

DRAFT

The Round Hill Society

ROUND HILL

Conservation Area Appraisal

Annex C:
Views
Public Realm
Landscape
Trees





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1. Views



Figure 2. View from Round Hill Aquatint engraving by and after William Daniell. Published by Daniell, Cleveland Street, Fitzroy Square, London Aug 1st 1823 and then in his 'Voyage Round Great Britain' of 1824. The scene is taken from the hill that the Ditchling Road later climbs and before St. Peter's is built. (Credit: Regency Society)

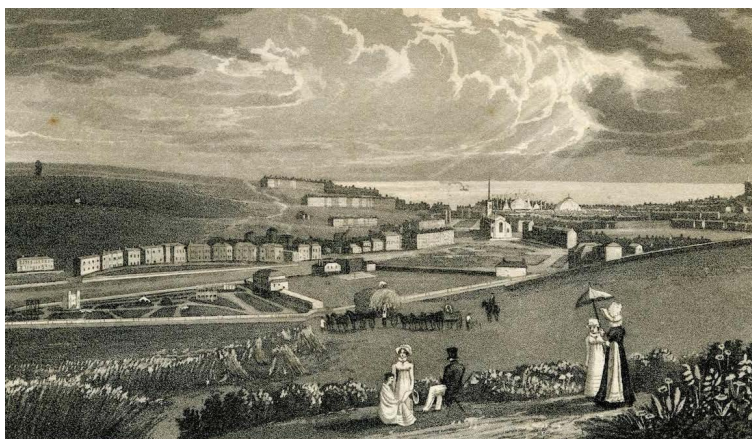


Figure 1. Aquatint engraving by and after Robert Havell and published by him in 1824. In 1825 it was included in E W Brayley's Topographical Sketches of Brighthelmstone, with ten other illustrations. (Credit: Regency Society)

History

- 1.1 Round Hill has been the chosen viewpoint for views towards central Brighton and the sea. This arises from the height of the hill so close to the centre, with views aligned down the central dry valley of The Level and Stein and the point of bifurcation between the Lewes Road and London Road valleys.

Historic England Guidance

- 1.2 Heritage assets can gain significance from their relationship with their setting whilst views from within or outside an area form an important way in which its significance is experienced and appreciated.¹

General description

- 1.3 The Round Hill Conservation Area is notable for its hilly setting, with long terraces of houses framing distant views of the sea to the south and the Downs to the east.
- 1.4 Typical Round Hill view characteristics include:
- Views down to the sea.
 - Views across the valleys east to the ridges (including Racecourse Hill) and west towards Seven Dials.
 - Views to the surrounding Downs (including Hollingbury Fort, Newmarket Hill).
 - Glimpses between buildings of surrounding cityscape such as Hanover terraces and Downland.
 - Stepped building height as terraces rise hills.
 - Distant views towards Round Hill from the surrounding area (such as Bear Road, Racecourse Hill, and Hartington Road).
 - Composed views of the groups of buildings in Roundhill Crescent and the approaches from Upper Lewes Road exhibit a degree of conscious design and consequent visual harmony.

1 Para. 58 Conservation Area Designation Appraisal and management

- Views of the landmark of St Peter's Church that contribute to its setting and significance.
- Views of South Downs National Park - a recognised Area of High Landscape Value.
- Views of nearby Cemeteries (National and locally designated historic parks and gardens).
- Views and vistas outwards from the Conservation Area.
- Short-distance view towards the Conservation Area, for example, from the St Paul's district, east of Upper Lewes Road.



Figure 3. Copper-plate aquatint engraving by George Hunt after H Jones, published in C & R Sickelmore's *Select Views of Brighton*, c1827

View types

1.5 The views are illustrated in Figure 83. They can be assembled into four main types.

- Strategic Views (within and outward) - Significant views and vistas within, through and outwards from the Conservation Area. Alterations to these views may mount to 'substantial' harm to the character and appearance of the conservation area.
- Strategic Views (inward) Medium and long-distance strategic views towards the Conservation Area.
- Minor views (within and outward) - Local views within, through and outwards from the Conservation Area. Alterations to these views may mount to 'less than substantial' harm to the character and appearance of the conservation area.
- Minor views (inward) Short-distance views and vistas towards the Conservation Area from the immediate area. Alterations to these views may mount to 'less than substantial' harm to the setting of the character and appearance of the conservation area.



Figure 4. Steel engraving, no artists mentioned, published by W Leppard of 17 East Street, January 1842. On W Sanders' 1850 Plan of Brighton and its Environs our present Rose Hill Close was called Rose Hill North, and our Upper Lewes Road was called Shoreham Road.



Figure 5. Strategic and minor inward views

Strategic views (within and outward)

- 1.6
- Significant views and vistas within, through and outwards from Round Hill Conservation area and the immediate area.
- 1.7
- Nine strategic views' have been identified:
 - Ditchling Road looking south
 - Prince's Road looking west
 - Crescent Road looking south
 - Prince's Road looking north east
 - Wakefield Road looking south east
 - Top of Catscreep looking east
 - Richmond Road looking north east
 - Roundhill Crescent looking north east
 - Florence Road looking east.

Strategic Views (inward)

- 1.8
- Views of the Conservation Area can be found from other parts of Brighton.
- 1.9
- Medium and long-distance views and vistas towards the Conservation Area.
 - Hartington Road
 - Bear Road/Race Hill
- 1.10
- Particularly from Bear Road to the East and Race Hill to the South-East, the curves and contours of streets like Round Hill Crescent are especially attractive.
- 1.11
- Equally crucial to the shape of Round Hill is the stepped terraces and building line along the north side of Prince's Road. This is softened by the lines of trees which mark the junction of the former Kemp Tow branch railway line.

Minor views (inward)

- 1.12
- Short-distance view and vistas towards the Conservation Area from the immediate area.
 - St Paul Street
 - St. Mary Magdalene Street
 - Caledonian Road
 - Edinburgh Road
 - Aberdeen road
 - Inverness road
 - Ditchling Rise.

Minor Views (within and outward)

- 1.13
- Minor views within, through and outwards from the Conservation Area.

Description of strategic views

Florence Road looking east

- 1.14
- A dramatic vista from Ditchling Road across the plunging Lewes Road Valley across to the Bear Road/Racecourse Hill Ridge. The middle ground is framed by the hexagonal ohel (chapel) of the Jewish Cemetery that appears deliberately planned in the picturesque English landscape tradition. The lower slope of the valley behind are the Extra Mural Cemetery with buildings and steeples occasionally puncturing the tree line. The far distance captures the edge of the South Downs National Park, a nationally designated heritage asset. The foreground is framed by the locally listed Jolly Brewers public house.

Prince's Road looking west

- 1.15 This view is across the London Road valleys to the Dyke Road ridge and Seven Dials. The view is framed by terraced houses on either side of Princes Road stepping down the hill with longer front gardens on the north side adding a verdant quality. This view has been harmed by recent bulky development along the London Road.

Ditchling Road looking south

- 1.16 The views of St Peter's Church, a Grade II*(CHECK) listed building enhances its setting and significance. Ditchling Road is a historic radial route towards the historic core. The view is enhanced by lines of mature large-canopy trees on either side. This is an elevated view, offering a sweeping vista of the city along the Valley Gardens conservation area to the sea.

Prince's Road looking north east

- 1.17 The summit of the hill is at the middle of Prince's Road near the junction with Crescent Road, beyond which is the steep cutting of the railway line and slightly further to the north, the land drops abruptly to Hughes Road (formerly a railway goods yard and rail line to Kemp Town), outside the conservation area and mainly occupied by large commercial factories, shops, and offices. The large-canopy mature trees in the middle ground help to frame and enclose the area and screen the commercial sheds beyond that would otherwise harm the view. In the far-distance are views of the Newmarket Hill and the South Downs National Park, a nationally designated heritage asset.

Crescent Road looking south

- 1.18 The view from Crescent Road is framed by buildings stepping down the hill, with the Valley Gardens Conservation Area in the middle ground. The sea beyond is partially obscured by buildings on Carlton Hill. This dynamic (or kinetic) view unravels as you approach the summit Round Hill and beginning to descend the steep slope, with the experience varying depending on whether you travel along the east or west side of the street.

Top of Catscreep looking east

- 1.19 This is a channelled view that is tightly framed by buildings on either side opening through a narrow slot. The view is nevertheless the dramatic. The steps and boundary walls of the staircase in the middle ground fall away to reveal views across the deep Lewes Road Valley to Racecourse Hill. The horizontal bands of multi-coloured terraced houses in the Han-

over district sit below the green spaces and tree lines along the ridge. This strongly evokes an Italian Hill village of fishing community. This is a kinetic view as you travel down the steps, the vista increasingly enclosed by the side walls and overhanging greenery with a strong sense of tranquillity.

Wakefield Road looking south east

- 1.20 View down the hill along the Level and the Steine to the sea. On the east side, buildings step down in height with the tall boundary wall and mature trees of the Sylvan Hall estate framing the right-hand side. The view is focused on St Peter's Church (Grade II*(CHECK) in the setting of the Valley Gardens conservation area.

Richmond Road looking north east

- 1.21 Buildings along Richmond Road frame the views towards the mature trees screening the industrial estates in the middle ground with views of the South Downs National Park in the background. The large-canopy mature trees in the middle ground help to frame and enclose the area and screen the commercial sheds beyond that would otherwise harm the view.

Roundhill Crescent looking north east

- 1.22 The nationally listed buildings lining the Crescent frame views across the Lewes Road to the wooded areas of Woodvale Cemetery (a nationally listed park or garden) and Extra Mural Cemetery (locally listed).

Hollingdean Road looking north west

- 1.23 This is the mirror image of the Florence Road view in which the middle distance is framed by the ohel of the Jewish Cemetery

Hartington Road

- 1.24 This is a kinetic view in which the curving Round Hill terraces interleaved with bands of mature trees create a dramatic cityscape leading up to the tree-lined ridge of Round Hill (the edge of the railway cutting). The view opens and changes as you travel further up the hill.

Bear Road/Race Hill

- 1.25 This is an iconic view of curving Round Hill terraces interleaved with bands of mature trees that create a dramatic cityscape.

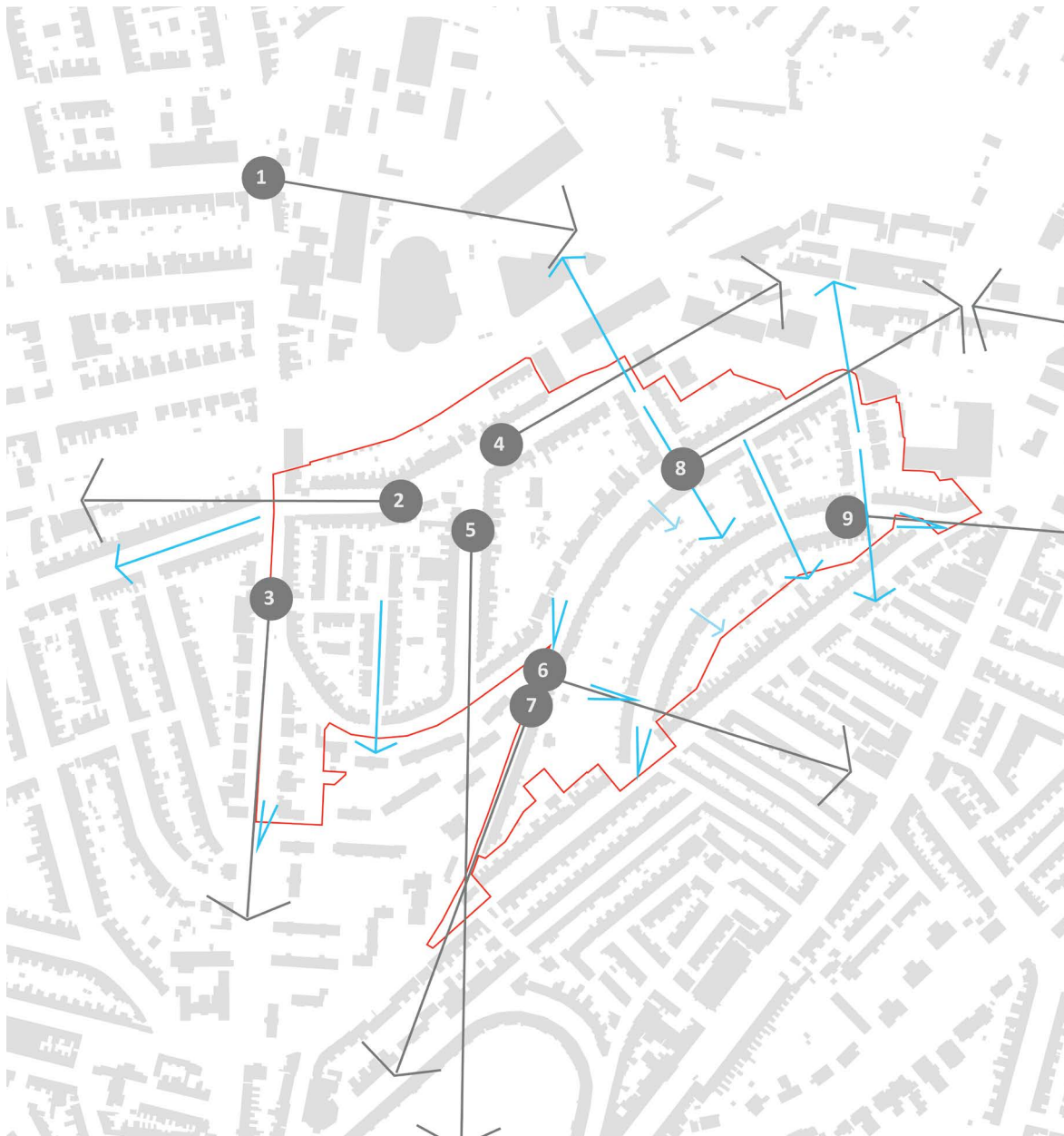


Figure 6. Strategic and minor outward views

Strategic Views (within and outward)

1. Florence Road looking east
2. Prince's Road looking west
3. Ditchling Road looking south
4. Prince's Road looking north east
5. Crescent Road looking south
6. Top of Catscreep looking east
7. Wakefield Road looking south east
8. Richmond Road looking north east
9. Roundhill Crescent looking north east
10. Hollingdean Road looking north west

Strategic Views (inward)

11. Hartington Road
12. Bear Road/Race Hill

-  Strategic Views and Vistas
-  Local Views
-  Minor Views (between gaps)

Figure 9. Strategic View 1 Florence Road Road looking south



Figure 10. Strategic View 2 - Wakefield Road



Figure 11. Strategic View 3 - Crescent Road looking south



Figure 8. Strategic View 6 - Top of Catscreep looking east

Figure 15. Strategic View 4 - Princes Road looking north east

Figure 13. View 5- Wakefield Road south east



Figure 12. Strategic View 4 - Princes Road looking north east



Figure 7. View 5- Wakefield Road south east



Figure 17. Strategic Imnward - Bear Road/ Race Hill



Figure 14. Strategic View 6 - Top of Catscreep looking east

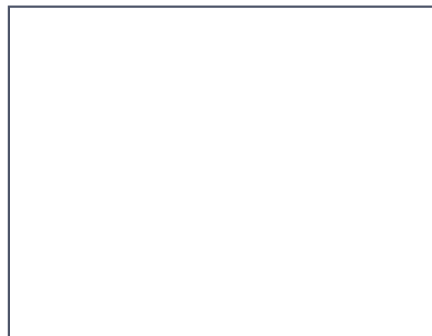


Figure 16. Strategic Imnward - Hartington Road

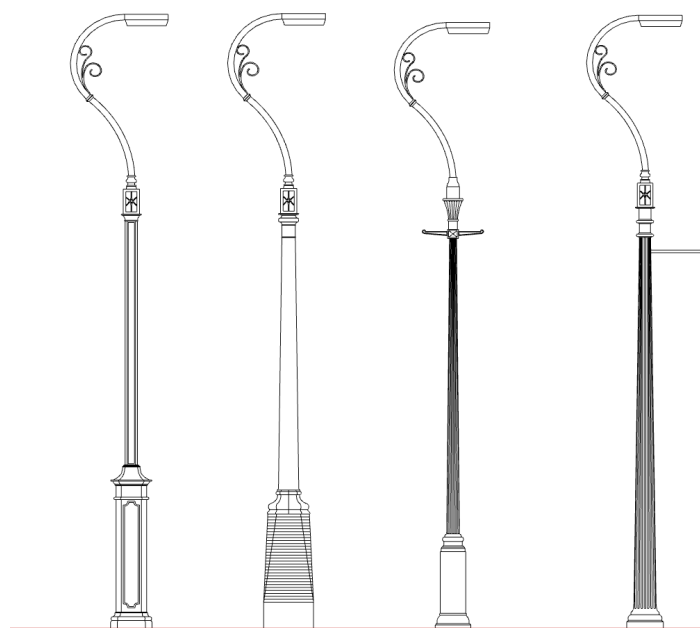


Figure 18. Types of historic lamp post in the area

2. Public realm

- 2.1 There are various aspects of the public realm (streets, pavements, public spaces) which contribute to the special interest and character or appearance of the Round Hill Conservation Area.

Paving

- 2.2 Most pavements are surfaced with paving slabs – often with a ribbed surface for better grip on hills.
- 2.3 Various historic surface materials survive. Some pavements were laid with blue brick and red brick, and a few examples of this survive.

Kerbs and gutters

- 2.4 Original limestone and granite kerbstones survive (including radii kerbs) with stone-dressed gutters in granite and limestone. The materials and laying patterns vary from street to street.

Crossovers

- 2.5 Several 19th Century crossovers are dressed in alternating limestone and brick bands and radii stone kerbs.

Street Furniture

- 2.6 A single early 20th Century wall box survives in Richmond Road (locally listed).
- 2.7 Many 19th Century lamp posts survive, but not all are locally listed, along with later replica lamp posts.
- 2.8 There are various bollards in several styles with some historically derived design, but none apparently of historic significance.
- 2.9 Several historic ceramic tiled street name plates survive.

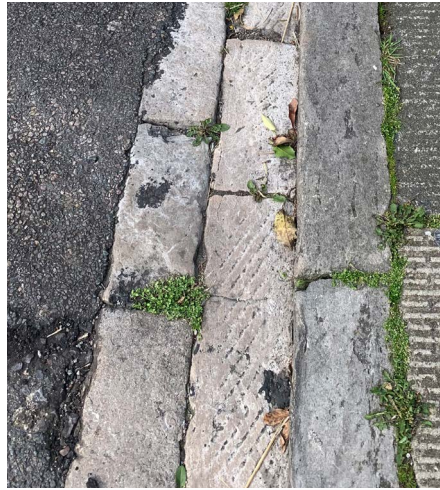
Street Trees

- 2.10 The importance of street trees has been mentioned previously. These are a fundamental part of the suburban, verdant character of Round



MAYO ROAD

15cm wide granite kerbs with two rows of square granite setts forming the gutter



CRESCENT ROAD

15cm wide limestone kerbs with two rows of limestone blocks forming the gutter



XX ROAD

15cm wide granite kerbs with two rows of granite setts forming the gutter



WAKEFIELD ROAD

15cm wide concrete kerbs with gutter formed from one row of concrete blocks with pea gravel facing and outer row of limestone setts.



XX ROAD

30cm wide granite kerbs with square and oblong granite setts forming the gutter in an off-set pattern.



ROUNDHILL CRESCENT

30cm wide granite kerbs with 30cm wide granite blocks forming gutter.



XX ROAD

15cm wide granite kerbs a row of 20x30cm granite setts and outer row of 15x30cm setts.



XX ROAD

15cm wide granite kerbs with two rows of granite setts forming the gutter





3. Landscape and trees

Trees

- 3.1 There are relatively few trees in front gardens, as most houses have short front gardens, and the private gardens behind are primarily screened from close public view.
- 3.2 However, there are some notable exceptions in Richmond Road and within the grounds of the modern blocks of flats between Wakefield Road and Prince's Crescent.
- 3.3 Some of the houses in Prince's Road have slightly larger front gardens, with small trees and shrubbery, that soften the views northwards towards Mayo Road. The front gardens to nos. 68-82 Ditchling Road also contain trees, and by the junction with Prince's Crescent are three important mature trees which, with other street trees along Ditchling Road, provide a more sylvan check setting for the Victorian buildings.

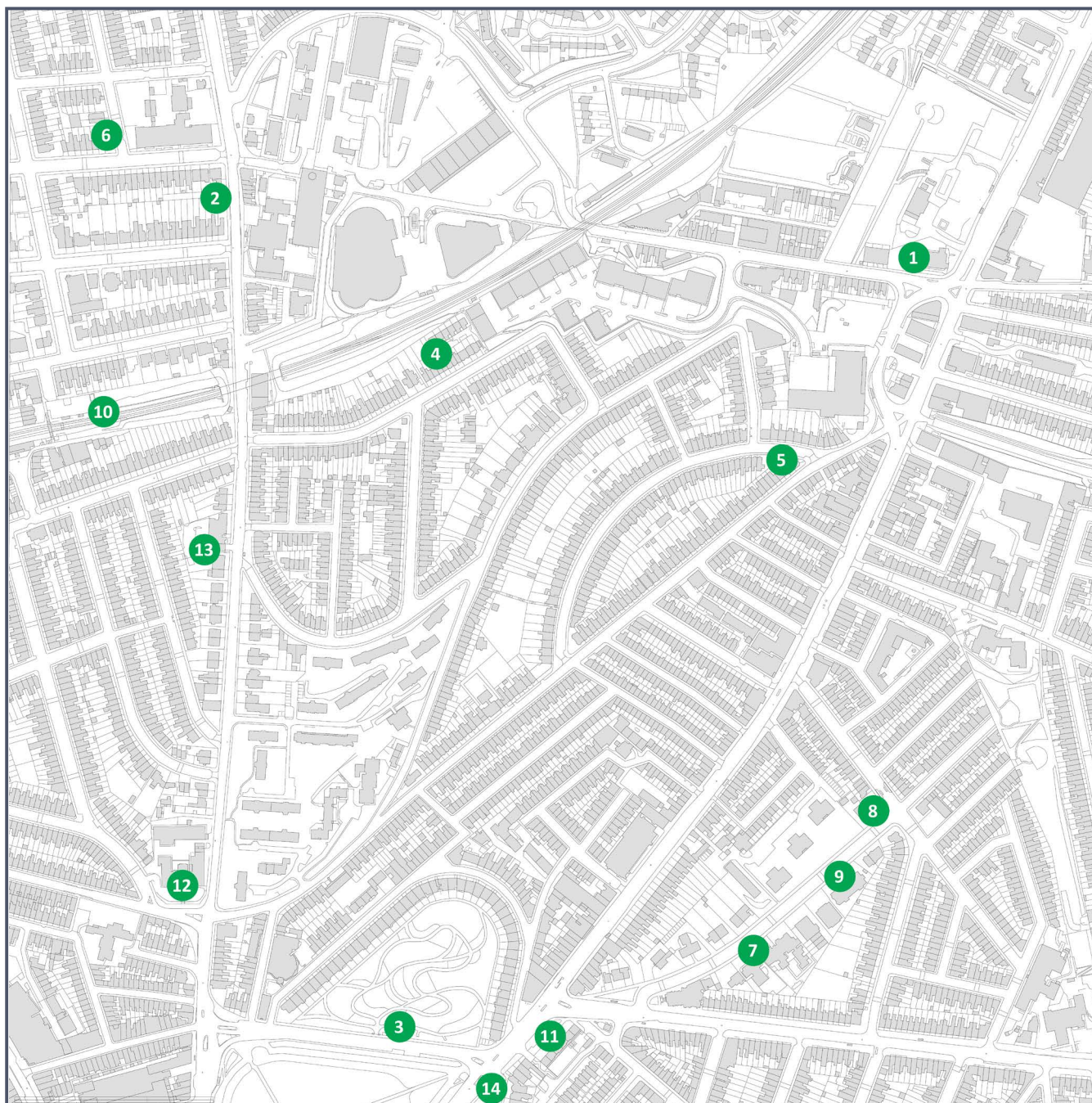
Tree Preservation Orders

- 3.4 According to a Council list published in 2017, there are thirteen Tree Preservation Orders (TPOs) in the local area but only two TPOs within the boundary of the conservation area. This is a surprisingly low figure.

Green ribbons

- 3.5 The surviving railway line is Round Hill's green corridor. What makes Round Hill's period architecture stand out are the vistas which run between the terraces i.e. its distinctive green ribbons which are integral to the original geometric design, which has remained remarkably intact since Victorian times. See Chapter 3 Figure 15 Round Hill Park Estate Plan of 1853. These green arcs and segments are not readily visible from the street, but can be appreciated from several public vantage points on the other side of the Lewes Road valley e.g. Woodvale, Tenantry Down, top of Bear Road and Race Hill (west end of Warren Road and the top end of Elm Grove). The more southerly of these ribbons include some extensive gardens which extend across the steep escarpment between the south side of Richmond Road and the north side of Round Hill Crescent. It is in the long views of the Conservation Area that its greenness can be appreciated - a characteristic not evident from the streets within the area.

- 3.6 There are no public open spaces. The only visibly accessible gardens are glimpses into private land from the stepped footway (known locally as the Cat Creep), which cuts steeply down the hill from the side of no. 2 Richmond Road to Round Hill Crescent.
- 3.7 The green ribbons provided by private gardens and the railway remain valuable habitats for wildlife. Many of these linear green lungs originated as the breezy drying fields associated with Victorian laundries (away from the smoky town below) and the land attached to nurseries and small holdings. These private back gardens contribute visual amenities to residents in this area, who do not benefit from the availability.
- 3.8 A further contribution of green swathes of land is to act as buffer zones between the residential conservation area on one side and industrial development on the other. An example is the steep embankment to the north of Richmond House. This separates the residential development at the higher level from the larger scale, primarily commercial, buildings below accessed from Hughes Road. Although the embankment is located beyond the designated boundary of the conservation area, its contribution to the setting is identified (see June 2014 Richmond House appeal decision APP/Q1445/A/13/2210775) as "a green ribbon which relieves the densely developed, primarily terraced, housing".



Tree Preservation Orders

- | | |
|---|---|
| <p>1. 1974/23, Technical College Annexe)
CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS 109 Lewes Road
(Formerly Brighton Area order, 33)</p> | <p>8. 1973/8, WELLINGTON ROAD No 39</p> |
| <p>2. 2001/19, DITCHLING ROAD No 151 (formerly
Rugby Road Rest Home, No 100), 71</p> | <p>9. 2008/5, 18 Wellington Road, Brighton</p> |
| <p>3. 2001/4, PARK CRESCENT GARDENS (Area
adjacent Union Road), Revokes
1970/9 & 1977/5A, 168</p> | <p>10. 1993/4, Land to the rear of Springfield
Road and Ditchling Rise, 431</p> |
| <p>4. 2004/17, PRINCES ROAD Land to
the rear of 69-81, 181</p> | <p>11. 1991/5, Percy & Wagner Almshouses,
Hanover Place</p> |
| <p>5. 1997/4, ROUNDHILL CRESCENT No 96</p> | <p>12. 1987/4, Corner of Ditchling Road/
Viaduct Road (Former Royal
Engineers Record Office)</p> |
| <p>6. 1978/6, RICHMOND TERRACE No
16, See also 1972/9A, 182</p> | <p>13. 1985/5, St Saviour's Church Site and
Vicarage, 133-135 Ditchling
Road and 116 Ditchling Rise</p> |
| <p>7. 1973/22, WELLINGTON ROAD No 10</p> | <p>14. 1972/9A, Hanover Crescent/Southover
Place and 16 Richmond Terrace</p> |



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Tree Groups

- | | |
|--|---|
| 1. Ditchling Road | 10. Richmond Road |
| 2. Rear of Princes Road | 11. Princes Road (boundary with industrial area) |
| 3. Princes Crescent | 12. Rear of Richmond Road/ Mayo Road |
| 4. Wakefield Road/ Upper Lewes Road | 13. Corner of Roundhill Crescent with Upper Lewes Road |
| 5. Wakefield Road/ Sylvan Hall Estate | 14. Rear of Upper Lewes Road/ Roundhill Crescent |
| 6. Rear of Crescent Road and Richmond Road | 15. Rear of Roundhill Crescent/ Richmond Road |
| 7. Rear of Roundhill Crescent (west of Catscreep) | 16. Rear of D'Aubigny Road/ Roundhill Crescent
(boundary with supermarket) |
| 8. Rear of Roundhill Crescent (east of Catscreep) | 17. Richmond Road |
| 9. Rear of Roundhill Crescent (west of Ashdown Road) | |



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Green swaths

- | | |
|--|---|
| 1. Rear of Ditchling Road | 9. Rear of Roundhill Crescent/ Richmond Road |
| 2. Rear of Princes Road | 10. Rear of Roundhill Crescent/Upper Lewes Road |
| 3. Rear of Princes Road | 11. Rear of Richmond Road/ Mayo Road |
| 4. Rear of Princes Crescent | 12. Rear of Roundhill Crescent/ D'Aubigny Road |
| 5. Rear of Crescent Road/ Princes Crescent | 13. Rear of D'Aubigny Road/ Roundhill Crescent
(boundary with supermarket) |
| 6. Boundary of Sylvan Hall Estate | |
| 7. Sylvan Hall Estate/ Upper Lewes Road | |
| 8. Rear of Crescent Road/ Richmond Road | |

