

Royal Pavilion Gardens, Pavilion Buildings

BH2023/02835



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City Council

Application Description

The Royal Pavilion grounds are Grade II listed and a designated Registered Park and Garden of Special Historic Interest. The Royal Pavilion itself is a Grade I listed building. The site lies within the Valley Gardens Conservation Area. The setting of the Pavilion is an essential part of its character as the gardens have been laid out to complement its design.

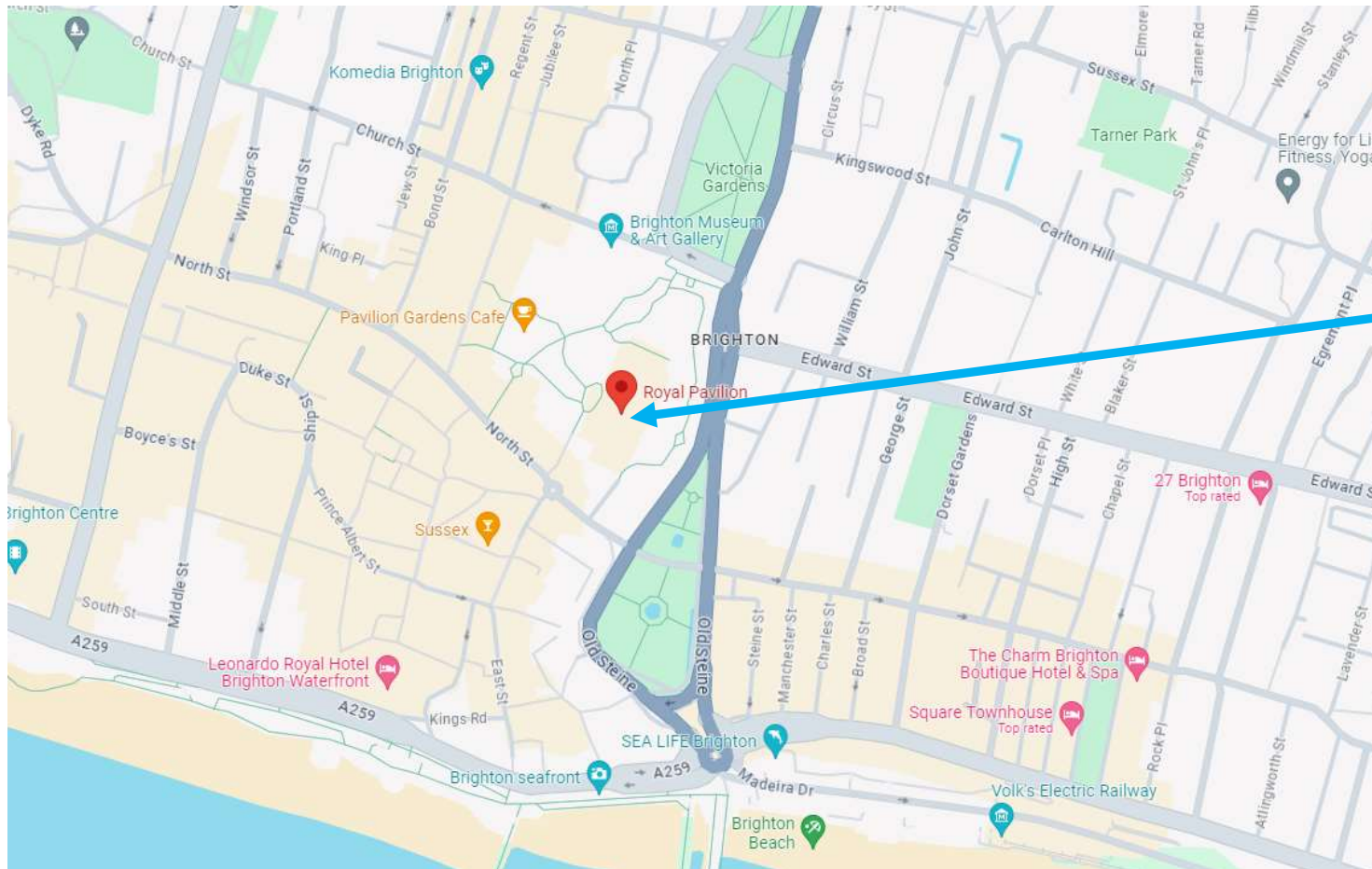
Proposed Development:

- Landscaping works to include the restoration and reinstatement of historic walls, new metal railings and gates, restoration of existing 19th Century historic and existing modern replica lamp posts.
- Enhancement of planting, lawns, groundworks and removal of modern trees and hedging to the Western lawn and the East/North East compartments to reinstate the Nash views and enable development.
- Remodelling of the existing public WC block, installation of an outdoor learning space with adjacent storage and hand wash area and a revised gardener's compound.
- Alterations to the existing paths, planting beds and fencing, with improvements to the drainage and irrigation systems.
- Associated ancillary development (e.g. bin store, removal of street furniture), including provision of public realm and landscaping improvements.



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Map of application site



Site



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Aerial photo of site



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3D Aerial photo of site



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Existing Site Plan



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725-002

Aerial Site Plan

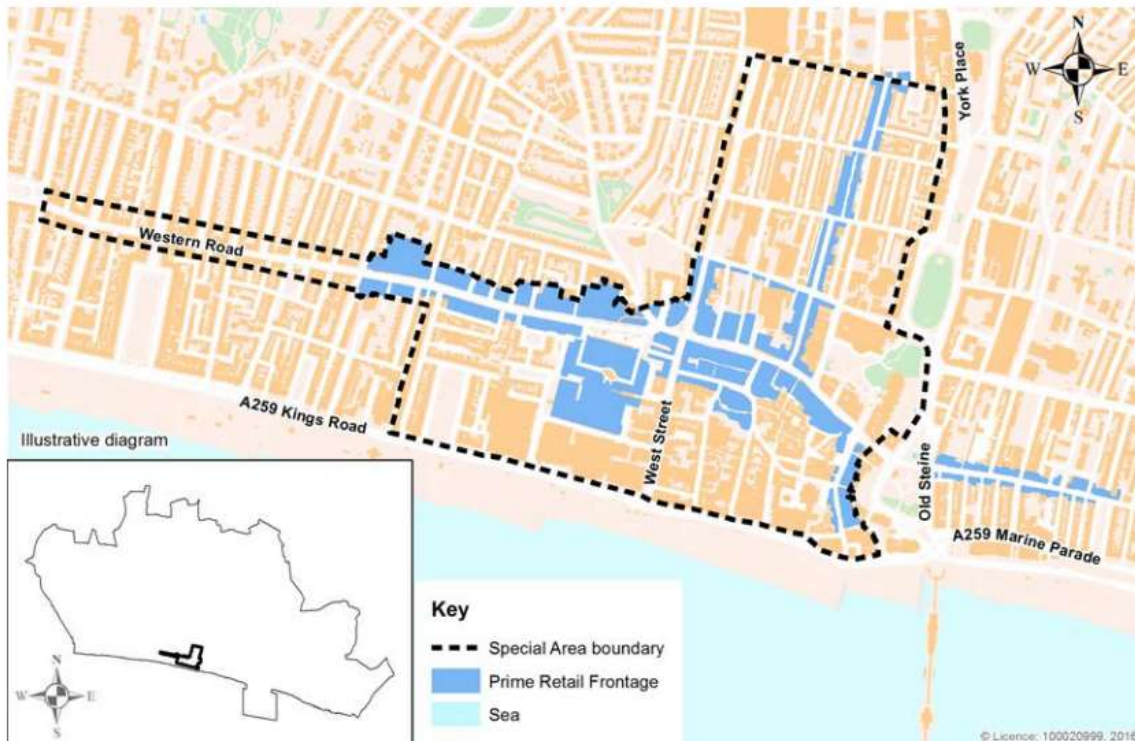


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725-003

Policy Map- SA2 Central Brighton

SA2 Central Brighton



“To reinforce central Brighton’s role as the city’s vibrant, thriving regional centre for shopping, leisure, tourism, cultural, office and commercial uses.”

Policy DM32: The Royal Pavilion Estate

“Proposals that seek to re-establish the Royal Pavilion estate as a single historic estate will be encouraged and supported. Such proposals should be informed by the adopted Conservation Plan.

It is expected that a successful scheme should achieve the following:

- a) Provide a more legible and coherent perimeter treatment;*
- b) Enhance entrances and create a sense of arrival;*
- c) Improve security within the estate and design out anti-social behaviour;*
- d) Enhance the quality and infrastructure of the gardens and enable the better management of activities within them;*
- e) Provide better management of vehicular traffic into and within the estate;*
- f) Ensure more effective and attractive pedestrian circulation through the estate;*
- g) Provide a clutter-free environment with better signage and appropriate interpretation;*
- h) Enhance key views into and across the estate;*
- i) Encourage conservation of heritage planting and seek net biodiversity gains within the gardens.”*

Royal Pavilion Estate – Phasing Plan



The Pavilion viewed from Old Steine/Pavilion Parade



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The Pavilion viewed from inside gardens



Existing Garden and Trees



Existing Garden and Trees



Existing Garden – Gardeners' Compound



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Existing Garden - Museum and Learning Centre (timber clad)



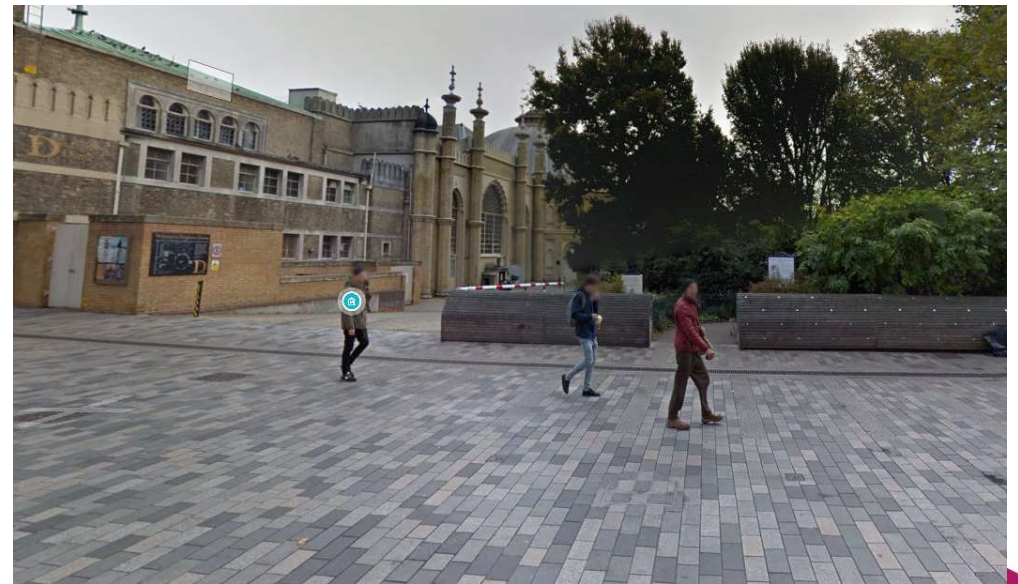
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Existing Entrances

New Road Pedestrian Entrance South



New Road Pedestrian North and Service Entrance



Existing Entrances

**North Gate (King William IV Gate)
Pedestrian and Service Entrance**



**Palace Place (Proposed for New Service
Entrance)**



Existing Entrances

South Gate (India Gate) Pedestrian Entrance



Prince's Place Pedestrian entrance (existing WC block to right)



Existing Boundaries and Railings



Existing Pathways



Existing Lamps



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Existing Street Furniture



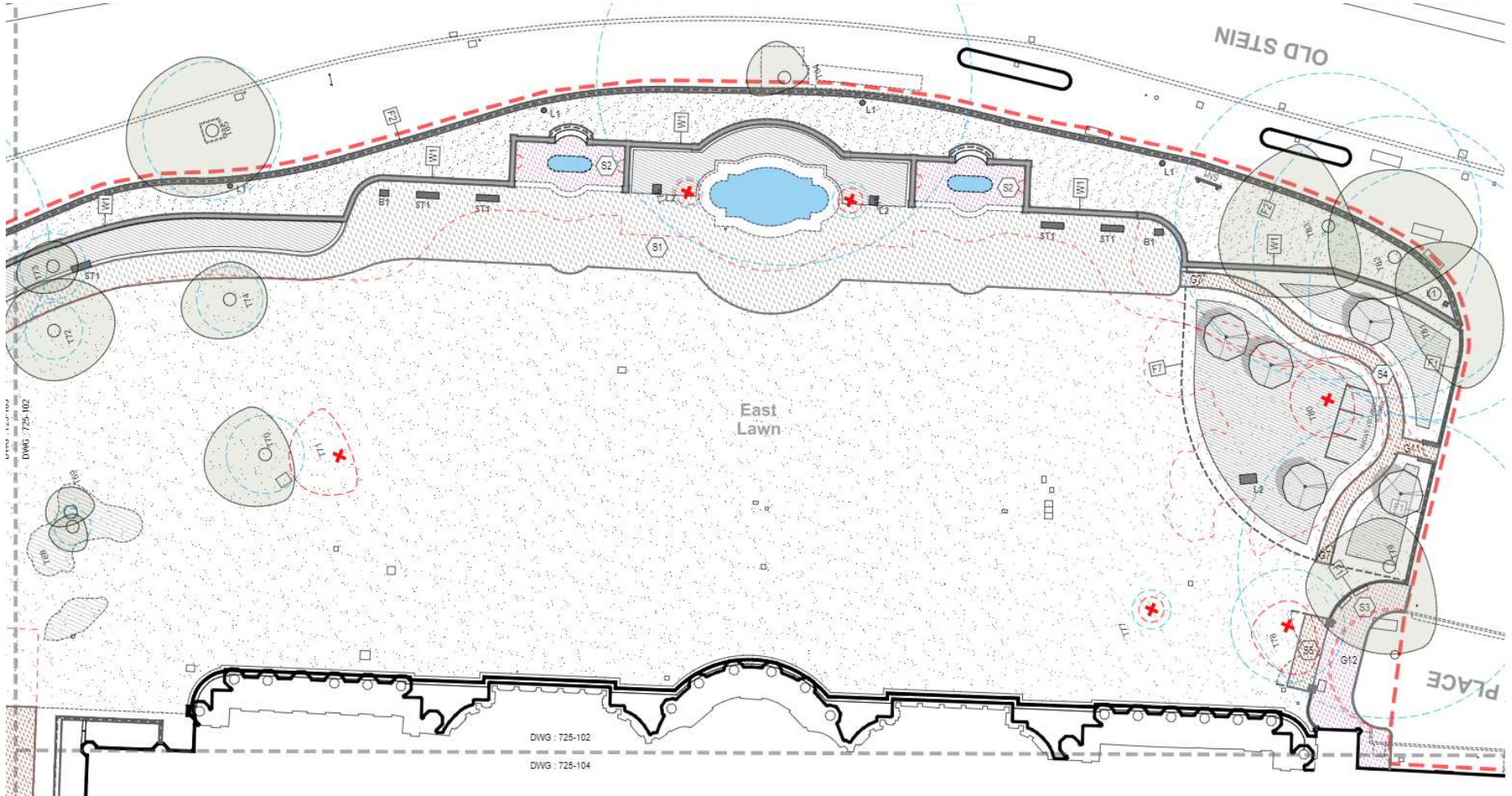
Proposed Masterplan



Proposed Site Plan



Proposed Site Plan - East



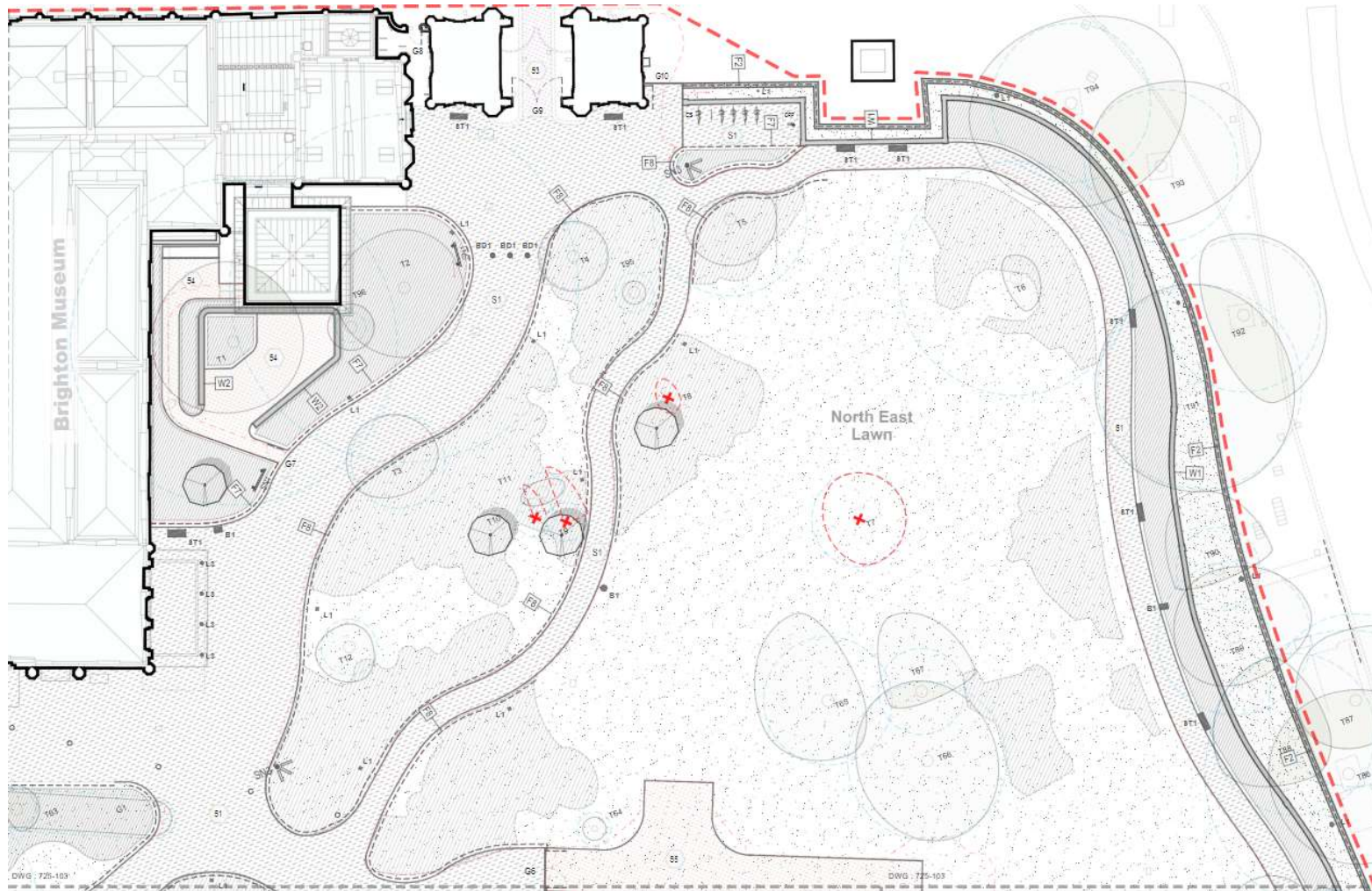
30

725-102 A

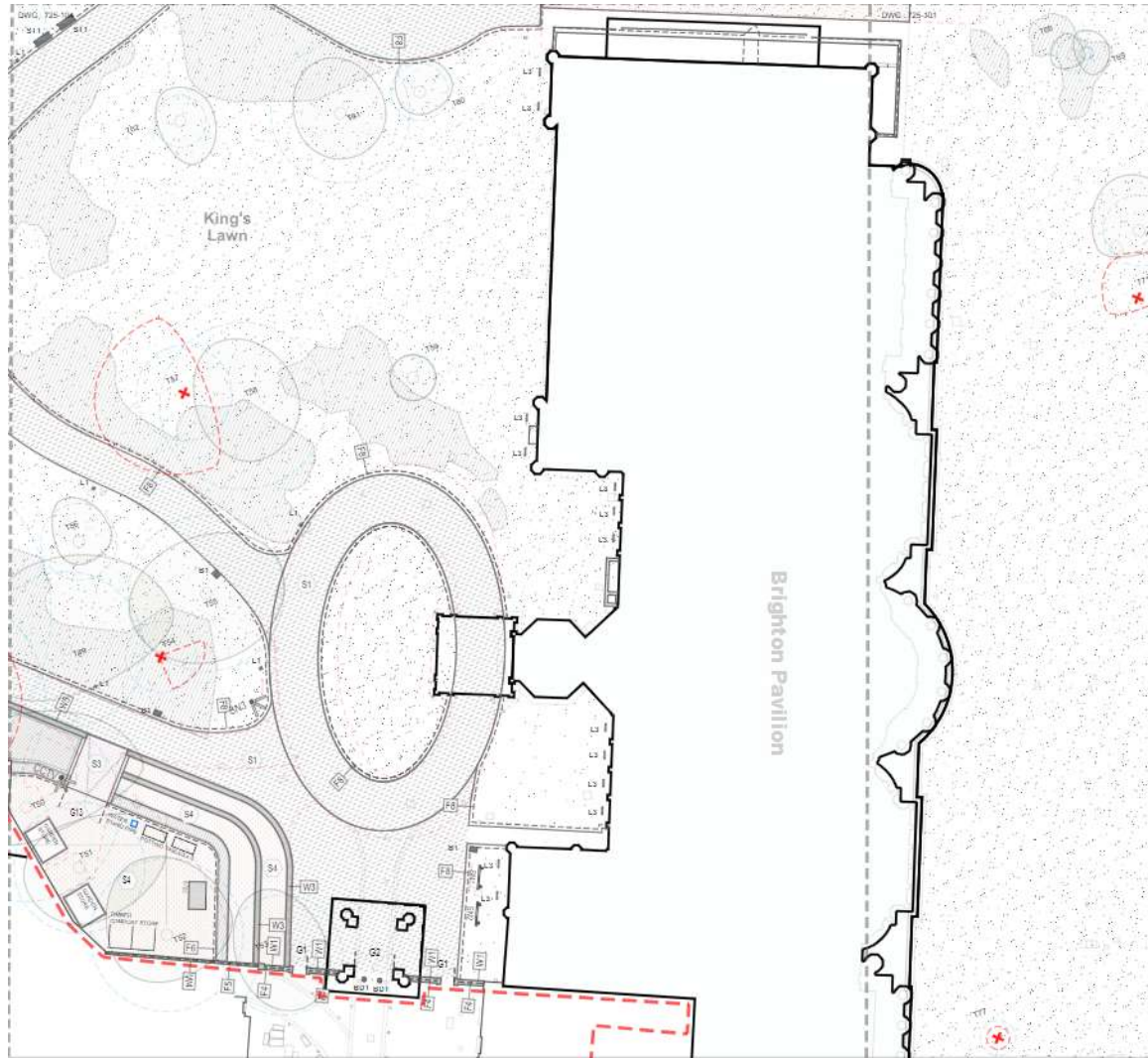


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Proposed Site Plan - North



Proposed Site Plan - South



Proposed Site Plan - West

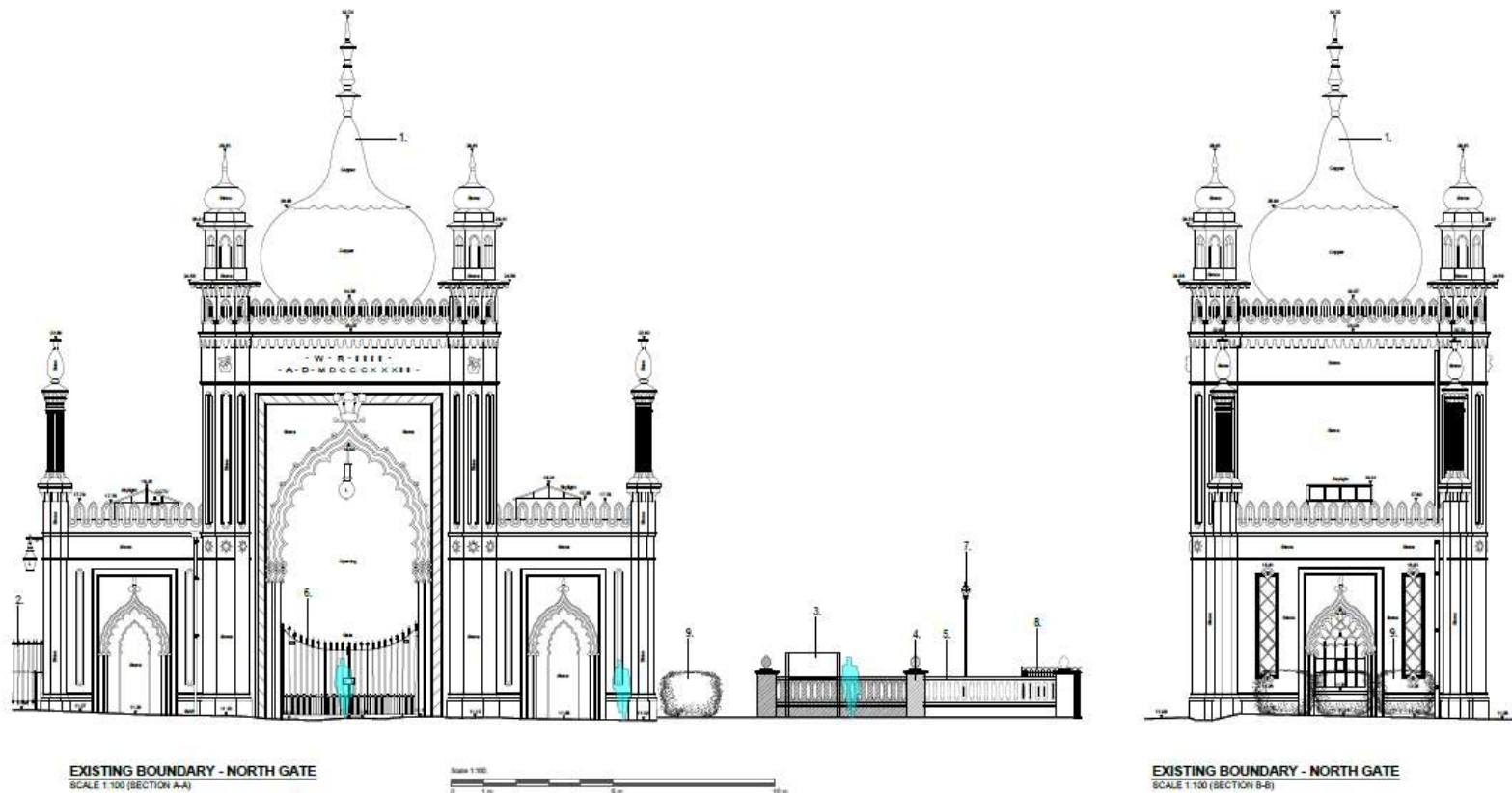


33

725-105 A



Existing North Gate Elevation



EXISTING BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION A-A)

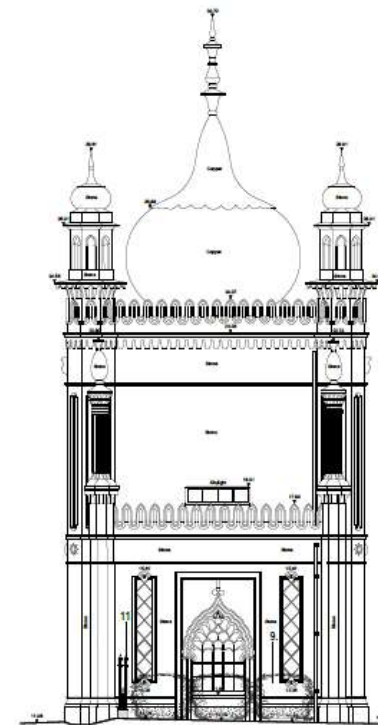


EXISTING BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION B-B)

Proposed North Gate Elevation



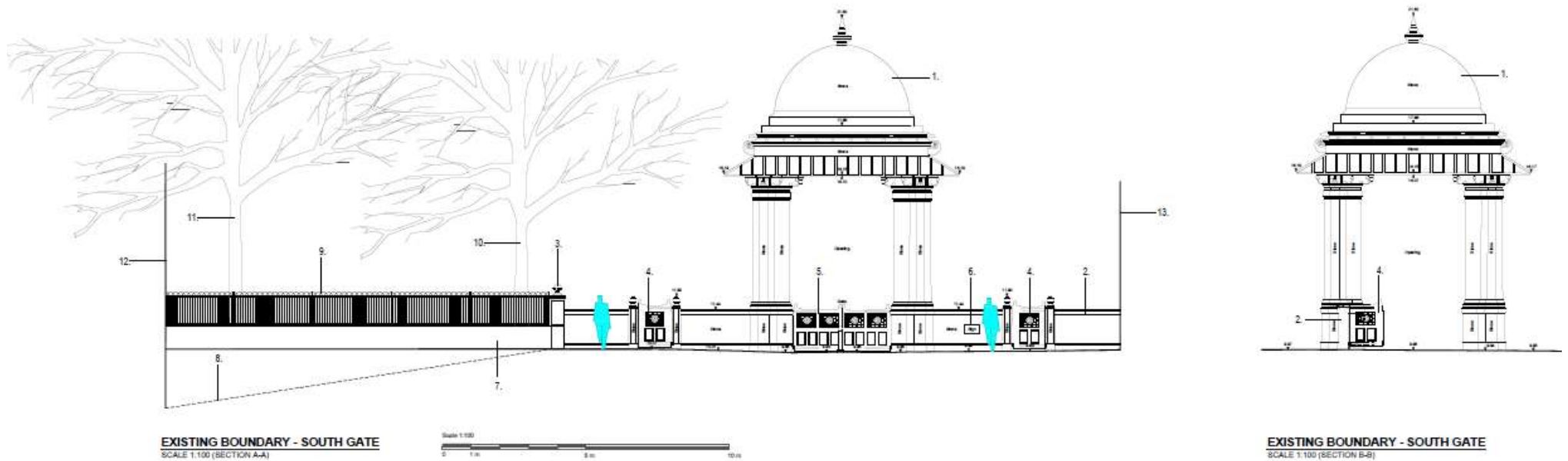
PROPOSED BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION A-A)



PROPOSED BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION B-B)

725-204

Existing South Gate Elevation

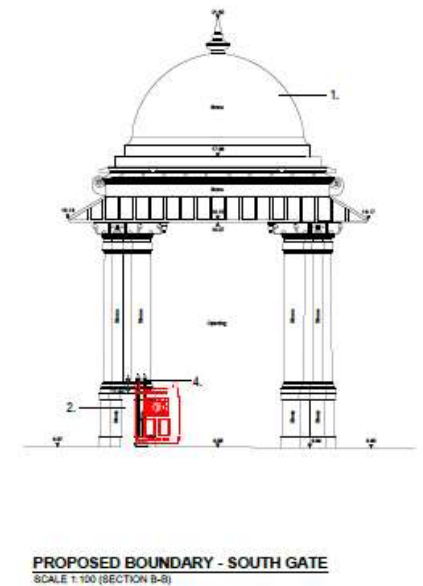
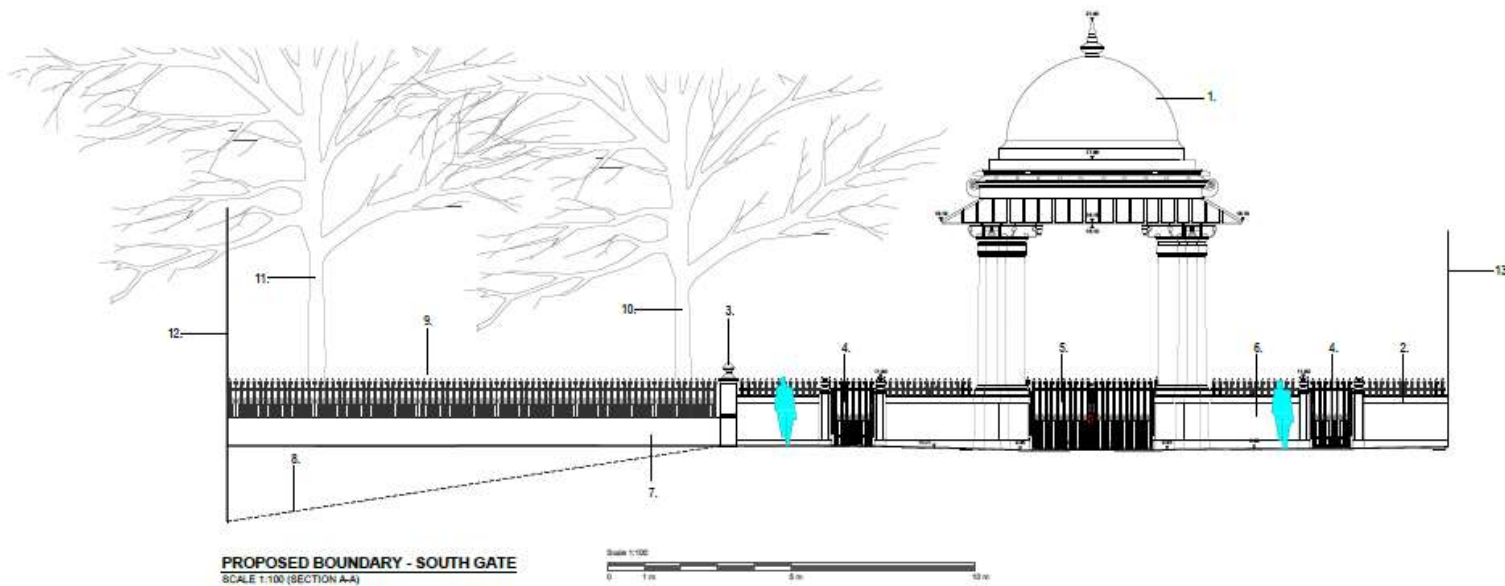


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725-201

Proposed South Gate Elevation

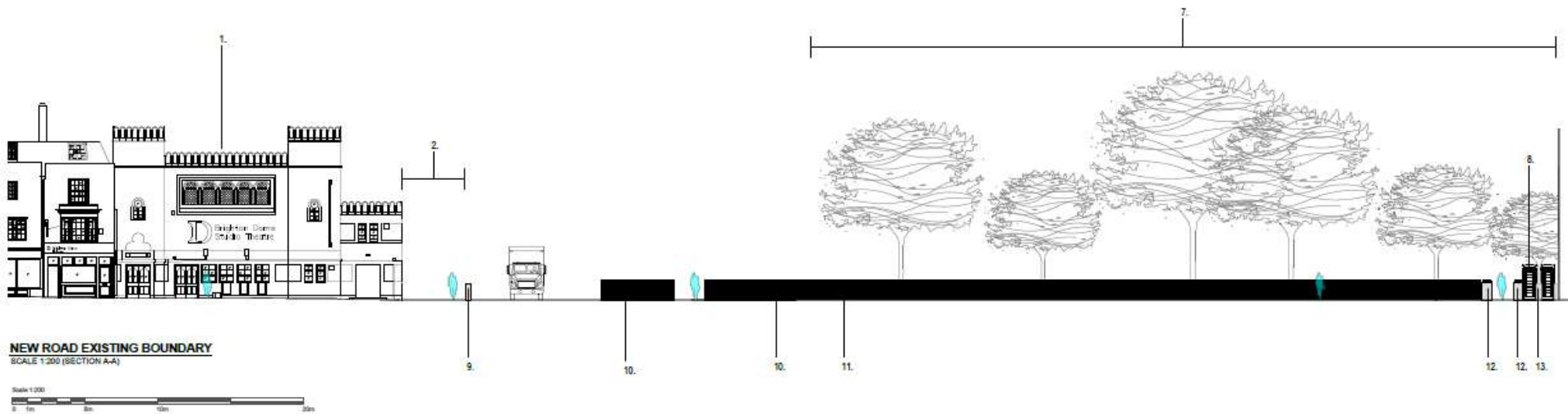
37



725-202

Existing New Road Elevation

38

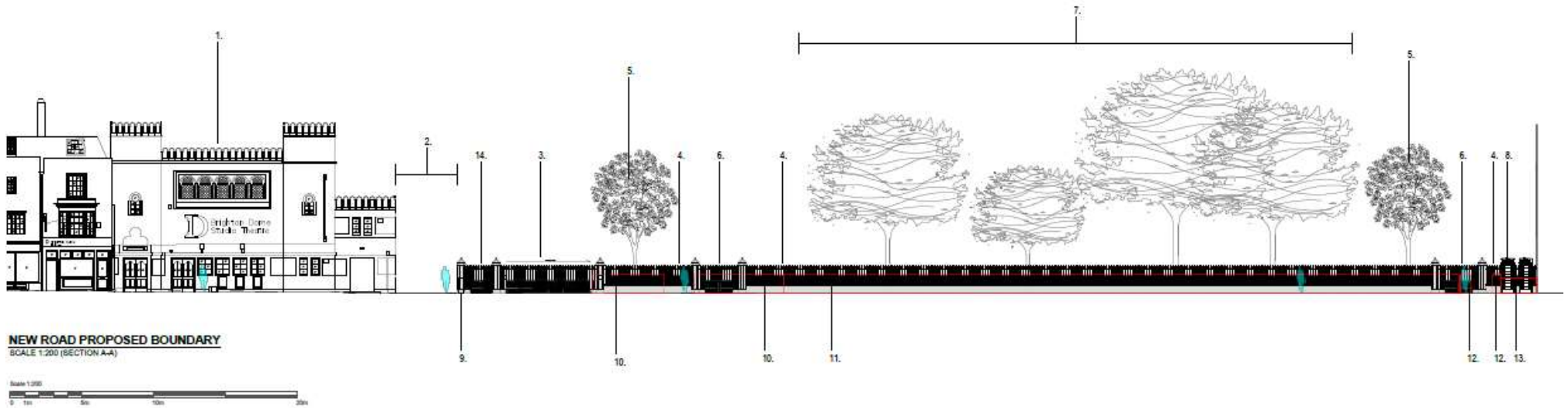


725-205



Proposed New Road Elevation

39



725-205

Proposed Visual – New Road South Side



New Road concept visualisation along New Road

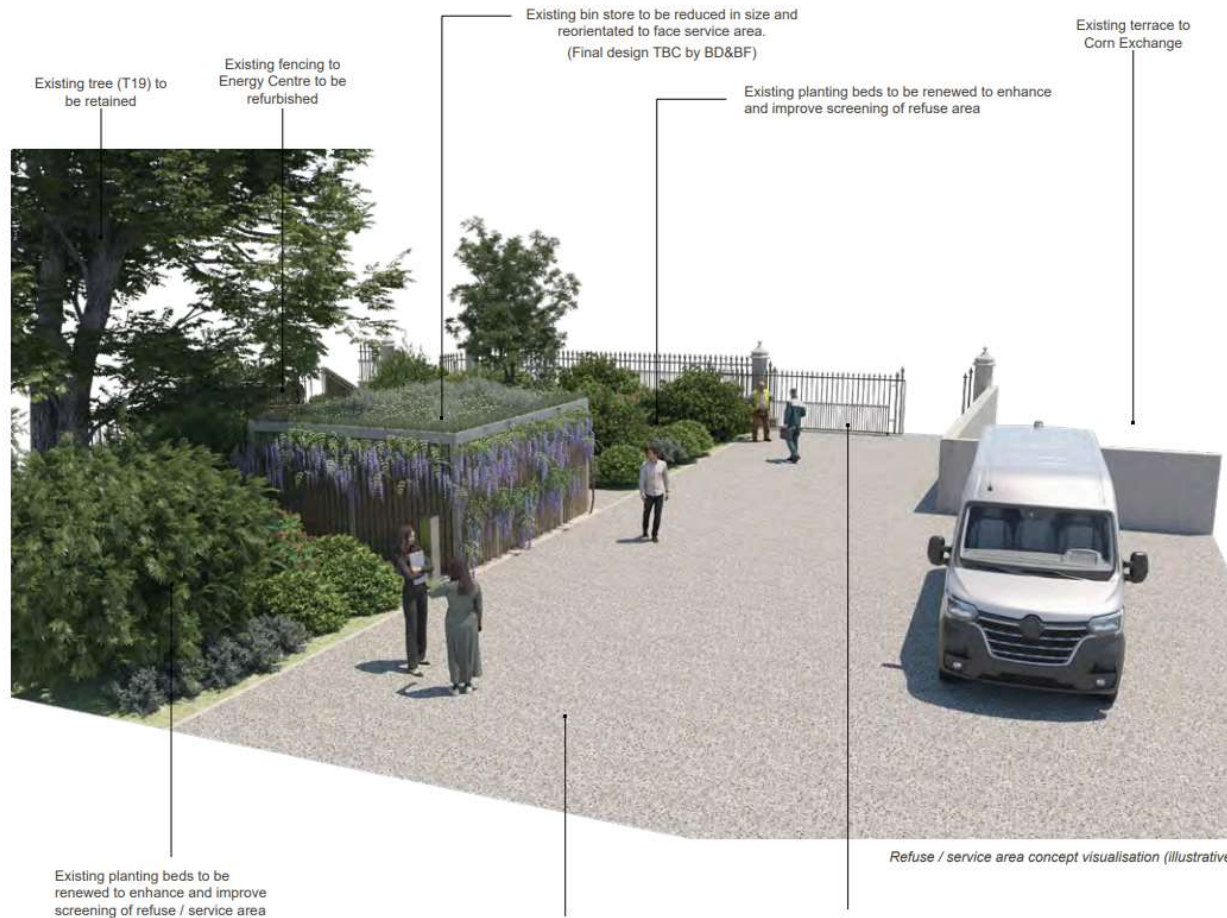
Proposed pedestrian gate (following historic precedent) with natural stone threshold

Opportunity for seating outside of site (by others)

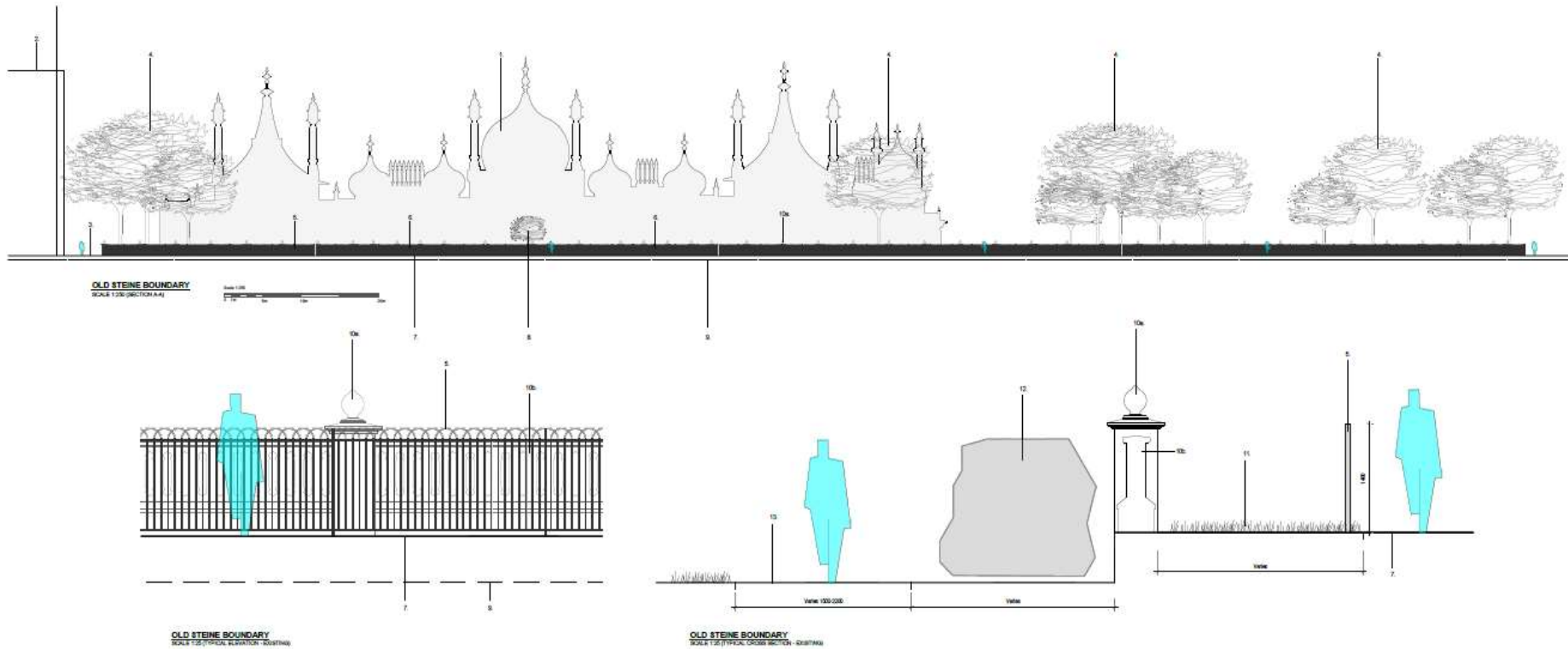
Proposed wall and railings (following historic precedent)

Proposed pedestrian gate (following historic precedent) with natural stone threshold.

Proposed Visual – New Road North side



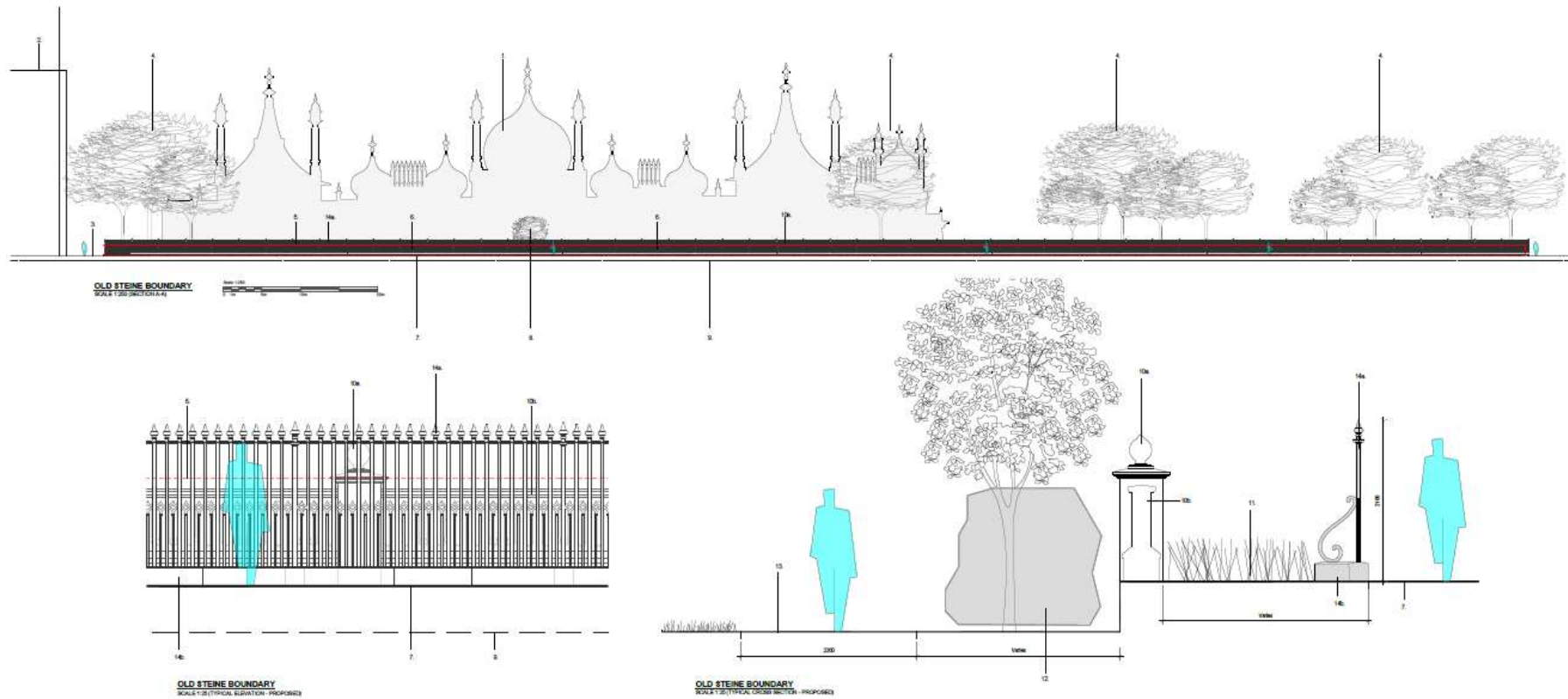
Existing Old Steine Section/Elevation



42

725-206

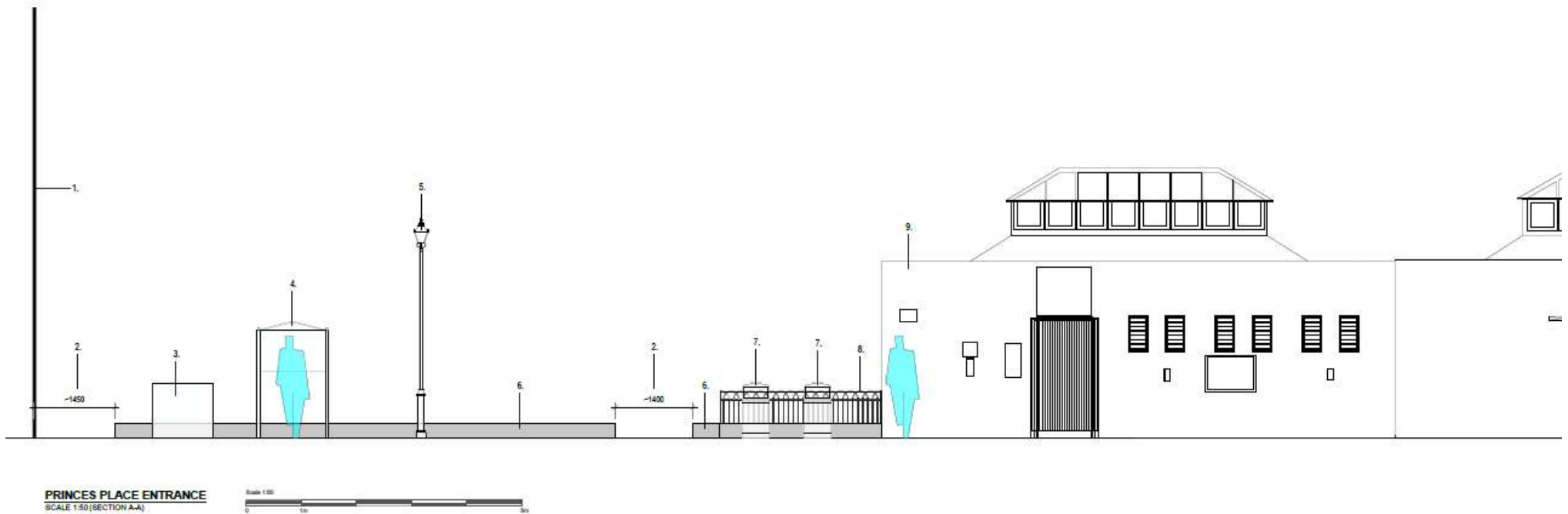
Proposed Old Steine Section/Elevation



43

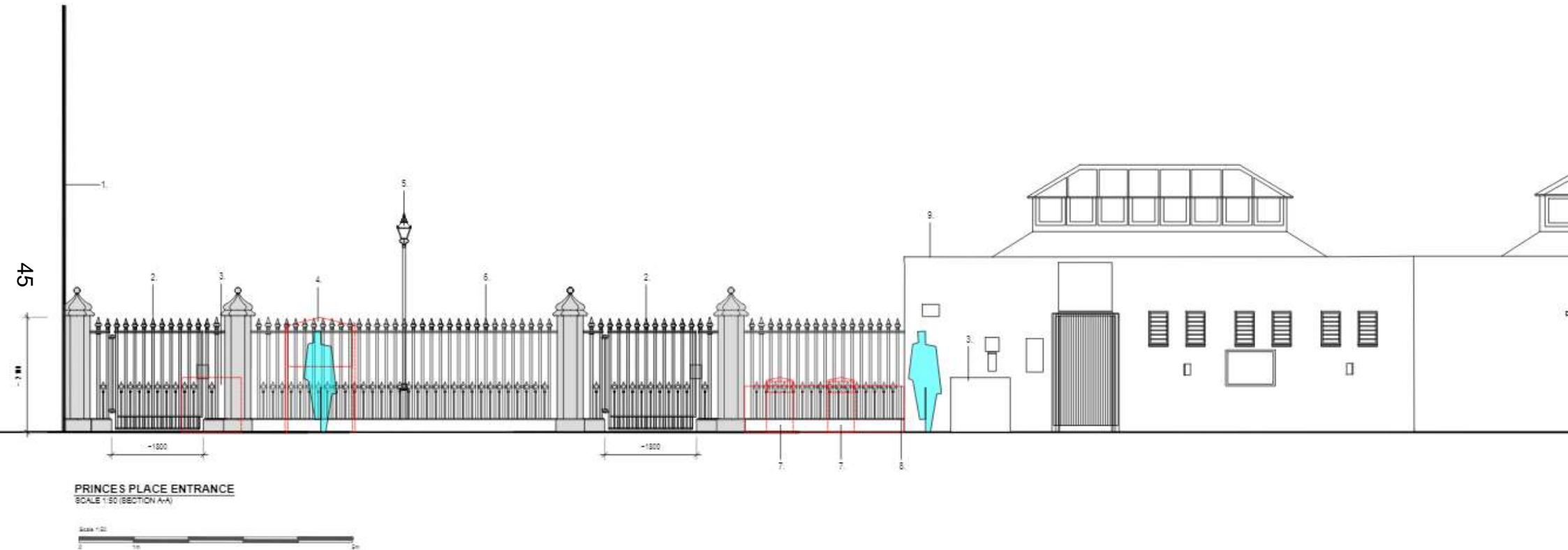
725-20

Existing Prince's Place Elevation

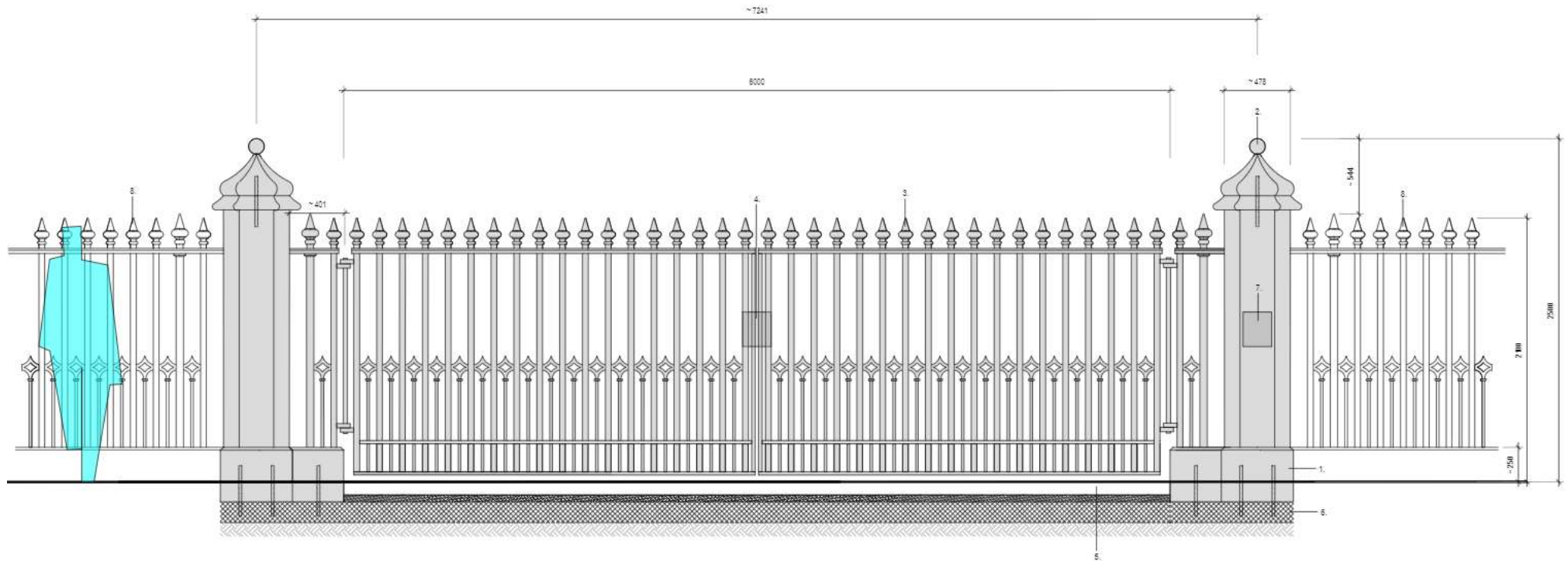


725-208

Proposed Prince's Place Elevation



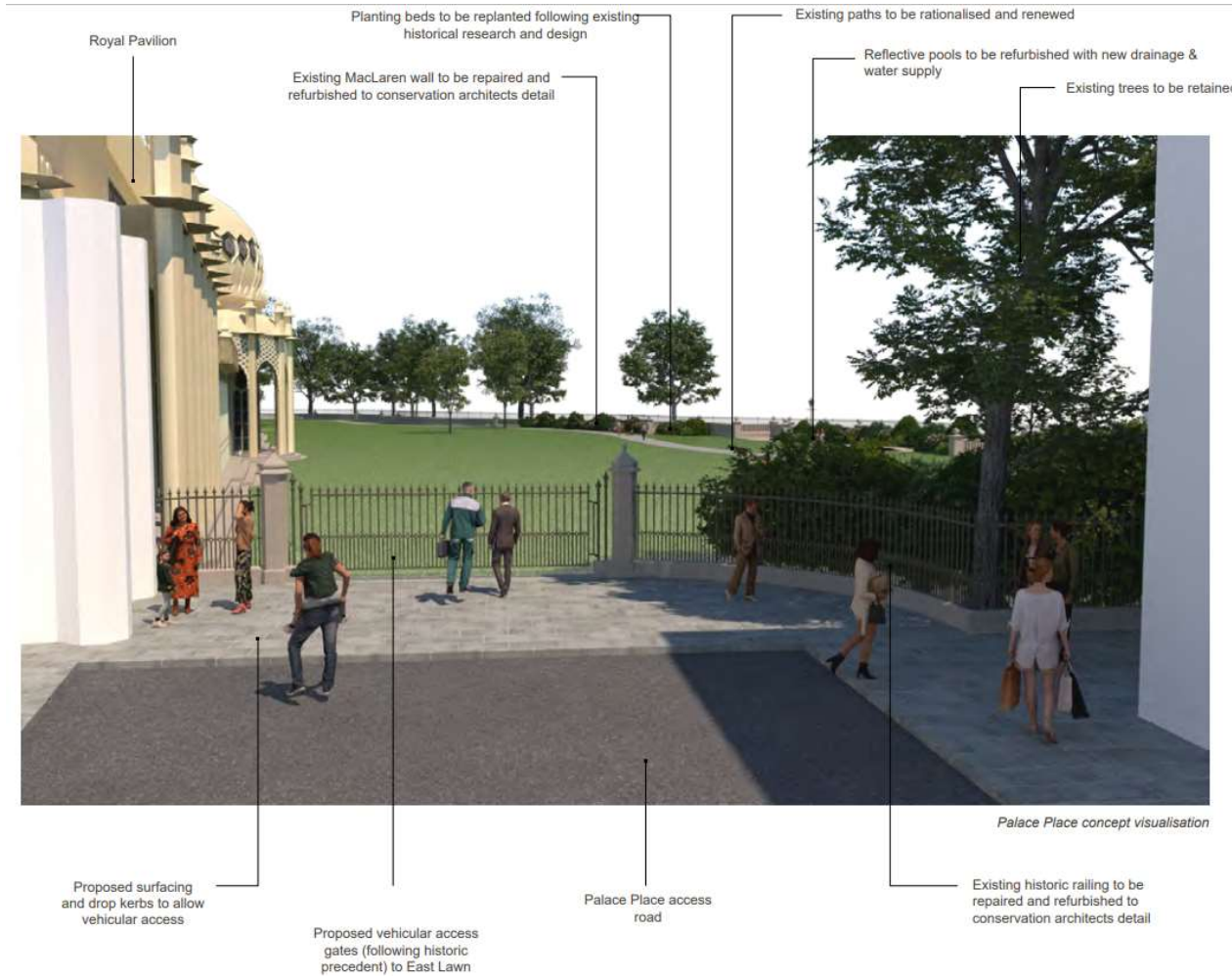
Proposed Palace Place Elevation



4/6

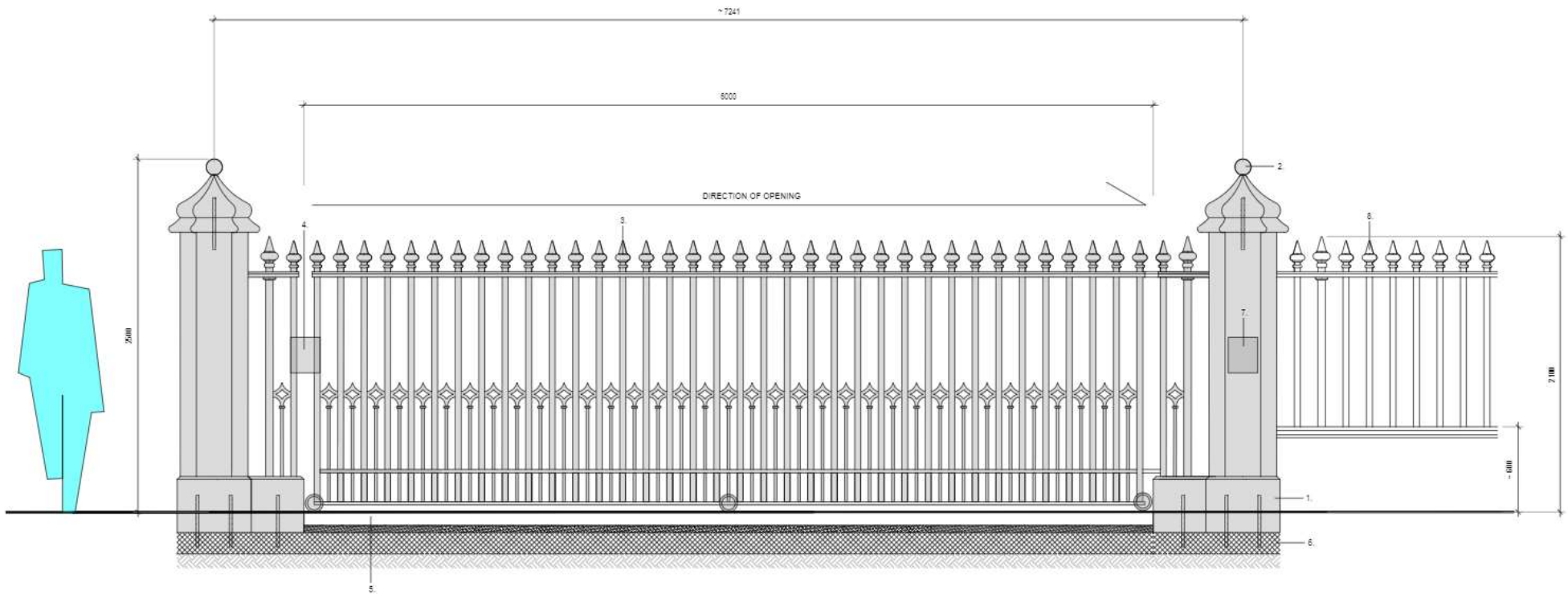
725-360

Proposed Visual – Palace Place



Proposed Typical Gate Detail (G5)

48



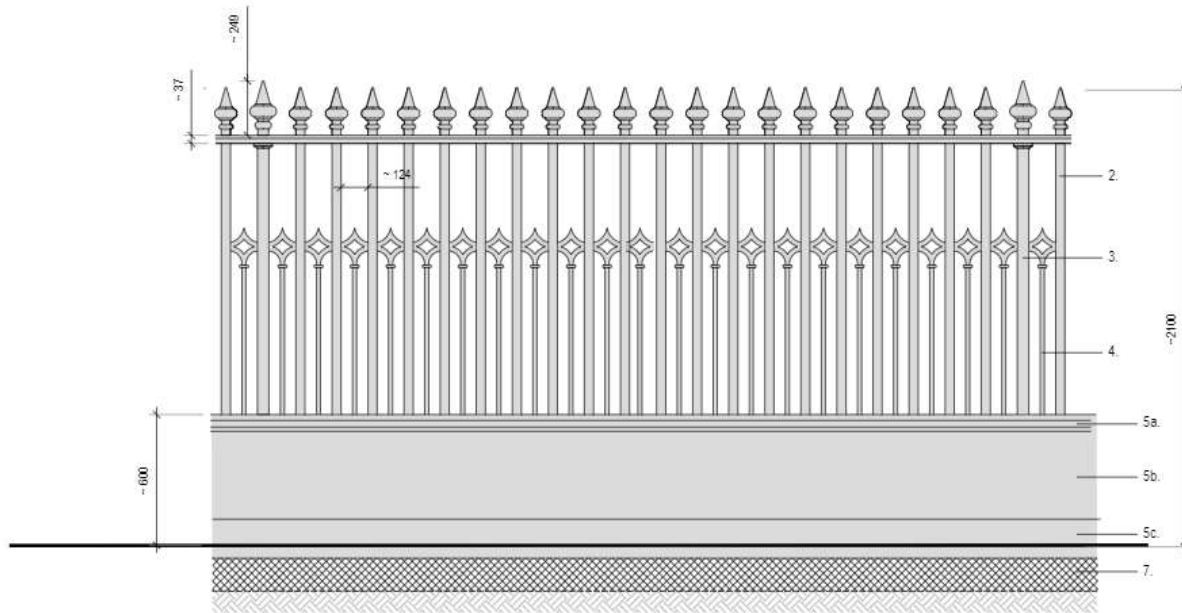
'G5' - PROPOSED SLIDING VEHICULAR GATE
SCALE 1:20 (TYPICAL FRONT ELEVATION)

NOTES
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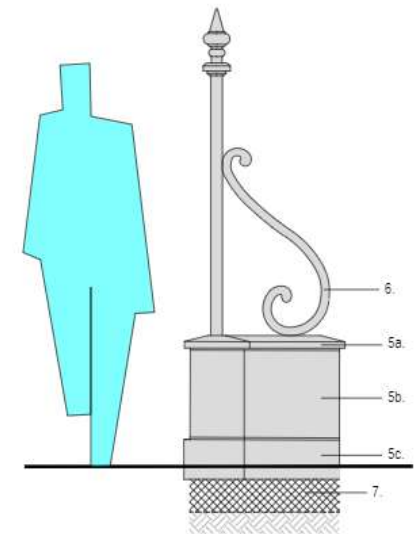
725-358

Proposed Typical Railing Detail (F3)

49



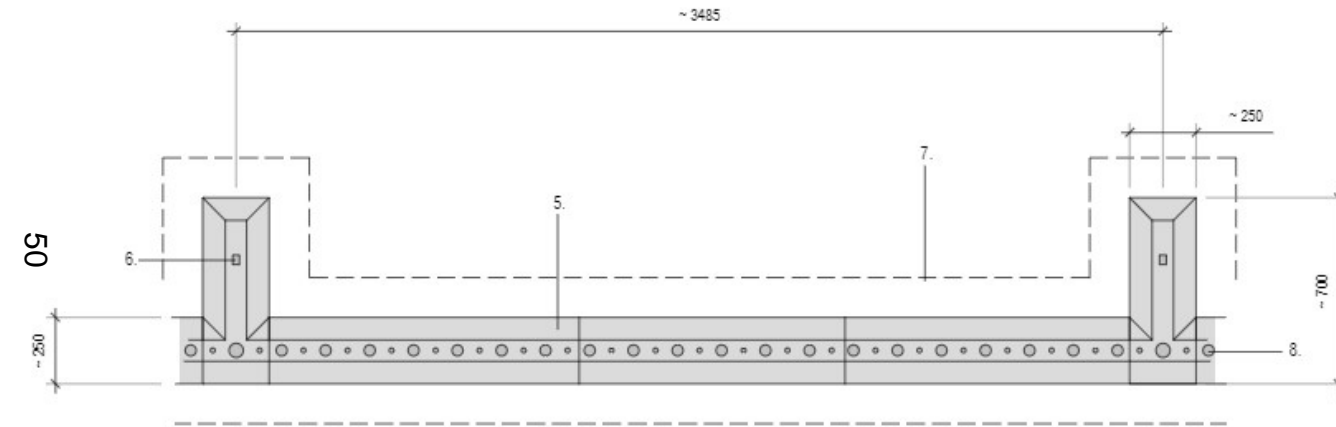
'F3' - PROPOSED RAILING AND WALL
SCALE 1:20 (TYPICAL PLAN VIEW)



'F3' - PROPOSED RAILING AND WALL
SCALE 1:20 (TYPICAL PLAN VIEW)

725-351

Proposed Typical Railing Detail (F3)



1. Horizontal top rail
2. Vertical round posts with finial
3. Intermediate vertical round post with finial
4. Decorative infill panel with finial
- 5a. Natural stone coping
- 5b. Proposed retaining wall 'W7'
- 5c. Proposed natural stone kicker plinth
6. Intermediate support bracket
7. Proposed Concrete foundation
8. Vertical bar posts to be fixed into pre drilled holes in stone plinth)

NOTE :

Proposed railings 'F3'

- Proposed railing to match existing railings 'F1' by Palace Place.
- Final dimensions to be confirmed following final site measure by fabricator and production of cutting schedules

'F3' - PROPOSED RAILING AND WALL

SCALE 1:20 (TYPICAL PLAN VIEW)

725-351



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Existing Railing Detail (F1)

51



4 Elevation of Type F1 railing
5051 NTS

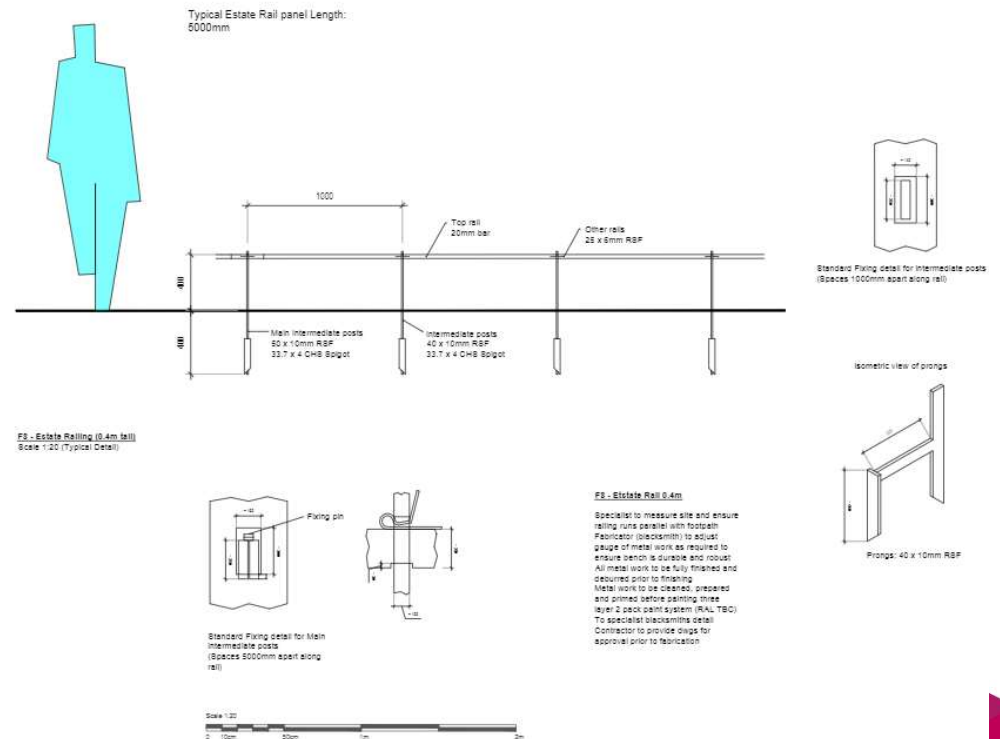
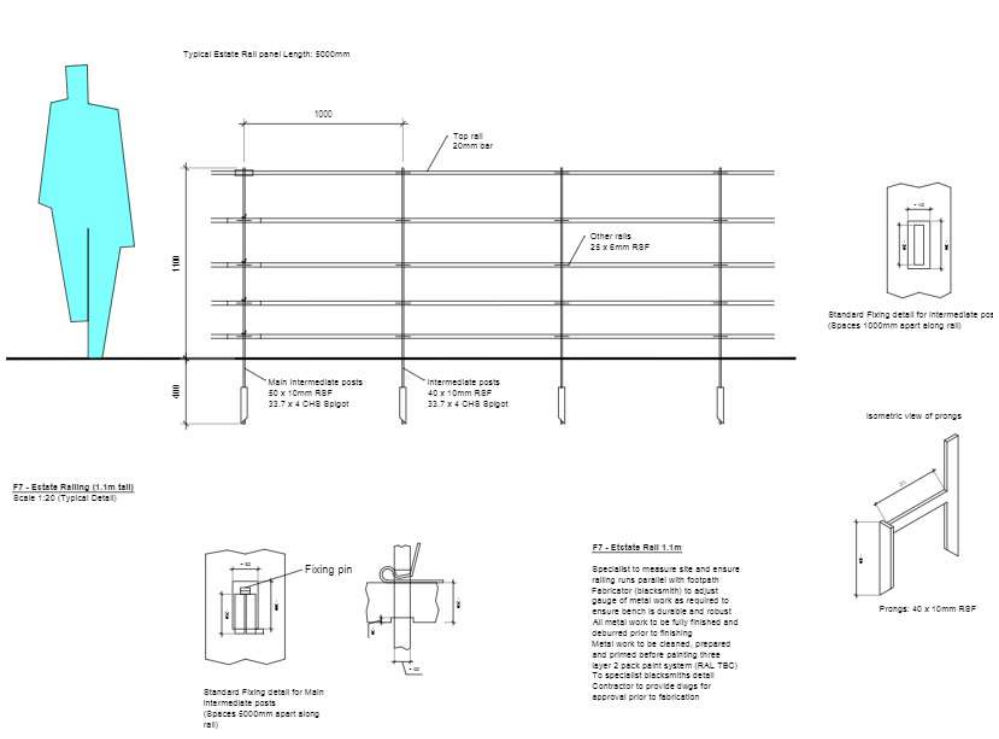


5 Elevation of Type F1 railing
5051 NTS

P1154-RHP-ZZ-00-DR-A-5051 P1

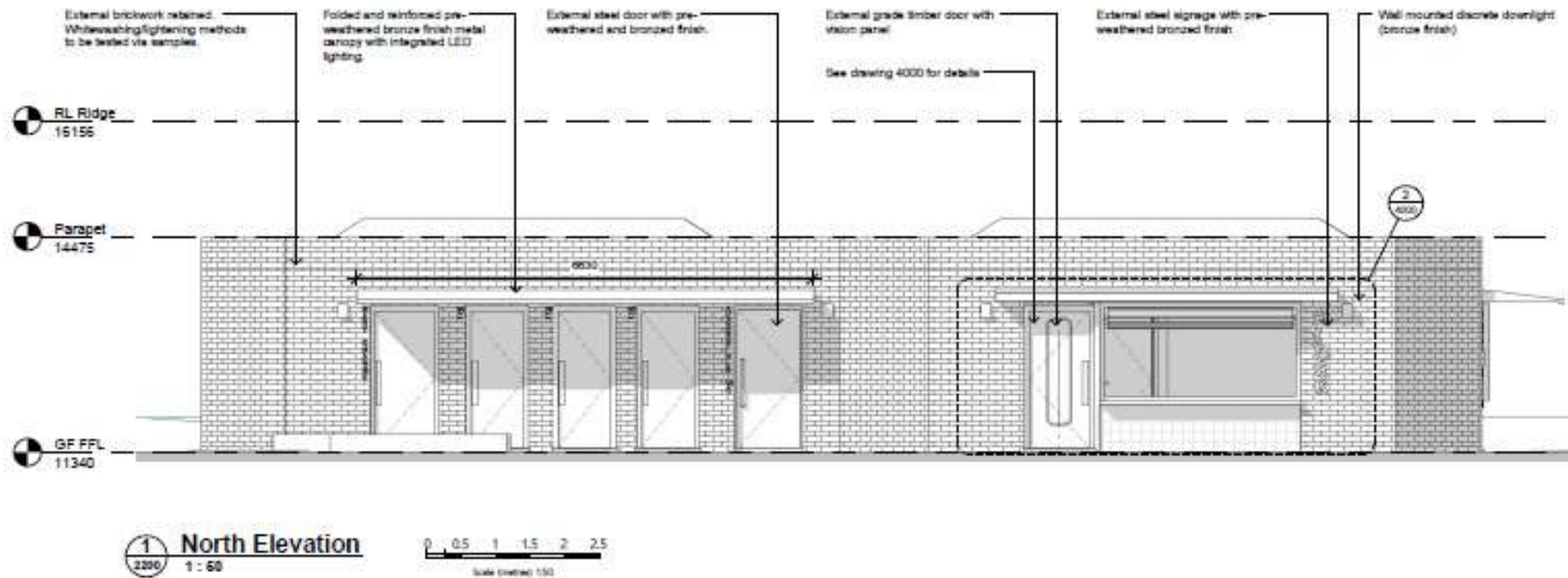
Proposed Railing Detail (F7 & F8)

52



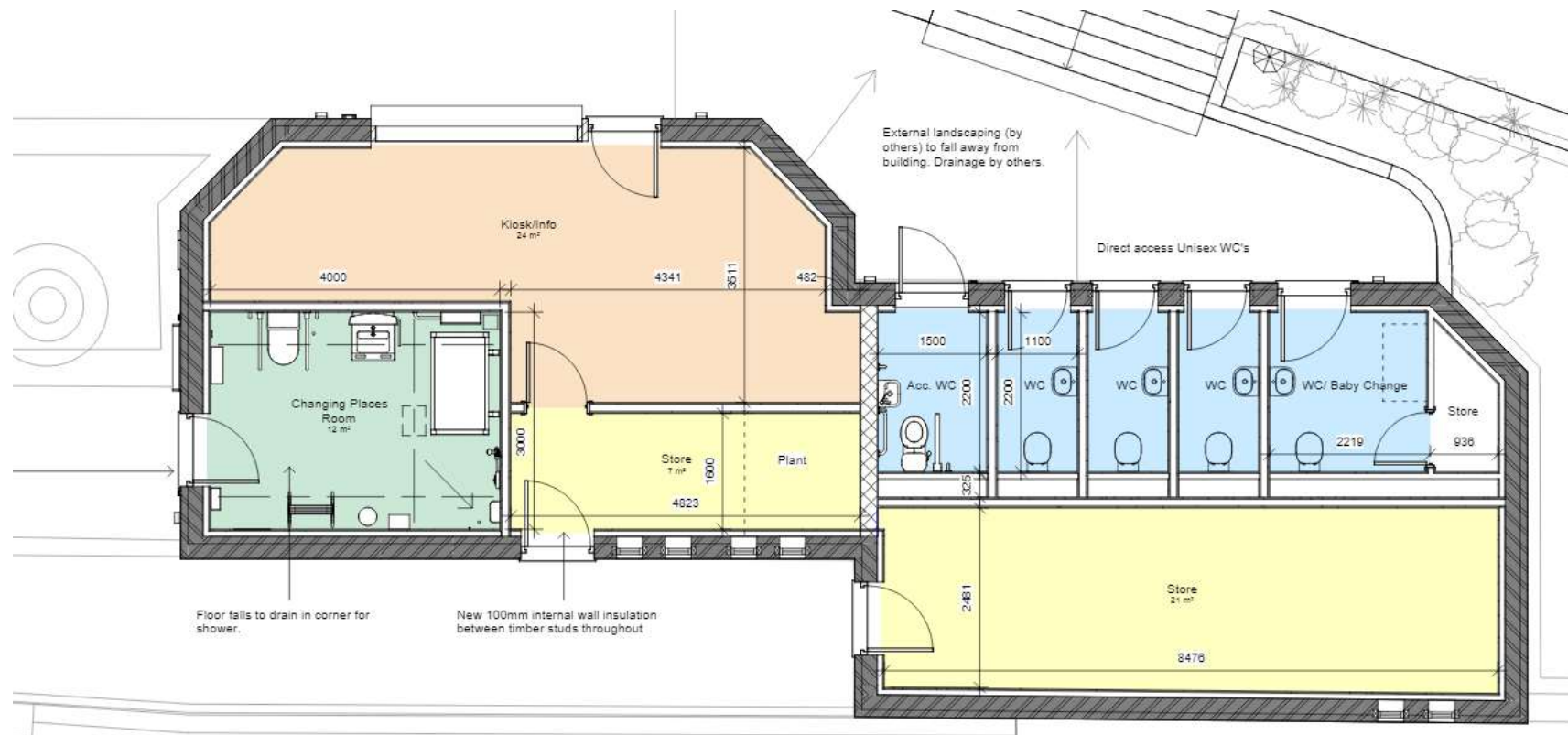
Proposed W/C Block Elevations

53

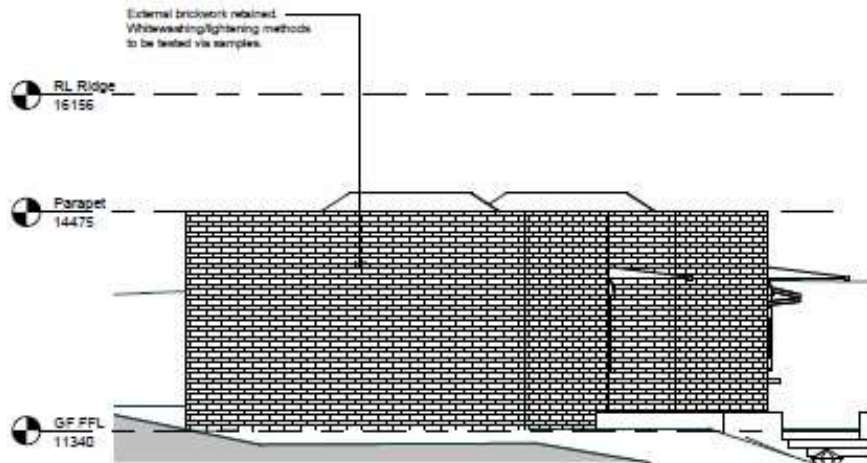


P1154-RHP-TB-XX-DR-A-2200 P1

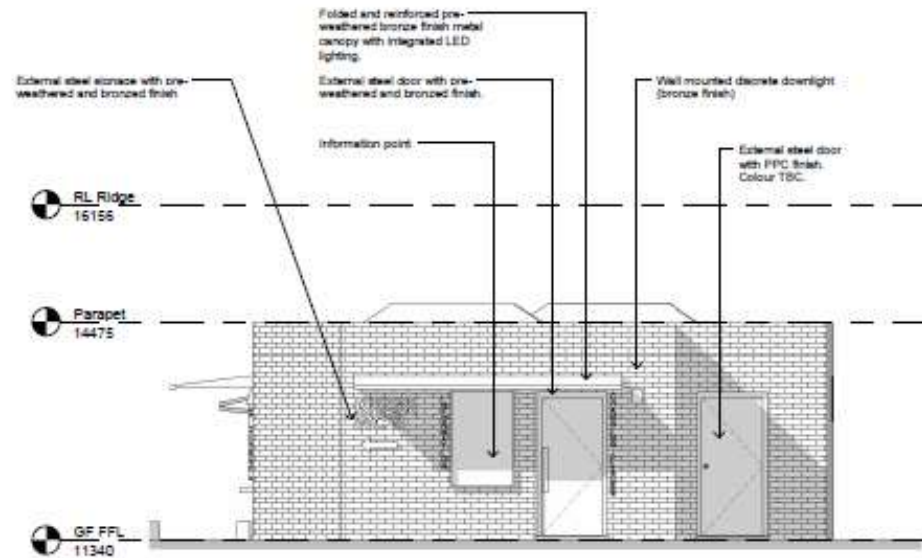
Proposed W/C Block Plan



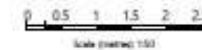
Proposed W/C Block Elevations



4 West Elevation
2200 1:60

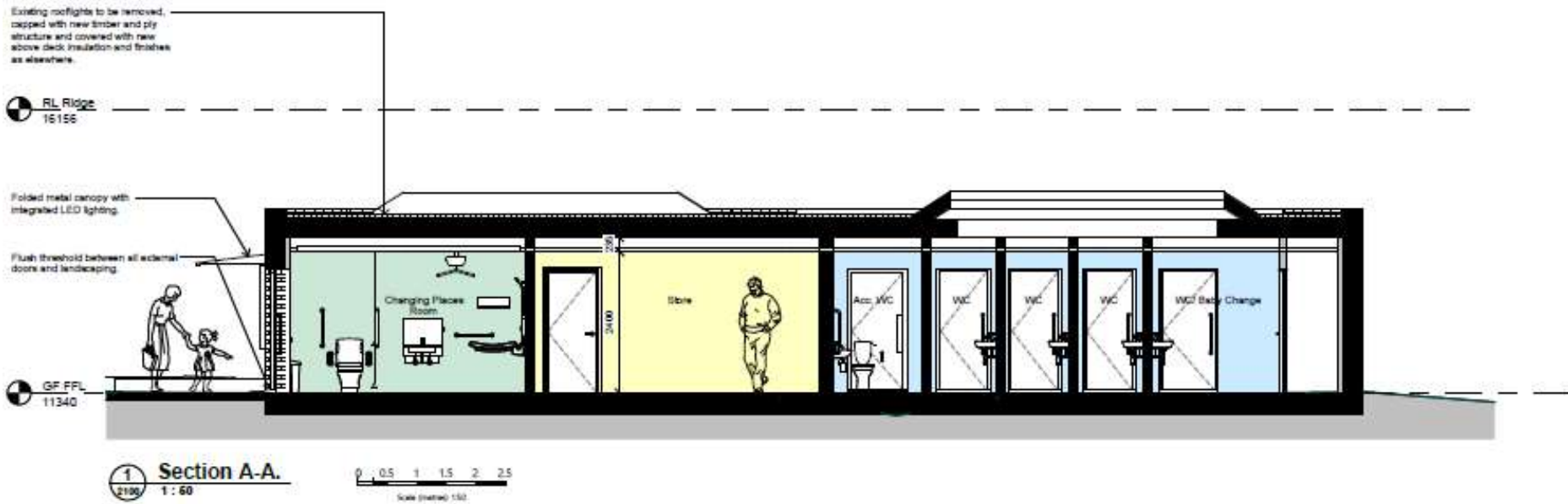


3 East Elevation
2200 1:60



55

Proposed W/C Block Section(s)



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Proposed Visual – W/C Block



Proposed public W/Cs

Proposed external lighting

Information kiosk with level access from Princes Place entrance

Existing tree (T43) to be retained

Proposed gated entrance from Princes Place

Proposed stepped access from Gardens

Existing footpath to be renewed and resurfaced with buff bonded gravel

Proposed natural stone seating wall and planted bank

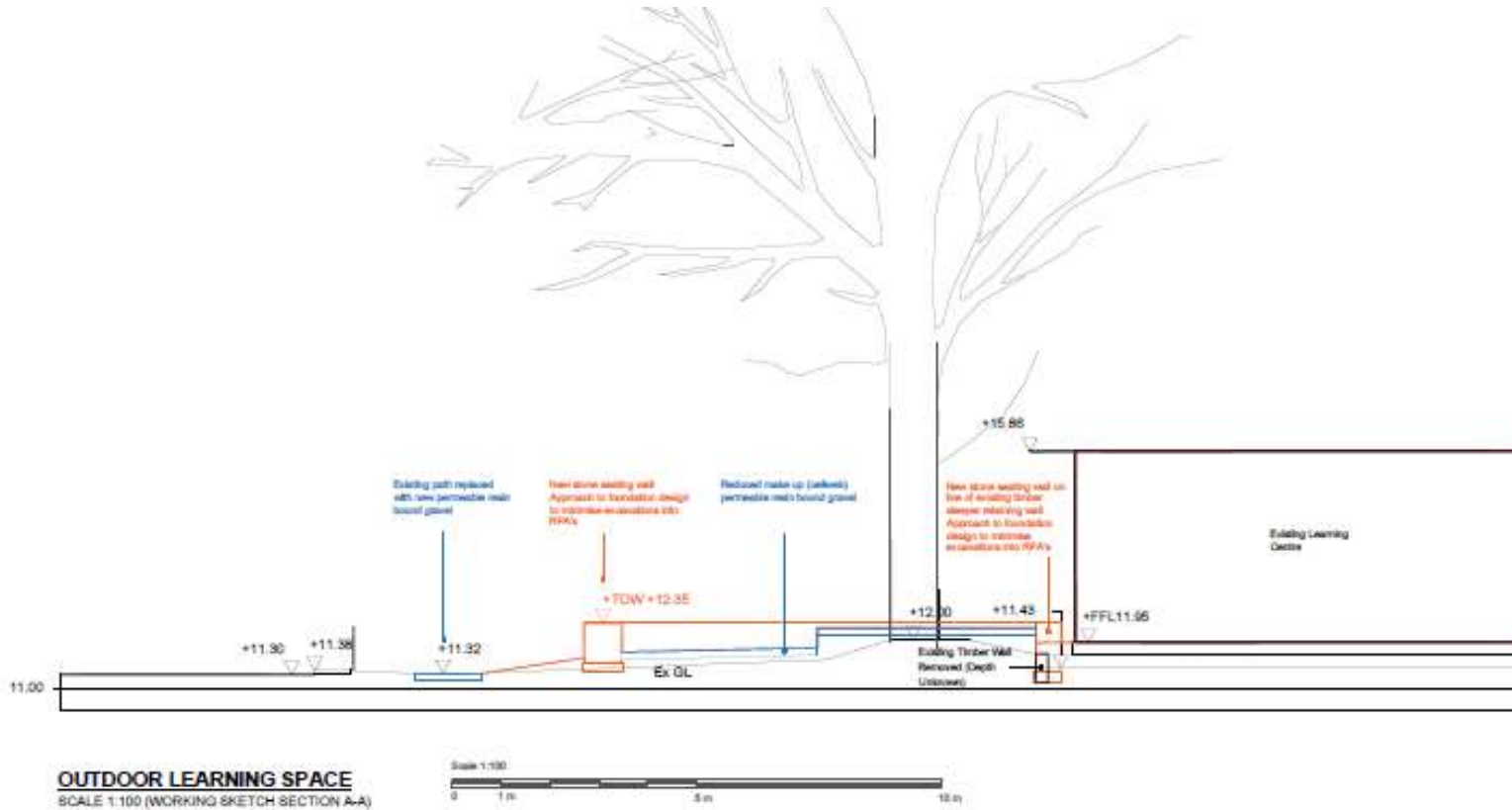
Public W/C block concept visualisation

Proposed planted bank in the Regency style

Outdoor Learning Spaces Plan



Proposed Outdoor Learning Spaces Section



725-208

Proposed Visual – Outdoor Learning Spaces



Brighton Museum

Existing footpath to be replaced with permeable resin bound gravel

Existing tree (T1) to be retained

Existing learning building

Proposed low seating wall

Existing planting to be restored following the design principles applied in the 1990's restoration

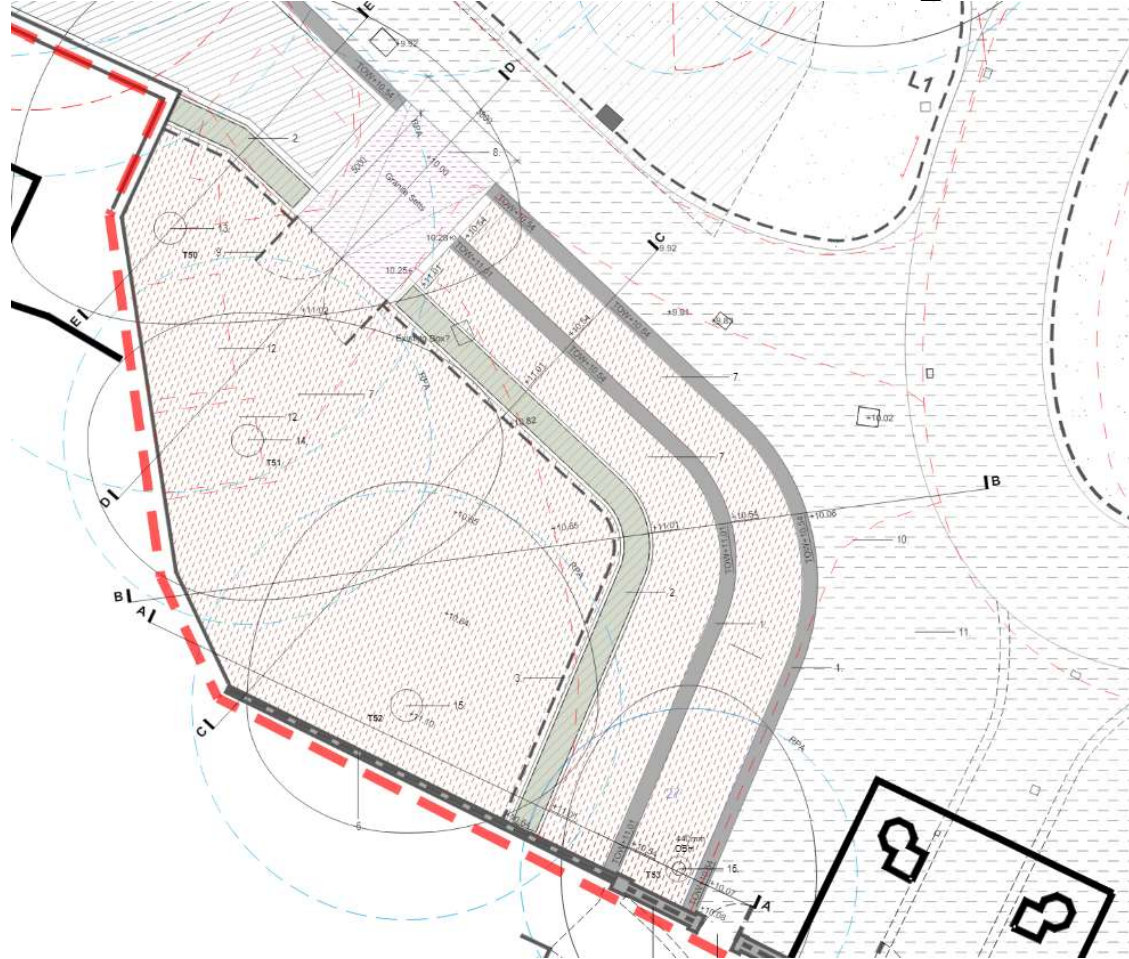
Permeable resin bound surfacing with reduced dig type construction

Proposed metal estate railing and gate 1.1m high

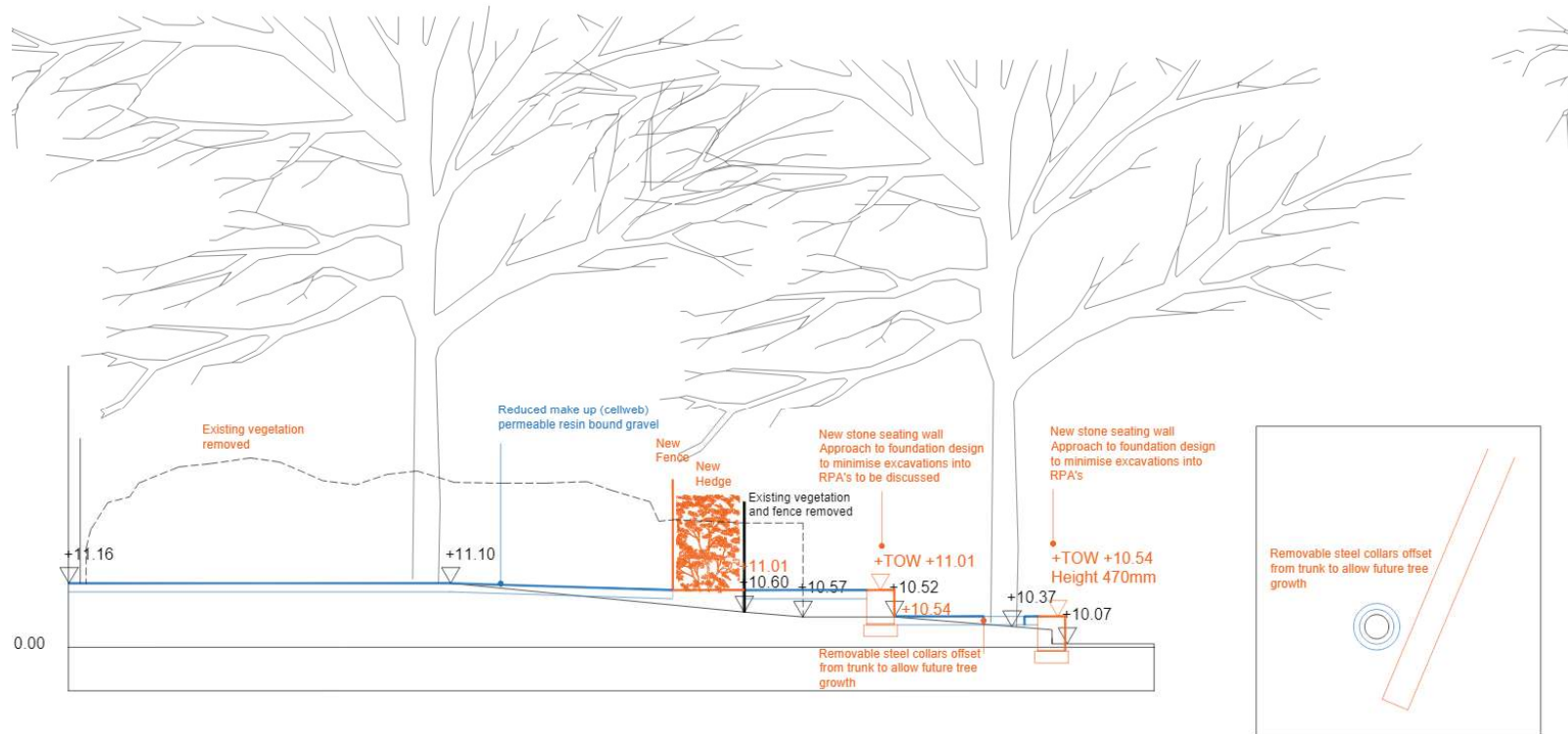
Outdoor Learning Space concept visualisation

Existing paths to be laid with new edging and surfacing renewed and following existing specification

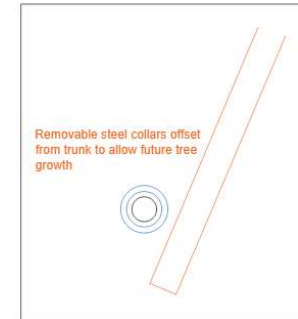
Proposed Gardener's Compound Plan



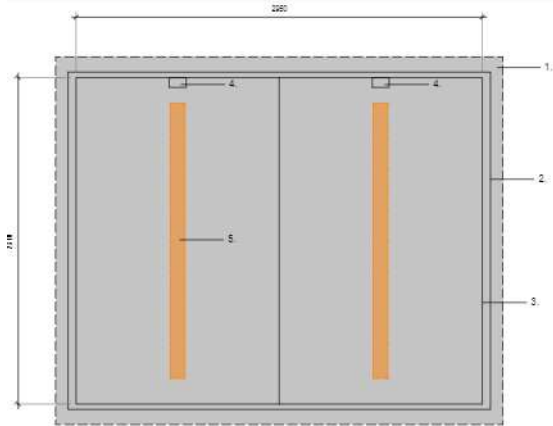
Proposed Gardener's Compound Section



GARDENERS COMPOUND
SCALE 1:100 (WORKING SKETCH SECTION A-A)



Proposed Gardener's Compound Store



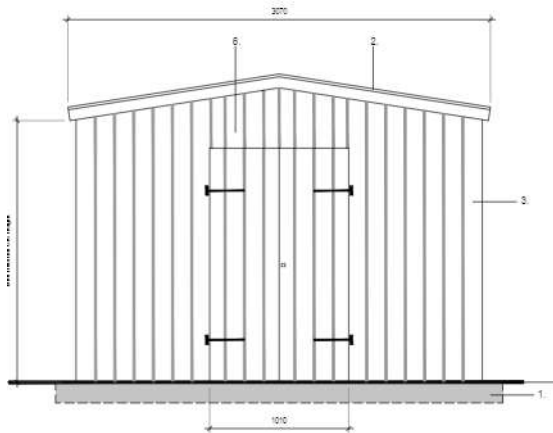
GARDEN STORE
SCALE 1:25 (PLAN VIEW)



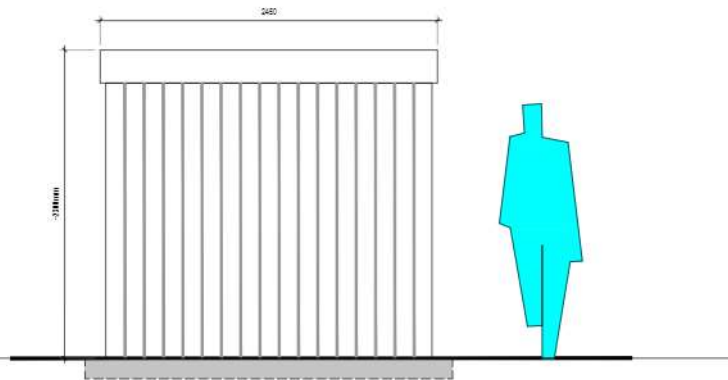
For illustrative purposes only

TIMBER GARDENERS STORE
(3.07 x 2.47) - or similar approved

1. Foundation (to engineers detail)
2. Black corrugated roofing over timber tongue and groove ceiling
3. Traditional vertical sawn board cladding painted with microporous paint (colour TBC)
4. Waterproof double electrical socket
5. LED strip lighting
6. Double timber doors with metal door furniture and mortice lock

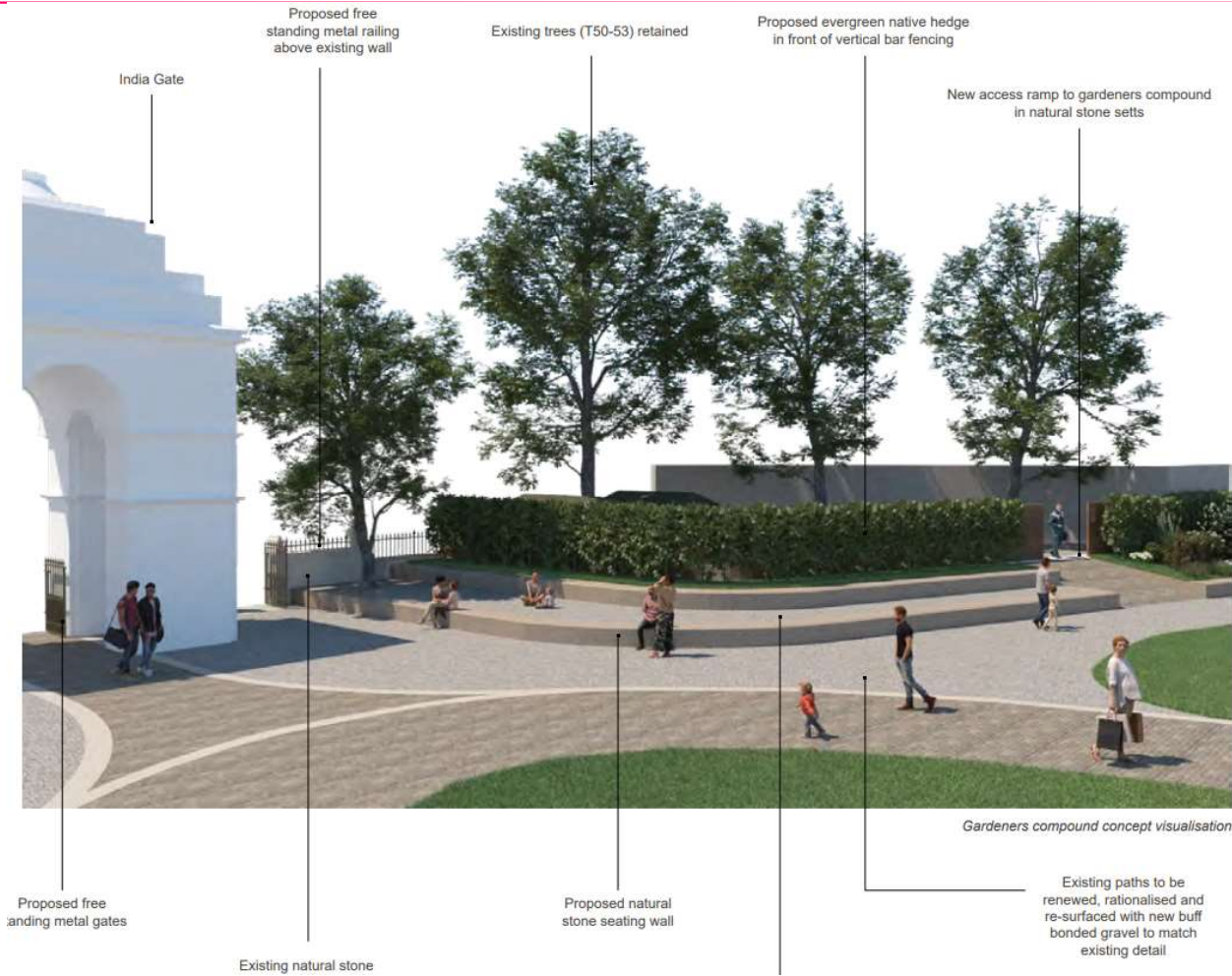


GARDEN STORE
SCALE 1:25 (FRONT ELEVATION)



GARDEN STORE
SCALE 1:25 (SIDE ELEVATION)

Proposed Visual – Gardener’s Compound and Surrounds



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ID

Proposed Materials Palette

Royal Pavilion Gardens | Materials



Bonded gravel surfacing (to renew / match existing)

Location: Across all existing paths

Product: Fibredec (or approved similar)

Manufacturer: Colas (tbc)

Colour: Buff



Resin Bound Gravel

Location: Surfacing within Root Protection Areas

Product: Addaset (or approved similar) on Cellweb cellular confinement system (or approved similar)

Manufacturer: Addagrip (tbc)

Size: 6mm

Colour: Buff



Granite set threshold

Location: Key entrances and thresholds

Product: Lightly tumbled granite setts

Manufacturer: CED Quarries (tbc)

Size: 200 x 100 x 50mm

Colour: Mid grey



Yorkstone flag

Location: Cafe terrace, seating benches & thresholds

Product: Yorkstone or approved similar natural sandstone

Manufacturer: CED Quarries (tbc)

Size: 600 x 600 x 50mm

Colour: Buff



Pop-up power supply

Location: Various locations

Product: In ground power unit

Manufacturer: Pop-up power supplies

Size: 700 x 500mm

Colour: Cover to be filled to match surface finish



Mild steel edging

Location: Across all existing paths

Product: Fort (or approved similar)

Manufacturer: Kinley Systems (tbc)

Size: 4mm thick

Colour: Natural mild steel



Stone walls / plinths

Location: Gardeners Compound, Outdoor Learning space

Product: Yorkstone or similar approved natural stone

Manufacturer: CED Quarries (tbc)

Colour: Buff



Drainage Channel

Location: Cafe terrace

Product: Slot drain

Manufacturer: Marshalls (tbc)

Colour: Galvanised metal

Proposed Furniture Palette

Royal Pavilion Gardens | Furniture



Seating bench
 Location: Across garden
 Product: Custom
 Manufacturer: Lost Art or approved equal
 Size: 2.4m length
 Colour: 'Invisible Green' (tbc)



Estate railing (internal)
 Location: Adjacent to Palace Place entrance. Low railing to planting beds
 Product: Metal estate railing
 Manufacturer: Lost Art or approved equal
 Size: 1100mm high & low 400mm high (to planting beds)
 Colour: 'Invisible Green' (tbc)



Cycle stand
 Location: Adjacent to North gate entrance
 Product: Ribbon or similar approved
 Manufacturer: Furnitubes (tbc)
 Size: 750mm x 800mm high
 Colour: 'Invisible Green' (tbc)



Railing (external)
 Location: To perimeter of gardens
 Product: N/A custom made metal railing with cast iron finials. Railing to match existing detail and railing on site by Palace Place
 Manufacturer: specialist blacksmith fabricator tbc
 Size: 2.1m high
 Colour: 'Invisible Green' (tbc)



Lighting column
 Location: Existing light columns across the gardens
 Product: N/A Existing to be removed and refurbished to conservation architects detail
 Manufacturer: tbc
 Size: 6m height
 Colour: 'Invisible Green' (tbc)



Bollard
 Location: Entrances
 Product: Sunderland Telescopic Bollard or similar approved
 Manufacturer: Marshalls (tbc)
 Size: 730mm x 135mm dia
 Colour: 'Invisible Green' (tbc)







Litter bin
 Location: Across garden
 Product: Cast Iron litter bin
 Manufacturer: Lost Art or approved equal
 Size: 1100mm height, Ø600mm
 Colour: 'Invisible Green' (tbc)




Retained and Removed Tree Plan



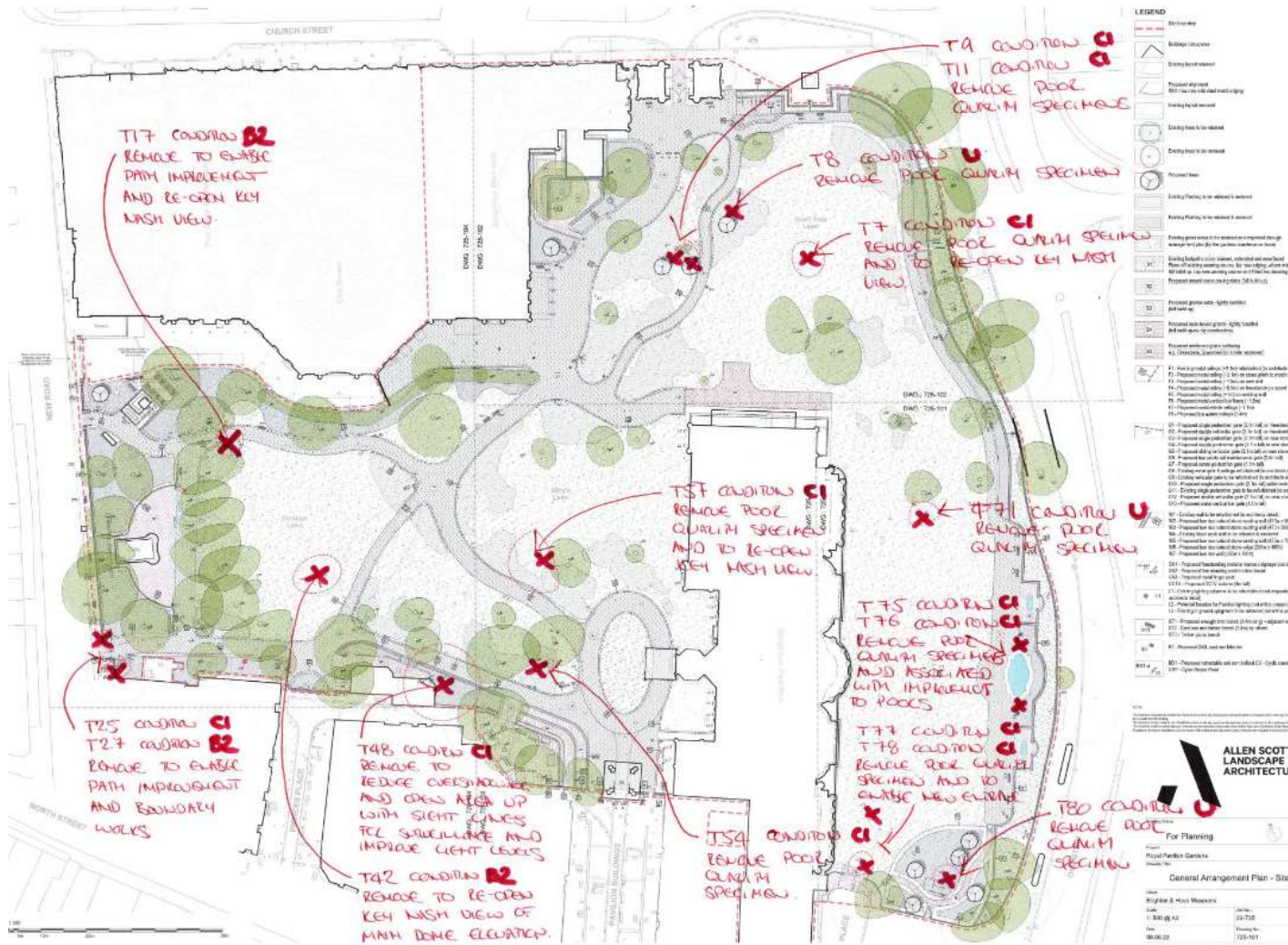
Tree Categories

-  Category A tree
BS5837 2012
-  Category B tree
BS5837 2012
-  Category C tree
BS5837 2012
-  Category U tree
BS5837 2012

Arboricultural Strategy

-  Tree to be retained
Colour reference in accordance with the categories defined by BS:5837
-  Tree to be removed
Colour reference in accordance with the categories defined by BS:5837
-  Tree group/hedge to be retained
Colour reference in accordance with the categories defined by BS:5837

Proposed Trees to Remove – Hand annotated (T42 to now remain)



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Representations

Objections from **eighteen (18)** individuals and from the following groups: North Laine Community Association, The Brighton Society, Living Streets Group and The Regency Society

- Adverse impact on listed building and Conservation Area
- Additional traffic and less convenient due to closure of gates
- Inappropriate height of development (railings and gates)
- Overdevelopment
- Overshadowing
- Overbearing
- Poor design
- Disabled access not increased - gates too narrow
- No cycle storage details
- Railings and enclosure of site, with potential closure of public access unacceptable - lockable gates unacceptable
- Reduction in site permeability/restriction of views
- Cost and maintenance of railings and gates
- Narrowing of path and potential loss for areas of seating in front of the cafe
- Placement of bins nearer to Café
- Intention to close gardens more often for private events
- Loss of mature trees

Representations

Support from **thirty four (34)** individuals:

- Respects and protects the Heritage assets for the future
- Cultural and tourism benefits
- Beneficial to wider city - will create a 'Jewel in the Crown' for Brighton and Hove
- Enhanced disabled access with changing place facilities and improved pathways
- Good design
- Gates and railings will reduce crime in the area, make safe for users, particularly at night when locked - similar gardens in London close at night
- Educational spaces would enhance the garden offering
- Enhanced toilet facilities
- More attractive garden, improved neighbourhood

Comment from **two (2)** individuals was received, noting the following:

- Renewed toilet provision is welcome
- Protection and replanting welcomed
- Cooperation between BHCC and the Trust welcomed
- Security vs 24/7 access - how is this resolved?
- Extension of lawn to encompass areas that serve the café - not the ideal solution
- Loss of mature trees
- Should ensure accessibility at all hours and for disabled access

Key Considerations in the Application

- The principle of the development
- Design & appearance
- Heritage impacts – on the listed Heritage Assets
- Arboriculture (Trees and Hedges)
- Ecology
- Biodiversity
- Security
- Culture and Tourism
- DM32 - The Royal Pavilion Estate

Conclusion and Planning Balance

- Would increase the significance of the heritage assets (setting and views of the Royal Pavilion), help to preserve and enhance existing heritage assets, enhance cultural/tourism offer of city, and increase public amenity benefits including education through provision of more flexible buildings and an outdoor education space.
- Increased accessibility, particularly for those with protected characteristics such as reduced mobility.
- Enhanced servicing access to Royal Pavilion through new access from Palace Place, increasing opportunities for the use of the gardens for special events .
- New perimeter railings and gates would improve setting and ability to secure site if necessary.
- Loss of mature trees is regrettable and weighs against the development. Mitigation planting is proposed as part of the overall landscaping scheme which would deliver more than 10% Biodiversity Net Gain.
- Benefits outweigh less than significant harm from the new perimeter railings and gates to enhance the boundary security, and loss of mature trees to enable the garden improvements.

Recommend Approval



Brighton & Hove
City Council

