

# Brighton Marina, Outer Harbour: Phases 2 & 3

Presentation to Stakeholders

Spring / Summer 2019





## Introduction and Objectives

This Planning Application Summary document summarises the key aspects of the development proposals at Brighton Marina Outer Harbour, including what is being proposed, the benefits of the proposals, details of how the planning application is structured and an overview of the scheme design.

A planning application has been submitted to Brighton and Hove City Council (BHCC) on behalf of The Outer Harbour Development Company Partnership LLP (the Applicant) for the development of Brighton Marina Outer Harbour, Phases Two and Three (the Site).

Comprising 3.45 ha the site is located 2.24 km to the east of the City Centre, within Brighton Marina. The site falls within the operational Outer Harbour of the Marina, and includes part of the Western Breakwater, Spending Beach and the existing cofferdam.

An existing planning permission relates to the site (of which Phase One has been completed and built out), however construction of this development has stalled. Although the existing permission could still be completed (as the permission has been implemented), following a change in the Marina's ownership, the Applicant has taken the opportunity to explore a more deliverable development which better caters to the needs of the local community by speeding up the delivery of an increased number of homes, makes a more efficient use of the space available and provides enhanced public realm.

The new scheme proposals are summarised in this document.



Brighton Marina



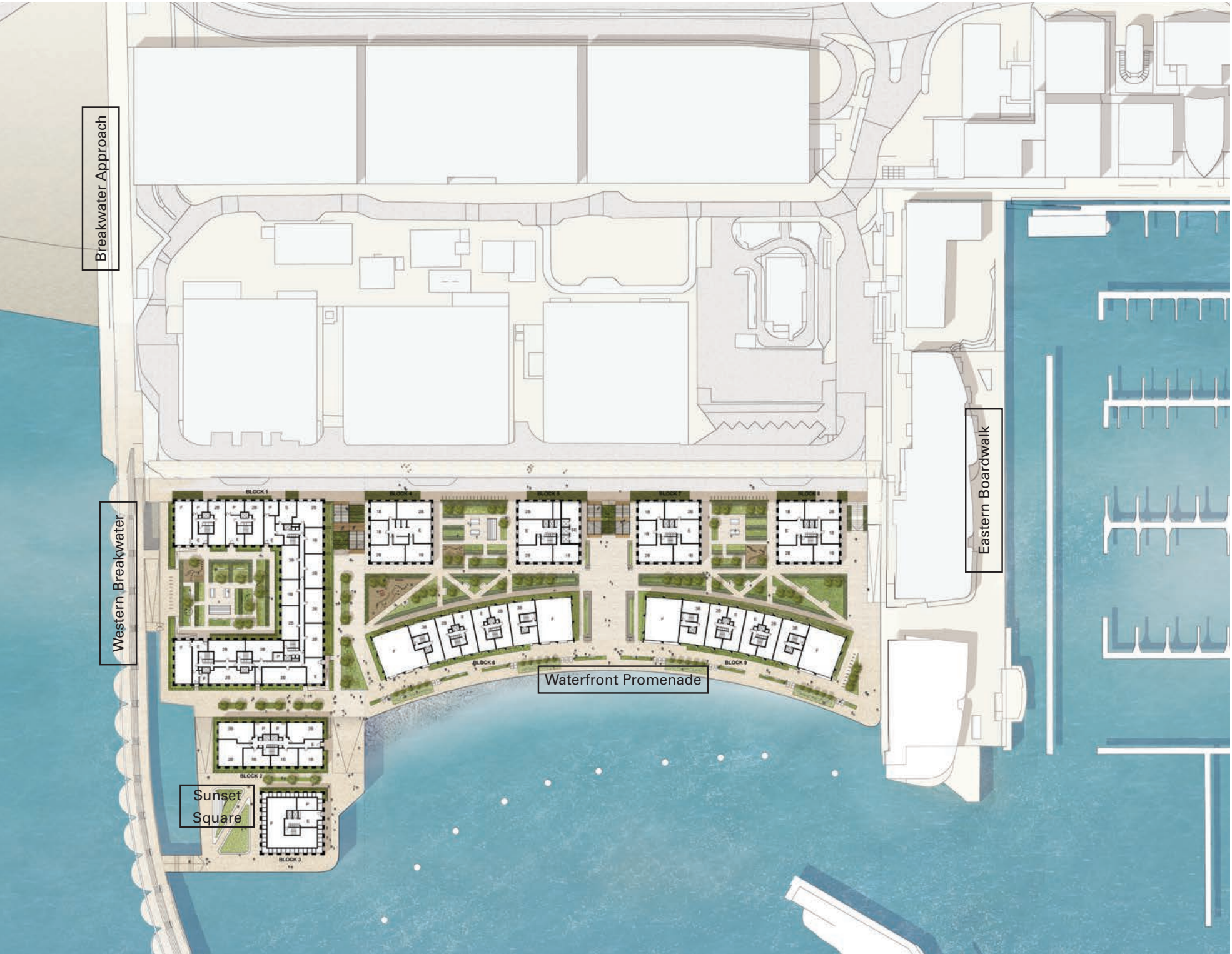
**The Proposed Development**

The Proposed Development will stimulate the regeneration and transformation of Brighton Marina; acting as a catalyst for future development and investment in the area.

The description of the proposed development is set out below:

Hybrid planning application for the phased residential-led mixed-use development of Brighton Marina Outer Harbour. Full Planning Permission is sought for Phase Two of the development and comprises: 480 residential units (Use Class C3) in 3 buildings ranging from 9 – 28 storeys; 761 sqm (GIA) of flexible commercial floor space (Use Class A1-A4, B1, C3 Ancillary, D1/D2); works to existing cofferdam; undercroft car and cycle parking; servicing; landscaping; public realm works; and infrastructure (harbour wall) works. Outline Planning Permission (all matters reserved apart from access) is sought for Phase Three of the development and comprises: up to 520 residential units (Use Class C3) in 6 buildings ranging from 8 – 19 storeys; up to 800 sqm (GIA) of flexible commercial floor space (Use Class A1-A4, B1, C3 Ancillary, D1/D2); construction of engineered basement structure to create a raised podium deck over Spending Beach; installation of Navigation Piles; undercroft car and cycle parking; servicing; landscaping; and public realm works. The application is accompanied by an Environmental Statement.

The proposals are the result of comprehensive pre-application consultation exercise with BHCC, interest groups, societies and members of the public. Engagement with all parties have directly informed the scheme’s evolution and greatly assisted in contributing to the final design of the development.



Illustrative Location Plan



### Scheme Benefits

The proposals will deliver contemporary architecture in an urban environment that recognises its specific context and the unique history of its setting. The proposed mixed-use development will improve the wider area by building out along the existing marina outer harbour waterfront, creating new public realm that extends east and west and provides improved pedestrian links between Brighton and the existing Brighton Marina developments.

A brand new landscaping scheme surrounds the buildings, reconnecting the site back to the sea and providing usable public spaces and routes to highlight the unique characteristics of the site. A series of new public spaces will be formed for residents and the public, introducing and enhancing biodiversity in the area.

The proposed buildings will fit well within the context of Brighton and the existing squares and crescents which line the coast, in addition to creating a new landmark tower which will raise the architectural benchmark for future development.

The development will bring new life to the site and its surrounding context, the inclusion of high quality, independent retail, restaurants, commercial uses, community workspaces, and residential entrances.

Sustainability credentials for the scheme have been at the forefront of the scheme design. The proposals seek to minimise levels of residential car parking to encourage sustainable transport modes, and the energy strategy draws on innovative Sea Water Source Heat Pumps to deliver heating.

The proposals will deliver the following across Phases Two and Three:

- Nine buildings ranging from 8-28 storeys;
- Up to 1,000 high quality residential units for c.2,000 residents;
- Provision of on-site affordable housing;
- Up to 1,561sqm of flexible commercial floorspace (Use Class A1-A4, B1, D1/D2);
- 11420sqm High quality public open space;
- Children's Play Space;
- Improved connections to the Marina and beyond to Brighton City Centre;
- 152 car parking spaces for residents and 701 cycle parking spaces for residents and visitors; and
- Sea Water Heat Source Pump to extract heat from sea water.

Section 106 Contributions will be sought by the Council to address any impacts that arise directly as a result of the development, and will enhance the provision of social, physical and community infrastructure, benefitting BHCC and the Marina as a whole.





Format of Planning Application

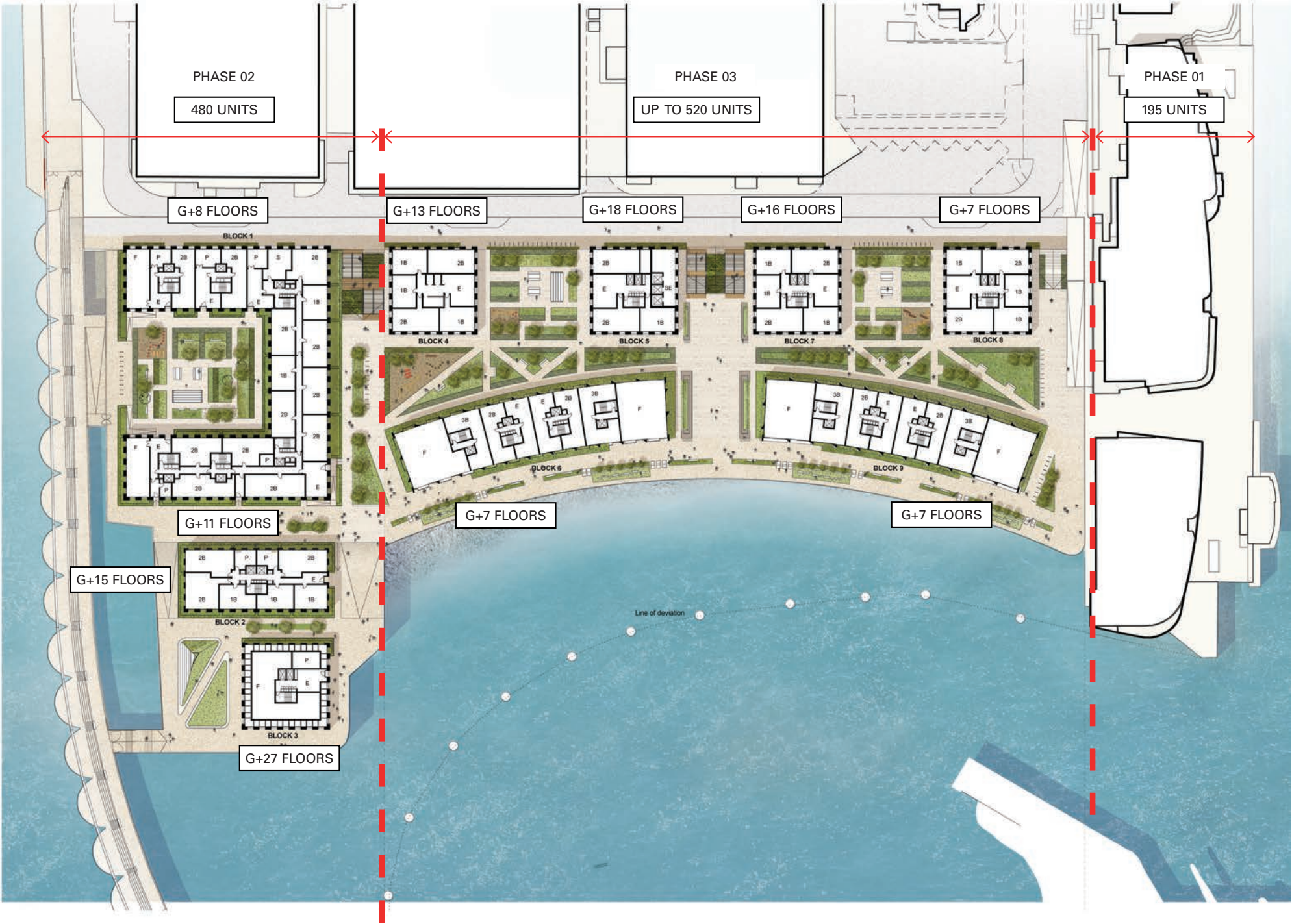
The scheme proposals have been submitted to BHCC as a Hybrid Planning Application. A Hybrid Planning Application is one that seeks Outline Planning Permission for one part and Full Planning Permission for another part of the same site.

Given the size of the site and the nature of the development, Phase Two is submitted in full detail and the remainder of the development, Phase Three, is submitted in outline with all matters except access reserved for future determination through a Reserved Matters Application. This approach ensures and enables the timely delivery of Phase Two, whilst providing an element of flexibility for Phase Three to come forwards at a later date.

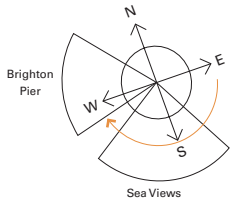
Full details of the Phase Two proposals are submitted as part of this planning application. Subject to planning approval, Phase Two would be able to be constructed in accordance with the approved plans (subject to any planning conditions or obligations).

The outline application for Phase Three seeks to establish the parameters within which future buildings can come forward, including the height, scale, and maximum number of residential units and quantum of uses being proposed. The Design Principles document accompanying this application sets clear overarching guidance for the design of Phase Three, and the design principles have been informed to complement the design details for the full detailed scheme of Phase Two.

Further engagement and consultation with the Council regarding the detail of the future Reserved Matters Application (RMA) for Phase Three will occur as it comes forward. A future RMA will be developed in line with the tested and approved primary control documents as well as any conditions attached to the Outline Planning Permission.



Proposed Ground Floor Plan - Illustrative



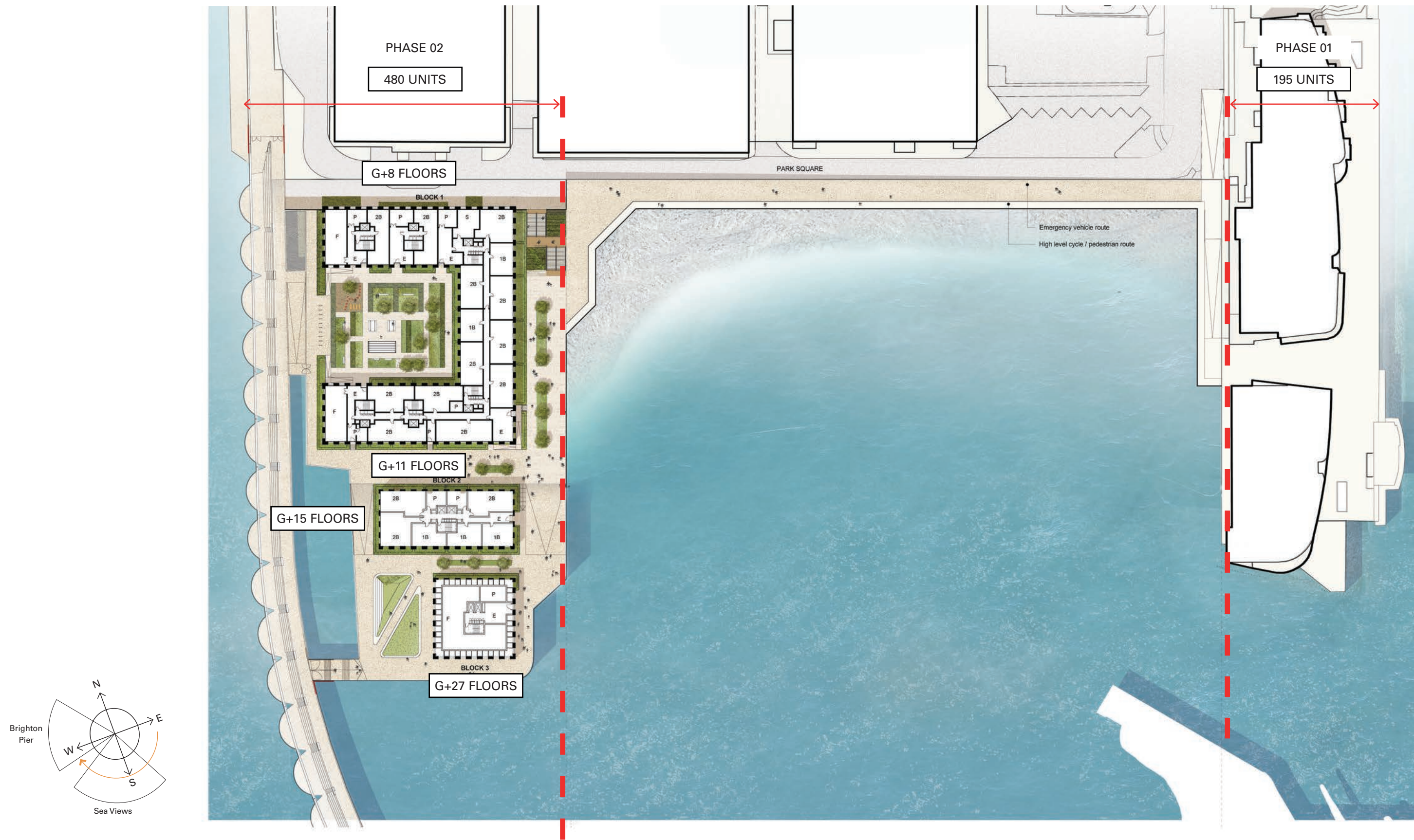


Apartment Schedule

	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Block 8	Block 9
Studio	21	0	0	0	0	0	0	0	0
1 bed	21	32	108	55	73	32	67	31	28
2 bed	180	34	54	28	38	42	34	16	44
3 bed	0	30	0	0	0	16	0	0	16
Total	222	96	162	83	111	90	101	47	88
Phase 2 Total: 480				Phase 3 Total: 520					



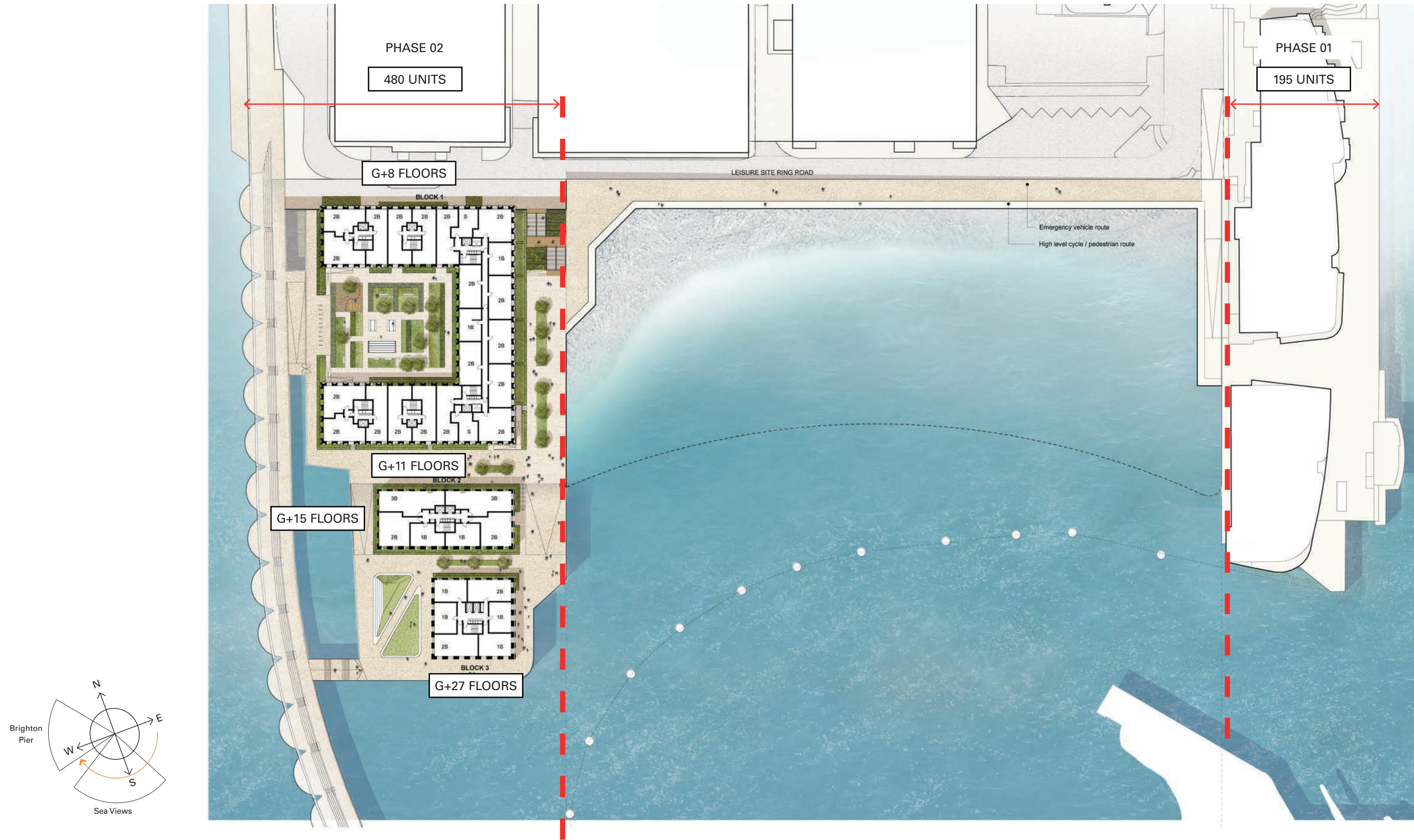
Phase 2 Ground Floor Plan



Phase 2 - Ground Floor Plan - Illustrative



Phase 2 Typical Upper Floor Plan



Phase 2 - Ground Floor Plan - Illustrative



**Phase 2 Landscape Proposals**

The layout of the Phase 2 public realm will create a series of unique spaces that provide a valuable asset to the residents, visitors, workers and local community.

These spaces will comprise:

**Sunset Square**

A predominately green space in the south-west of the site that will provide a level lawn for events and sunbathing, as well as a westward facing point of prospect which will capitalise on the stunning views of the sea, views back to Brighton including views of the pier and the setting sun.

**Western Breakwater**

A transformed pedestrian entrance to the site with new surfacing, lighting and artworks which also act as wind mitigation.

**The Garden Lanes**

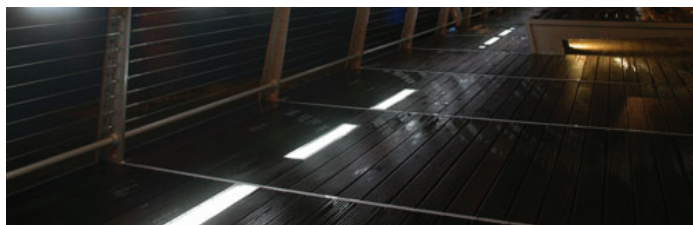
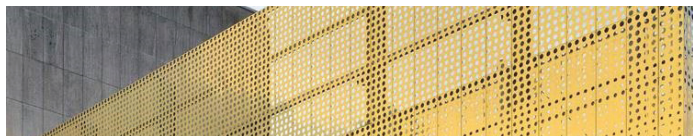
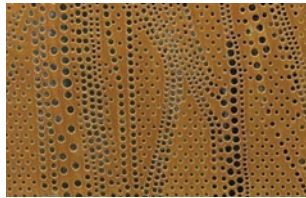
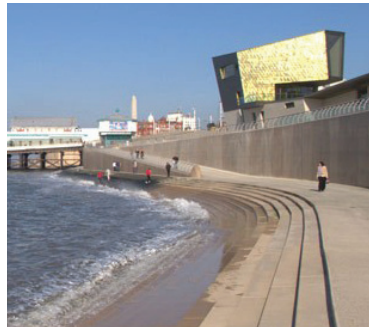
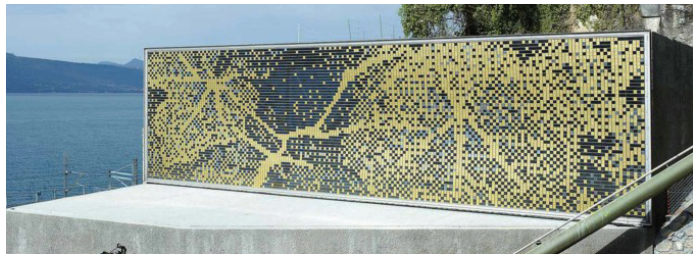
A series of connecting spaces, each with a green character, providing defensible territories for the waterfront living.

**Communal Gardens**

Sheltered spaces for residents with a richness of uses - play, flexible space for community events and places to sit and lounge, within a garden setting.

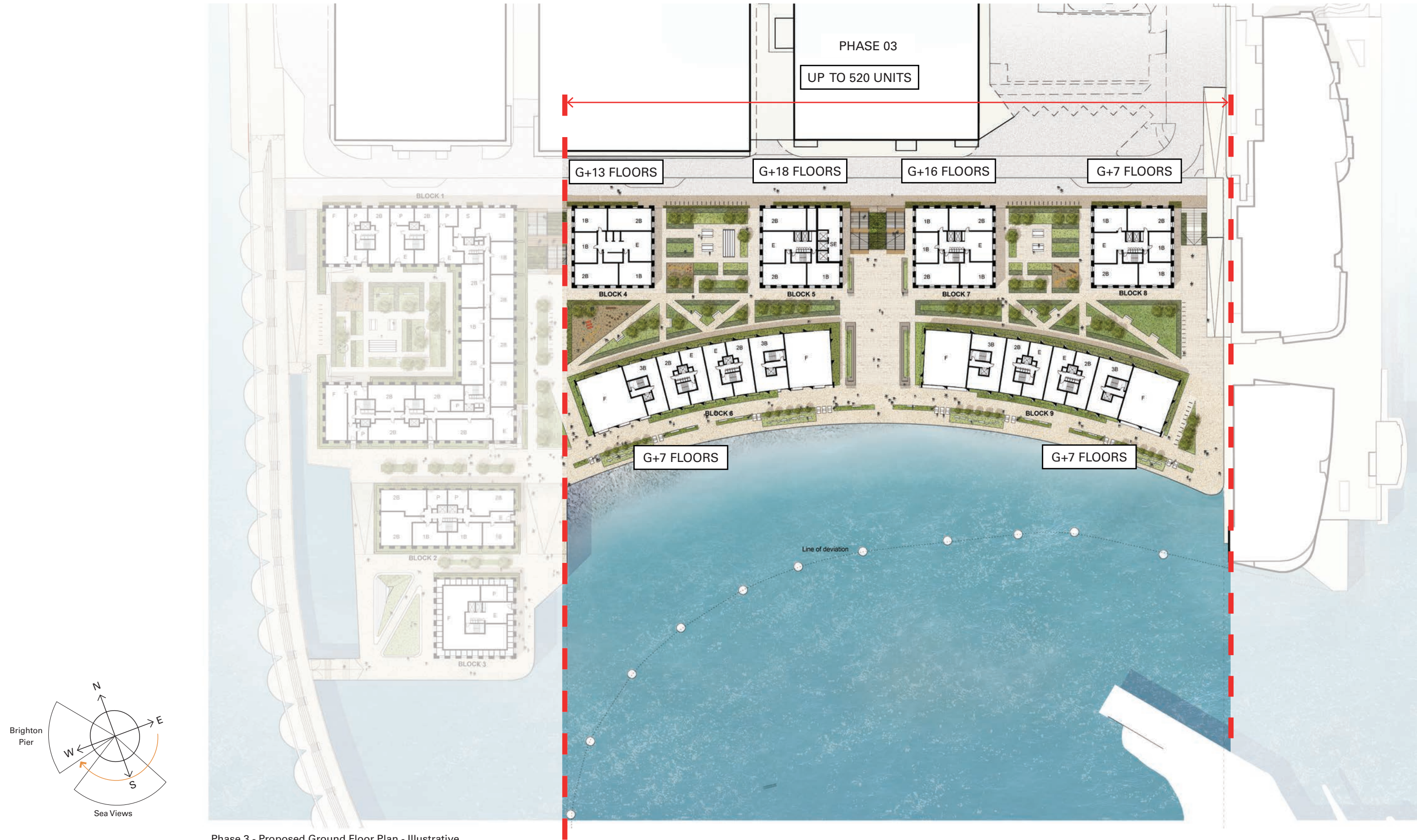








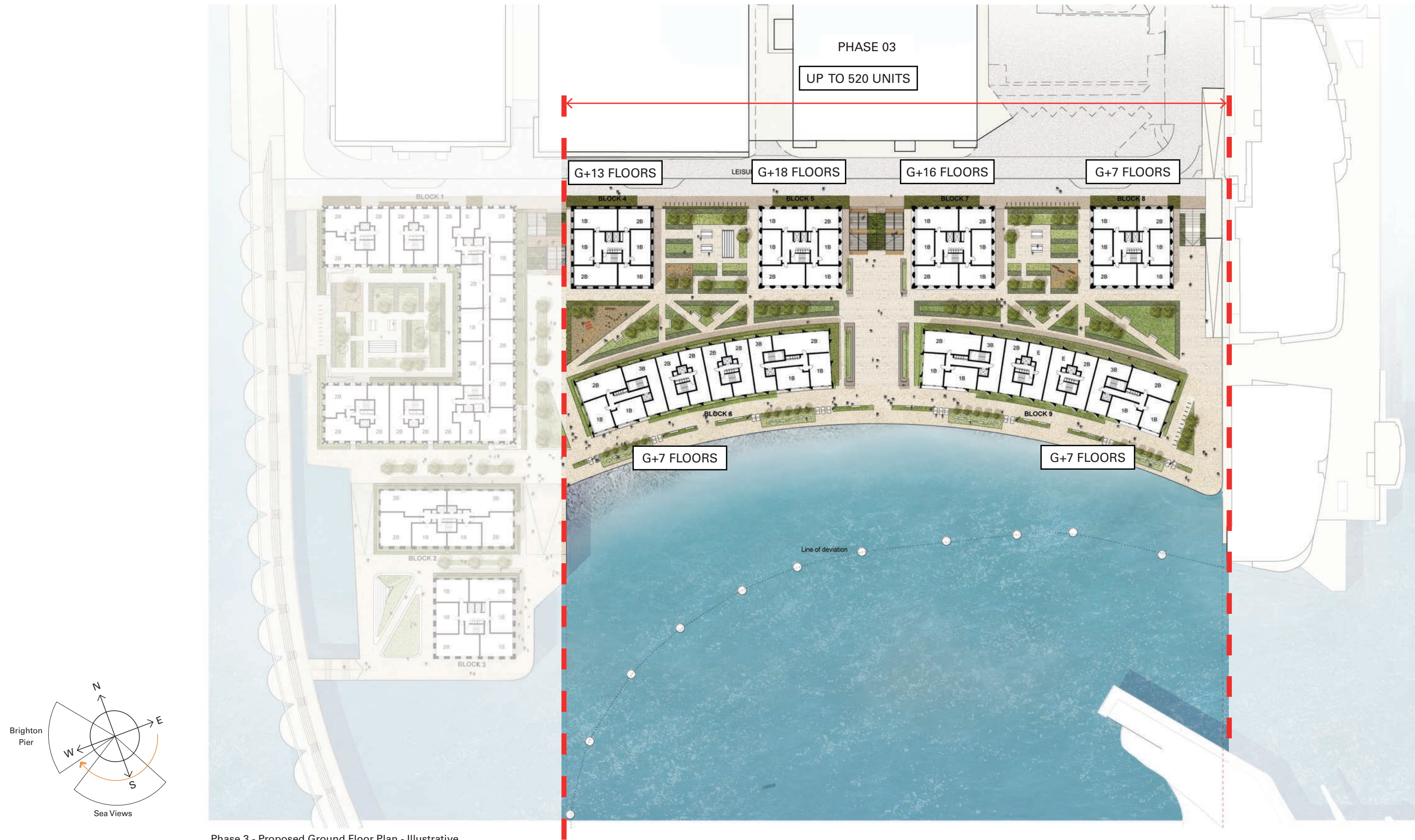
Phase 3 Ground Floor Plan



Phase 3 - Proposed Ground Floor Plan - Illustrative



Phase 3 Typical Upper Floor Plan



Phase 3 - Proposed Ground Floor Plan - Illustrative



**Phase 3 Landscape Proposals**

The layout of the Phase 3 public realm will create a series of unique spaces that provide a valuable asset to the residents, visitors, workers and local community.

These spaces will comprise:

**Central Promenade**

A generously proportioned waterfront route that will connect the breakwater to Phase 1 of the Marina development. This route will be a popular pedestrian space, with active frontages and places to sit and play.

**The Spine**

A flexible space running north to south that can provide, in the future, an axial connection between further phases of development and the waterfront. This space will be host to year-round events.

**The Garden Lanes**

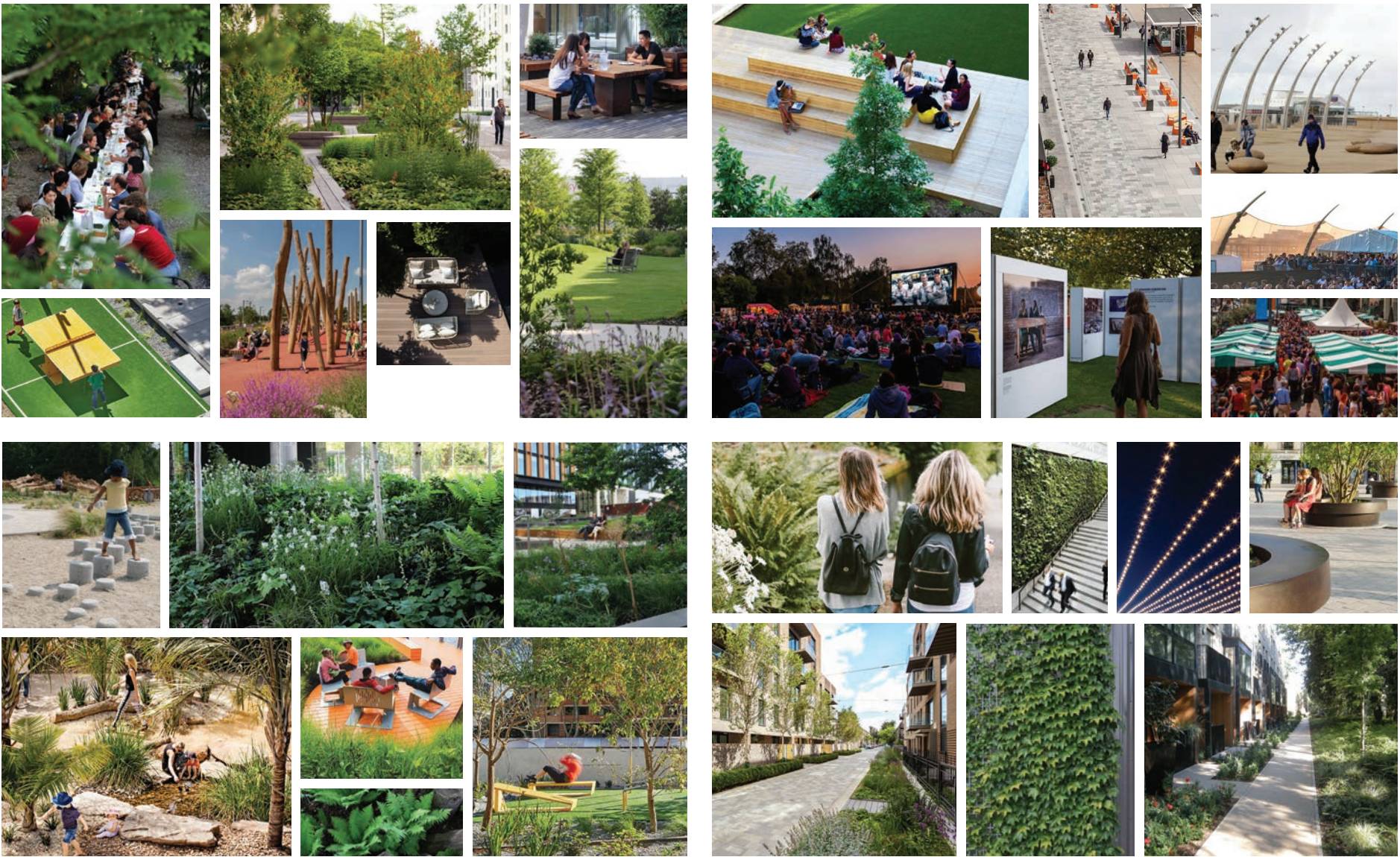
A series of connecting spaces, each with a green character, providing defensible territories for the waterfront living.

**Exotic Gardens**

A sheltered space running east-west with gardens, walks, places to sit and places to play. The planting within the gardens will have an exotic character, inspired by the eastern opulence of the Brighton Pavilion.

**Communal Gardens**

Sheltered spaces for residents with a richness of uses - play, flexible space for community events and places to sit and lounge, within a garden setting.









## Design Summary

The proposed Development aims to be an exemplar of sustainable and contemporary modern architecture in an urban, waterfront environment and context. The design recognises the history and varied character of Brighton Marina and the wider Brighton context and addresses the rich variety of architecture with a bold yet carefully composed townscape insertion. It will make a significant contribution to the existing site and wider area by:

- Completing the original masterplan for the wider area
- Substantially improving and extending the public realm and access in and around Brighton Marina, with the creation of well designed public places and ecological zones
- Providing high quality residential accommodation, aimed at the local market, that is built to last
- Delivering sustainable and energy efficient buildings of exceptional quality
- Providing new homes with generous open plan layouts and uncompromised spaces
- Increasing biodiversity of the site, especially with the provision of significantly more trees, soft landscaping and a new tidal terrace
- Increasing the Site permeability, improving the current links and providing a new waterfront promenade
- Improving safety and security around the site through increased facade activation, lighting and natural surveillance.
- Up to 1,561sqm of flexible commercial, retail and leisure spaces aimed at more local, independent offerings

The proposed buildings create a marker to the most prominent southern edge of the Site. The public realm design not only improves pedestrian links through the Site and provides a suitable setting for the extended Brighton Marina Development, but also enhances the biodiversity of the area, serves the local community and connects with other recent developments to reinvigorate this area of development on Brightons waterfront.

The quality of design, materials proposed, and attention to detail will ensure the buildings will make a real and lasting positive contribution to Brighton.













Details of Materiality

The concept behind the facade designs is to provide a bold, simple and contextual design.

As the Development will be an important element of the regeneration of Brighton Marina, a simple and durable but high quality palette of materials that work on a variety of scales from street level to far distance views is proposed. These materials will be brought together with a high level of craft, detail and architectural integrity as previously outlined.

Following extensive research and testing, two materials that match the criteria previously outlined have been selected for the facades; they are reconstituted stone and metal.

Reconstituted Stone

The use of pre-cast reconstituted stone allows for the creation of sculptural panels whilst maintaining an efficient and effective facade design. It also allows for a wide selection of colours and surface finishes to be used that can relate to many of the local colour tones and references of Brighton’s heritage and marina environment.

In addition, by introducing changes to the surface roughness, the concept of erosion can be read across the facades, marking different buildings and uses on the facades.

Metal

Darker, monotone tones of metal are used for the more essential elements such as window frames and balustrades, as a direct reference to local window treatments in the Georgian squares and crescents.









Key Views





















