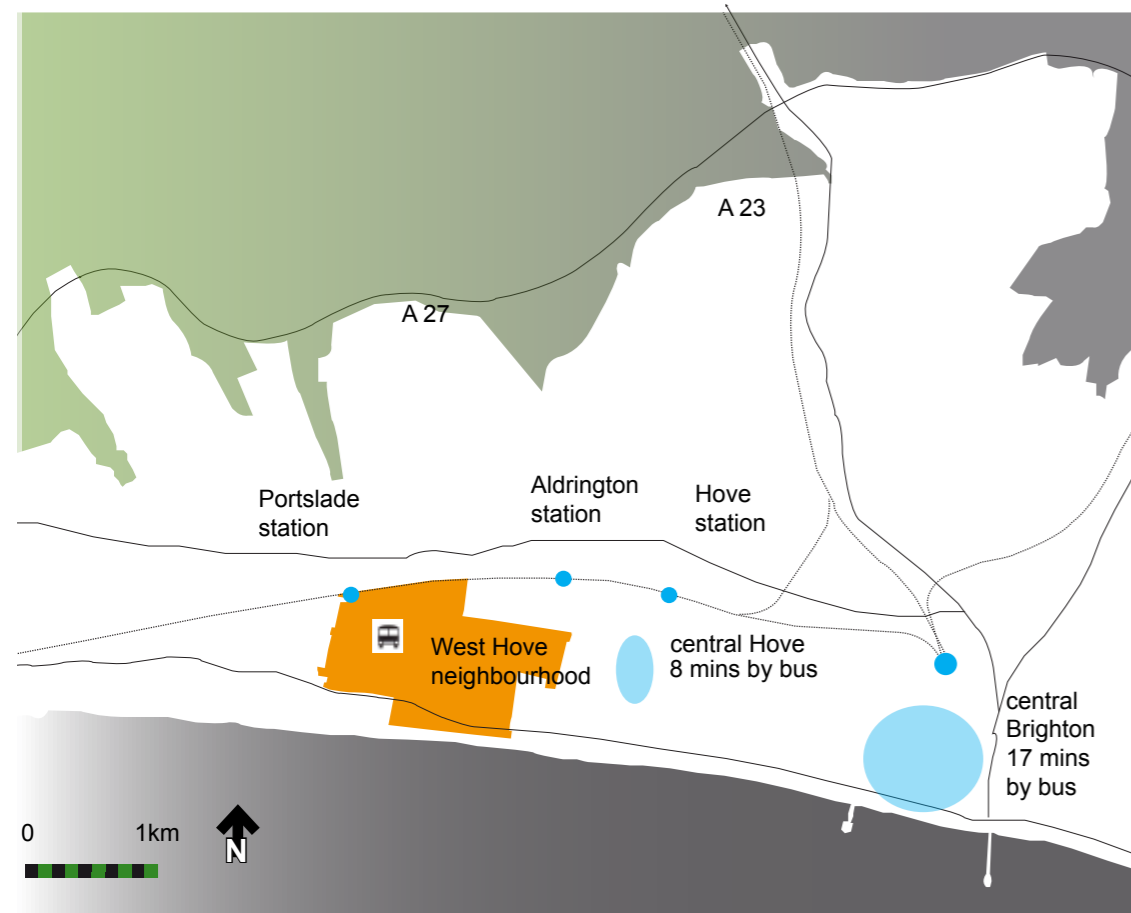


29 west hove neighbourhood

context



key stages of historic development

West Hove Neighbourhood sits between the railway line and the seafront. The area slopes gently down to the seafront, with grander houses looking out over Hove Lawns to the sea.

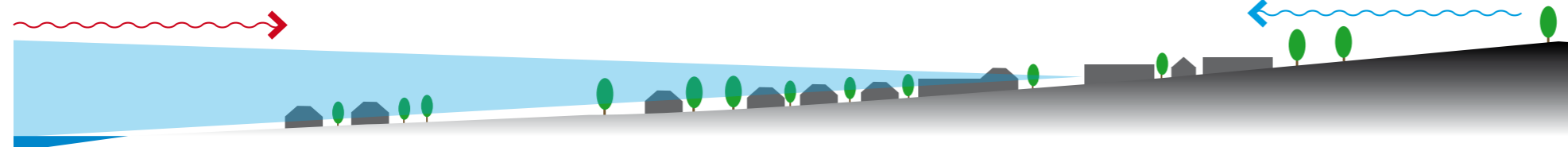
The area was populated only by two farmsteads and a few garden cottages in the late 1800s. The parish church of Aldington, St. Leonards, lay in ruins. Most of the land was arable, with brick yards developing close to the railway line. The area was bounded by Portslade-by-Sea to the west, and the Sackville/ Westbourne development to the east.

By 1910 new streets were laid out in the west between Portslade & West Hove Station and the sea, and as an extension of Hove from the east. The new development was of substantial family houses for the commuting middle classes. New facilities to support the new developments included a rebuilt parish church, St. Leonard's and the new St. Philip's Church, Wish Park and Hove Lawns. New roads were laid out leading north and south of New Church Road, while industrial uses appeared between Portland Road and the railway line. A railway branch line to Devil's Dyke was built, and a new halt at Aldington made the area more attractive to commuters.

By 1933 the area was substantially developed with larger houses, including a small neighbourhood shopping area on Richardson Road, and private schools and institutions along New Church Road. The remaining open space is used for recreation, allotments and brickyards. Hove's first public housing, Ingram Crescent, was built in 1922 next to the industrial area north of Portland Road. Nearby shopping areas in Portslade-by-Sea and Portland Road continued to develop.

topography and microclimate

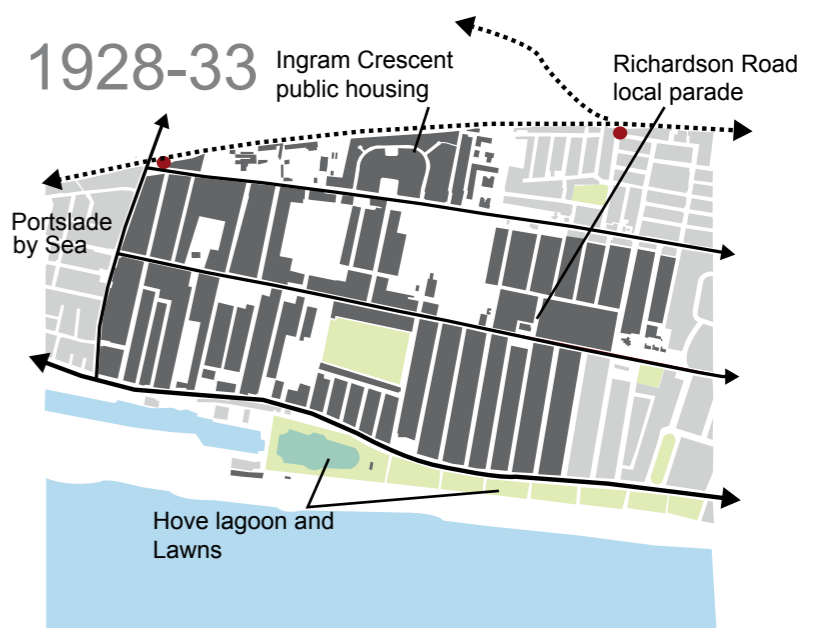
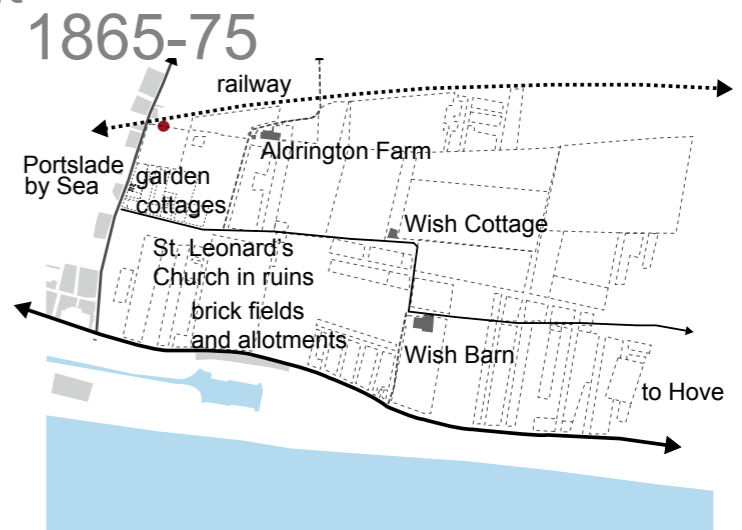
The topography and microclimate have influenced the development of West Hove. The topography has afforded sea views and glimpses. The area is set between slightly higher ground and the sea, which produces a pleasant microclimate, protected from harsh northerly winds, but open to more moderate prevailing winds from the south west. These factors have influenced the layout of streets, to maximise views of the sea, and the high value of the neighbourhood which has remained attractive to the middle classes.



typology

West Hove 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.



29 west hove neighbourhood

key characteristics

land use



• **Land Use:** The West Hove neighbourhood is predominantly a residential district, with other uses concentrated to the north of Portland Road, and in small local shopping areas. Large houses along New Church Road sit beside churches, private schools, medical services and nursing homes. Taller apartment blocks have replaced many of the large houses. The area between Portland Road and the railway line includes employment uses and the Ingram estate, a popular and well-presented public housing estate.

• **Scale and Density:** The West Hove neighbourhood is characterised by large detached and semi-detached houses with front and rear gardens on long blocks. Houses on the major routes of the seafront and New Church Road are grander in scale, interspersed with apartment blocks. The area has a moderately low density of 27 dwellings per hectare. Large plot sizes, wide streets, and other uses within the neighbourhood have contributed to the low figure.

• **Architecture:** The blocks are mostly long and rectangular lying north/south, allowing views down to the sea or up towards the railway line. The long streets have substantial detached, semi-detached, and terraced houses. Many are fine examples of the Arts and Craft movement, and each street is very individual, which makes the area very legible. Most of the area is red brick, but the terraced streets nearer to Portslade are of distinctive yellow brick. Roofs are generally tiled.

movement



The two major landmarks are the churches of St. Philip's and St. Leonard's which both lie along New Church Road. Both buildings were built in anticipation of a new population in the late Victorian period, although the new population did not start to arrive until after 1910. St. Leonard's lies on the site of an earlier abandoned church. Both churches are listed, as is Portslade railway station.

An unusual seafront development, known as Hove Seaside Villas, is noted for its celebrity residents. It lies on the esplanade with a private beach and provides a striking rendered and castellated silhouette from Hove Lawns and across the port. Grander houses overlook the sea, and many have recently been redeveloped as taller apartment buildings. Most of the buildings in the area above Portland Road are late twentieth century, and this area does not have a strong character.

• **Movement:** The A259 coast road is a dual carriageway, which causes severance from Hove Lawns and the beach. Crossing spaces are limited, although the speed limit is 30 m.p.h. Portland Road and New Church Road are busy routes, providing major links to central Hove from the west. The railway, to the north of the area provides important links to Portsmouth, Brighton, Gatwick airport and London.



Local centre in Richardson Road



Hove Seaside Villas



New Church Road: wider thoroughfare

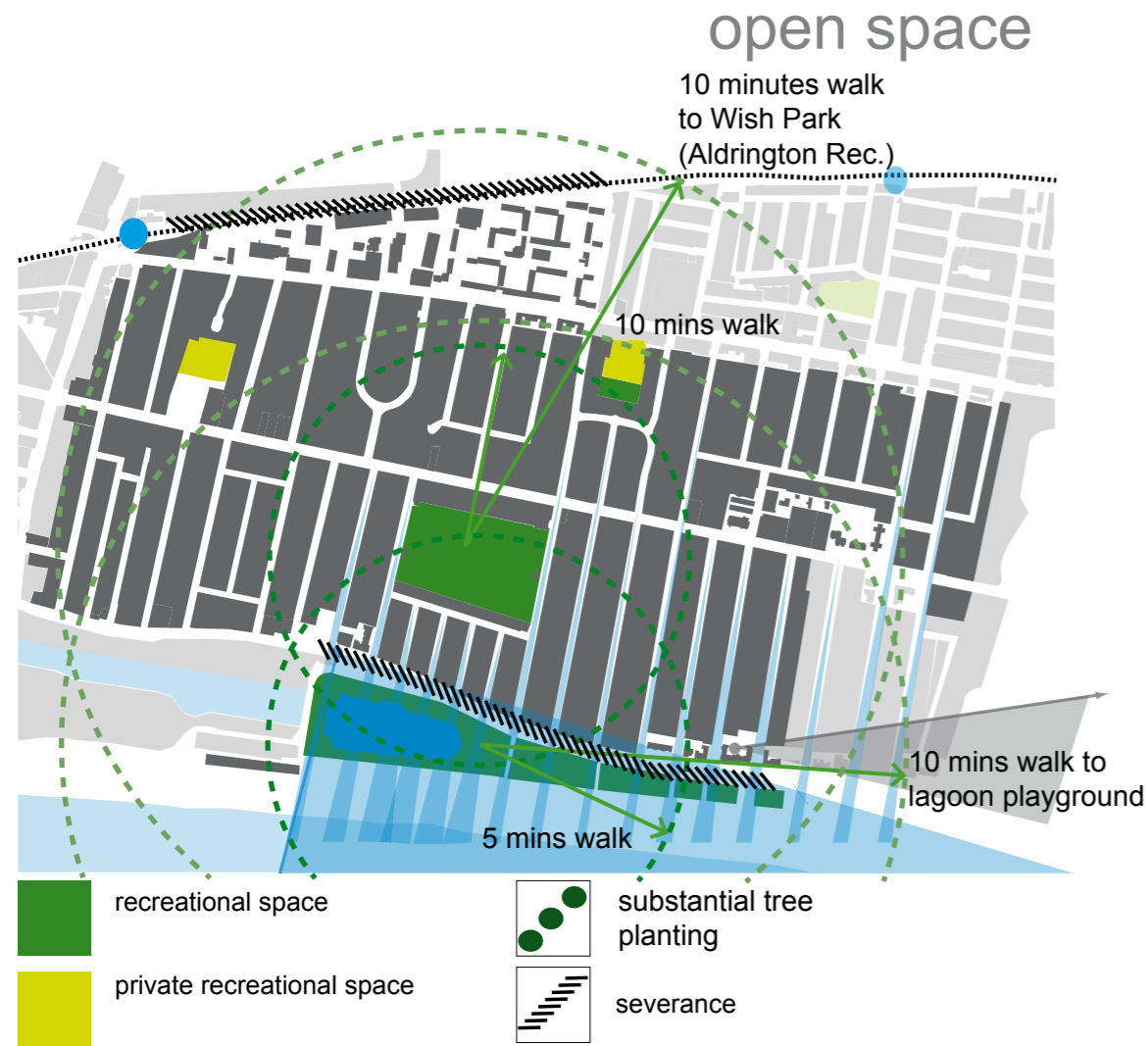


Bus routes and rail link at Portslade station



Hove Seafront

29 west hove neighbourhood



Pitches laid out at Wish Park



Davis Park is hidden within a block



Hove seafront character area



Aldrington character area



Portland character area

The travel to work statistics, based on the 2001 census, show 52% car or van use, and only 13% bus and 7% train uses. Most of area is within 10 minutes walk of one of two railway stations, and two sustainable transport corridors pass through the neighbourhood. A further 3% travelled to work by bicycle. 12% walked to work, which suggests nearby employment, while another 11% worked from home. With controlled parking zones in most of this neighbourhood, parking charges in the centres, and improved bus services these figures are expected to show more sustainable travel choices by 2011.

• **Socio-economic characteristics:** West Hove residents are typically wealthy professional home owners, although there are less affluent groups, and a mix of ages. There is a 50/50 split between those living in houses and those in flats or apartments. 72% of households are owner occupied, with a further 15% privately rented. Public sector housing is very low in this area, with 7% rented from the council and 3% from housing associations.

• **Open Space:** The main open spaces are Wish Park (also known as Aldrington Recreation Ground), Hove Beach, Hove Lagoon and the Hove Lawns. Wish Park has four football pitches and a children's playground. There is also a children's playground near Hove Lagoon. Hove Lawns includes bowling greens, a croquet lawns, tennis courts and the lagoon for water

sports. Some of these facilities are managed privately. Davis Park is a small formal park near Portland Road. There are also private sports clubs in this area.

Most streets are wide and some are lined with mature trees, but without green verges. Front gardens are generally well stocked with shrubs, but many have hard surfaces to accommodate parking. This trend is recent, and coincides with the arrival of controls and charges for on-street parking. Pavements have large slabs and are wide, with good detailing e.g. stable yard brick crossovers.

• **Character areas:** • The neighbourhood is split into three distinct character areas, which are defined by the topography, building type, and the age of development. These are:

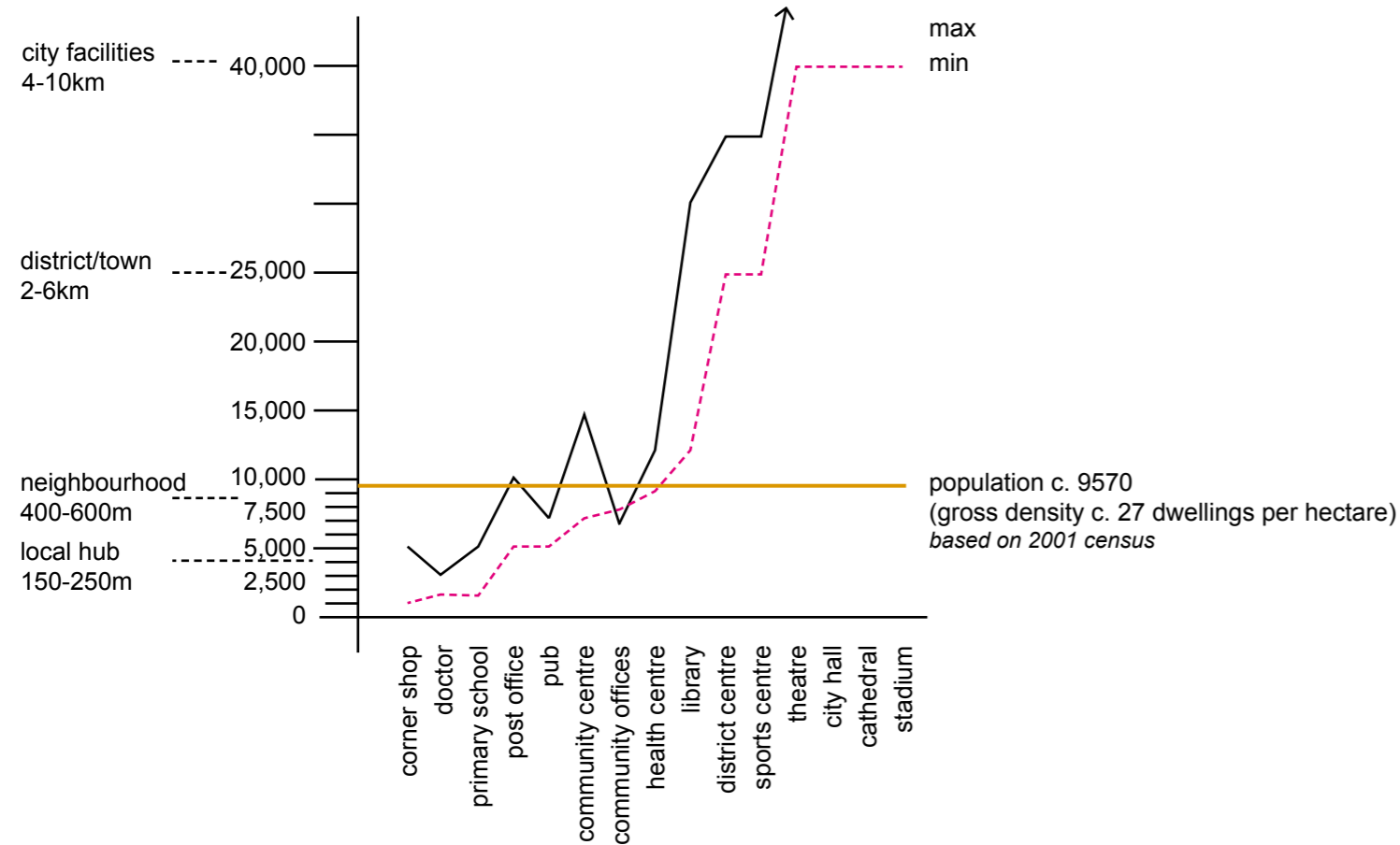
- 1. Portland:** An area of late 20th century public housing and commercial development close to the railway line.
- 2. Aldrington:** A wealthy 20th century suburb of substantial houses with mature gardens and street trees built along long north/south blocks.
- 3. Hove Seafront:** Large houses and apartment blocks built overlooking open space and the sea.

29 west hove neighbourhood

appendix 1: population & density

Population numbers able to support community facilities.

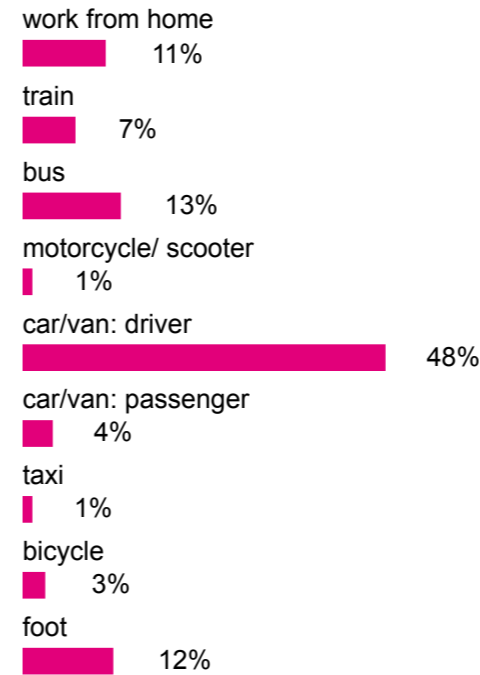
Source: Towards an Urban Renaissance, 2002



appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

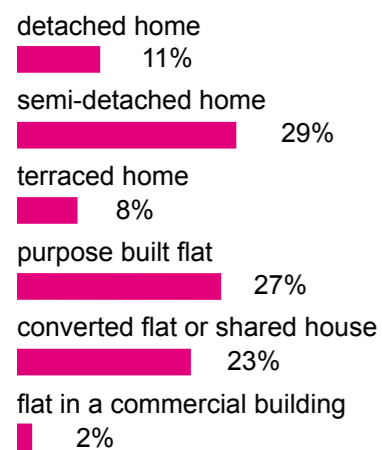


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now www.bhlis.org

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

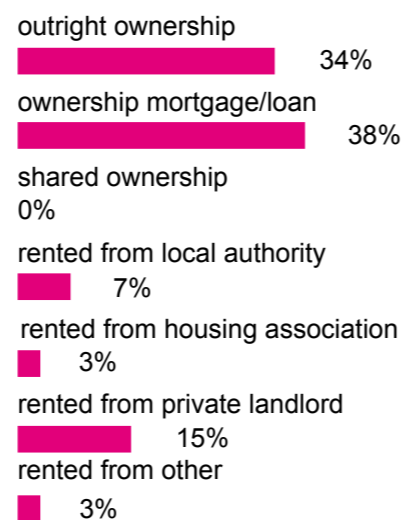
appendix 3: social mix accommodation types

Source: City Stats, Census 2001



tenure types

Source: City Stats, Census 2001



demographic types

Source: City Stats, Acorn data

Clockwise, from the top:

- Villages with Wealthy Commuters
- Old People Detached Homes
- Older Families Prosperous Suburbs
- Older Professionals in Suburban houses and Apartments
- Multi-Ethnic Young Converted Flats
- Suburban Privately Renting Professionals
- Student Flats and Cosmopolitan Sharers
- Low Income Singles Small Rented Flats
- White-Collar Singles and Sharers Terraces
- Middle Income Home Owning Areas
- Mature Families in Suburban Semis
- Elderly Singles Purpose Built Flats
- Older People Flats
- Older People Rented Terraces
- Single Elderly People Council Flats
- Old People Many High-Rise Flats

