

King Alfred Leisure Centre (part) And Public Car Park And Lawn West Of Hove Street South BH2026/00490

29th July 2026

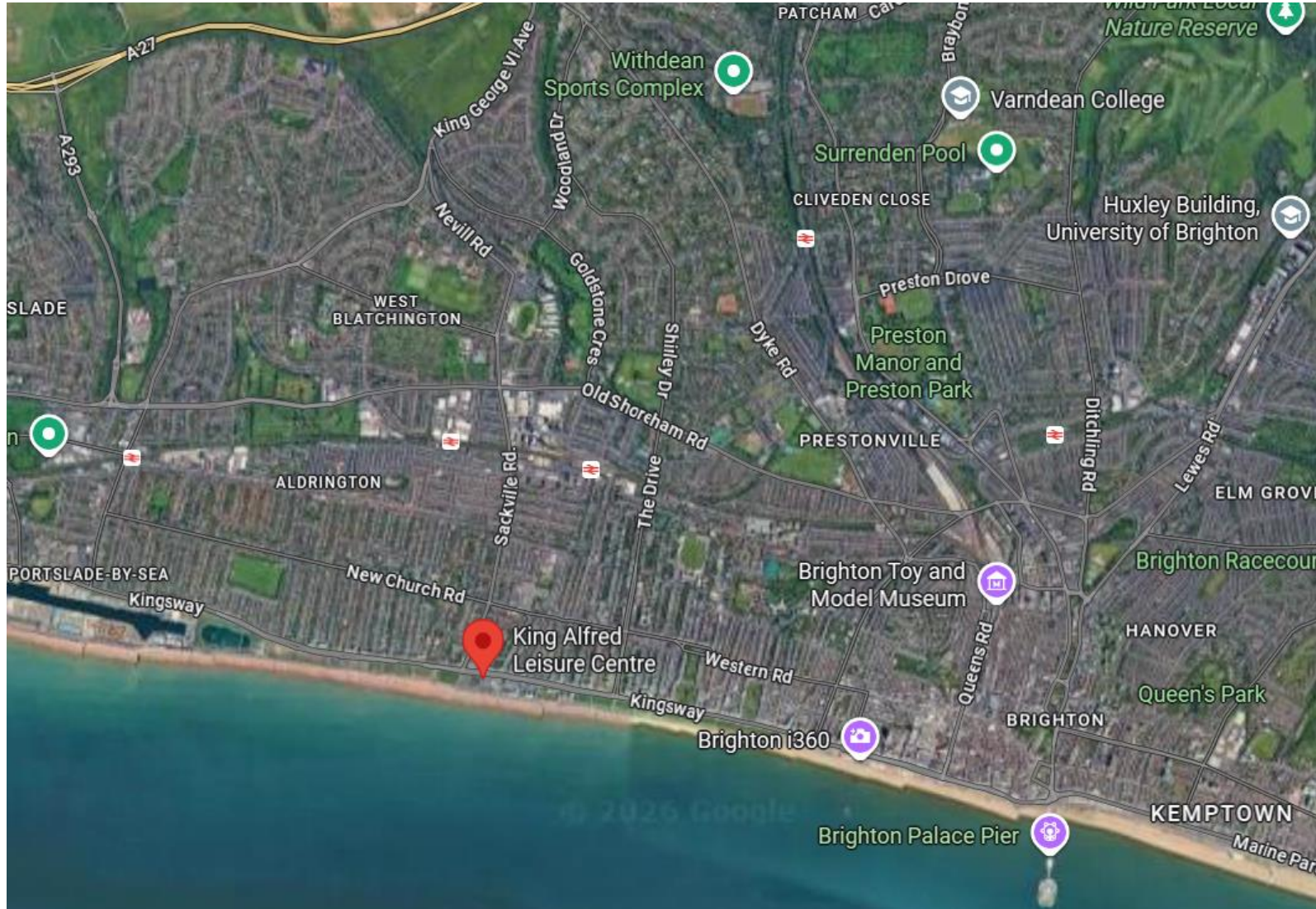


**Brighton & Hove
City Council**

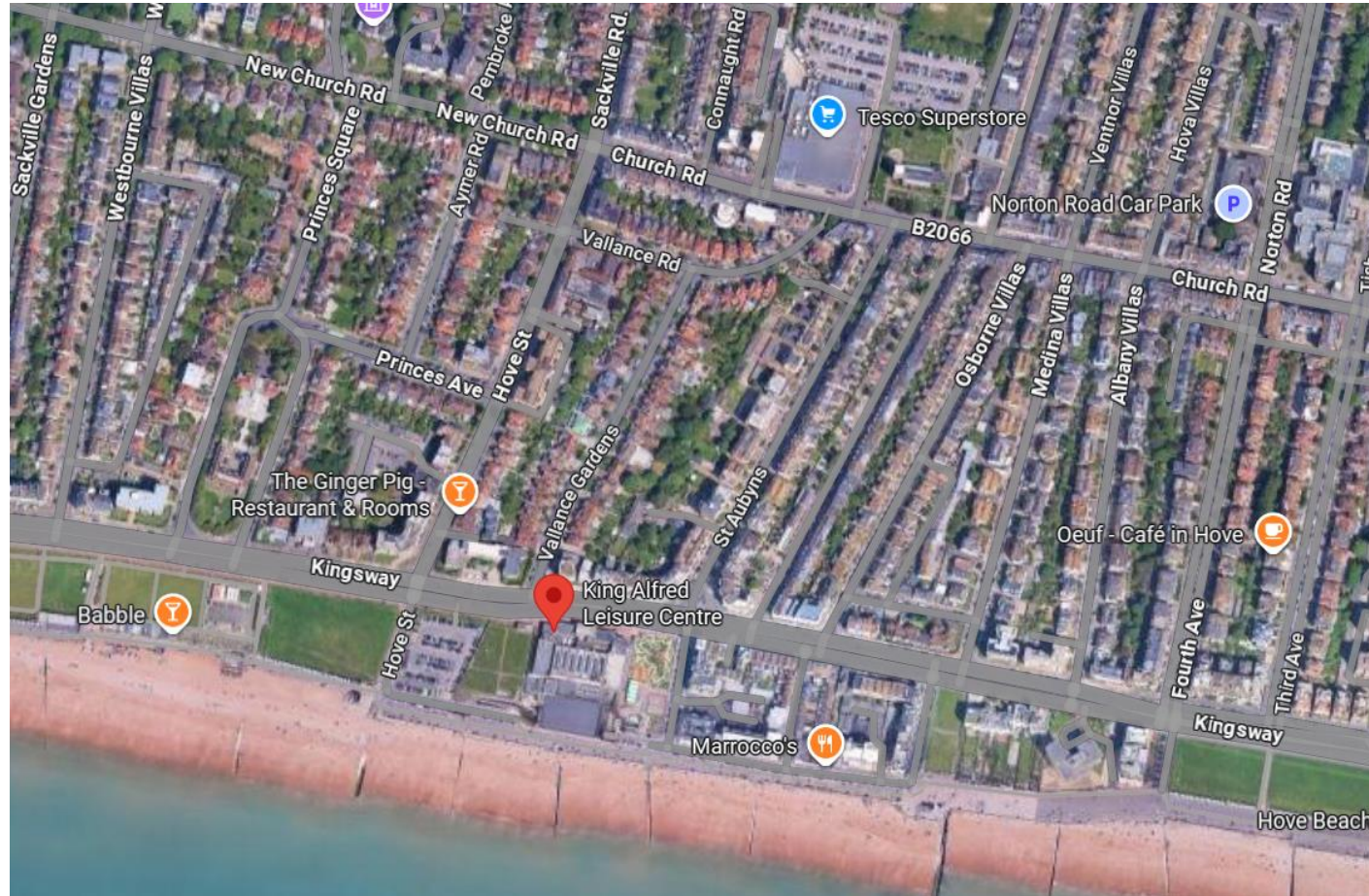
Application Description

- ▶ **Redevelopment of western part of existing leisure centre and public car park to provide new leisure centre (F2 use) to include: swimming pools, sports hall, gym/fitness suite, childrens soft play, event spaces, cafe and undercroft car park accessed from Hove Street South. Associated hard and soft landscaping, public realm works and highway infrastructure. Relocation of existing seafront shelter. Provision of temporary public car park on part of lawn to west of Hove Street South during construction (2 years).**

Location Map of Application Site



Location of Application Site



Aerial Photo of Site



3D Aerial Photo of Site



Existing Location Plan



Street Photo of Site (looking east)



Street Photo of Site (looking west)



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Street Photo of Site



Photo of Site



Street Photo of Site



Street Photo of Site (pre-dates Hove Beach Park and Babble)



Proposed uses

New leisure centre approx. 12,000sqm gross external (10,850sqm internal) floorspace to include:

- ▶ 25 metre 8 lane swimming pool (with moveable floor), 136sqm Learner pool (moveable floor), 75sqm Splash Pad (water play) , 194 spectator seats
- ▶ 680sqm/150 station gym/fitness suite
- ▶ multi-purpose studios (250sqm)
- ▶ 932sqm, 6-court sports hall
- ▶ 180sqm childrens soft play; 58sqm multi-purpose room (party/community)
- ▶ 260sqm café plus 70sqm sunken gallery
- ▶ A public undercroft car park accessed from Hove Street South with 122 spaces
- ▶ Associated hard and soft landscaping and public realm
- ▶ Temporary public car park
- ▶ Relocated/restored seafront shelter

Uses (comparison with existing facility) 1 of 2

Existing King Alfred	Proposed
Main pool - 25m 6-lane (326 sqm water area)	Main pool - 25m 8-lane (425sqm water area with half moveable floor)
Teaching pool – 7.5m x 12m (90sqm water area)	Teaching pool - 8m x 17m (136sqm water area, with full moveable floor)
Leisure water <u>play</u> 229sqm	Leisure water 75sqm
Spectator seating 240 seats	Spectator seating 194 seats
Wet change 210sqm	Wet change 410sqm
Gym 250sqm/31 stations	Gym 680sqm/150 stations
Ancillary gym 180sqm	As above
<u>FitLab</u> Gym 678sqm (usable area)	Will relocate
N/A	Spinning studio 75sqm
N/A	Multi-purposed studiosx2 (100sqm + 150sqm, with retractable dividing wall)

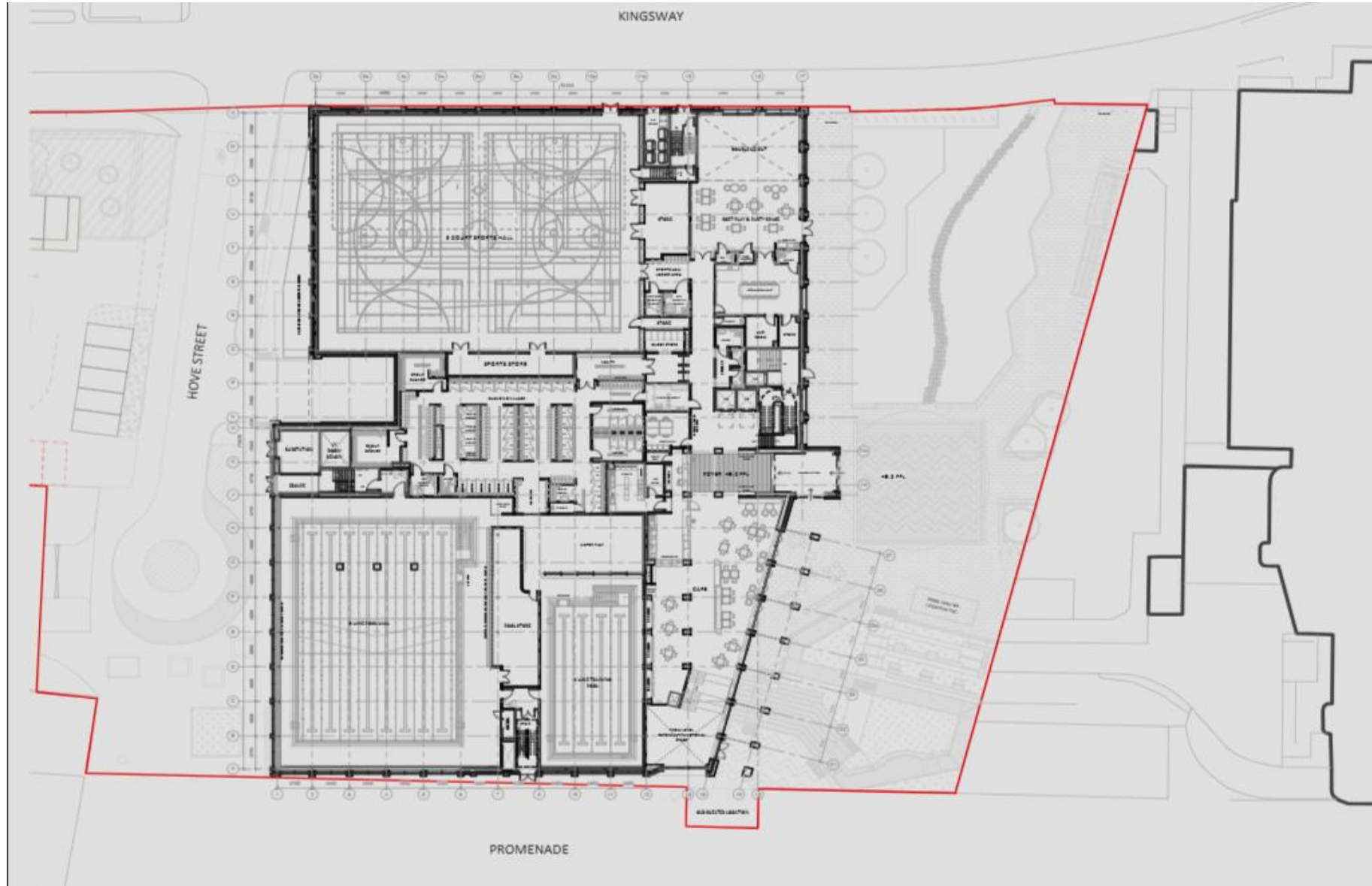
Uses (comparison with existing facility) 2 of 2

2 x sports halls 1,250sqm	Sports hall 932sqm
Sports change and <u>womens/mens</u> change/saunas 325sqm	Changing 190sqm and Changing Places Facility
Ballroom 385sqm	N/A
<u>Multi purpose</u> room 110sqm	<u>Multi purpose</u> room 58sqm
Boxing facilities 295sqm	To be relocated
N/A	Cafe 260sqm
N/A	<u>Childrens</u> soft play 180sqm
N/A	Sunken gallery
Total 15,865sqm	10,850sqm (incl car park)

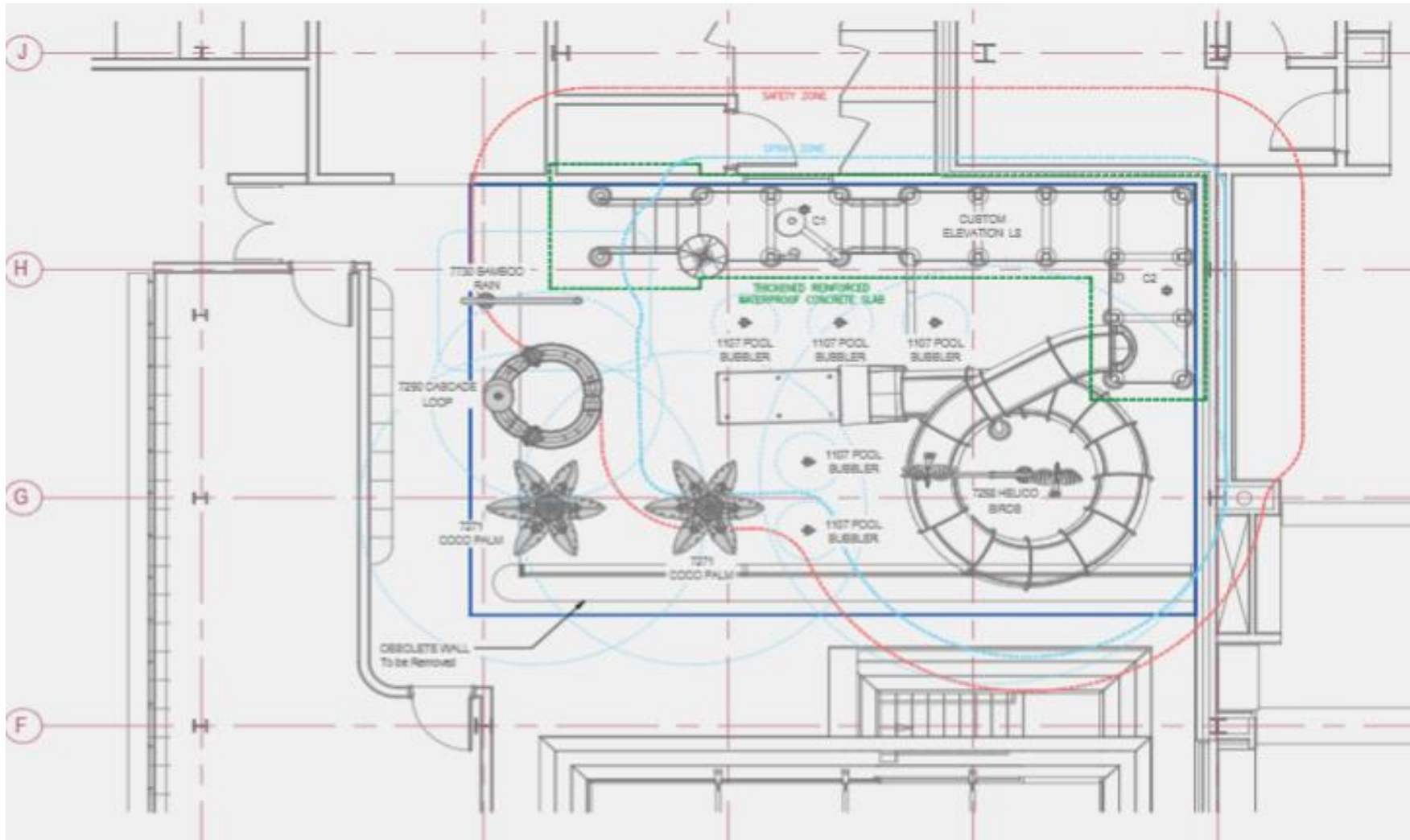
Proposed Block Plan



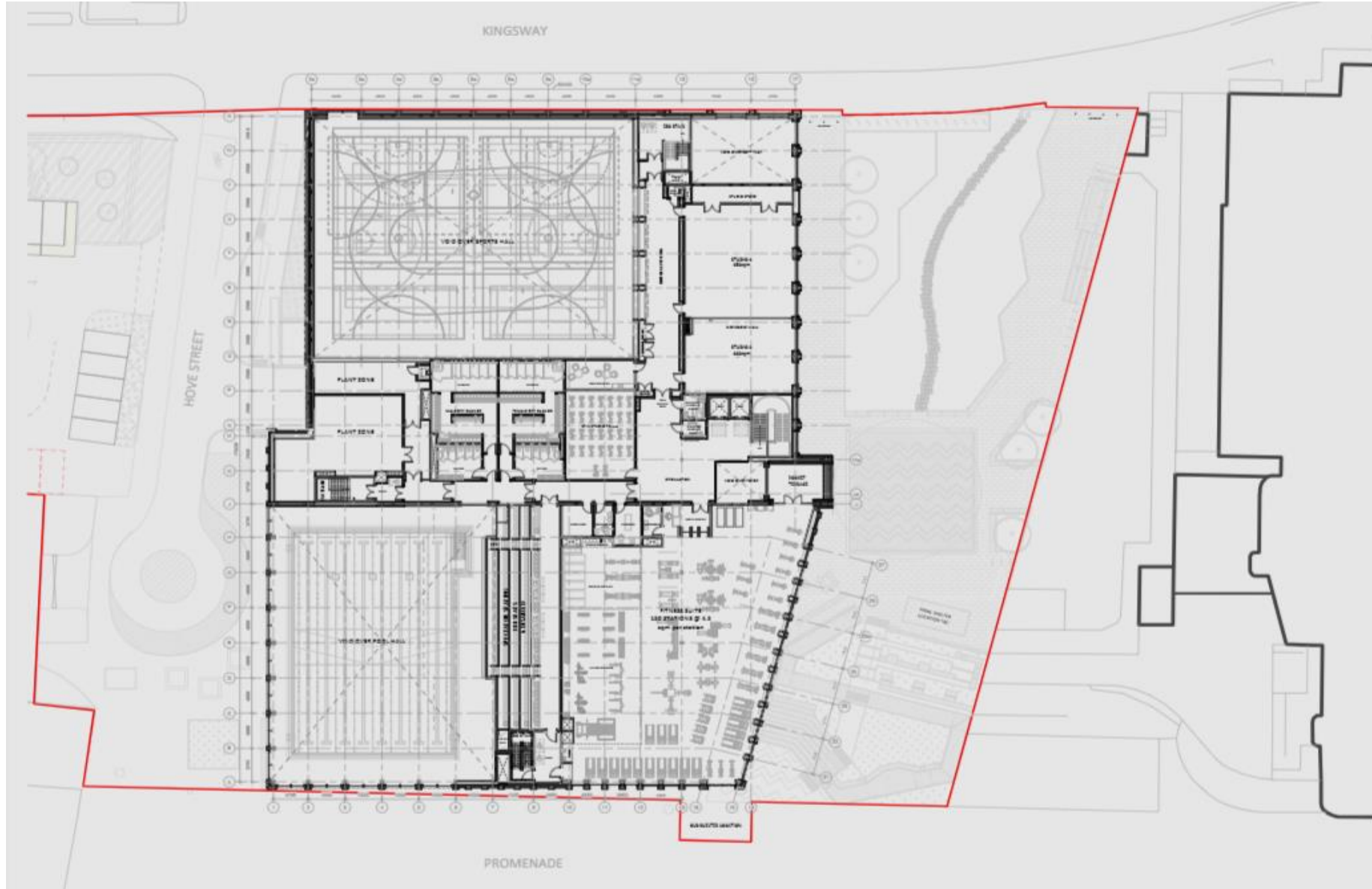
Proposed Plan (ground floor)



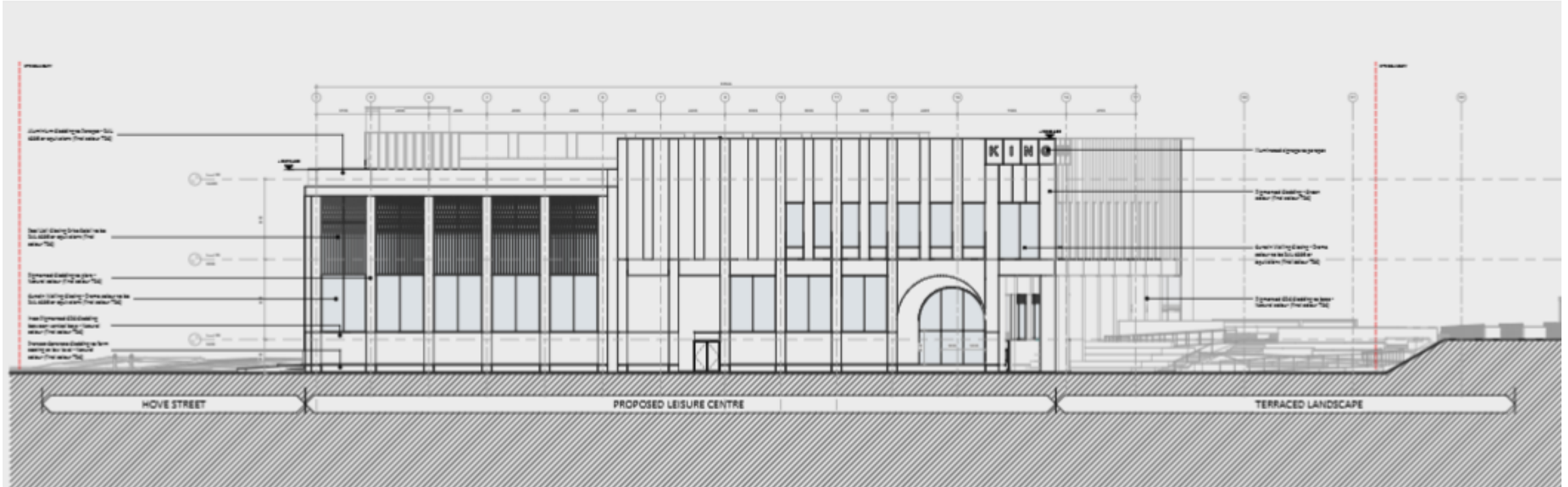
Proposed Splash Pad Plan



Proposed Plan (first floor)



Proposed Elevations (south)

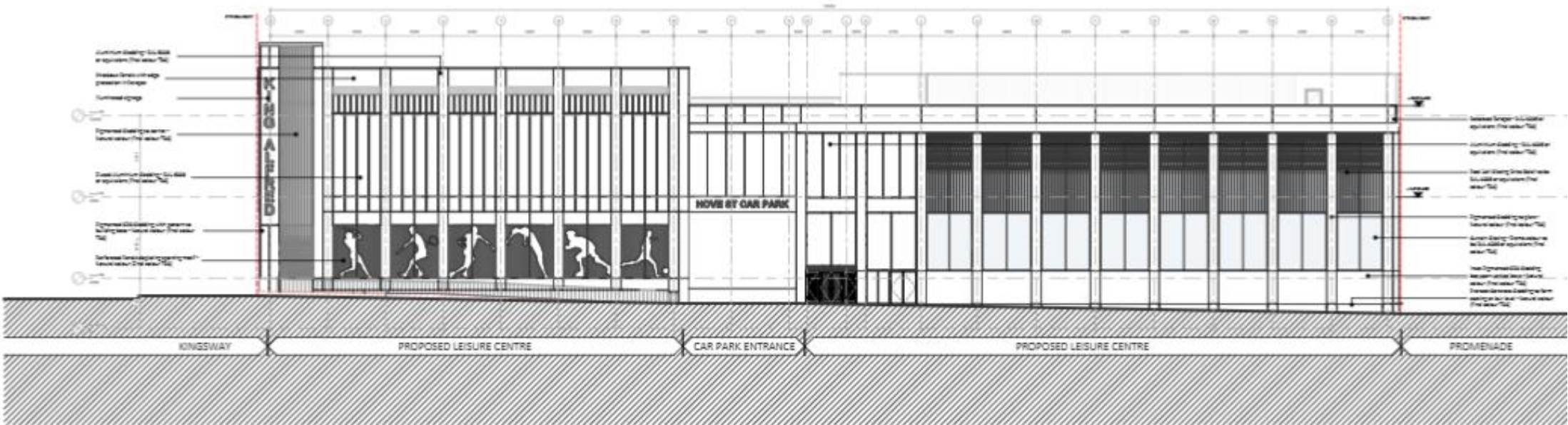


Hove St South

Promenade

Eastern public realm plaza

Proposed Elevations (west)

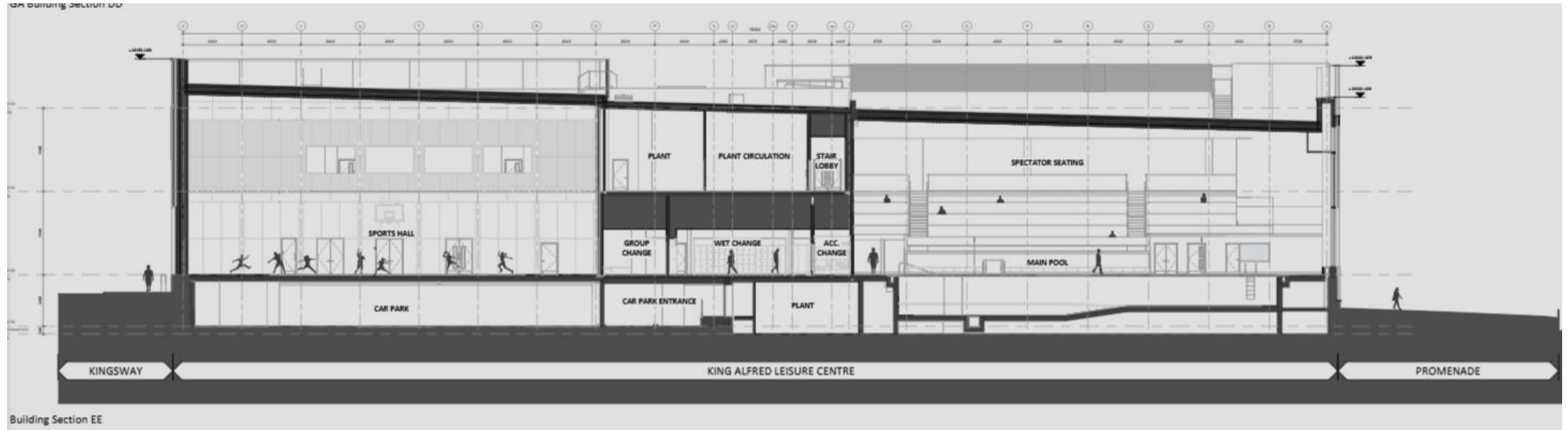


Kingsway

Promenade



Proposed Section plan



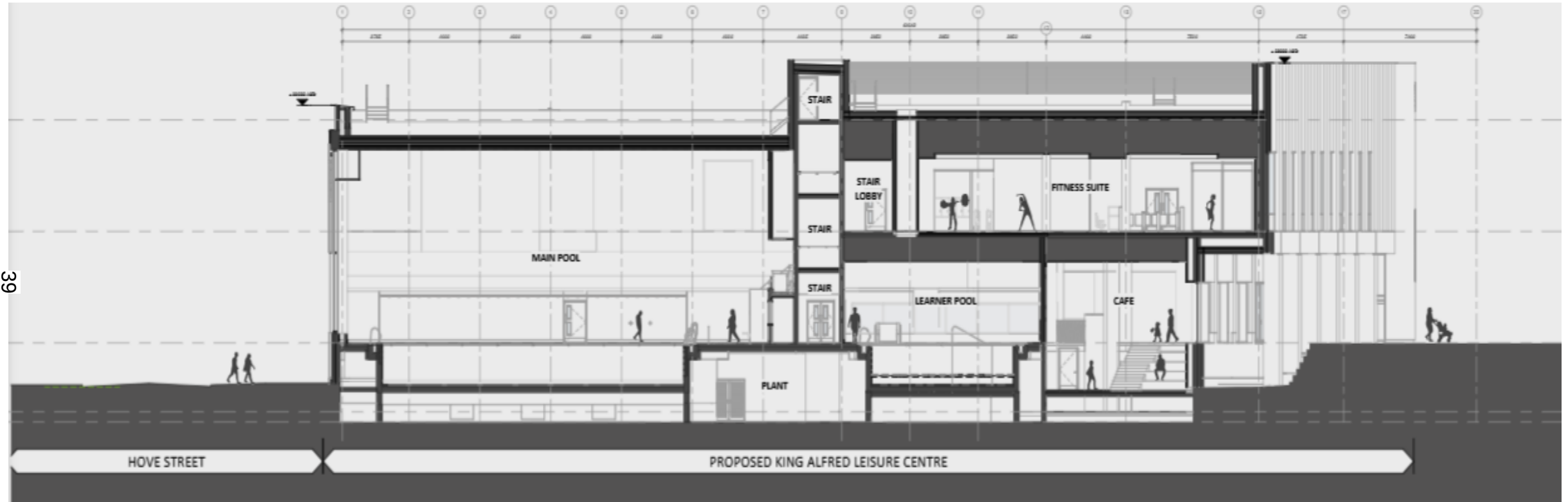
Kingsway

Sports hall

Main pool

Promenade

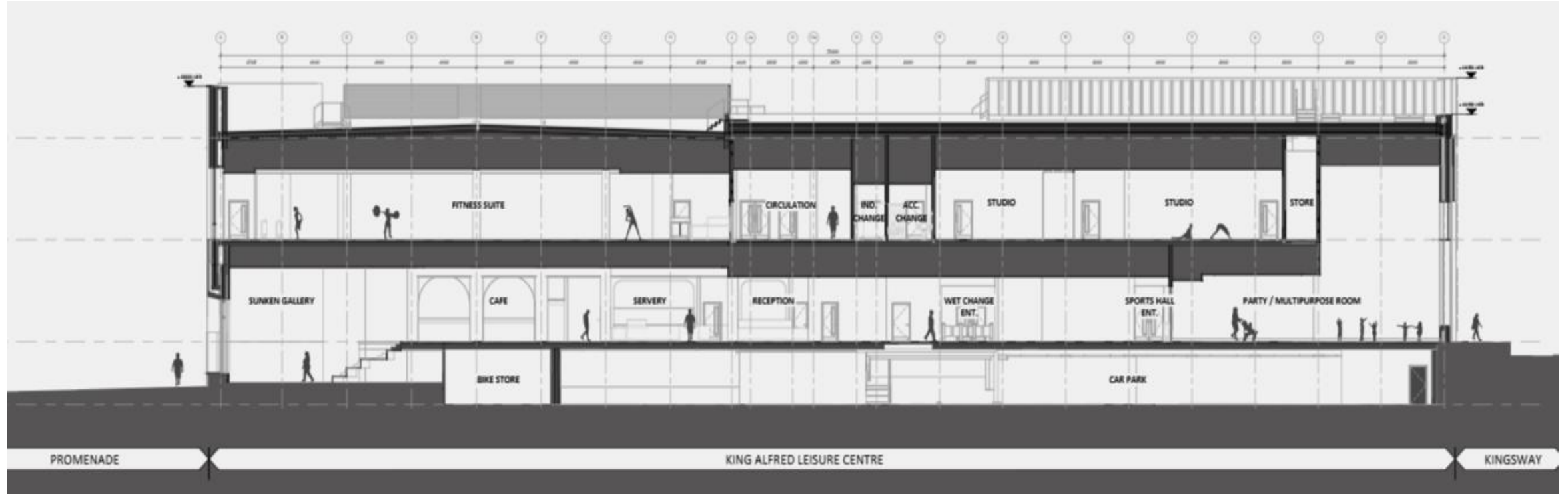
Proposed Section plan (from south)



Hove St South

Eastern public realm
plaza

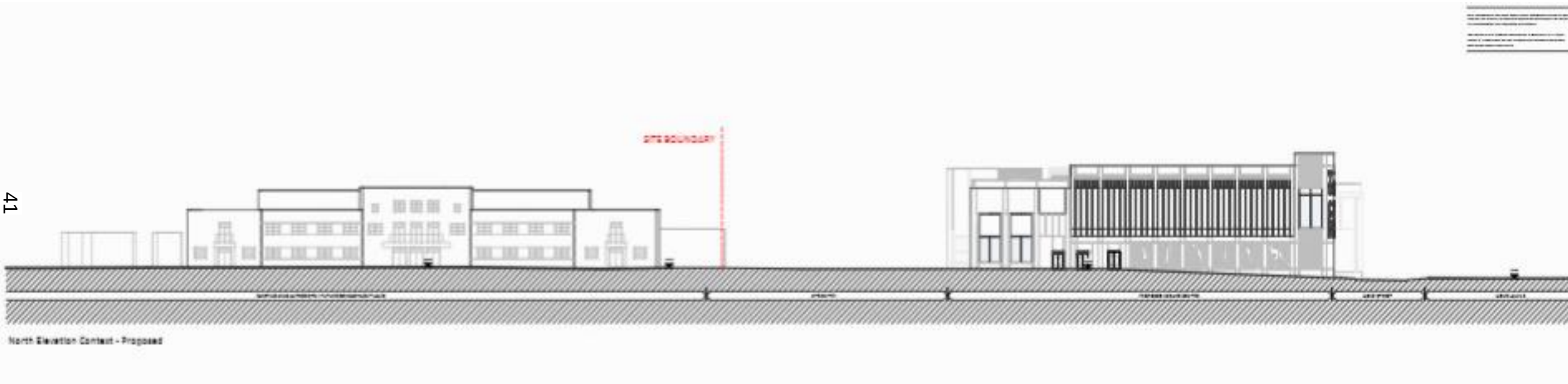
Proposed Section plan



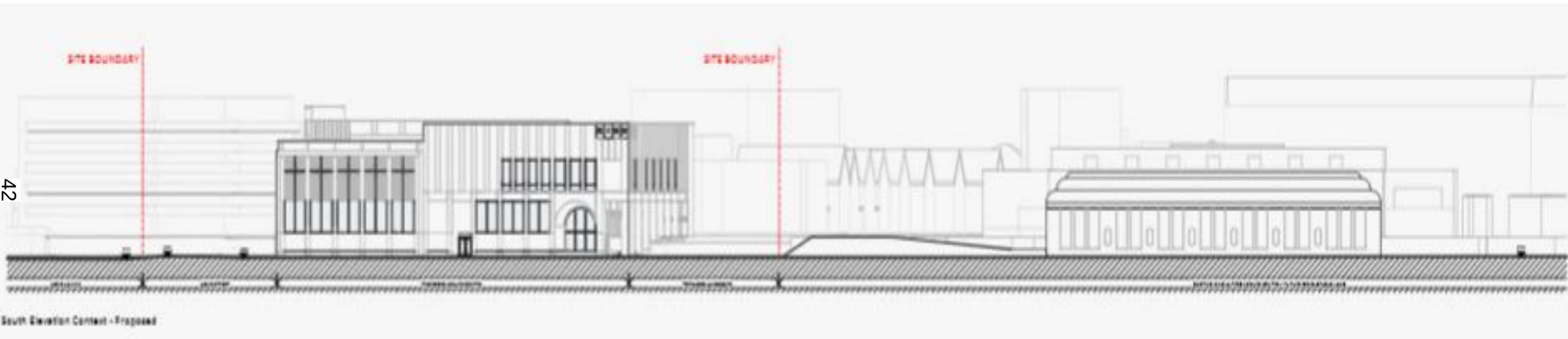
Promenade

Kingsway

Elevations – contextual (Kingsway)



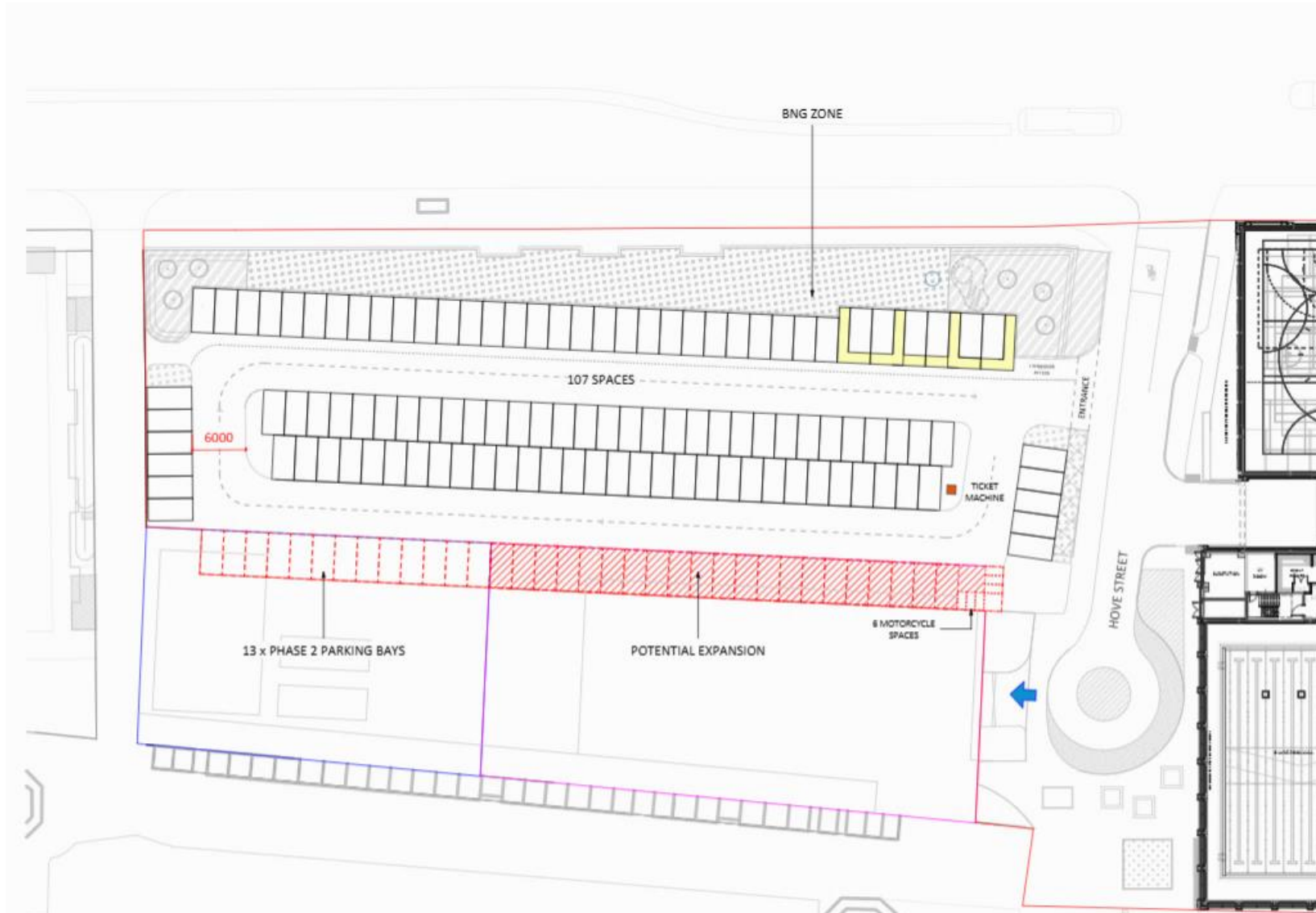
Elevations – contextual (promenade)



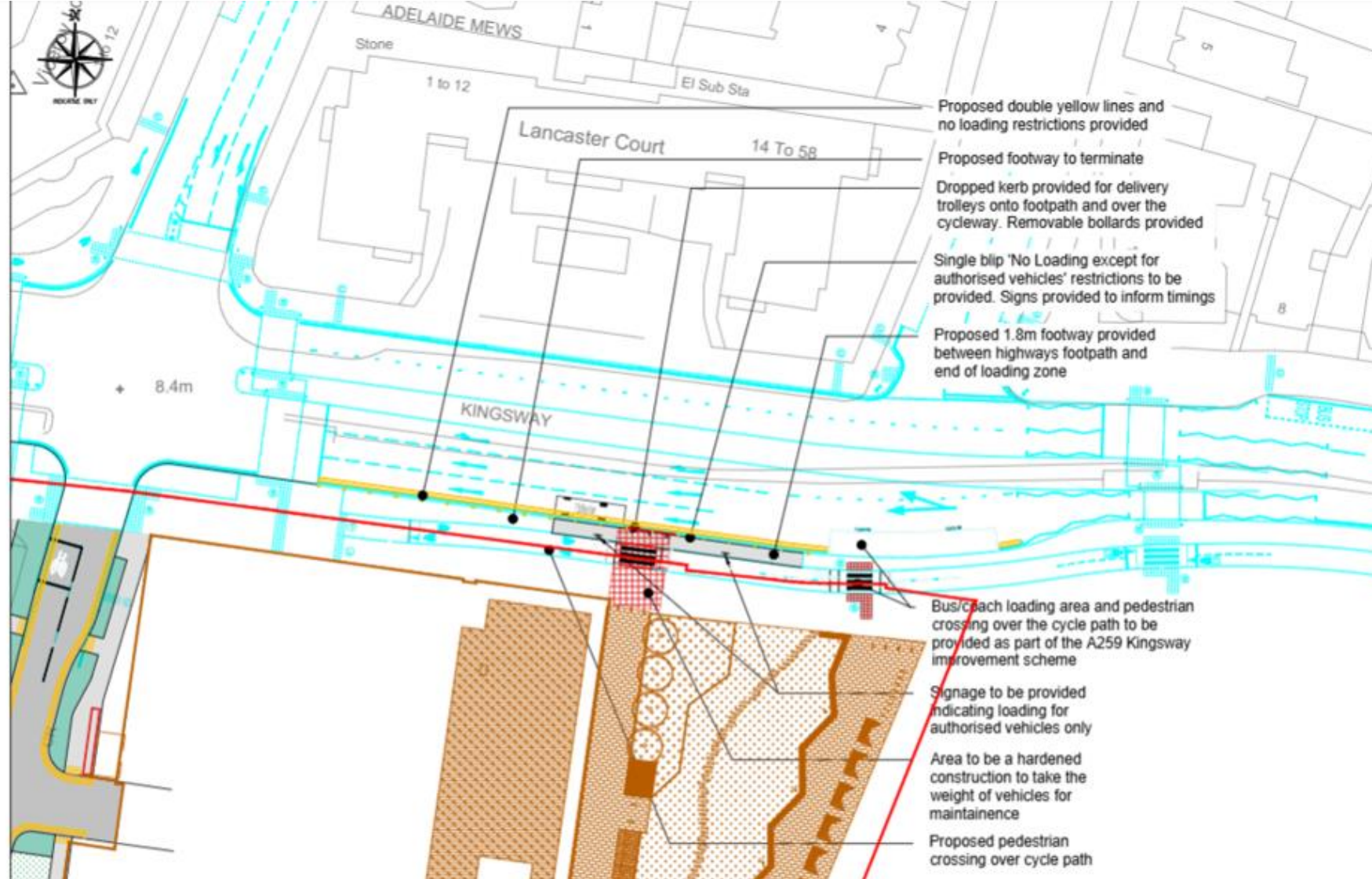
Elevations – contextual (looking west)



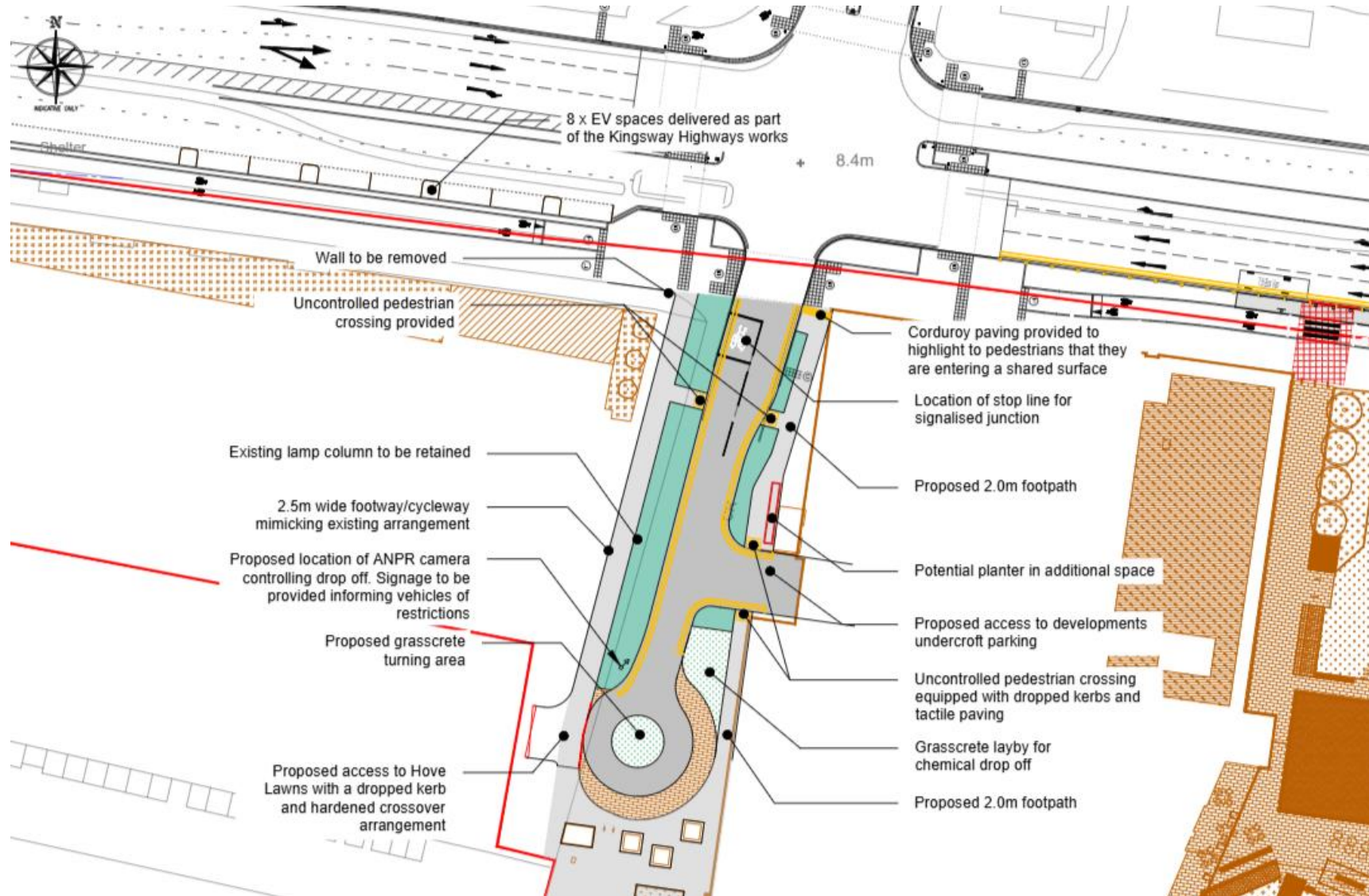
Proposed Temporary Car Park



Proposed A259 Scheme (east)



Proposed A259 Scheme (west)



Proposed Landscaping Masterplan (with car park)



Proposed Landscaping Masterplan (final, no car park)



Proposed Landscaping (east)



Northern part

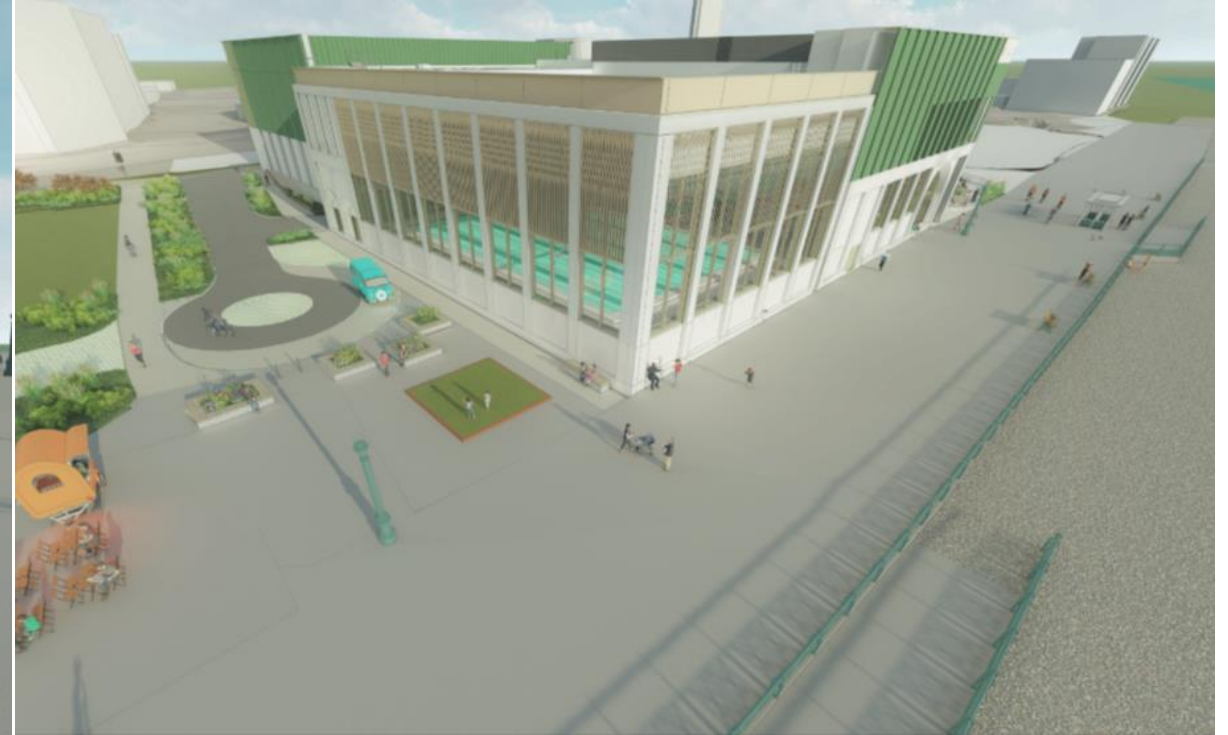


Southern part

Proposed Landscaping visuals (Hove St South)



Proposed Landscaping visuals (Hove St South)



Proposed Landscaping visuals



Proposed Landscaping visuals (looking north)



Proposed Landscaping visuals (looking south)



Proposed Landscaping visuals (main entrance)



Proposed Landscaping visuals (looking south)



Proposed Landscaping visuals



Proposed Landscaping visuals



Proposed Visuals (south elevation)



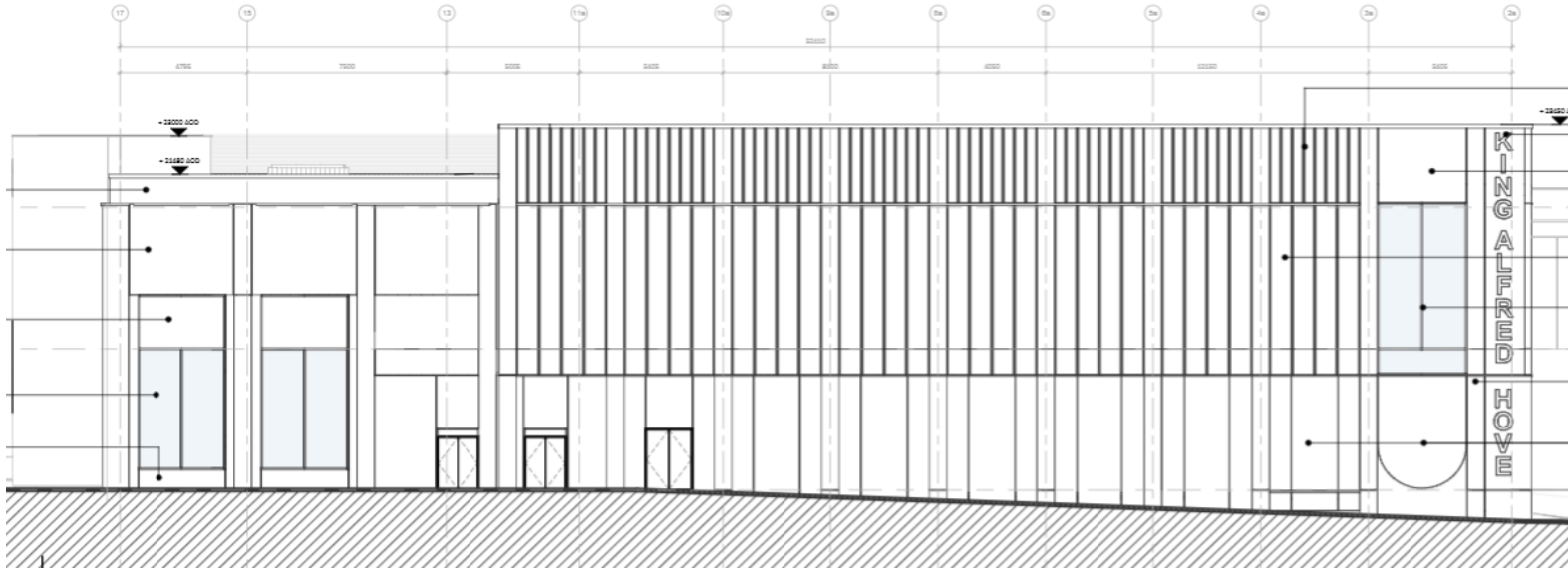
Proposed Visuals (main entrance)



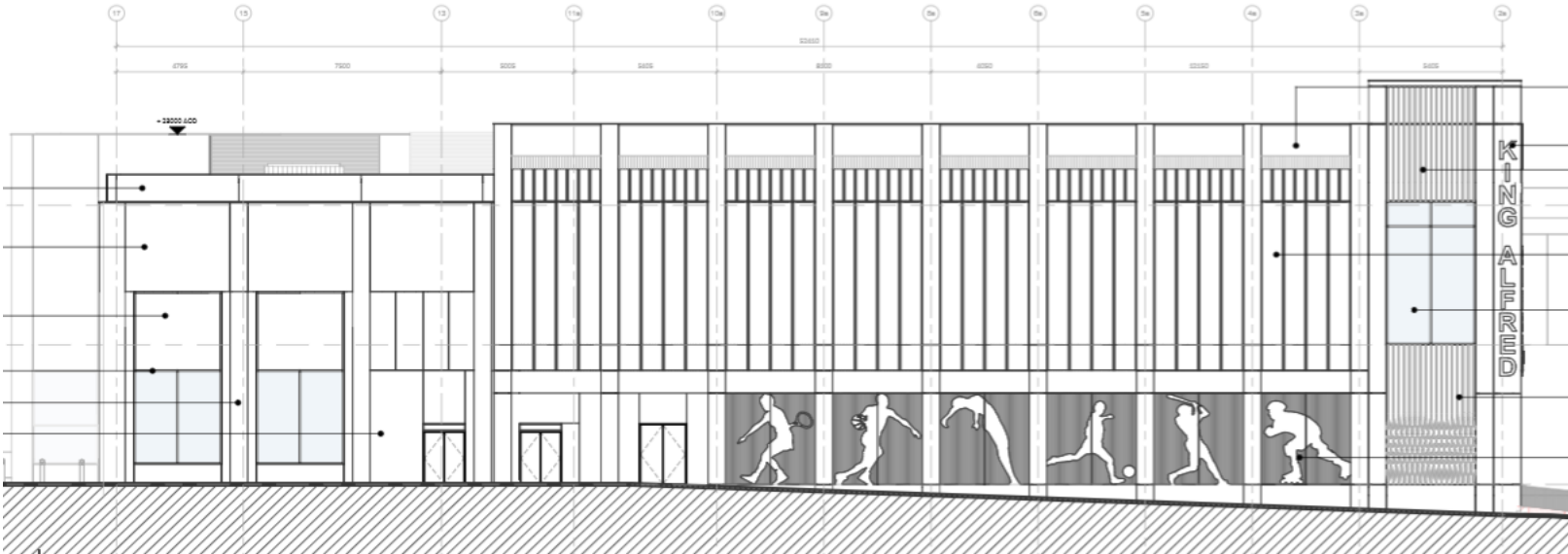
Proposed Visuals (entrance) night



Comparison elevations of amendments (north)



Original scheme



Amended scheme (increased height on n/w corner, sports motifs, parapet detail, window, façade detailing etc)

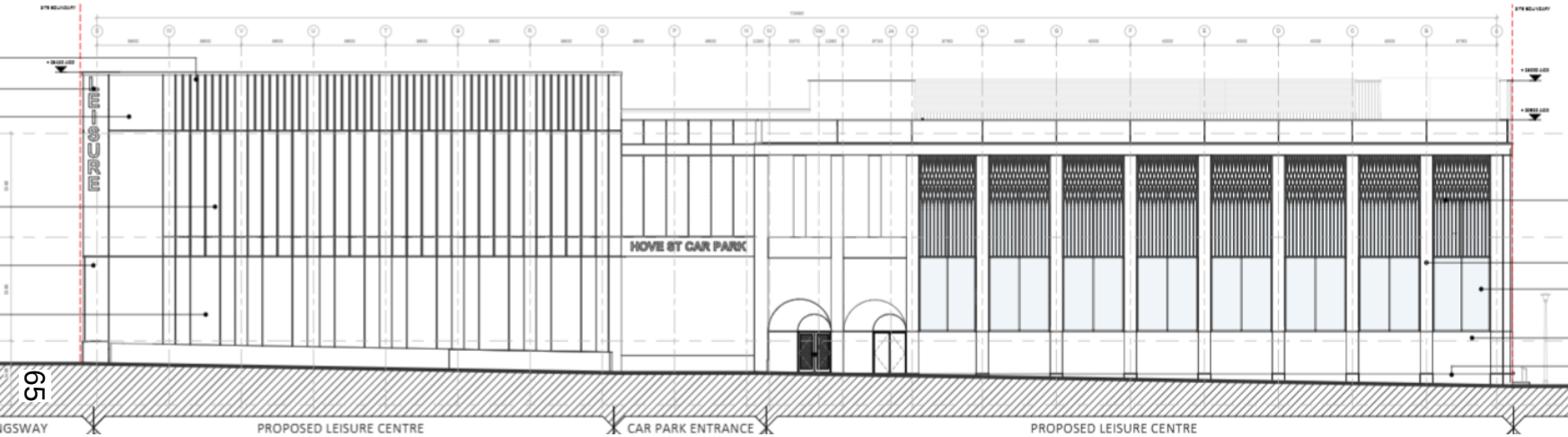
Proposed Visuals (north)



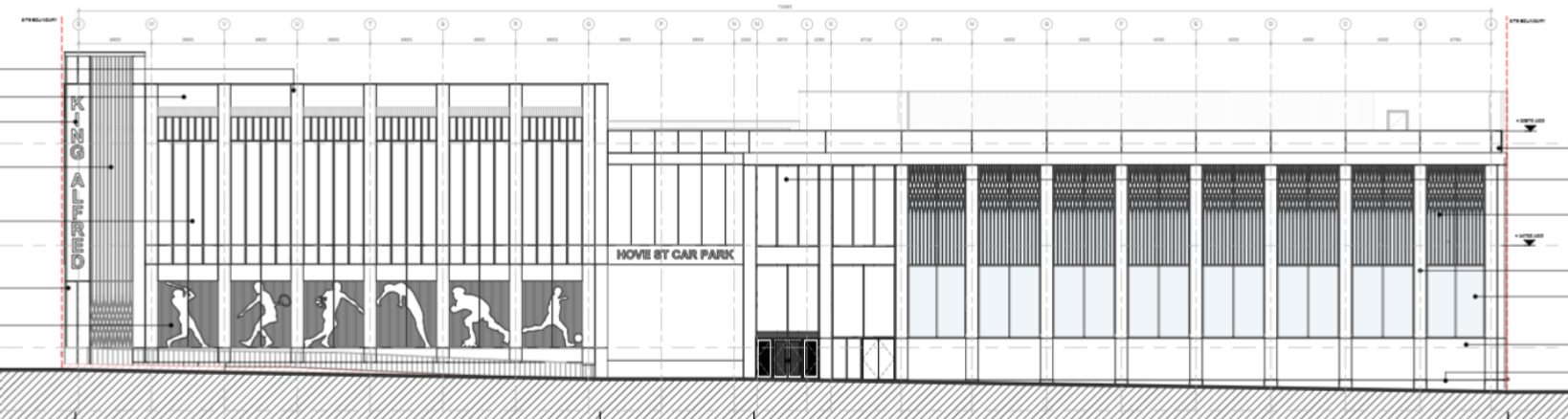
Proposed Visuals (north) night



Comparison Elevations of amendments (west)



Original scheme



Amended scheme (increased height on n/w corner, sports motifs, parapet detail, façade detailing etc)

Proposed Visuals (west elevation)



Proposed Visuals (west) night



Proposed Visuals (detail)



North elevation



South elevation



Proposed Visuals (south-east corner)



Existing/Proposed Townscape (Kingsway/Seafield Rd)



Existing/Proposed Townscape (Vallance Gdns)



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Existing/Proposed Townscape (Kingsway/St Aubyns)



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Website Information
Type: 1999-2
Usage: 1999-2
Date: 19/01/2020
Time: 10:11
Location: 1999-2

HCUK
Plot: 1999-2
Location: 1999-2
Date: 19/01/2020
Time: 10:11
Location: 1999-2

Drawing Title: Photoviewpoint 17: Kingsway Road Looking
Client: Brighton & Hove City Council
Project: Kingsway Road Caravan and Car Wash

Site number: 1999-2
Drawing number: 1999-2
Drawing created: 19/01/2020

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Existing/Proposed Townscape (Hove Street)



Existing/Proposed Townscape (Kingsway)



Existing/Proposed Townscape (Kingsway/Princes Crescent)



Existing/Proposed Townscape



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Project Information
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Project: 1000
Date: 10/00
Client: 1000
Status: 1000

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Project: 1000
Area: 1000
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Project: 1000
Area: 1000
Scale: 1000
Status: 1000

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Existing/Proposed Townscape



HCUK



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Proposed Visuals (main pool looking south)



Proposed Visuals (main pool looking west)



Proposed Visuals (cafe)



Proposed Visuals (sports hall)



Proposed Visuals (cafe)



Proposed Visuals (gym)



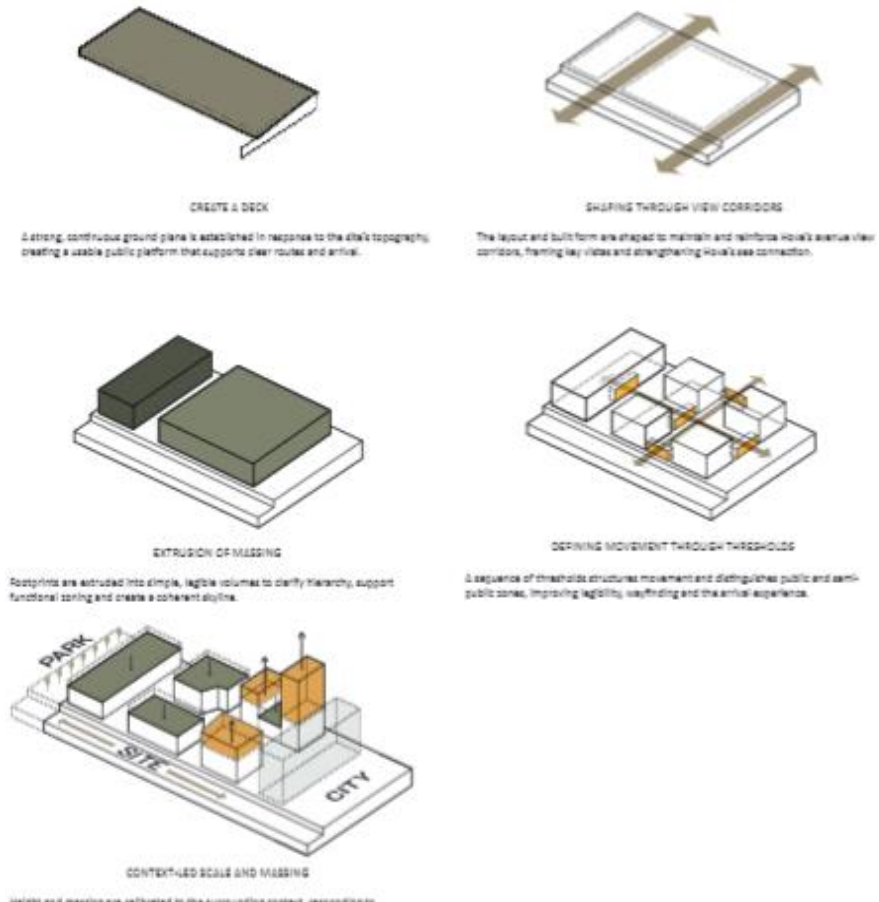
Key City Plan Policy SA1 – site allocation

- ▶ **City Plan Part One: Policy SA1 -The Seafront:**
- ▶ *'secure the redevelopment of the King Alfred/ RNR site to ensure the replacement of new indoor public wet and dry sports facilities which provide for the local Hove communities and contribute to the wider mix of facilities in the city. Provision of a minimum 400 residential units.'*
- ▶ *'A new indoor public wet and dry sports facility which provides for both the local Hove communities and wider mix of facilities in the city within a high quality and sustainably designed building which has an appropriate relationship to the setting of nearby heritage assets, the character of the seafront and strategic views. A development which incorporates active ground floor uses and high quality landscaping and public realm and improves connectivity between Kingsway and the seafront. A development which provides for appropriate flood/drainage/sewage infrastructure and good sustainable transport links. A development that accords with the council's sports and development briefs for the site.'*

Policy SA1 – allocation boundary



Proposed masterplan of wider site (illustrative):



2 separate, independent sites. Current proposal for leisure and western part only; no formal housing proposals in this application- masterplan included for illustrative purposes only.

Representations (summary)

- **613 (and petition of 1,917 signatures) objecting on grounds of:**
- Demolition of existing building; should be re-used; better value/sustainable
- Amount of sports/leisure/community provision and childrens water play
- Design and impact to heritage assets
- Masterplan - housing and use of public land/cumulative impact/one site-one plan
- Accessibility, inclusion and equality
- Residential amenity; construction impacts
- Traffic, parking and infrastructure
- Environmental sustainability and climate change
- Ecology/biodiversity
- Flood risk, coastal conditions
- Financial viability, business case
- Insufficient consultation
- Environmental Impact Assessment

Representations (continued)

- **49 support on grounds of:**
 - Modern fit for purpose facility will encourage sport and healthy lifestyles
 - Sustainability/energy efficiency
 - Shortcomings of existing building/retrofitting not appropriate
 - Good design/enhancement of seafront
 - Future housing need
- **20 'comment'** neither objecting/supporting scheme.

Key Considerations

- ▶ The principle of the development and the type/scale of land uses proposed (Policy SA1)
- ▶ The wider masterplan including future housing delivery
- ▶ Sports and health, tourism, regeneration, the seafront
- ▶ Design and impact upon the character and appearance of the surrounding townscape and setting of heritage assets
- ▶ Public realm/landscaping and connectivity
- ▶ Amenity impact on neighbouring residents
- ▶ Accessibility/inclusivity
- ▶ Sustainability and microclimate
- ▶ Biodiversity/ecology
- ▶ Transport/highways
- ▶ Flood risk/drainage and land contamination

Sustainability requirements

Policy requirement	Proposed development
Compliance with Building Regulations Part L 2021: Operational CO ₂ emissions (Brighton & Hove City Plan Part One Policy CP8 Sustainable Buildings*)	Exceeds the requirements of Building Regulations Part L 2021 - additional 12% reduction in regulated CO ₂ emissions
BREEAM Excellent (Brighton & Hove City Plan Part One Policy CP8 Sustainable Buildings)	Targeting BREEAM Excellent
Energy Performance Certificate (EPC) minimum rating of 'B' (Brighton & Hove City Plan Part One Policy CP8 Sustainable Buildings)	EPC 'A'
Use of low and zero carbon technologies (Brighton & Hove City Plan Part Two Policy DM44 Energy Efficiency and Renewables)	Photovoltaic solar panels, air source heat pumps, LED lighting. Fully electric development (no gas or heating oil use on site).
Address potential for overheating in line with Building Regulations Part O	Adequately addressed
Encouraged (but not required) to consider future connection to a heat network. (Brighton & Hove City Plan Part Two Policy DM46 Heating and cooling network infrastructure)	System has been designed to allow future connection to a heat network in accordance with CIBSE CP1 Code of Practice for Heat Networks.

* CP8 requires a 19% reduction in CO₂ emissions compared to Building regulations Part L 2013, which is now superseded by the 2021 regulations which require a higher standard

Sustainability requirements

Policy requirement	Proposed development
Water conservation (Brighton & Hove City Plan Part One Policy CP8 Sustainable Buildings)	Low-flow fittings, leak detection, measures to reduce water use associated with pool operation. Further information required on green roof and potential for rainwater harvesting to irrigate this.
Consideration of efficient use of resources (East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan, 2013 and revised policies 2024) Take into account the principles of the circular economy (Brighton & Hove City Plan Part Two Policy DM18 High quality design and places) Encourage the reuse of existing resources, including the conversion of existing buildings (National Planning Policy Framework (NPPF, December 2024))	• Design decisions to minimise material use • Design to maximise durability, considering coastal location and aggressive internal environment associated with swimming pools • Consideration of specifying lower embodied carbon materials • Commitment to re-using structural steel where possible (approx. 35%). • Application of waste reduction hierarchy, commitment to waste reduction and recycling • Conversion of existing building considered and found not to be practical

Conclusion and Planning Balance 1 of 2

- ▶ Principle of leisure use here acceptable – complies with Policy SA1 allocation
- ▶ Uses broadly comply with council's Sports Facilities Investment Plan to meet city's needs - whilst smaller footprint/floorspace than existing facility and has different uses, proposal makes more efficient use of site, some facilities are enhanced (eg pools) and delivers modern, sustainable, fit for purpose leisure centre and will encourage sports, healthy lifestyles and wellbeing, provide wider public realm/tourism/regeneration benefits – these are together given substantial planning weight in planning balance.
- ▶ On balance, the proposal includes appropriate mix of uses which are inclusive and accessible; contains childrens wet play area and although area smaller, the pools are enhanced and centre contains other childrens facilities
- ▶ Current building is at end of life; no planning justification to retain/retrofit; significant barriers
- ▶ High-level illustrative masterplan for wider SA1 site included; proposals are distinctly separate and are not functionally dependent; masterplan demonstrates scheme would work successfully with high density housing in future (given weight as per NPPF); proposal can be phased

Conclusion and Planning Balance 2 of 2

- ▶ Good quality design (extensive pre-app including DRP), amendments to north/west elevations; limited harm to heritage setting identified -outweighed by public benefits of scheme; displacement car park on Open Space/Con Area but impact only temporary
- ▶ Substantial new public realm a benefit and provides for regeneration/link to Beach Park; accessible; meets aims SA1
- ▶ No significant transport impacts; parking levels similar; linkages enhanced
- ▶ No significant amenity impacts to neighbours; CEMP mitigates construction impacts
- ▶ Ecology impacts appropriately mitigated and enhanced provision; on and off-site BNG
- ▶ Highly sustainable building; BREEAM, PV/ASHP, EPC 'A', heat recovery etc
- ▶ Flood risk/land contamination/drainage can be addressed via condition
- ▶ Key consultees no objection including Sport England and Swim England, subject to condition
- ▶ On balance and overall, proposal considered to deliver significant benefits to outweigh any drawbacks of scheme, and it would meet the policies in the Development Plan taken as a whole. The recommendation is therefore Minded to Grant

