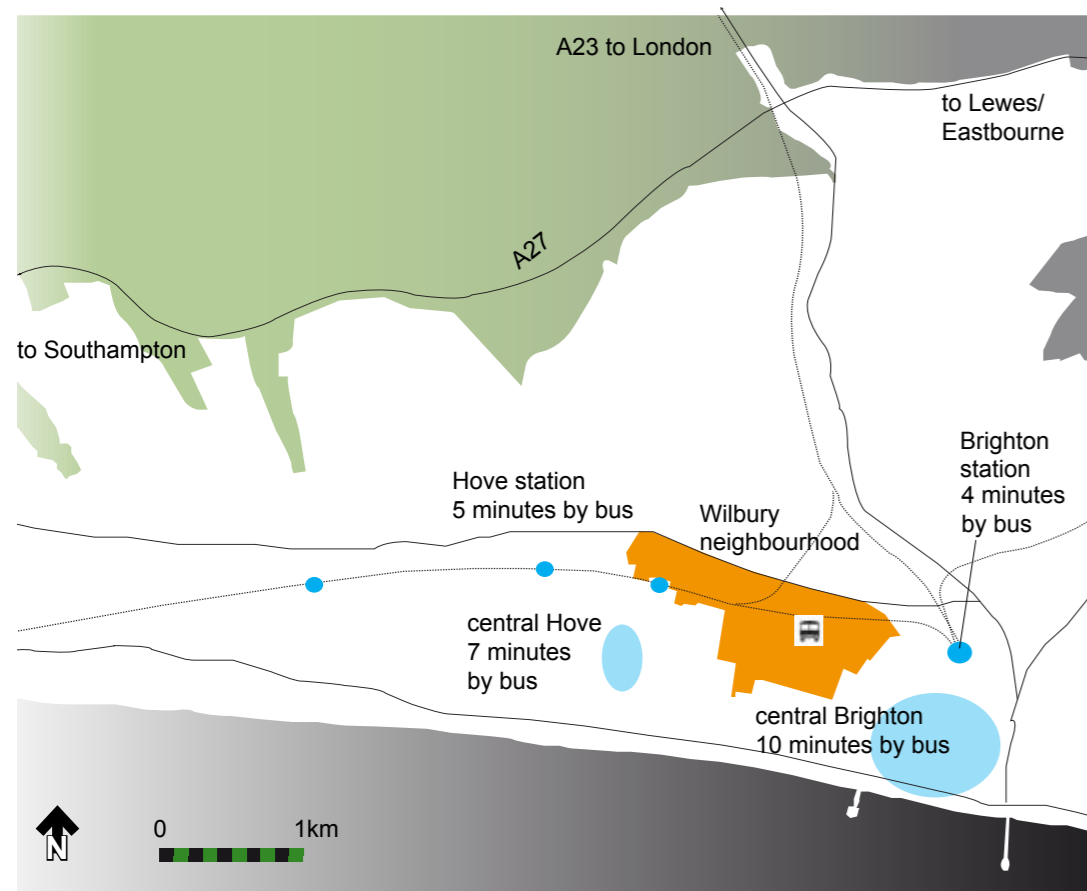


# 31 wilbury neighbourhood

## context



## key stages of historic development

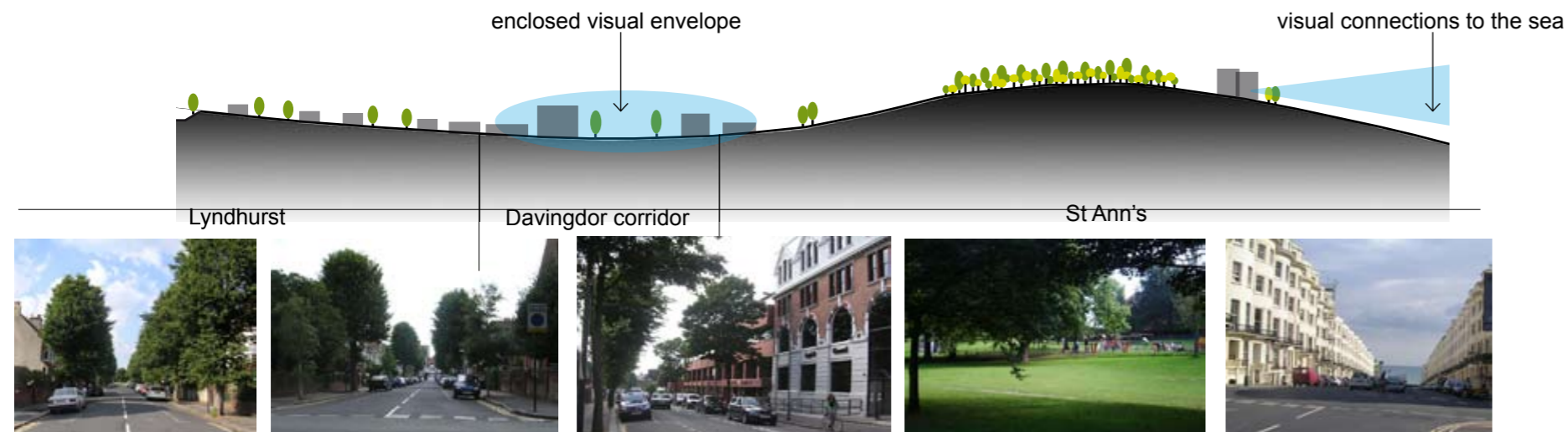
Wilbury is a predominately residential inner suburb located close to both Brighton and Hove town centres. It has good public transport links to its immediate surroundings as well as rail links to London and the towns and cities along the south coast.

The area lies over a substantial ridge that runs along its southern boundary and then rises again up towards the northern boundary. This means that properties can take advantage of sea views to the south, while the north is visually enclosed. The main transport corridor running through the area lies at the bottom of this gently rolling valley and therefore its visual envelope is more enclosed. Historically, there have been three main factors that have influenced the character of the Wilbury area:

1. The railway allowed for the development of Victorian suburbs around the two original stations, Clifton and Hove. Light industrial development has grown up along its route also, from the sawmill that was once located at the original Hove Station site, to the perfumery, bakery and other light industry located at the new Hove station. Over time the Hove station sidings opened up more opportunities for light industrial development.
2. The Wick. Victorian villas once stood on the wooded hillside to the south of the area to take advantage of sea views. Over time this has developed into the popular St Ann's Well Gardens providing an important green space for the area and the wider city community.
3. Sussex County Cricket Ground was once surrounded by allotments and nurseries. The footprints have remained more or less the same in dimension and have now become large development blocks able to accommodate a range of residential, commercial and civic uses.

## topography and microclimate

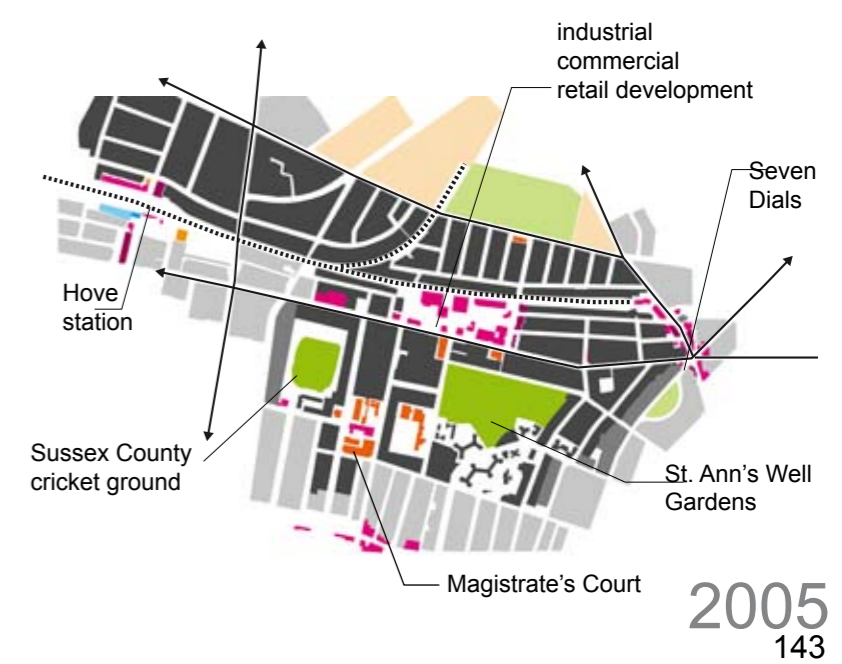
The topography and microclimate have influenced the development of Wilbury. The topography has afforded sea views and glimpses. The area is sandwiched between higher ground and the sea, which produces a pleasant microclimate, protected from harsh northerly winds, but open to more moderate prevailing winds from the south west. These factors have influenced the layout of streets, many of which have been arranged to maximise views of the sea. Other parts of the neighbourhood are inward looking, and arranged to maximise sun into gardens and living rooms.



## typology

Wilbury neighbourhood may be classified as an urban pre-1914 residential inner suburb whose street pattern, architecture and character have largely been well preserved but with some large scale later 20th century redevelopment. Many large houses converted to flats. Good quality urban environment with tree-lined streets and close to popular parks and local services.

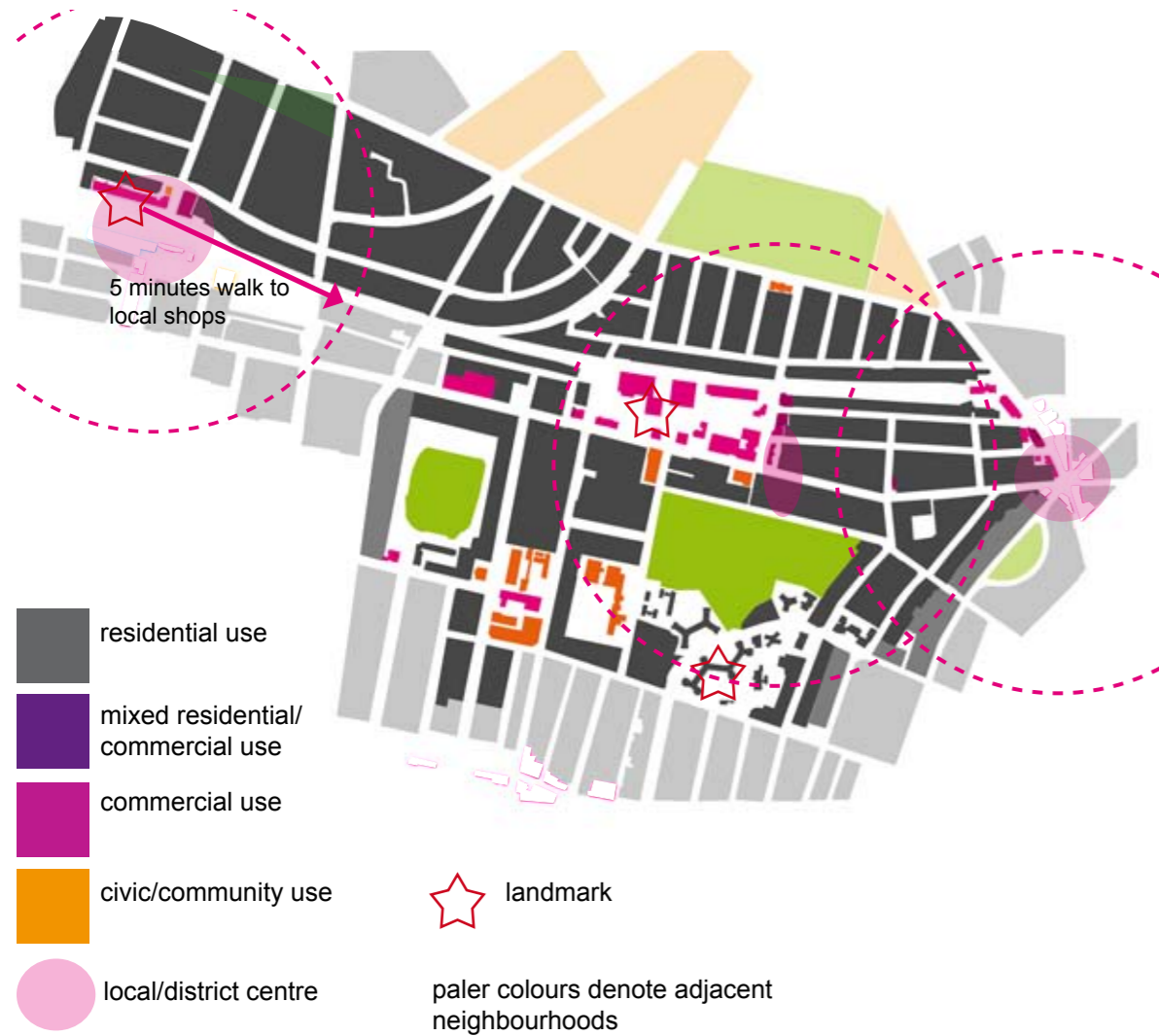
Refer to the introduction and summary for more information on landscape character types.



# 31 wilbury neighbourhood

## key characteristics

### land use



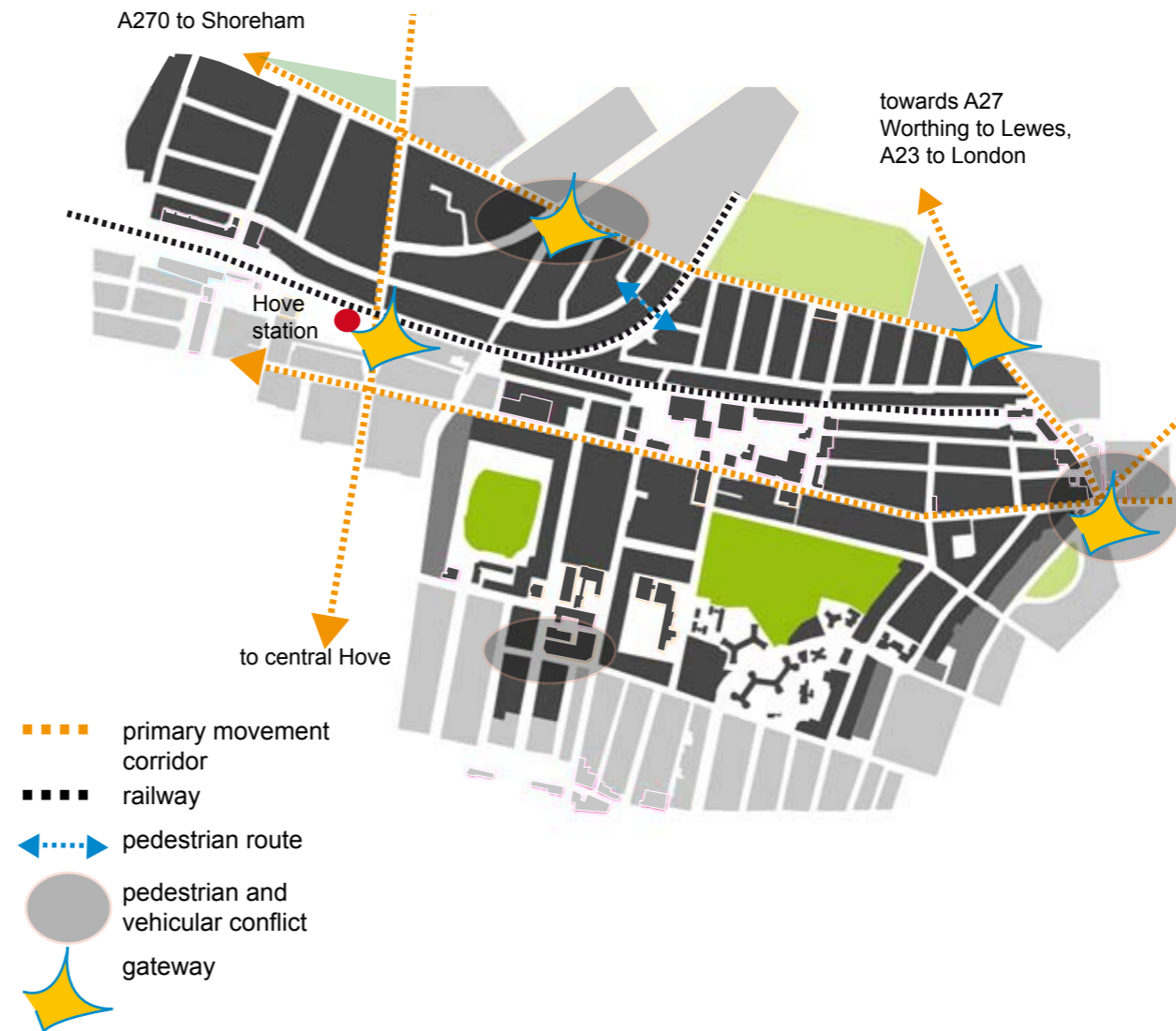
• **Land Use:** The main land use in the Wilbury neighbourhood is housing, with employment uses throughout the neighbourhood. Neighbourhood centres, providing shops and community facilities, are located on the boundaries of the area with occasional corner shops. Industrial and employment uses are located adjacent to the Hove to Brighton railway line, and along Davigdor Road. The neighbourhood includes a primary school.

There are examples across the neighbourhood of buildings that have been adapted to accommodate new uses. Many of the Edwardian and Victorian developments have been converted into flats. The Dubarry perfume factory now houses live/work units, while many dwellings have been converted to language schools and offices.

• **Scale and Density:** The overall gross density is 42 dwellings per hectare, which is considered to be moderately high, although it varies considerably within the area. The provision of a wide range of services within walking distance is reflected in the high density.

• **Architecture:** There are a range of building types and architectural styles, from two storey Edwardian semi-detached houses to mansion and apartment blocks of the 1970s. Many are large in scale but

### movement



the visual impact is softened by substantial tree planting. There are some good examples of a range of architectural styles including 'moderne' blocks, Arts and Crafts apartments and Victorian villas. The neighbourhood is bounded on three sides by conservation areas.

• **Movement:** All of the Wilbury neighbourhood is within 5 minutes walk of a bus stop with frequent services to both Brighton and Hove centres. There is also a train station with a main line rail service to London and other conurbations. Good connectivity is reflected in the high proportion of residents who travel to work by means other than driving a private car. The blocks towards the south of the area are orientated east-west, allowing for good pedestrian permeability and visual connections to the sea.

• **Open Space:** There is good provision of green public open space within the Wilbury Neighbourhood that allows for passive and active recreation. The area is dominated by two well known and very different kinds of open space. Sussex County Cricket Ground is enclosed by development. The only clue to its existence is the occasional glimpse of flood lighting. St Ann's Well Gardens is enclosed along the southern and eastern boundaries with an insignificant entrance that can make the park difficult to locate if approaching it from the



Industrial units close to Hove station



Local shopping area off Davigdor Road



High density blocks near to the park



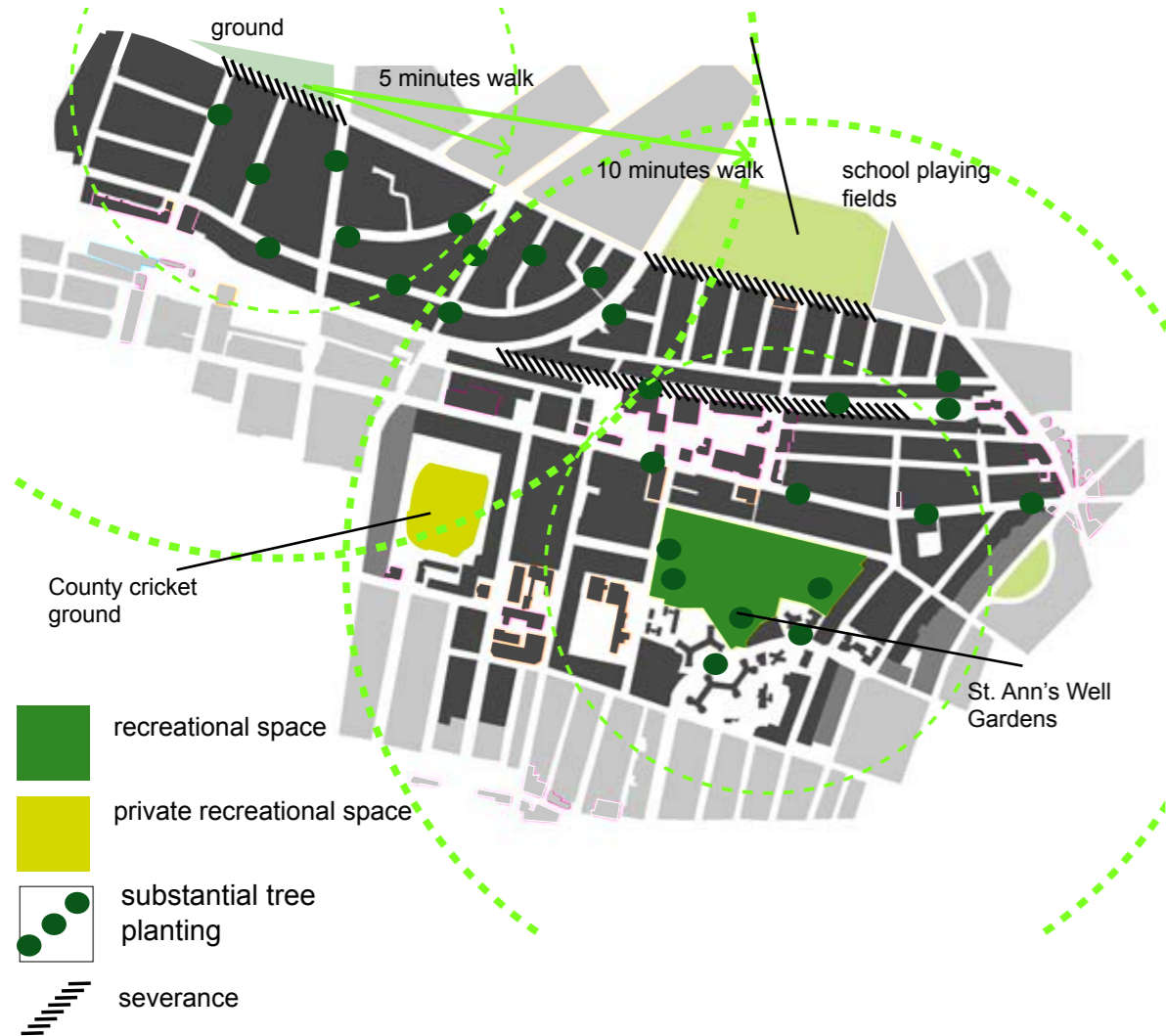
Bus route through the area



St Ann's Well Gardens- lively park for all ages

# 31 wilbury

## neighbourhood open space



south. The park opens up along its northern boundary creating attractive views over the park for residents of Nizells Avenue. The park is a centre of activity, serving both the local community and a much larger surrounding area.

The railway line allows for the development of natural habitats along its cuttings, providing a good mix of native species. However the green space is poorly connected.

Many of the streets are lined with mature elm and lime trees. These provide shade and reduce wind speeds, and absorb dust and pollution which is washed away by rain. As in most of the inner suburbs, the hard surfacing to the public realm has a wide range of different materials, which are in a poor state of repair. All hard surfaces are sealed hindering natural percolation of rainwater to underground aquifers.

• **Socio-economic characteristics:** The Wilbury neighbourhood has a very high proportion of home ownership and there is also a substantial private rented sector. The proportion of social housing is low. There is a diverse mix of tenure type and of dwelling types and sizes within the area.

## character areas



• **Character Areas:** Within Wilbury there are five character areas defined by historical development, building age, block and plot size and predominant use.

**1. St Ann's:** Spacious late Victorian residential streets with large houses of mixed appearance, informal Victorian park and cricket ground, including tall 1930s mansion blocks clustered around private gardens on the edge of the park.

**2. Davigdor Corridor:** Mixed use and mixed scale development along busy tree-lined thoroughfare, including commercial offices, industrial estate, purpose built blocks of flats and large houses dating from the late 19th century to the 1930s.

**3. Lyndhurst:** A grid of Edwardian terraced streets on sharply sloping land. Very coherent in character and appearance.

**4. Dubarry:** Tall, distinctive commercial/industrial buildings dating from the first half of the 20th century overlooking the railway line, now converted to other uses, with a grid of large terraced houses with front gardens on sloping land to the north.

**5. The Drive:** Large detached houses set back from the road in leafy surroundings, some hidden from view behind high boundaries, together with recent apartment blocks.



St. Ann's character area



Davigdor Corridor character area



Lyndhurst character area



Dubarry character area



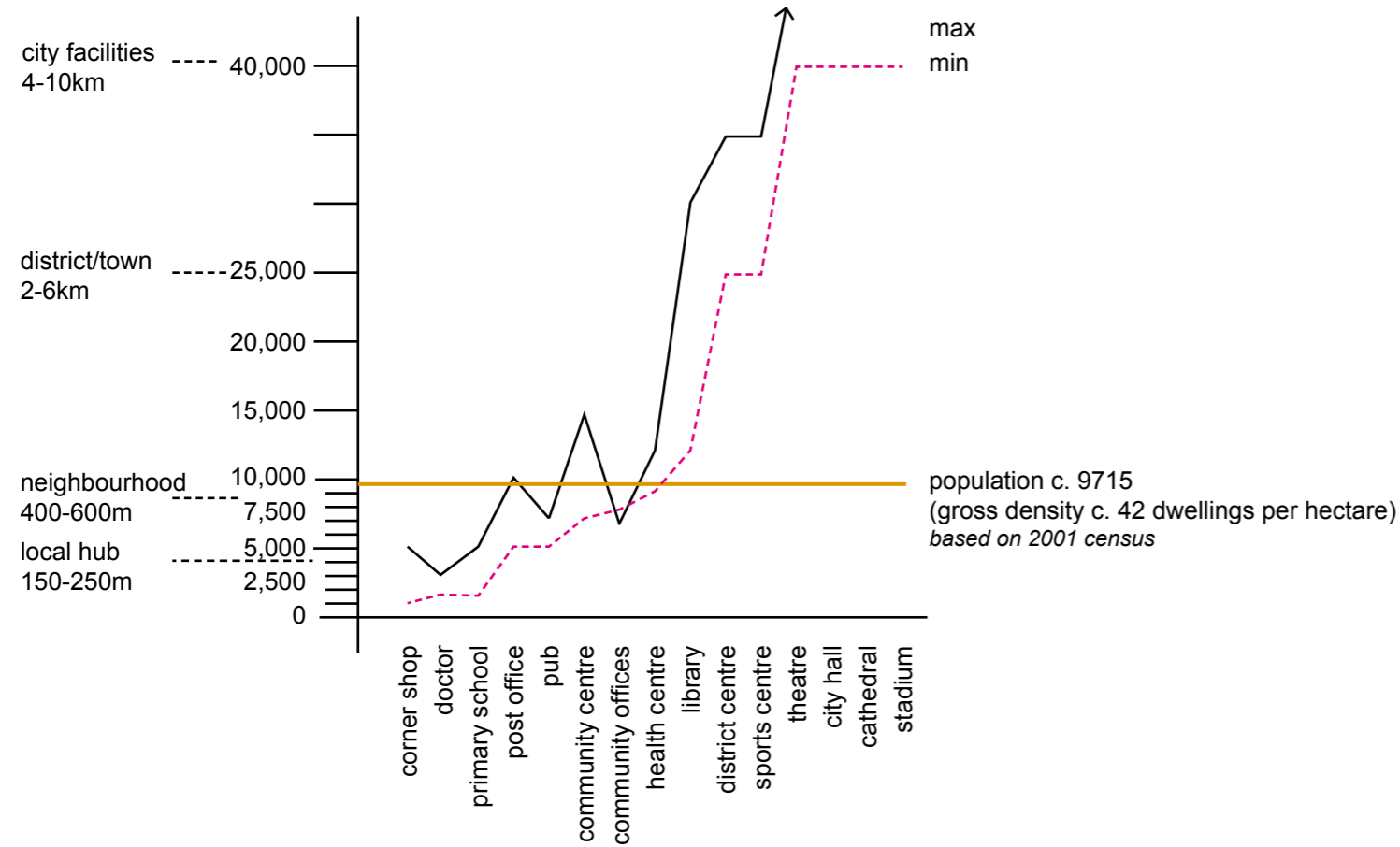
The Drive character area

# 31 wilbury neighbourhood

## appendix 1: population & density

Population numbers able to support community facilities.

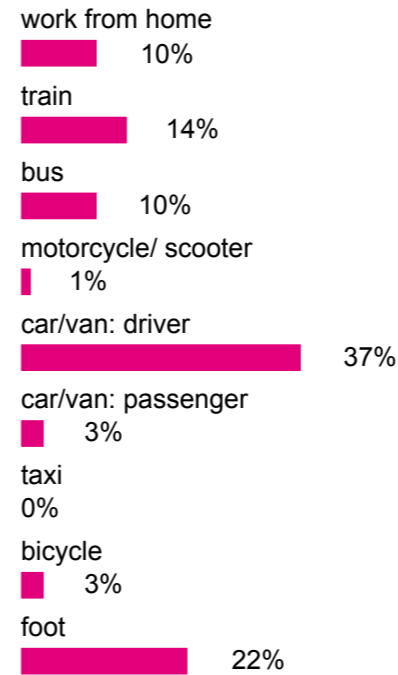
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

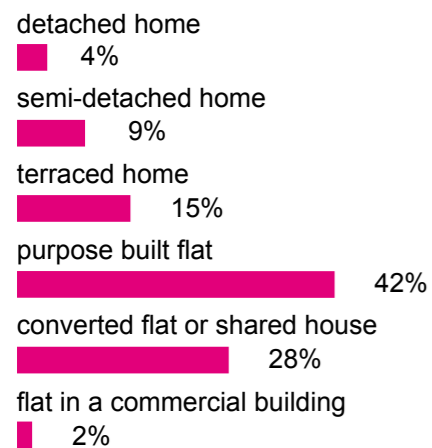


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now www.bhlis.org

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

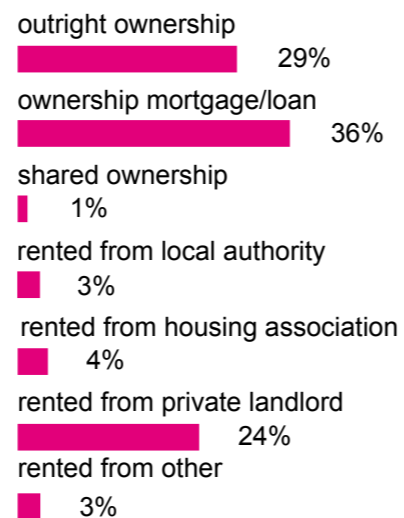
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

Clockwise, from the top:

