

# Former Peter Pan's Playground Site

**BH2020/01018**



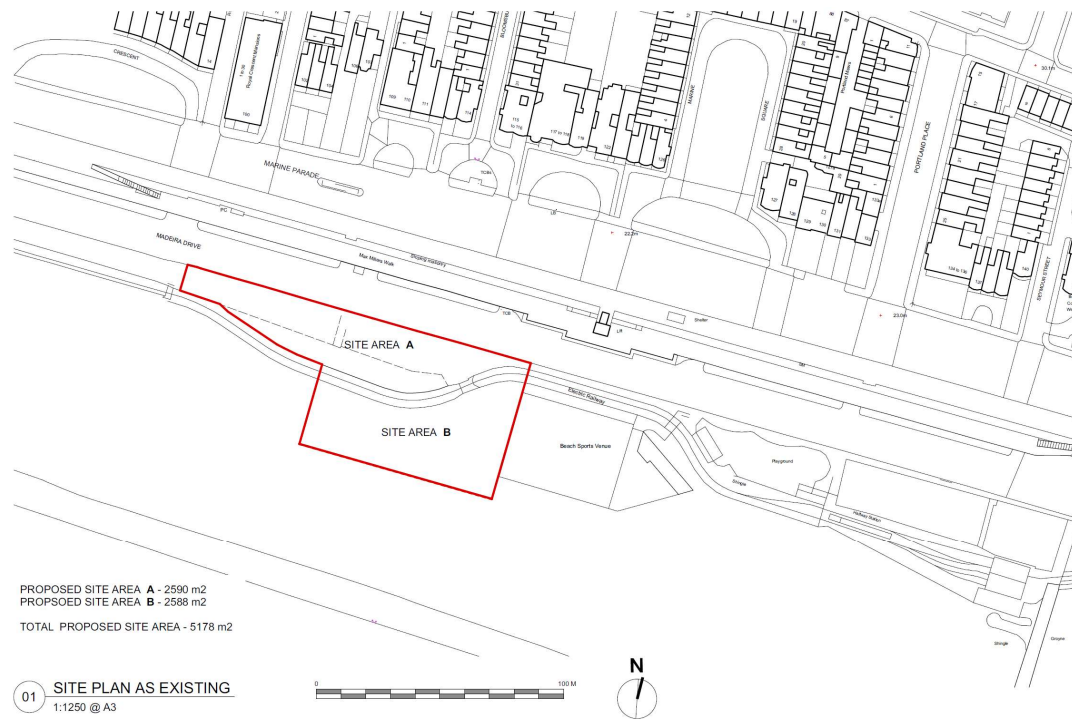
**Brighton & Hove  
City Council**

# Application Description

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Planning permission is sought for variation of conditions 1, 3 and 23 of BH2019/00293 (as amended by BH2019/03686) to allow amendments to approved drawings to include reduced number of modular building units (from 107 to 74), increased overall floorspace (from 1372sqm to 1421sqm), enlarged swimming pool (from 25m x 12m to 50m x 12m) and to allow permanent consent for swimming pool and 10 year temporary consent for modular buildings (from previous 5 year temporary consent for whole scheme).

# Existing Location Plan



0001 (BH2019/00293)



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# Aerial photo(s) of site

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# 3D Aerial photo of site

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# Street photo of site

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# Photo from within site

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# Existing Use

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- Planning permission granted in October 2020 for:
  - retention of temporary buildings and
  - erection of new temporary buildingsto provide yoga and wellness studio, saunas, endless swimming pool and studio and changing rooms (D2 use), pop up beach bar (A4 use) and associated storage, plant and fencing, and use of land for general leisure/therapy use and pop-up events (D2/D1 uses) for a temporary period (Extension of time period until 31 October 2021)

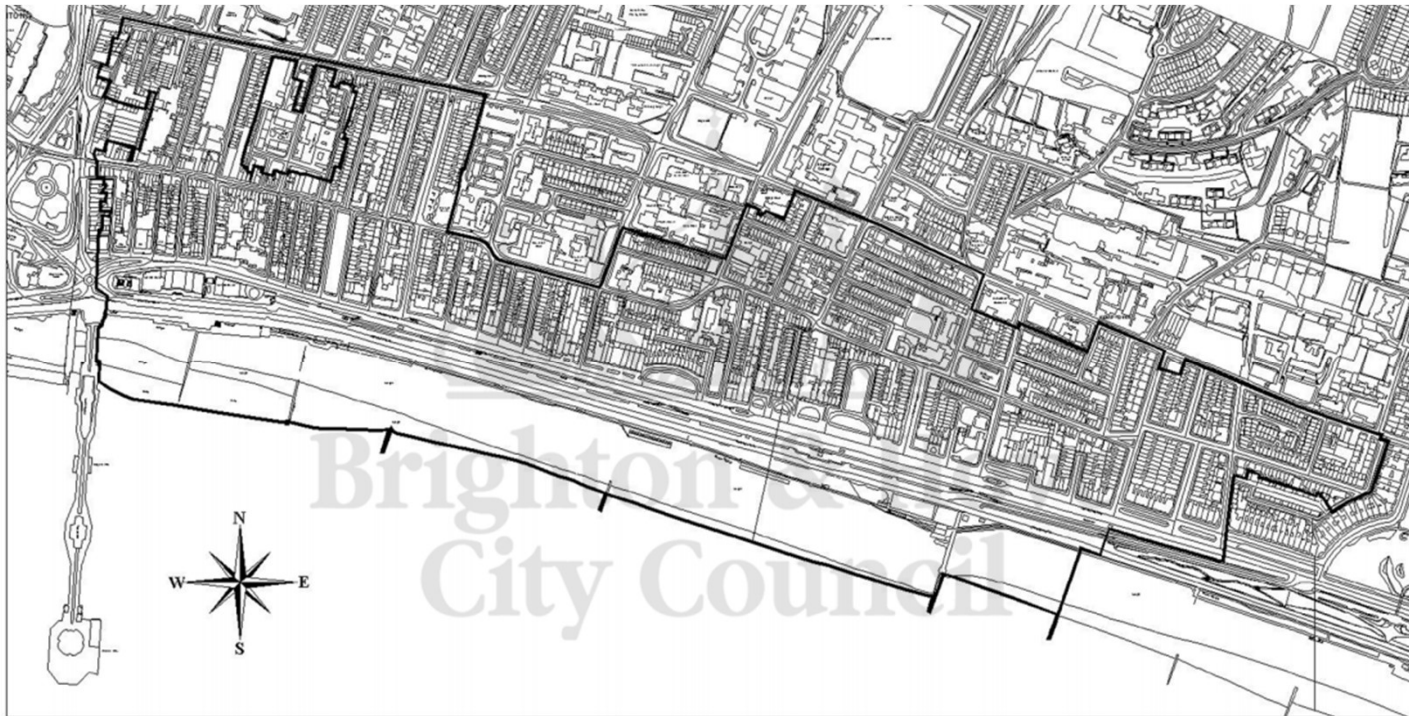


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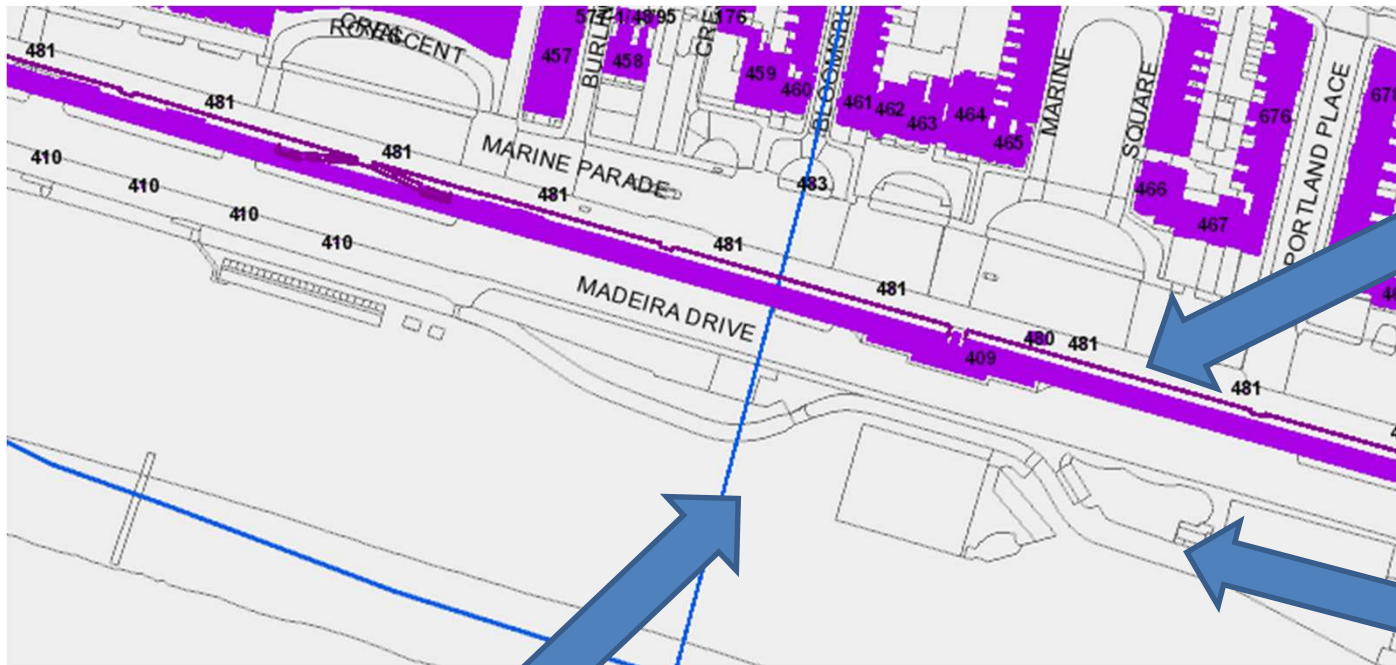
# East Cliff Conservation Area

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# Heritage Assets

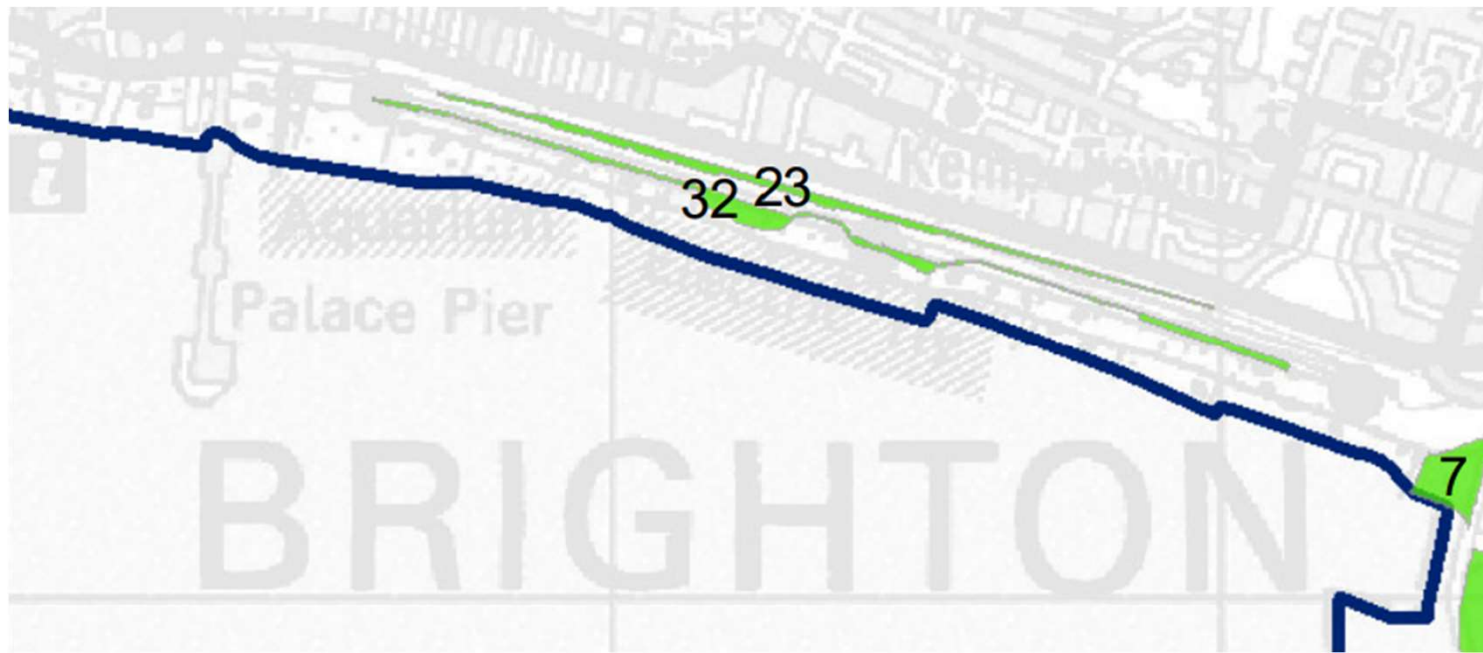


Grade II\* listed Madeira Terraces, Lift and associated buildings

Historic Volks Electric Railway

Application site

# Volks Railway SNCI/LWS (no.32)



# Submission City Plan Part 2- Policy SSA6 Former Peter Pan leisure site (adjacent Yellow Wave), Madeira Drive

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The Former Peter Pan Leisure site, Madeira Drive is allocated for the following uses:

- leisure uses (Use Class D2) or art and heritage uses (Use Class D1) appropriate to the character of the seafront providing the main use of the site; and
- ancillary supporting retail uses (Use Classes A1, A3, A4 and A5).

Planning permission will be granted for proposals that accord with the Development Plan and meet the following site specific requirements:

- a. Contribute towards the priorities for the Seafront as set out in City Plan Part One Policy SA1, including supporting the role of the seafront as an all year recreation attraction for residents and tourists;
- b. Achieve a high quality of design and sustainability which preserves and where possible enhances the setting of the East Cliff Conservation Area, adjacent Listed Buildings/ structures, the character of the seafront and strategic views;
- c. Development will need to be of an appropriate density to respect the open character of this area of the seafront and allow for sea views to be maintained through the development;
- d. Provide for sustainable means of transport to and from the site and demonstrate good linkages for pedestrians and cyclists;
- e. Complement the regeneration of Madeira Terraces and Drive (SSA5) and contribute to a coordinated approach to enhance the public realm;
- f. Improve accessibility and connectivity between the site and the beach and sea; and
- g. Conserve and enhance biodiversity in the area in particular the coastal vegetated shingle habitat at the adjacent Volks Railway LWS which is a rare and important habitat for local and migrating species and to provide biodiversity net gains;



# Proposals

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The original application BH2019/00293 granted permission for the erection of an outdoor swimming pool (25m x 12.5m) and associated modular buildings for a temporary (meanwhile use) for 5 years.

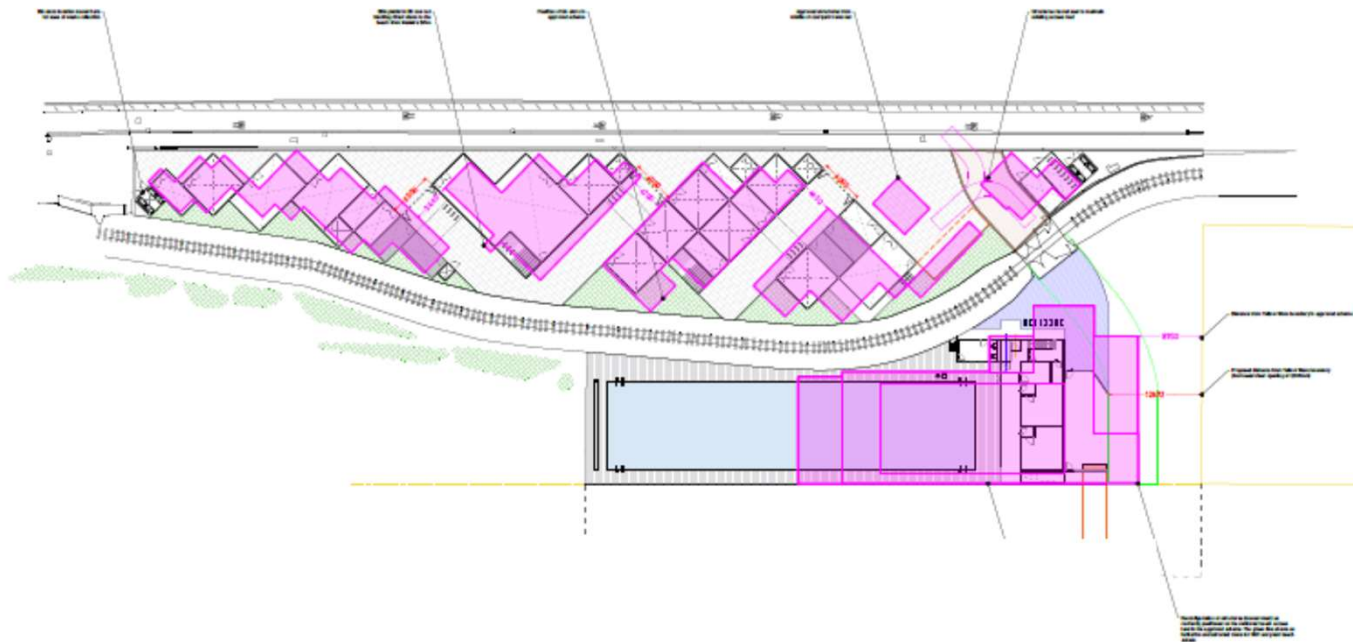
This application changes can be summarised as follows:

- Allow permanent consent for swimming pool;
- Increase in size of pool from 25m, to 50m length;
- Temporary period of modular units increased from 5 year consent, to 10 years;
- Increase size of modular units with an increase in overall floorspace from 1372 sqm to 1421 sqm, with the number of units reduced (from 107 to 74);
- Alterations to fenestration and materials.



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# Proposed Ground Floor Plan



## GROUND FLOOR AREAS SCHEDULE

BH2019-00293  
GEA 1,057 SQM

BH2020-01018  
GEA 1,052 SQM

 APPROVED SCHEME (BH2019-00293)  
GROUND FLOOR LAYOUT PLAN

### NOTES

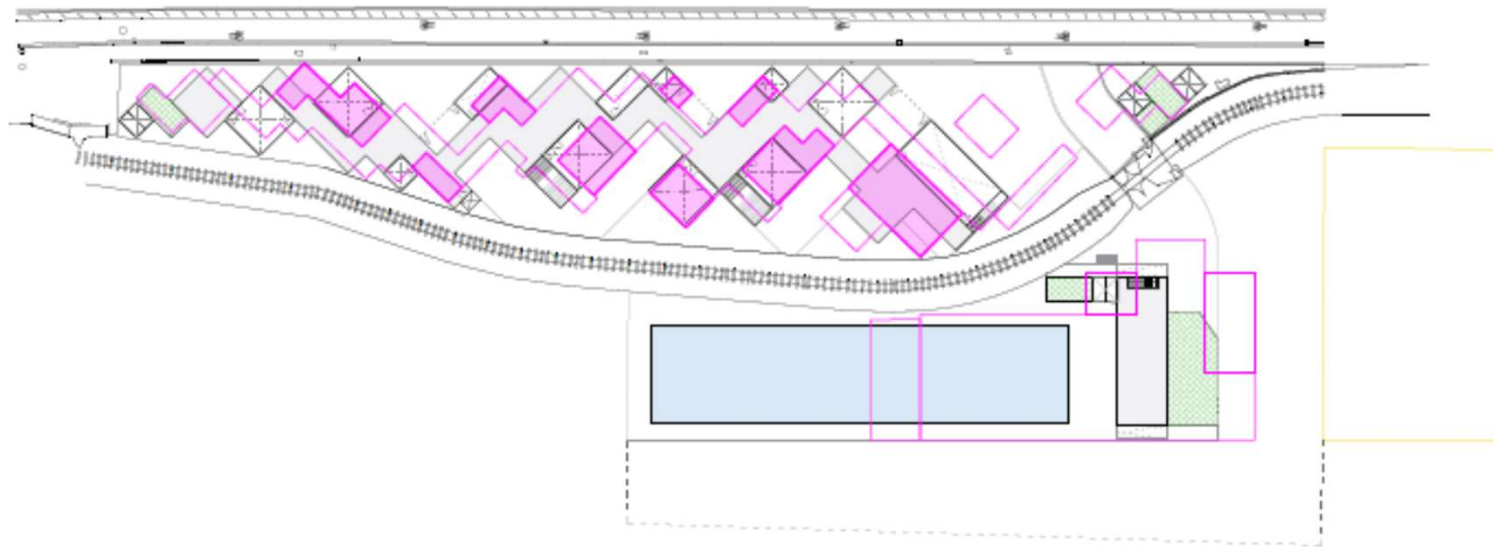
DIMENSIONS IN RED SHOW PROPOSED WIDTHS OF CLEAR VIEWS TO BEACH

DIMENSIONS IN MAGENTA SHOW APPROVED WIDTHS OF CLEAR VIEWS TO BEACH



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# Proposed First Floor



APPROVED SCHEME (BH2019-00293)  
FIRST FLOOR LAYOUT PLAN OVERLAY



APPROVED SCHEME (BH2019-00293)  
FIRST FLOOR STRUCTURES

## FIRST FLOOR AREAS SCHEDULE

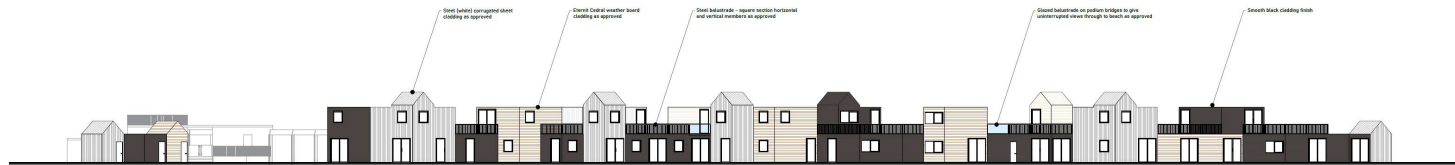
BH2019-00293  
GEA 308 SQM (29.5% OF TOTAL SITE GEA)

BH2020-01018  
GEA 351 SQM (33.5% OF TOTAL SITE GEA)



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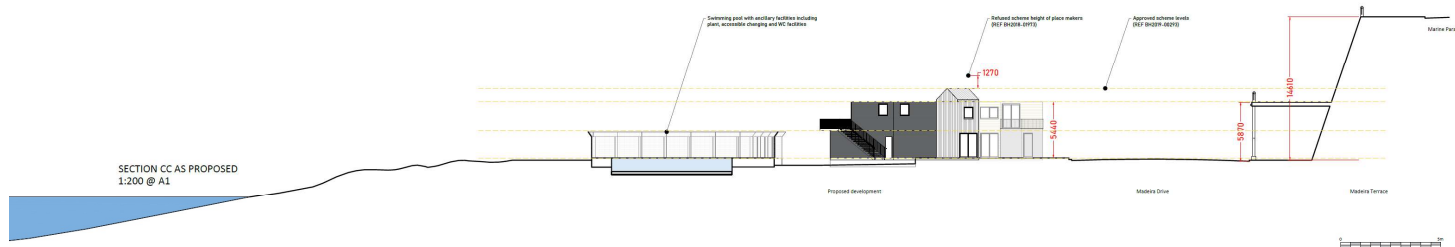
# Proposed Site Sections



SECTION AA AS PROPOSED  
1:200 @ A1



SECTION BB AS PROPOSED  
1:200 @ A1



SECTION CC AS PROPOSED  
1:200 @ A1

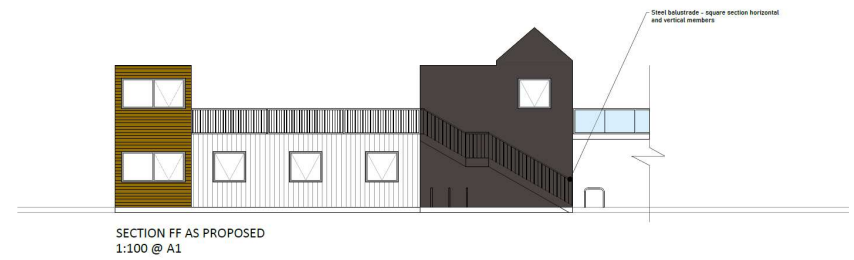
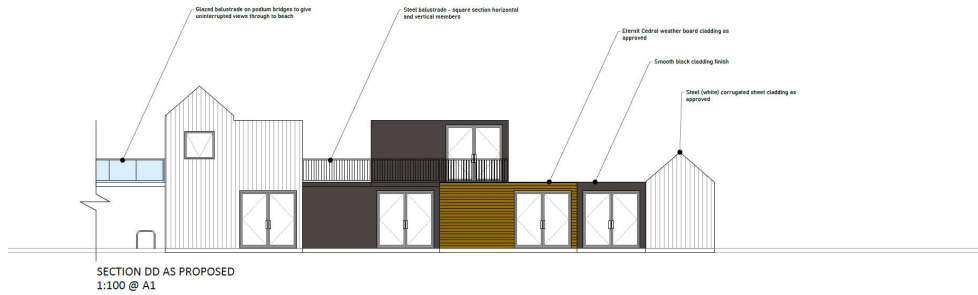
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0006-B





# Proposed Site Sections



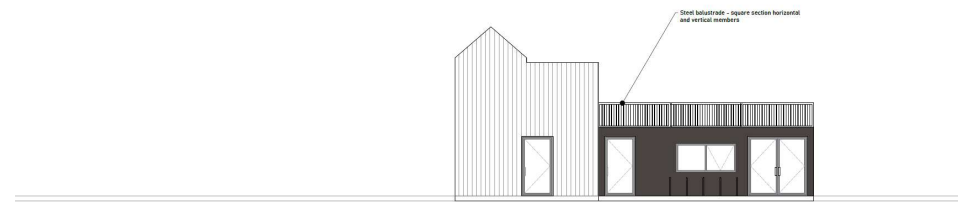
0007-B



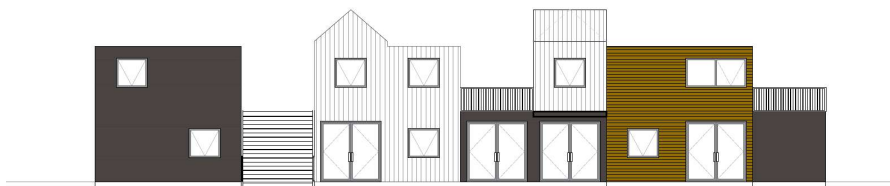
# Proposed Site Sections



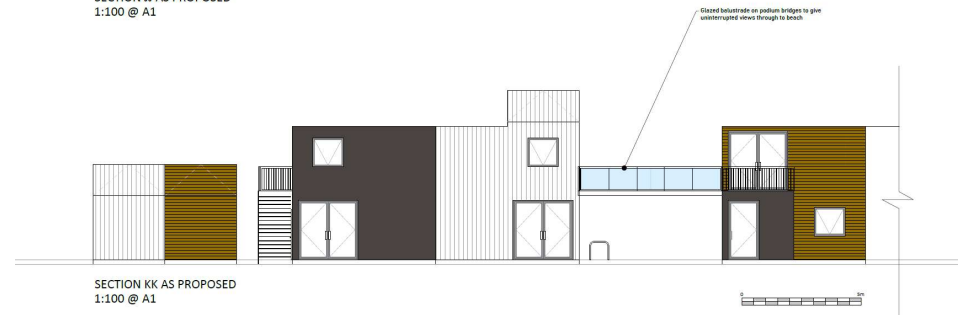
SECTION HH AS PROPOSED  
1:100 @ A1



SECTION JJ AS PROPOSED  
1:100 @ A1



SECTION II AS PROPOSED  
1:100 @ A1



SECTION KK AS PROPOSED  
1:100 @ A1

# Proposed Comparative Section AA (View Towards Beach)



SECTION AA  
APPROVED SCHEME - (BH2019-00293)

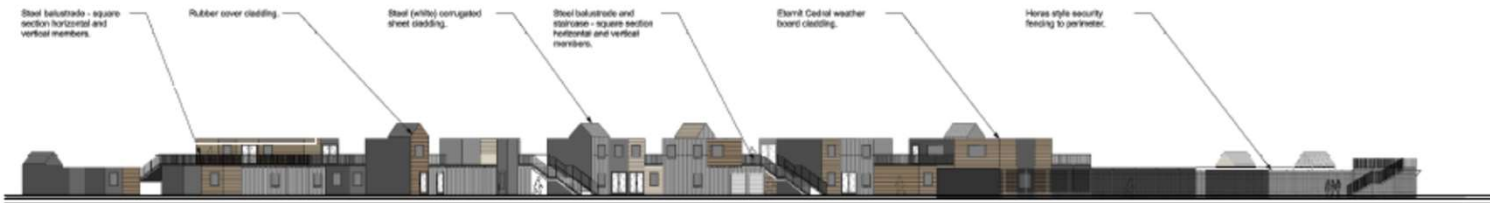


SECTION AA  
REVISED SCHEME REGISTERED BY BHCC ON 09 04 2020 - (BH2020-01018)



SECTION AA  
PROPOSED SCHEME REVISION A - (BH2020-01018)  
RESPONSE TO HISTORIC ENGLAND COMMENTS SPECIFICALLY RELATING TO CHANGES IN FENESTRATION FROM THE APPROVED SCHEME

# Proposed Comparative Section BB (View North)



SECTION BB  
APPROVED SCHEME - (BH2019-00293)



SECTION BB  
REVISED SCHEME REGISTERED BY BHCC ON 09 04 2020 - (BH2020-01018)



SECTION BB  
PROPOSED SCHEME REVISION A - (BH2020-01018)  
RESPONSE TO HISTORIC ENGLAND COMMENTS SPECIFICALLY RELATING TO CHANGES IN FENESTRATION FROM THE APPROVED SCHEME

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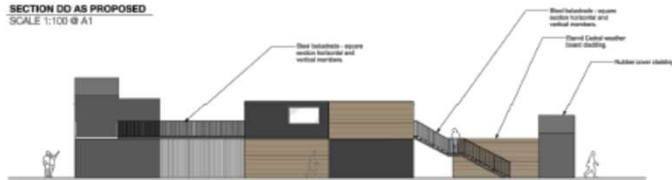


# Proposed Comparative Sections Through Site

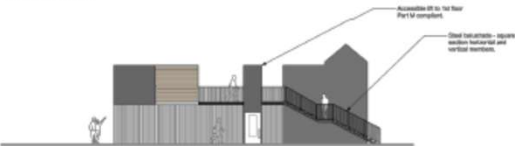
APPROVED SCHEME (BH2019-00293)  
SECTIONS DD - GG



SECTION DD AS PROPOSED  
SCALE 1:100 @ A1



SECTION EE AS PROPOSED  
SCALE 1:100 @ A1



SECTION FF AS PROPOSED  
SCALE 1:100 @ A1



SECTION GG AS PROPOSED  
SCALE 1:100 @ A1

PROPOSED SCHEME REVISION A - (BH2020-01018)  
RESPONSE TO HISTORIC ENGLAND COMMENTS SPECIFICALLY RELATING TO  
CHANGES IN FENESTRATION FROM THE APPROVED SCHEME



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# Key Considerations in the Application

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- 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
- Neighbouring amenity



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# Proposed Amendments to Conditions

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- Condition 1 is updated to include new plans
- Condition 3 is to be varied with the following wording:

'The outdoor pool and all structures hereby permitted shall be removed within 10 years from the date of the A1/A3/A4/A5/D2/B1 uses north of Volks Railway line first being brought into use or by 1st April 2032, whichever is the sooner, and shingle shall be replaced on the beach where the pool and flattened to match the surrounding beach.'

- Condition 23 is to be varied with the following wording:

'The approved development shall provide an outdoor swimming pool with dimensions measuring 50m x 12.5m.'



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# Conclusion and Planning Balance

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- Certain sport facilities, and swimming pools in particular, require significant resources. It is also recognised that the commercial development is required in order to enable the provision and operation of the pool.
- It was considered in application BH2019/0293 that the proposed commercial units would add vibrancy to the area, help attract visitors and boost the wider economy, as well as creating jobs.
- The proposed permanent larger outdoor swimming pool broadly fits the emerging seafront strategy and priorities for the seafront and the site specific allocation, with weight given that the proposal would provide an outdoor leisure activity which accords with seafront strategies for this area of the seafront and the proposed uses would positively support the regeneration of this section of the seafront.
- The potential ecological impacts were carefully considered with the approved application BH2019/00293 and are unchanged here.
- The viability assessment confirms that a 10 year period for use of the temporary modular buildings is essential for the developer to recover their project costs.
- The positive public benefits in terms of increased footfall here and wider regeneration benefits have been highlighted.
- On balance, it is considered that the positive benefits of a permanent swimming pool and increased time period for the modular buildings here are considered to outweigh the policy conflict in this instance and the overall harm caused.



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