

Rottingdean Village Character Statement



Character & Design Statement

The Neighbourhood Plan sets out the Parish Council's core strategic objectives and intentions under six key themes; Character and Design is one of those themes.

CORE STRATEGIC OBJECTIVE

To maintain the character and key design features of Rottingdean; a historic chalk downland village

The Character and Design statement provides context, lists the intentions and details the General Design Principles that should be considered as part of the development planning process.

PURPOSE

The purpose of the **Village Audit** is to capture the design aspects of the residential, commercial and public buildings and spaces that are unique, or add to the overall character of the village, including those considered to be community assets and green spaces. In addition, the statement will highlight areas of poor fabric or design, or where there are opportunities for improvement.

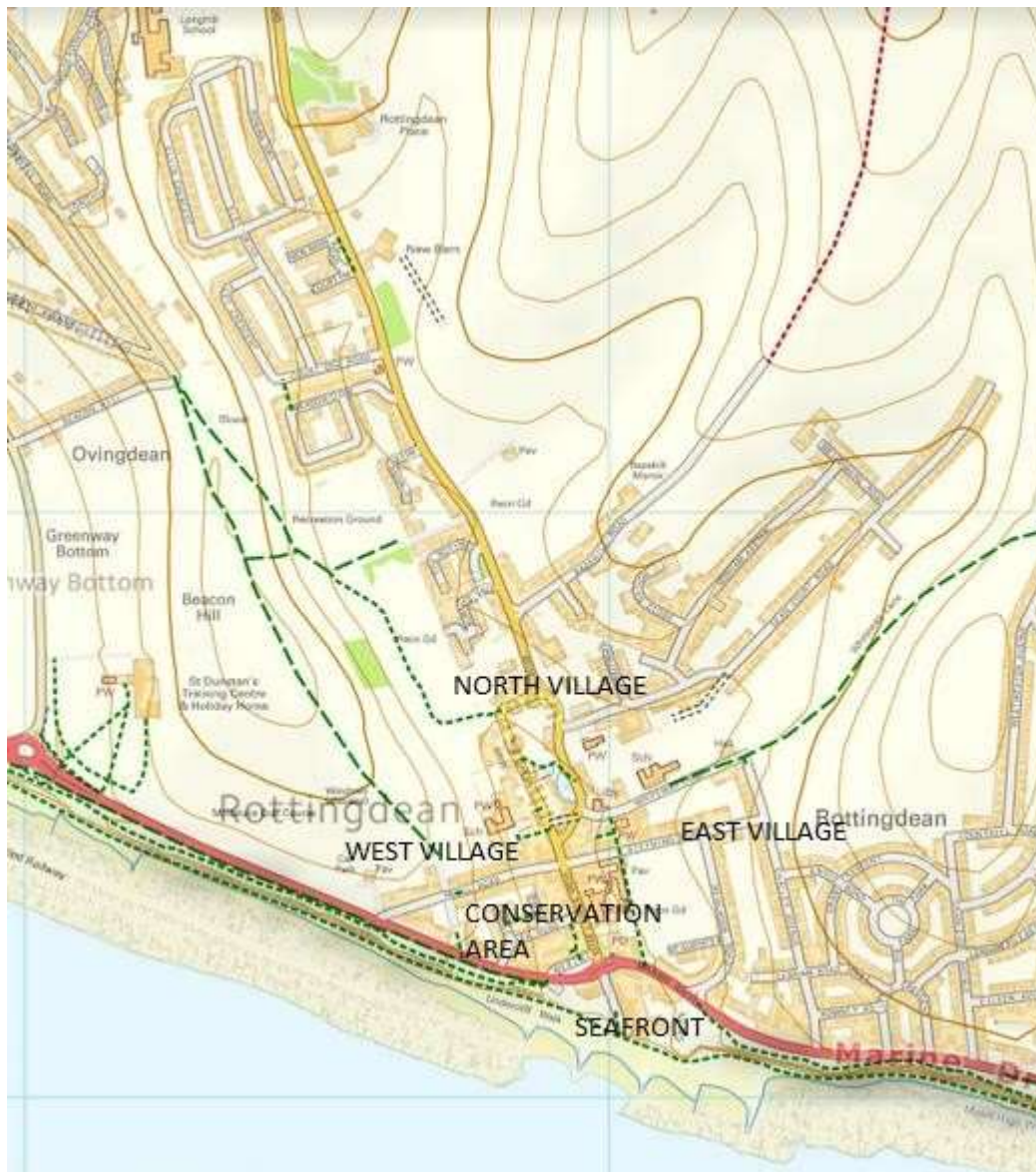
Detailed in this section are examples of good design and characteristics that are uniquely Rottingdean. The photographs included reflect the wide variance of properties that contribute to the overall look and feel of the village, and are intended to be used as a guide for developers.

VILLAGE AUDIT

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For the purposes of the audit, the village was split into five areas; 'Seafront', 'Conservation Area', 'North Village', 'East Village' and 'West Village'. This audit, and the photographs taken (unless credited), has been carried out by Parish Councillors.

The **Rottingdean Conservation Area Character Statement**, appended to the Character & Design Statement, should be referred to for specific and detailed information for those streets in the Conservation Area. In addition, the Village Audit also highlights a number of important local green spaces, as well as community facilities; a full list can be found in the Neighbourhood Plan (Chapters 2 and 5).





List of streets contained in each of the five areas covered by the Village Audit

EAST VILLAGE	
Chailey Avenue Cranleigh Avenue (W) Grand Crescent Knole Road Lenham Road East (pt) Lenham Road West Little Crescent	Marine Drive (part) Romney Road The Park Newlands Road St Aubyns Mead Steyning Road
SEAFRONT	
Lower High Street Marine Drive (part)	The Seafront The Terraces
WEST VILLAGE	
Caspian Square Golden Square Marine Drive (part) Nevill Road Park Crescent	Park Road Park Terrace Sheep Walk West Street
CONSERVATION AREA	
Denes Mews High Street The Twitten Challoners Mews Olde Place Mews	The Green Vicarage Lane Vicarage Terrace Whiteway Lane Tudor Close
NORTH VILLAGE	

Bazehill Road	Cricket Ground
Challoners Close	Meadow Close
Dean Close	Recreation Ground
Dean Court Road	The Rotyngs
Gorham Avenue	Wilkinson Close
Gorham Close	Court Farm Road
Lustrells Road	Court Ord Road
Northgate Close	Eley Crescent
Northfield Rise	Eley Drive
Royles Close	Elvin Crescent
Welesmere Road	Falmer Road (part)
Falmer Road (part)	New Barn Road
Burne's Vale	Rottingdean Place
	Rowan Way

Key



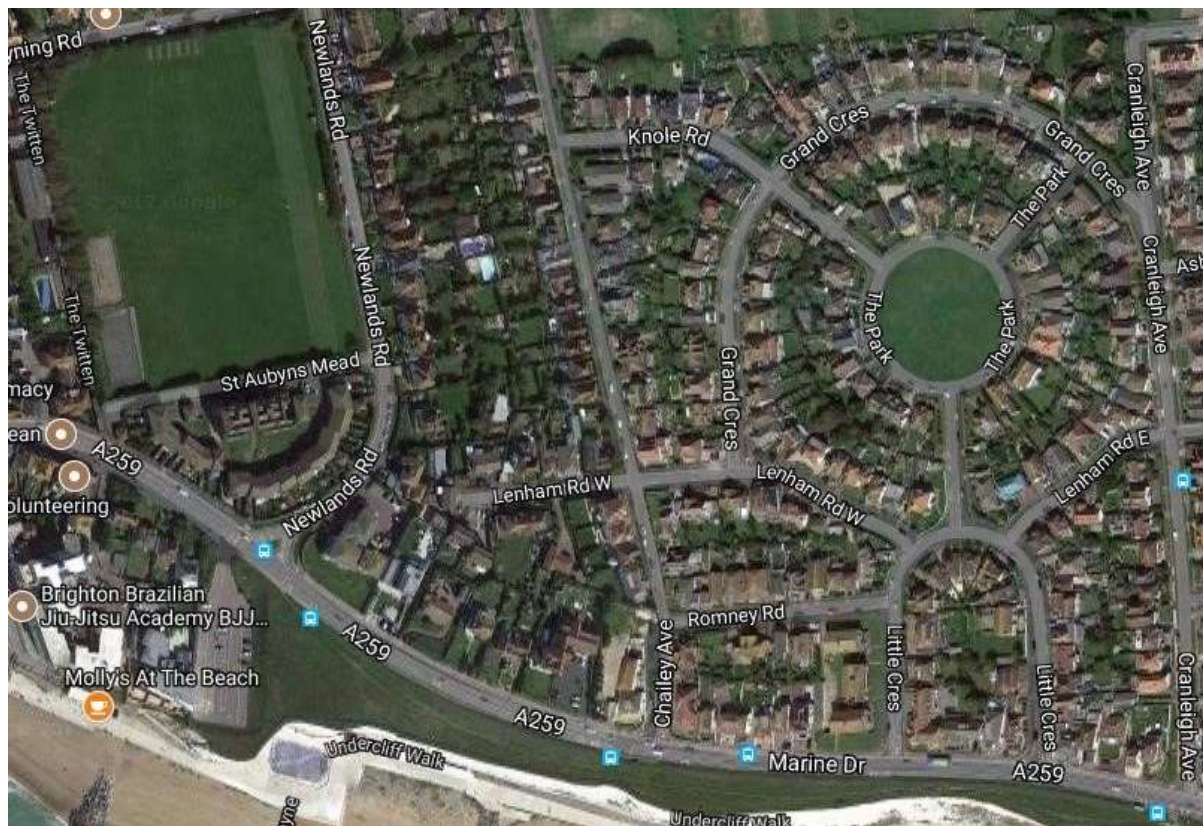
Community Facili



Local Green Spaces

East Village

This area is bordered by the A259 (Coast Road) to the south; Cranleigh Avenue (boundary with Saltdean) to the east; Newlands Road and Steyning Road to the west and Knole Road/Grand Crescent to the north.



This area is purely residential, with two care homes, and consists of an eclectic mix of architectural styles ranging from large family homes to small bungalows and flats. Many properties have sea views and the vast majority of homes are detached with gardens front and rear which, on the whole, are not large enough for infill development. This area includes the remainder of St Aubyns Field, which has been subject to a Planning Brief and is proposed to be designated as a Local Green Space by virtue of adoption of the Neighbourhood Plan.



There are no community assets of interest in this area.



The Park provides an open green space at the centre of Grand Crescent.

The largest open green space is the remainder of St Aubyns Field, attached to the old school site of St Aubyns, an area that has been identified as not suitable for development, to which the public have no access at present.



Views across West Rottingdean with St Aubyns in the foreground

Knole Road / Grand Crescent

The northern boundaries of this area back onto open grazing land occupied with stabling and horses. On the eastern end of the northern boundary (Knole Road/Grand Crescent) many residents have purchased plots of land from the Farm in order to extend their rear gardens and prevent further development close to their own properties. The extended portions of these rear gardens and the grazing pasture beyond are now part of the South Downs National Park and any proposed development on this land is extremely unlikely to proceed.



Grazing area Chailey Avenue/ Knole Road.

Cranleigh Avenue / The Park

The western and lower northern boundaries contain the highest proportion of larger homes and, being closer to the village centre, are the older of the properties in this area.

As further additions to the housing stock have been completed up the hill in an eastward direction, the dwellings, in the main, tend to become smaller in size, with an increasing incidence of bungalows being interspersed with the two-storey houses. Areas such as The Park, with its large, circular, central green space have the greatest proportion of bungalows.



View across The Park.

This area is blighted by its use as a ‘rat run’ for vehicles travelling through Rottingdean from Woodingdean to Saltdean, Telscombe and Peacehaven, and vice versa. As the roads in the area are fairly narrow and used for residential and some commuter parking, the access for ‘rat run’ traffic is not easy, but preferable to waiting in long traffic queues along Rottingdean High Street. Speed bumps have been installed on Steyning Road and the area is subject to a 20 mph speed limit.

Steyning Road / Newlands Road

This road runs east uphill from the High Street, opposite Nevill Road. The housing is along the north side only between the High Street and Newlands Road. There is a fine terrace of early 20th century housing at the lower end. Long gardens run behind the properties in Steyning Road but the pattern and strategic views have been negatively impacted by oversized back garden development in one or two cases.



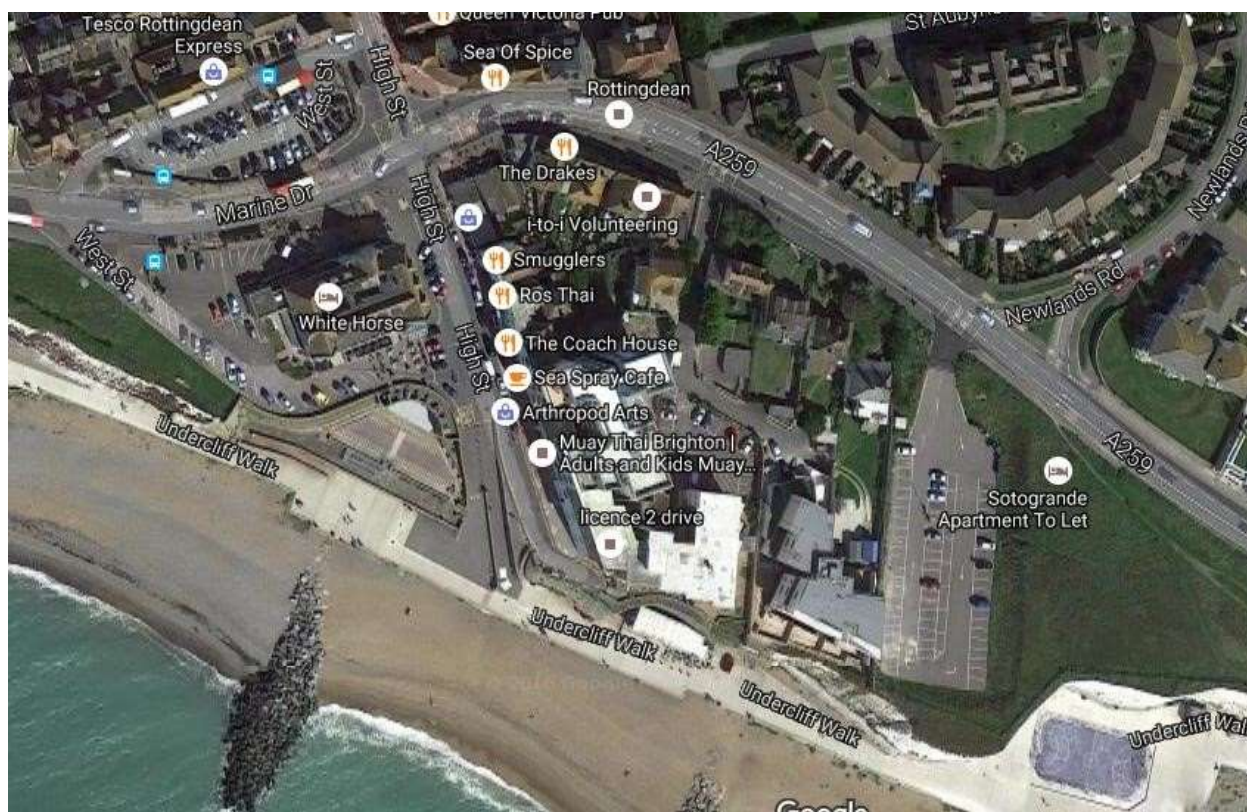
[Photo of view across St Aubyns Field]

Large family homes – Newlands Road

Turning right in to Newlands Road properties line the east side of the road only, overlooking St Aubyn’s field with mainly uninterrupted views. The majority of housing here originally dates from the 1930s and comprises larger detached family accommodation and nursing homes, with some flats at the southern end, including in the St Aubyns Mead development.

Seafront

The Seafront area is accessed via the Lower High Street, south of the A259 (Marine Drive), and is the main access to the beach and Undercliff Walk, which forms the southern most boundary of the Parish. The clifftop area is a Site of Special Scientific Interest and protected by law, as are the rock pools at the foot of the cliffs. The clifftop is subject to erosion and many properties have already been lost over the years.



This area includes the Lower High Street, which accommodates two residential blocks, St Margarets and Highcliff Court, both of which include a mixture of one and two bedroom apartments. A more recent addition to the Seafront is Azure, a high end and modern apartment block built on the cliff edge. Marine Drive has a mixture of residential properties, including large detached homes and multi-occupancy units.

In recent years, new modern residential units are replacing existing older properties, the majority reflect newer buildings seen elsewhere along the coast road and are considered to be a welcome addition.

Access from the village to the seafront is across the busy A259 (Marine Drive), a particularly awkward junction for vehicles and difficult for pedestrians and cyclists to navigate. Traffic travelling westwards often becomes blocked at the junction by larger vehicles because of the narrow width of the road causing large tailbacks along the coast road. Traffic queues also extend northwards up the High Street due to the sheer volume of vehicles travelling from and to the A27.

The Seafront area is often the first impression that visitors have of Rottingdean, especially those travelling through along the coast road, and it is essentially our front door and first impression that visitors are left with. The mixed use nature of this area is generally well

maintained, the White Horse pub has been renovated and the supermarket on West Street has been built considerably to look like a row of flint buildings. The area is however blighted with car parks and on-street parking in the Lower High Street and would benefit from a public space and some additional greening.



A view eastwards along the clifftop before and after erosion



A view westwards showing Highcliff Court as it appears today and what stood before



There is a wide variety of public buildings in this area including two public houses, many cafes, a supermarket and various retails and commercial premises.



The Terraces overlooking the seafront provide a large public space which is used for open air events. The wide pathway along the Undercliff is well-used by local walkers, cyclists and visitors and also includes a multi-use games area.

Lower High Street

The Lower High Street with access to the seafront has been identified as an area for public realm improvement in order to improve the overall accessibility and use of the area as a public shared space. At present it is dominated by parking on both sides, with gated restricted access to the Undercliff for servicing and emergency vehicles. Pedestrian access to the seafront is inhibited by traffic movements in this area. Furthermore, the main slope to the seafront is steep and challenging for people with mobility issues.



Views past and present of the Lower High Street, dominated now by parking



The White Horse as it once was and the current view looking north from the Quarterdeck

The western end is a cul-de-sac, providing access to the Art-Deco style St Margaret's block of flats and Highcliff Court. At ground level are a number of retail units, including the Coach House public house, cafes, food premises and small independent shops.

The Terraces

Half-way down the slope on the western side are the Terraces, dating from the 1930s and built in a style emulating dry-stone walls. Disabled access to the Upper Terrace has been provided by way of a ramp funded by the Parish Council. The Terraces are used for a variety of open air events, including musical and theatre productions and provide a pleasant area to relax.



The Terraces open air events space with St Margaret's and Highcliff Court, and The White Horse pub in the background



The slope up to the Lower High Street from the Undercliff as it once was and now



The view up the Lower High Street from the Undercliff and in the opposite direction

The Undercliff

To the east of the slope are the seafront toilets and café, refurbished in 2014. The Multi-Use Games Area (MUGA), further to the east along the Undercliff, was constructed in 2015, funded by local charity PARC, and stands where an open air swimming pool once was until the early 1990's, when it was concreted over as part of coastal protection works. The Undercliff walkway continues eastwards to Saltdean and west into Brighton and is widely used by pedestrians and cyclists, providing access to the beach and rockpools.



The undercliff as it was and now with Highcliff Court and Azure on the clifftops, the MUGA and rock pools

Marine Drive (High Street to Newlands Road)

The north side of Marine Drive commences with a 1930s block of shops with residential units above. Flats added to retail units adjoin this in the 21st century are of a good standard and are in keeping with the original era of construction.



Views eastwards along Marine Drive with Newlands Road in the background

The low level units on the south side are also in retail use but are chalet style and are poorly constructed. The terrace of cottages to the east is mainly in retail use with some residential occupation. The public realm fronting these buildings is very poor and not disabled friendly. All of these properties had previously been compulsorily purchased in the 1930s when there were plans to expand the A259 at this point to ease traffic flows; this traffic pinch point remains an issue, with the narrow junction often becoming blocked and subject to a number of accidents. Improvements to the public realm around this junction will be actively encouraged.



The junction of the High Street and Marine Drive where improvements are required

An unadopted road to the east of the cottages provides access to a row of larger houses from the 1930s. The road leads to the small car park at the rear of St Margaret's flats, where the recently built (2015) and ultra-modern Azure development is located at the cliff edge.



The view eastwards from above the long stay car park and how it previously looked

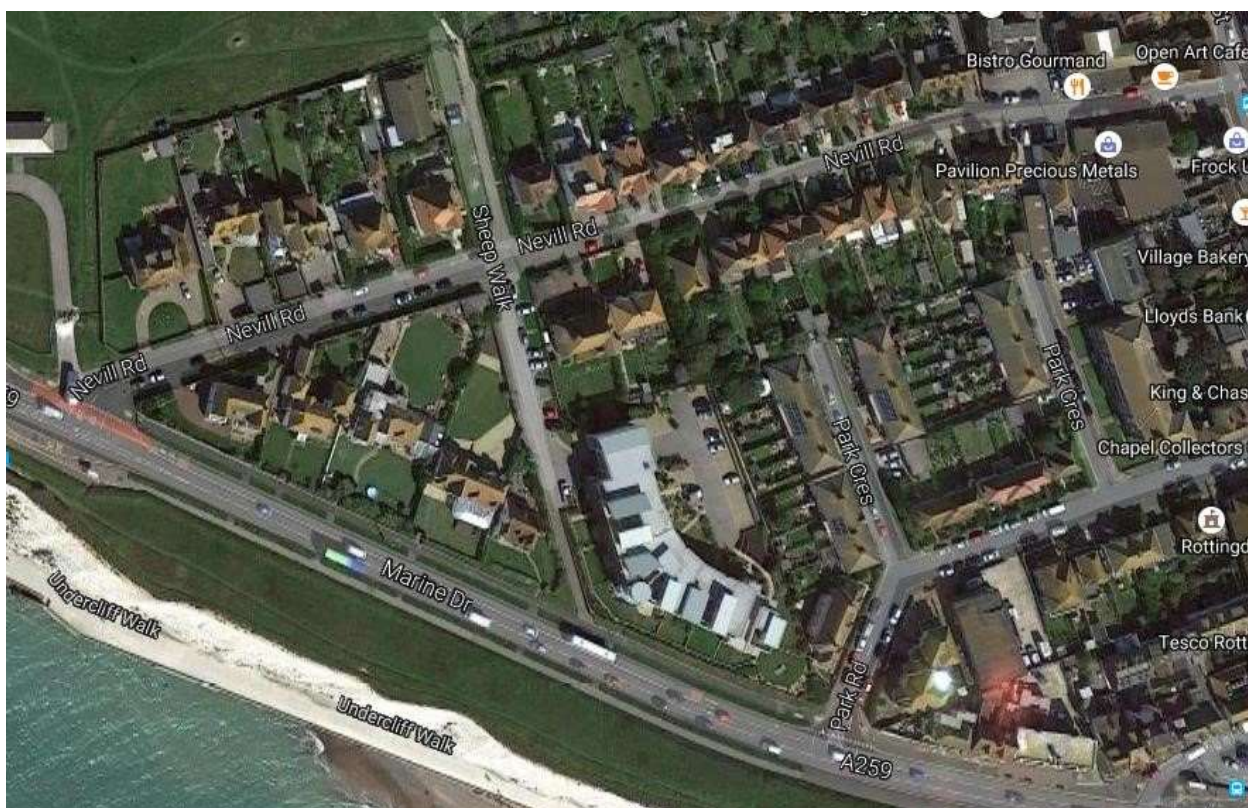
The long stay car park is further east on the south side of Marine Drive. The access to the car park is steep and angled, leading to low occupancy rates in an area where street parking is severely limited. Improvements to this facility are recommended in order to increase use. This site is not recommended for development due to the visual impact that it would have on views of the coastline from properties to the North of Marine Drive, and also its proximity to the cliff, due to the real threat of cliff erosion along this section of the A259.

West Village

The area sitting behind and to the west of the High Street and bordered by the A259 Marine Drive to the south is a primarily residential area of properties originating from the early 1900s but includes a variety of mixed use commercial premises. Properties vary in type and size from blocks of flats and apartments to large detached houses, with some acknowledgement in part of the distinctive characteristics of the village. The Cape development from the early 2000s on Marine Drive however, is sighted as an example of poor and unacceptable design and over-development for its site and surroundings.

The area was once home to the village square at the bottom of Nevill Road, and an old school now occupied by the Royal Mail sorting office; only the Reading Room remains from that

period. The site occupied by Royal Mail and the commercial buildings immediately surrounding it have been identified as potential sites for redevelopment. As has the Telephone Exchange on Park Road which occupies a large footprint in a residential area.



Access to Beacon Hill with its famous Windmill in the South Downs National Park can be made from the top of Nevill Road and also via Sheep Walk. Beacon Hill is a recognised Local Nature Reserve and has recently been extended to include the old pitch and putt golf course, taking the total area to 26 hectares. Sitting alongside Beacon Hill next to Sheep Walk is the first of three allotments areas within the village. The allotment backs on to the grounds of Our Lady of Lourdes School which extends eastwards back down to the High Street.



The Village Hall is the major community facility in this area.



Access to Beacon Hill Nature Reserve is at the top of Nevill Road.

Golden Square

A public footpath runs from West Street between a supermarket and pharmacy through Golden Square to Park Road, providing a sheltered route away from traffic to access the High Street. Parked vehicles often obstruct access making it difficult for those in wheelchairs or with pushchairs to pass.

Golden Square is home to the one remaining public wash house. The wash houses were provided in the 1890s by the first Parish Council, after a campaign led by Georgiana (later Lady) Burne-Jones, who served on that council.

The footpath runs alongside Rottingdean Village Hall, built in 1935, which still represents a key performance and activity venue. Public toilets can also be found along this route. It is anticipated that improvements to this area, including the public toilets, can be made to make it more appealing.



The wash house in Golden Square and public toilets next to the Village Hall in Park Road

Park Road, Park Terrace and Park Crescent

Houses in the three streets here were constructed in the 1930s. Park Road is made up of medium sized semi-detached houses and Park Terrace is made up of smaller terraced cottages with some commercial units nearing the approach to the High Street. There is a large unsightly telephone exchange on the south side of Park Road in between the housing. The two roads comprising Park Crescent were formerly comprised of social housing but the majority of these houses are now in private ownership. The eastern section of Park Crescent is fronted by Cownwy Court, a 1960s block of generously proportioned 1 and 2 bedroomed flats.



Residential properties in Park Road and the surrounding streets

West Street

West Street is located to the west of Golden Square on the south side. It is a mix of Victorian seaside cottages with a degree of charm, and a range of retail units. Where the old Royal Oak pub once stood is West Street car park, the former properties were demolished to widen Marine Drive, although there has been a sympathetic development with the addition of a supermarket built with a traditional flint and red brick façade to reflect the cottages that once stood there.



Looking east along Marine Drive and West Street as it once was (above) and today (below)



Marine Drive (from West St to Nevill Road)

This area is made up of larger retail units with apartment accommodation overhead, adjacent to a further terrace of seaside cottages to the west. The Cape development fronts Marine Drive at the junction with Sheep Walk. High-fenced back gardens of a number of large detached houses run down to Marine Drive between Sheep Walk and Nevill Road.



The imposing Cape residence

Sheep Walk

Sheep Walk leads from Marine Drive to Nevill Road and on to Beacon Hill. It is a part-pedestrianised no-through road, served with parking spaces at the southern end; the northern end has green verges appropriate to this gateway to the Downs. The main access to The Cape is from Sheep Walk.



Access to Beacon Hill and the Windmill from the top of Nevill Road and via Sheep walk

Nevill Road

Once open land and allotments, this no-through road forms part of the expansion of the original farming village in the Victorian era and the majority of the part running from the High Street westwards up to the flint wall remains in the ownership of the Nevill Estate belonging to the Marquess of Abergavenny. At the foot of Nevill Road, there is a fine terrace of flint Victorian cottages with walled flint gardens, dating from 1891 and bearing the Nevill family crest.



Views eastward down Nevill Road

A footpath runs alongside the flint wall leading to the northern part of Nevill Road.

The northern end of Nevill Road comprises a small number of substantial detached 20th century houses with gardens backing onto Beacon Hill. The majority of properties in the southern part of Nevill Road date from the Edwardian era through to the 1930s and are solidly and attractively constructed with many original features.

At the base of the road, in the adopted part, there is a small flint-faced building which was the original school-house Reading Room, now owned by St Margaret's CE Church and in use as a

private billiards club. Adjacent to this building is a café, restaurant and a small retail complex (Laureen's Walk) with apartments above.



The Reading Room at the bottom of Nevill Road and 'Village Square'

There is a small public square opposite, once the meeting point for the village, and next to the Royal Mail Sorting Office with a substantial car park to the rear. To the west of this building is a poor quality two-storey office building with warehousing to the side and rear (running through to Park Crescent). Frequent deliveries often make access to and egress from the residential part of Nevill Road difficult.



A mix of properties at the foot of Nevill Road

Caspian Square and Cottages

Caspian Square and cottages are accessed by a short unadopted road running between Laureen's Walk and an unattractive 20th century three storey block housing a restaurant with apartments above, fronted by private parking spaces and an area of unmanaged space where a number of cars are usually parked, often causing an obstruction. A commercial garage operates from behind this block, adjacent to two good quality modern cottage and opposite an attractive courtyard development of three-storey 'town-houses' with a small private car-park to the rear.



Caspian Square, Laurens walk and surrounding area

Potential Site Assembly

In the event of an alternative employment site being identified for the Royal Mail Sorting Office on Nevill Road, the Parish Council would support the redevelopment of Site A (see attached map) to provide residential apartments with appropriate parking provision. There is similar potential for residential provision on the site of the Telephone Exchange, should it become available.



Sorting Office and commercial premises at the foot of Nevill Road and Telephone Exchange on Park Road

The Conservation Area

A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. The Rottingdean conservation area covers a wide area including the High Street in centre of the village, both churches, extending outwards towards The Green and northwards along Falmer Road and the bottom of Dean Court Road, and incorporating allotments and playing fields.



The built environment is varied, comprising tight-knit groups of vernacular cottages focussed around the High Street, grand detached residences situated in individual garden plots around the green, and farmhouses and converted farm buildings to the north. A strong visual coherence is generated by the use of traditional materials, particularly a wide variety of flint. The architectural features of the Conservation Area are well-documented in the Rottingdean Conservation Area Character Statement that can be found at <http://www.rggi.net/Rottingdean/Rottingdean%20Con.pdf>

Any development within the Conservation Area is subject to strict planning conditions and must be approached sympathetically. Upkeep of buildings in this area is a prime concern for the Parish Council, as is ensuring the vibrancy of the High Street and a diverse and attractive offering for residents and visitors alike.



By its very nature there are a number of community facilities of interest in the area, including two churches, three public houses, the Rottingdean Club, Whiteway Centre, Scout Hut and The Grange, which incorporates the library and museum.



Kipling Gardens is a wonderful walled garden and includes a croquet pitch. The village green and pond are also key features of the village. There is also a series of interconnected Lutyens Gardens and access to Beacon Hill via Hog Plat.

The High Street

The historic High Street is at the heart of the village and consists of a mix of premises with some residential accommodation above and also directly behind. Many shop frontages retain aspects of their heritage, with references to their original purpose and provide an insight into the village's past. The retail units are generally single frontage and include a variety of retail and service offerings.



Views northwards along the High Street



There are two historic pubs on the High Street, the Queen Victoria constructed in a 1930s mock-Tudor style and the 17th century Black Horse. Two banks have closed in recent years, but the building have since been put back into use by other businesses. The size of the units

does limit the type of retail or service offering, but adds to the village feel and independent businesses are favoured over larger brands. There are few opportunities for redevelopment along the High Street, however a strong retail presence is welcome to ensure that the High Street remains interesting and thrives.

The traffic thorough the High Street and the impact that it has on the air quality (the High Street is a recognised Air Quality Management Area), remains a matter of serious concern. Traffic from the A27 through to the A259 passes directly along the High Street and continued housing development east along the coast puts increased pressure on this narrow thoroughfare.



Public Houses - The Queen Victoria, The Black Horse and The Plough (on Vicarage Lane)

To the rear of the Black Horse, on the southern side, there is a narrow passageway leading to the Old Bakery. Further south on this side of the road, a narrow entrance leads to the underutilised and poorly accessible former Lloyds Bank customers car park. A terrace of good quality town houses (Dene's Mews), albeit large in scale for its location, was built in the early 2000s on the site of a former garage works to the east of the High Street.



The Old Bakery, Lloyds car park and Deans Mews

The mix of building styles reflects building styles through the ages from the 16 to 20th century, providing a valuable insight into the village's past. The narrow and distinctive red brick pavements add to the unique village feel, but the High Street's enjoyment is harmed by the ever-constant stream of traffic.



Some of the properties on the High Street highlighting the predominant styles

The Twitten

The historic Twitten, a narrow footpath, runs parallel to the High Street and between St Aubyns Field, from Marine Drive in the south it continues north to Steyning Road crossing through to Whiteway Lane, with one small offshoot running eastwards through to Vicarage Terrace. It is characterised by traditional Sussex flint walls and hedgerows, and acts as an alternative route for pedestrians to avoid the traffic on the High Street.



Whiteway Lane and Our Lady of Lourdes Catholic Church built in the 1950's

To the north of The Twitten is Our Lady of Lourdes Church and Hall, set back from the road behind attractive flint walls. Whiteway Lane extends eastwards from here before becoming a bridleway and connecting with Saltdean. The Scout Hut and Whiteway Centre are both located in the lane.

Vicarage Lane and The Green

One of the most picturesque parts of the village is around The Green and Vicarage Lane that leads in to the High Street. The properties here are full of character, individuality and steeped in history. Douglas D'Enno's book 'Rottingdean Through Time' provides an insight into these buildings, their beginnings and famous inhabitants, including the author Enid Bagnold and Rudyard Kipling. With a few exceptions, these properties have changed very little over time.



North End House remains relatively unchanged through the ages



Whipping Post House from the 16th century and a more recent addition on the site of the old forge



The Grange, home to the library and Kipling Museum, and The Dene, now a retirement home

The Village Green and Pond is the centrepiece of the village and whilst traffic now circulates one-way around it, there have been few changes. The Annual Village Fair on the first Saturday in August is well attended and brings with it a host of activities and stall holders.



The pond on the Village Green with a view across to Beacon Hill in the distance

Sitting alongside are the Kipling Gardens, saved from development in the 1980s, the gardens provide a tranquil spot to relax, play a game of croquet and have hosted a number of outdoor events.



Kipling Gardens with their distinctive red brick paths and flint walls and the croquet lawn

St Margaret's Church presides over The Green and is enclosed by flint walls. Seven stained-glass windows in the chancel and tower were made by William Morris from designs by Sir Edward Burne-Jones, a resident of North End House.



St Margaret's Church as it appears now, a Morris window, and an undated photo taken from Beacon Hil

To the south of St Margaret's Church are the Lutyens Gardens, a network of Sir Edwin Lutyens designed gardens extending behind The Grange and Grange Lodge in part restored to the original Lutyens vision.

Dean Court Road and Tudor Close

At the entrance to Dean Court Road are a number of properties that would have formed part of two former barns and a cowshed of Court Farm at one stage. On the righthand side there is an extensive 'Tudor' development. Here too, farm buildings have been transformed: The seven original houses, completed by Saltdean Estate Company in the 1920s, were later converted into the Tudor Close Hotel, and subsequently converted back in to private residences in the 1950s.



Court Farm as it once stood before being converted into mock Tudor cottages in the 1930s as part of the development of Dean Court Road



Tudor Close now and as it once appeared in its days as a hotel in the 1930s



Various views of Tudor Close

Falmer Road

Leaving The Green and heading northwards this section of the Conservation Area was once scattered with farm buildings, some of which can still be found, albeit significantly altered from their original purpose and now large residential homes, as well as a mixture of smaller cottages. Sitting to the east of the Falmer Road is the Burnes Vale residential development on the site of the former Rottingdean School, with a mixture of high quality housing in a landscaped setting and shared road surfaces.



Challoners, farmers' cottages & a 1930s view showing the converted farm buildings at the centre.

Falmer Road is the main route in to and out of the village from the A27, and as a consequence is a busy main road. To the west are the playing fields, home to the Rottingdean Cricket Club and football team pitch, and further along on the eastern side is the Bowling Club, with views across the allotments and Beacon Hill.



The bowling green, view of the cricket field from Beacon Hill and Burnes Vale

North Village

This area is to the north of The Green and east of Falmer Road, bordered by Ovingdean to the north and St Marys Church to the south, and the South Downs National Park and Rottingdean Cricket Club on the east. The two eastern arterial roads of Dean Court Road and Bazehill Road lead eastwards towards the South Downs, from which there are a number of other smaller streets. To the west is the Recreation Ground and allotments bordered by Beacon Hill Nature

Reserve. At the northern end is Longhill School and Rottingdean Place residential development on the site of St Mary's Convent.

This is a densely populated residential area that expanded outwards in the 1930s consisting mainly of bungalows in the roads that lead off to the west of Falmer Road, with larger detached houses along Dean Court Road and Bazehill to the east. The land that adjoins Ovingdean at the northern end of the parish is known as Meadow Vale.



The cricket pavilion and sports facilities at Longhill School provide access to community facilities.



The Rottingdean Cricket Club maintains an active calendar of fixtures during the season, includes a football pitch and is also used for car boot sales on Bank Holidays.

The Recreation Ground provides a valuable green open space, incorporating play equipment, tennis courts and football pitches.

Dean Court Road

Dean Court Road extends eastwards from The Green in the dip of the South Downs between Rottingdean and Saltdean. There is no through access for vehicles, however a footpath and bridleway provide a link to the South Downs and across to Saltdean. From Bazehill Road there is access only to Balsdean Farm and again a footpath and bridleway on to the South Downs and connecting with Castle Hill National Nature Reserve.

This is a residential area that primarily consists of large detached family houses, ranging from impressive mock Tudor houses to bungalows, and interspersed two storey houses in the roads that lead off from Dean Court Road. Many of the properties have been altered and/or extended over the years.



Street views of Dean Court Road leading to the South Downs

The roads that lead off Dean Court Road contain a similar mixture of mainly detached houses.



Street views of the roads that lead off Dean Court Road

Bazehill Road

Leading off Falmer Road Bazehill Road extends eastwards continuing out into the South Downs and providing restricted vehicular access to Balsdean Farm and the lost village of Balsdean. Large detached properties line both sides of the road and the road connects to Northgate Close where once stood the large and impressive Northgate House demolished in the 1970s. At the top of Bazehill Road stands Bazehill Manor, a large and imposing residential development of apartments, out of character somewhat with its surroundings.



Views of Bazehill Road from Beacon Hill

Wilkinson Close and the Recreation Ground

Wilkinson Close is a cul de sac off the Falmer Road comprising of fifteen 4/5 bedroom detached properties built in 1995. The majority of the houses back on to Rottingdean Recreation Ground. The last third of the cul de sac is 'private' and is not maintained by BHCC nor does it have any street lighting. An additional house was built in the street on infill land with a significantly different design (to the left of the second photo below).



Street scenes from Wilkinson Close

Rottingdean Recreation Ground is situated between Beacon Hill and the Falmer Road. Access is via a narrow lane onto a small car park. There are a range of facilities including two tennis courts, a basketball net, two table tennis tables, and a football pitch. Additionally, there is a children's memorial playground which was established by the charity PARC in 1996. PARC also funded a block of public toilets and storage facilities.



Rottingdean Recreation Ground

West of Falmer Road

A significant residential area largely comprising of detached chalet bungalows to the north end of Rottingdean Village and built in the second half of the 20th Century all of which gain access to the Falmer Road via Court Ord Road. This is a 20 mph zone and the traffic is largely residential except at school times. Properties have some individual characteristics but largely conform to a standard.

This is a mid-price and relatively desirable family home area in Rottingdean Village and there is a tendency to improve and extend properties rather than moving away. As a result of home improvements, properties acquire differing appearances and styles.



Building of Eley Crescent in the 1930s and its chalet bungalows



Elvin Crescent continues the chalet bungalow theme

Elvin Crescent again features predominantly low-rise dormer bungalows but they are backed by the steep wooded banks of Beacon Hill and Longridge, a natural divide between Rottingdean and Ovingdean above.

The end of Eley Drive meets a pedestrian access to Longhill School which attracts high volumes of non-residential traffic at school times. Rowan Way gives the impression of being the newest part of this estate and is unusual in having two storey detached houses to the easterly side of the road and bungalows to the westerly side.



A view from one of these two storey properties looks across the estate and shows the strategic importance of the wooded hillside beyond that separates Rottingdean below and Ovingdean above.

Geographically integrated with the Court Ord estate but with separate access to the Falmer Road is a small community of around 20 homes originally built as council or social housing but many of which are now in private ownership. These are Court Farm Road and New Barn Road.



Properties on New Barn Road

Brighton and Hove City Council recently re-roofed their remaining social housing giving a distinguishing variation to the properties. Some in private ownership have embarked on major extension work and solar-panelling.

The semi-circular green between New Barn Road and Falmer Road constitutes an important green space but is occasionally misused especially at night for off-road parking.

Rottingdean Place

A former convent and private school with formal gardens, recreational facilities and extensive grounds and overlooking the South Downs National Park. Behind secure access gates this listed building has been converted into a large number of much-sort-after private and leasehold flats and apartments.



Rottingdean Place

Rottingdean Place features many architectural features such as the Old Chapel and has extensive open grounds that reach far into the South Downs National Park.

New Barn Farm

Across the Falmer Road from New Barn Road is the Farm that provided the name. Although not a residential property, parts of New Barn Farm are Grade 2 listed buildings and in use as a Livery Stables; the farm provides casual employment and recreational facilities to the people of Brighton and beyond.



Views of New Barn Farm and the South Downs in the background



Older parts of New Barn Farm date back to the 1800s and are considered heritage assets



Further Information & Photographs

Key design features

The following images feature elements of design and materials that can be found across the village and which are considered to be key characteristics of Rottingdean's heritage.



Field and pebble flint and red brick are predominant features in many of the original properties, along with rendered mock Tudor



Many newer properties incorporate these materials into their design



Traditional flint walls are commonplace throughout the village

Historic village views

A selection of images of Rottingdean from the archives, courtesy of:

'Coastview' www.sussex.ac.uk/geography/researchprojects

'The Regency Collection' www.regencysociety-jamesgray.com

'Rottingdean Through Time' <http://www.rottingdeanvillage.org.uk/around-about/history>
<http://www.rottingdeanvillage.org.uk/around-about/history-environment/rottingdean-time-douglas-dennoenvironment/rottingdean-time-douglas-denno>







Acknowledgements

This Village Audit has been collated by Councillor Fitsall with contributions from fellow Parish Councillors, and with reference to Douglas D'Enno's publication 'Rottingdean Through Time' and the archives of the Rottingdean Preservation Society.

All recent photographs taken by Parish Councillors unless otherwise stated, with old photos courtesy of 'Rottingdean Through Time'.

All map images attributed to Google.

