

Kingsway To The Sea

Appendix 2

Existing facilities and history



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KINGSWAY TO THE SEA: WEST HOVE SEAFRONT PUBLIC REALM IMPROVEMENTS SITE HISTORY AND LANDSCAPE CHARACTER

HERITAGE AND IDENTITY

Before Hove's urban expansion, most of the site area was part of the natural shingle beach, which was reclaimed to create a series of recreational spaces during the late 19th and early 20th, including the Lagoon, Bowling Greens, and other amenities, as part of the Western Lawns. The character of these spaces is defined as large landscape 'rooms' by the north-south access routes that connect Kingsway to the Esplanade. The wall along the Esplanade's rear is 'locally listed' and the project site's east end includes the southern part of two Conservation Areas. West Hove Seafront is in the liminal zone between land and sea, affected by the local climate, including salt-laden winds. Providing adequate shade and shelter for comfortable use of the Western Lawns' facilities has always been a particular requirement and challenge on the site.



Hove model yacht club - heritage of watersports and related activities



Hove Lagoon, 1830s



A developed site has always been a public landscape for health and wellbeing



Esplanade and beach



Western Lawns, the under-utilised public space between Kingsway and the Sea



1879 - The site is a shingle beach



Existing sports areas (Craque lawn)



Accessible public realm spaces at Park stations (MUGA and Tennis)



1904 - Seafront reclamation as development spreads westwards



Historic buildings and 'locally listed' structures in the Conservation Areas



Accessible gardens (Sturges Garden beside Rockover)



1932 - The Lagoon completes the urbanisation of the seafront

KINGSWAY TO THE SEA: WEST HOVE SEAFRONT PUBLIC REALM IMPROVEMENTS

EXISTING ARRANGEMENT (EAST)



MUDA and Tennis Courts - Rockwater to background



Croquet Lawns - WC block to background



Bowling Greens - existing Bowling Club and Ladies Pavilion to background



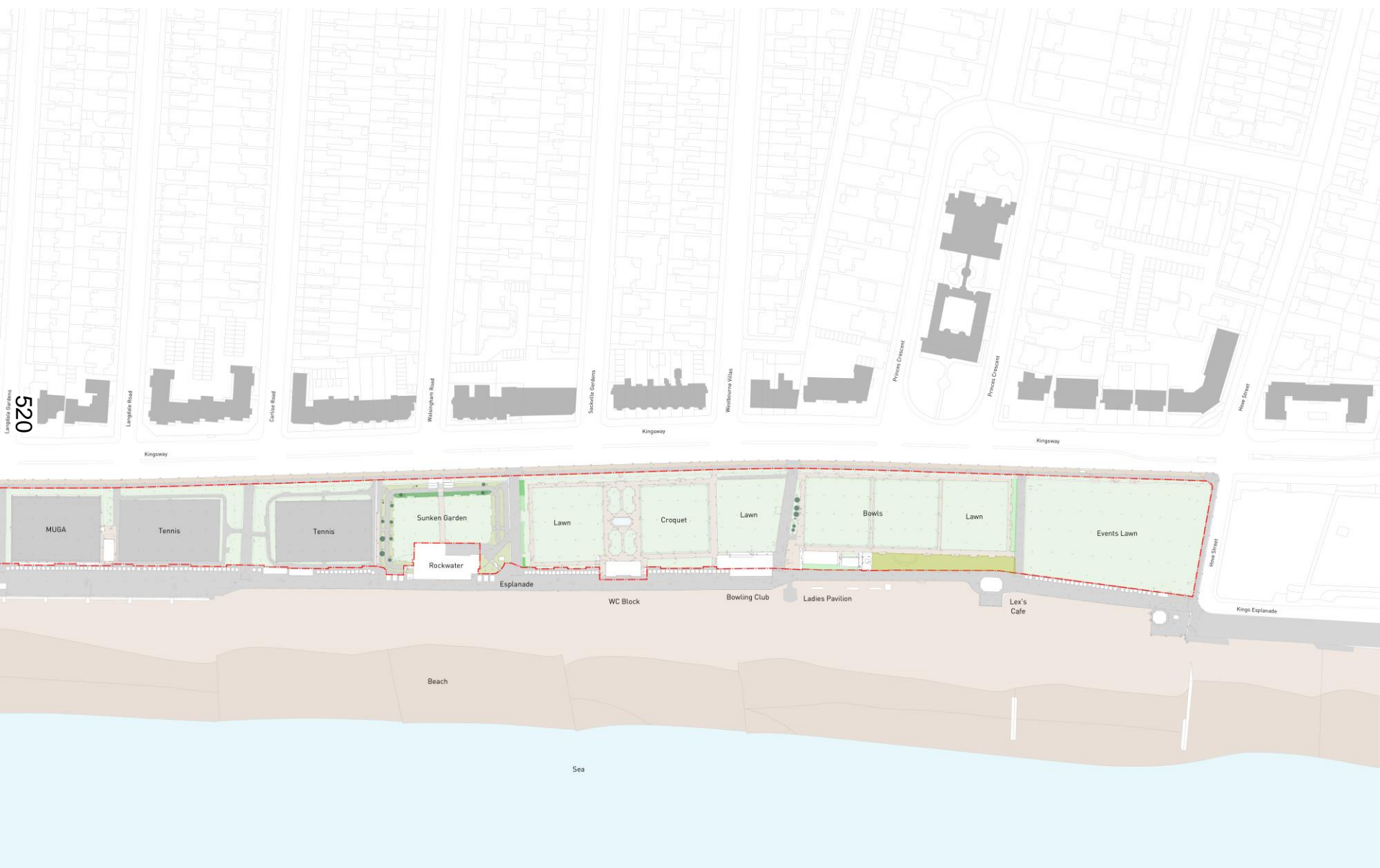
Events Space



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Kingsway to the Sea. Existing Site (East)



KINGSWAY TO THE SEA: WEST HOVE SEAFRONT PUBLIC REALM IMPROVEMENTS

EXISTING ARRANGEMENT (WEST)



Home Lagoon - water sports area



Cycle at Home Lagoon - existing skate park and play area



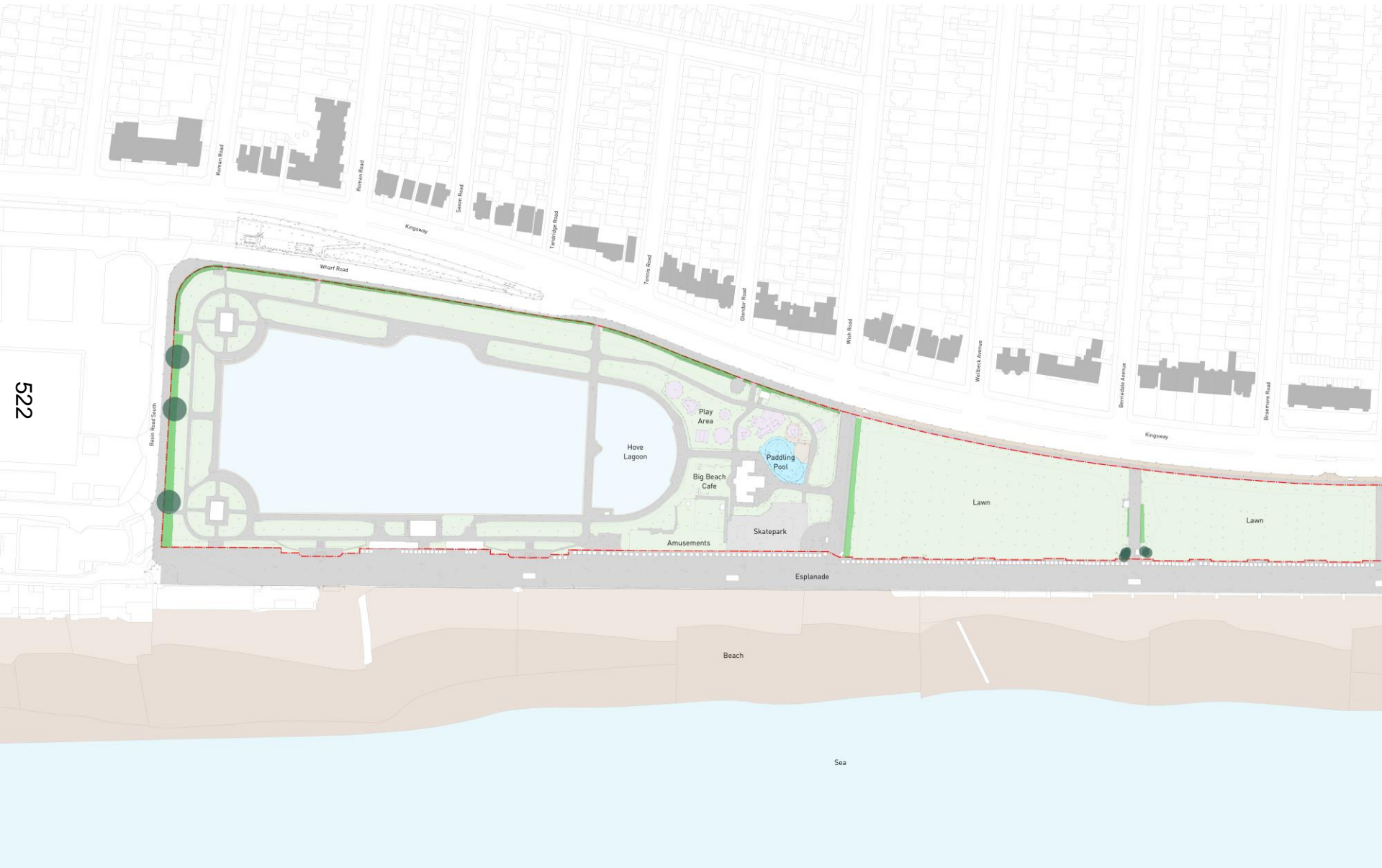
Western former Pitch & Putt space - cycle lane beside wall along Kingsway



Western former Pitch & Putt - spaces inaccessible from cross-roads to Kingsway



Kingsway to the Sea. Existing Site (West)



Existing View from Kingsway towards the Esplanade, looking south



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Existing View beside Tennis Courts, looking west



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Existing View beside proposed Padel Tennis, looking east



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Existing Garden Area View, looking west



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Existing Garden Area View, looking east



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