major library and a large school. Of major significance is the superstore and commercial centre to the east. Most of the neighbourhood is, however, not within a reasonable 10 minute walking distance of this centre.

- **Architecture:** The suburb is architecturally very diverse, reflecting changing styles over a fifty year period, held together by scale, street pattern and topography. It includes large mock Tudor semis and detached houses, rendered and flat-roofed semis as well as more plain post-war housing. Typical 1950s forms and details run through most of the suburb.

The old village, by contrast, is of a high architectural quality. It is a Conservation area with many listed buildings. The village has small scale terraces with varying roof lines and converted farm buildings. There is a strong local vernacular which includes local brick, flint and clay tiles. The street pattern, while unplanned, was influenced by its development along the original coaching route from London to Brighton.

- **Movement:** The neighbourhood is located mostly to the east of the London Road sustainable transport corridor, which crosses and creates severance to the Brangwyn estate to the west of the neighbourhood. Vehicular movement through the neighbourhood is via Carden Avenue and Ladies Mile Road. The car is the most popular mode of transport to access work, and the percentage of people using more sustainable forms of transport is relatively low (see appendix 2). The low traffic volumes during the day have a notable effect on the character of most of the neighbourhood, creating a quiet suburb with little activity on the streets.

Pedestrian movement is sometimes impeded by the cul-de-sacs and long block shapes, with routes along the sides of houses. These are often not overlooked. The various landmarks in the historic core of the neighbourhood create a good sense of place. The Brangwyn estate has a strong character



Terraced cottages in Patcham village



Flats above shops on Ladies Mile Road

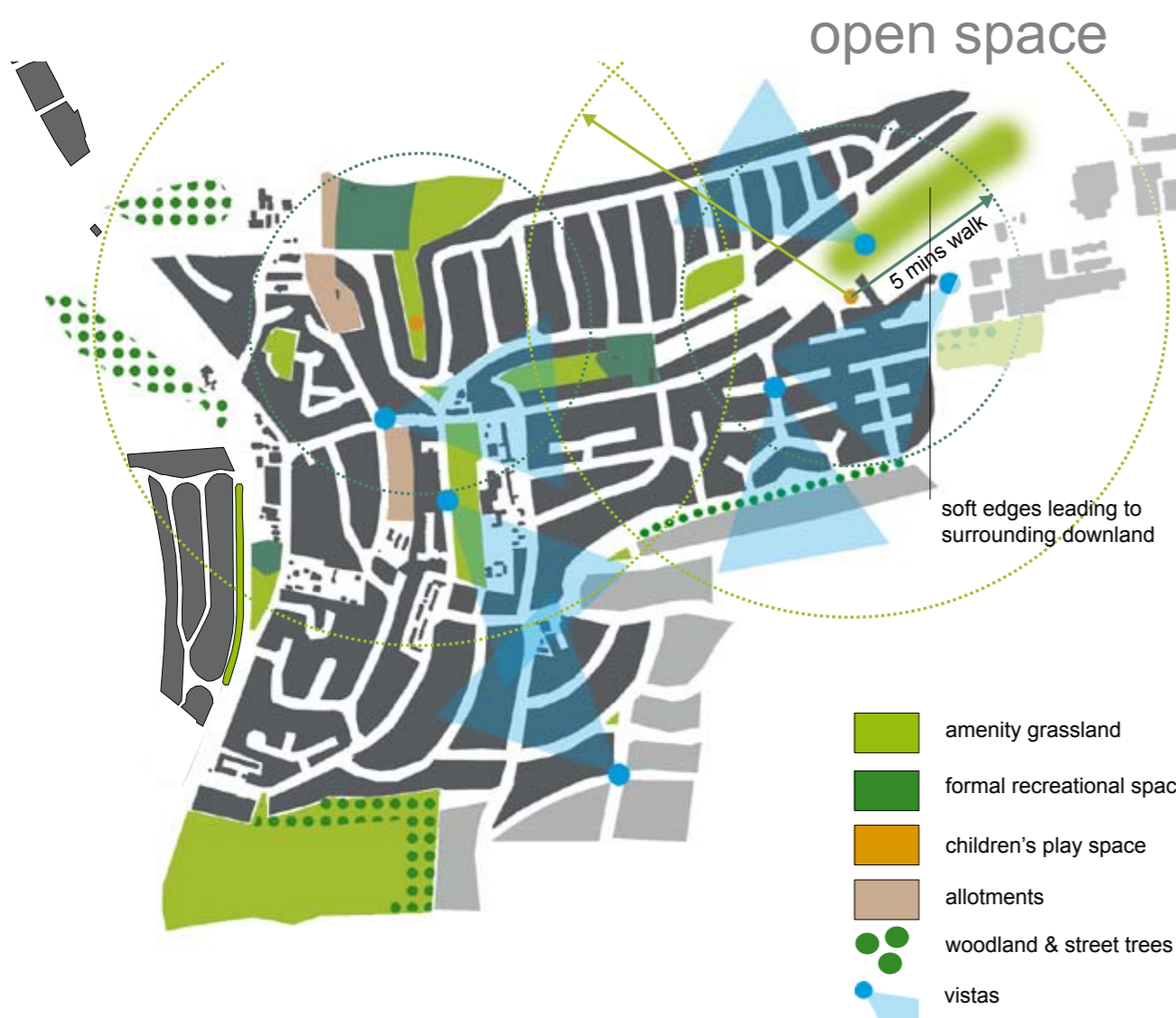


1930s semis near to the Downs



Landmark clock tower on the green

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and identity. The remainder of the neighbourhood is largely homogenous, although the views contribute to the character.

- **Socio-economic characteristics:** A small percentage of the population is on a low income. 88% own their homes in some form (see appendix 3). There is a nearby employment hub in the form of the superstore and commercial centre; however there indicating how many people within the neighbourhood work there.

- **Open space:** Patcham is bounded by downland to the north which has however been effectively severed from the neighbourhood by the A27 bypass. There is a finger of open space along the Ladies Mile ridge which starts as formal and becomes more natural further east as it joins the downland. This land is designated a Local Nature Reserve. The formal space of Withdean Park lies to the south with pedestrian access from the main through route of Carden Avenue. Within the neighbourhood itself there are school playing fields, some large grass verges and characteristic small triangular green spaces where streets converge from different levels. They are regularly cut, thereby contributing little to local bio-diversity.

Space for formal recreation is provided to the north and at the centre of the

neighbourhood and two children's play areas which are within 10 minutes walking distance for most of the residents. There are a number of allotments within the neighbourhood.

- **Character areas:** The neighbourhood is mostly homogeneous apart from the village. The compactness, irregular layout and traditional local building materials provide distinctiveness. Three different character areas are identified as:

1. **Patcham Suburb:** low density suburban housing developed between the 1930s and 1980s in a wide valley, mainly two storey semi-detached houses and bungalows in wide streets. The earlier part laid out on a regular grid pattern with later development based on cul-de-sac pattern. Weak architectural cohesion but cohesive public realm.

2. **Patcham Old Village:** a compact rural village core on the valley floor and rising up a steep slope, with irregular street pattern and historic buildings, some converted from agricultural use. Includes local shops and services. Now includes Patcham Conservation Area.

3. **Brangwyn:** A very low density suburb of large detached and semi-detached two storey houses, developed in the 1930s. Laid out on a looping north-south road layout with substantial mature trees and grass verges. Strong architectural cohesion and clear sense of place.



Recreational space



Patcham Suburb character area



Patcham Old Village character area



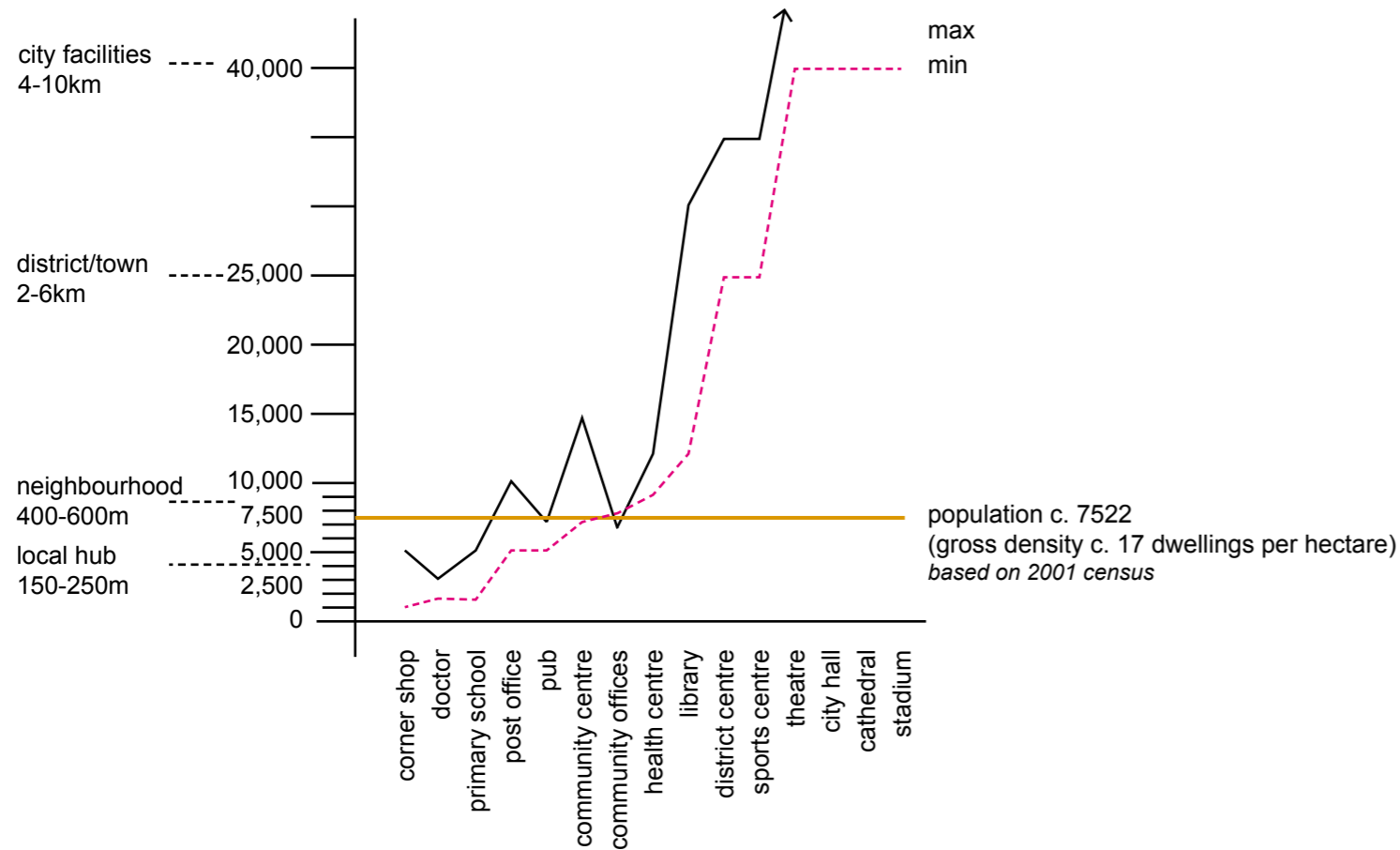
Brangwyn character area

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## appendix 1: population & density

Population numbers able to support community facilities.

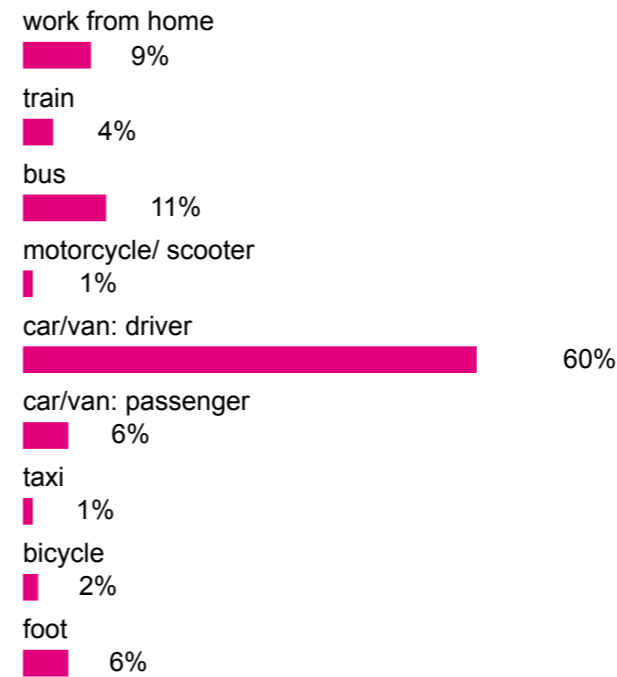
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

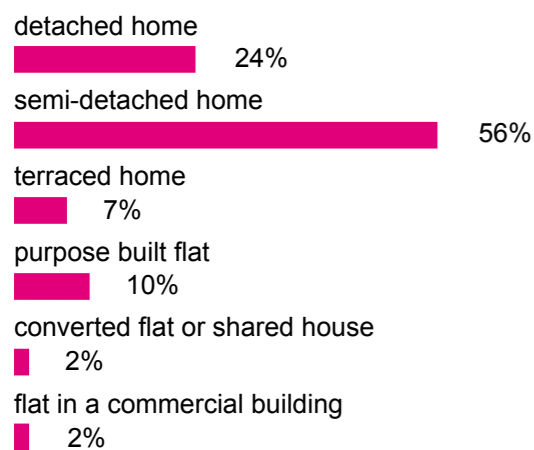


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now [www.bhlis.org](http://www.bhlis.org)

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

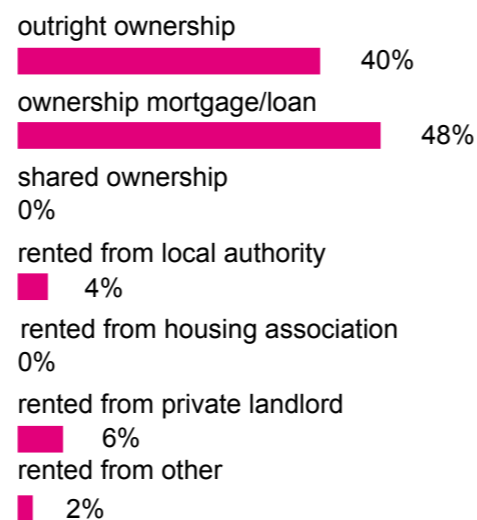
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

- Clockwise, from the top:
- Well-Off Managers Larger Houses
  - Old People Detached Homes
  - Older Families Prosperous Suburbs
  - Well-Off Working Families with Mortgages
  - Well-Off Managers Detached Houses
  - Older Professionals in Suburban houses and Apartments
  - Low Income Singles Small Rented Flats
  - Middle Income Home Owning Areas
  - Mature Families in Suburban Semis
  - Established Home Owning Workers
  - Middle Income Older Couples
  - Lower Income Older People Semis
  - Elderly Singles Purpose Built Flats
  - Older People Flats

