

**06 Bellevue**

**Context**

The Bellevue Character Area is to the east of London Road with its eastern boundary in part forming the edge of the study area with the remaining boundary comprising Dorset Street with Orion Point and its environs beyond and the rear of buildings fronting the Central Parks to the south. The land falls very gently towards the park and away to the east.

In the second half of the eighteenth century a large house, Bellevue, was built at the northern end of this area with its grounds extending to the south-west bounded by London Road to the north-west. Development of the land of the Bellevue Estate for housing commenced at the southern end of the area behind the Regency houses along Brunswick Place, including a church on London Road. Residential development between 1846 and 1877 filled the southern half of the area leaving Bellevue in much reduced grounds. By 1900 Bellevue had been demolished and replaced by the terraced houses of Ordnance Road.

**Grain**

Bellevue has a fine grain but with groups of large foot-print buildings towards the south and a single large block on the corner of Bellevue Road and King's Park Road. Building lines vary between roads, with set back seen in King's Park Road but back of pavement development to the south side of Bellevue Road. Ordnance Road to the north has a consistent building line with houses set behind low boundary walls to the street. The area is high density with approximately 50-70 dph. Enclosure varies within the character area and the wide section to the roads means that this feels more loose in town-scape terms than other character areas.

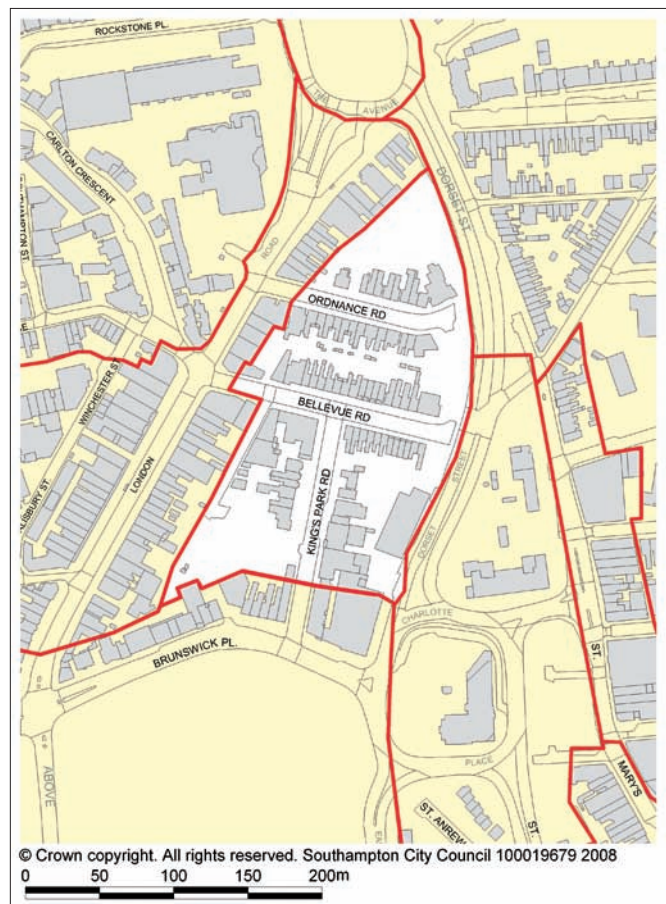
**Scale**

Building height varies between a traditional two storey and modern four storeys, with the predominant height being two storey domestic scale. Houses and other buildings generally present pitched roofs to the street though some are built up to parapets. A notable exception to this is the Friends Meeting House to the south side of Ordnance Road with its strong gable presented to the street.

There is a distinct change in scale between much of the character area and some of its immediate neighbours. Views, for example, south along King's Park Road are dominated by the overbearing Brunswick House to the edge of East Park and views looking east along Bellevue Road are dominated by the equally overbearing presence of Orion Point which partially closes the view.

**Uses**

The character area is predominantly residential but with



a small group of purpose-built offices to the southern section of King's Park Road and some converted residential units also to King's Park Road. In addition to this, there is the Alexandra public house (formerly hotel) to Bellevue Road and the Friends Meeting House to Ordnance Road.

### Public Realm

The public realm is of poor quality, especially when compared against the recently completed works to London Road which the character area abuts. The pavements and roads have been the subject of much retrofitting of cabling and services and the patchwork of repairs is looking dated.

There are remnants of historic street surfaces which should be retained in situ.

Trees to the car park area to the west side of King's Park Road provide some interest and relief to what is a poorly considered townscape intervention.

### Connectivity

Dorset Street to the eastern boundary is a busy main arterial road to and from the city. Whilst the roads running east-west across the character area are open to pedestrian traffic they are not frequented because of the difficulty in crossing Dorset Street at these points. The non-resident car user is only likely to access this area to take advantage of the car park to the rear of Brunswick Place. The area has a positive relationship with East Park which can be seen to close the views south along Kings Park Road.

### Views

There are good views south along King's Park Road to the Central Parks with some mature trees closing the view along the road. The campanile is glimpsed from places but does not form a significant part of the townscape compared to other character areas. Bellevue Road is nicely terminated by the 1950s corner building to London Road and Carlton Crescent.

### Building types

The dominant building type is the terraced and semi-detached Victorian house. This is seen with two and three storeys. Those to Ordnance Road with their projecting bays and plastered architraves to windows and doors are of a higher quality and status to those of Bellevue Road.

### Architectural qualities

The dominant architectural style for the character area is that of Victorian domestic. Its quality varies between streets and it is best seen in Ordnance Road where buff brickwork, projecting timber ground floor bays, sash windows, slates roofs, chimneys and dentil eaves all survive. Other streets have less surviving historic fabric



- 01 View looking n along Park Road  
02 Brunswick House on Brunswick Place seen from Park Road  
03 view looking w along Ordnance Road

or have been much altered by unsympathetic changes to roofs, windows and front areas.

The south side of Ordnance Road is a particularly good example of this building type and the rhythm of bays and dressings to windows and chimneys travelling down the street makes for particularly good quality, memorable townscape.

The Friends Meeting House on the Ordnance Road is a very well-considered building with its symmetrical composition and strong shouldered gable facing the street. Also of note is the mid-nineteenth century facade of the former Alexandra Hotel on Bellevue Road with its rusticated quoins and traditional sashes throughout.

### **Heritage Assets**

The area is considered to possess a high degree of evidential value due to archaeological potential relating to prehistoric, Roman and mid-Saxon occupation and use of the area. The area served as agricultural land until the first half of the nineteenth century. Accordingly, the area lies within a Local Area of Archaeological Importance to reflect this potential to yield evidence for past activity in the area.

There are two locally listed buildings of historic and architectural interest: the Friends Meeting House and the Alexandra Hotel. None of the character area falls within a conservation area. There are some further buildings, mainly private houses, the architectural and historic merit of which is of aesthetic value (largely due to the patina of age) as well as historic value as they date from the mid- to late nineteenth century. A good number have a valuable survival of original features; windows, doors and decorative plasterwork which contribute to their heritage significance. There is a remnant survival in Asylum Road of what was probably stabling or workshops relating to earlier buildings fronting Bellevue Road. This type of survival has cultural and historic value associated with the social status of former houses on Bellevue Road.

### **Materials**

Materials are traditional. Brick is the dominant walling material seen in reddy/brown stocks, buff colours and an attractive Gault finish (Beaulieu bricks?). Some brick buildings have been painted and rendered. Natural slate and modern concrete tiles are used in equal measures throughout the character area.

### **Condition**

Some sections of the character area appear neglected and poorly maintained. Some of the larger houses, which would appear to be in multiple occupation, are in need of general repairs and maintenance. The public realm is looking particularly dated and the patchwork of repairs to roads and pavements adds to the general impression of neglect to some parts.

### **Ownership**

Multiple occupation.

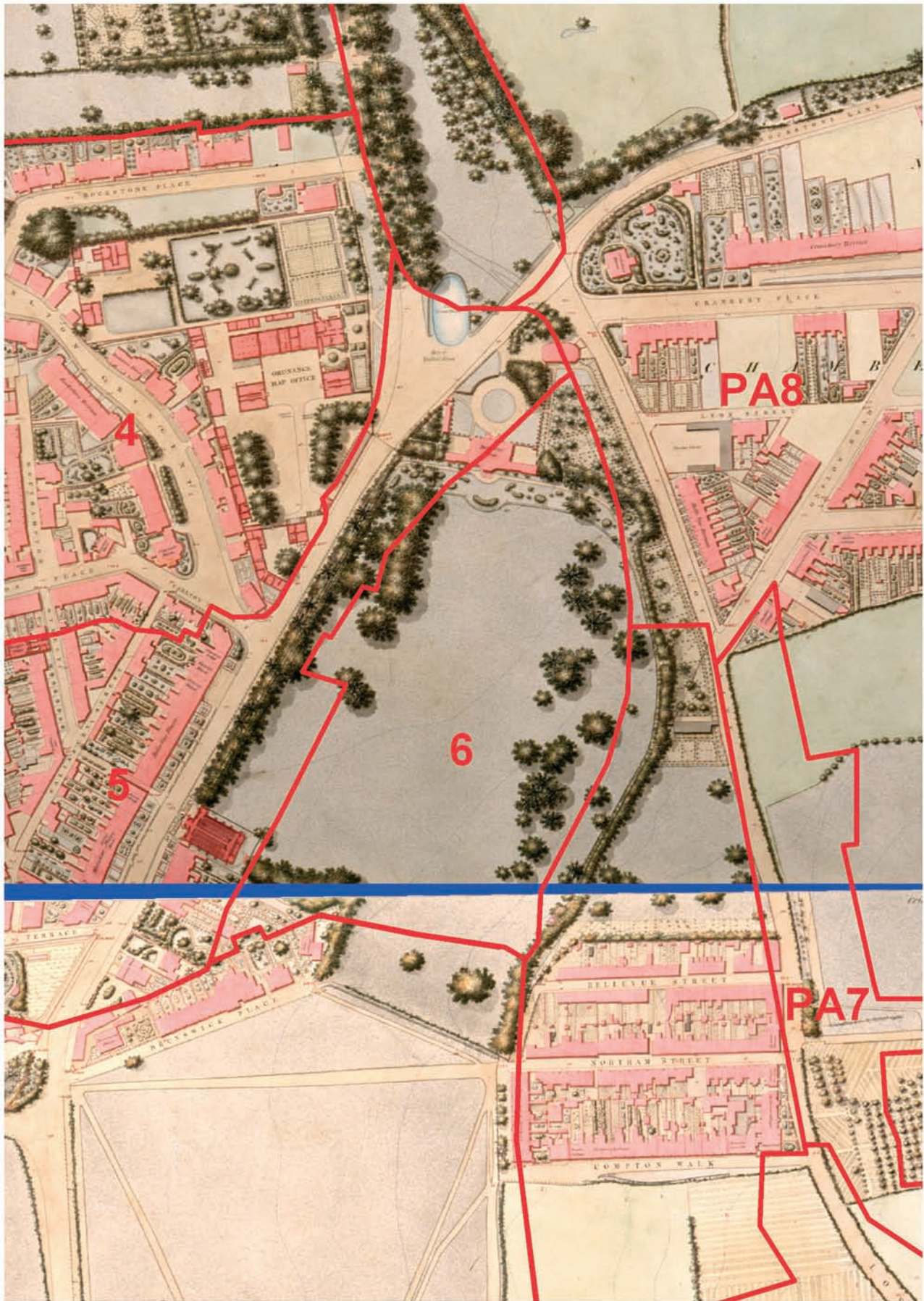
### **Intervention**

- Developing across the entrance of the car park area to the rear of Brunswick Place, retaining a narrow access or carriageway arch.
- Resurfacing of the carriageway, taking the opportunity to reinstate traditional paving finishes to the kerbs and gutters.
- Narrowing the carriageways and the introduction of street trees.
- Redevelopment of the east side of Asylum Road to include the conversion of existing outbuildings and extension to provide small scale offices, studios and possible live/work units.
- Consider inclusion of the south side of Ordnance Road in a conservation area (either extension of Carlton Crescent CA or new designation).

### **Key design principles**

- Maintain the dominant traditional domestic scale and grain of the character area.
- Maintain and improve on where possible enclosure to these wide streets.
- Resist the coarser grain of flat-blocks in favour of residential development which reflects the fine grain of the majority of the character area.

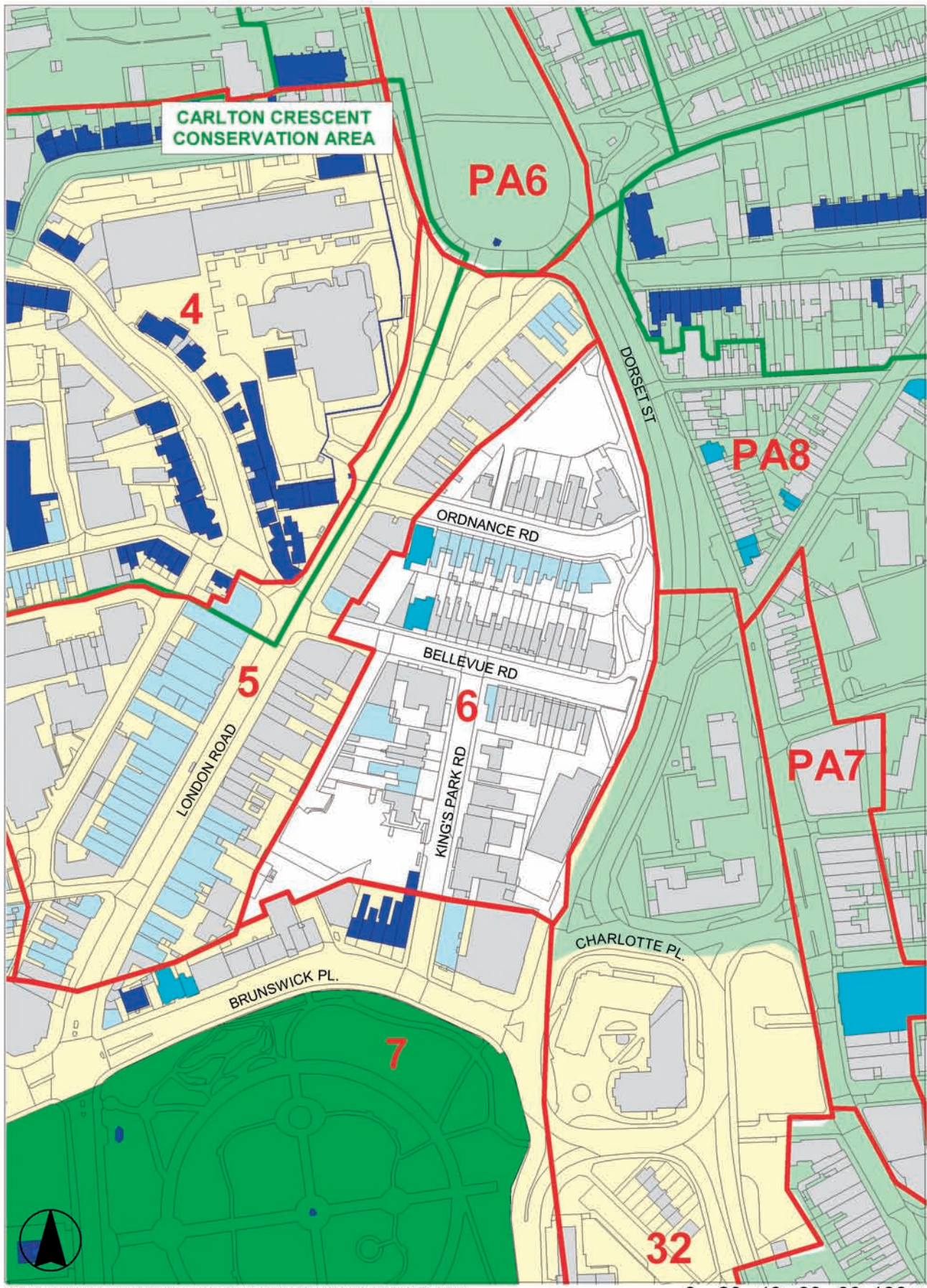




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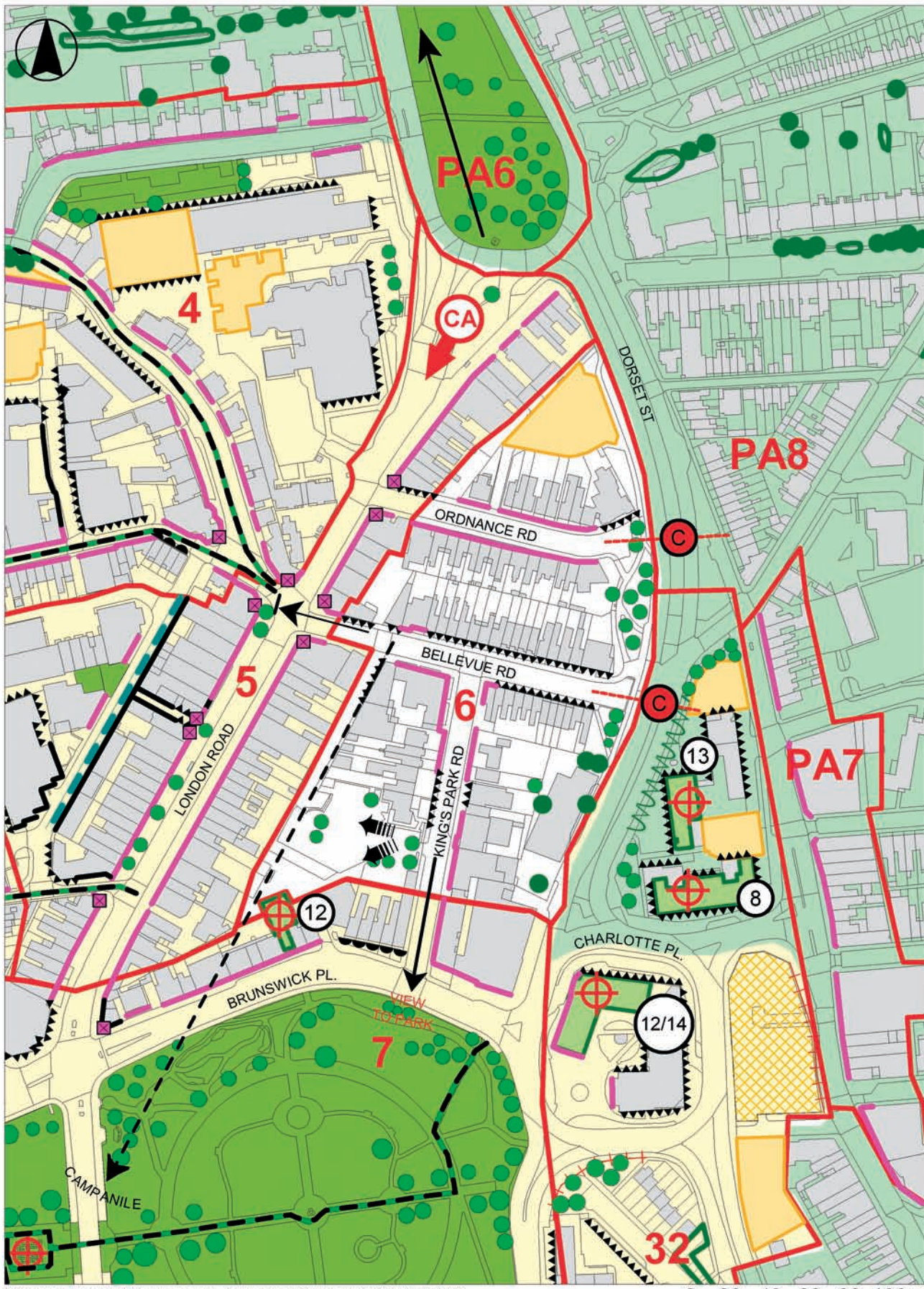




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**Heritage Assets**





**Townscape**

