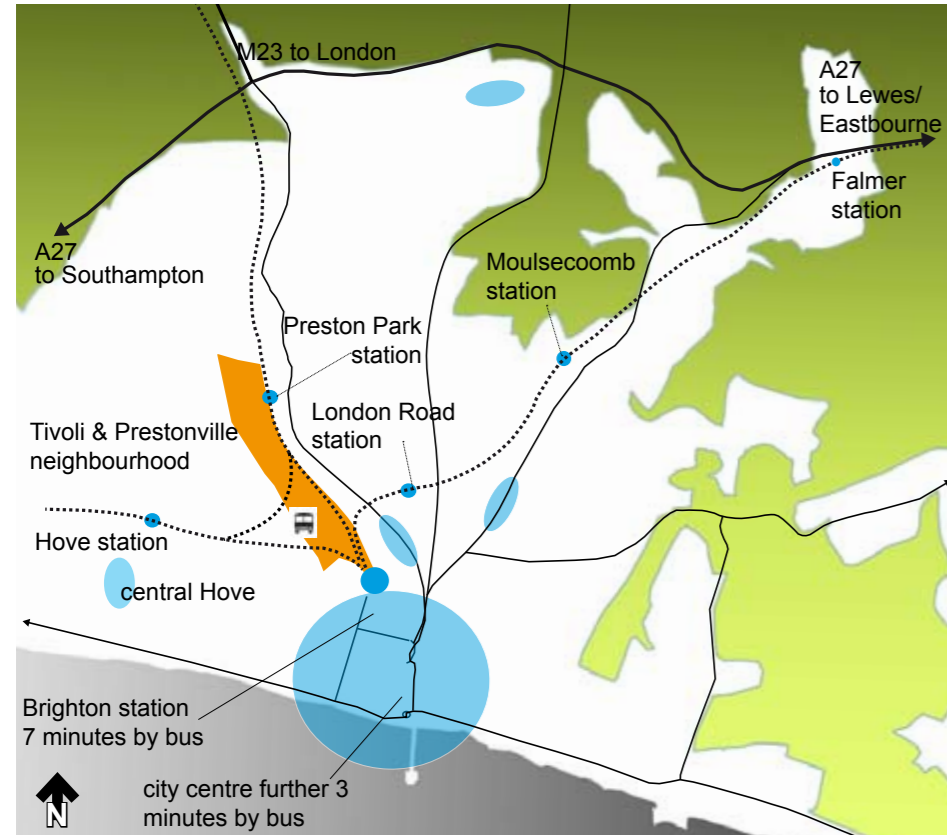


25 tivoli & prestonville neighbourhood

context



topography & microclimate

Tivoli and Prestonville neighbourhood drops, often steeply, eastward from the Dyke Road ridge which rises north-westward out of the city centre.

The topography of Prestonville is less dramatic than that of Tivoli and has allowed a more regular grid of streets to develop, and was a favoured location, being upwind of railway-related smoke. There are some steep slopes to the south-east with concomitant views and occasional exposure to winds. The south-west facing flank of Dyke Road, bordering the park, is particularly exposed to coastal wind.

Tivoli is characterised by more dramatic gradients with their associated views, exposure and contour-following street layouts.



key stages of historic development

Tivoli and Prestonville neighbourhood lies on average 2km from the city centre on the Dyke Road sustainable transport corridor.

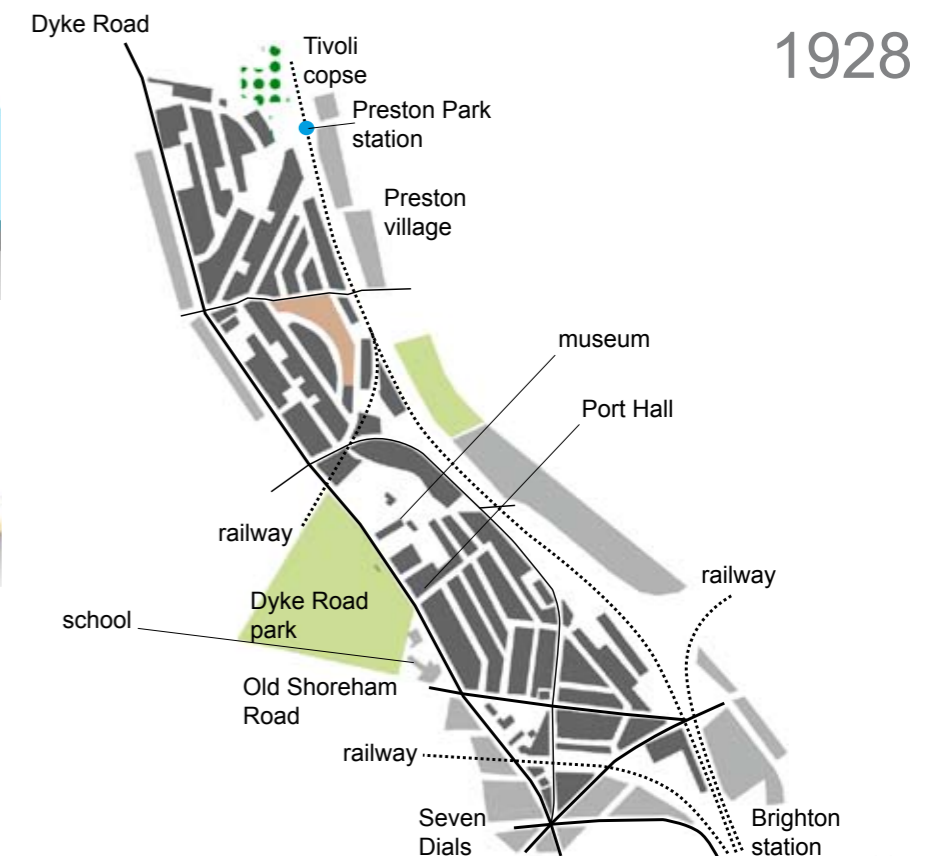
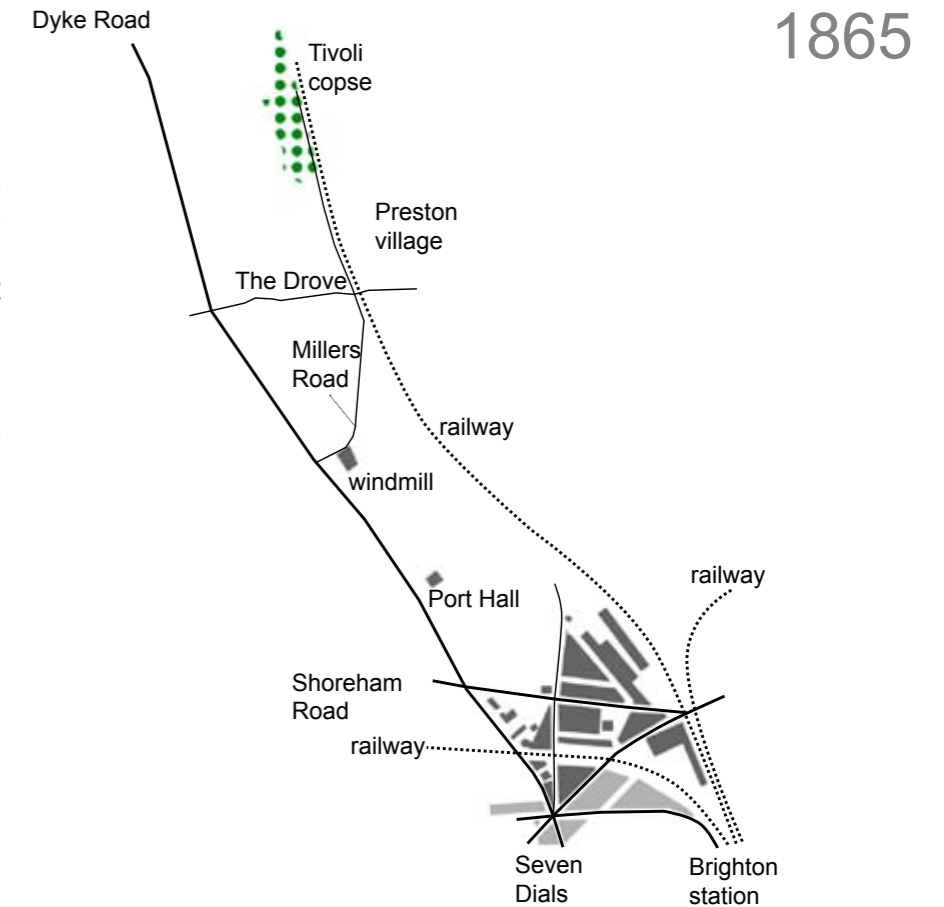
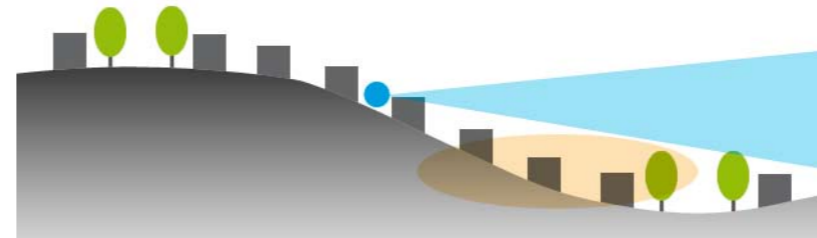
The neighbourhood lies to the north of Seven Dials, an important city hub, and along the eastern side of the Dyke Road ridge. In the 19th century the area was home to market gardens, windmills, brick fields and a large open air laundry. The land on both sides of Old Shoreham Road (the original Prestonville) began development as a middle-class housing estate in the mid 1860s. In the 1880s the Port Hall area was developed in the north of the neighbourhood. The network of streets to the west, which were named after English towns and cities, were added in the 1890s. Development continued northward along and to the east of Dyke Road reaching the area around Tivoli Crescent North and Preston Park Station by 1920.

The south of the neighbourhood contains some high quality mid-19th century buildings whilst Dyke Road hosts among others the remnants of Port Hall, the Booth Museum of Natural History and the Church of the Good Shepherd.

typology

Tivoli and Prestonville neighbourhood may be classified as an urban pre-1914 residential inner suburb whose street pattern, architecture and character have been well preserved. Many large houses converted to flats. Good quality urban environment with tree-lined streets and close to popular parks. Strong sense of place.

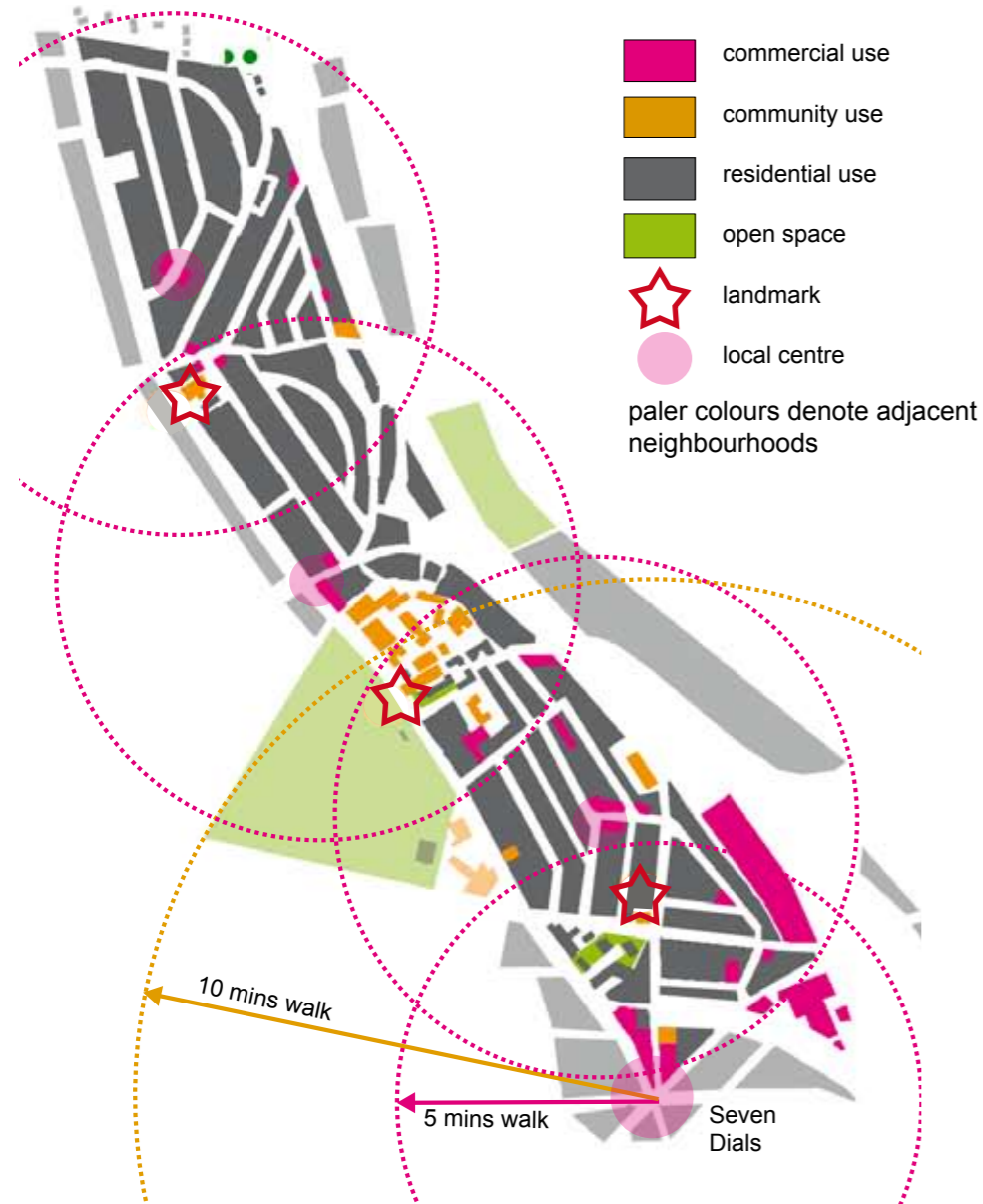
Refer to the introduction and summary for more information on landscape character types.



25 tivoli & prestonville neighbourhood

key characteristics

land use



• Land use: Primarily residential, but a large area at the centre of the neighbourhood is dominated by institutional and community uses, including a Territorial Army headquarters, a museum and schools. There are also commercial uses, particularly retail parades, within the area. Of major significance to the south is the Seven Dials street confluence which functions as a city-wide urban hub with its pubs and bars, cafes and restaurants, shops and businesses. Other local services are strategically located throughout the neighbourhood affording comprehensive coverage.

• Scale and density: The neighbourhood is dominated to the south by two and some three storey terraced residential development, and to the north by two storey terraces with some semi-detached houses, and a few detached villas on Dyke Road. There are also post-WWII flat developments reaching up to eight storeys both along and behind Dyke Road with a peppering of infill flat developments further north. Overall this results in a gross density of approximately 56 dwellings per hectare.

movement



• Architecture: Architecturally a fairly diverse neighbourhood but most housing is substantial, in Victorian or Edwardian terraces, in either render or red brick. These terraces are enlivened by bays, stucco mouldings, gables and barge boards. The southern part of the neighbourhood is more diverse with commercial buildings, low and medium rise flat-roofed blocks of flats and some large Victorian villas. It also contains two notable buildings in the red brick St Luke's Church and the brown brick pedimented Booth Museum.

• Movement: The neighbourhood is located to the east of the Dyke Road and to the west of the London (Preston) Road sustainable transport corridors and the main Brighton to London railway line. It has good access to both Brighton station and Preston Park station. Dyke Road is heavily trafficked during peak periods. Congestion at the railway bridge at the bottom of Old Shoreham Road presents a poor route into the neighbourhood. Further north minor cross routes link east and west via a bridge and a narrow tunnel. Given the inner urban location, with easier access to public transport and more local employment opportunities, the car, though still dominant, is a less popular mode of transport to access work than in more outlying neighbourhoods. Almost a quarter of the



Brighton Station roof from Prestonville



Gateway and shops at Seven Dials



Large houses on Dyke Road



Landmark St Luke's Church, Prestonville

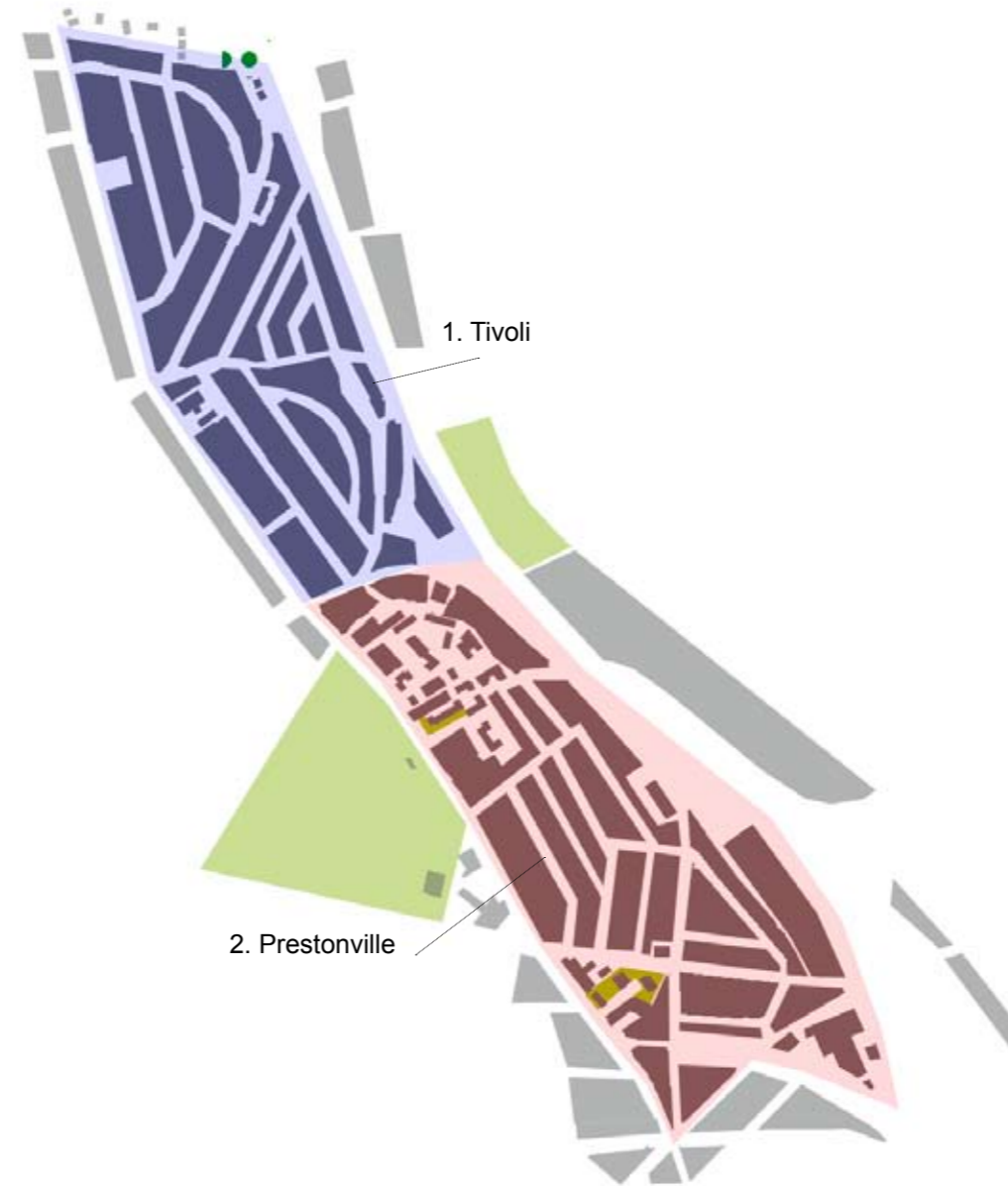


Booth Museum of Natural History, Dyke Road

25 tivoli & prestonville neighbourhood

open space

character areas



population travel to work on foot (see appendix 2). Both the Old Shoreham Road route under the railway and the footpath to Preston Park station are considered to provide poor pedestrian environments.

• **Socio-economic characteristics:** Tivoli and Prestonville neighbourhood has a good social mix. Whilst many own their homes in some form, over a third rent their homes, mostly from private landlords (see appendix 3). Many of the residents are professionals at varying stages in their working lives. The more 'urban' part of the neighbourhood, Prestonville, has prospered since the 1980s. There is a mix of urban and suburban, private ownership and rented sector, bedsit and Victorian villa.

• **Open space:** The neighbourhood's late 19th and early 20th century layouts include little in the way of small open spaces and grass verges, although there is a large number of mature street trees. The neighbourhood has many views and vistas eastwards from the steeper side of the ridge.

The most significant open space of any size is immediately west of the neighbourhood at Dyke Road Park on Dyke Road. Formal recreation space and a children's play area is provided. The north of the neighbourhood is particularly poorly served with public open space. Preston Park lies across the railway track, but with no direct access.

• **Character areas:** The neighbourhood can be divided into two character areas:

1. Tivoli: a low rise, medium to high density residential area built on steep slopes affording good views over the city. Curving streets of mainly two storey terraced and semi-detached houses. A mix of late Victorian and inter-war styles unified by the street pattern and topography.

2. Prestonville: a mixed but mainly residential area of medium to high density in a grid pattern. Largely two and three storey Victorian terraced houses, some converted to flats, but with some medium rise post war blocks of flats and a cluster of civic and community uses as well as some shops.



Difficult but distinctive pedestrian link, Tivoli



Tree-lined Dyke Road



Tivoli character area



Above and below: Prestonville character area

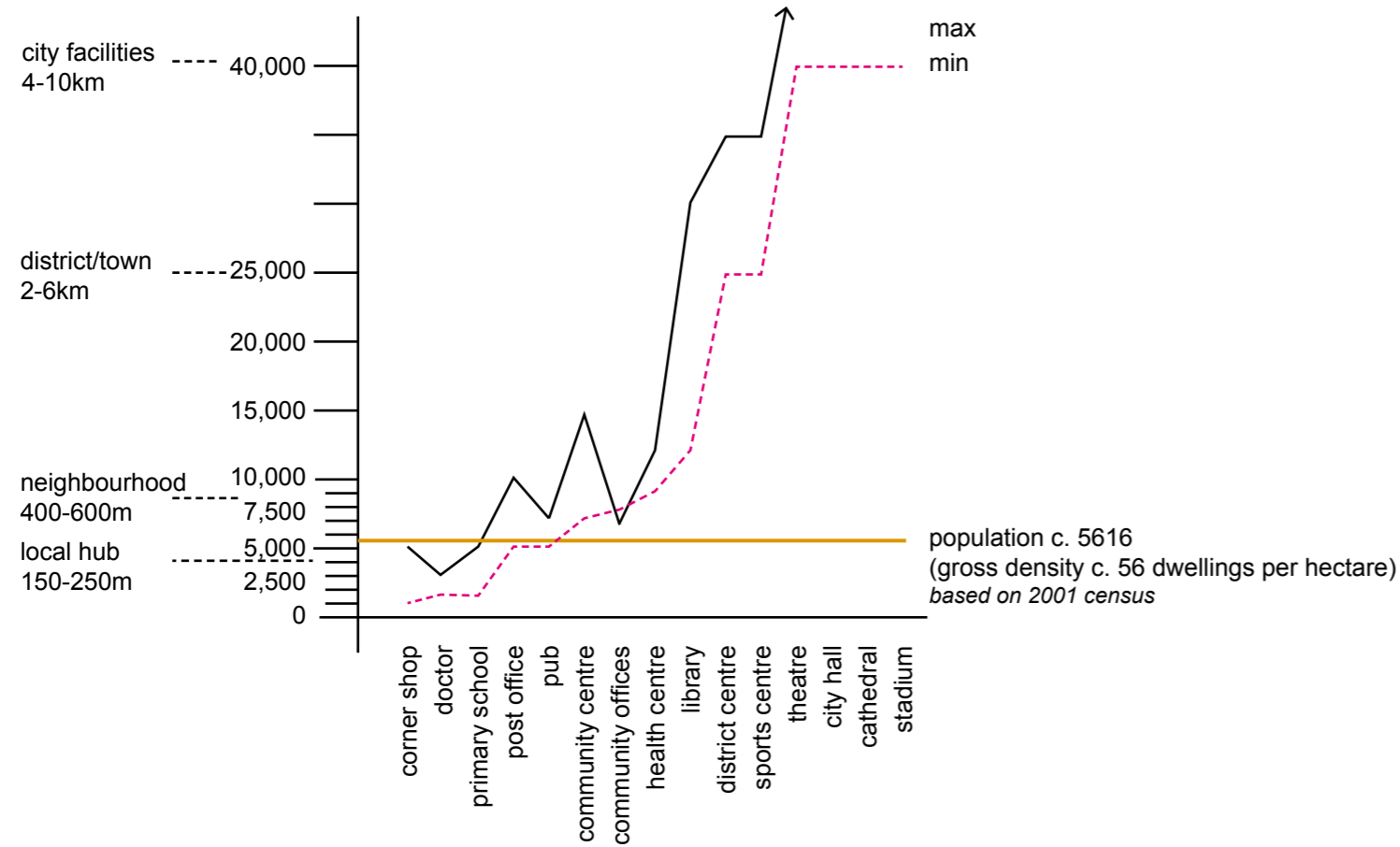


25 tivoli & prestonville neighbourhood

appendix 1: population & density

Population numbers able to support community facilities.

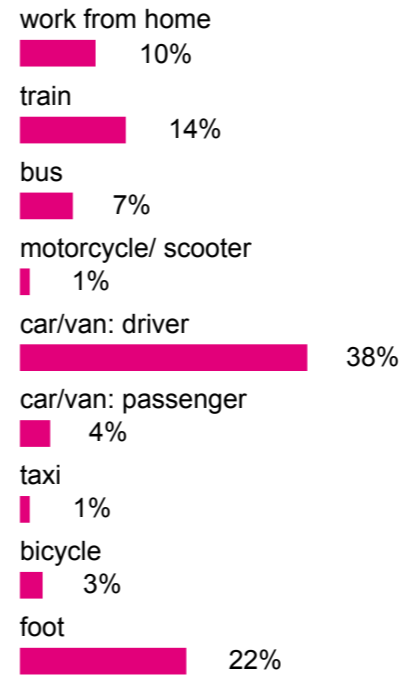
Source: Towards an Urban Renaissance, 2002



appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

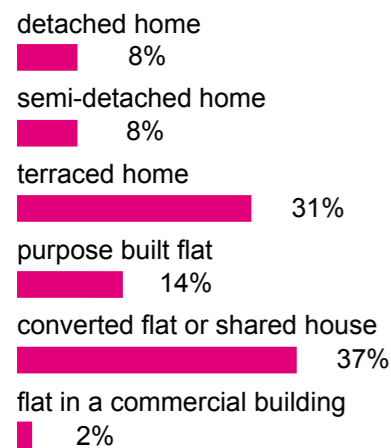


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now www.bhlis.org

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

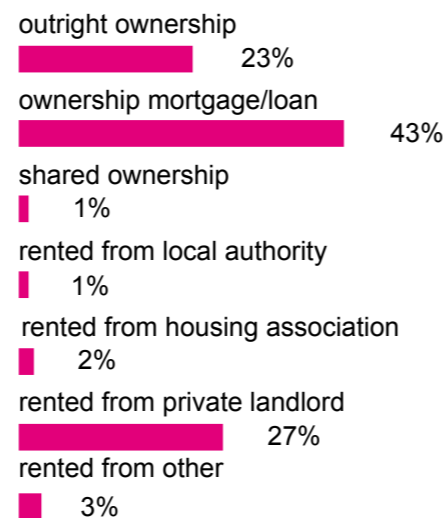
appendix 3: social mix accommodation types

Source: City Stats, Census 2001



tenure types

Source: City Stats, Census 2001



demographic types

Source: City Stats, Acorn data

