

## Area 2: 'Central Hanover' - South of Elm Grove (includes south side of Elm Grove)

### Overview

|   |  |   |
|---|--|---|
| <p><b>Green Asset Audit:</b><br/>88% of the streets on 'south of Elm Grove Area' have been audited. Queens Park Road and Elm Grove are yet to be done; and minor mews etc. to be located.</p>   | <h3>Potential Street Improvements</h3> |   |
| <p><b>Dropped Kerbs:</b><br/>Only 16/47 (34%) streets audited had fully dropped kerbs.</p>  |  | <p><b>Dropped Kerbs:</b><br/>66% of streets audited need some or all the kerbs to be dropped.</p>   |
| <p><b>Street Trees:</b><br/>25/47 (53%) streets audited had at least one tree, however some are dead and others are in need of care/pruning.<br/>Some streets without trees were not suitable for tree planting, due to space constraints.<br/><b>Development:</b> The 2017 Hanover Action #LoveOurTrees campaign resulted in 3 tree replacements via crowd-source funding.</p>   |  | <p><b>Tree potential:</b><br/>47% of streets audited had street tree planting potential.<br/>14 streets that do not have a tree were suitable for planting (30% of those audited).<br/>Dead trees could be replaced if resources located.</p>   |
| <p><b>Cycle racks:</b><br/>These are distributed in a highly haphazard way. There has been no systematic planning of cycle stand distribution – i.e. to give all fairly easy access to a stand near their home.<br/>The most inappropriately located bike stands are under-used as they have been installed as barriers to prevent illegal car parking (e.g. near Cod Father, at the bottom and middle of Elm Grove) and are in unappealing locations for cyclists, or are overprovided (e.g. bottom of Elm Grove, outside church).<br/>The location of cycle stands does not match those listed on the BHCC Journey On website – <i>data update is required</i>.<br/><b>CPZ Development:</b> six additional street-based Pedal Cycle Parking Points of various sizes were installed south of Elm Grove (nil in north area)</p> |  | <p><b>Cycle rack potential:</b></p> <p><u>Residents:</u> 70% of streets audited so far had no cycle rack provision, despite clear demand demonstrated by cycles locked to trees, sign-posts, railings and scaffolding.</p> <p><u>Visitors:</u> Only 3 instances of a bike stand located outside an amenity (Post Office Islingword Rd, Reservoir Pub, Alderton's Estate Agent).</p> |
| <p><b>Planters:</b> There are over 50 planters in the streets that were audited. 36% of streets audited had at least one planter. A large number are in need of shrub-pruning, rubbish-clearance and re-planting, and general care and attention.<br/>All small trees that are planted within the planters are generally fine.<br/><b>Development:</b> Hanover Action pilot in 2017-18 to revitalise Street Planters resulted in two planters in Islingword Pl., one in Benthon Rd. and one in Cobden Rd (nr. bike storage) being adopted following creation of a <i>Street Planter Protocol</i>. The second Planter in Islingword Pl. was adopted in 2018.</p>   |  | <p><b>Green roofs opportunities:</b><br/>There are flat roofs at a low level that could be green-roofed to enhance the aesthetics of the area and increase biodiversity and green corridor potential.</p>   |

| Street           | Current Position   |                      |                         |              |                |                | Opportunities for Further Green Infrastructure Development |   |
|------------------|--------------------|----------------------|-------------------------|--------------|----------------|----------------|--|---|
|                  | Green Asset Audit? | Current Street Trees | Current Street Planters | Cycle Stands | Car Club Space | Kerbs Dropped? | Additional Street Tree Potential?                          | Other opportunities   |
| Albion Hill      | Yes                | 13                   | 0                       | 0            | 0              | Some           | No   | 11 missing dropped kerbs. Many shrubs are green space around flats, with public bench. High demand for cycle stands as many bikes are locked to railings in the street. Area by John Street with grass surrounded by railings could be good for proper bike storage. A Hornbeam (Carpinus betulus) tree was planted March 1998. |
| Albion Street    | Yes                | 0                    | 0                       | 0            | 0              | Yes            | Yes  | Houses one side only. 2 additional trees could be added at end of parking bays.   |
| Arnold Street    | Yes                | 2                    | 2                       | 0            | 0              | Yes            | Yes  | Two street trees and/or planter or bike stands could be installed top of street. Planter (with Crab Apple tree and Olive tree) is well maintained. However planter has rubbish in but OK. Bench is good for shop nearby.  |
| Baxter Street    | Yes                | 2                    | 2                       | 0            | 0              | Yes            | Yes  | A Maple Tree (Acer lobel) was planted in December 2002. Upper planter is unloved but with good Olive tree, but covered in bindweed.   |
| Beaufort Terrace | Yes                | 3                    | 0                       | 0            | 0              | No             | No   | Communal composting. Dead end street with many pots and benches at top. Bench on Islingword Road end is well used but in need of replacement. Good potential for further shrub planting.  |
| Belgrave Street  | Yes                | 0                    | 0                       | 0            | 0              | No             | No   | Poor dropped kerbs at south end - need replacing. North end has no dropped kerbs. Bike stand potential.   |
| Bentham Road     | Yes                | 3                    | 3                       | 0            | 0              | No             | No   | A Golden Sycamore Tree was planted in April 2008 at the top of the road. Corners to Wichelo and Islingword Place have potential for bike stands on road/double yellow lines.  |
| Billam Terrace   |                    |                      |                         |              |                |                |  |   |
| Carlyle Street   | Yes                | 3                    | 3                       | 0            | 0              | Yes            | No   | A tree (name not recorded) was planted in the   |

| Street          | Current Position   |                      |                         |              |                |                | Opportunities for Further Green Infrastructure Development |  |
|-----------------|--------------------|----------------------|-------------------------|--------------|----------------|----------------|--|--|
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|                 |                    |                      |                         |              |                |                |  | chicane at bottom of the street in March 2009. Planter has broken wall. Ex-bench could be replaced with bike stand. Lower and middle planter are OK (but with some fly-tipping). Top planter unloved with Apple tree   |
| Cobden Road     | Yes                | 4                    | 4                       | Bike Store   | 0              | Some           | No   | A Sorbus Aucuparia tree was planted March 1997. A Golden Ash tree was planted in December 2008. A Sycamore tree was planted in February 2010 outside No. 49. One tree may be dying. Planter is not looked after. Space for bike stand where a bench used to be.  |
| Coleman Street  | Yes                | 0                    | 0                       | 0            | 0              | Some           | No   | Too narrow for much, but possible to build planter into street/road humps.<br><b>CPZ Development:</b> A 9m on-street PCPP was installed.   |
| Cromwell Street | Yes                | 3                    | 1                       | 0            | 0              | Yes            | Yes  | Bench well used. Unloved street with lot of rubbish. Potential for street trees at top end. Planter neglected – but possible project to develop (resident contact: Maxine Brady)   |
| Elm Grove       | No                 |                      |                         |              | 0              | Yes            | Yes  | <u>Missing dropped kerbs</u> rectified early 2017.   |
| Ewart Street    | Yes                | 6                    | 0                       | 6 stands     | 1              | Yes            | Yes  | A Silver Birch tree was planted outside No. 98 in February 2005. One tree dead was replaced via the Hanover Action crowd source fund raising in Jan 2018). Potential for 4 additional trees.<br><b>CPZ Development:</b> A 8m on-street PCPP was installed; and the BTN Bike Hire scheme docking station installed. |
| Finsbury Road   | Yes                | Many                 | 0                       | 1 stand      | 1              | Some           | No   | Potential allotment area (or play area) rear of Council Flats for residents in under-used clothes drying area.   |
| Grant Street    | Yes                | 0                    | 0                       | 0            | 0              | Some           | No   | Potential green-roof opportunities.  |
| Grove Street    |                    |                      |                         |              | 1              |                |  | <b>CPZ Development:</b> A 7m on-street PCPP was installed.   |

| Street            | Current Position   |                      |                         |              |                |                | Opportunities for Further Green Infrastructure Development |  |
|-------------------|--------------------|----------------------|-------------------------|--------------|----------------|----------------|--|--|
|                   | Green Asset Audit? | Current Street Trees | Current Street Planters | Cycle Stands | Car Club Space | Kerbs Dropped? | Additional Street Tree Potential?                          | Other opportunities  |
| Hampden Road      | Yes                | 0                    | 0                       | 0            | 0              | Some           | Yes  | Damaged bollard. Room for small street trees   |
| Hanover Crescent  | Yes                | Many                 | 0                       | 1 stand      | 0              | Yes            | No   | Small wooded area with path running through, and 2 benches. Communal compost bin. Flower-bed and lawns well maintained.  |
| Hanover Mews      | Yes                | 0                    | 7                       | 0            | 0              | Yes            | No   | No public right of way with locked gates   |
| Hanover Street    | Yes                | 0                    | 0                       | 0            | 0              | No             | Yes  | Scope for trees at either end.   |
| Hanover Terrace   | Yes                | 0                    | 0                       | 0            | 0              | Some           | Yes  | Possible to build planter with small trees into street/road humps.   |
| Holland Street    | Yes                | 0                    | 0                       | 0            | 0              | Some           | Yes  | Narrow street. One kerb not fully dropped. If parking one side then a street tree could be planted.  |
| Howard Road       | Yes                | 1                    | 0                       | 5 stands     | 0              | Yes            | Yes  | Wide road with good street tree and planter potential. On-street PCPP is located outside Reservoir Pub - very well used.   |
| Islingword Place  | Yes                | 2                    | 2                       | 5 stands     | 0              | Some           | Yes  | A Manchurian Cherry tree ( <i>Prunus Maachi</i> ) was planted March 1996. Swedish Whitebeam Tree ( <i>Sorbus intermedia</i> ) was planted in February 2002. Planter is neglected with some fly-tipping.  |
| Islingword Road   | Yes                | 4                    | 2                       | 16 stands    | 1              | Some           | Yes  | Potential green area around flats at top of Islingword Road. Wild Cherry ( <i>Prunus Avium</i> ) planted December 1992. Small-leaved Lime tree ( <i>Tilia cordata</i> ) planted March 2000. <i>Prunus Pandora</i> was planted outside No. 12 in January 2004. Two Cherry Trees were planted in February 2007 at corner of Beaufort Terrace. Olive trees in neglected bed behind covered bike store (in Cobden Road). Flat next to Hanover Mews has green roof potential. Pizza Me has broken planter outside. Further potential in the green space at top of Islingword Road. 2 on-pavement cycle stands outside shops/Post Office in Islingword Road. |
| Islingword Street | Yes                | 0                    | 0                       | 0            | 0              | Some           | No   | Bike stand potential at Southover Street end.  |

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|                  |                    |                      |                         |              |                |                |  | Potential Green Roof opportunities at back of Dover Castle Pub  |
| Jackson Street   | Yes                | 0                    | 0                       | 0            | 0              | No             | Yes  | 8 kerbs not dropped. Potential for 6 street trees. <b>CPZ Development:</b> A 8m on-street PCPP was installed.   |
| Jersey Street    | Yes                | 0                    | 0                       | 0            | 0              | No             | Yes  | 4 dropped kerbs missing. Possible planter/street tree but narrow street.  |
| Lewes Street     | Yes                | 7                    | Many                    | 0            | 0              | No             |  | Poor attempt at dropped kerbs made south-east and west corners, with sizable drop, so need replacing both ends. Bike stands urgently needed (nr The Greys pub).                             |
| Lincoln Cottages | Yes                | 0                    | 0                       | 0            | 0              | No             | No   | 2 kerbs not dropped. Small cul-de-sac with limited scope for improvement  |
| Lincoln Street   | Yes                | 0                    | 0                       | 0            | 0              | No             | Yes  | <b>CPZ Development:</b> A 9m on-street PCPP was installed.  |
| Luther Mews      | No                 |                      |                         |              |                |                |  | Unable to locate street   |
| Luther Street    | Yes                | 0                    | 0                       | 0            | 0              | Some           | Yes  | 2 street trees/planter opportunities.   |
| Lynton Street    | Yes                | 2                    | 2                       | 3 stands     | 0              | Yes            | Yes  | Mid-planter has flowers and frits and herbs. Bike stand and street tree potential on top end with many bikes on lamp posts etc.   |
| Malthouse Lane   | Yes                | 4                    | 0                       | 0            | 0              | Yes            | No   | Quiet dead-end street with many shrubs, trees and trailing green wall.  |
| Milton Road      | Yes                | 0                    | 0                       | 5 stands     | 0              | Yes            | Yes  | Street-based PCPP. Scope for street trees/planters at Elm Grove end of road.  |
| Montreal Road    | Yes                | 1                    | 1                       | 1 stand      | 0              | Some           | Yes  | Potential Green Roof opportunities. Bike stand needed outside Montreal pub; potential for small tree in double yellow line area. <b>CPZ Development:</b> A 8m on-street PCPP was installed. |
| Newark Place     | Yes                | 0                    | 0                       | 0            | 0              | No             | No   | Poor attempt at dropped kerbs made – need replacing both ends of street. Narrow street with houses one side-only.   |
| Newhaven Street  | Yes                | 0                    | 2                       | 0            | 0              | No             | No   | One dropped kerb, and poor attempt at dropped   |

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|                    |                    |                      |                         |              |                |                |  | kerb at SW corner, all need replacing or installing. Planter needs attention.   |
| Pheonix Place      | Yes                | 0                    | 0                       | 1 stand      | 0              | Yes            | Yes  | Tiny street with no cars, 6 properties. Small street trees would add much to very stark area with nil green assets + and additional bike stands.  |
| Pheonix Rise       | Yes                | 7                    | 11                      | 8 stands     | 0              | Some           | No   | 3 kerbs not dropped. Planter near basketball area has weeds not shrubs. Communal recycling, covered and uncovered bike/mobility scooter store, all well used.   |
| Quebec Street      | Yes                | 2                    | 0                       | 1 stand      | 0              | Some           | Yes  | Planter outside Barry Alderton's Estate Agent is well maintained, and with single bike rack. Potential for more bike stands and/or tree at Albion Hill end of the street.   |
| Queens Park Road N |                    |                      |                         |              |                |                |  |   |
| Queens Park Road S |                    |                      |                         |              |                |                |  |   |
| Richmond Terrace   | Yes                | 2                    | 0                       | 0            | 0              | Yes            | No   |   |
| Scotland Street    | Yes                | 0                    | 0                       | 5 stands     | 0              | No             | Yes  | Road-based PCPP. Potential for street trees at Albion Hill end of street.   |
| Southampton Street | Yes                | 0                    | 0                       | 0            | 0              | Some           | No   | Potential for planters to be created at end of street Constant Service.   |
| Southover Place    | Yes                | 6                    | 0                       | 0            | 0              | Yes            | No   | Back street, with fly-tipped rubbish. Improvements (shrubs, etc.) to the area could reduce incidence of fly-tipping.  |
| Southover Street   | Yes                | 8                    | 2                       | 7 stands     | 0              | Some           | Yes  | Autumn Cherry Tree (Prunus suohirtella) was planted in the Hanover Centre garden in April 2001. Room for street trees at Queen Park Road end, and at junction with Toronto Terrace. Small tree potential on right before mini-roundabout. Overall whole street lacks trees. |
| Tamplin Terrace    | Yes                | 4                    | 1                       | 0            | 0              | Yes            | Yes  | Foxglove (Paulownia tomentosa) tree planted February 1999. Shrubs present, but around 6 trees could be added (4 in street, others near  |

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| Street            | Green Asset Audit? | Current Street Trees | Current Street Planters                      | Cycle Stands                              | Car Club Space | Kerbs Dropped? |  | Additional Street Tree Potential?                          | Other opportunities   |
|                   |                    |                      |  |   |                |                |  |  | turning circle by kids playground).   |
| Toronto Terrace   | Yes                | 0                    | 0  | 0   | 0              | No             |  | Yes  | Could be street tree potential if the road is made one-way. Potential tree opportunities at far end of street |
| Washington Street | Yes                | 0                    | 0  | 0   | 0              | Some           |  | Yes  | Possible build into road for planters in middle of street.  |
| Wichelo Place     | Yes                | 2                    | 2  | 0   | 1              | No             |  | Yes  | Space for trees (with beds?) in the road with beds and humps x 2; in addition to the one already installed.   |
| <b>TOTALS</b>     | <b>47/53</b>       | <b>25/47</b>         | <b>50+ planters in 17/47 audited streets</b> | <b>26 stands in 14/47 audited streets</b> | <b>5/47</b>    | <b>16/47</b>   |  | <b>22/47</b>   |   |

|        | Current Position   |                      |                         |              |                |                | Opportunities for Further Green Infrastructure Development |                     |
|--------|--------------------|----------------------|-------------------------|--------------|----------------|----------------|--|---------------------|
| Street | Green Asset Audit? | Current Street Trees | Current Street Planters | Cycle Stands | Car Club Space | Kerbs Dropped? | Additional Street Tree Potential?                          | Other opportunities |

**Other Data Sources:**

1. Enterprise Car Club: Vehicle locations: <https://www.enterpriseclub.co.uk/vehicles/city/brighton/> lists 5 locations in Hanover & Elm Grove. These do not all match to street audit data.
2. Cycle Parking Map (Journey-On, BHCC): <http://www.brighton-hove.gov.uk/content/parking-and-travel/journeyon/cycle-parking-map> consulted but not drawn on. These do not all match to street audit data – data update/reconciliation is required.
3. Controlled Parking Zone (CPZ) Map (January 2017): showing current and proposed on-street Pedal Cycle Parking Points (PCPPs).
4. Registered Planted Trees (via BHCC 'Street Trees Strategy'). By Joyce Edmund-Smith.



|        | Current Position   |                      |                         |              |                |                | Opportunities for Further Green Infrastructure Development |                     |
|--------|--------------------|----------------------|-------------------------|--------------|----------------|----------------|--|---------------------|
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**Other Street Audits undertaken outside of CPZ Consultation Area**

*Data entry pending*

|                  |     |  |  |  |  |  |  |  |
|------------------|-----|--|--|--|--|--|--|--|
|                  |     |  |  |  |  |  |  |  |
| Richmond Street  | Yes |  |  |  |  |  |  |  |
| Stanley Street   | Yes |  |  |  |  |  |  |  |
| Sussex Street    | Yes |  |  |  |  |  |  |  |
| Tilbury Way      | Yes |  |  |  |  |  |  |  |
| Windmill Street  | Yes |  |  |  |  |  |  |  |
| Windmill Terrace | Yes |  |  |  |  |  |  |  |