

**Black Rock Site and  
Surroundings,  
Madeira Drive**

**BH2020/00442**



**Brighton & Hove  
City Council**

# Application Description

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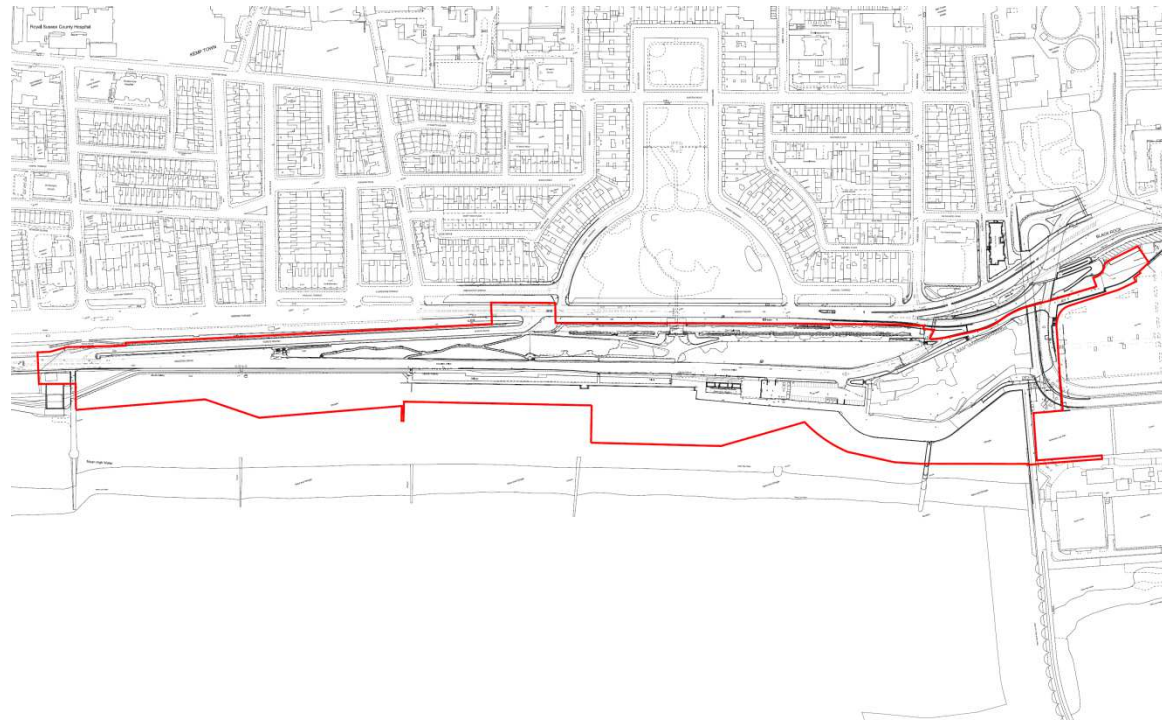
Replacement of existing sea wall with a realigned free-standing structure; the formation of an access route from Black Rock extending to Brighton Marina; enhancement of highways infrastructure for Duke's Mound at its junctions with Marine Parade and Madeira Drive; restoration of The Old Reading Room and The Temple and change of use for flexible A1, A3, D1 or D2 Use; widespread enhancement of public realm for pedestrians and cyclists via new amenities, facilities and landscaping, with associated ecological enhancement.



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# Existing Location Plan

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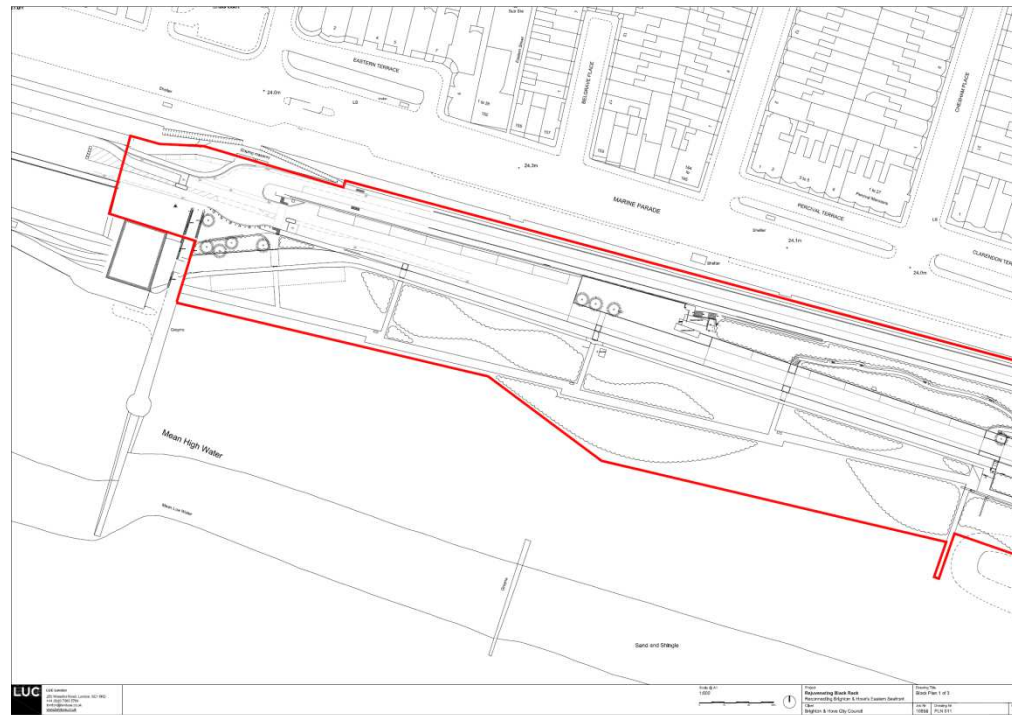


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ID



# Existing Block Plan

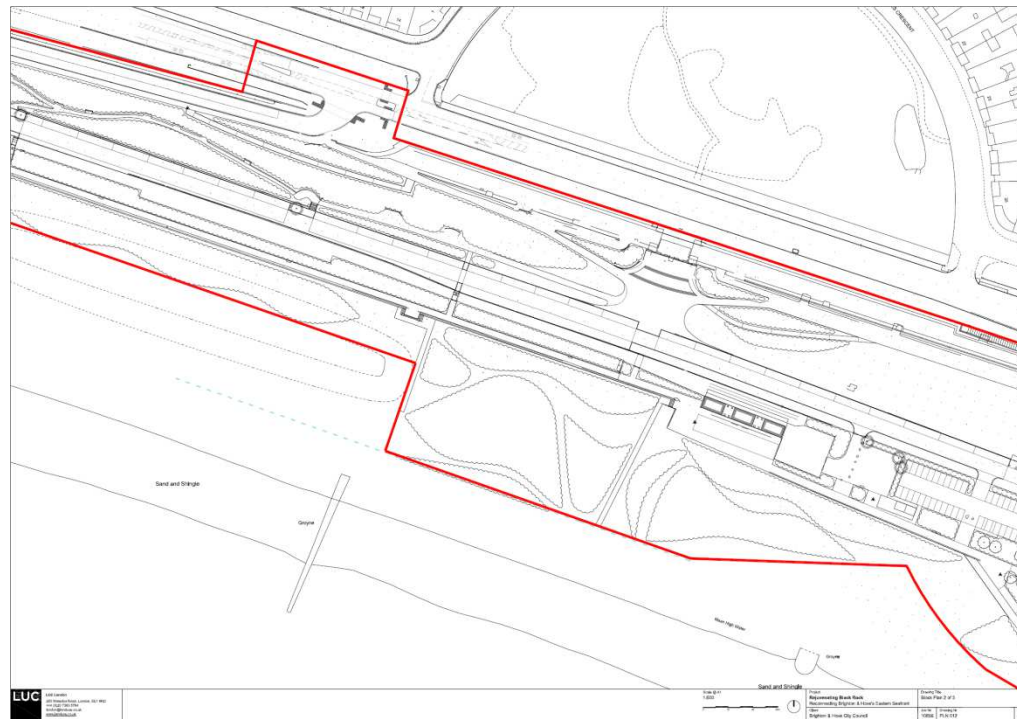


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10856-PLN-011



# Existing Block Plan

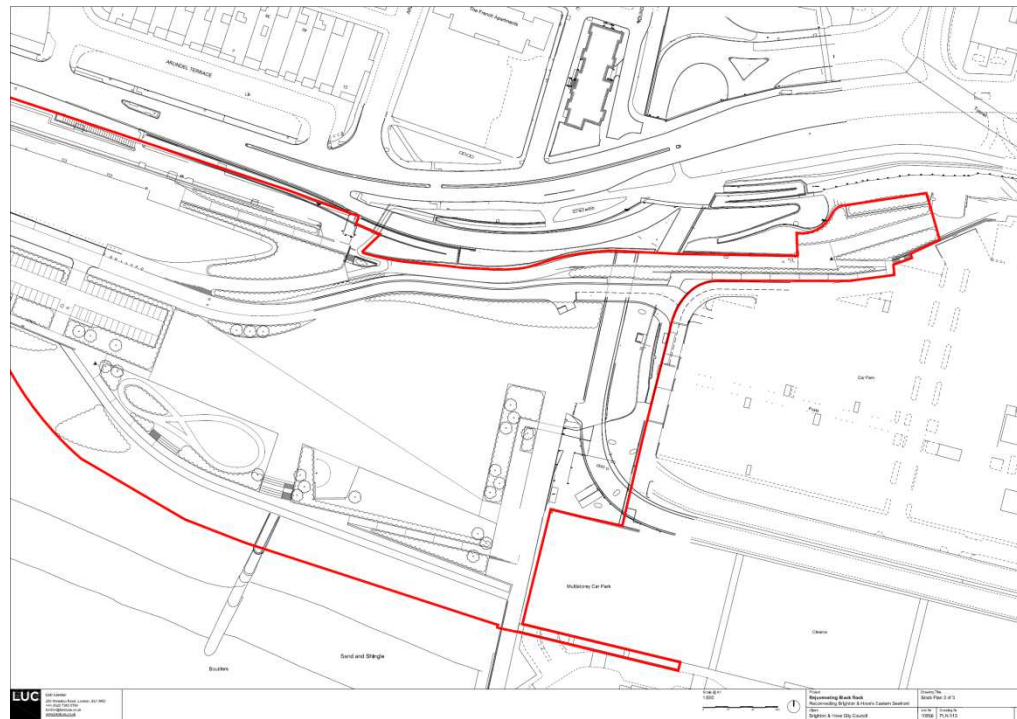


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10856-PLN-012



# Existing Block Plan



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10856-PLN-013



# Aerial photo(s) of site

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# 3D Aerial photo of site

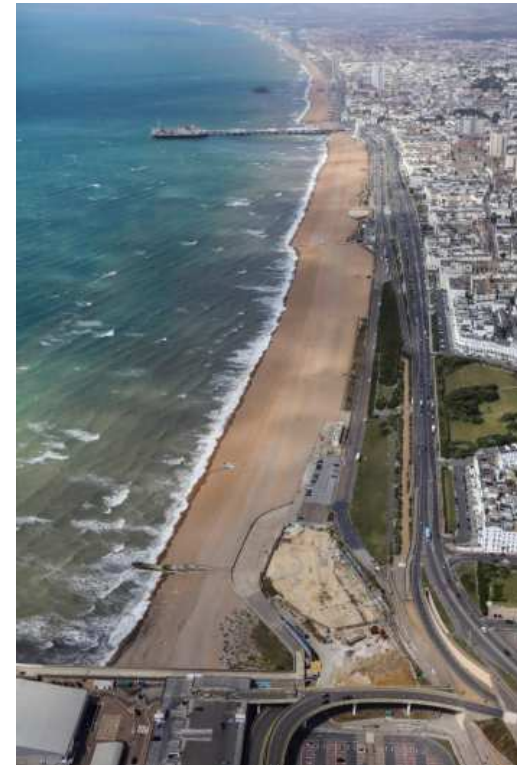
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# Aerial Image of application site



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# Black Rock as Existing

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# Black Rock Site - Existing

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Existing space on development site



View From North



Black Rock car Park

# Existing Access



Southern Black Rock ramped access to Marina

Northern Black Rock access to Marina



# Heritage Assets

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151



Esplanade Cottages



The Old Reading Room



The Temple



# Setting of Site towards North– Lewes Crescent

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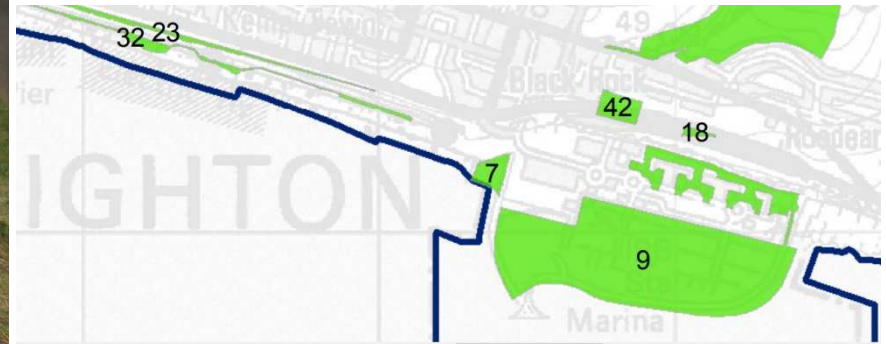
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# Black Rock LWS



## LWS within/in Proximity to Site

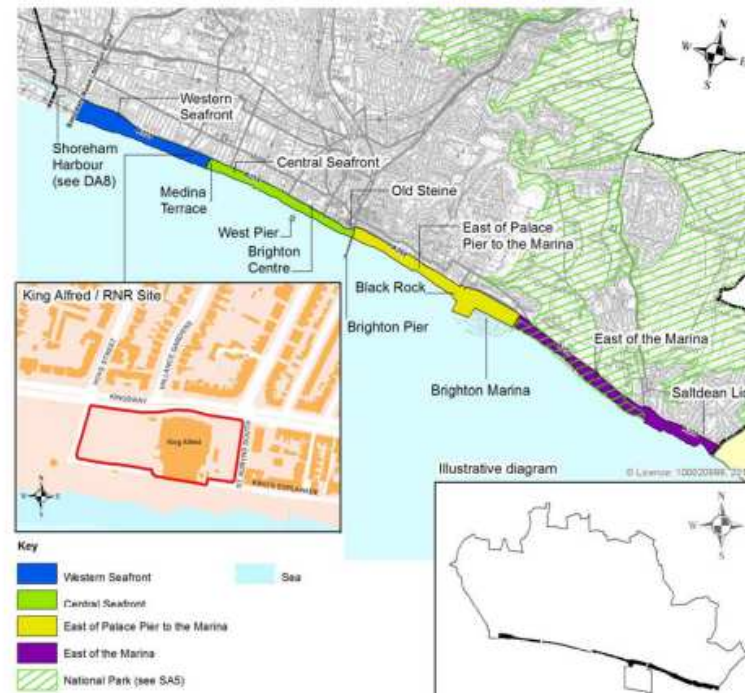
- 7 - Black Rock Beach
- 9 - Brighton Marina
- 18 - Cliff Corner
- 32 - Volks Railway
- 33 - Surrenden Field Copse
- 42 - Cliff Road Paddock



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# Policy Map – SA1

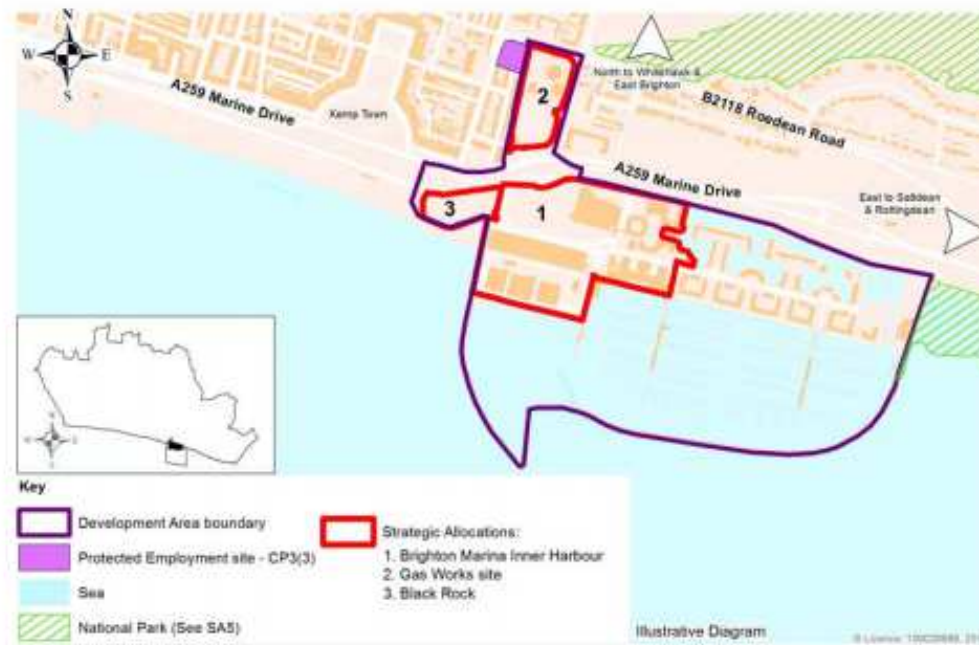
SA1 - The Seafront





# Policy Map – DA2

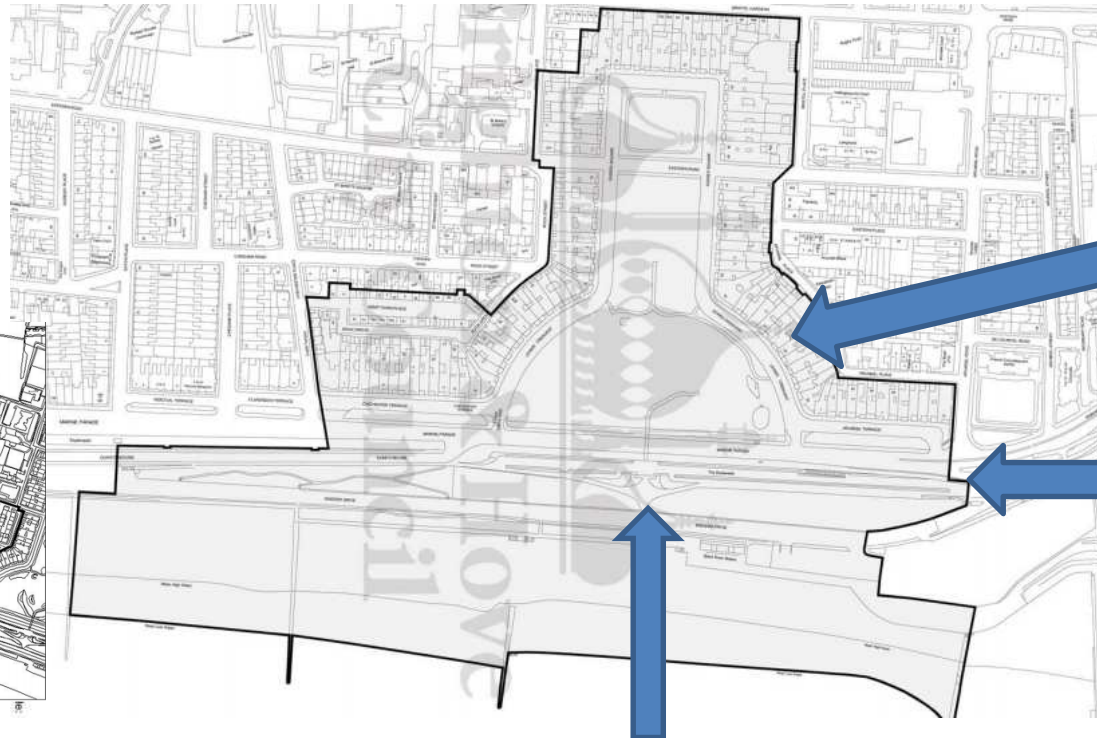
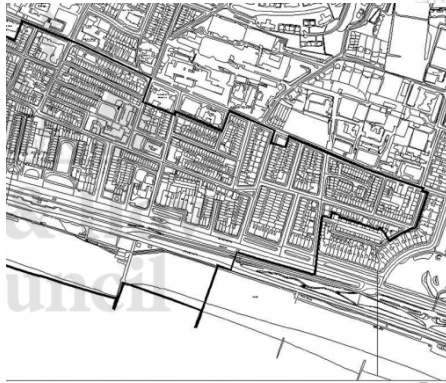
DA2 Brighton Marina, Gas Works and Black Rock Area



# Kemp Town Conservation Area

156

East Cliff Conservation Area



Grade I Kemp Town Estate and Kemp Town Enclosures

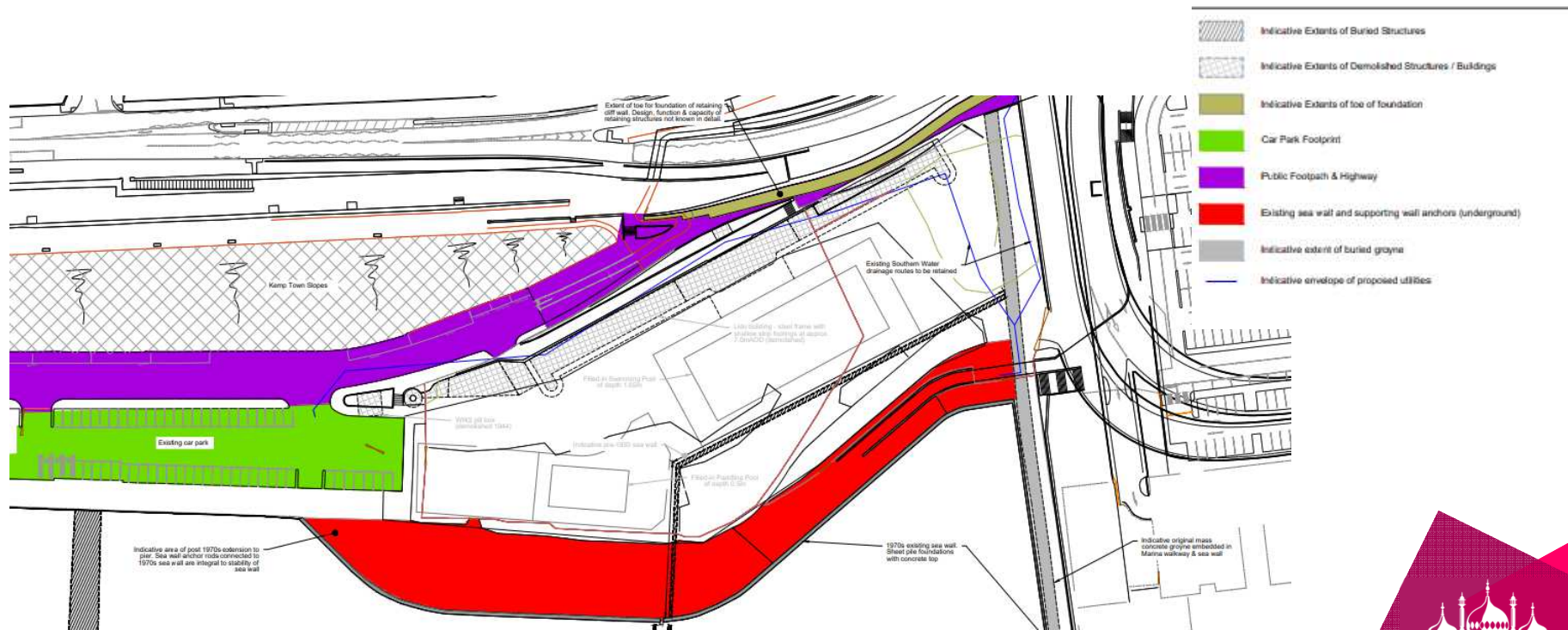
Grade II listed Temple

Grade II listed Reading Rooms, Esplanade Cottages and Tunnel



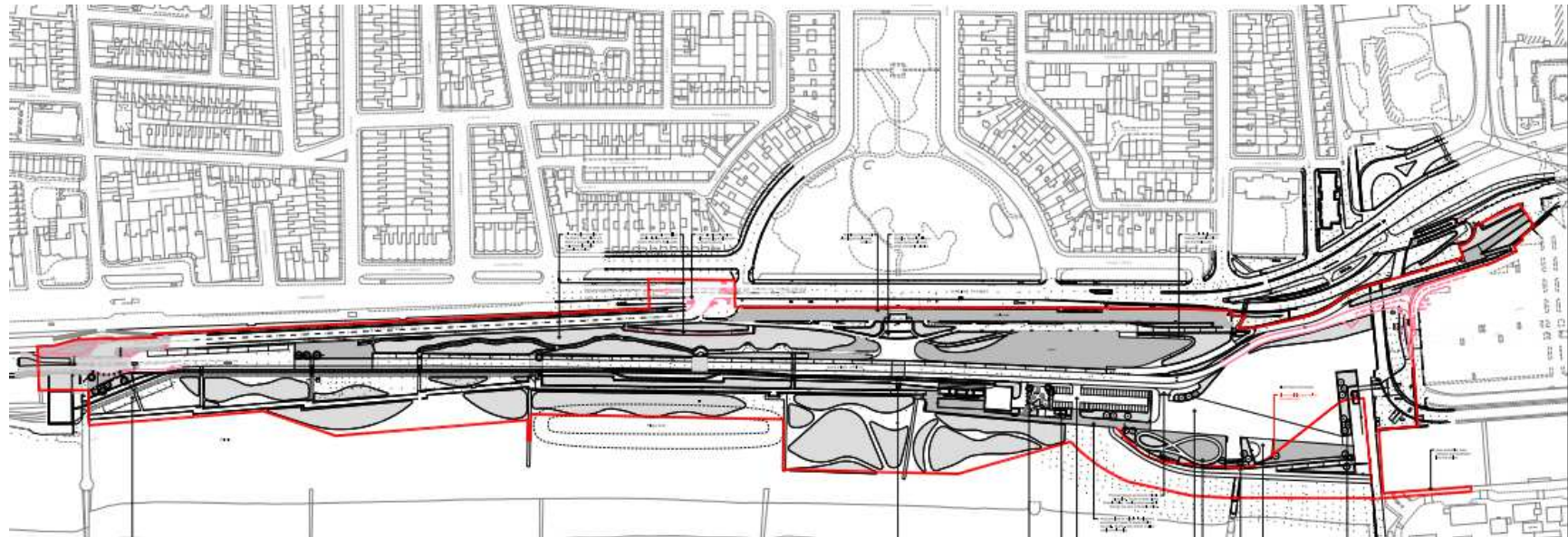
# Existing Site Access

157



# Proposed Location Plan

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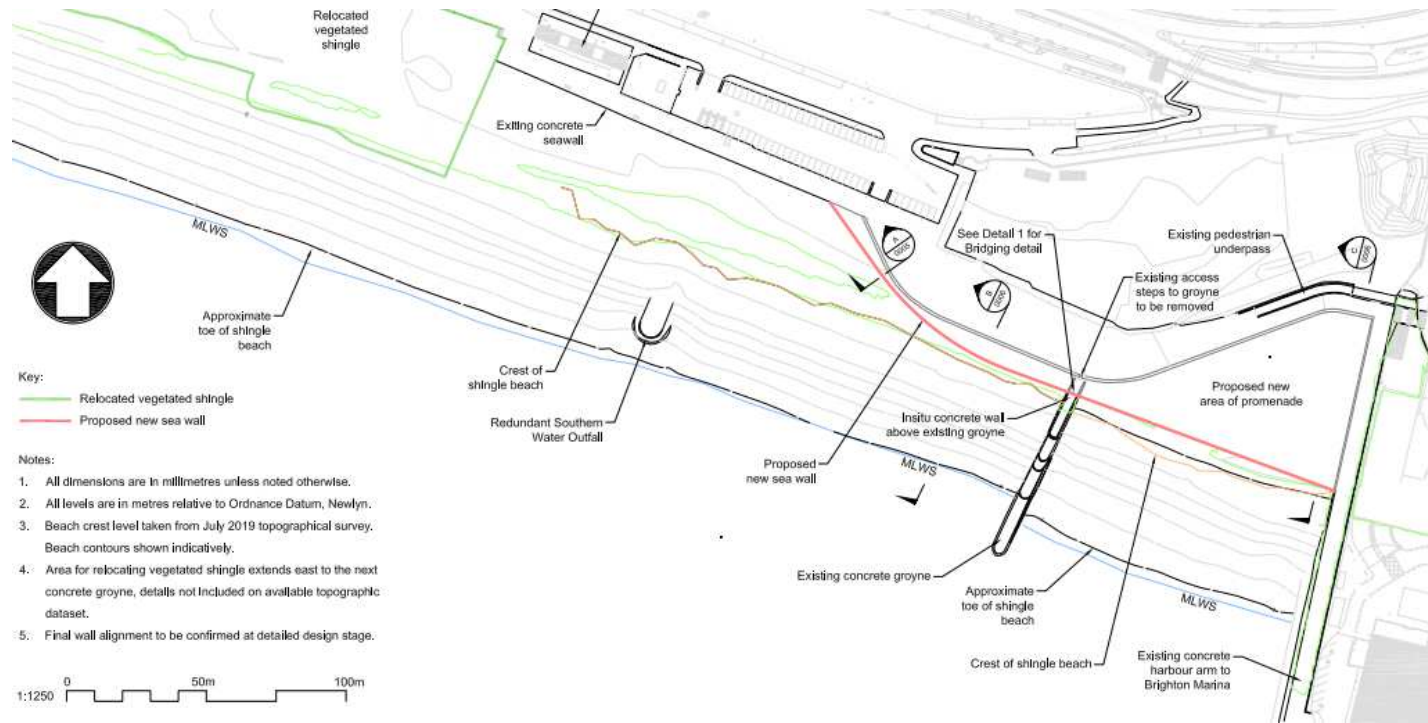


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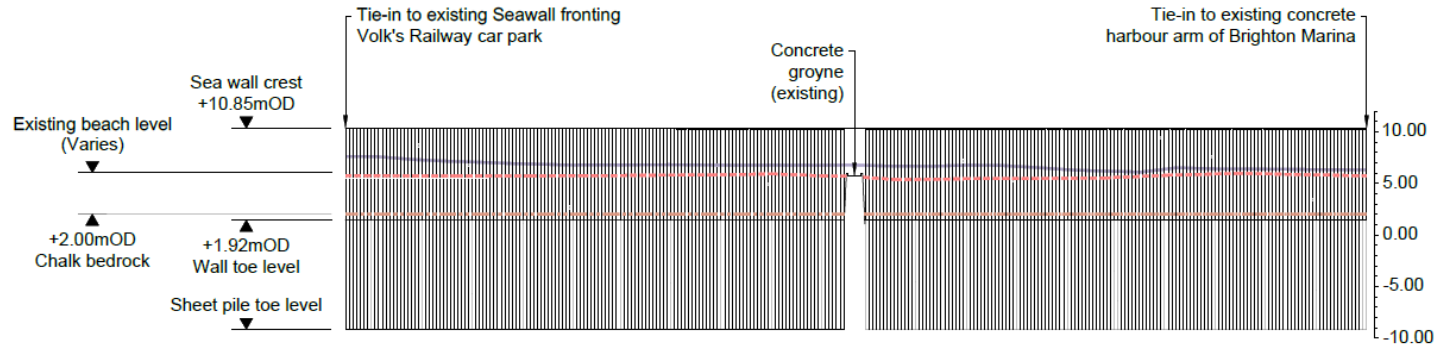
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# Proposed General Arrangement Plan

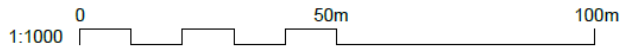


# Proposed Sea Wall Elevation



Elevation on front of proposed new Sea Wall

1:1000H 1:2000V



- Key:
- - - - - Existing beach level shall be retained upon completion of works
  - — — — — Existing promenade level
  - · - · - Chalk bedrock (Approx level)

160

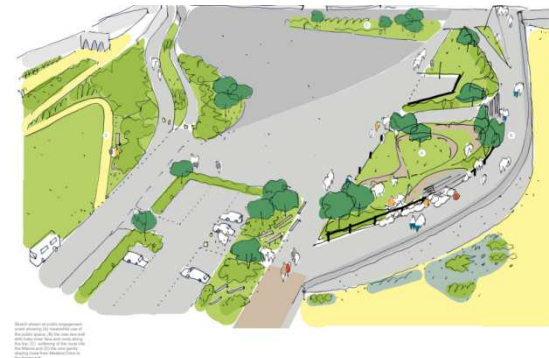
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# Black Rock Proposals



- Realignment of Sea Wall
- Clearance, remediation and preparation of site for future d
- New access link between Marina and Madeira Drive
- Improvements to vehicle, cycle and pedestrian links



The following temporary uses are also proposed within Black Rock:

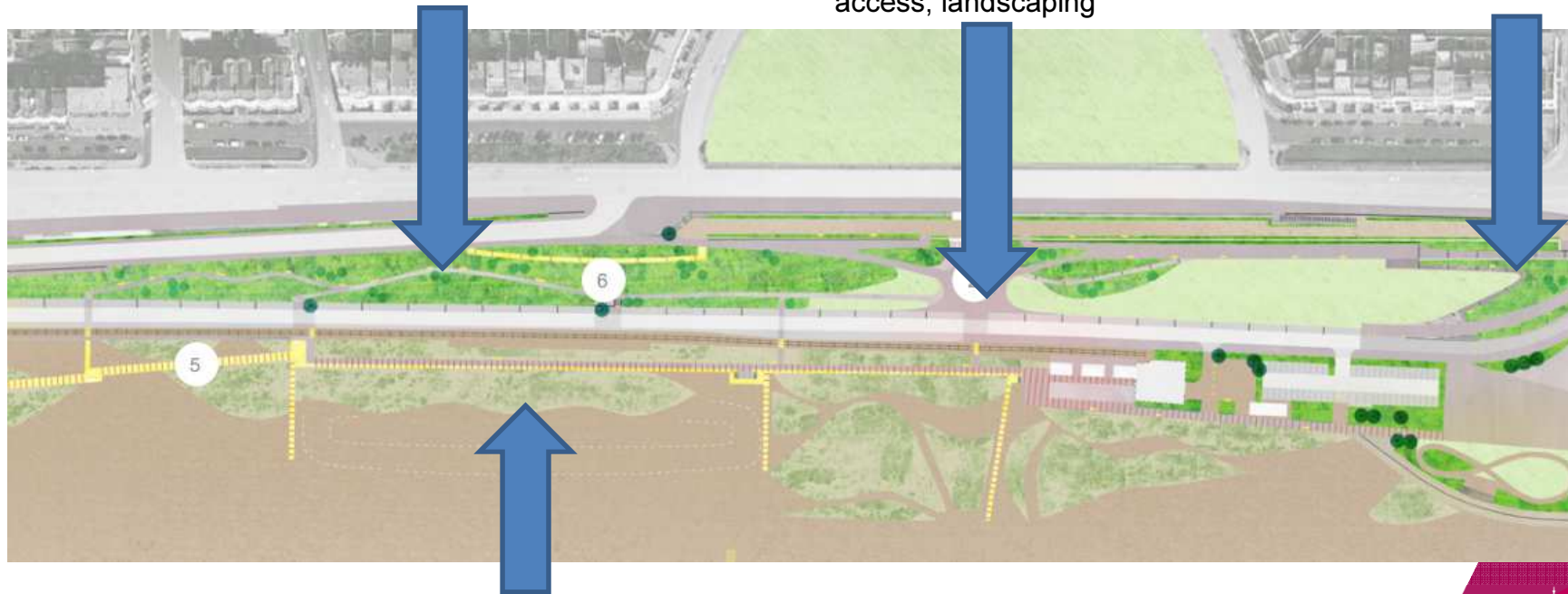
- Creation of temporary events space;
- Provision of temporary pump track;
- Provision of temporary recreation space with half court and basketball net

# Western End of Site

Madeira Drive improvements for pedestrians and cyclists

Old Reading Room Commercial Use, improved pedestrian access, landscaping

New gently sloping route



New Boardwalk, access routes, vegetated beach habitat



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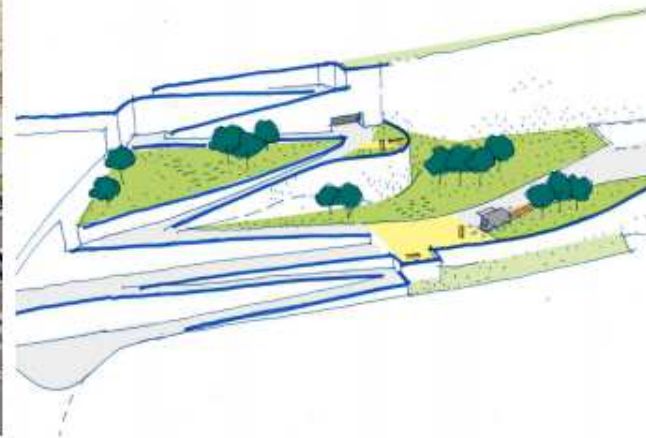
# Undercliffe Walk

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Marina access link for pedestrians (future CTR link)



Longer ramped access up to existing undercliff walk, and steps down to car park



New Planting, re-aligned ramp

# Proposed Access



Vehicle Access into Black Rock

Black Rock Car Park retained

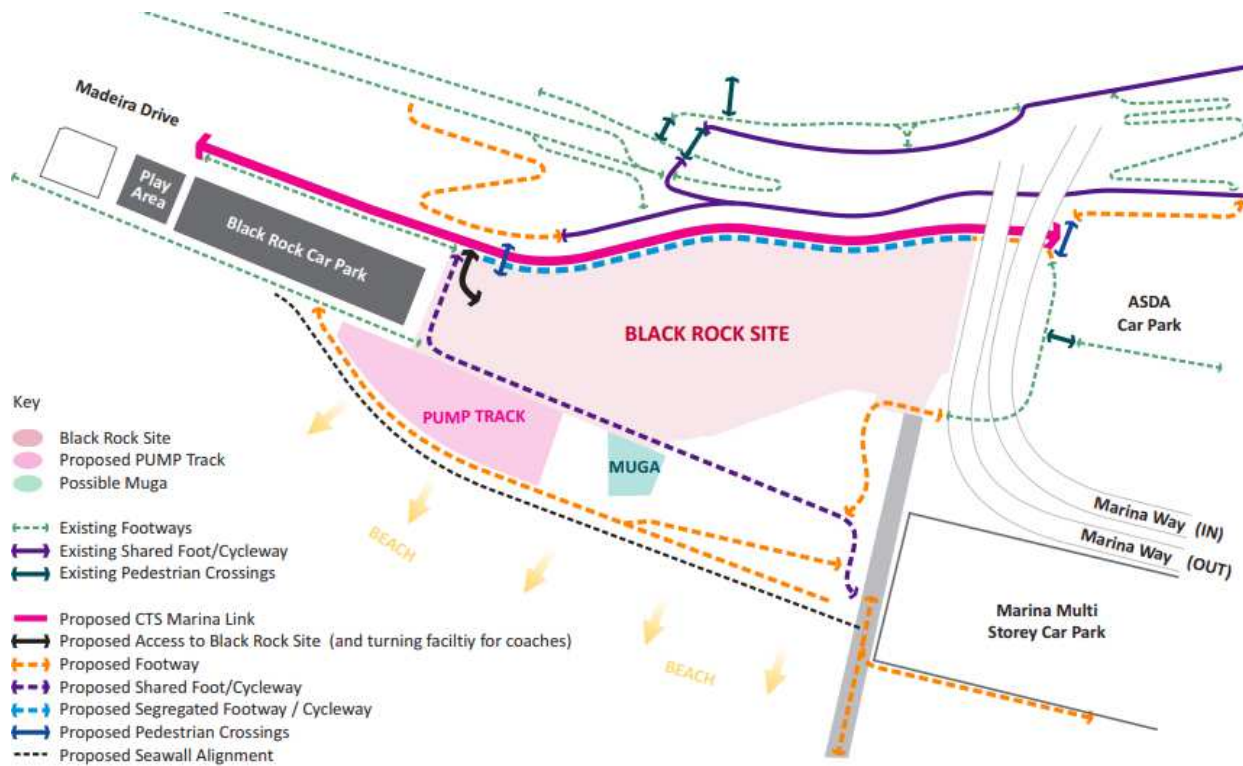
New Marina access link (pedestrians and cyclists), Future Coastal Transit Route (CTR Link)

Existing underpass footway retained with reduced gradients and improved landscaping

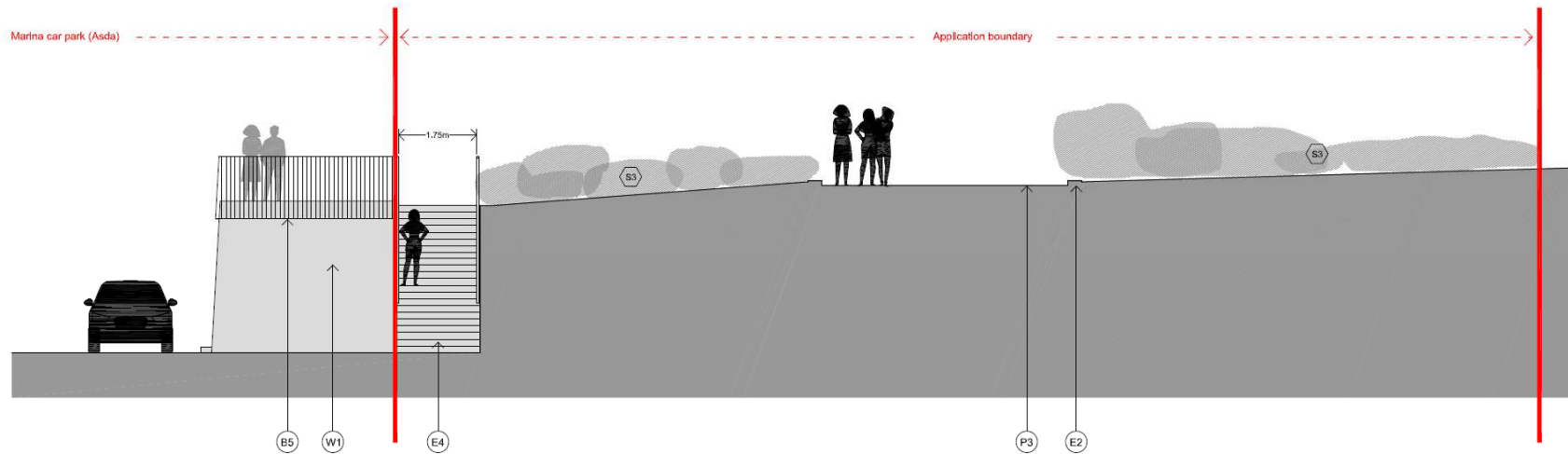


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# Black Rock Access Plan



# Section to Marina Car Park steps



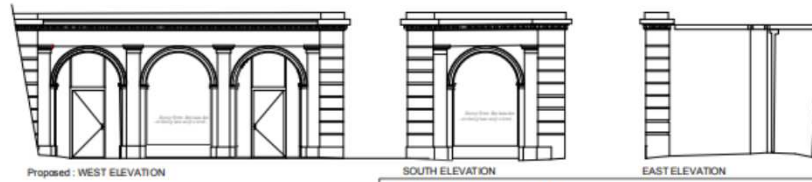
1 Section to marina car park steps  
Scale 1:100 @ A2

10856-SEC-603

# The Temple

The Temple, Kemp Town, Brighton  
Proposals: Creation of Weatherproof Shell

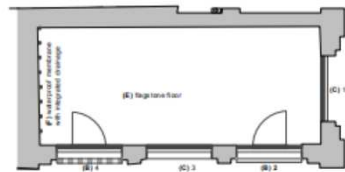
## PROPOSED



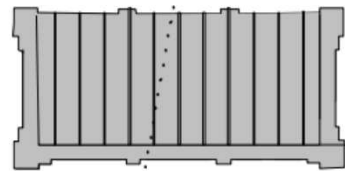
Proposed: WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION



FLOOR PLAN



ROOF PLAN

### PROVISION OF NEW GLAZED OPENINGS

- (A) Carefully remove concrete ramps to openings and form new threshold drain as DWG02
- (B) Doors: install structural glass to form door openings with level threshold to openings 2, 3 & 4. in IG minimal glass or similar alternative, with powder coated SS frame RAL: 7015. 1000mm clear opening. Set back from face of building.
- (C) Windows: install 2 no. frameless structural glass windows to openings 1 & 3. IG minimal glass or similar alternative, with powder coated SS frame RAL: 7015 and integrated kick frame. Set back from face of building.

**Essential Structural Repairs and Maintenance:** undertake essential repairs and consolidation works in accordance with Historic England guidance, and prepare sheet for re-use including:

- (D) Following detailed inspect of render and stonework, undertake repairs using hydraulic lime to match original, carefully remove all flaking and loose modern paintwork and decorate in Keim mineral paint to match Kemp Town Terraces over in BS 0055
- (E) Carefully lift modern concrete block flooring material, subject to substructure, carefully excavate and form new substructure. Lay new natural flagstone on new sub-base.
- (F) Provide waterproof membrane with integrated drainage system (Newton or Delta membrane) to internal walls, which abut concrete structures on north and part of east elevation together with integrated drainage.
- (G) Subject to detailed roof survey, position and fix new CI reg to allow outflow into adjacent drainage system. Form base for and lay new Code 7 lead roof, with parapet cover flashing, in accordance with LSA detailing including anti-theft system. Drainage system to form integrated part of enhancement proposals to Eaplantes and pathways designed by others.
- (H) All for provision of utilities - power, data, water.
- (I) Integration of any recommendations made in Structural Engineer's report
- (J) Following fitting of new floor and glazing allow for period of drying out and monitoring of structure before undertaking redecoration and/or fit out works which maybe subject to separate Listed Building Application.

**Principal Consultants**  
NTR Planning

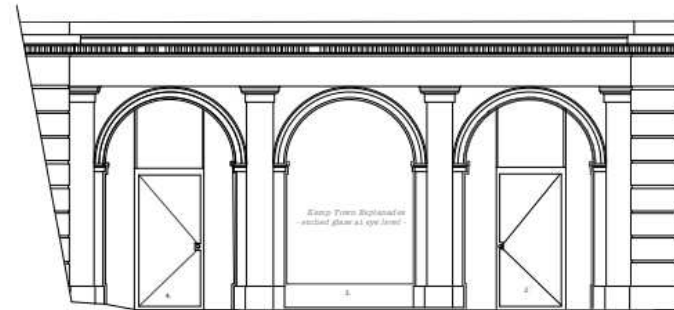
**Listed Building Proposal**  
Marlow Conservation Limited

Tel: 01446 63270  
Mob: 07936 63244  
Email: david@ntrplanning.co.uk

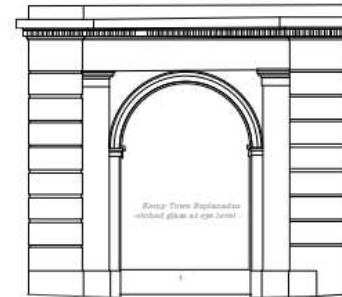
**Project:** The Temple  
Black Rock Enhancement Proposal

**Client:** Brighton & Hove City Council  
**Scale:** 1:100  
**Dwg:** 01 Proposed Plans and Elevation  
The Temple  
LISTED BUILDING APPLICATION

**Date of issue:** 17th January 2020  
**Site survey:** M.J. Zane Associates



Proposed: WEST ELEVATION



Proposed SOUTH ELEVATION

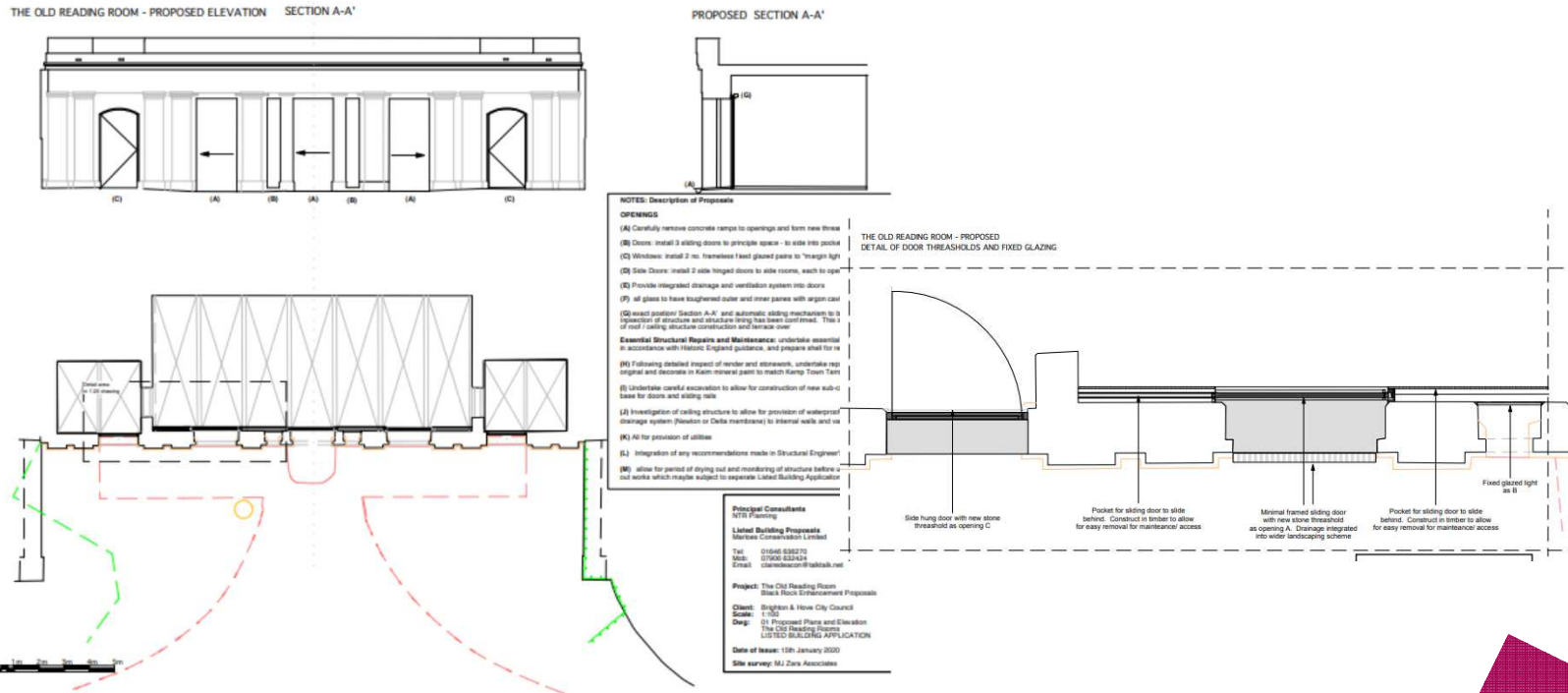
### NEW GLAZED OPENINGS: DETAIL

- (A) Carefully remove concrete ramps to openings and form new threshold drain to run into drainage system, designed by others
- (B) Doors: install structural glass to form door openings with level threshold to openings 1, 2, 3. IG minimal glass or similar alternative
- (C) Windows: install 2 no. frameless structural glass windows to openings 1 & 3. IG minimal glass or similar alternative. 50mm metal or metal stone base.
- (D) 30mm Frames carefully formed around render detailing
- (E) Door Frames 50mm at hinge, 50mm at closing point and 100mm around door lock
- (F) Cranked handle with automatic opener integrated
- (G) Door and window frames powder coated stainless steel in dark grey RAL: 7005

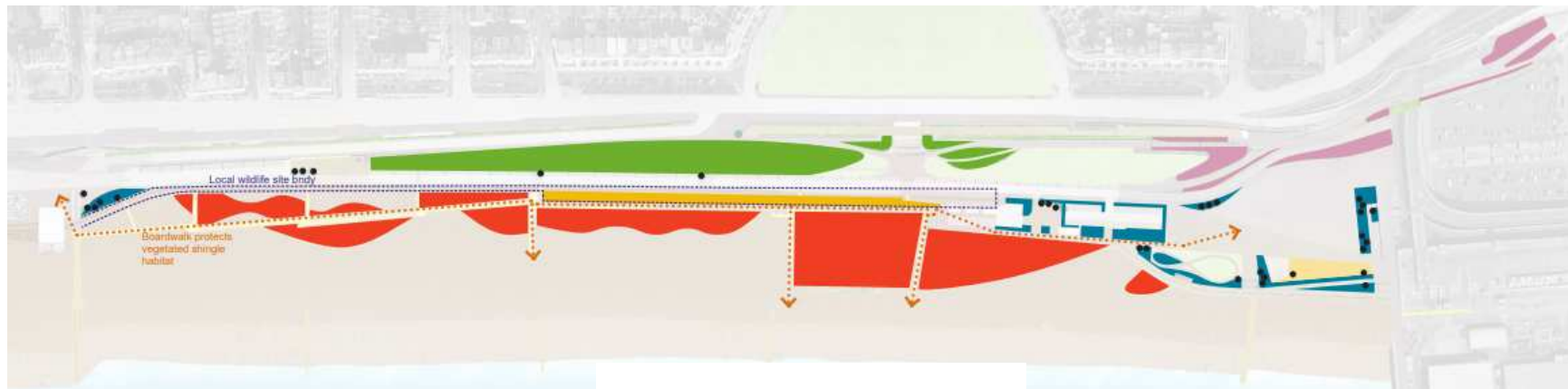


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# Old Reading Room



# Landscape/Ecology



- S1 vegetated shingle habitat (1.54ha)
- S1 vegetated shingle habitat (within or adjacent to Volk's LWS) (0.13ha)
- S2 Calcareous grassland habitat (0.54ha)
- S3 Neutral grassland habitat (0.24ha)
- S4 Ornamental public realm planting (0.24ha)
- New Lawn (766m<sup>2</sup>)
- 36 new native street trees

# Key Considerations in the Application

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- Principle of development - Site allocation within Policy DA2
- Impact on the visual amenities of the public areas, the Heritage Assets, the street scene and the wider Conservation Areas, as well as the setting of listed buildings within the locality of the site.
- Impact on highways,
- Ecology
- Trees
- Neighbouring amenity
- Sustainable drainage.



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# S106 table

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- Highways Works (requested by Local Highway Authority):
  - All works within the existing highway to be subject to approval as LHA.
  - The highway works on private land are to be adopted as Highway Maintainable at Public expense.
  - The Highway works for the CTR Link shall include an area of Highway Verge to facilitate a suitable design of cycleways for the permanent design solution.
- The development should not be occupied until the scheme of highway works is implemented (on a phased basis where appropriate).
- Public Art: Commissioning and installation of an Artistic Component. Proposed in the form of 'Telling the story of Black Rock and the seafront' with a coherent programme of wayfinding, interpretation and public art.
- Submission of an Employment & Training Strategy to secure the use of at least 20% local construction labour,



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# Conclusion and Planning Balance

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- The proposal is welcomed as it will enable future regeneration of the derelict Black Rock site and implementation of a strategic allocation in the adopted plan. It will also provide significant improvements in links to the Marina.
- Details of the proposal and supporting evidence has demonstrated that the proposed realignment of the sea wall is required in order to deliver the strategic allocation and allow future regeneration of the Black Rock site. The loss of the existing Black Rock SNCI/LWS is regrettable, however, it is considered to be satisfactorily offset by the proposal to relocate the vegetated shingle and Management Plan.
- The County Ecologist has noted the details within the draft Management Plan, and the proposed net gain in Biodiversity within the proposal. A full Ecological Design Strategy is required by condition.
- Improvements to the public realm in this section of the seafront are welcomed. The proposal represents an opportunity to enhance the present situation in respect of the designated heritage assets and the surrounding public realm, as well as improving on the connectivity around the site. The Highway Authority has no objection subject to recommended conditions and obligations.
- The future maintenance of the proposal is necessary to ensure the acceptability of the scheme., Details of management and future maintenance of the scheme are required by condition.



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