

Hove Western Lawns And Hove Lagoon

BH2022/02830



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City Council

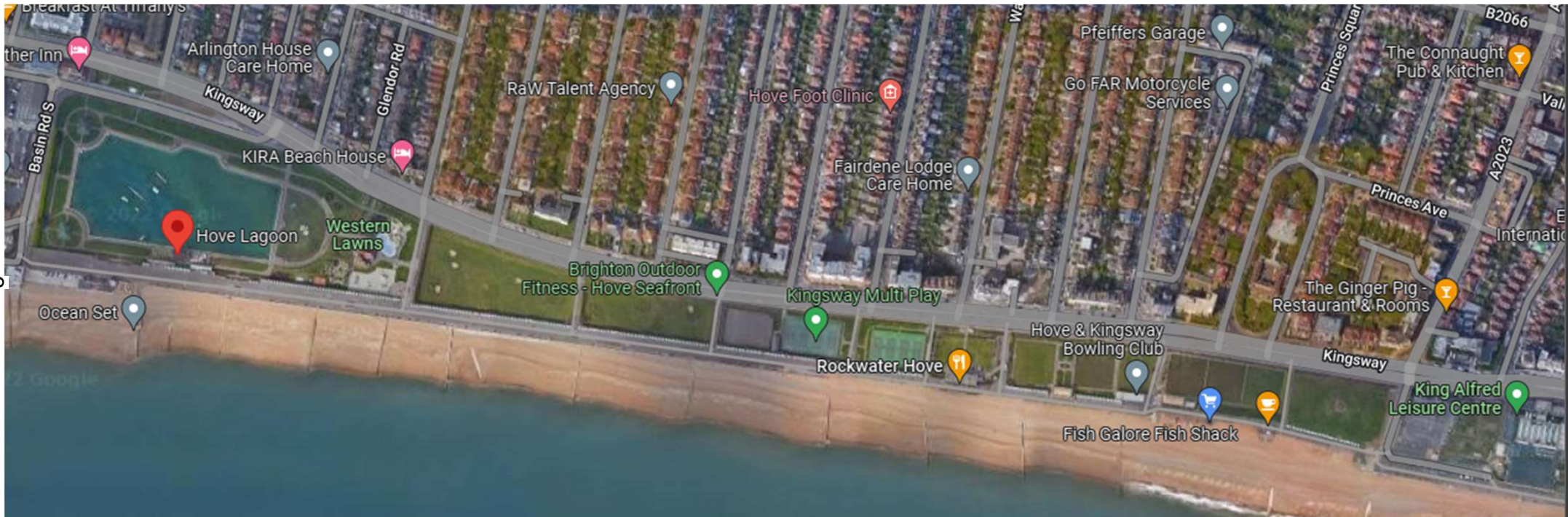
Application Description

Redevelopment of Hove Western Lawns as a Linear Park, incorporating refurbishment of existing and new public leisure and recreation amenities including (east to west): Temporary Events Space; Garden; Bowls; Demolition of existing buildings and Erection of Two-storey Outdoor Sports Hub building (including Bowls Club (Class Use F2), Public Cafe (E) and Public WCs); Garden; Croquet; Sand Sports (F2); Sunken Garden; Padel Tennis (F2); Tennis including new Single-storey Tennis and Padel Tennis Pavilion (E); Garden; Wheeled Sports including Skate Park, Pump Track and Roller Area (F2); relocation of Hove Lagoon Amusements and Public WC improvements at the Big Beach Cafe. 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.



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Map of application site



Existing Location Plan



2102-PL-E-000

Aerial photo(s) of site



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Existing Site Plan



Existing Site Plan



2102-PL-E-003 Rev4

Photos – Existing Site



Access to Hove Lagoon



Skatepark and Big Beach Cafe



Pitch and Putt Course



MUGA



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Photos – Existing Site



Tennis Courts and southern wall



Tennis Courts



Rockwater and Sunken Garden



Public Toilets

Photos – Existing Site



Open Space/Lawn



Bowls Clubhouse



Yellow Brick Pavilion and Bowling Green



East End Green

Proposed Site Plan – slide 1

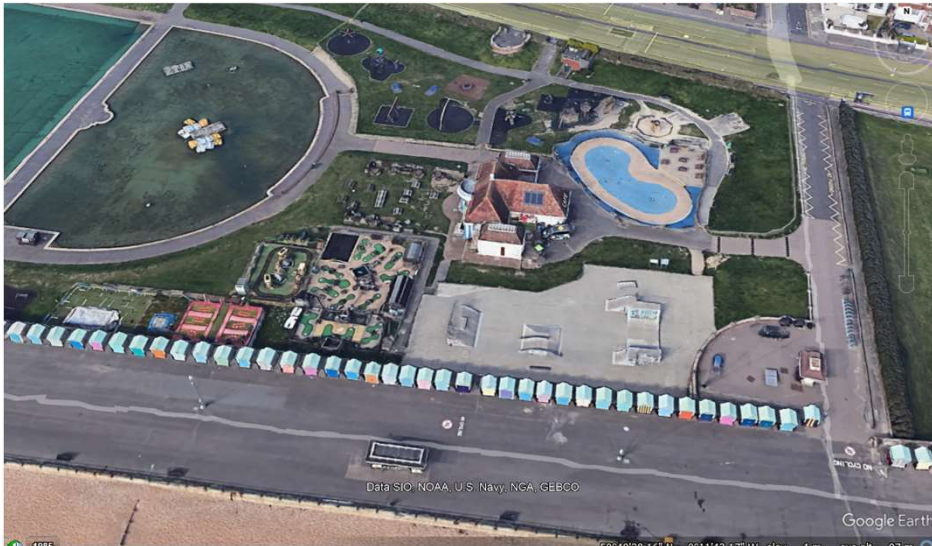


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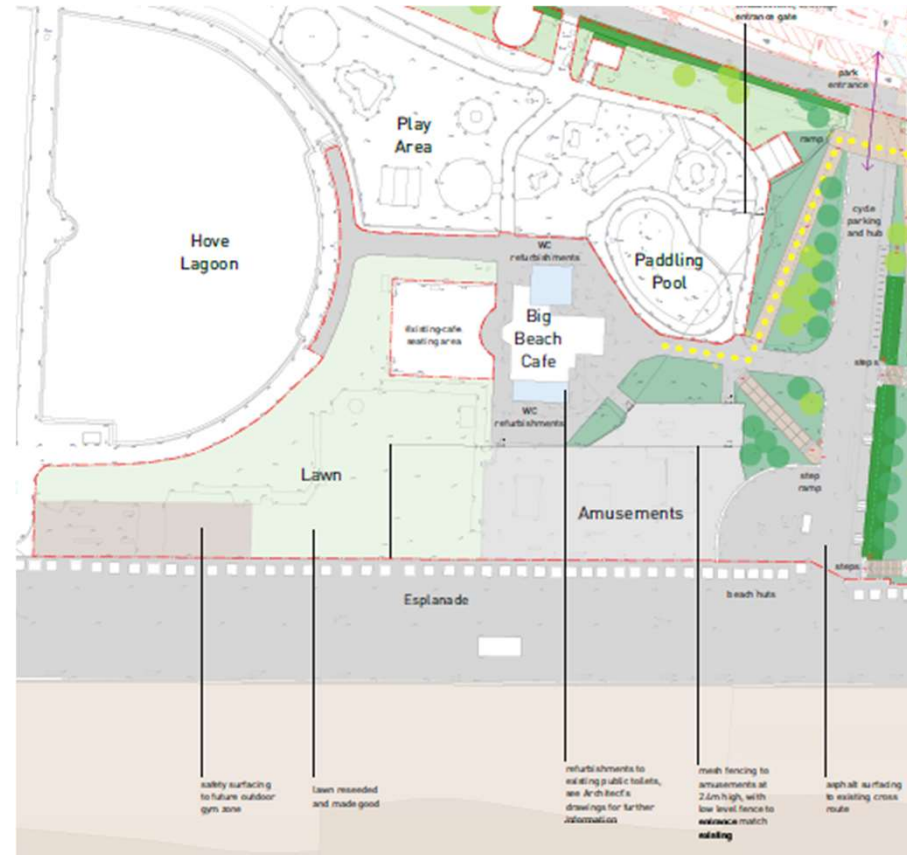
Proposed Site Plan – slide 2



Hove Lagoon



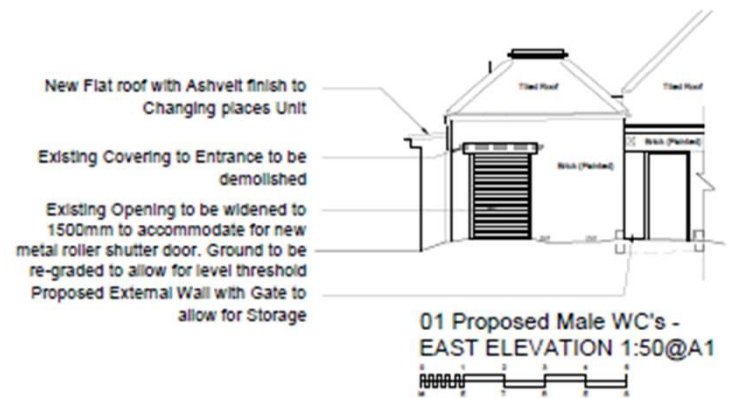
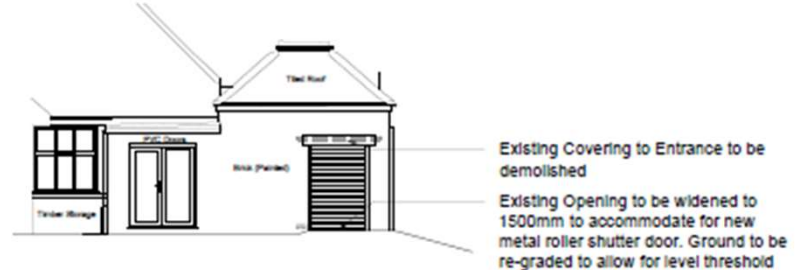
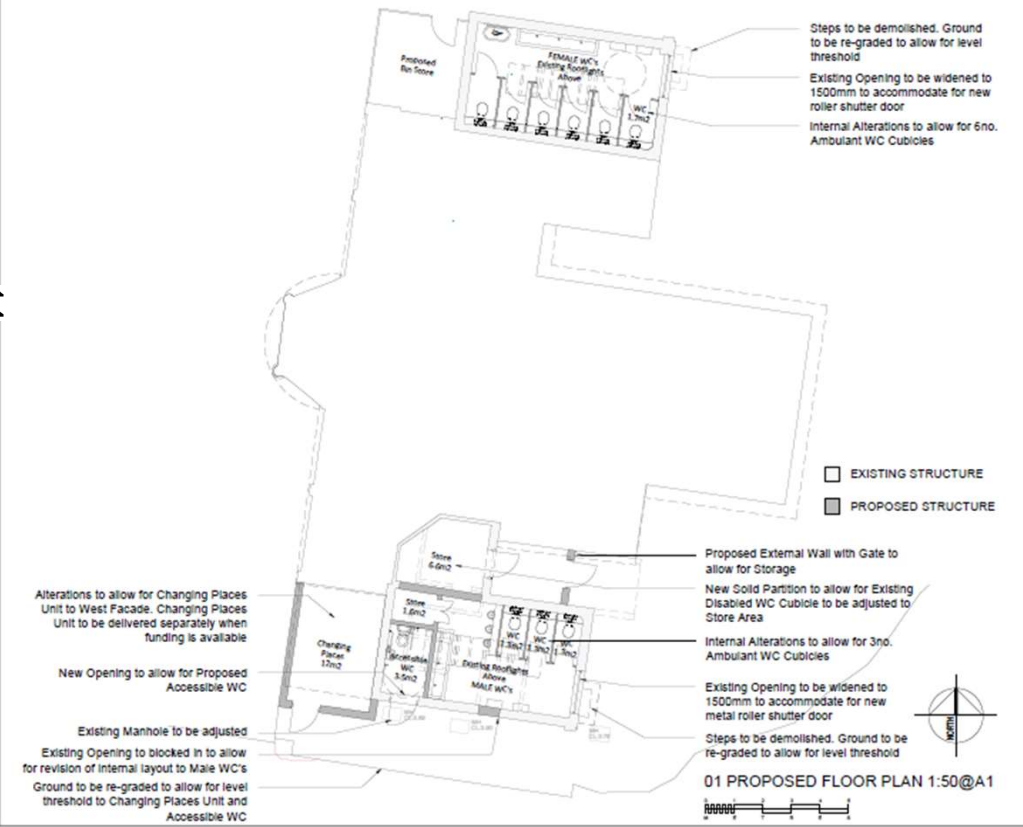
Existing 3D Visual



Proposed Site Layout

Big beach Cafe - Hove Lagoon

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Proposed Wheeled Sports

Existing
3D Visual



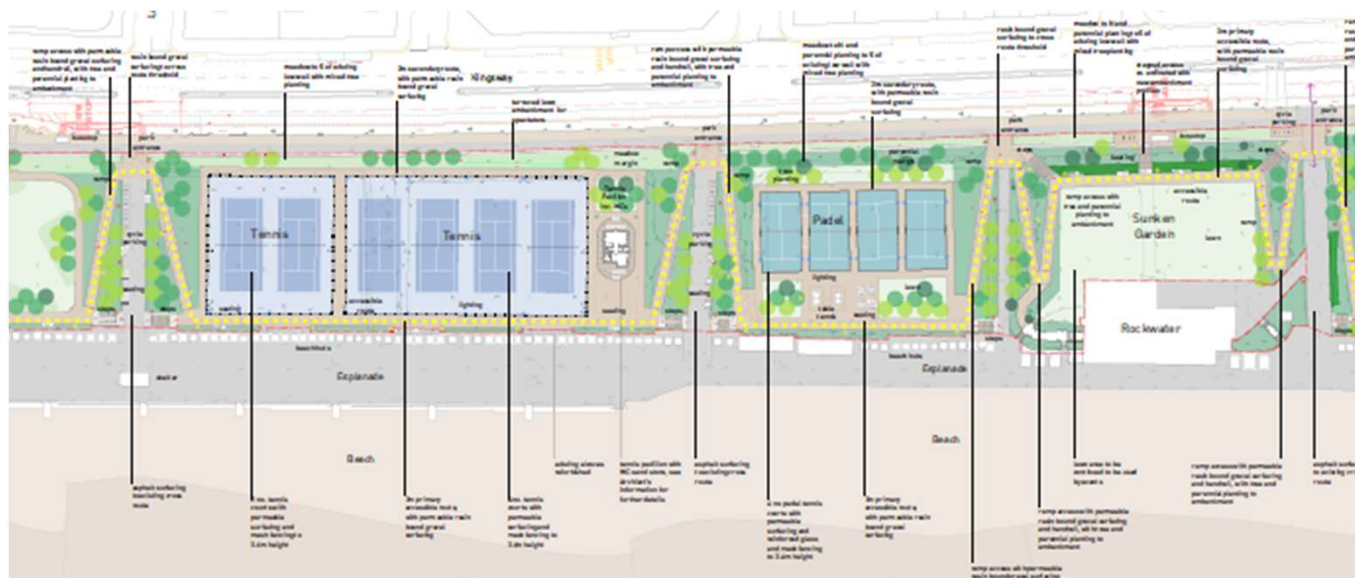
Proposed
Site
Layout



Proposed Tennis Courts & Sunken Garden



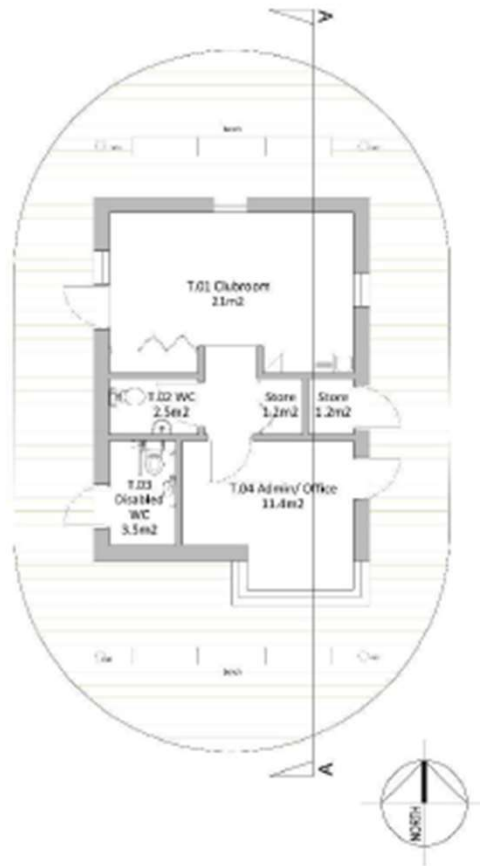
Existing 3D Visual



Proposed Site Layout



3.2 Design - Proposed Tennis & Padel Tennis Pavilion

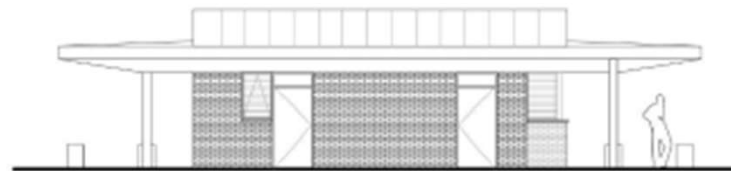


01 PROPOSED FLOOR PLAN

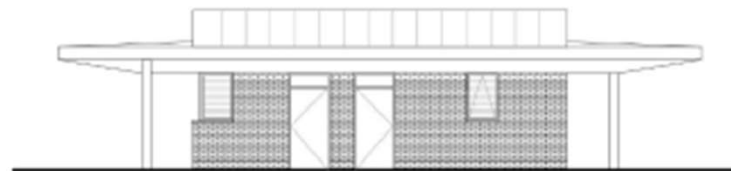
Proposed Plan with a internal footprint of 45m² and oversailing canopy for shelter.



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

Proposed Sand Sports & Bowls

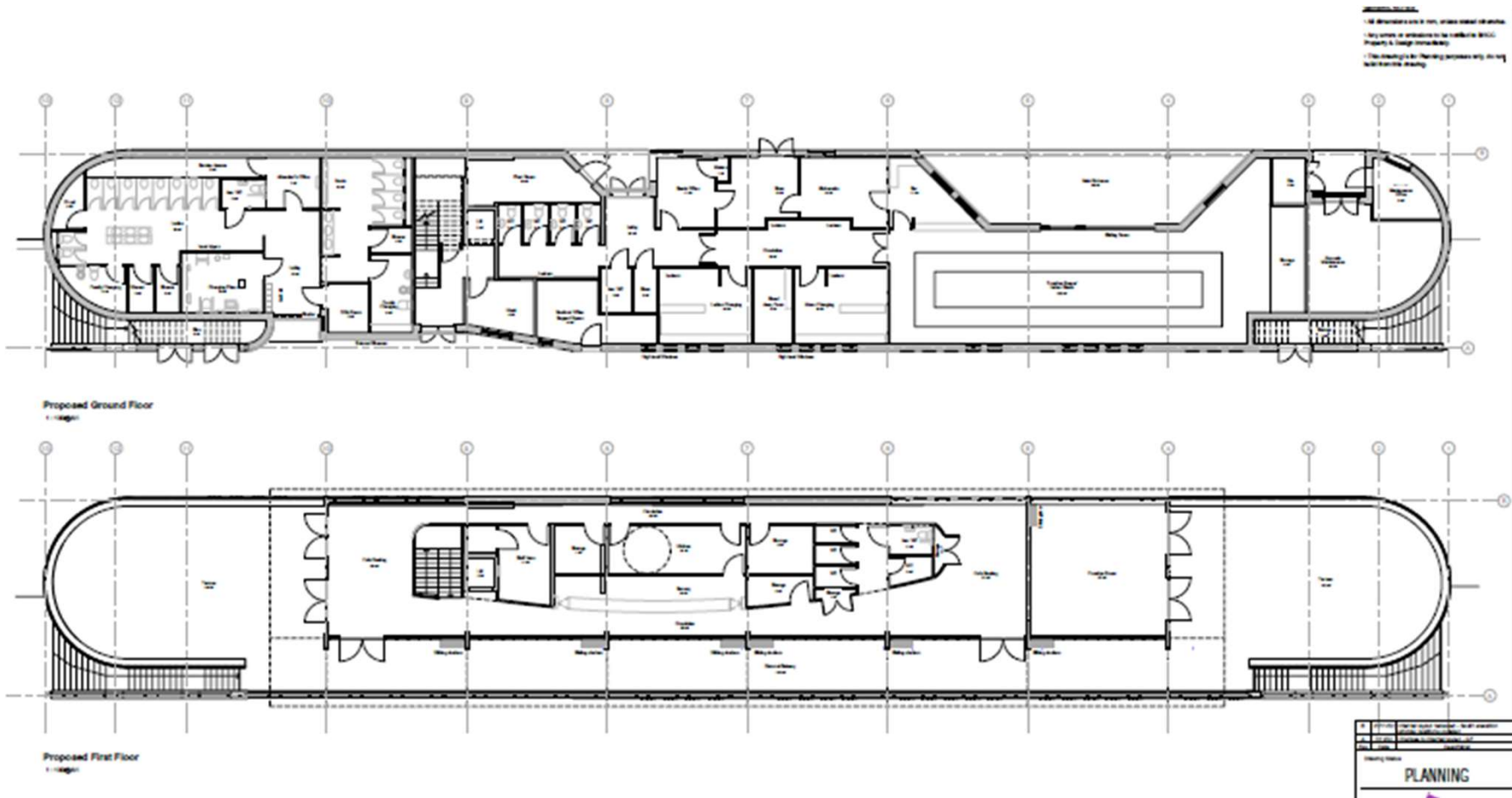


Existing
3D Visual



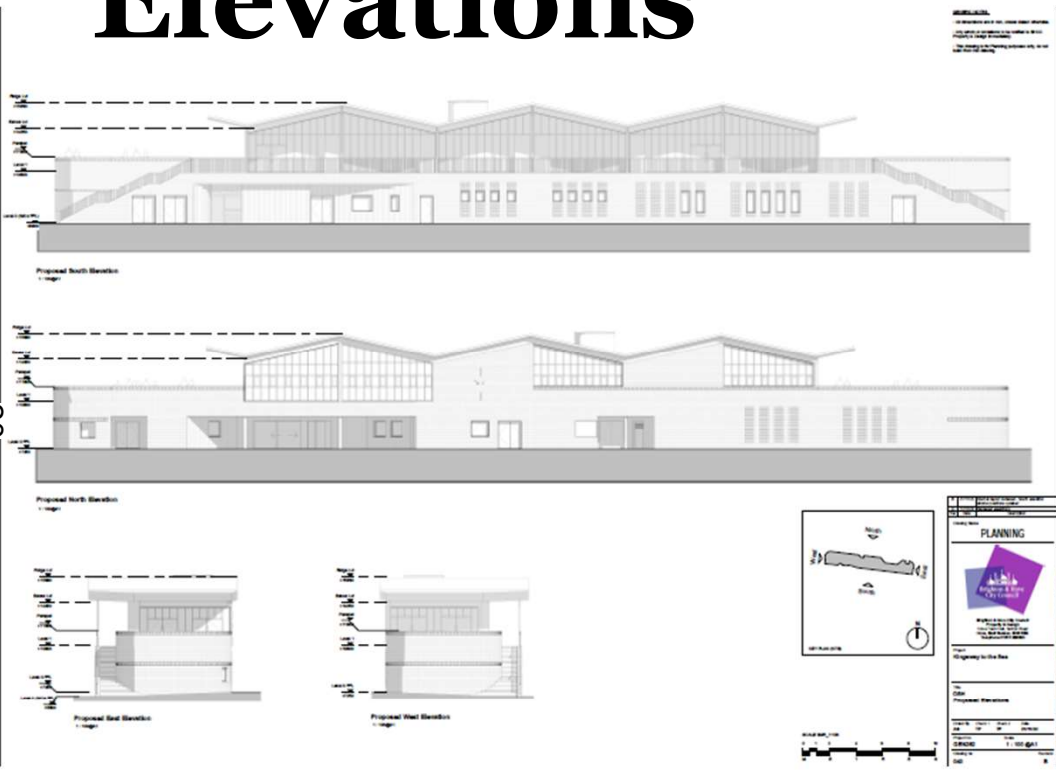
Proposed Site Layout

Proposed Outdoor Sports Hub - Floorplans



Proposed Outdoor Sports Hub - Elevations

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Proposed 3d View - Looking East



Proposed 3d View - North Elevation



Outdoor Sports Hub - Proposed Visual



Aerial view looking West

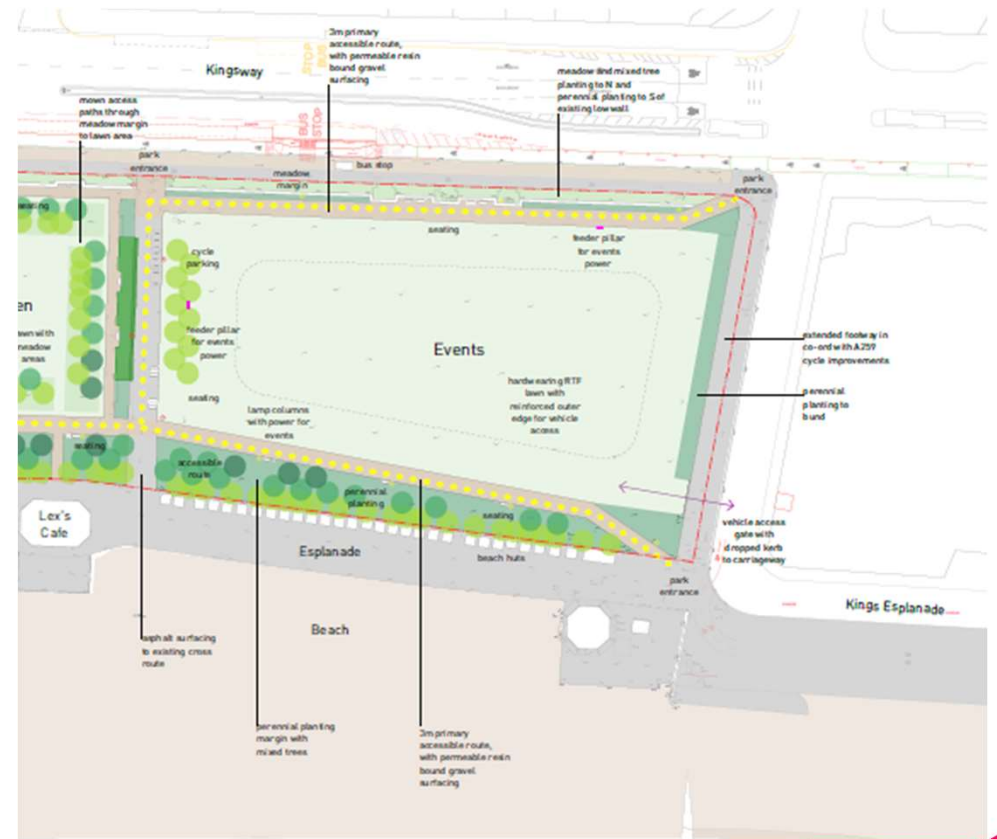


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Proposed East End Green/Events



Existing 3D Visual



Proposed Site Layout

Key Considerations in the Application

- Principle of development
- Impact on the visual amenities of the surrounding area, including the conservation areas, as well as the setting of heritage assets within the locality of the site.
- Public realm/landscaping
- The impact on highways and access
- Ecology
- Neighbouring amenity
- Sustainable drainage.

Conclusion & Planning Balance 1

- Proposals shaped by public pre-application consultation and would provide benefit to the wider community.
- New and improved accessibility, sports and recreation facilities and landscaping would increase activity levels and footfall – and accord with objectives for seafront.
- Improved accessibility through site and beyond on interconnected areas and associated pathways despite constraints of existing structures and topography
- Would enhance designated heritage assets and surrounding public realm, as well as improving on the connectivity around the site.
- Improved amenity green space, natural and semi natural area and outdoor sports acceptable overall.
- Biodiversity enhancement - 20% Biodiversity Net Gain.

Conclusion & Planning Balance 2

- Improved townscape interest and heritage gain by the new planting and fabric repair;
- Highway Authority has no objection subject to recommended conditions.
- Outdoor Sports Hub building would provide much needed new public toilets, showers and changing facilities for users of the both the park facilities and the beach.
- 25 • Heritage Team have raised concerns of the scale and prominence of proposed building in this position on the seafront but development at Rockwater is a material planning consideration. Benefits of the multi-functional building outweigh the heritage harm in this instance.
- Design details of the proposal required by condition are necessary to ensure the acceptability of the scheme. Details of management and future maintenance of the scheme are required by condition.
- **Recommend: Approval**

