

Western Esplanade Pond, Fountain And Public Toilets Western Esplanade Hove

BH2024/03067

5th March 2025

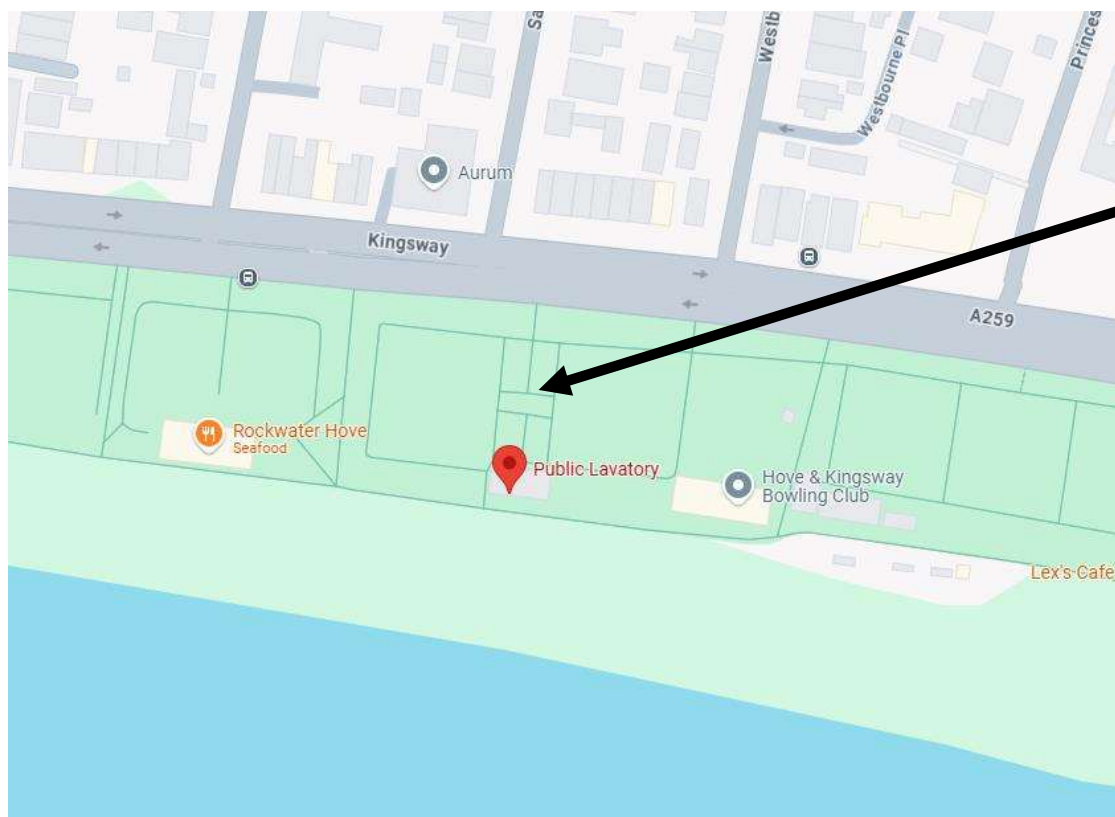


Brighton & Hove
City Council

Application Description

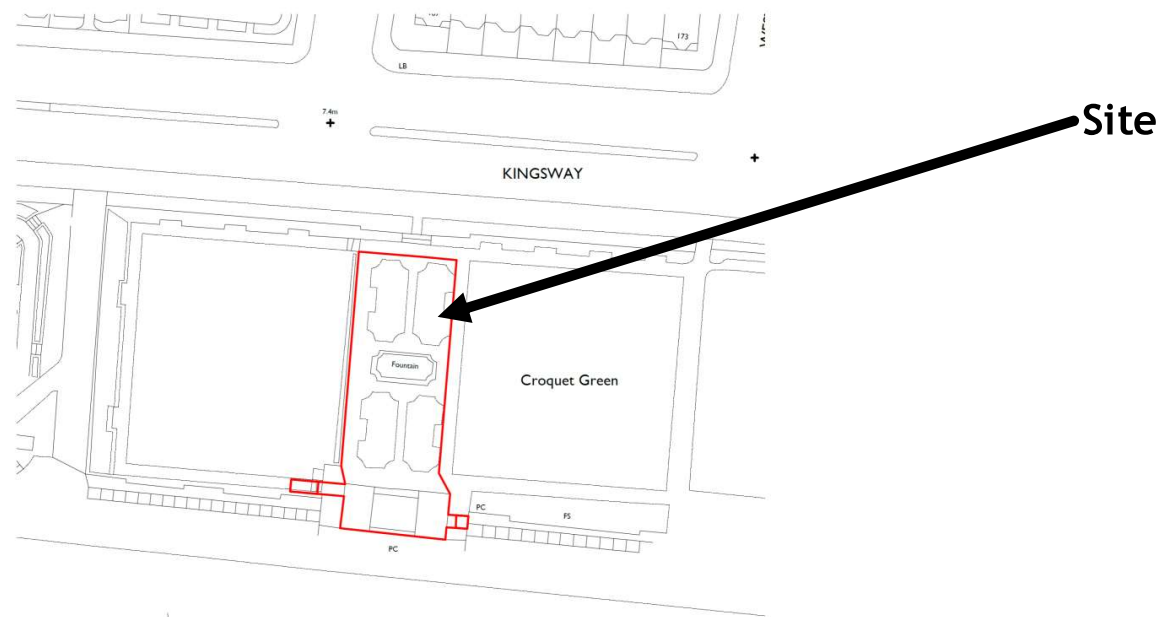
- Change of use of existing public toilets (Sui Generis) to mixed use with cafe (Use Class E), staff reception and sports office, kitchen, storage and accessible WC (Use Class F2) with alterations to fenestration and installation of photovoltaic panels. Demolition of existing detached accessible WC, erection of single storey detached community facility with additional WCs and sand sports storage (Use Class F2) and single storey detached refuse and plant store. Associated perimeter fencing and new landscape surface around water fountain.

Map of Application Site



Site

Existing Location Plan



+LP Existing location plan - scale 1:1250 at A3

Scale in Metres

0 10 20 30 40 50 100



2269-EX-001_A

Aerial Photo of Site

Site



3D Aerial Photo of Site



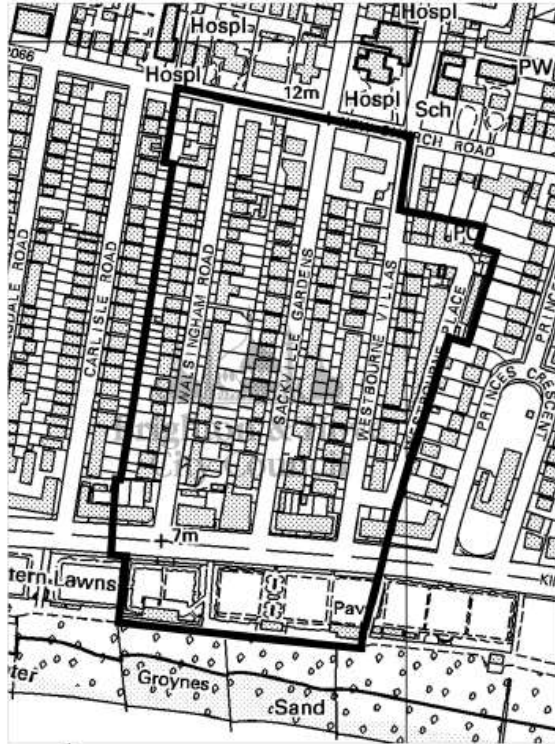
Proposed Location Plan



2269-PA-011_A

Conservation Area and Local Listings

Conservation Area Fact File : Sackville Gardens




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Scaled to view.
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Western Esplanade, Western Lawns and Hove Lagoon, Hove

Park & Garden

East section in Sackville Gardens +
Pembroke & Princes CAs

Lawns

LLHA0235



Western Esplanade, Kingsway Western Bowls Pavilion, Hove

Historic Building

Sackville Gardens CA

Clubhouse

LLHA0234



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Background: Kingsway-to-the-Sea/Hove Beach Park



Allowed: "Redevelopment of Hove Western Lawns as a Linear Park, incorporating refurbishment of existing and new public leisure and recreation amenities including... Sand Sports (F2)... New and replacement Hard and Soft Landscaping and Planting, including continuous new accessible and connected route throughout linking all spaces, and associated Public Realm improvements."

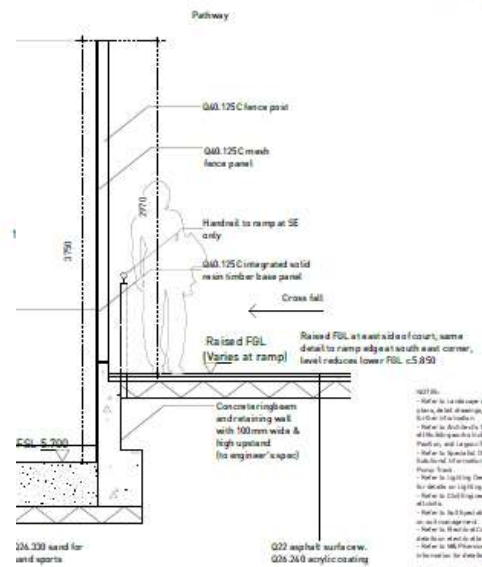
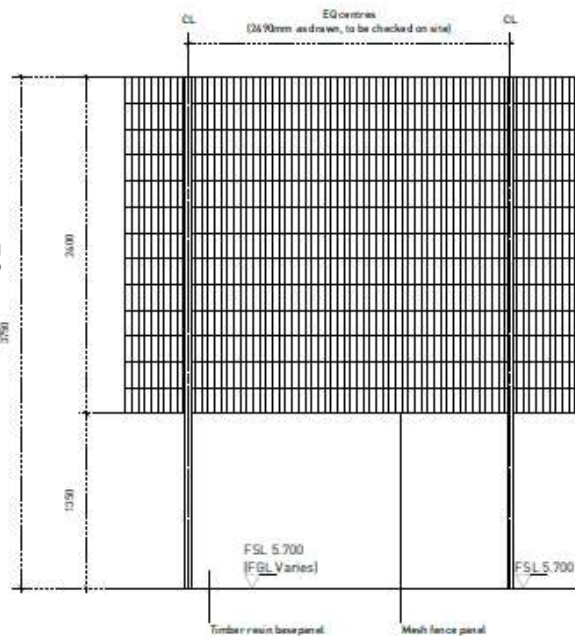
BH2022/02830, Approved December 2022

Existing WC Block not part of original proposals.
New public toilets and changing rooms approved within Outdoor Sports Hub.



Background: BH2022/02830, Approved December 2022 – Adjoining Sand Sports (Use Class F2)

50



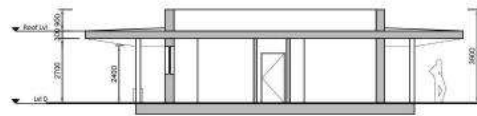
Recently Approved Detached Buildings in Vicinity

3.2 Design - Proposed Tennis & Padel Tennis Pavilion

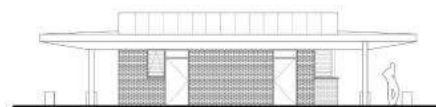


01 PROPOSED FLOOR PLAN

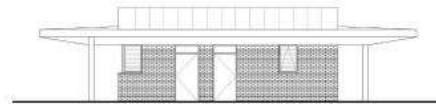
Proposed Plan with a internal footprint of 45m² and oversailing canopy for shelter.



02 Proposed Tennis & Padel Tennis Pavilion
SECTION A-A NTS



03 Proposed Tennis & Padel Tennis Pavilion
WEST ELEVATION



04 Proposed Tennis & Padel Tennis Pavilion
WEST ELEVATION

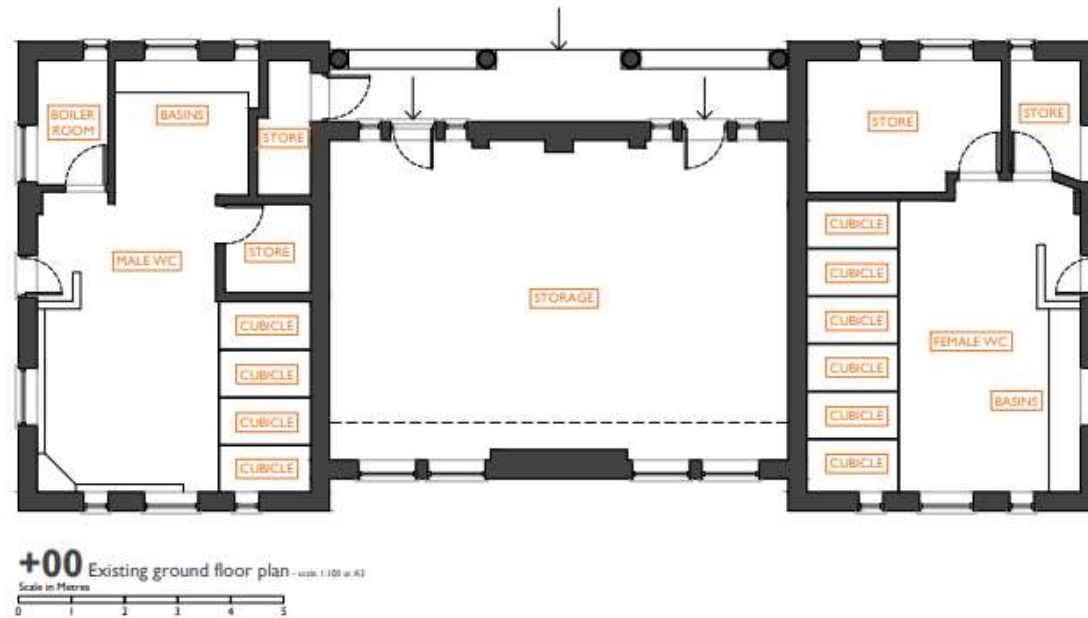


BH2023/01476 | Erection of a single storey Croquet Club hut.

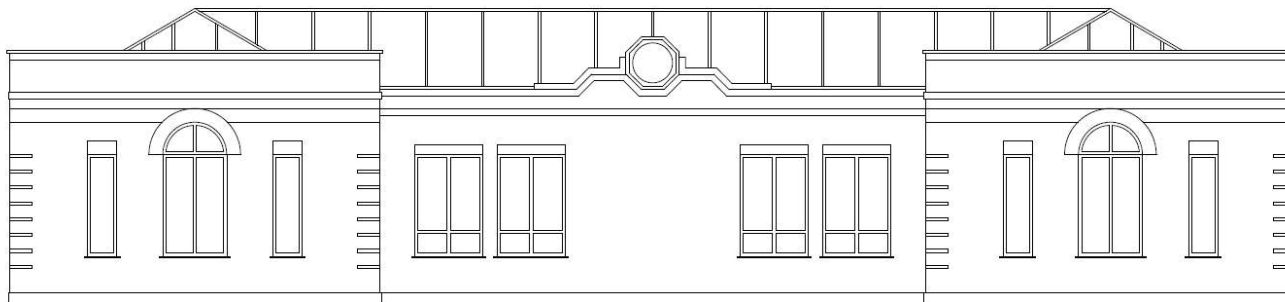
Croquet Club Hut - Perspective 1



Existing Public Toilet (Bowls Pavilion) Floorplan

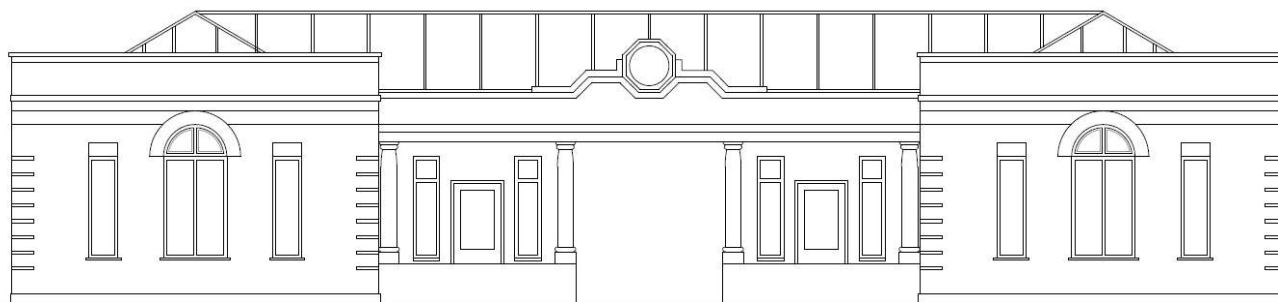


Existing Public Toilet (Bowls Pavilion)



+EL Existing south elevation - scale 1:100 at A3
Scale in Metres
0 1 2 3 4 5

Existing Public Toilet (Bowls Pavilion)

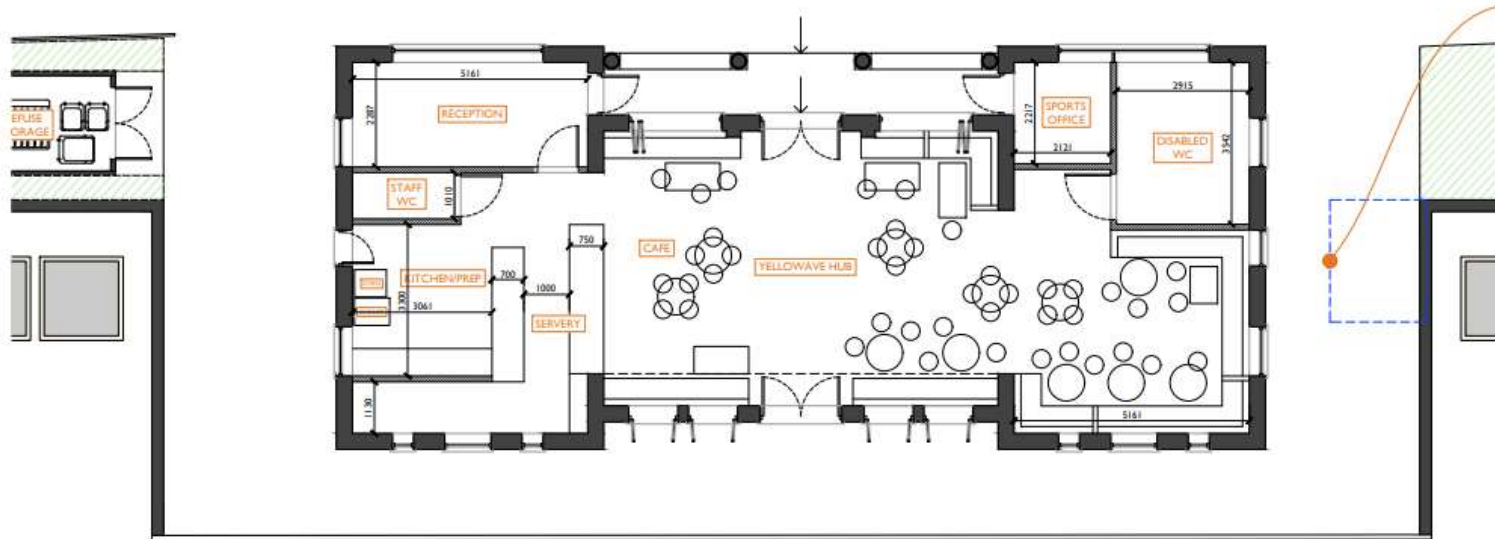


+EL Existing north elevation - scale 1:100 at A3

Scale in Metres

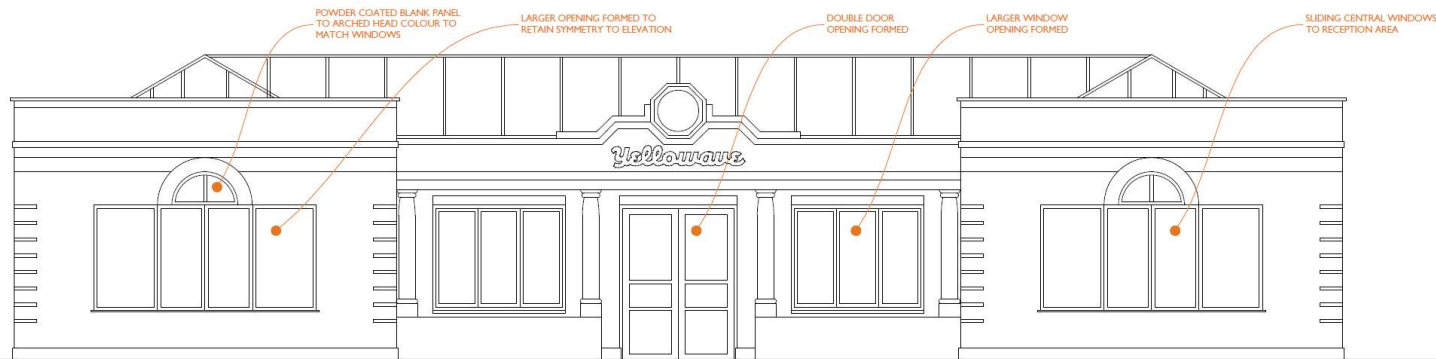
0 1 2 3 4 5

Proposed Floorplan



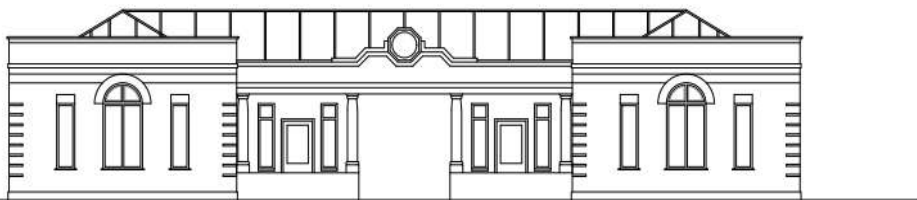
+00 Proposed ground floor plan - scale 1:100 at A3
Scale in Metres

Proposed North Elevation



+EL Proposed north elevation - scale 1:100 at A3
Scale in Metres

0 1 2 3 4 5



+EL Existing north elevation - scale 1:100 at A3
Scale in Metres

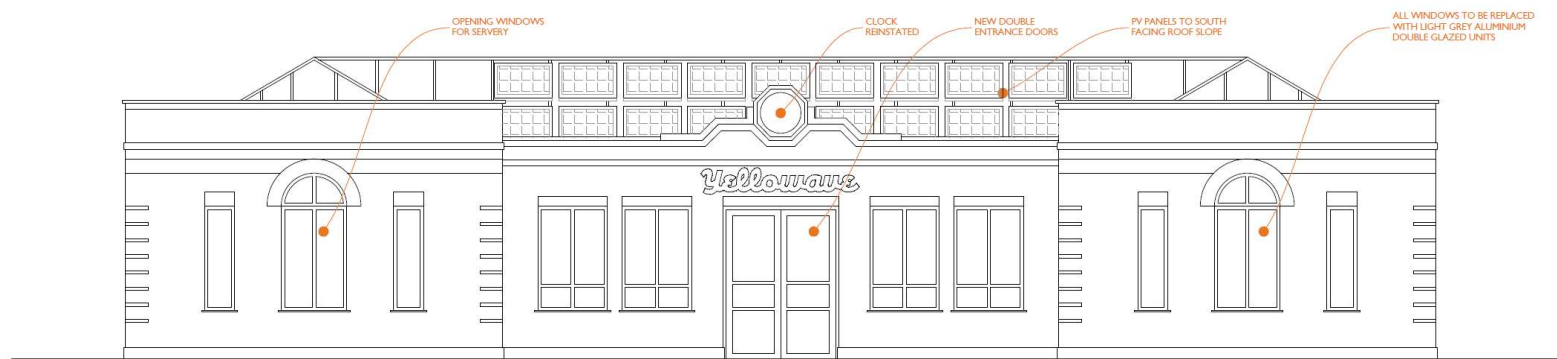
0 1 2 3 4 5

2269-PA-013_A

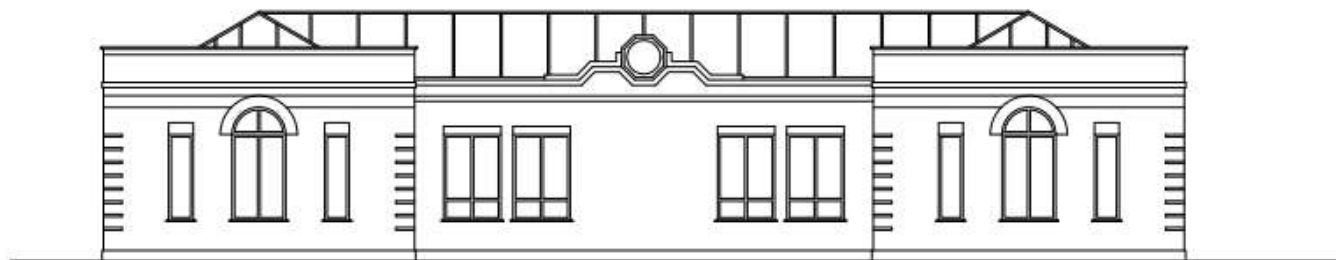
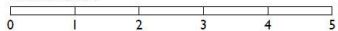


+AI Artist's Impression | Eye level perspective from site showing planning and SHPO in background.

Proposed South Elevation



+EL Proposed south elevation - scale 1:100 at A3
Scale in Metres



2269-PA-(**+EL** Existing south elevation - scale 1:100 at A3
Scale in Metres



58

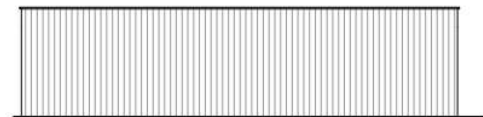


Streetscene Visual

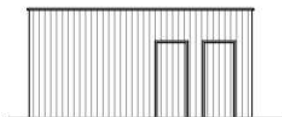


+AI Artiste's Impression 5 - Elevated perspective from north-east showing planting and 100% to landscaping

Proposed 'Beach Hut' Building and Plant/Refuse Storage



+EL Proposed east elevation
Scale in Metres
0 1 2 3 4 5



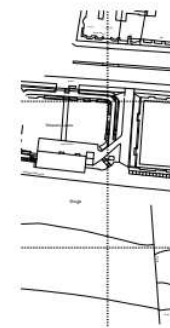
+EL Proposed south elevation
Scale in Metres
0 1 2 3 4 5



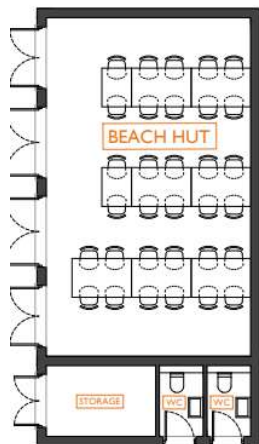
+EL Proposed west elevation
Scale in Metres
0 1 2 3 4 5



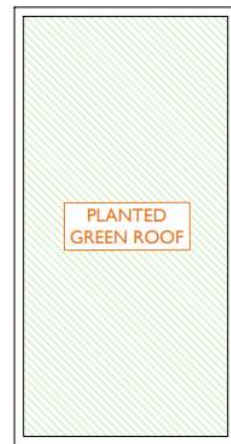
+EL Proposed north elevation
Scale in Metres
0 1 2 3 4 5



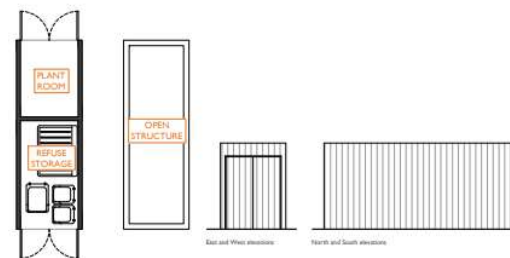
+LP Proposed location plan
Scale in Metres
0 20 50 100



+00 Proposed ground floor plan
Scale in Metres
0 1 2 3 4 5

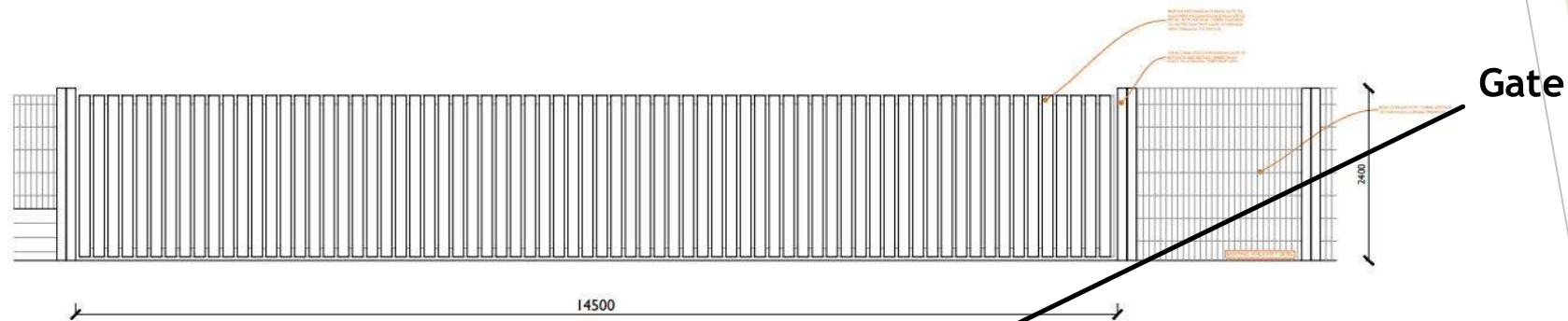


+RP Proposed roof plan
Scale in Metres
0 1 2 3 4 5

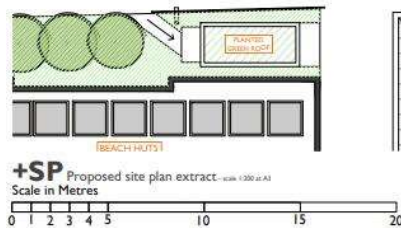
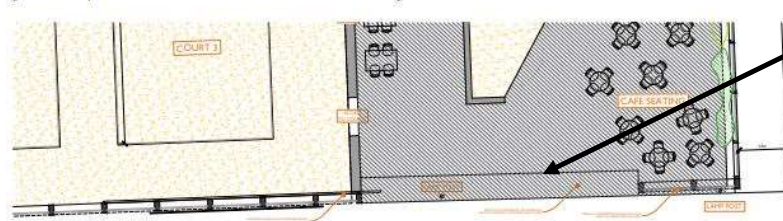


+PR Plant and refuse storage plans & elevations
Scale in Metres
0 1 2 3 4 5

Proposed Southern Sliding Gate



+SX Proposed section through site
Scale in Metres



+IM01 Sliding security gate - Example image

Rev A: 02.20 - Perimeter (gates) have reduced to 2m - 6m
APPLICATION FOR DETAILED
PLANNING PERMISSION

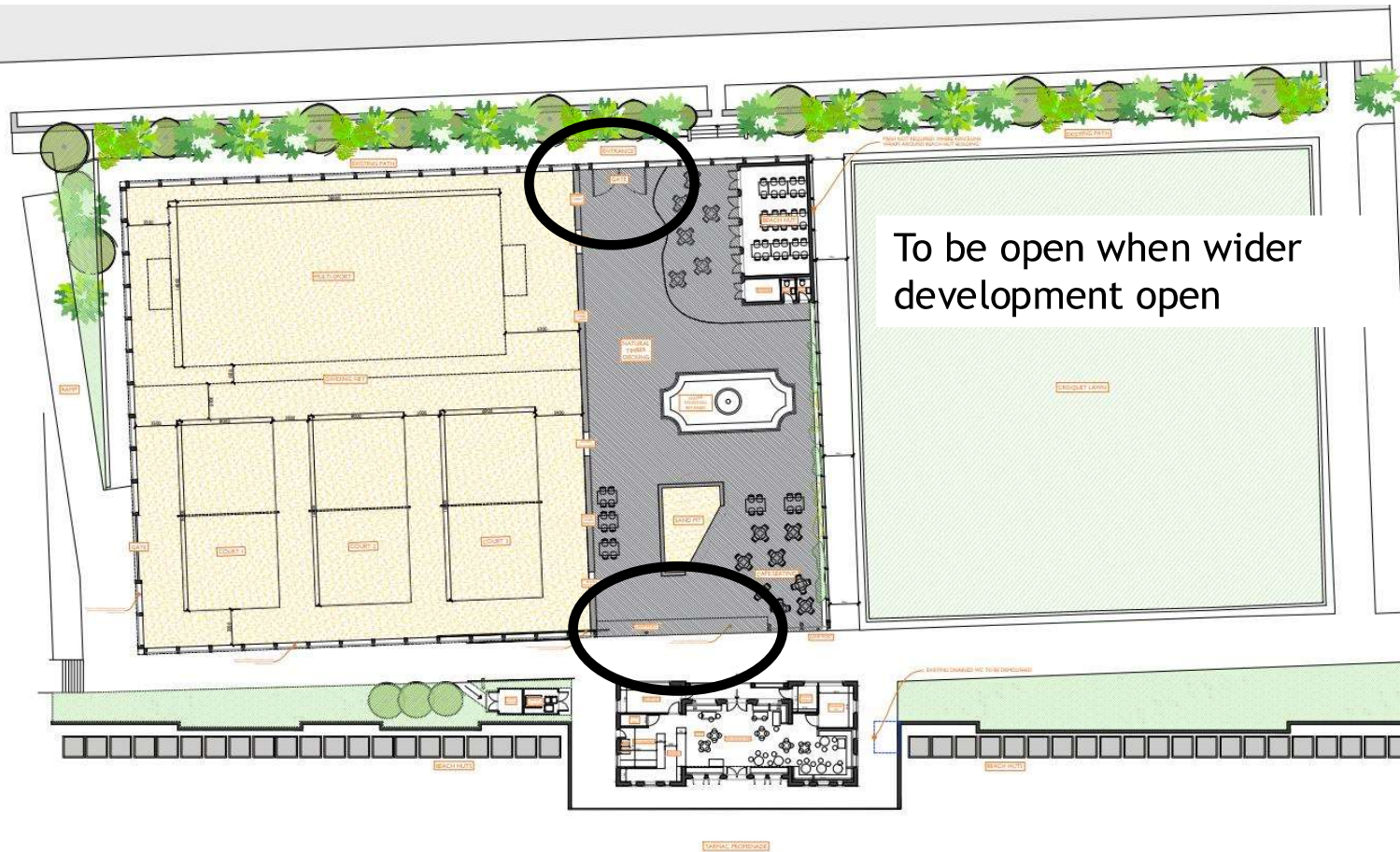


10/11/2019 10:00:00 AM

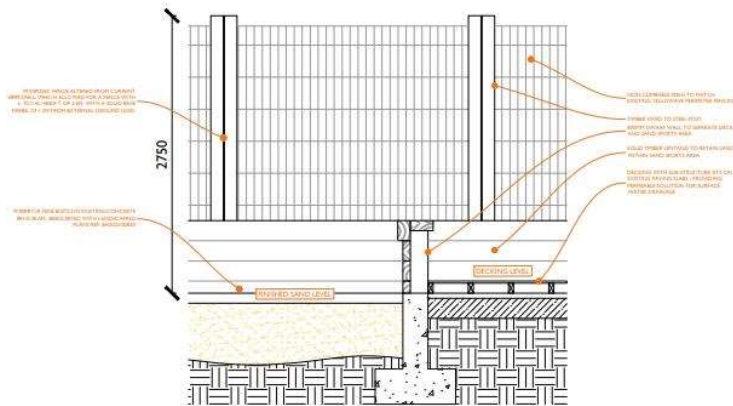
JOB	DRAWN
WESTERN	GAA
ESTABLISHMENT	DRAWN
SAND SPORTS VENUE	BY
CLIENT	DATE
YELLOW	02.20
	SCALE
	1:1000 (A1)
DRAWING	REVISION
PROPOSED SLIDING	A
GATE DETAILS	NUMBER
	0000000000
<small> 1. This drawing is for information only and is not to be used for construction purposes. 2. All dimensions are in millimetres unless otherwise stated. 3. All dimensions are to the centreline unless otherwise stated. </small>	



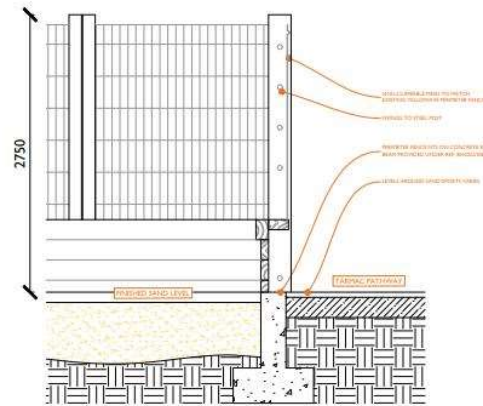
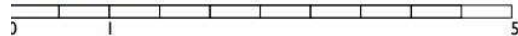
New Gated Accesses



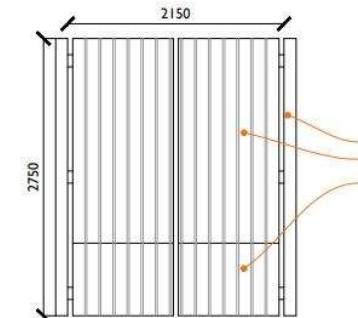
Proposed Fencing and Northern Gate



+SX Proposed section through site - scale 1:50 at A3
Scale in Metres



+SX Proposed section through perimeter - scale 1:50 at A3



+SX Proposed entrance gates - scale 1:50 A1

to be checked on site.

Please note: Refer to 'type' of drawing below
drawings should only be treated as such.

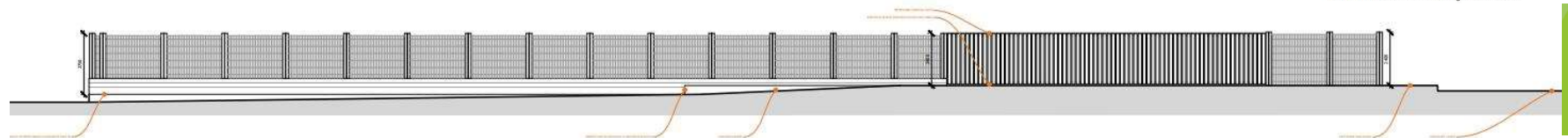
Notes



+IM02 Perimeter fence & gates - Yellowknife Brighton



+IM01 Perimeter fence - Yellowwave Brighton



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Proposed Streetscene Visual



+AI Artist's Impression 6 - Elevated perspective showing planning and FOMA to landscaping



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Proposed Visuals



+AI Artist's Impression 2 - Elevated perspective showing planning and LPA to landscaping



+AI Artist's Impression 3 - Elevated perspective of proposed 'Yellowstone' Café from north showing planning and LPA to landscaping



+AI Artist's Impression 4 - Elevated perspective looking towards 'Yellowstone' Café showing planning and LPA to landscaping



+AI Artist's Impression 7 - Elevated perspective looking over the proposed courts showing planning and LPA to landscaping

Representations

Updated to be 90 objections (as 1 withdrawn):

- ▶ Detrimental Impact on Conservation Area/Heritage Assets
- ▶ Cutting off the fountain area from the public
- ▶ Retained path too narrow
- ▶ Fence and beach hut out of context with surroundings
- ▶ Another café is not required in this location
- ▶ The use of timber cladding

Updated to be 116 representations of support:

- ▶ Great addition to seafront
- ▶ Rejuvenation of this area is much needed
- ▶ Promotes outdoor sports and physical activity
- ▶ Design allows people to access site and watch the sports
- ▶ Detrimental elements are offset by the venue's long-term benefits for organized activity and recreation.
- ▶ Reduced height of the fence compared to the original approved height.

Key Considerations

- ▶ Principle of development – loss of existing public toilet use, proposed mixed use with cafe (Use Class E), and facilities to operate alongside sand sports and community use (Use Class F2)
- ▶ Impact on the visual amenities of the surrounding area, including the locally listed assets and the conservation area.
- ▶ Impact on public realm/landscaping
- ▶ Impact on highways/access
- ▶ Impact on neighbouring amenity, in particular noise and disturbance.

Conclusion and Planning Balance

- ▶ Generally, the proposals to provide associated developed for the already approved Sand Sports facility are welcomed.
- ▶ Providing significant public benefit – Sand Sports
- ▶ Locally listed heritage asset back into active use - restorative works to enhance the appearance and condition of the building.
- ▶ The proposed detached outbuilding, boundary fencing would restrict public movement outside of opening hours, and timber decking would significantly change the townscape, and would result in less than substantial harm to heritage assets.
- ▶ On balance, it is considered that the harm is outweighed by the other heritage benefits and the wider public benefits of the proposal.
- ▶ Impact on Neighbouring Amenity - Condition to restrict opening hours, and submission of a noise management plan to outline further setting out noise management and safety measures by the operator

Recommend: Approval