

<b><u>No:</u></b>	BH2021/01811	<b><u>Ward:</u></b>	Rottingdean Coastal Ward
<b><u>App Type:</u></b>	Listed Building Consent		
<b><u>Address:</u></b>	Saltdean Lido Saltdean Park Road Saltdean Brighton BN2 8SP		
<b><u>Proposal:</u></b>	Internal and external alterations incorporating expansion of ground floor café to rotunda columns, repairs/alteration to render/concrete and balustrading, reinstatement of chimney and flag pole, new windows and doors, infilling of recessed delivery area, roof plant screening, reinstated ground floor spiral staircase, removal of partition walls to form enlarged new entrance circulation area with stairs, new platform lift, ground and first floor WC's, removal of first floor staging, formation of ancillary kitchen space serving café and ballroom and associated landscaping and works.		
<b><u>Officer:</u></b>	Ben Daines	<b><u>Valid Date:</u></b>	17.05.2021
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	12.07.2021
<b><u>Listed Building Grade:</u></b>	II*		
<b><u>Agent:</u></b>	30-31 Foundry Street Brighton BN1 4AT		
<b><u>Applicant:</u></b>	Saltdean Lido CIC Saltdean Lido Saltdean Park Road Saltdean Brighton BN2 8SP		

## 1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** Listed Building Consent subject to the following Conditions and Informatives.

### Conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.  
**Reason:** To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. No development shall take place until a Phasing Plan for construction and repair works and phasing of different uses for the whole site (including any temporary phases) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Phasing Plan.  
**Reason:** To ensure key alterations and repairs are delivered in a timely manner prior to the building being brought back into use to ensure the special architectural and historic significance of the Lido is satisfactorily preserved, to comply with policy HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
3. The concrete repair works hereby permitted shall not be commenced until detailed method statements and a schedule of works for the stages of the

concrete repair or replacement have been submitted to and approved in writing by the Local Planning Authority. The method statements and schedule of works shall include the following:

- investigation, uncovering and enabling works
- concrete repair processes
- replacement of concrete fabric
- making good works

The concrete repair and replacement works shall be carried out and completed fully in accordance with the approved method statements and schedule of works. Prior to commencement of the above works, trial demonstrations and samples are to be agreed on site by the Local Planning Authority and Historic England.

**Reason:** As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

4. No works to the rotunda shall take place until details of the reinstated staircase in elevation and section and an accompanying detailed structural engineers report have been submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of the main existing Lido building and retained as such thereafter.

**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

5. Notwithstanding the drawings and details submitted, no works to the windows and doors shall take place until the design and details, including constructional drawings of 1:5 scale, and samples of new and replacement windows (including their cills) and doors have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** As this is fundamental to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

6. Notwithstanding the details submitted, no works of redecoration shall take place until full details of the proposed exterior surface finishes and paint scheme, including roof and floor coverings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of each respective phase and retained as such thereafter.

**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

7. Notwithstanding the drawings and details submitted, no works to the balustrades shall take place until the design and details of the balustrades and infill panels, have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** As this is fundamental to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

8. Notwithstanding the details submitted, no development of each respective phase of the development hereby permitted as agreed under condition 2 shall commence until samples and details of the following materials to be used in the construction of the external surfaces of that phase of the development hereby permitted (that have not already been explicitly agreed) have been submitted to and approved in writing by the Local Planning Authority:
- (i) samples of any brick, render and tiling (including details of the colour of render/paintwork to be used)
  - (ii) samples of any cladding to be used, including details of their treatment to protect against weathering
  - (iii) samples of all hard surfacing materials
  - (iv) samples of the proposed window and door treatments
  - (v) samples of materials for rainwater goods
  - (vi) details and/or samples of any signage and illumination
  - (vii) details of roof finishes and new rooflights
  - (viii) details of all other materials to be used externally

Development of each phase shall be carried out in strict accordance with the approved details.

**Reason:** As this is fundamental to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

9. Notwithstanding the details submitted, no development of any respective phase of the development as agreed under condition 2 shall commence until a Services Strategy (in relation to proposed heating, lighting, ventilation and drainage) which includes a method statement as to how the visual impact from services to the buildings will be minimised, has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented for each respective phase and maintained thereafter.

**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

10. No works shall take place to the roof-top of the Lido building until details, including large scale constructional drawings (of 1:10 scale) for repair and replacement works and alterations to roof top area and pavilion including details of the reinstated chimney stack in elevation and an accompanying detailed structural engineers report, and details of the roof finish and new rooflights have been submitted to and approved in writing by the Local Planning Authority: The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of each respective phase and retained as such thereafter.

**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

11. No works to the rotunda shall take place until large scale constructional drawings (of 1:5 scale) for repairs to central rotunda columns involving the insertion of new steel work, supported by a detailed structural engineers report and large scale (1:5) drawings and samples of the proposed curtain wall glazing to the ground floor rotunda area, including details of fixings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of the main existing Lido building and retained as such thereafter.  
**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
12. Unless evidence is submitted to and agreed in writing by the Local Planning Authority to demonstrate that the existing reeded obscure glazing to the horizontal windows in the east and west wings (former changing rooms) is not original, all the existing reeded obscure glazing shall be retained, and details of its retention shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of any windows within the development. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter before that respective phase of the building is first brought into use.  
**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
13. The proposed screening of the plant under the roof lozenge shall not be erected until details including large scale drawings at 1:5 scale of the screening have been submitted to and approved in writing by the Local Planning Authority.  
**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
14. No cables, wires, aerials, pipework (except any rainwater downpipes shown on the approved plans) meter boxes, grilles, flues, security alarms, lighting, cameras, plumbing, soil stacks, vents or ductwork unless shown on approved drawings shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.
15. The Lido shall not be occupied until details of the design and location of the Air Source Heat Pumps have been submitted to and approved in writing by the Local Planning Authority. The Air Source Heat Pumps shall be fully implemented in accordance with these approved details and thereafter retained.  
**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

16. No internal works of redecoration shall take place until full details of the proposed interior materials and finishes to the public areas of the original 1930s building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of each respective phase and retained as such thereafter.  
**Reason:** To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
17. No external lighting shall be installed until details, including levels of luminance, have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and QD25 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Proposed Drawing	P0980-RHP-01-XX-DR-A- 5004	P1	17 May 2021
Block Plan	P0980-RHP-01-XX-DR-A-1001	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-1200	P3	14 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2011	P5	14 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2012	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2013	P3	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2051	P10	14 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2052	P6	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2053	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2054	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2061	P3	14 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2062	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2110	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2111	P2	17 May 2021

Proposed Drawing	P0980-RHP-01-XX-DR-A-2150	P4	2 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2151	P5	2 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2201	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2202	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5000	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5001	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5002	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5003	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2202	P2	17 May 2021
Location Plan	P0980-RHP-01-XX-DR-A-1000	P2	17 May 2021

## 2. SITE LOCATION

- 2.1. The application site is located within the predominantly residential suburb of Saltdean, on the coast to the east of Brighton and Rottingdean. The site is set back from the seafront, north of the A259 seafront road, and is set down within the valley. The site comprises the main lido building and associated swimming pool and facilities and the predominant uses on the site are leisure (Class E) and community use (Class F2).
- 2.2. The Lido is of a 1930s modernist design with cream painted concrete façade. The Lido and its grounds are Grade II\* listed. It is one of the few remaining seaside lidos in the country and one of the most important architecturally.
- 2.3. The form and footprint of the original building remains readable but it has been significantly extended to the north and north-west, firstly in the early 1960s to form a library and community centre and then in the mid-1970s to form a further extension to the community centre. The 1960s extension was in similar but less accomplished style. Original windows were lost to form openings through and further openings were created. The interior of the original building is much altered and original fixtures lost, though hardwood parquet flooring remains at first floor level to the former café. Further external alterations to the rear extension were carried out in the late 1970s.
- 2.4. The Lido building is in a poor state of repair and whilst the City Council library has continued to operate in recent years, the building is largely unused. The site is on the Historic England and Council 'at risk' registers due to its closure, problems associated with a substantial maintenance backlog and severe deterioration of reinforced concrete and metal-framed windows.

- 2.5. The pool re-opened in June 2017, prior to which the changing rooms building and plant room were added. It should be noted that the changing rooms are currently unauthorised. Changing rooms were granted planning permission in 2016 (see planning history below) but were not built in accordance with the planning consent.

### 3. RELEVANT HISTORY

- 3.1. Whilst there is a substantial volume of historical planning and listed building applications associated with the Lido, the following are considered to be of most relevance:

<p>13 September 2016</p>	<p><b>BH2016/05288:</b> Partial demolition of existing lido building (mixed D2 leisure, D1 community/library and sui generis beauty salon uses) and alterations including erection of two storey extension to provide: (1) library and community space (D1 use) on part of ground floor; (2) café (A3 use) on part of ground floor; (3) community (D1), leisure (D2) and office (B1) uses in ground floor wings; (4) flexible spaces for D2 functions and live events/A3 restaurant/B1 office/D1 community uses on first and second floors. Alterations to include: Reinstated internal spiral staircase to first floor and external seating area; new entrance area with stairs, lifts and WC's, reconfigured rooftop plant including reinstated chimney stack, new windows and doors and external hard/soft landscaping including pathways, forecourts and cycle parking. Erection of single storey pool facilities/health suite building for D2 leisure use. <b>Planning consent approved on 8th February 2017.</b></p> <p><b>BH2016/05289:</b> Partial demolition of existing lido building (mixed D2 leisure, D1 community/library and sui generis beauty salon uses) and alterations including erection of two storey extension, reinstated internal spiral staircase to first floor and external seating area; new entrance area with stairs, lifts and WC's, reconfigured rooftop plant including reinstated chimney stack, new windows and doors and external hard/soft landscaping including pathways, forecourts and cycle parking. <b>Listed Building consent approved on 8<sup>th</sup> February 2017.</b></p> <p>The above applications were not fully implemented as the demolition and construction works proved to be financially unviable.</p>
<p>8 August 2016</p>	<p><b>BH2016/02590:</b> Demolition and re-building of existing main and paddling pools, alterations to paths, steps, ramps, railings, fences, gates and retaining walls with the addition of outdoor</p>

	<p>barbeques, exercise equipment, boiler flue to existing pool plant room and external lighting and provision of temporary changing rooms, WCs, lockers and other facilities. (Part retrospective).  <b>Planning consent approved on 8th February 2017.</b></p> <p><b>BH2016/02591</b> - Demolition and re-building of existing main and paddling pools, alterations to paths, steps, ramps, railings, fences, gates and retaining walls with the addition of outdoor barbeques, exercise equipment, boiler flue to existing pool plant room and external lighting and provision of temporary changing rooms, WCs, lockers and other facilities.  <b>Listed Building consent granted on 8th February 2017.</b></p>
9 October 2014	<p><b>BH2014/03415</b> - Erection of pool plant building, alterations to pool to create a single pool, new volleyball court with mesh fencing, re-instatement of paddling pool with canopy over. Five-year consent for 4no portakabins (changing facilities, WC's), with timber deck around, entrance kiosk and beach huts.  <b>Approved 8<sup>th</sup> December 2014.</b></p>

#### 4. APPLICATION DESCRIPTION

- 4.1. This Listed building application seeks consent for repair and restoration works to the Lido building to facilitate its continued use.
- 4.2. The main external alterations include the following:
- Repairs to the existing render/concrete and balustrades
  - The extension of the ground floor café space to the rotunda columns
  - Infilling of the recessed delivery area on the west side of the building
  - Installation of acoustic screens around roof level plant
  - Replacement doors and windows with minor elevational changes
  - Reinstatement of chimney and flagpole
  - External hard/soft landscaping
  - Repainting of building and new lettering
- 4.3. A number of internal alterations are also proposed comprising the following:
- Reinstatement of ground floor spiral staircase in café and new spiral staircase in kitchen
  - Removal of partition walls to form enlarged new entrance circulation area with stairs
  - New platform lifts in main entrance foyer and historic plant room providing wheelchair access to first floor
  - New ground and first floor WCs
  - Removal of first floor staging
  - Formation of ancillary kitchen space serving café and ballroom spaces
  - New windows, doors and other associated works

- 4.4. Having regard to the main Lido building, it should be noted that the fundamental difference between the current planning and Listed building applications and the previous applications from 2016 (BH2016/05288 and 05289) is that the current applications do not propose the demolition of the non-original 1960s/70s extensions to the west and north of the building and also do not propose a new two-storey extension to the north.
- 4.5. The previous proposed demolition works and extension were not considered to be financially viable and also resulted in a net loss of floorspace in the Lido building. The current proposal represents a more viable option.

## 5. REPRESENTATIONS

- 5.1. **Four (4)** representations have been received in relation to this application.
- 5.2. Two of the representations neither object to nor support the application. Both of these representations, one of which is from the **Beach Access Team Brighton & Hove**, request the provision of Changing Places facilities as part of the renovation of the Lido to promote and demonstrate inclusiveness and enable disabled people to address their personal care with dignity in a safe and clean environment.  
*Note: Discussions are ongoing between the applicant and the Beach Access Team and the outcome of these discussions will be reported in advance of the Planning Committee meeting.*
- 5.3. **Regency Society** object on the grounds that the patterned infill on the south-facing balconies will look out of place and clear glass panels would look better.
- 5.4. A representation has also been received from **Councillor Mears** who supports the application on the following grounds. A copy of the representation is attached to the report.

## 6. CONSULTATIONS

### Internal Consultees

- 6.1. **Heritage:** No overall objection, however further information will be required by condition  
Overall, it is considered that the proposed alterations would not cause any significant harm to the listed building and that any minor harm would be outweighed by the considerable benefits of repairing the listed building and bringing it back into long term viable use. However, the phasing of the works, the specification for the concrete repairs and the detailing of the external alterations to the original 1930s building will all be crucial to achieving this outcome. The Phasing Plan and as much additional detail as possible should be provided with the application, in order to limit conditions as far as possible.
- 6.2. Matters that may need to be required by condition include:

- Detailed method statements and schedule of works for the stages of the concrete repairs for each specific location.
- Large scale details of: all external doors; the pressed windows cills; the retention/reuse of the reeded obscure glazing; the balustrade infill panel design; the exact colour of the windows & balustrades; the rotunda staircase; the rooftop chimney design; and the screening to the plant under the 'lozenge'.
- Details of internal material and finishes to the public areas of the original 1930s building.
- Details of roof finish and new rooflights
- Details of rainwater goods
- A landscaping plan (to include external lighting)

#### External Consultees

#### 6.3. **Conservation Advisory Group: No objection**

- The documents are well presented.
- The reinstatement of details and refurbishment is welcome and sensitively designed.

#### 6.4. **Historic England:** Supportive overall however require further information (by condition)

Historic England is supportive of the scheme which overall will deliver substantial heritage benefits in the repair, restoration and bringing back into use of this much valued historic Lido. We do however think that further amendments could mitigate the residual harmful impacts we have identified. We recommend that appropriate conditions are imposed to control detailed elements of the design as suggested above and in addition to any that your Authority may identify as necessary. The following conditions are also recommended:

- Detailed method statements and schedule of works for the stages of the
- concrete repair or replacement, for each specific location and to cover: investigation/ uncovering/ enabling works; concrete repair processes; replacement of concrete fabric; making good. Prior to the above works commencing trial demonstrations and samples to be agreed on site;
- Large scale constructional drawings for the new central staircase, supported
- by a detailed structural engineers' report;
- Large scale constructional drawings and samples of new metal windows
- frames and Esavian doors to be approved.
- Details of exterior surface finishes and paint scheme, including roof and floor
- coverings to be approved.

## 7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

- 7.2. 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
- 7.3. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
  - Brighton & Hove Local Plan 2005 (retained policies March 2016);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
  - Shoreham Harbour Joint Area Action Plan (JAAP) 2019.
- 7.4. Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

## 8. **POLICIES**

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One

CP12	Urban design
CP15	Heritage

#### Brighton & Hove Local Plan (retained policies March 2016):

QD5	Design - street frontages
QD14	Extensions and alterations
HE1	Listed buildings
HE4	Reinstatement of original features on listed buildings

#### Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 (CPP2) do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since 23 April 2020, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications. The weight given to the key CPP2 policies considered in determining this application is set out below, where applicable.

DM18 High Quality Design and Places  
 DM21 Extensions and Alterations  
 DM27 Listed Buildings

#### Supplementary Planning Documents:

SPD09 Architectural Features

## 9. **CONSIDERATIONS & ASSESSMENT**

- 9.1. The main considerations in the determination of this application relate to whether the proposed alterations and renovations would have a detrimental impact on the character and significance of the Grade II\* listed Lido building.

- 9.2. In considering whether to grant Listed Building Consent for development which affects a listed building or its setting, the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 9.3. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses should be given "considerable importance and weight".
- 9.4. Saltdean Lido is an important Listed building which is in very poor condition and as a result is on Historic England's Heritage at Risk Register. With the exception of the pool and library, the Lido is unused. The proposed scheme, which seeks the comprehensive repair and restoration of the main building, remediation of the existing changing room building, an improvement of the overall site and introduces viable uses, is therefore welcomed in principle. The Lido is a key asset for both the local and wider city community.
- 9.5. A number of repairs and alterations are proposed to the main Lido building to bring it back into use. The various repairs and alterations relevant to this Listed building application are considered in further detail below. As the building is at risk, the enhancement proposals are welcomed in principle.
- 9.6. It should be noted that the principle of the restoration works is also clearly established by the previous planning permission BH2016/05288 and Listed Building Consent BH2016/05289 (see planning history section above). It is acknowledged that there are some significant differences between the 2016 permissions and the current applications, most importantly the current applications do not propose the demolition of the non-original 1960s/70s extensions to the west and north of the building and also do not propose a new two-storey extension to the north. Whilst it is noted that the previously approved scheme had the significant benefit of restoring symmetry to the building through the proposed demolition of the 1960s/70s extensions, the decision to no longer progress the demolition and proposed extension was taken following a business case review which identified financial, commercial and environmental benefits to renovating and reconfiguring the existing accommodation.
- 9.7. The proposed alterations and restoration works are as follows:
- Structural repairs to the existing concrete
- 9.8. Urgent concrete structural repairs are required to the Lido Building which is deteriorating because of its exposed coastal location and design faults in the original construction. There are no heritage concerns regarding the principle of these necessary repairs and it is not considered that they will harm the significance of the building.
- 9.9. The proposed repair programme includes patch repairs to the concrete and the use of Fosroc protection and repair products. Comprehensive reports by Sandberg Consulting Engineers and Fosroc have been submitted with the planning application.

- 9.10. Historic England and the Councils Heritage section have advised that further information should be provided in the form of detailed method statements and a schedule of works for the stages of the concrete rehabilitation process or systems for each specific location. In addition to this, large scale constructional drawings for repair and replacement works and any alterations to the roof top area and pavilion, supported by a detailed structural engineers report, should also be submitted. This additional information can be secured by condition.

Replacement of railings on roof terrace and addition of safety panels to railings

- 9.11. The existing balustrades will be removed during the strengthening of the terraces and either replaced with new like-for-like balustrades or, where salvageable, reused. In order to improve the safety of the first-floor balustrading, infill panels will be added to the lower two bands of horizontal rails. Alternative options have been considered such as toughened glass and wire mesh but the applicant considers laser cut anodised aluminium supported off the balustrading to be a more appropriate design solution. Historic England have expressed some concern that the proposed filigree design of the panels (see the Design & Access Statement) could appear quite busy and contrast with the clean lines of the existing railings. Historic England have therefore requested a different design to minimise the impact on the significance of the building. These concerns reflect those of the Regency Society. It has therefore been agreed that further details regarding the panels will be secured via a planning condition.

Replacement doors and windows

- 9.12. Due to their poor condition it is necessary to replace the metal Crittall windows and frames and the distinctive Esavian doors which open from the first-floor cafe/restaurant onto the sun terrace. The existing windows and doors will be replaced with double glazed steel windows and doors to help eliminate the condensation risk to the 1930s fabric. To ensure high quality and, where possible, like for like replacements, details will be secured by a planning condition.
- 9.13. It is also necessary to add a new small projecting cill on the replacement windows to prevent water ingress. While it is considered that this would change the aesthetics of the elevations to a small degree, it is also considered a necessary amendment for the long-term maintenance of the building. Historic England and the Council's Heritage section have both recommend that the metal of the cill be pressed to match the curve of the wall and have requested further detail on this matter. Details will be secured by condition.

Paint colour and lettering

- 9.14. Following a paint analysis of the building, the proposed colour scheme for the building is proposed to be an off-white chalk colour for the main walls and a pale bluey green colour for the window frames, ironmongery and balustrading. Subject to a condition regarding paint colours and viewing of paint colours on site, Historic England are supportive of the proposed colour scheme in principle.

- 9.15. The existing lettering on the building will be replaced with new sans serif lettering with LEDs. The new lettering will be closer to the original historical lettering than the existing lettering. Again, this is supported by Historic England.

#### Extension of the ground floor café space to the rotunda columns

- 9.16. As per the previous approved scheme, the ground floor café will be extended slightly to the rotunda columns and enclosed by a glazed screen fixed between the flanks of the perimeter external columns. The glass will be in fixed panes and two opening pairs of framed doors will be provided where the rotunda meets the curved wings to either side. Such an extension has previously been approved and is still considered to be acceptable.

#### Reinstatement of chimney and other roof level alterations

- 9.17. The flue that was replaced in the 1960s will be reinstated. The chimney will be a like-for-like replacement based on historic images of the Lido prior to its removal. The reinstated chimney was approved as part of the previous 2016 application and is still considered acceptable.

- 9.18. Other roof level alterations include the following:

- Roof lights: As many of the existing roof lights that serve the 1960s and 70s additions are either covered, in a very poor state of repair or problematic in terms of future maintenance, most will be removed and infilled. Those that remain will bring light into the depth of the bar space adjacent to the ballroom and over the main staircase and entrance foyer.
- Rooftop Plant Room: In the space beneath the lozenge roof, 4 No. condenser units are proposed, enclosed by 1.5m high acoustic screens. Further details of screens will be secured via a condition.
- Roof Finishes: As the existing felted roof is un-insulated and in places in need of repair, the intention is to install new insulation above the existing roof, beneath a new roofing finish laid on top. Details and specification are yet to be confirmed but this would contribute to the improvement in the thermal performance of the Lido.
- Balustrading: The perimeter balustrading of the 1930s central building will be repaired where possible or replaced like for like. However, the existing height of the balustrading will remain. They will therefore continue to be non-compliant as barrier rails as well as too low to serve as safe railings for maintenance operatives. To facilitate safe access to the kitchen extract for maintenance, collapsible railings will be installed leading from the new screening.

#### Fenestration rationalising and other alterations

- 9.19. Other alterations to the building include the following:
- On the ground floor of the east elevation of the building (within the original 1930s part), the fenestration will be increased slightly to help naturally light the internal circulation space.
  - On the west facing elevation, one window set is being removed from the 1960s building in order to resolve an existing clash with a retained internal partition.

- The circular windows in the 1960s/70s part of the building are also being replaced with rectilinear windows to match the styles of the remainder of the building.
- The existing east facing timber framed glazed entrance doors will be replaced in new, glazed anodised aluminium framed doorsets.
- The existing west facing service yard will be infilled and used as internal space (kitchen) and finished in a recessed render pane to emphasise the existing lines.
- A new external fire exit door will be installed on the west facing elevation of the library.
- Coping stones on the roof of the 1960s/70s addition will be replaced with a welted check kerb to match the 1930s roof edge.
- New signage is proposed on the east elevation of the building.

9.20. It is not considered that any of the above alterations would have a harmful impact on the appearance and significance of the Lido and it is considered that cumulatively they would enhance the appearance of the building. The Heritage Team and Historic England are supportive of the proposals in principle.

#### Internal alterations

- 9.21. The application also proposes a number of internal alterations as follows:
- Two new platform lifts to provide disabled access to the first floor;
  - Removal of plant equipment (with the exception of some retained for interpretative displays) from the historic plant room on the ground floor and the plant room converted to community space;
  - The reinstatement of the central rotunda staircase connecting the ground and first floor café space;
  - The provision of a new spiral staircase connecting the ground and first floor kitchens;
  - Removal of internal partitions to both curved wings;
  - Creation of accessible WCs on ground and first floor.
- 9.22. It is worth noting that the Lido's significance is principally derived from the architecture of the building's external envelope and, because of the number of internal alterations that have taken place over the years, little of the original plan form of the internal layout of the building survives. Therefore, it is not considered that the proposed internal alterations would have any impact on the significance of the building. However, the internal alterations would enhance the legibility and accessibility of the building and reinstate a number of original features such as the spiral staircase which would help to enhance the significance of the building.

#### **Conclusion**

- 9.23. It is considered that the Listed building application proposes a comprehensive and sensitive repair and refurbishment of an 'at-risk' Listed building to bring it back into use and the application is supported by national and local planning policies.

- 9.24. The proposed external and internal alterations are not considered to have a detrimental impact on the character and significance of the Listed building, and would significantly enhance the building and help to restore it. The application is generally supported by both Historic England and the Council's Heritage section, subject to the receipt of further details which will be secured by condition.
- 9.25. The proposed development would therefore comply with the NPPF, relevant policies within the City Plan Part 1, the emerging Policies in the City Plan Part 2, and retained policies in the Brighton & Hove Local Plan (2005), and the granting of Listed Building Consent is recommended subject to the above conditions.

## **10. EQUALITIES**

- 10.1. Historically within the Lido building there have been no ramps or lifts connecting any of the level changes within the building. However, the proposals would provide a platform lift in the Historic Plant Room and the stairwell of the 1960s extension, providing wheelchair access from the ground floor to the first-floor office space and entrance to the ballroom.
- 10.2. From here a series of ramps provide DDA and Part M compliant access to the main first floor ballroom and the spaces to the north and west of the 1960's extension.
- 10.3. Further ramps will facilitate compliant escape routes, as well as general wheelchair access, between the first-floor ballroom and the external terraces.