

# Royal Pavilion Gardens, Pavilion Buildings

BH2023/02835 (Full Planning)

BH2023/02836 (Listed Building  
Consent)



Brighton & Hove  
City Council

# Application Descriptions

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## Proposed Development:

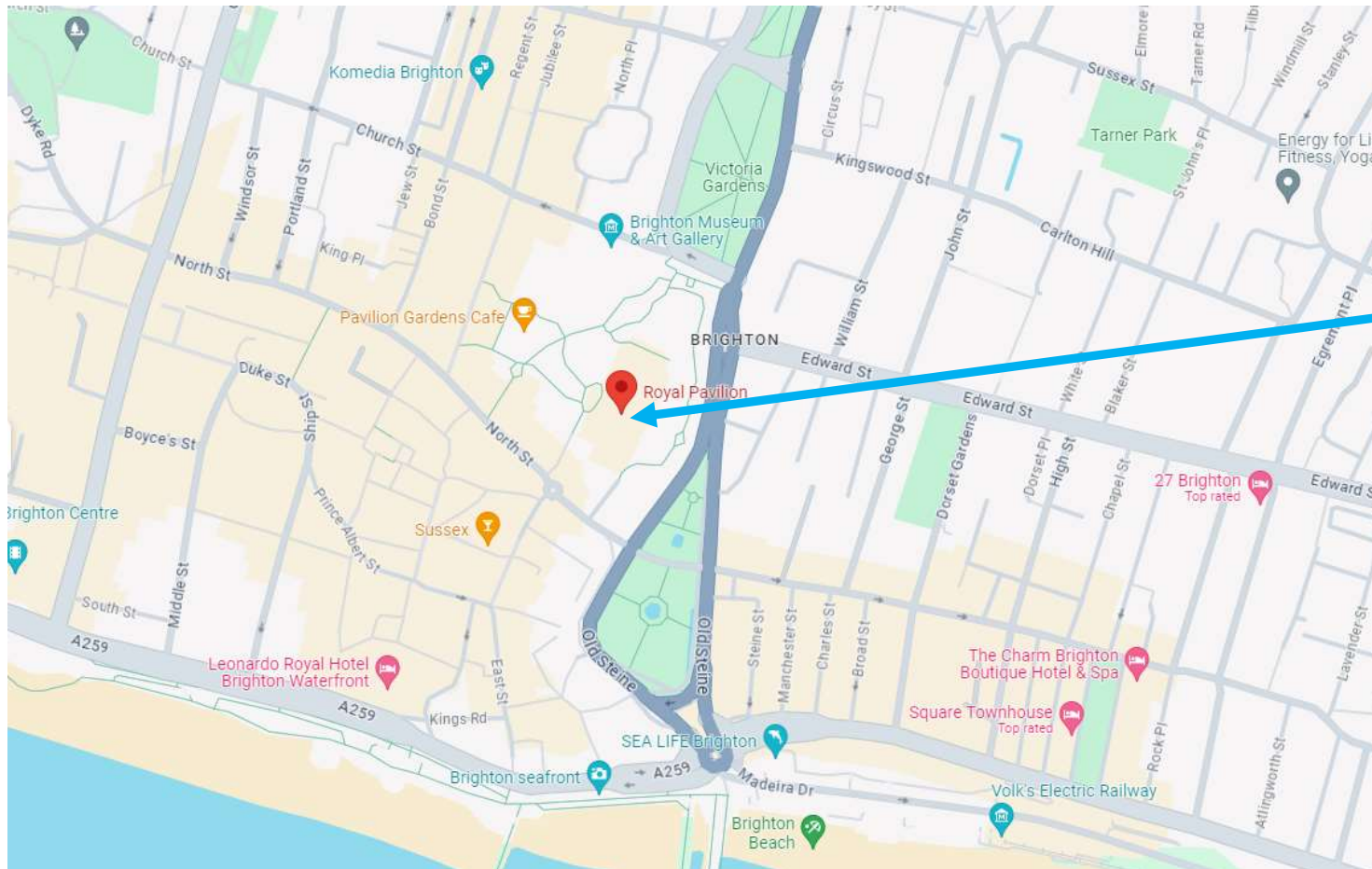
- Landscaping works to include the restoration and reinstatement of historic walls, new metal railings and gates, restoration of existing 19<sup>th</sup> Century historic and existing modern replica lamp posts.
- Enhancement of planting, lawns, groundworks and removal of modern trees and hedging to the 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.

*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.*



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# Map of application site

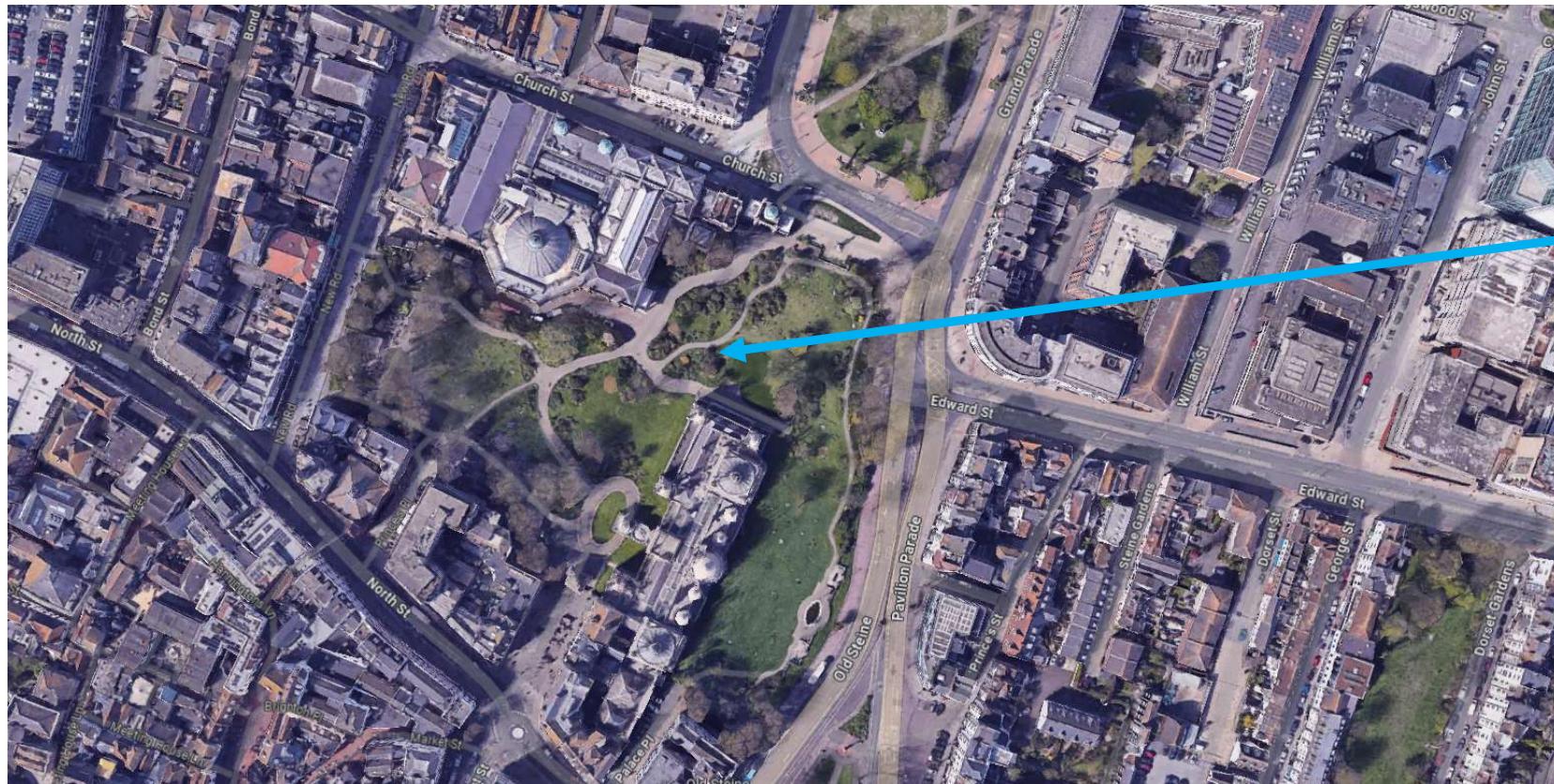


Site



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# Aerial photo of site

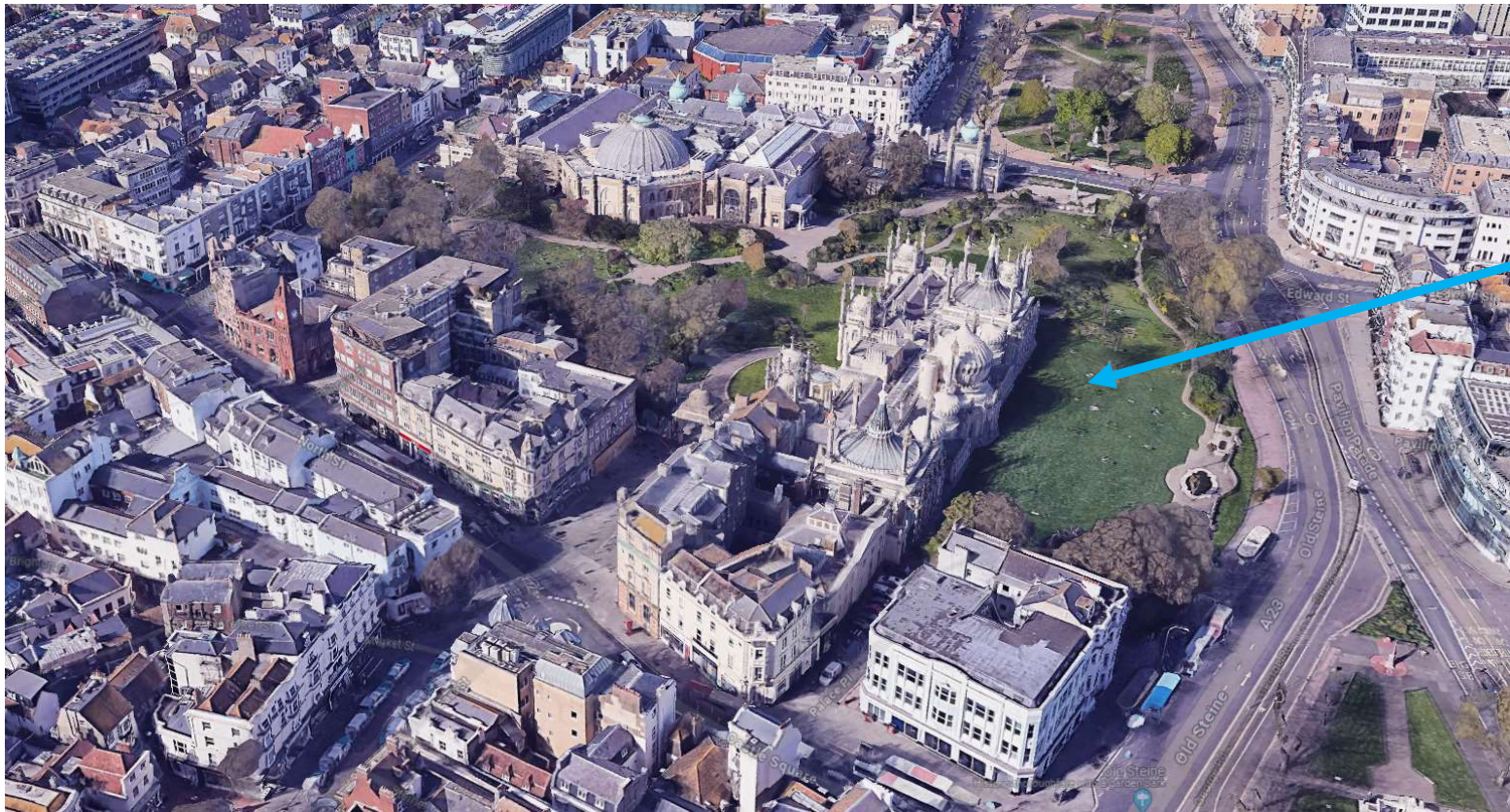


Site



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# 3D Aerial photo of site



Site



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# Existing Site Plan

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# Policy DM32: The Royal Pavilion Estate

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*“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.”*

# From Old Steine/Pavilion Parade

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Google



Brighton & Hove  
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# From inside gardens



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# Existing Garden and Trees



# Existing Garden and Trees



# Existing Garden – Gardeners' Compound



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## Existing Garden - Museum and Learning Centre (timber clad)



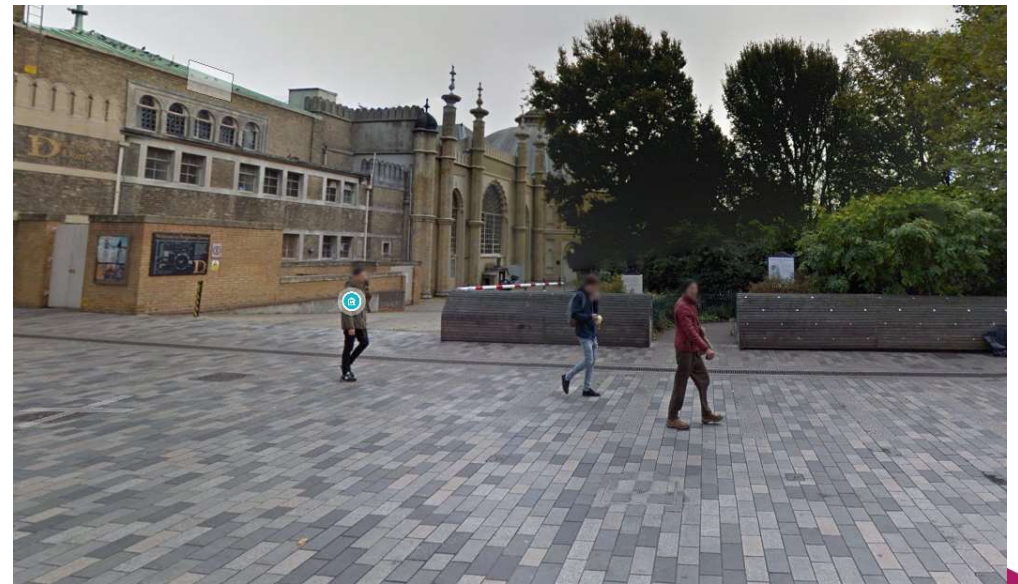
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# Existing Entrances

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



# Proposed Masterplan

North Gate/King William  
IV Gate

New Road

Outdoor  
learning  
space

WC  
block/multi-  
use kiosk

Gardeners'  
compound



India Gate

# Retained and Removed Tree Plan



Trees to be removed shown in red.

# Trees to be removed

Tree No.	Species	BS Category	Native Y/N	Reason for removal
1	T8 Silver Birch	U	Y	arboricultural reasons - to be replaced with new specimen in same location
2	T48 Sycamore	C1	Y	arboricultural reasons - to be replaced with new specimen elsewhere
3	T71 Ash	U	Y	arboricultural reasons - to be replaced with new specimen elsewhere
4	T80 Horse Chestnut	U	Y	arboricultural reasons - to be replaced with new specimen in same location
5	T7 Weeping Willow	C1	Y	to allow landscape improvements - to be replaced with new specimen elsewhere
6	T9 Almond	C1	N	to allow replanting - to be replaced with new specimen in same location
7	T10 Cherry	C1	N	to allow replanting - to be replaced with new specimen in same location
8	T17 Lime	B2	Y	to enable the widening of the existing path - to be replaced with new specimen elsewhere
9	T25 Sycamore	C1	Y	to enable the widening of the existing access - to be replaced with new specimen elsewhere
10	T27 Horse Chestnut	C1	Y	to enable the widening of the existing access - to be replaced with new specimen elsewhere
11	T54 Monterey Pine	C	N	to allow growing space for T49 and T55 - to be replaced with new specimen elsewhere
12	T57 Pagoda Tree	C1	N	to allow for landscape improvements - to be replaced with new specimen elsewhere
13	T75 Chinese Windmill Palm	C1	N	to allow for landscape improvements - mitigate with new planting
14	T76 Chinese Windmill Palm	C1	N	to allow for landscape improvements - mitigate with new planting
15	T77 Chinese Windmill Palm	C1	N	to enable the construction of access point - mitigate with new planting
16	T78 Monterey Pine	C1	N	to enable the construction of access point - to be replaced with new specimen elsewhere
17	T36 Lime(monolith)	C1	NA	to allow for landscape improvements - to be replaced with new specimen in same location

## Tree Categories:

U – dead/serious defect;  
A – high quality/value;  
B – moderate quality/value;  
C – low quality/value.

## 17 trees to be lost:

- 3 category U;
- 13 category C;
- 1 category B.



# Tree work strategy



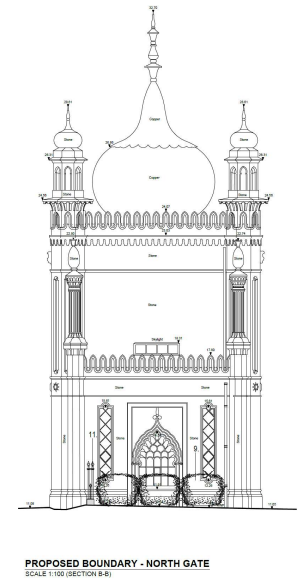
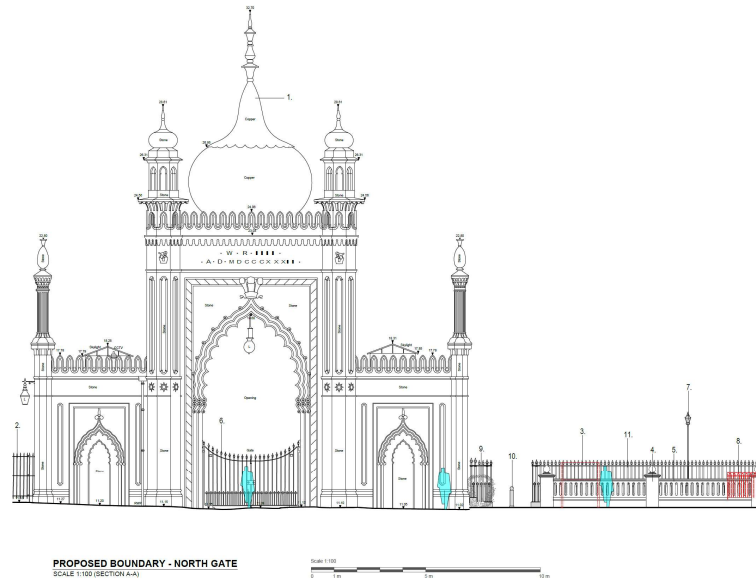
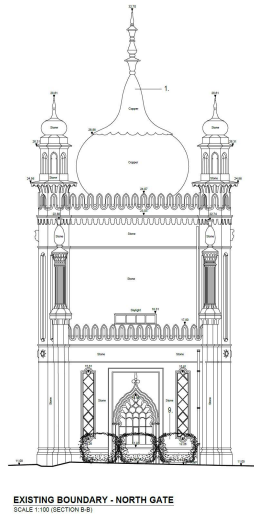
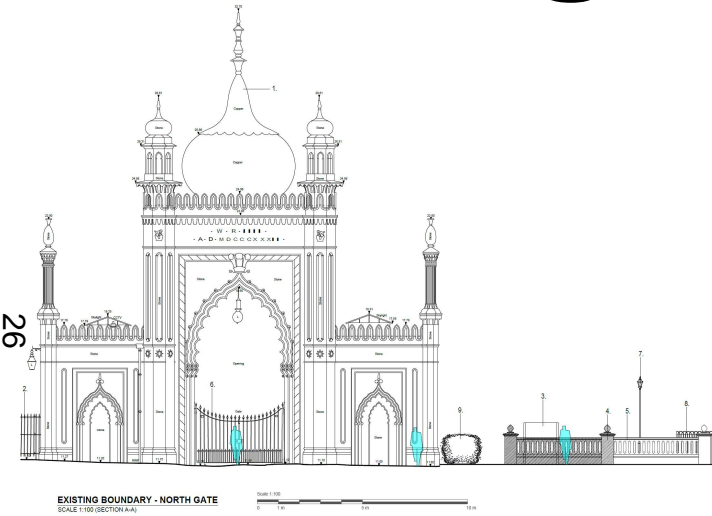
## LEGEND

- Existing trees retained
- Key 'Nash Views'
- Secondary Views
- Existing poor quality / trees with limited contribution within key 'Nash Views' proposed for removal
- Other existing trees proposed for removal as either poor quality / with limited contribution or to enable other key works

# North Gate Elevations

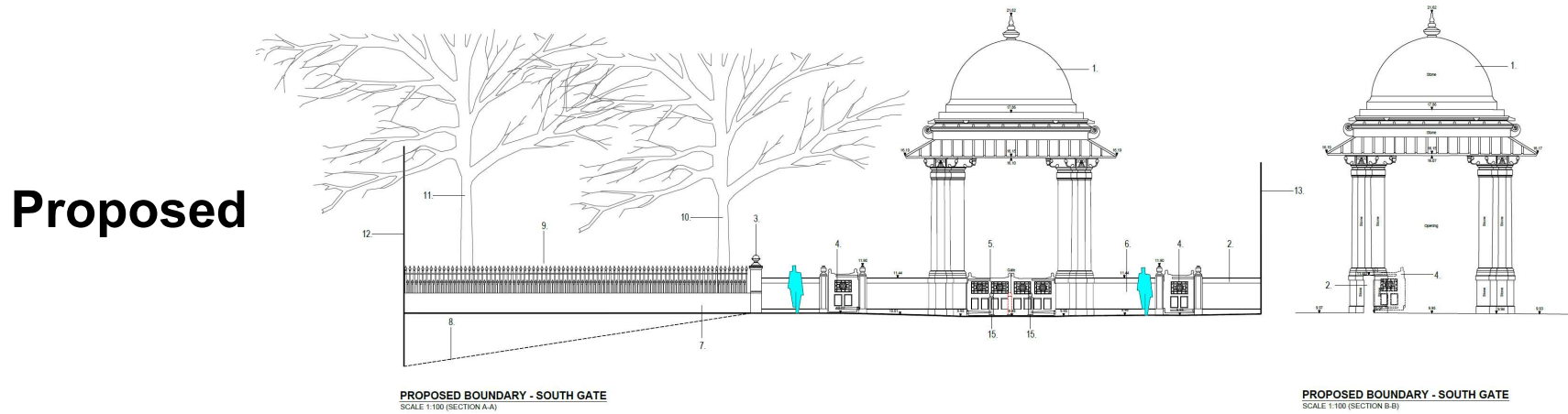
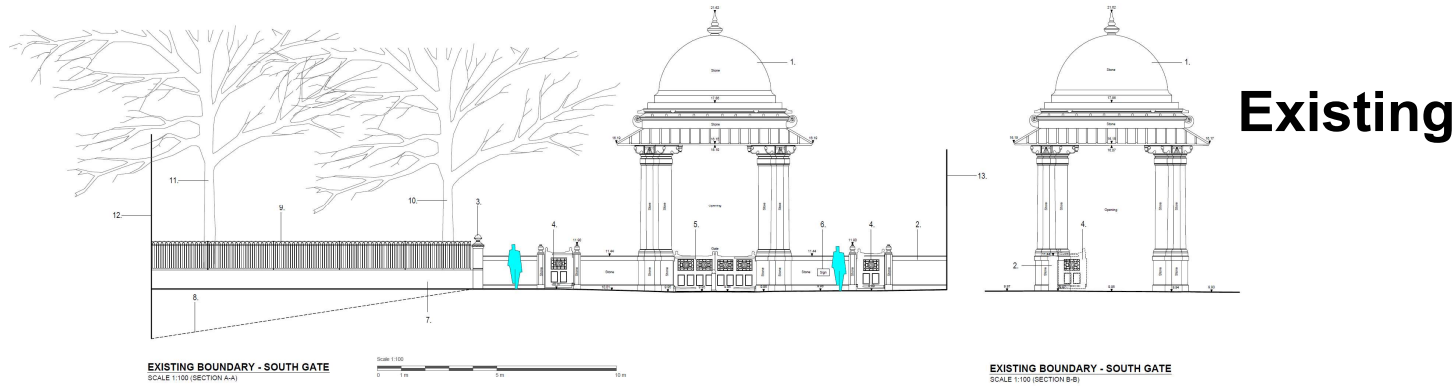
## Existing

## Proposed



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# South Gate Elevation

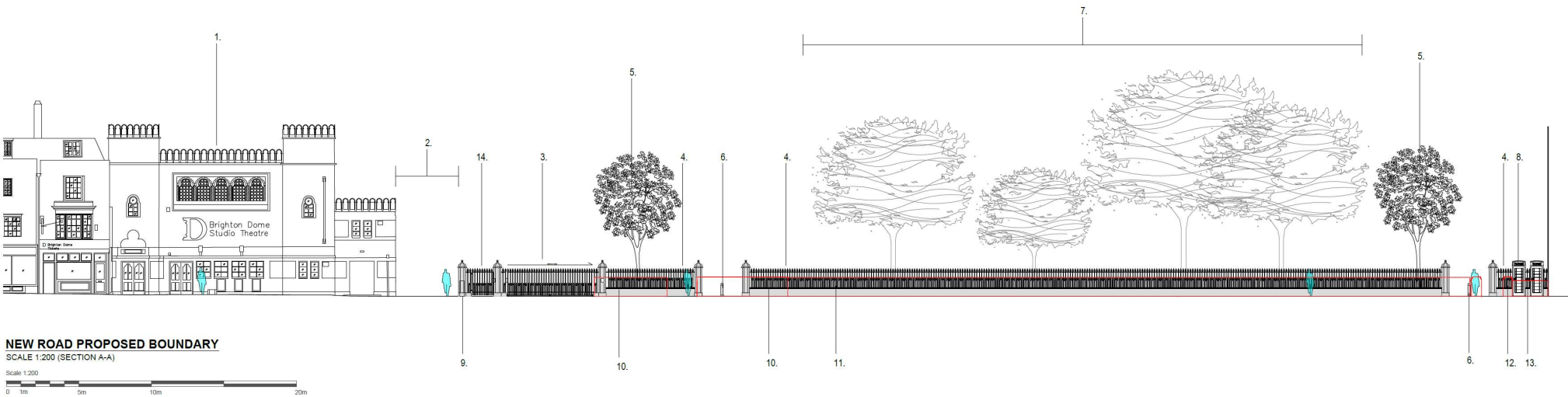
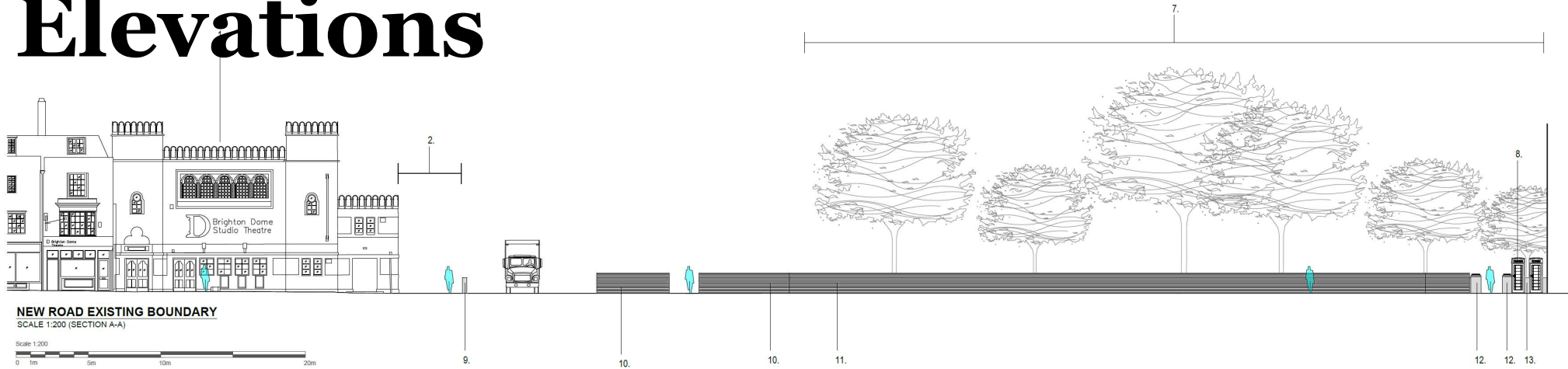


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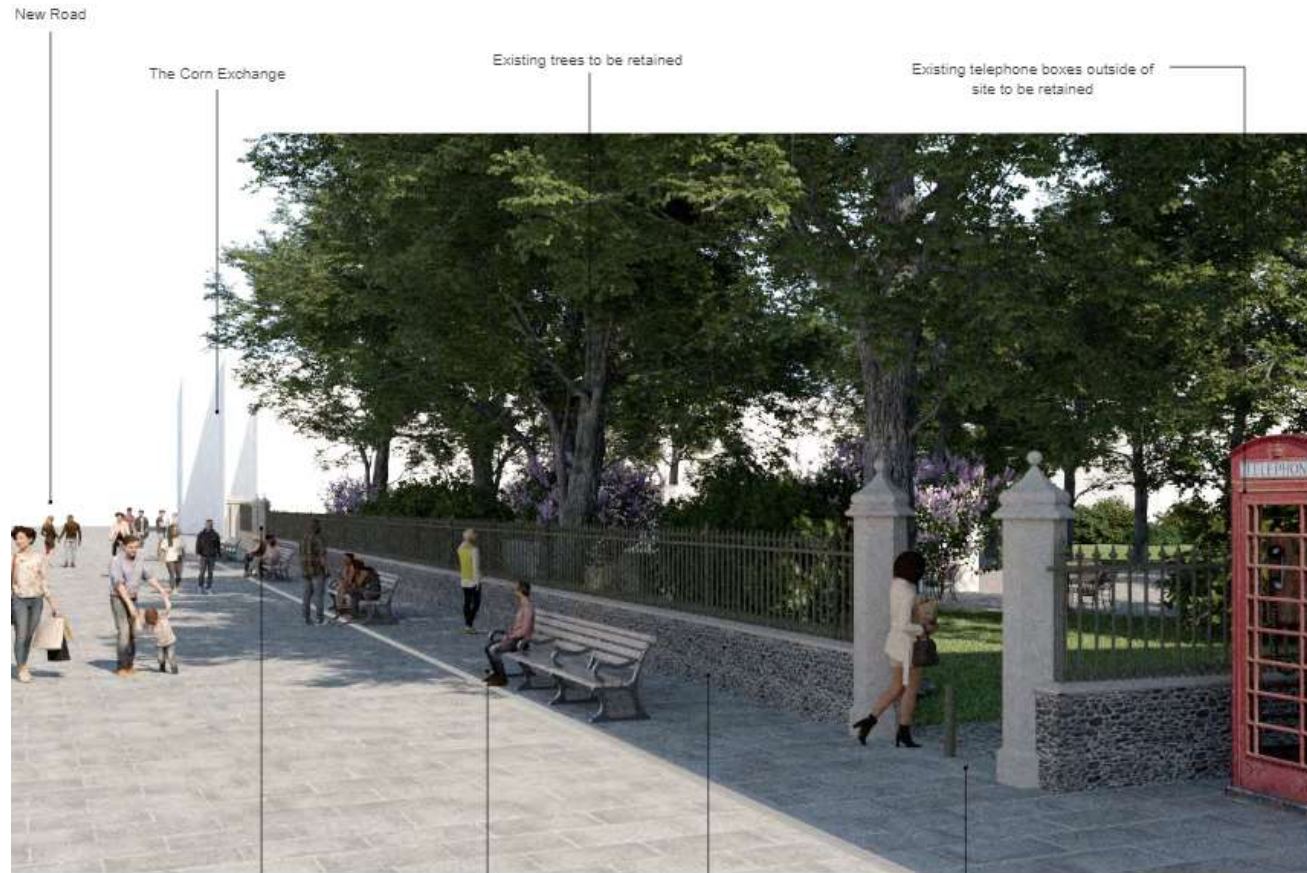
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City Council

# Existing/Proposed New Road Elevations





# Proposed Visual – New Road South Side



*New Road concept visualisation along New Road*

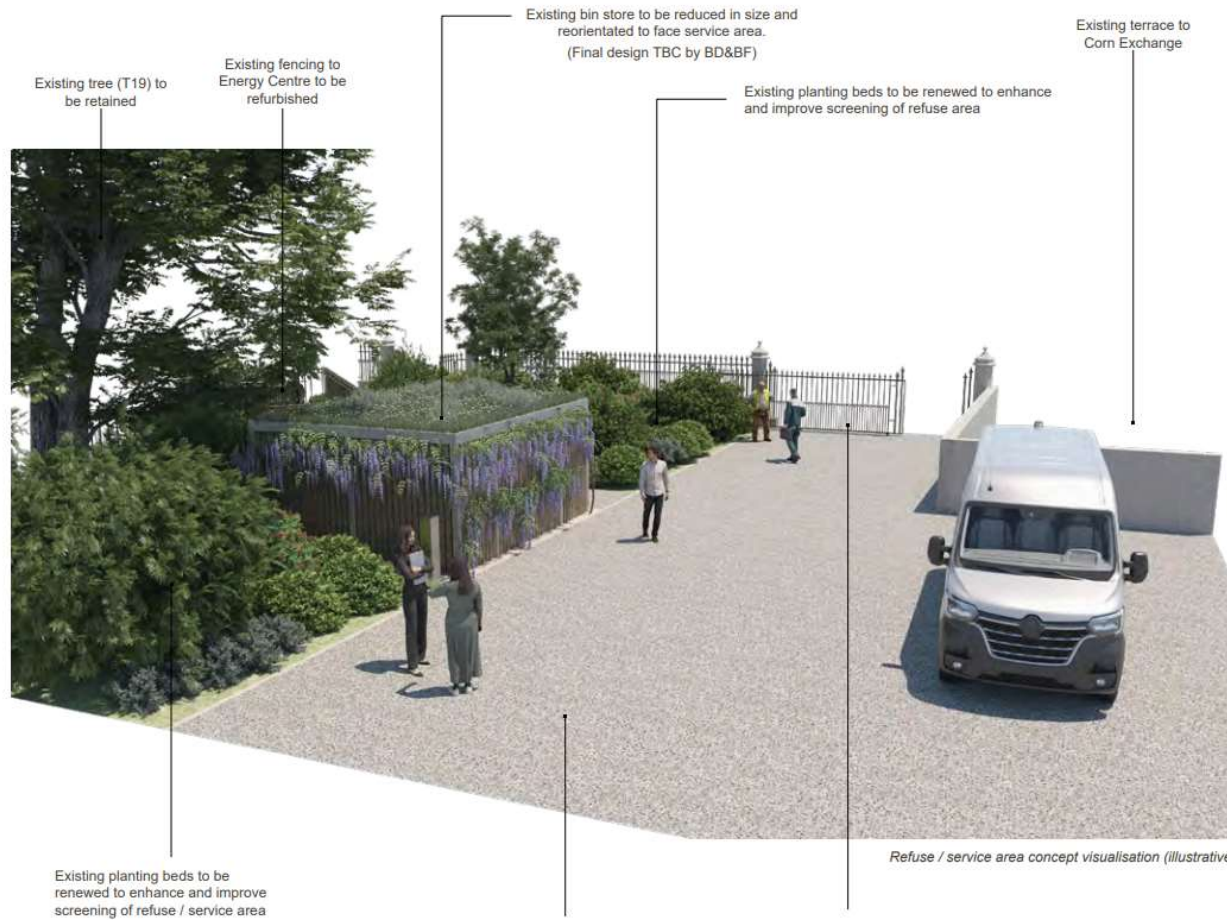
Existing entrance widened and realigned with new stone entrance piers (following historic precedent) and removable bollards and natural stone threshold

Opportunity for seating outside of site (by others)

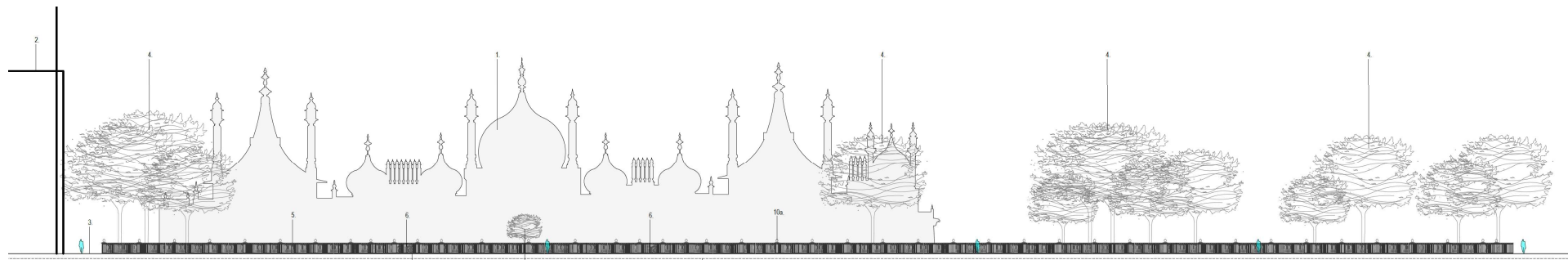
Proposed wall and railings (following historic precedent)

Existing entrance widened and realigned with new stone entrance piers (following historic precedent) and removable bollards and natural stone threshold

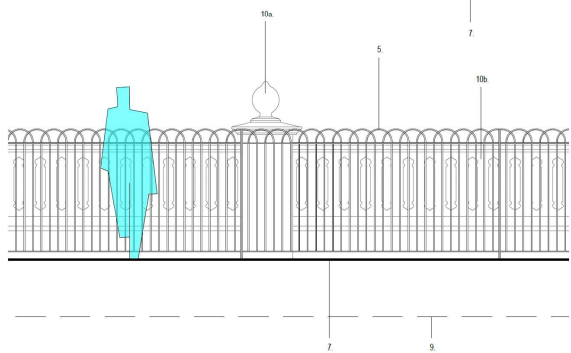
# Proposed Visual – New Road North side



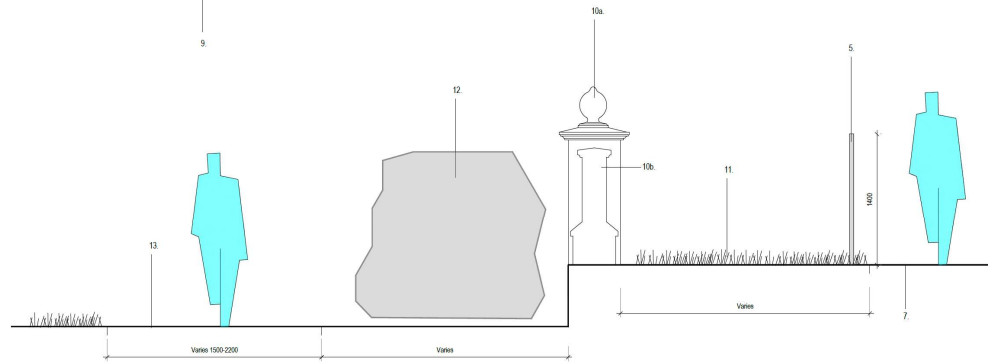
# Existing Old Steine Section/Elevation



OLD STEINE BOUNDARY  
SCALE 1:50 (SECTION A-A)



OLD STEINE BOUNDARY  
SCALE 1:25 (TYPICAL ELEVATION - EXISTING)



OLD STEINE BOUNDARY  
SCALE 1:25 (TYPICAL CROSS SECTION - EXISTING)

1. The Royal Pavilion
2. Building adjacent to site (62-63 Palace Place)
3. Alley way between Palace Place and Old Steine
4. Existing trees
5. Existing 1.4m tall low top fencing
6. Existing metal gate between MacLaren wall
7. Existing Old Steine footpath outside of site
8. Existing gate
9. Existing ground level within the Pavilion Gardens
- 10a. Existing piers to MacLaren wall
- 10b. Existing MacLaren wall
11. Existing grass verge between boundary and MacLaren wall (short mown)
12. Existing vegetation between MacLaren wall and existing footpath
13. Existing footpath



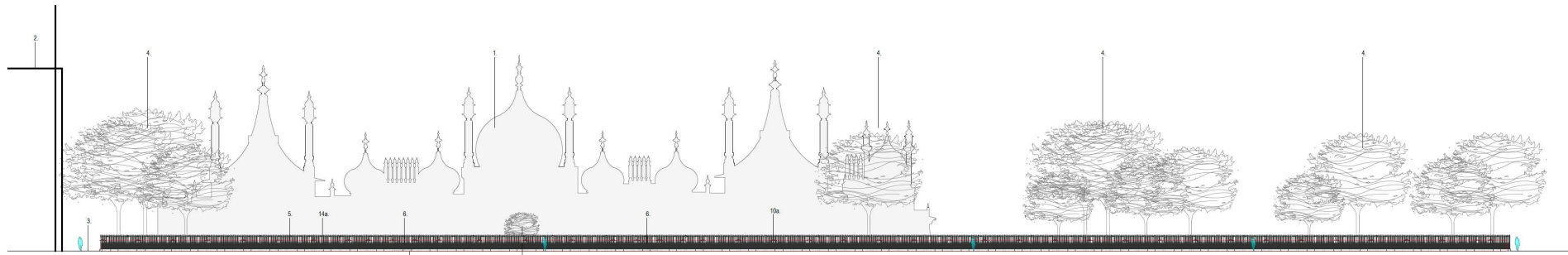
31

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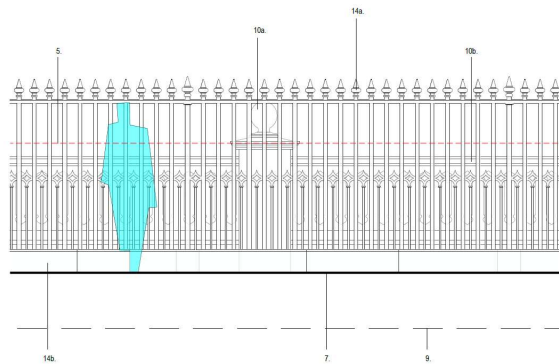


# Proposed Old Steine Section/Elevation

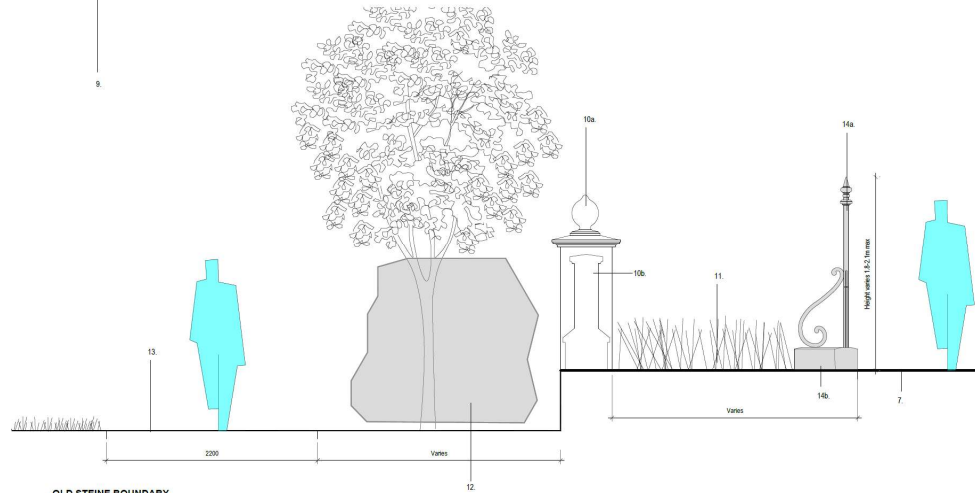
32



OLD STEINE BOUNDARY  
SCALE 1:250 (SECTION A-A)



OLD STEINE BOUNDARY  
SCALE 1:25 (TYPICAL ELEVATION - PROPOSED)

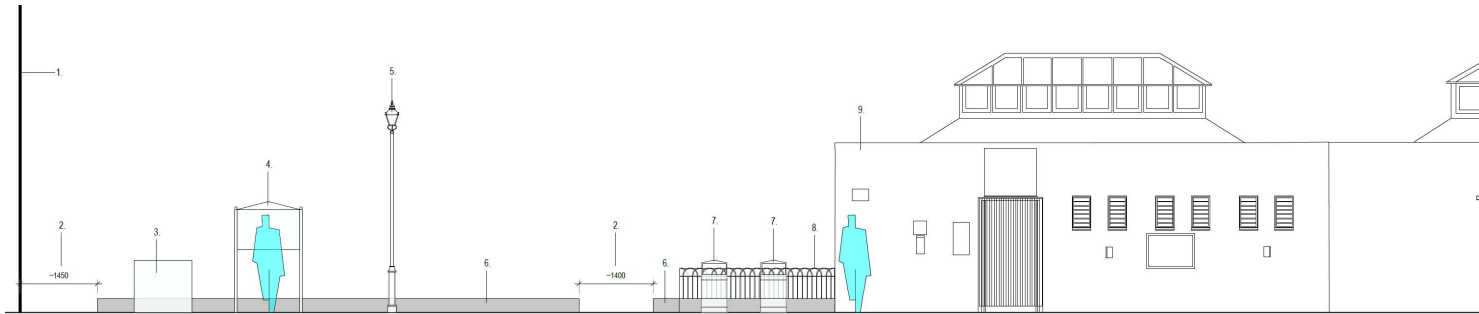


OLD STEINE BOUNDARY  
SCALE 1:25 (TYPICAL CROSS SECTION - PROPOSED)

725-207



# Prince's Place Elevation

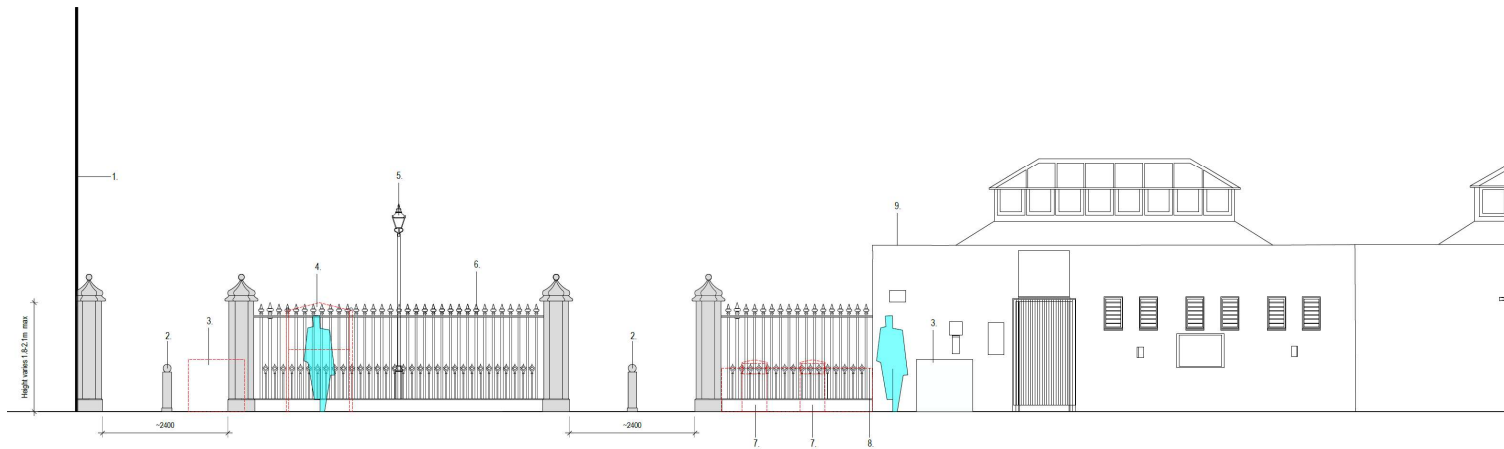


**Existing**

PRINCES PLACE ENTRANCE  
SCALE 1:50 (SECTION A-A)



**Proposed**

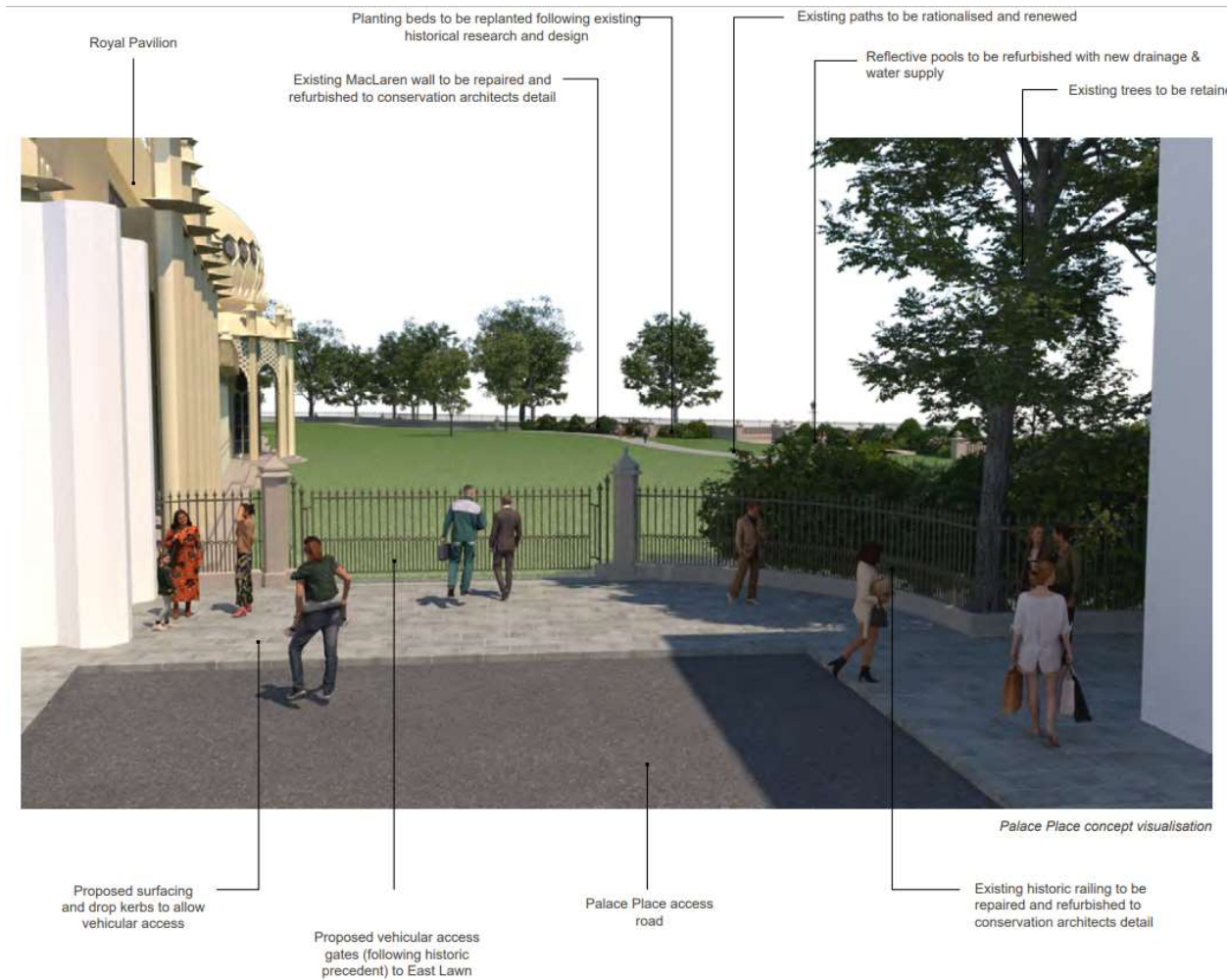


PRINCES PLACE ENTRANCE  
SCALE 1:50 (SECTION A-A)

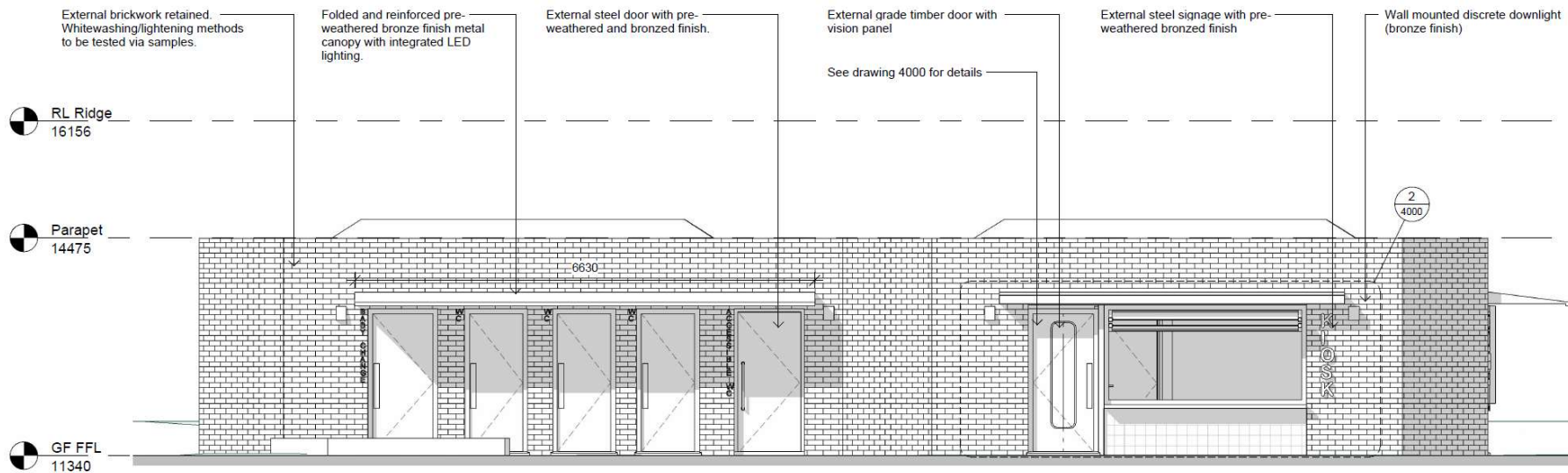


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# Proposed Visual – Palace Place



# Proposed W/C Block Elevations



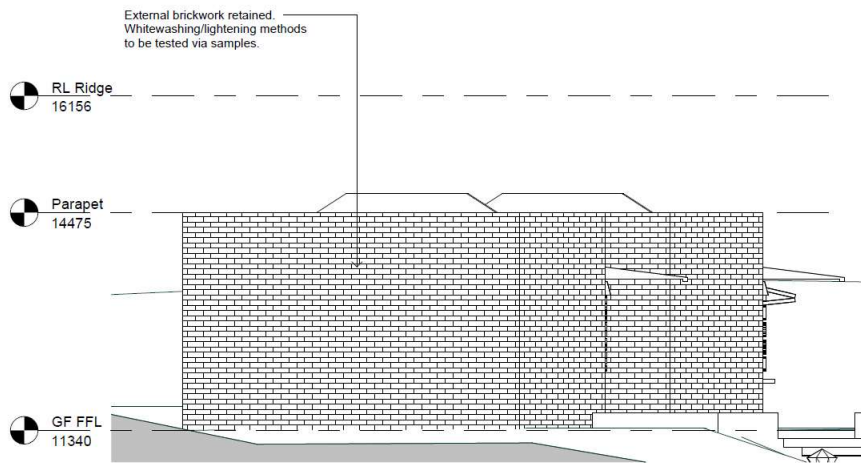
1 North Elevation  
2200 1 : 50



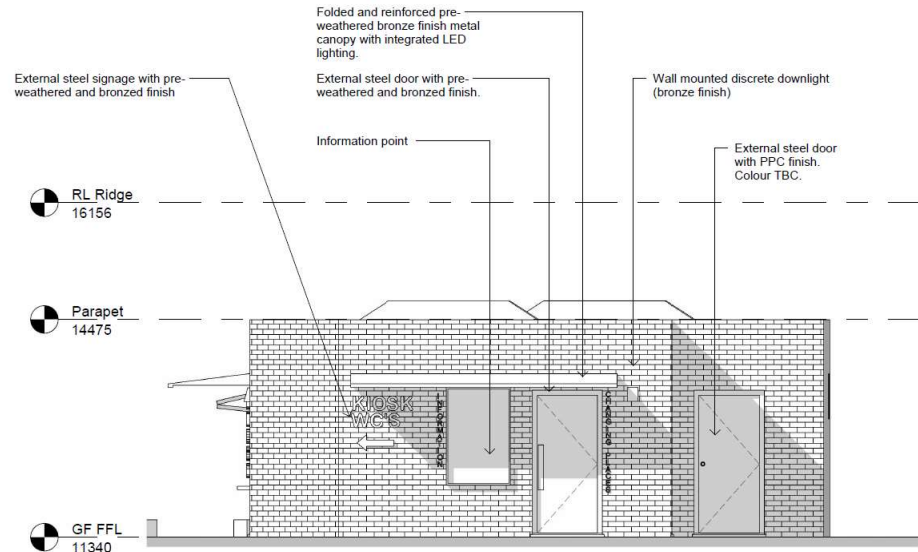
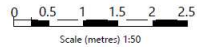
P1154-RHP-TB-XX-DR-A-2200 P1

# Proposed W/C Block Elevations

36



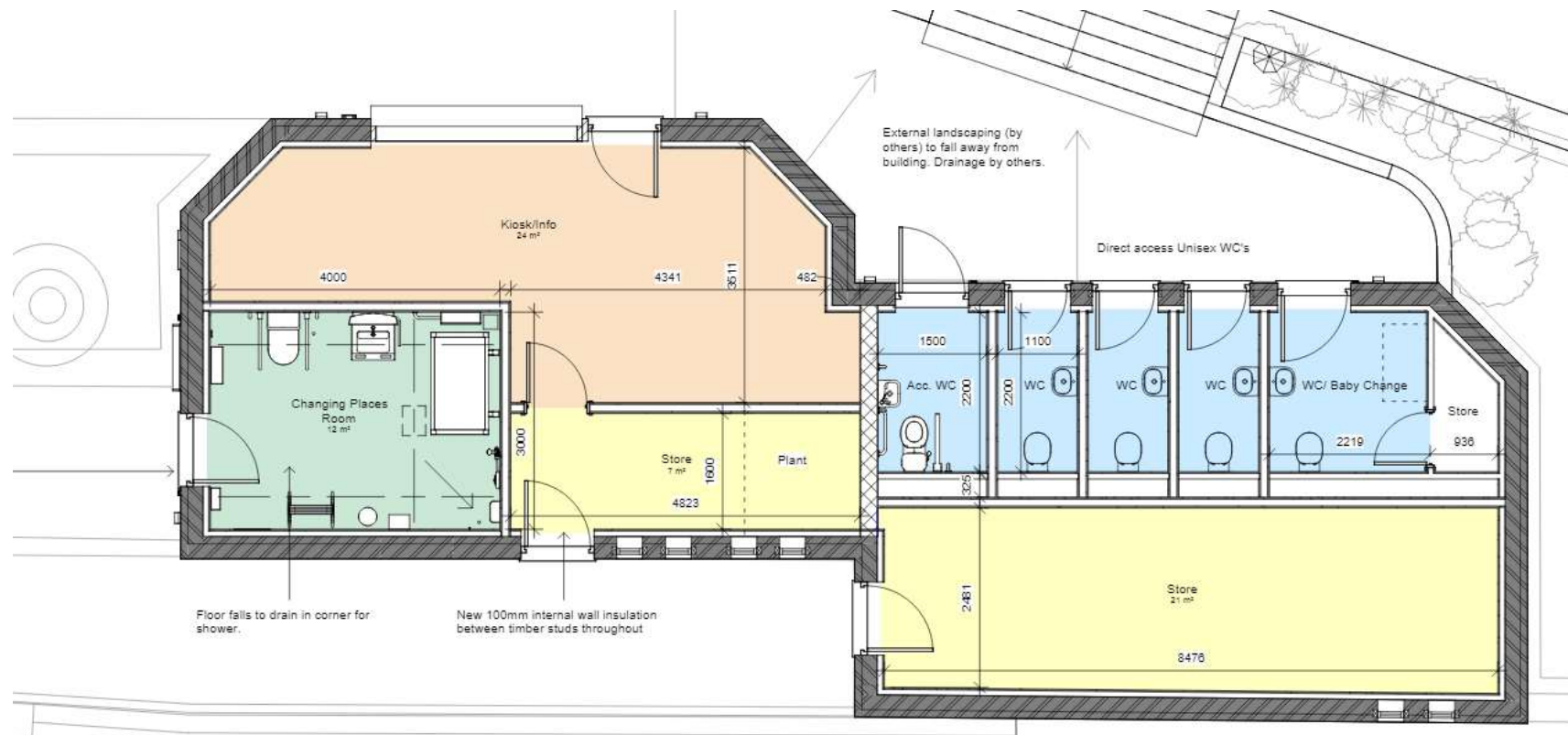
**4 West Elevation**  
2200 1 : 50



**3 East Elevation**  
2200 1 : 50



# Proposed W/C Block Plan



37

P1154-RHP-TB-XX-DR-A-2000 P1

# 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

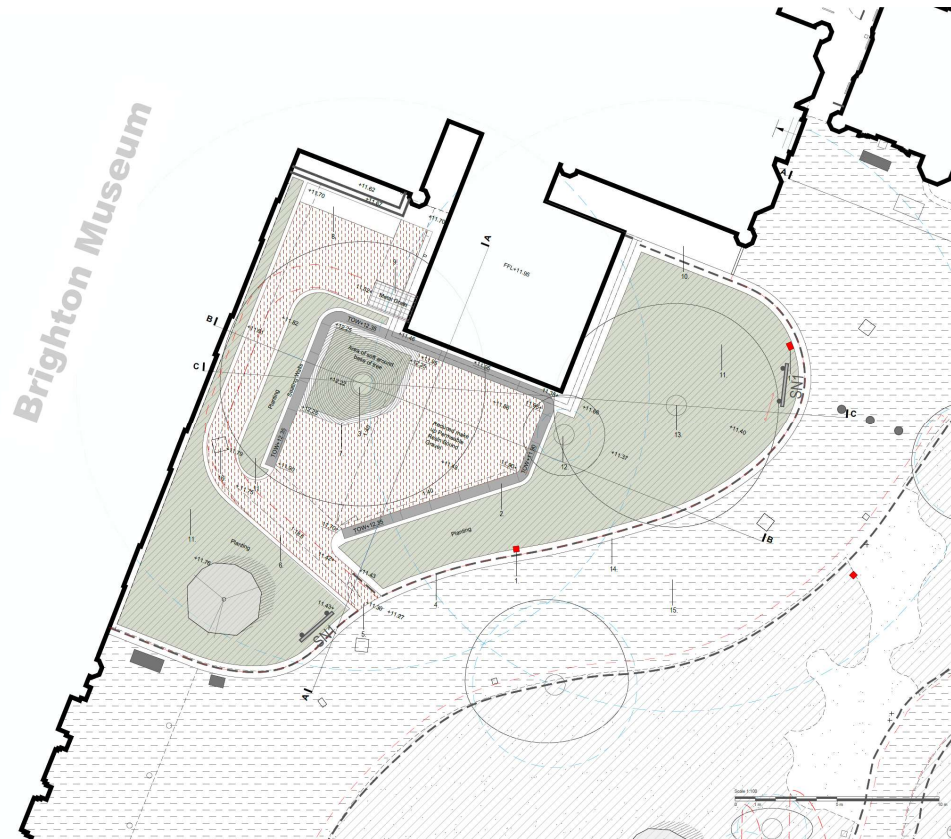
Existing footpath to be renewed and resurfaced with buff bonded gravel

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 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

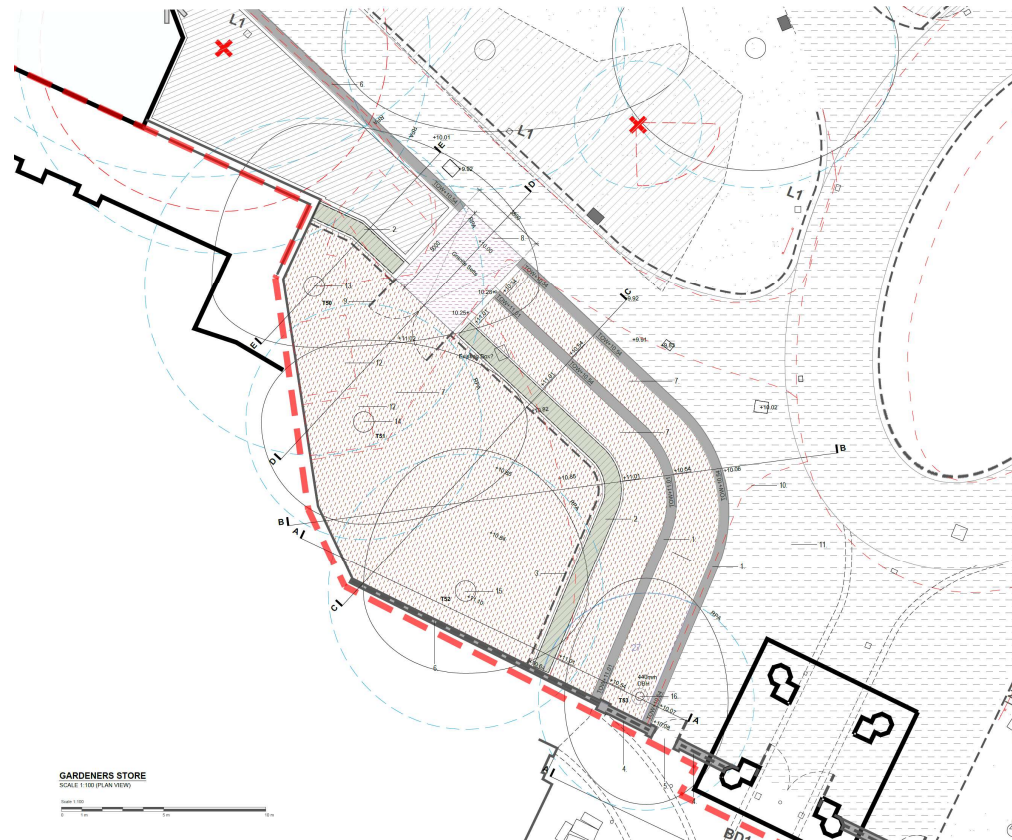
Permeable resin bound surfacing with reduced dig type construction

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



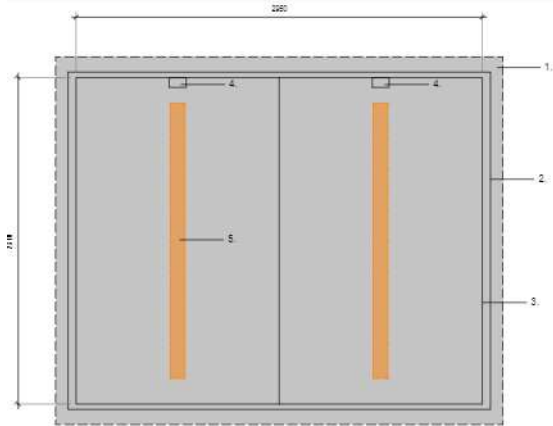
GARDENERS STORE

SCALE: 1:100 (PLAN VIEW)

0 1 2 3 4 5 6 7 8 9 10

Metres

# Proposed Gardener's Compound Store



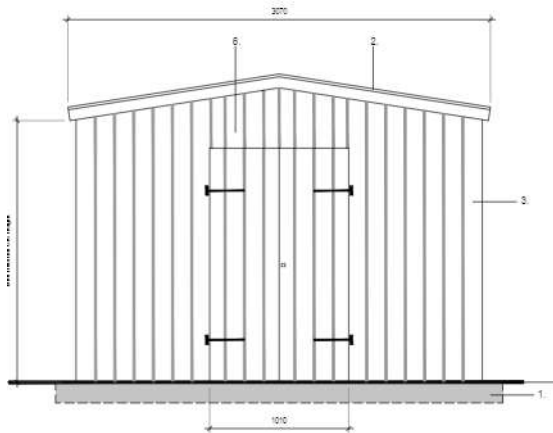
GARDEN STORE  
SCALE 1:25 (PLAN VIEW)



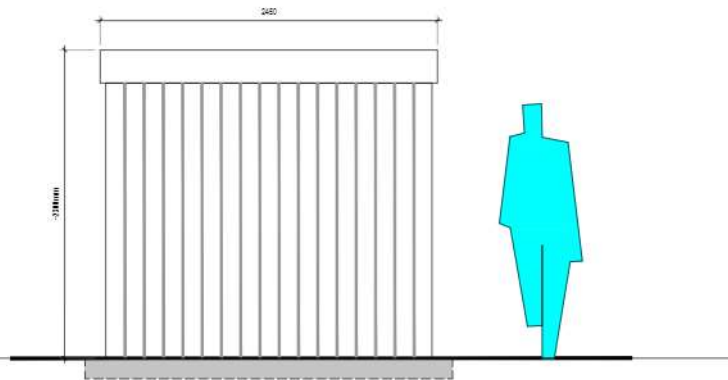
For illustrative purposes only

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

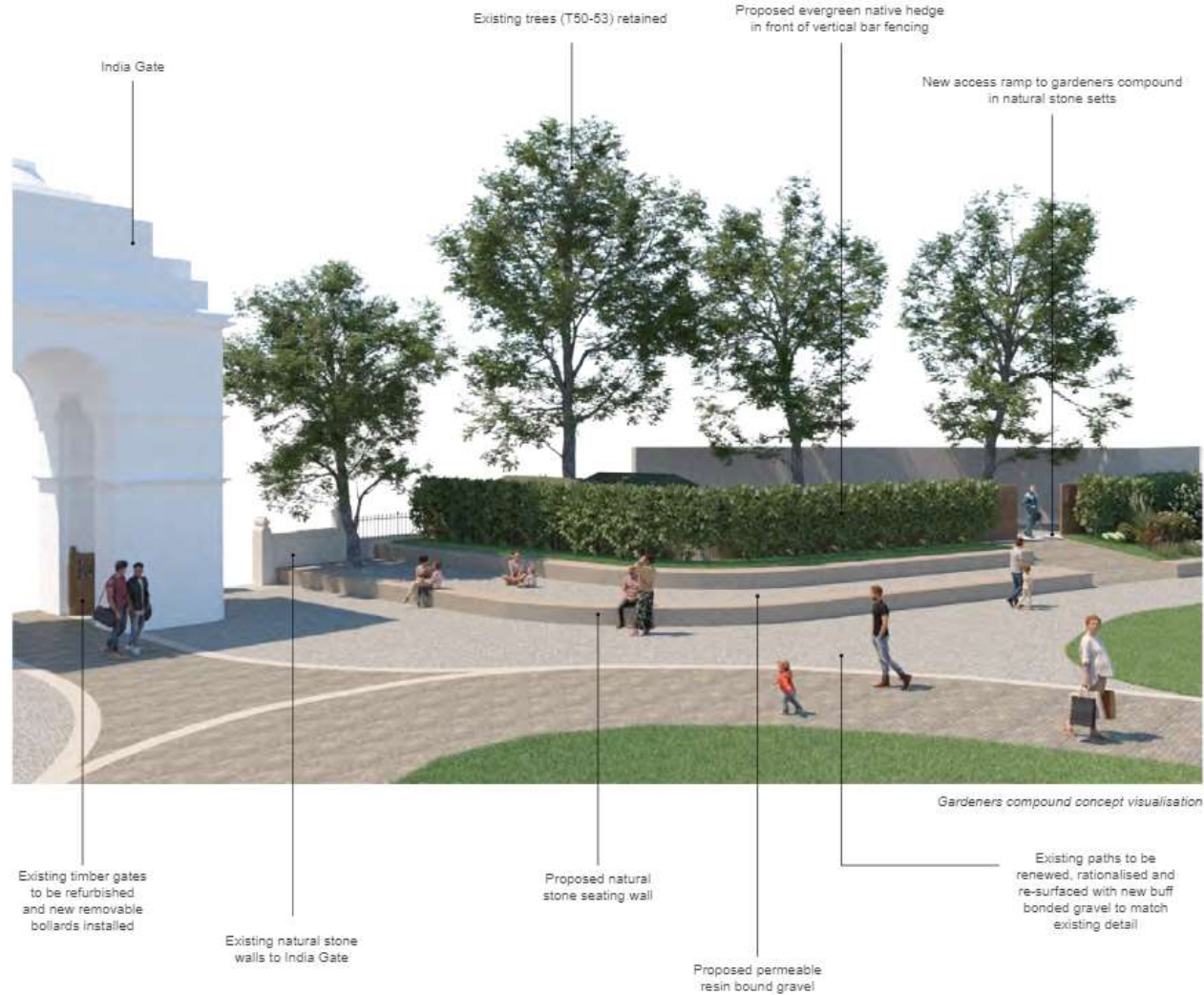


GARDEN STORE  
SCALE 1:25 (FRONT ELEVATION)



GARDEN STORE  
SCALE 1:25 (SIDE ELEVATION)

# Proposed Visual – Gardener’s Compound and Surrounds



# Representations: Planning Application

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**Objections** from **eighteen (18)** individuals and 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 railings and gates – overdevelopment
- Poor design
- Disabled access not increased - gates too narrow
- No cycle storage details
- Restriction of public access through gates and railings/increased closure for private events 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
- Loss of mature trees



# Representations: Planning Application

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**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
- Will reduce crime, make safer particularly at night - 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 welcomed
- 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

# Further Representations: Planning Application

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After readvertising and re-consultation in June 2024:

Further **objections** from **twelve (12)** individuals and North Laine Community Association:

- Oppose omission of lockable gates – query why advice from police/security ignored.
- Loss of lockable gates since submission - likely to affect the funding from English Heritage
- Adverse impact on listed building /Conservation Area
- Impact on residential amenity
- Inappropriate height of development (railings and gates), overdevelopment, poor design
- Restriction of view
- Restriction of public access unacceptable
- Cost and maintenance of railings and gates
- Placement of bins nearer to Café
- Alterations to height of railings from uniform 2.1m to between 1.8m and 2.1m poor.
- Loss of trees
- Outdoor learning space with adjacent storage not appropriate use of public green space, should be enhanced within Pavilion buildings

# Further Representations:

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# Planning Application

Further **support** from **three (3)** individuals:

- Benefit to/protection of heritage assets, improvement to garden, cultural/tourism benefits;
- Reduced crime in the area, particularly at night when locked
- Good design

Further **comment** from **six (6)** individuals was received:

- Pavilion and Gardens are on the at-risk register and need protecting
- No other Historic Gardens that are open 24 hours as day
- Shame to invest lots of money with no way of protecting the gardens from night time anti-social behaviour
- Loss of security likely to affect the funding from English Heritage
- Does not take into account current use, not that of 200 years ago. Trees and gardens now as important as buildings.
- Loss of wildlife



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# Representations for Listed Building Application:

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**Objections** from **two (2)** individuals and **North Laine Community Association, The Brighton Society, Living Streets Group and The Regency Society:**

- o Adverse impact on listed buildings, Conservation Area
- o Inappropriate height of development (railings and gates)
- o Poor design
- o Loss of existing WC's
- o Railings and enclosure of site, with potential closure of public access unacceptable - lockable gates unacceptable
- o Reduction in site permeability, restriction of views
- o Narrowing of path and potential loss for areas of seating in front of the cafe
- o Intention to close gardens more often for private events
- o Loss of mature trees

**Support** from **one (1)** individual has been received:

- o Good design, in keeping with Listed Building, support installation and design of railings and the retention/redesign and reopening of the toilet block

After readvertising and re-consultation in June 2024:

**One (1) comment** stating;

- o Support improvements to garden but object to omission of gates to secure garden at night.

# Key Considerations in the Planning Application

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- 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

# **Key Considerations in the Listed Building Consent Application**

- Design & appearance
- Heritage impacts – on the listed Heritage Assets

# 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 help with 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 of Full Planning and Listed Building Consent Applications**

