

# BRIGHTON MARINA REGENERATION PROJECT

proof of evidence - appendices  
Bob Allies



## Bob Allies MA Dip Arch RIBA

This document has been prepared by  
Allies and Morrison as evidence for the Inquiry into the  
planning application for Brighton Marina.

Planning Appeal Reference: APP/Q1445/A/09/2102048/NWF  
Planning Application Reference: BH2007/03454



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- 2.0 REID Architecture feasibility study
- 3.0 Proposed amendments to planning drawings: Cliff Building
- 4.1 Cliff Building: single aspect north facing flats
- 4.2 Cliff Building: Flats with no private outdoor space



Royal festival Hall, Southbank Centre  
2008



Royal Observatory, Greenwich  
2008



Farnborough Business Park, Hampshire  
2007



BBC Media Village, White City  
2005



Fitzwilliam College,  
2005



Allies and Morrison Studios,  
2004



British Embassy Dublin  
1997

1.0 Allies and Morrison  
award winning projects



WWT visitor centre, Welney,  
2007



The Finlay Building, Merton College,  
2007



British Council, Lagos, Nigeria  
2006



City Lit, Commendation  
2006



Girton College Library, Cambridge  
2006



The Horniman Museum  
2004



One Piccadilly Gardens, Manchester  
2004



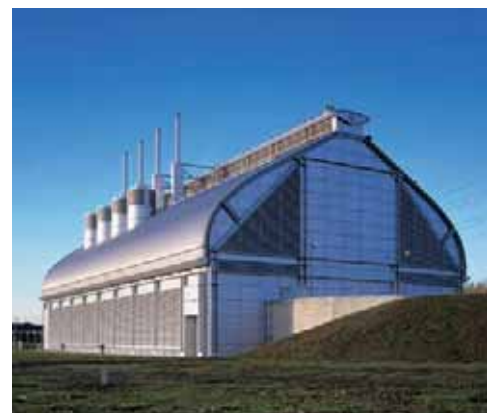
Blackwell House  
2003



Private House in Holland Park  
2000



Rutherford Building, Goldsmiths College  
1998



Abbey Mills Pumping Station  
1997



Sarum Hall School, London  
1996



Nunnery Square, Sheffield  
1996



Newnham College, Cambridge  
1996



The Clove Building, Butler's Wharf  
1991





2.0 REID Architecture  
feasibility study



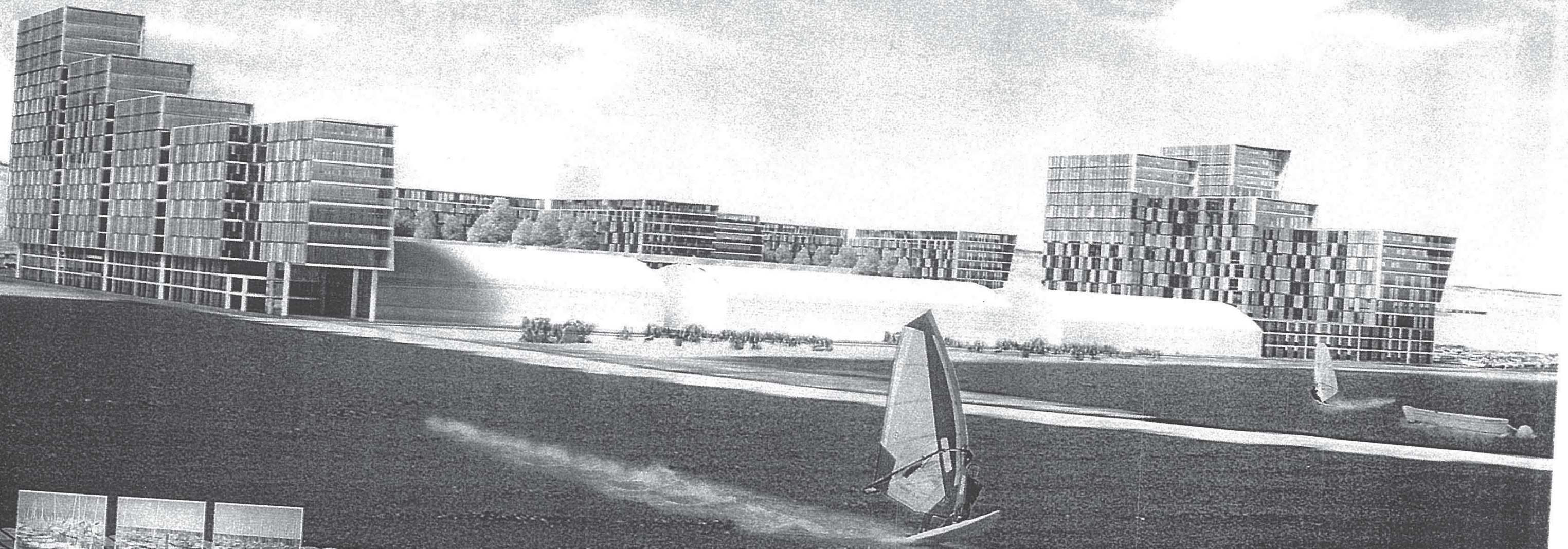
LAING O'ROURKE

explore

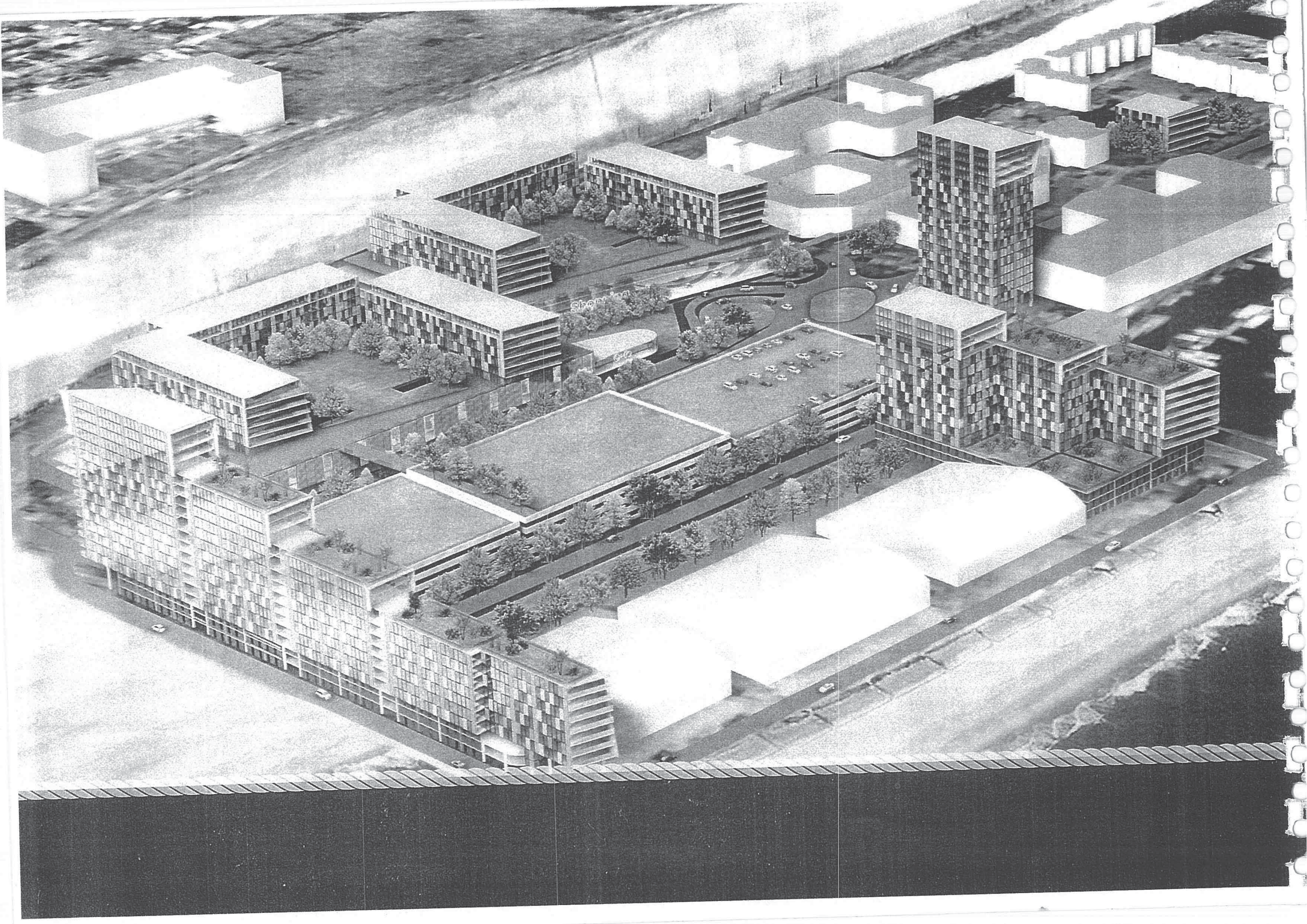
LIVING

# BRIGHTON MARINA

PROPOSALS DOCUMENT | APRIL 2005



architecture  
R E I D





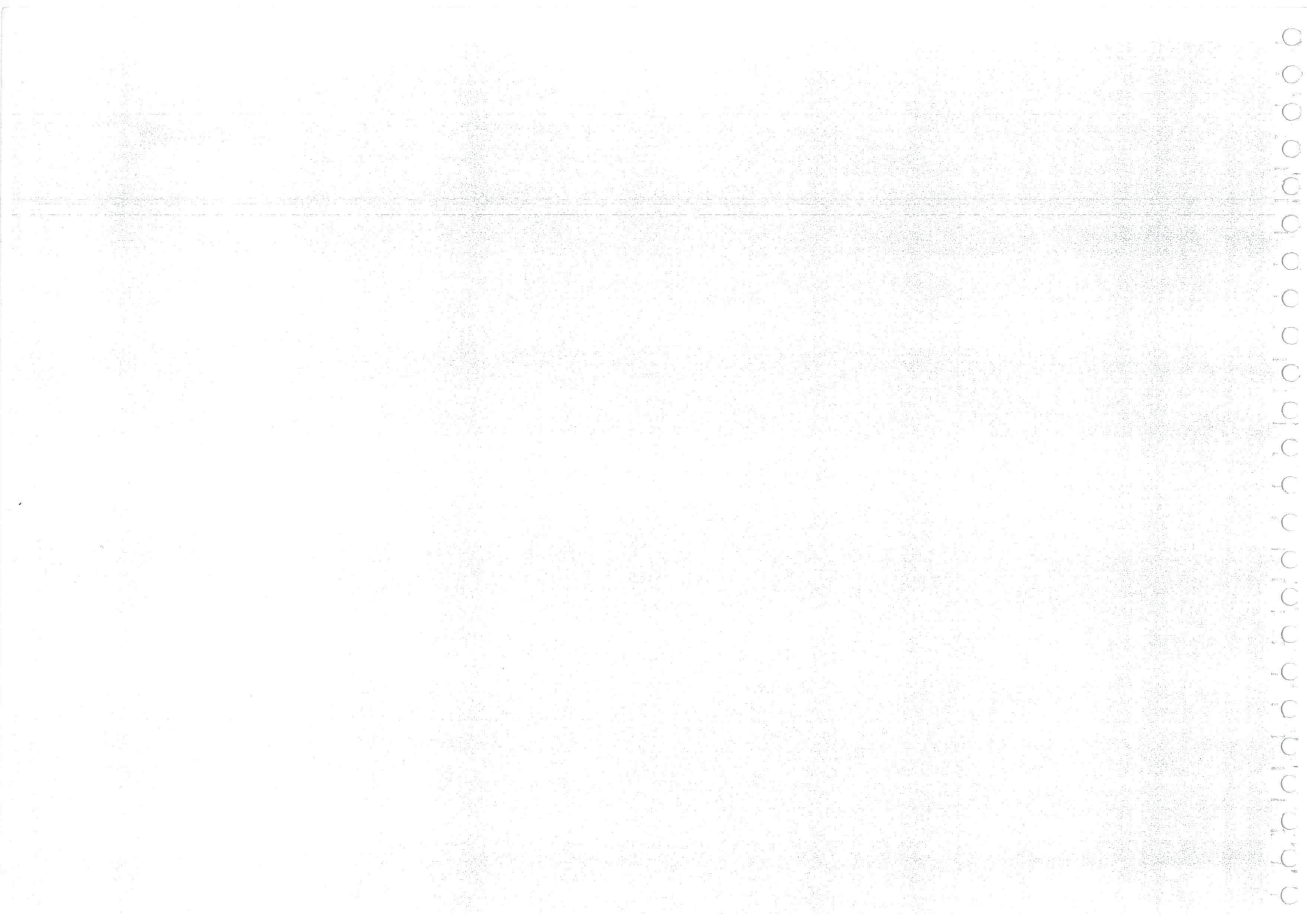
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Project Experience

Design Concept

Development Programme



# Introduction



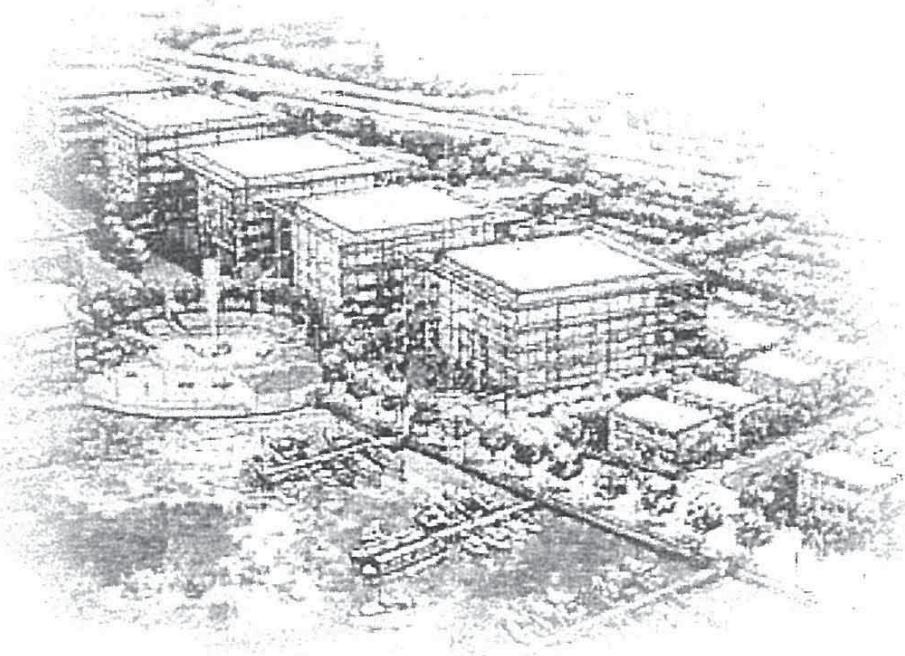
Explore Living is Laing O'Rourke's new residential division.

Led by Chairman Paul Healey and Managing Director, Karl Pickering, the new business will initially focus on development opportunities in the South East but has a mandate to create a national business.

Explore Living will target a broad section of the market from entry level properties through to family homes. We will innovate in all aspects of the process from land purchases and sales and marketing, through to design and build and after sales service.

We aim to provide an exceptional level of service through every step of the buying process, and bring a new type of buying experience to our customers.

This project presents Explore Living and Laing O'Rourke with an exciting opportunity to work with Parkridge, X Leisure and other key stakeholders, notably Asda, to create a thriving living, working and leisure community within the Brighton Marina.



*'Through explore living, we are going to create a residential venture that challenges industry norms in the same way that Laing O'Rourke has been challenging the construction sector. The fundamentals in the UK housing market are robust, particularly for the right product at the right price.'*

Ray O'Rourke, Chairman



Laing O'Rourke is an international construction group with total capability in the design, procurement and delivery of major projects across a full spectrum of global markets.

Our 'Power of One' philosophy brings together a seamless approach to all the services and products that the Group is able to provide in delivering world class mixed-use developments.

The current programme includes:

- the redevelopment of **Feltham Town Centre**, in partnership with Barratt Homes and Thornfield Properties, to create 800 homes, a 80,000ft<sup>2</sup> Asda store, 350,000ft<sup>2</sup> of additional retail space, as well as a library, medical centre and other community facilities.
- the **Paradise Street** development in **Liverpool** on behalf of Grosvenor,
- the redevelopment of the **Vauxhall** car manufacturing plant in **Luton**. A £175 million mixed-use scheme.
- **Rushden Parks and Lakes**. A mixed use development within a 270 acre brownfield site to include a 500,000ft<sup>2</sup> commercial building, 35,000ft<sup>2</sup> of leisure facilities, a 175 room hotel and an inland marina with capacity for berthing 100 boats.
- **Nottingham Eastside**. A £750 million regeneration scheme to provide a new residential and commercial district.

In addition, recent notable retail developments include:

- Selfridges at **Bull Ring**, Birmingham;
- a £10m southern refurbishment of **Manchester Arndale**; and
- the construction of **Festival Place, Basingstoke**.



REID architecture has 25 years experience of design for commercial and public clients. They are among the top twenty largest practices in the UK and have a comprehensive spread of sector experience including:

- urban design and master planning
- retail
- residential
- transportation
- offices
- leisure and hotels
- education
- healthcare
- process and distribution

This knowledge base provides an excellent resource that can be applied to their projects and is guided by their sector specialists who are leaders in their respective fields of Concept, Product and Technical Design. By applying their unique Knowledge-Led Architecture process, each project team can benefit from the specialist's understanding, ensuring each design response is inspired.

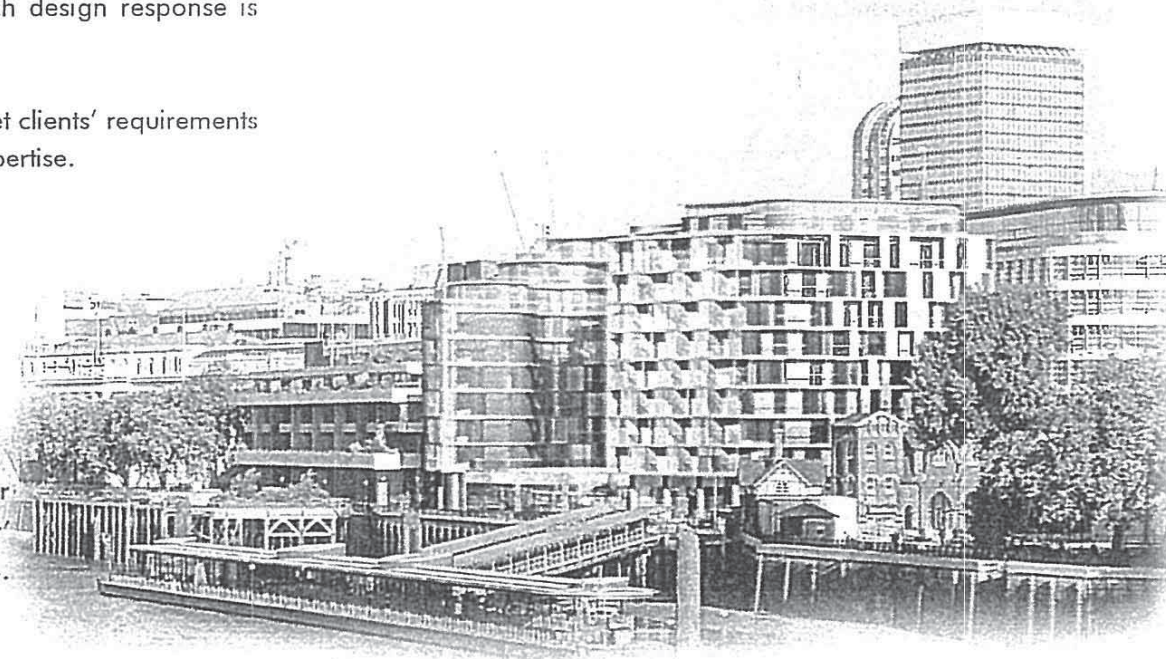
This unique approach allows us them meet clients' requirements for creative, technical and commercial expertise.

Core services include:

- Feasibility Studies
- Master planning
- Detailed Design
- Fit-out and interior design
- Asset Management studies
- Design Team Co-ordination
- Planning Inquiries
- Technical and sustainable consultancy

Reid employ over 180 people.

**Winner**  
**'Architectural Practice of the Year'**  
**Builder & Engineer Awards 2004.**





# BRIGHTON MARINA



Introduction

Project Experience

Design Concept

Development Programme

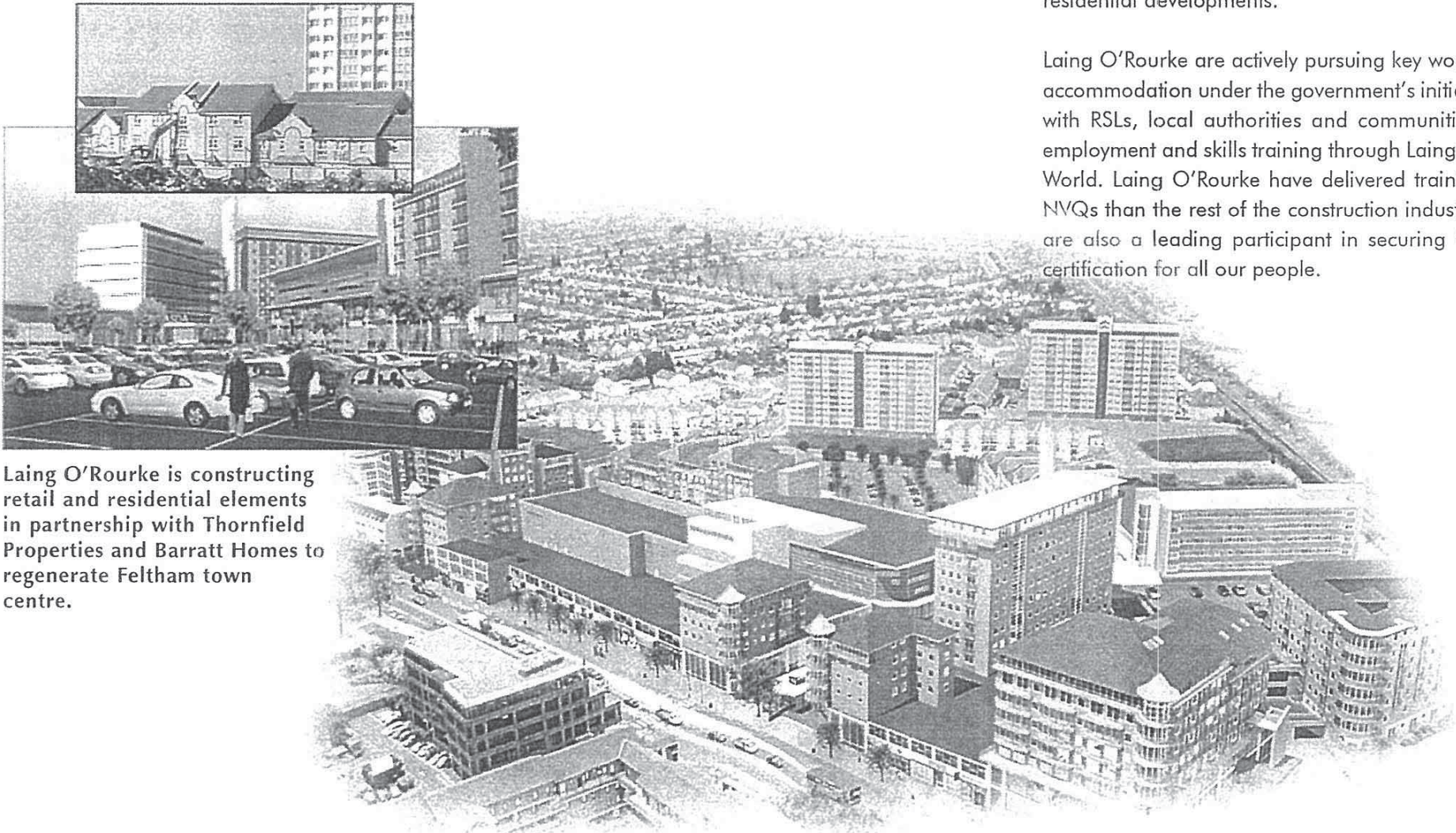


# Laing O'Rourke London & South East



Laing O'Rourke London & South East Limited is the operating business of the Group that is responsible for design and construction in this region. It has an enviable reputation for delivery and a wide portfolio in retail and residential encompassing both homes for sale and affordable housing. The business is NHBC registered, has a direct workforce in excess of 1,500 operating in the area and operates a residential aftercare service for our residential developments.

Laing O'Rourke are actively pursuing key worker and affordable accommodation under the government's initiative and is working with RSLs, local authorities and communities to bring lasting employment and skills training through Laing O'Rourke Learning World. Laing O'Rourke have delivered training to secure more NVQs than the rest of the construction industry put together. We are also a leading participant in securing CSCS training and certification for all our people.



Laing O'Rourke is constructing retail and residential elements in partnership with Thornfield Properties and Barratt Homes to regenerate Feltham town centre.

**Longford Centre, Feltham**  
80,000 sq ft ASDA, 350,000 sq ft retail, community library, nursery, medical centre and 800 homes.

# Portfolio Highlights

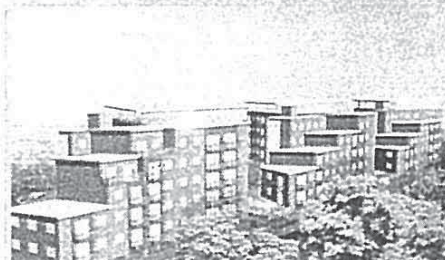
**LAING O'ROURKE**



**Lough Road, Islington, N1**  
 £68 million  
 517 Units



**Castle Street, Putney, SW15**  
 for St Georges  
 £11 million  
 63 units



**Merton Abbey Mills, SW19**  
 for Countryside Properties  
 £19 million  
 164 units



**Royal Quay, E6**  
 for Furlong City  
 £44 million  
 281 units



**Tabard Square, Long Lane, SE1**  
 for Berkeley Homes  
 £63 million  
 572 units



**Longford Centre, Feltham**  
 £58 million  
 350,000ft<sup>2</sup> retail  
 800 homes  
 750 car park spaces



**Basingstoke Redevelopment**  
 £710 million  
 790,000ft<sup>2</sup> retail  
 2,850 car park spaces



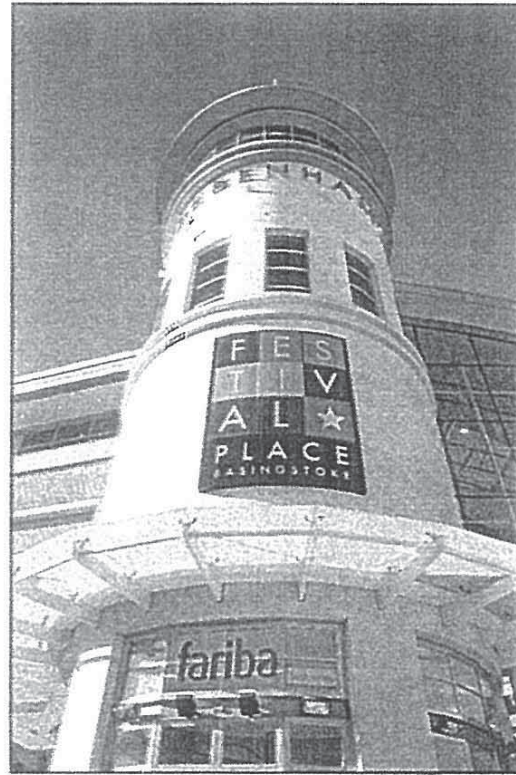
**The Paradise Project**  
 £400 million  
 148,000ft<sup>2</sup> retail  
 300 homes  
 3,000 car park spaces



**Glasgow Fort Development**  
 £43 million  
 465,000ft<sup>2</sup> retail  
 1,800 car park spaces



**Bull Ring Selfridges and Moor St Car Park**  
 25,000 m<sup>2</sup> retail  
 1,200 car park spaces



A three-year project that reshaped  
Basingstoke town centre



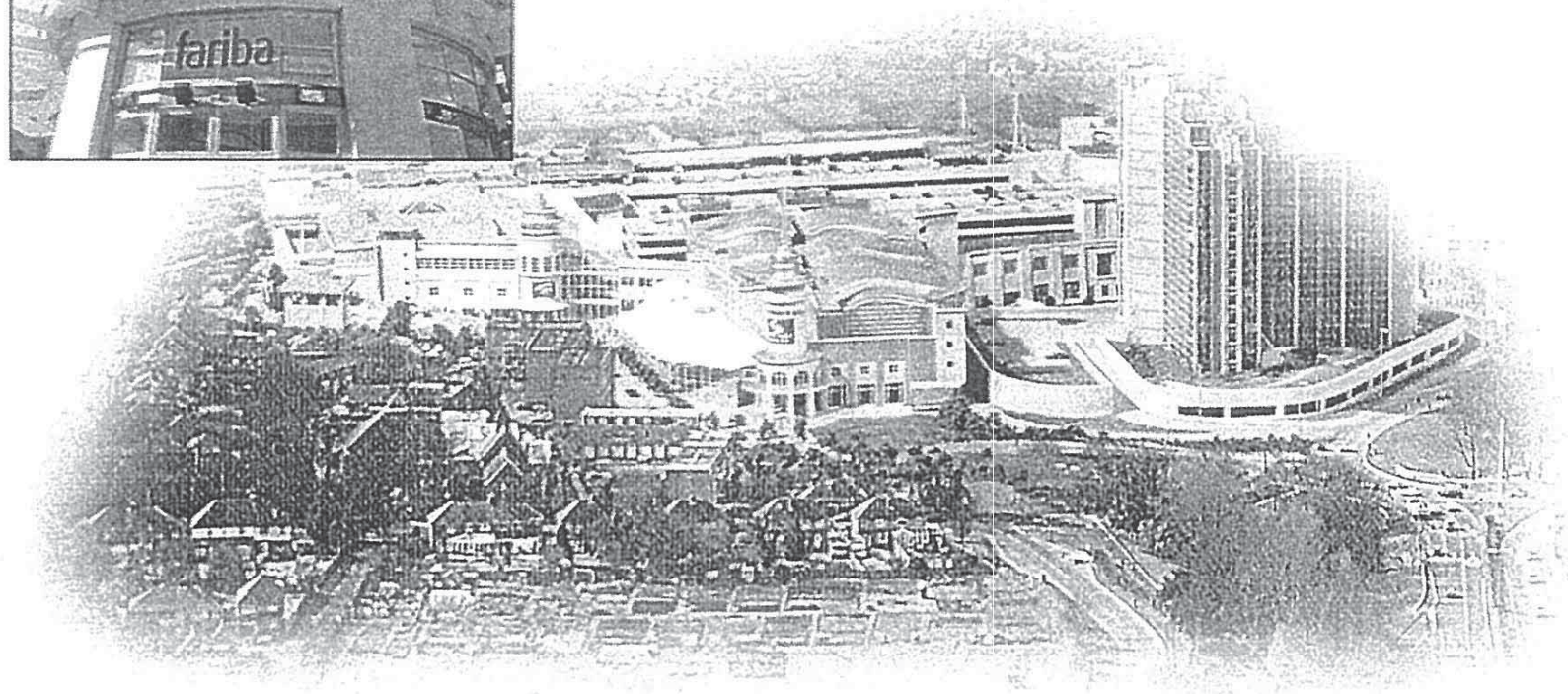
#### FESTIVAL PLACE

Construction Manager of the Year - Overall Winner, 2003

Gold Winner in the Category of 'New-build Over £45m', 2003

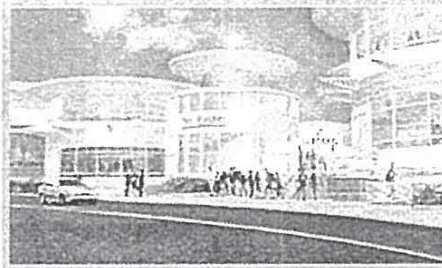
Considerate Constructor, 2004 - Bronze Winner

Commendation at the Structural Steel Design Awards 2004



# Portfolio Highlights

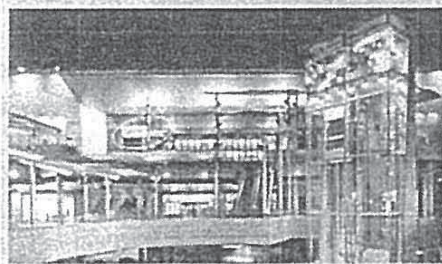
architecture  
**R E A D**



**Loughborough Town Centre**  
 £30 million  
 20,000m<sup>2</sup> retail  
 21,500ft<sup>2</sup> leisure



**Gunwharf Quays, Portsmouth**  
 £150 million  
 167,400ft<sup>2</sup> retail  
 230,000ft<sup>2</sup> leisure  
 41,000ft<sup>2</sup> office  
 1,500 car parking spaces



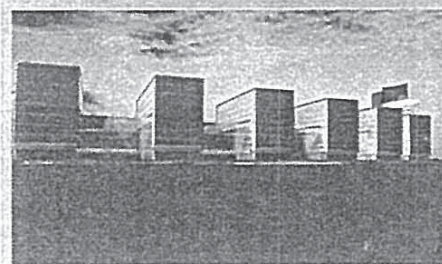
**Nassica Retail Park, Madrid**  
 97,500m<sup>2</sup> retail  
 46,500m<sup>2</sup> of car parking



**Castle House - Elephant and  
 Castle Development**  
 £90 million  
 40-storey residential



**Longford Centre, Feltham**  
 £50 million  
 350,000ft<sup>2</sup> retail  
 800 homes  
 750 car park spaces



**Luton Town Centre Development**  
 £50 million  
 Private/social housing  
 Retail  
 Cultural and leisure



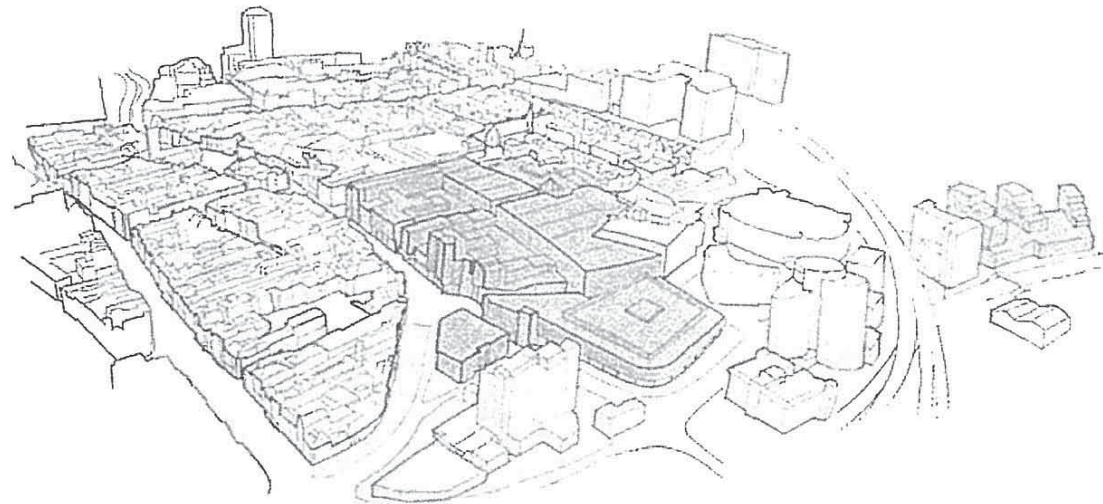
**Heart of Slough**  
 £100m  
 Mixed-use - residential,  
 commercial and cultural



### Residential

REID architecture has been involved in the residential sector for over 15 years. They have experience and a deep understanding of private residential housing, from 40-storey towers to 150-unit high quality serviced apartments on the banks of the River Thames, and a number of schemes for Berkeley First.

They have investigated alternative opportunities for delivery of the mass of Key Worker Homes required around Greater London, by researching individual Borough requirements and matching this with residual land values and construction costs, enabling them to develop a fiscal model to take to private developers and landowners to prove the financial viability of affordable housing. They believe that this level of private sector involvement will be required to meet the Government's levels for Key Worker Homes.



### Retail and Mixed-Use Developments

The majority of Reid's retail work now forms the basis of their mixed-use town centre developments in various locations across the country.

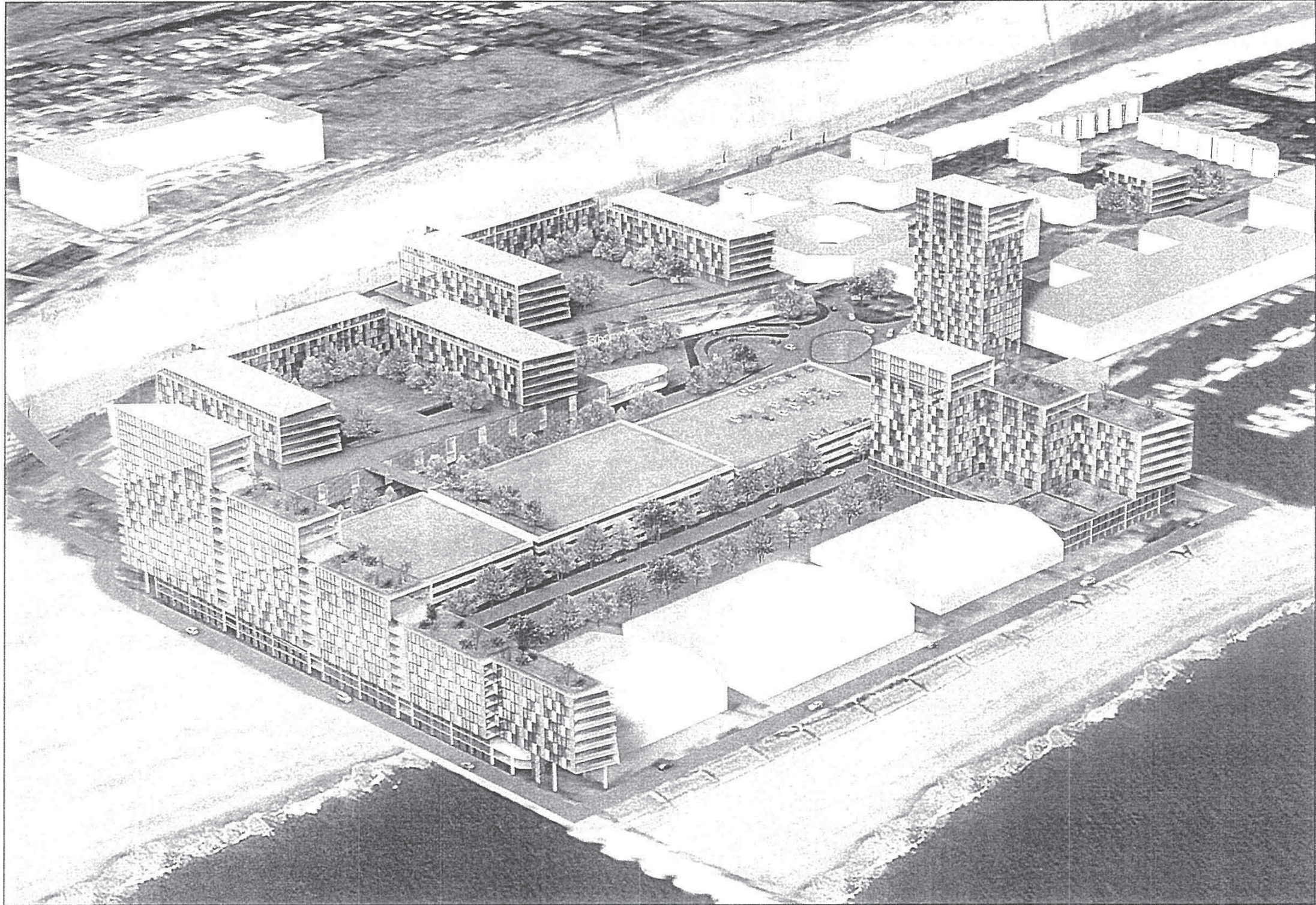
Reid architecture ensures it keeps abreast of the retail industry by listening to clients and maintaining active membership of British Council of Shopping Centres (BCSC), while undertaking a wide range of relevant research projects.

One of our strongest areas is working with a client to devise a suitable design concept to suit their business and marketing objectives, ensuring that every element of store design reflects corporate ambition and meets customer expectation of the brand.

Reid are currently working with Laing O'Rourke on the Longford Centre, Feltham, a mixed retail and residential development delivering 800 homes for Barratt Homes, an 80,000 ft<sup>2</sup> shell for Asda and 350,000ft<sup>2</sup> of retail accommodation for Thornfield Properties.

The largest retail led regeneration scheme for which they obtained outline planning permission was the extension of the St David's Centre in Cardiff City Centre for Land Securities and Capital Shopping Centres. This £215 million scheme will consist of 62,700m<sup>2</sup> of retail, plus a 26,500m<sup>2</sup> department store, with a further 73,000m<sup>2</sup> of offices, residential, hotels, city library and 3,400 parking spaces.

Other mixed-use projects include Gunwharf Quays in Portsmouth; a 40,000m<sup>2</sup> factory outlet and leisure scheme and Enfield; Loughborough; Feltham; and Luton Town Centre.





# BRIGHTON MARINA

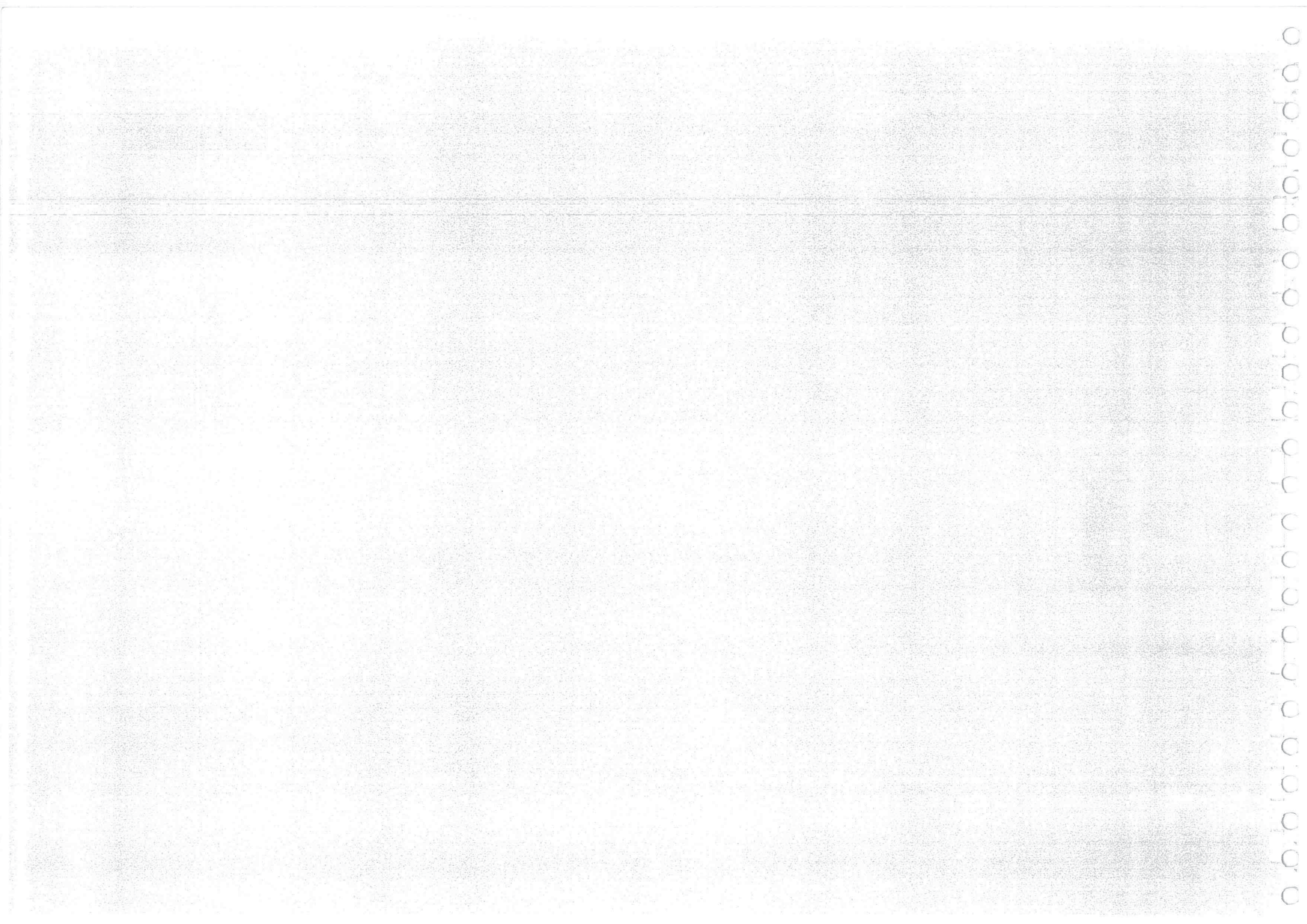


Introduction

Project Experience

Design Concept

Development Programme



# Design Concept

## The Brief

- To provide a mixture of high quality and affordable residential units that maximise the potential of a highly desirable seaside location.
- To provide a new, larger Asda store that can be constructed adjacent to the existing store and completed before the existing is closed down and demolished.
- To provide additional supplementary retail.
- To relocate the existing fast food unit.

## The Planning Context and Sites

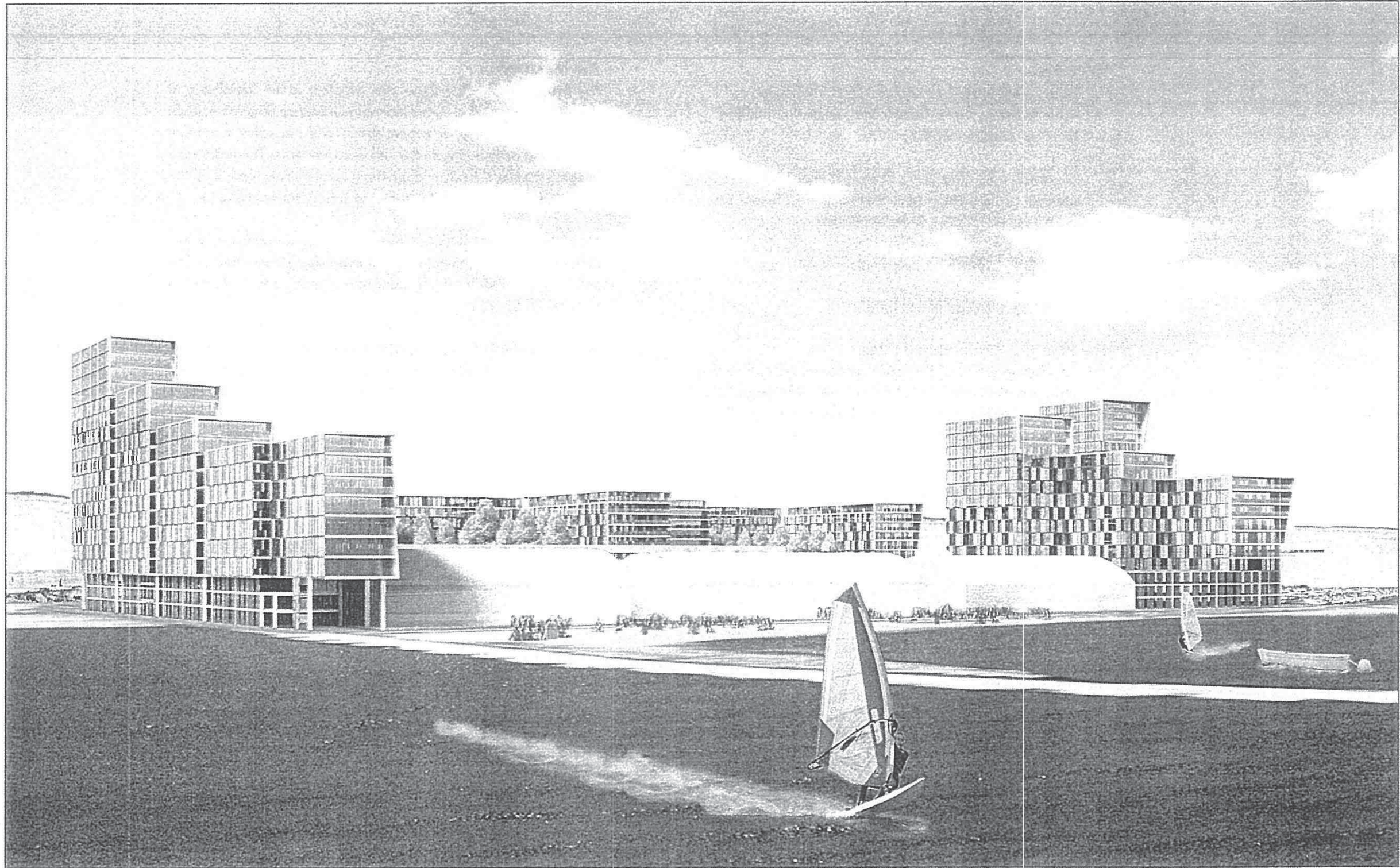
- The existing group of sites are split across the marina and may be subject to future discussions with the aim of forming an improved masterplan. Currently the design proposals respond to these split sites in the best and most coherent way possible.
- The Supplementary Planning Guidance Note: Brighton Marina (vol. 2) explains the aspirations for the sites. The main features are:
  - That the built form should have 'a contemporary maritime identity' (p.46).
  - A formal arrangement concept of 'needles and stacks' is suggested (p.58).
  - That the built form should be limited to the height of the cliff on the Asda site (p.43).
  - The heights elsewhere are not accurately defined but taller structures which step down towards the sea should be considered (p.42).
  - It is desirable to create a landscaped 'podium' on the Asda site, level with the top of the existing car park and with pedestrian bridge links to it (p. 43).

## The Masterplan

The concept that binds these sites together is the 'needles and stacks' idea suggested by the Planning Guidance document. Each building can be read as a part of the land mass that has been eroded and detached from the cliff face over time. The further the building is from the cliff and the main road entrance point, in the north west corner, the smaller the individual 'stacks' become.

All residential elements have a similar semi-random cladding panel pattern, using glass, metal and terracotta. This pattern becomes a texture when viewed from a distance and reinforces the notion of an eroded cliff face.

We have suggested landscaping the space bounded by the needle and drive through sites, the leisure units and the car park. This would provide a proper arrival place that links all of the above elements.



#### **The Asda Site**

- The Asda site is conceived as two south facing 'U' shaped courtyards of residences, perched on top of a retail/car park podium.
- The two blocks can be phased in response to the Asda brief, but operate as one when complete.
- There is a landscaped public space at ground level, in front of the Asda store entrance and the new retail. This arrival space opens directly off the main existing roundabout.
- The two courtyards are formed around landscaped gardens at podium level. These connect directly to the top of the existing car park opposite as suggested in the Planning Guidance notes.
- Shoppers will drive into the ground level car park from the southeast.
- Residents will drive into the decked car park from the northeast.
- Asda service vehicles also enter from the northeast and proceed to a covered service yard.

#### **The Needle Site (1)**

- The site is long and thin, overlooking the beach and the sea. It is ideally located to mimic the idea of a needle formation of land that steps down towards the sea.
- Three car deck levels from ground to second floor level.
- The residential levels immediately next to the car park and leisure units are single sided and face out to sea.
- The upper levels are dual aspect.
- The highest end facing the main entrance road presents a 'prow' that turns people into the main part of the site as they arrive.

#### **The Drive-Through Site (2)**

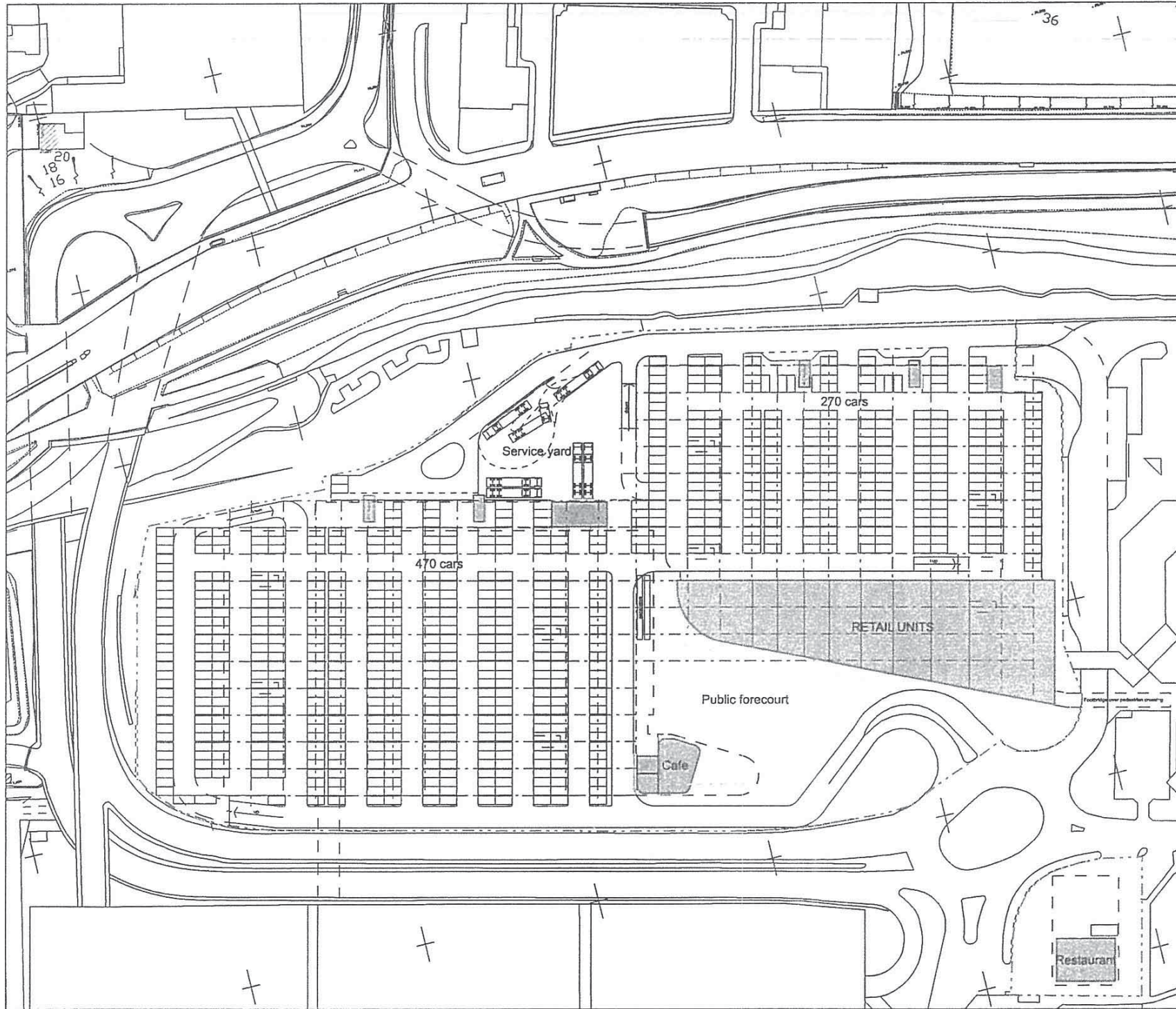
- The residential elements are articulated as three blocks stepping down towards the sea, which sit on a podium with landscaped roof.
- Three levels of car parking are located within the podium.

#### **The Estate Office Site (3)**

- This site is restricted to 5 levels: one undercroft car park level at grade, with 4 residential levels above.

#### **The PFS Site (4)**

- This site stands over the main roundabout and can afford to be quite high as a landmark arrival point.
- It is conceived as a single tall 'stack' of residential units, with the relocated drive through restaurant at it's base.
- Parking for this site is provided within the Asda site.



**NOTES**

ORIGINAL A3

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01 01/03/05 PFS site included CDG

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PROJECT

BRIGHTON MARINA  
Laing O'Rourke

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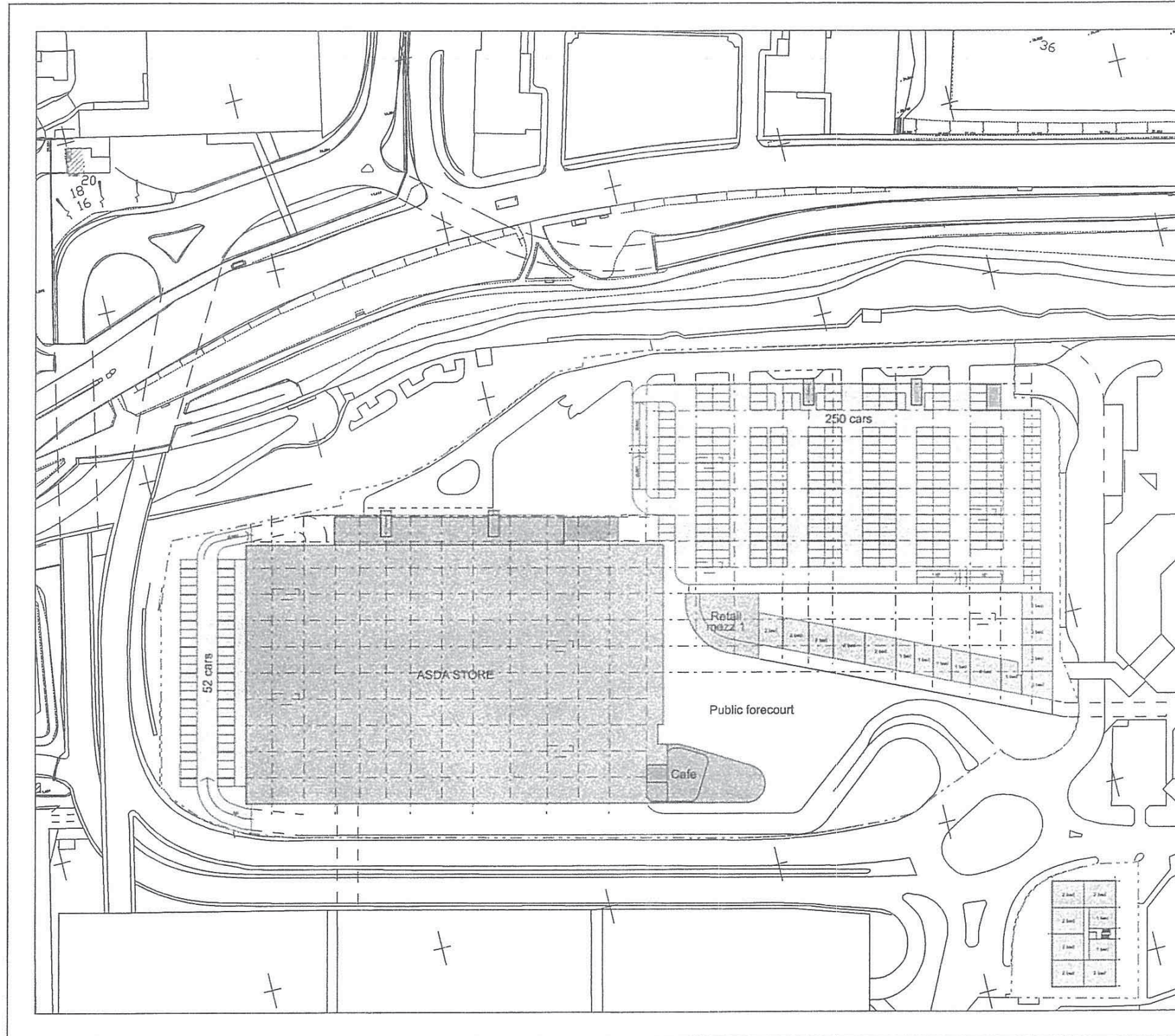
Asda Site  
Ground floor plan

architecture



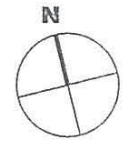
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01 09/03/05 PFS site included, residences in lieu of retail CDG

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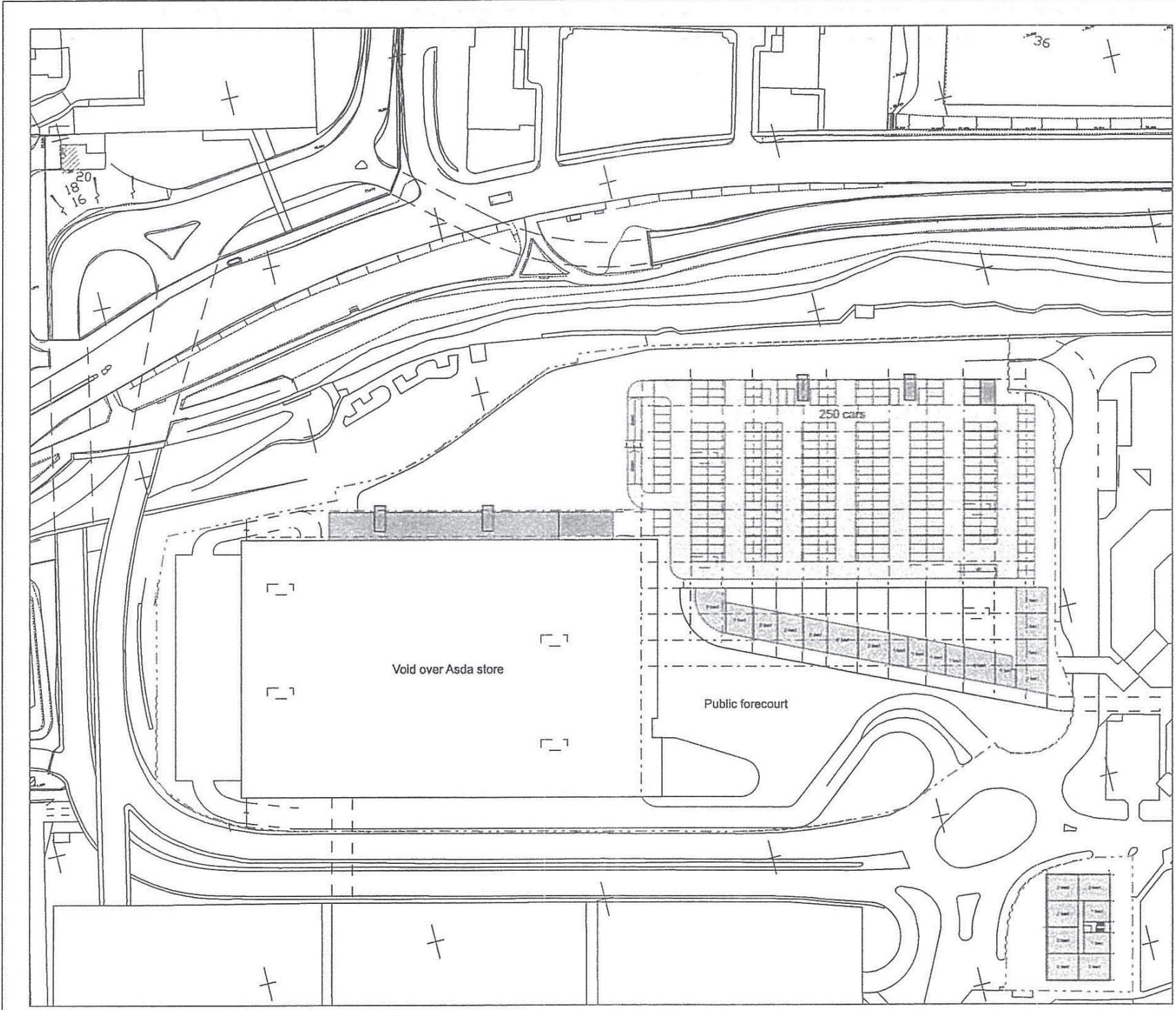
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Asda Site  
Mezzanine level 1 floor plan



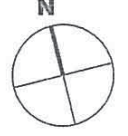
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01 090305 PFS site included, residences in lieu of retail CDG

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Laing O'Rourke

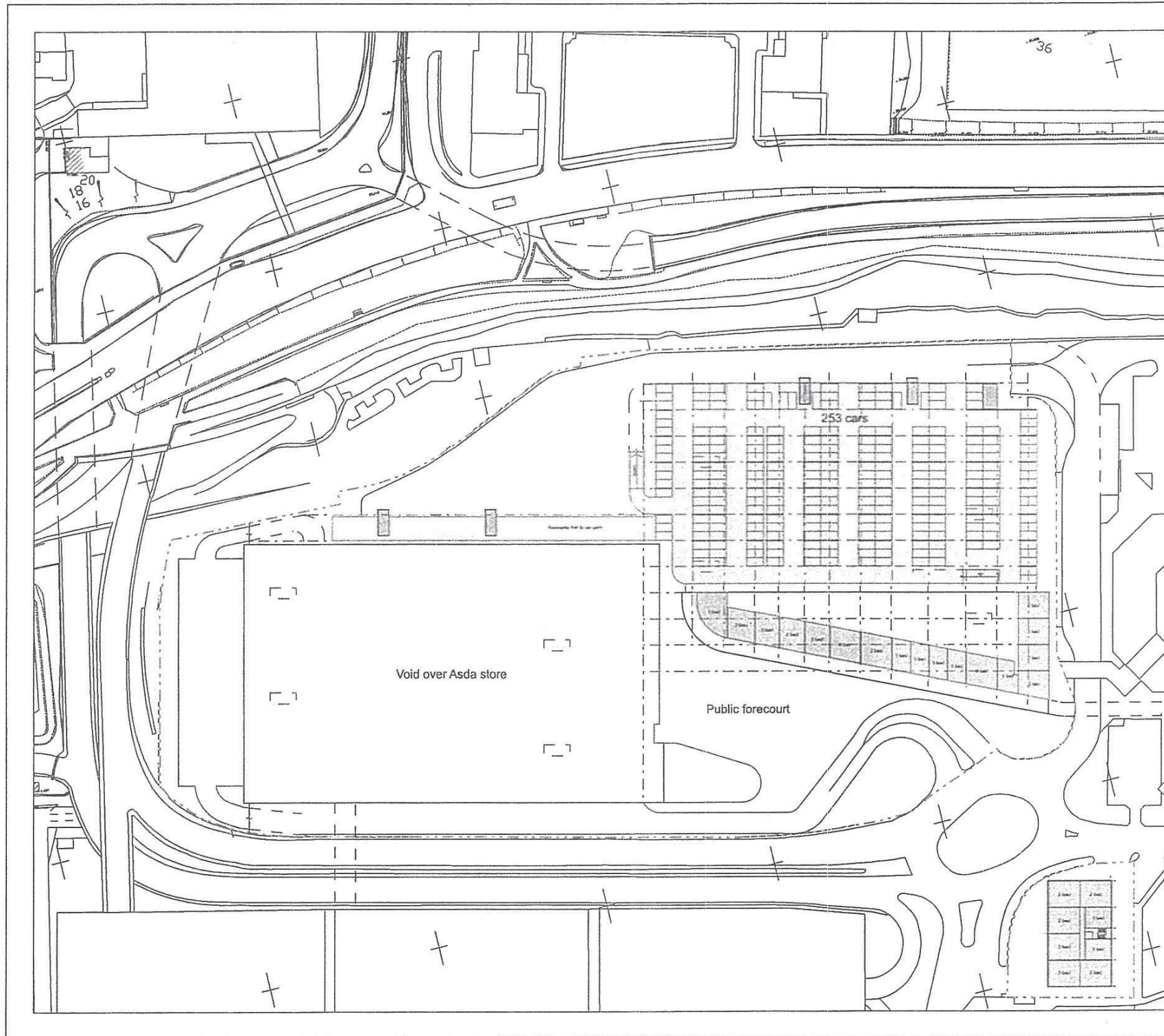
DRAWING  
Asda Site  
Mezzanine level 2 floor plan



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Tel: 020 7237 5600 Fax: 020 7237 5601 E-mail: reid@reidarchitects.com

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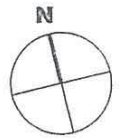




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01 00/03/05 PFG site included; additional residences at mezz. CDG

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PROJECT

BRIGHTON MARINA  
Laing O'Rourke

DRAWING

Asda Site  
Mezzanine level 3 floor plan

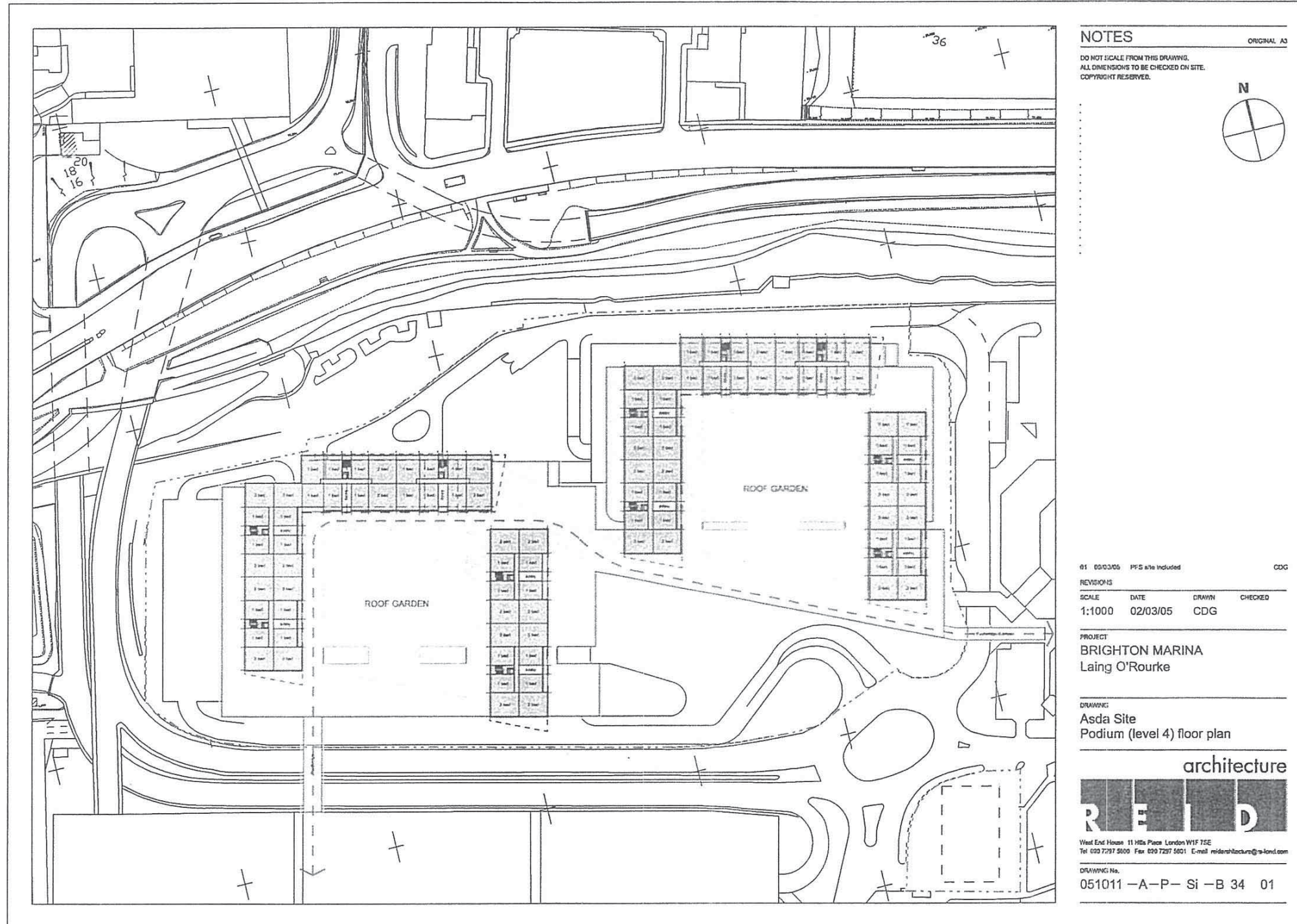
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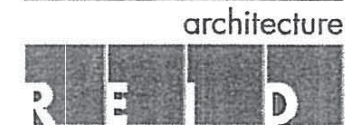


01 05/03/05 PFS site included CDG

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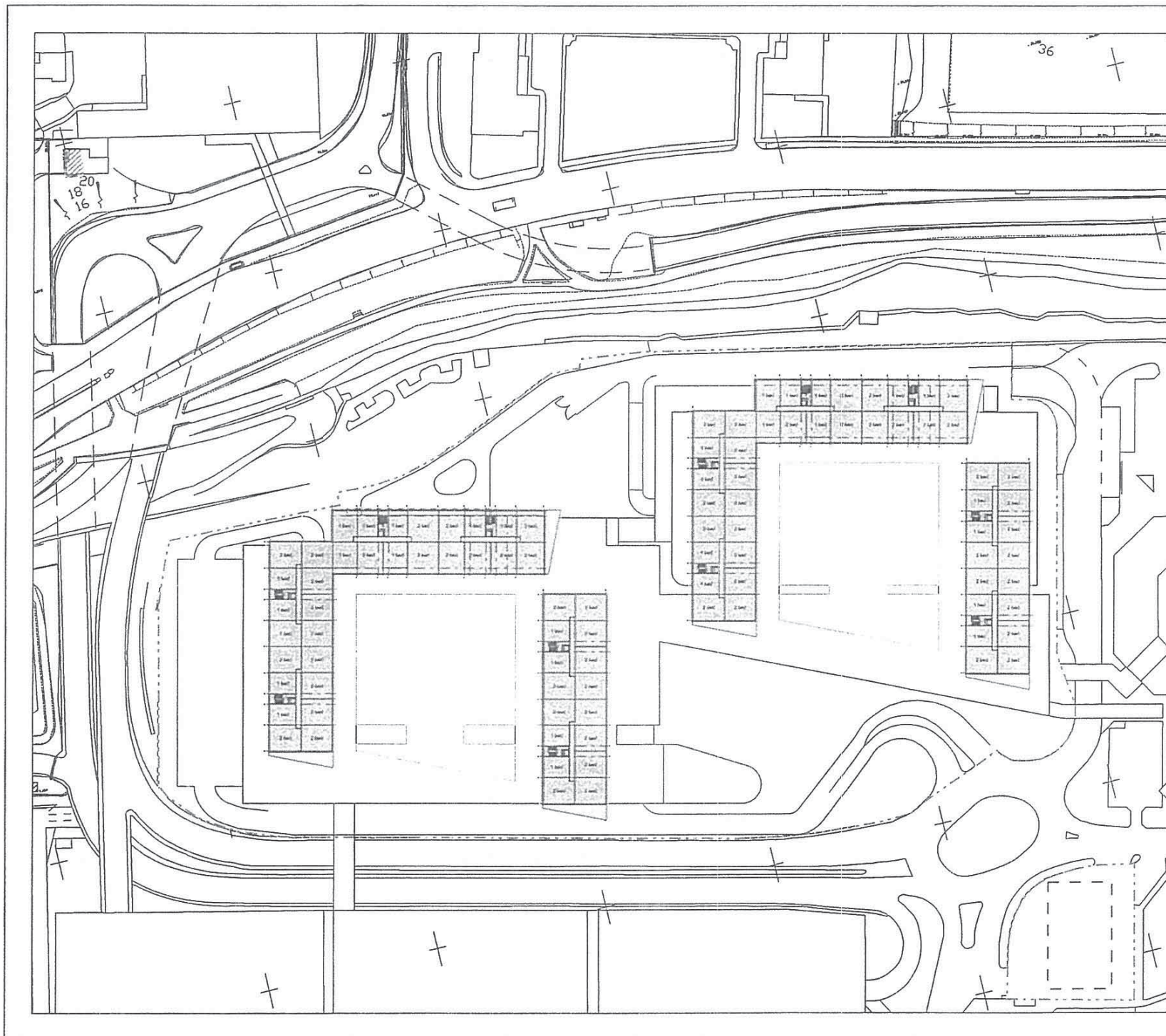
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING:  
Asda Site  
Podium (level 4) floor plan



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BRIGHTON MARINA  
Laing O'Rourke

DRAWING

Asda Site  
Levels 5 to 8 floor plans

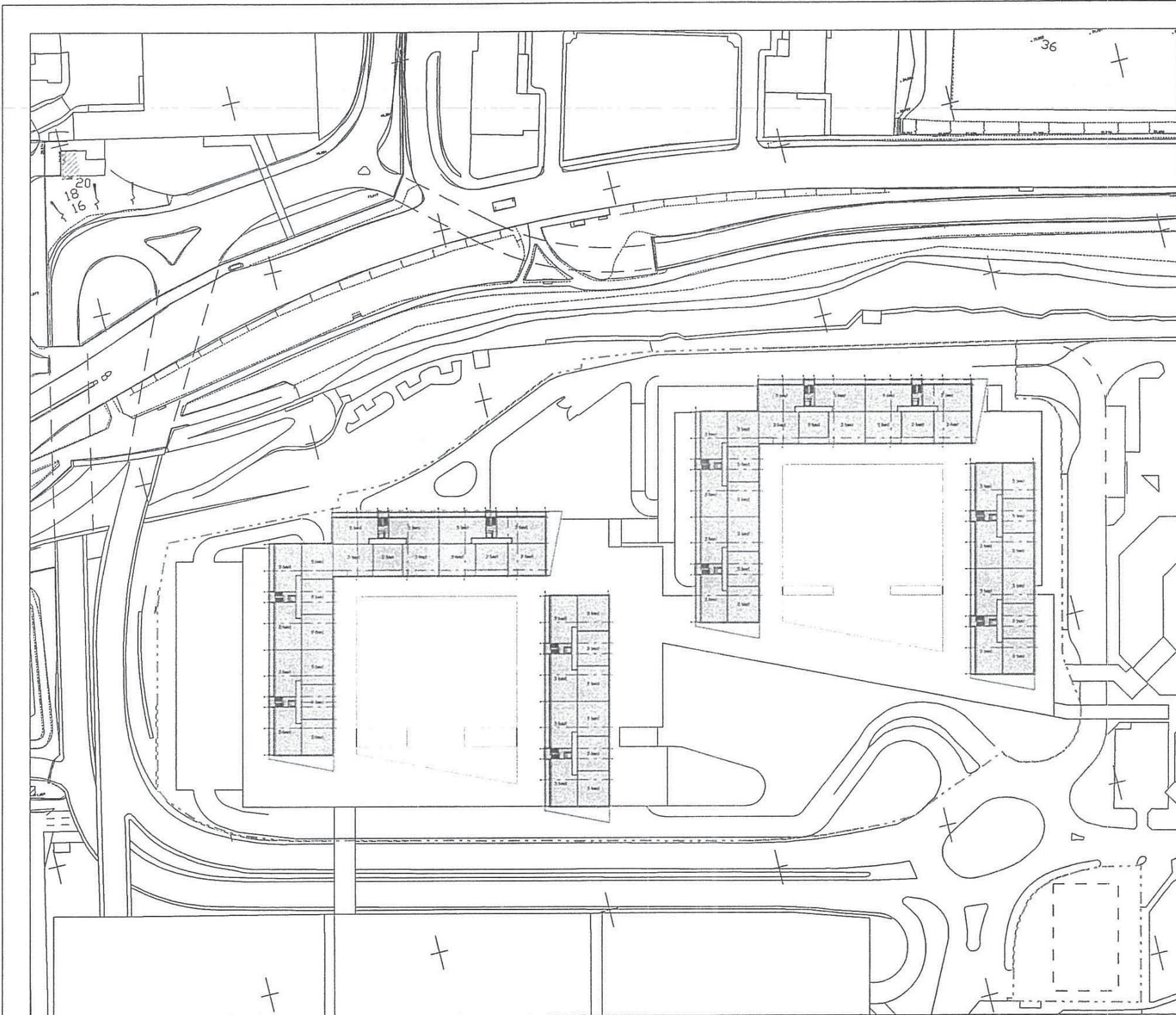
architecture



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BRIGHTON MARINA  
Laing O'Rourke

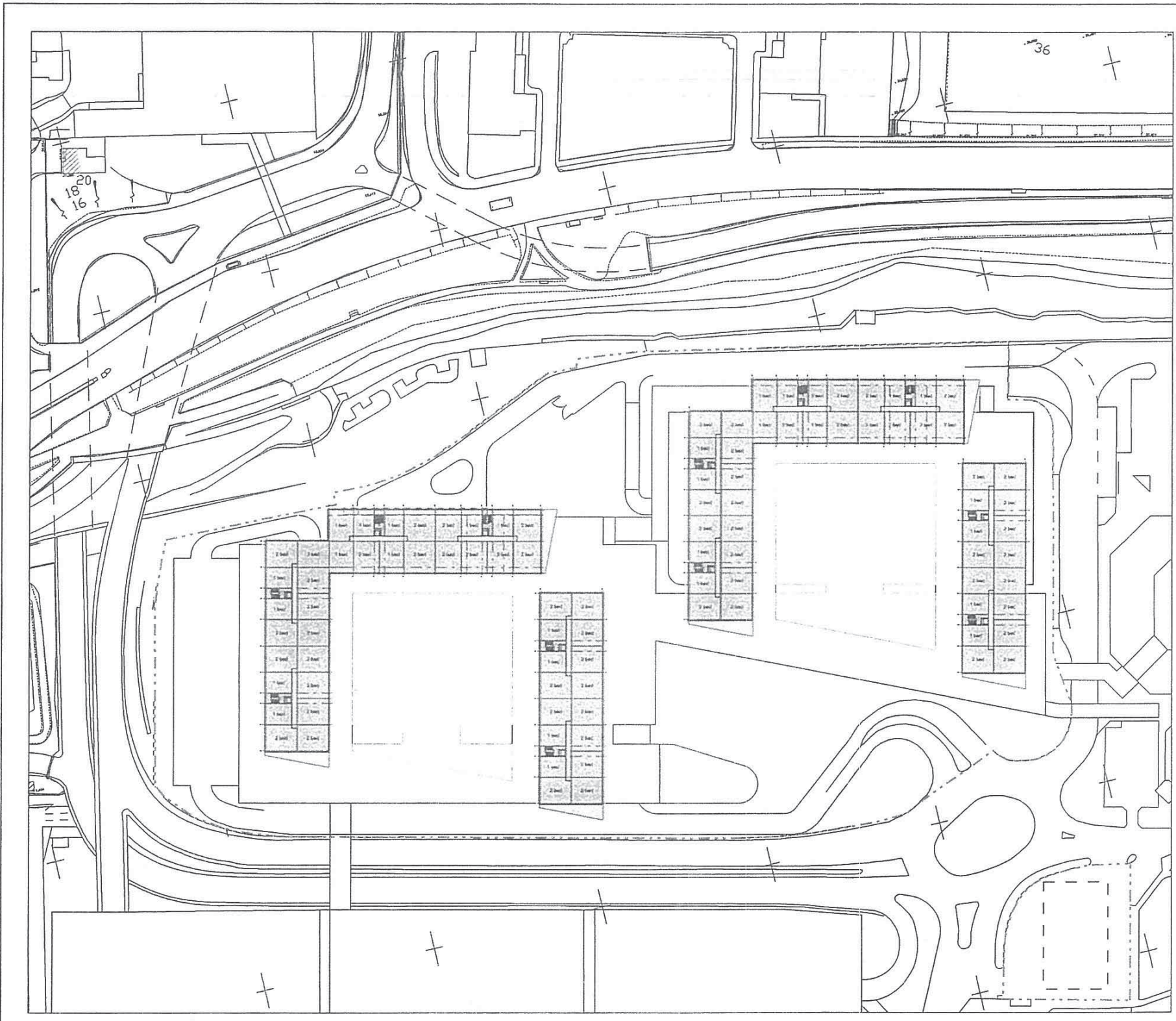
**DRAWING**  
Asda Site  
Level 9 floor plan - Option 1

architecture



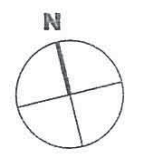
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01 09/03/05 PFS also included CDG

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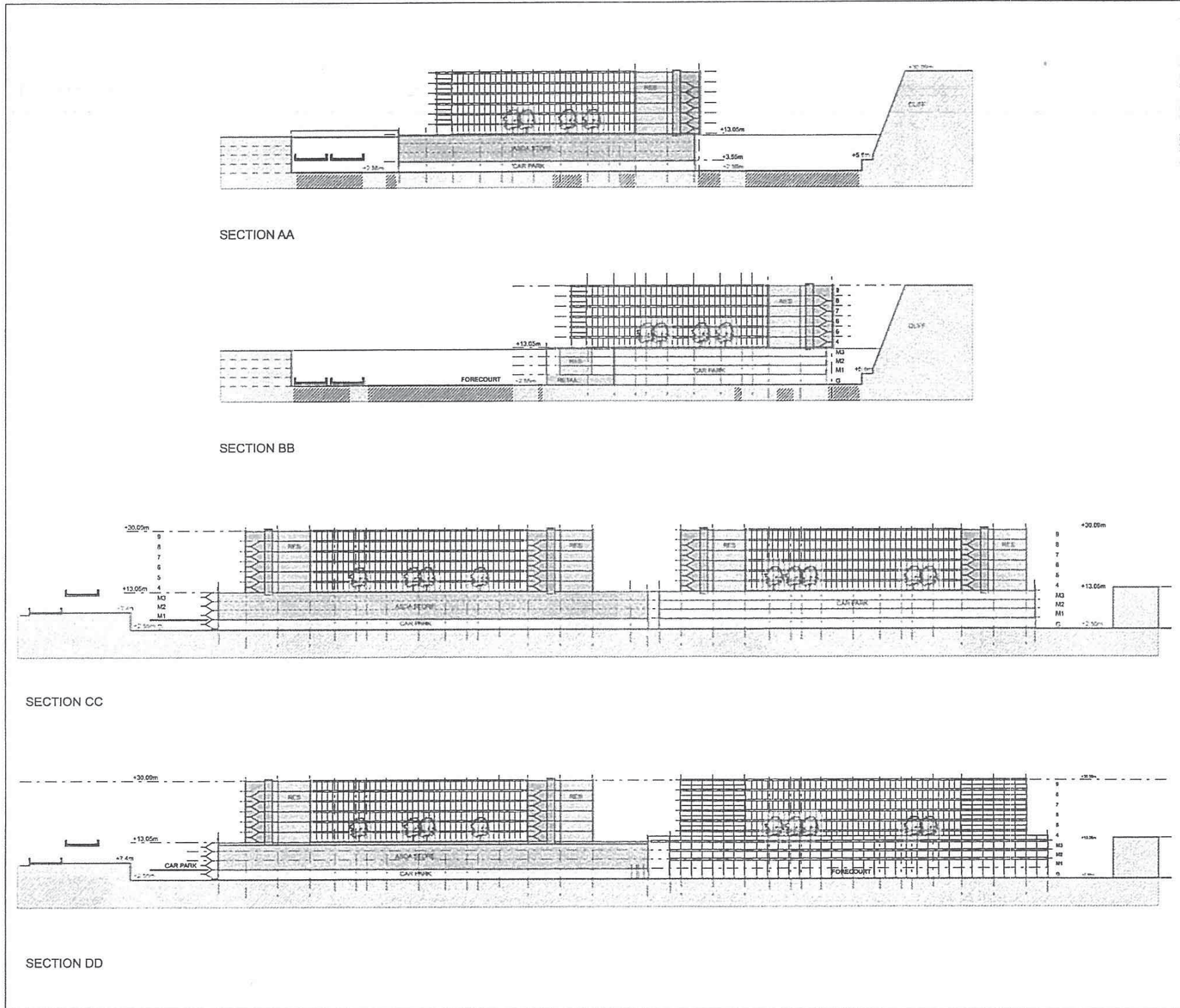
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Asda Site  
Level 9 floor plan - Option 2

architecture

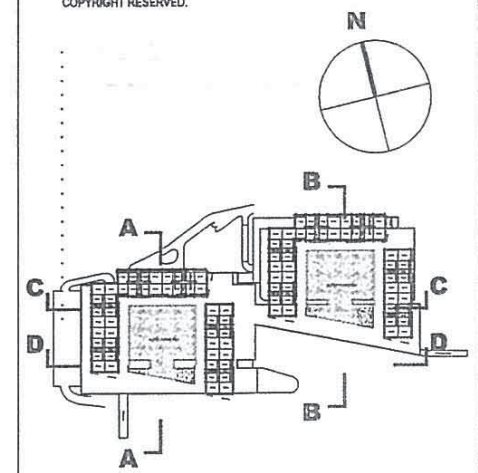
West End House 11 Hills Place London W1F 7SE  
Tel 020 7297 5600 Fax 020 7297 5601 E-mail reidarchitecture@re-lond.com

DRAWING No.  
051011 -A-P- Si -B 40 01



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**KEY PLAN**

01 00/03/05 Residences in flow of retail mazz. CDG

REVISIONS	SCALE	DATE	DRAWN	CHECKED
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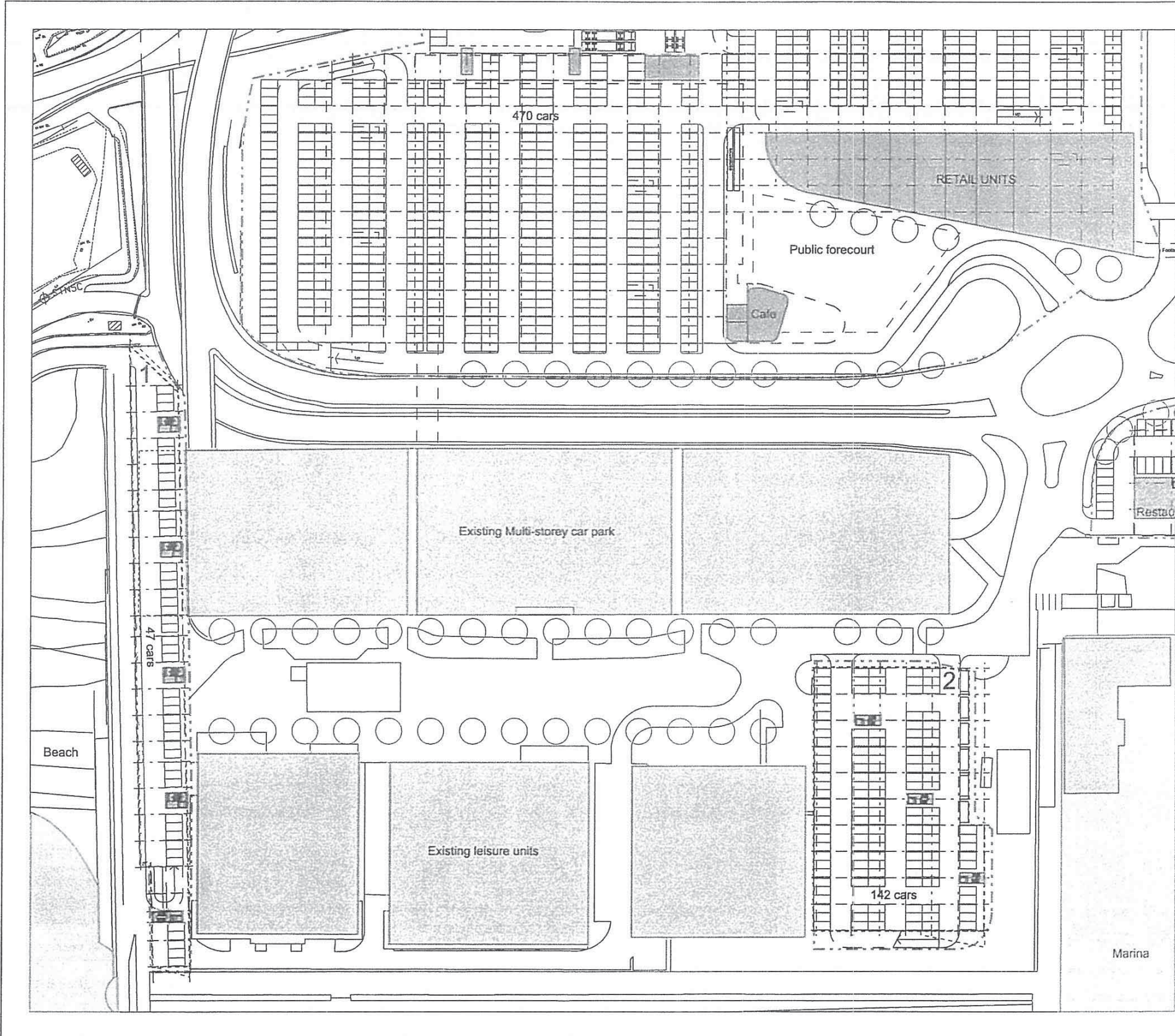
PROJECT  
**BRIGHTON MARINA**  
Laing O'Rourke

DRAWING  
Asda Site  
Sections AA BB CC DD



West End House 11 Hills Place London W1F 7SE  
Tel 020 7297 5600 Fax 020 7297 5601 E-mail reidarchitecture@ra-lond.com

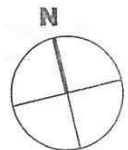
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01	31/03/05	Landscape	CDG
00	30/03/05	Final Issue	CDG

REVISIONS			
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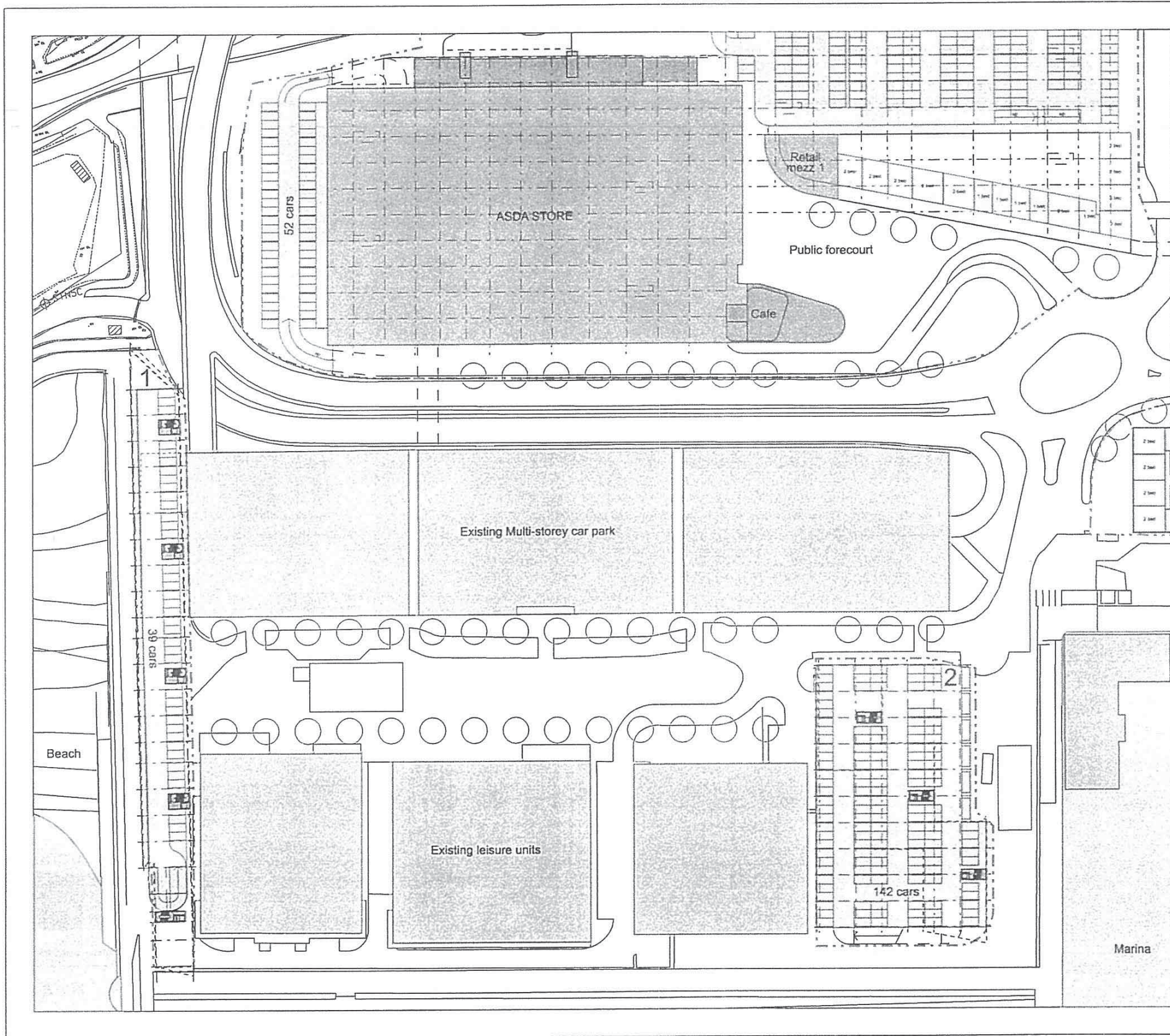
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Needle (1) and Drive Through (2)  
sites - Ground floor plan



West End House 11 Hills Place London W1F 7SE  
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051011 - A - P - Si - B 50 01



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01	31/03/05	Level changes	CDG
00	30/03/05	First Issue	CDG

REVISIONS

SCALE	DATE	DRAWN	CHECKED
1:1000	30/03/05	CDG	

PROJECT

BRIGHTON MARINA  
Laing O'Rourke

DRAWING

Needle (1) and Drive Through (2)  
sites - Level 1 & 2 plans

architecture

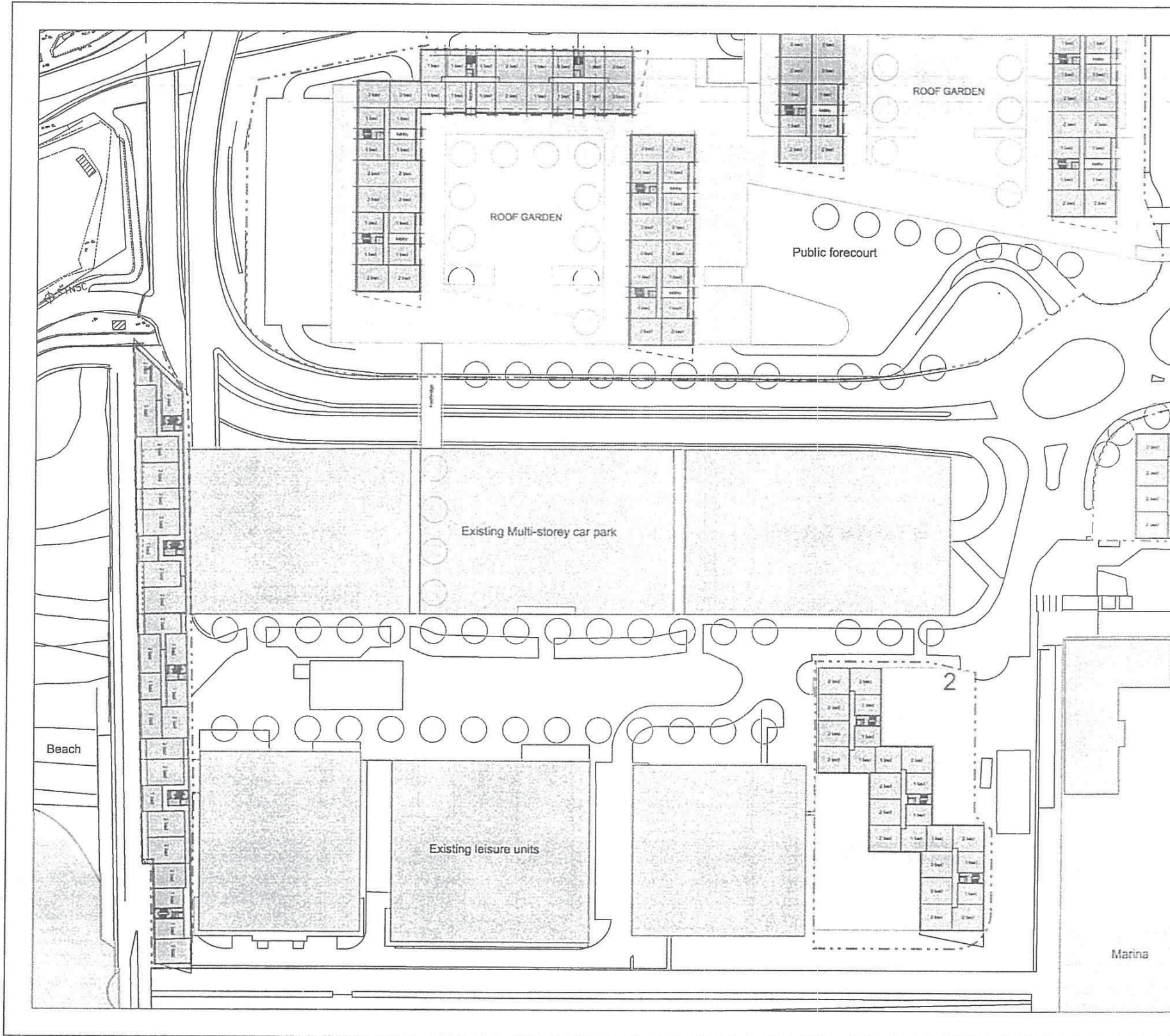


West End House 11 Hills Place London W1F 7SE  
Tel 020 7297 5600 Fax 020 7297 5601 E-mail reid@reidarchitecture.com

DRAWING No.

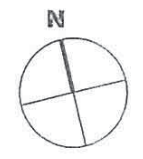
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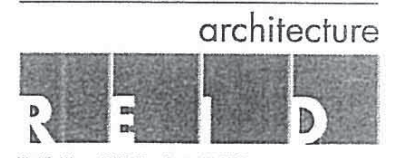


00 30/03/05 First Issue CDG

REVISIONS	SCALE	DATE	DRAWN	CHECKED
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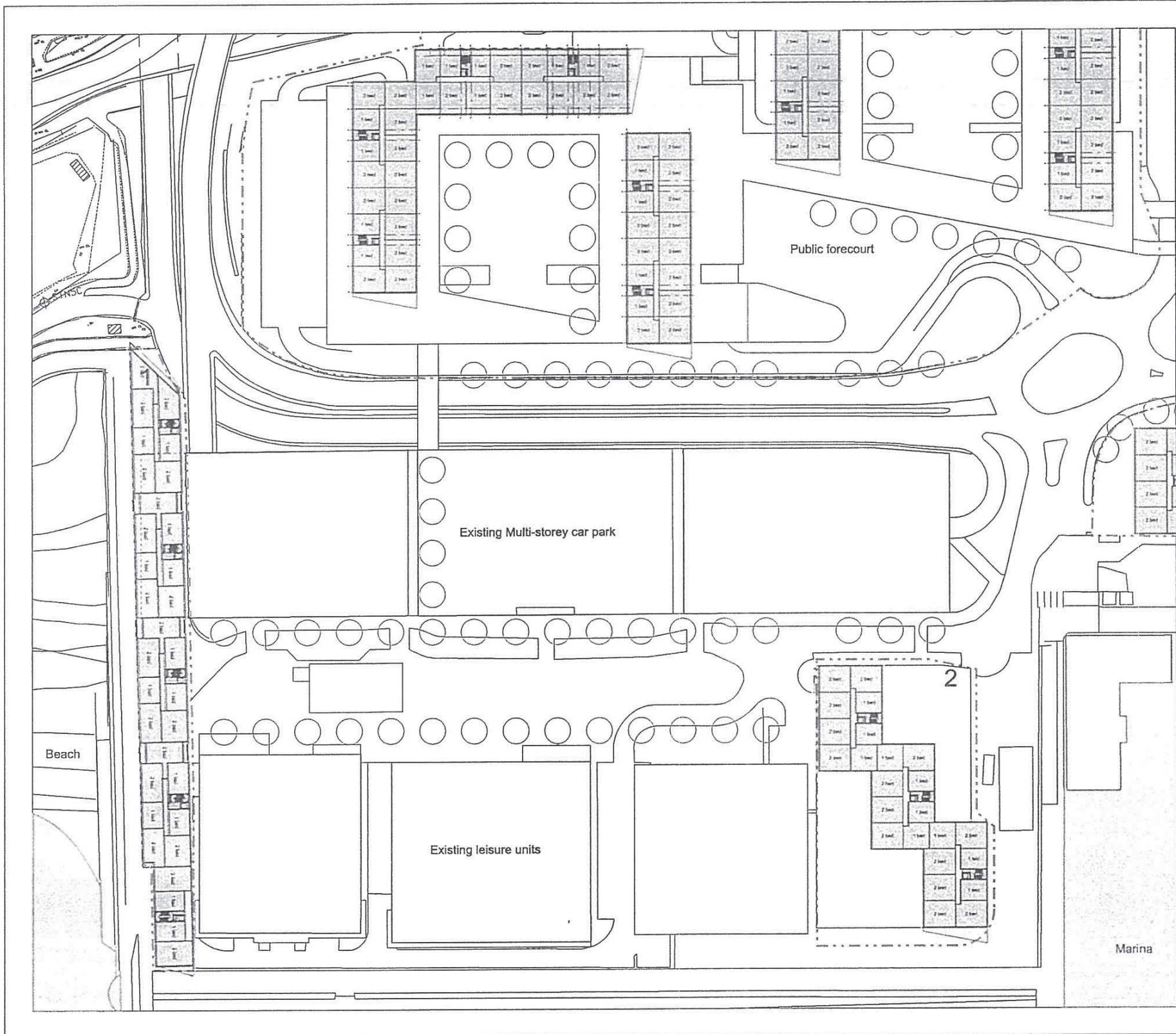
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Needle (1) and Drive Through (2)  
sites - Level 3 to 4 (podium) plans



West End House 11 Hills Place London W1F 7SE  
Tel 020 7297 5600 Fax 020 7297 5601 E-mail reidarchitecture@re-lond.com

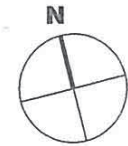
DRAWING No.  
051011 -A-P- Si -B 53 00



**NOTES**

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01	31/03/05	Level changes	CDG
00	30/03/05	Final Issue	CDG

REVISIONS

SCALE	DATE	DRAWN	CHECKED
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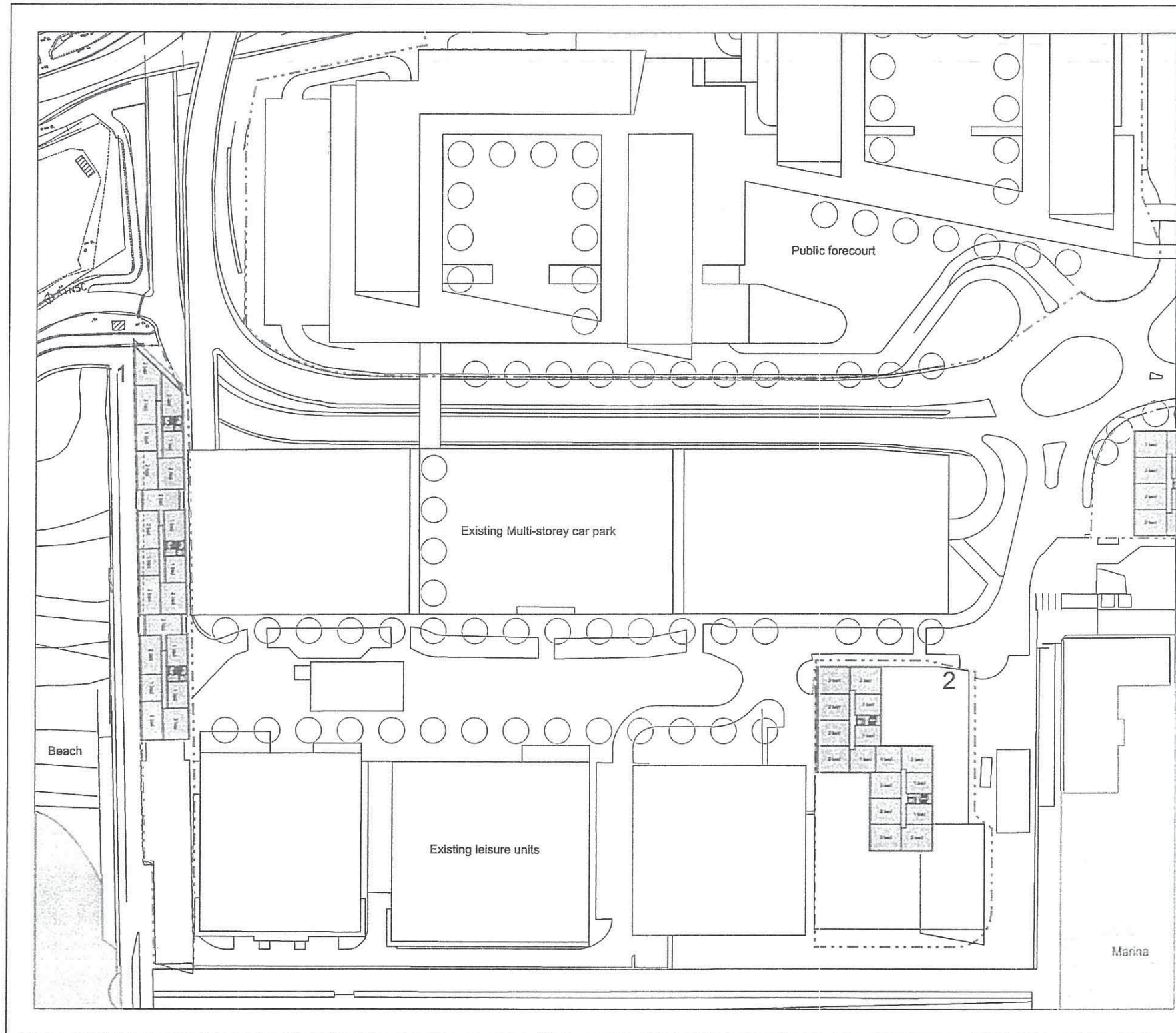
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Needle (1) and Drive Through (2)  
sites - Level 5 to 9 plans



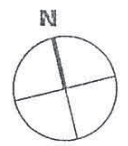
West End House 11 Hills Place London W1F 7SE  
Tel: 020 7297 5600 Fax: 020 7297 5001 E-mail: reidarchitecture@re-lond.com

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051011 -A-P- Si -B 54 01



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01	31/03/05	Level changes	CDG
00	30/03/05	First issue	CDG

REVISIONS

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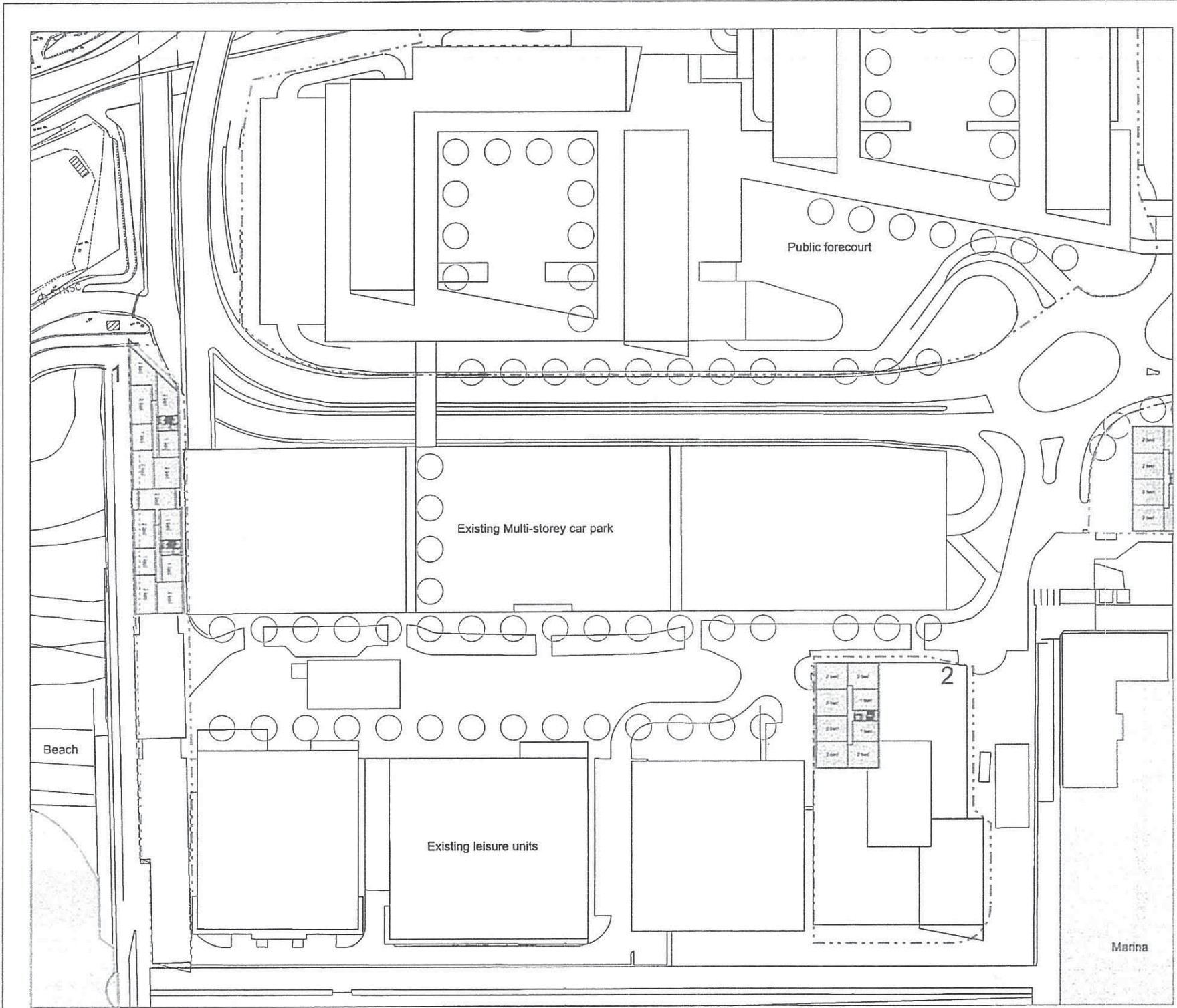
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Needle (1) and Drive Through (2)  
sites - Level 10 & 11 plans



West End House 11 Hils Place London W1F 7SE  
Tel 020 7297 5500 Fax 020 7297 5001 E-mail reid@reid.com

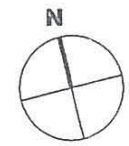
DRAWING No.  
051011 -A-P- Si -B 55 01



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01	31/03/05	Levels changed	CDG
00	30/03/05	First issue	CDG

REVISIONS			
SCALE	DATE	DRAWN	CHECKED
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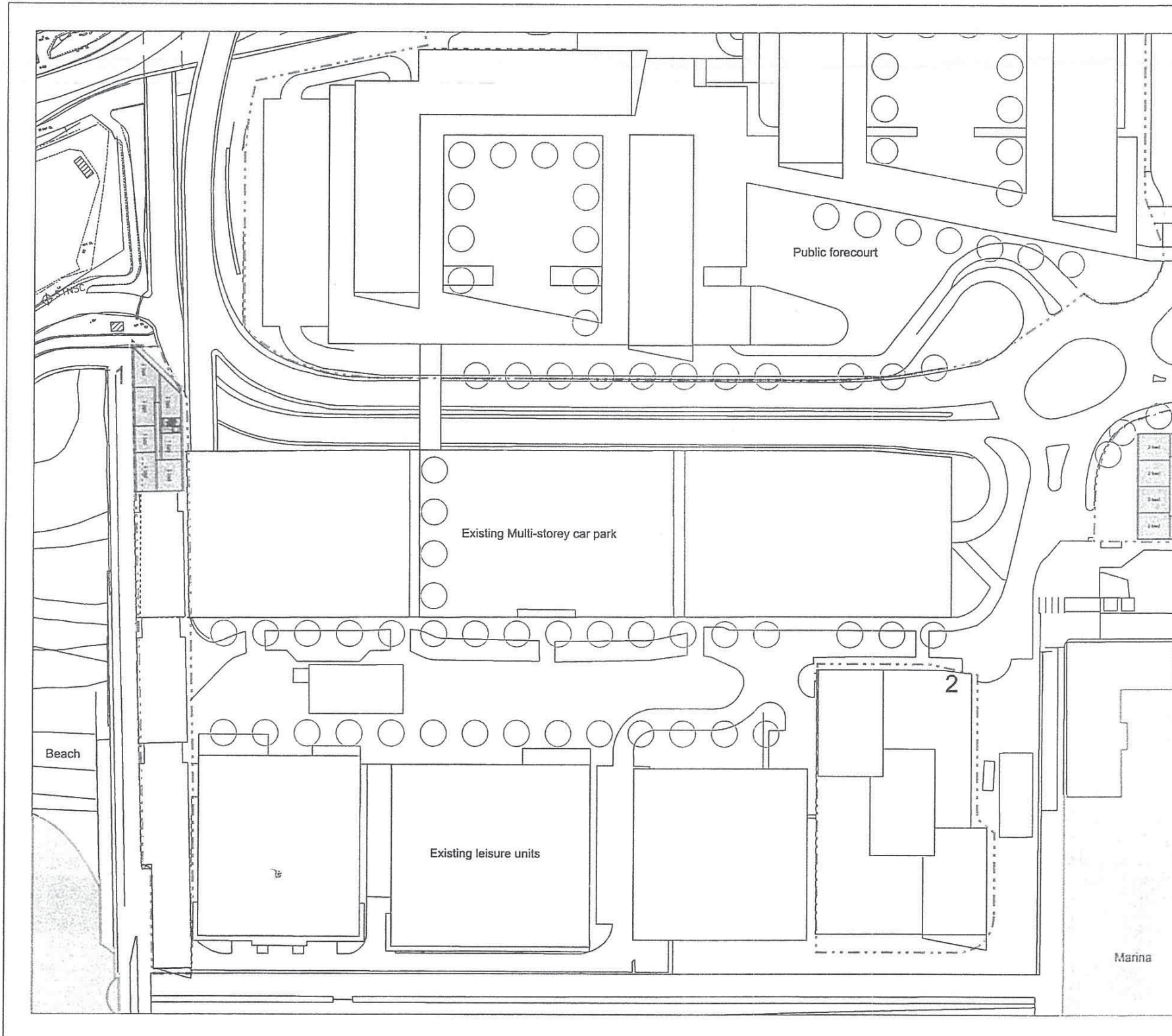
**PROJECT**  
BRIGHTON MARINA  
Laing O'Rourke

**DRAWING**  
Needle (1) and Drive Through (2)  
sites - Level 12 to 14 plans



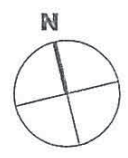
West End House 11 Mills Place London W1F 7SE  
Tel 020 7287 5000 Fax 020 7287 5001 E-mail reidarchitecture@re-lond.com

**DRAWING No.**  
051011 -A-P- Si -B 56 01



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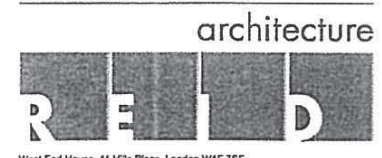
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REVISIONS

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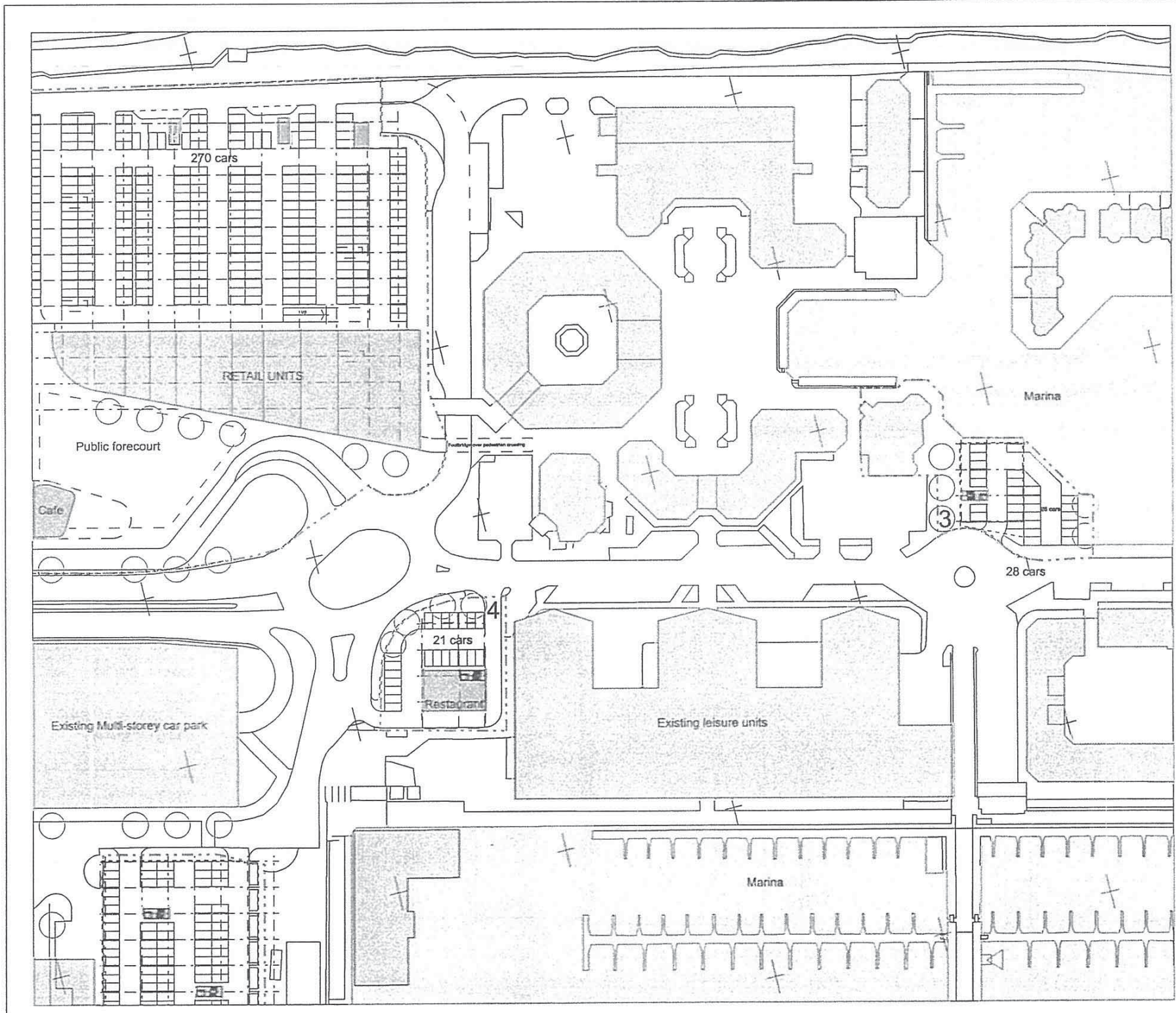
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Needle (1) and Drive Through (2)  
sites - Level 15 to 18 plans



West End House 11 Hols Place London W1F 7SE  
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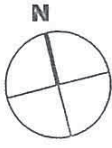
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051011 - A - P - Si - B 57 01



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01 31/03/05 Estate site amended CDG  
00 30/03/05 First Issue CDG

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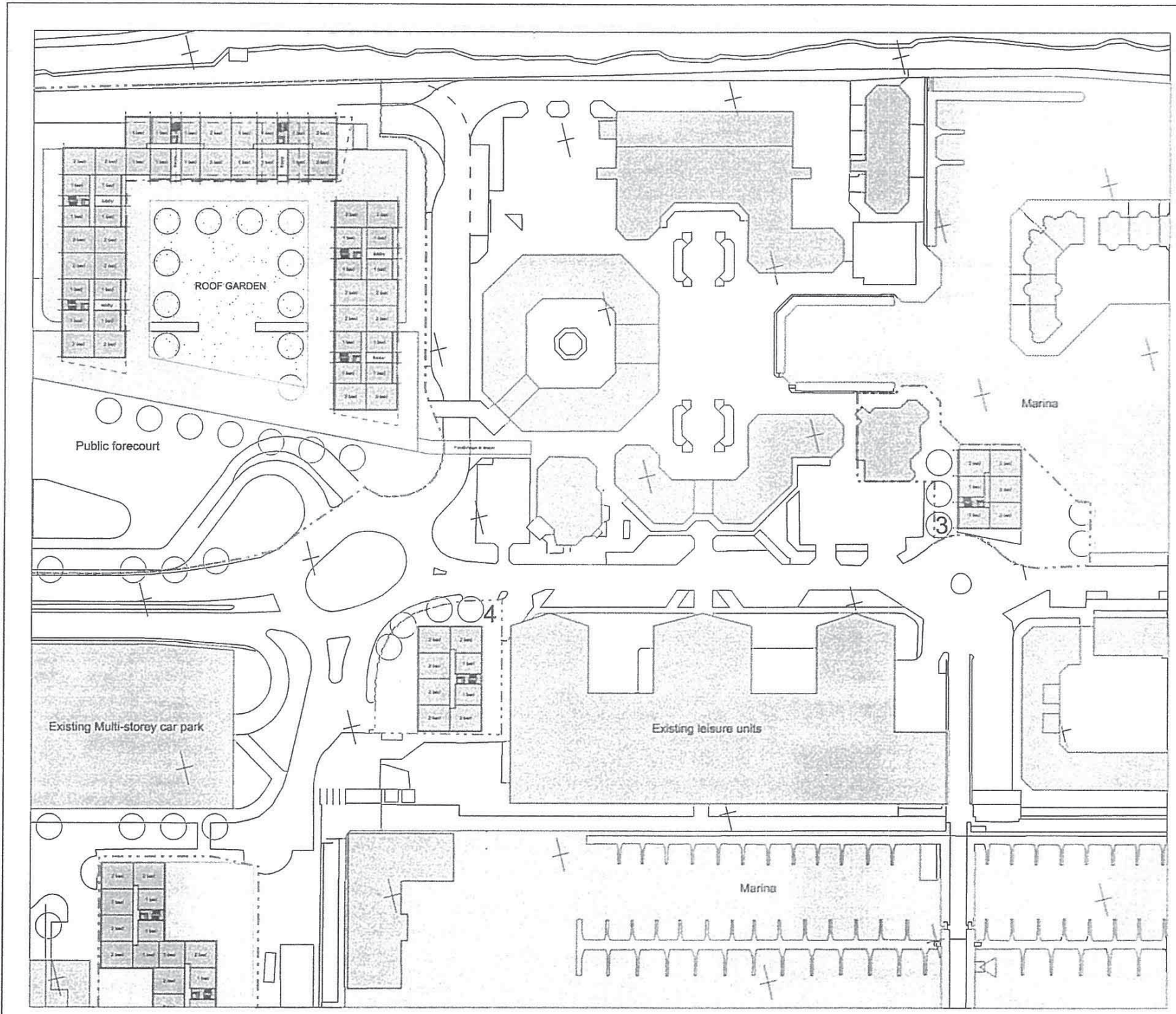
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Estate office (3) and PFS (4)  
sites - Ground floor plan



West End House 11 Hills Place London W1F 7SE  
Tel 020 7297 5600 Fax 020 7297 5601 E-mail reidarchitecture@re-land.com

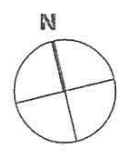
DRAWING No.  
051011 -A-P- Si -B 60 01



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01	31/03/05	Estate site amended	CDG
00	30/03/05	First Issue	CDG

REVISIONS			
SCALE	DATE	DRAWN	CHECKED
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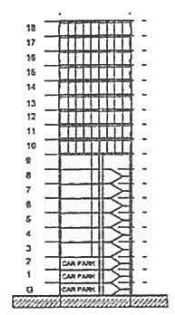
PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Estate office (3) and PFS (4)  
sites - Level 1 to 4 (podium) plan

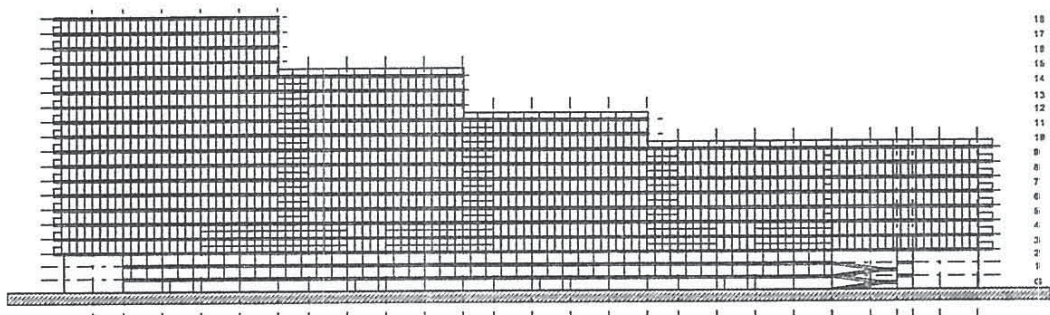


West End House 11 Hills Place London W1F 7SE  
Tel: 020 7297 5600 Fax: 020 7297 5601 E-mail: reid@reidarch.com

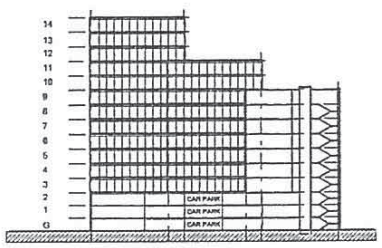
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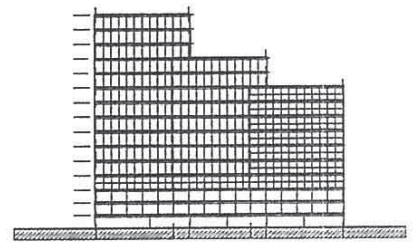
1 NEEDLE SITE 1 - CROSS SECTION



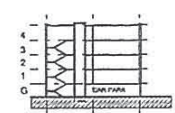
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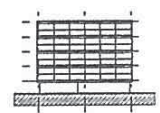
2 McD SITE 2 - CROSS SECTION



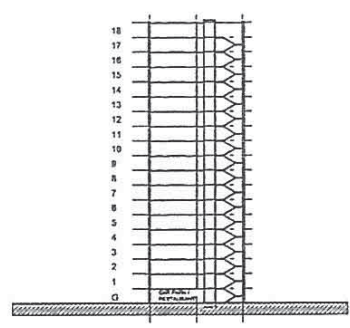
McD SITE 2 - SOUTH ELEVATION



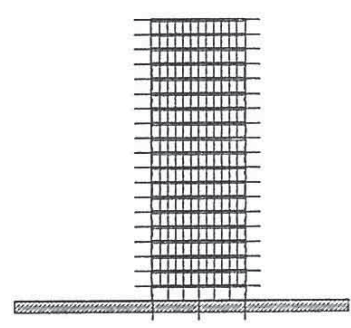
3 ESTATE SITE 3 - CROSS SECTION



ESTATE SITE 3 - SOUTH ELEVATION



4 PFS SITE 4 - CROSS SECTION

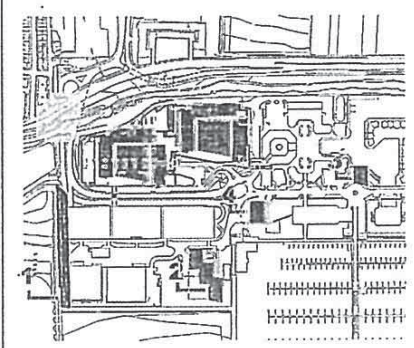
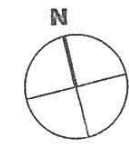


PFS SITE 4 - SOUTH ELEVATION

NOTES

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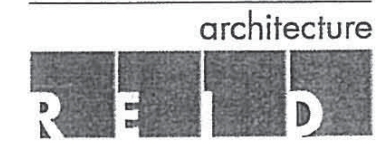
KEY PLAN

REVISIONS

SCALE	DATE	DRAWN	CHECKED
1:1000	01/04/05	CDG	

PROJECT  
BRIGHTON MARINA  
Laing O'Rourke

DRAWING  
Sites-Needle, McD, Estate and PFS  
Sections AA and Elevations



West End House 11 Hts Place London W1F 7SE  
Tel 020 7297 5000 Fax 020 7297 5001 E-mail reid@reid-arch.com

DRAWING No.  
051011 - A - X - AA - B 02 -



# BRIGHTON MARINA



Introduction

Project Experience

Design Concept

Development Programme



# Development Programme

We include here our Development Proposal Programme BDP/01.0 – 5 sheets in all. In presenting the programme, there are several key drivers which we wish to highlight.

- Existing Asda to remain in operation until new store is available – parking assumed to be available in the adjacent MSCP.
- From Development Partner selection, 24 weeks has been allowed for planning submission and determination. Detailed design would not commence until planning consent granted and judicial review concluded.
- Start on site (week 1) is assumed to be in April 2006.
- The development of the sites follows a logical sequence to allow key trades workflow continuity.
- Residential completions commence in week 64 and run through to week 393, at a normal rate of 4 per week, but with two phases, aligning with affordable housing completions, of 8 completions per week. This is illustrated on page 5 of 5.

In developing our programme, some key assumptions have been made and these are outlined below.

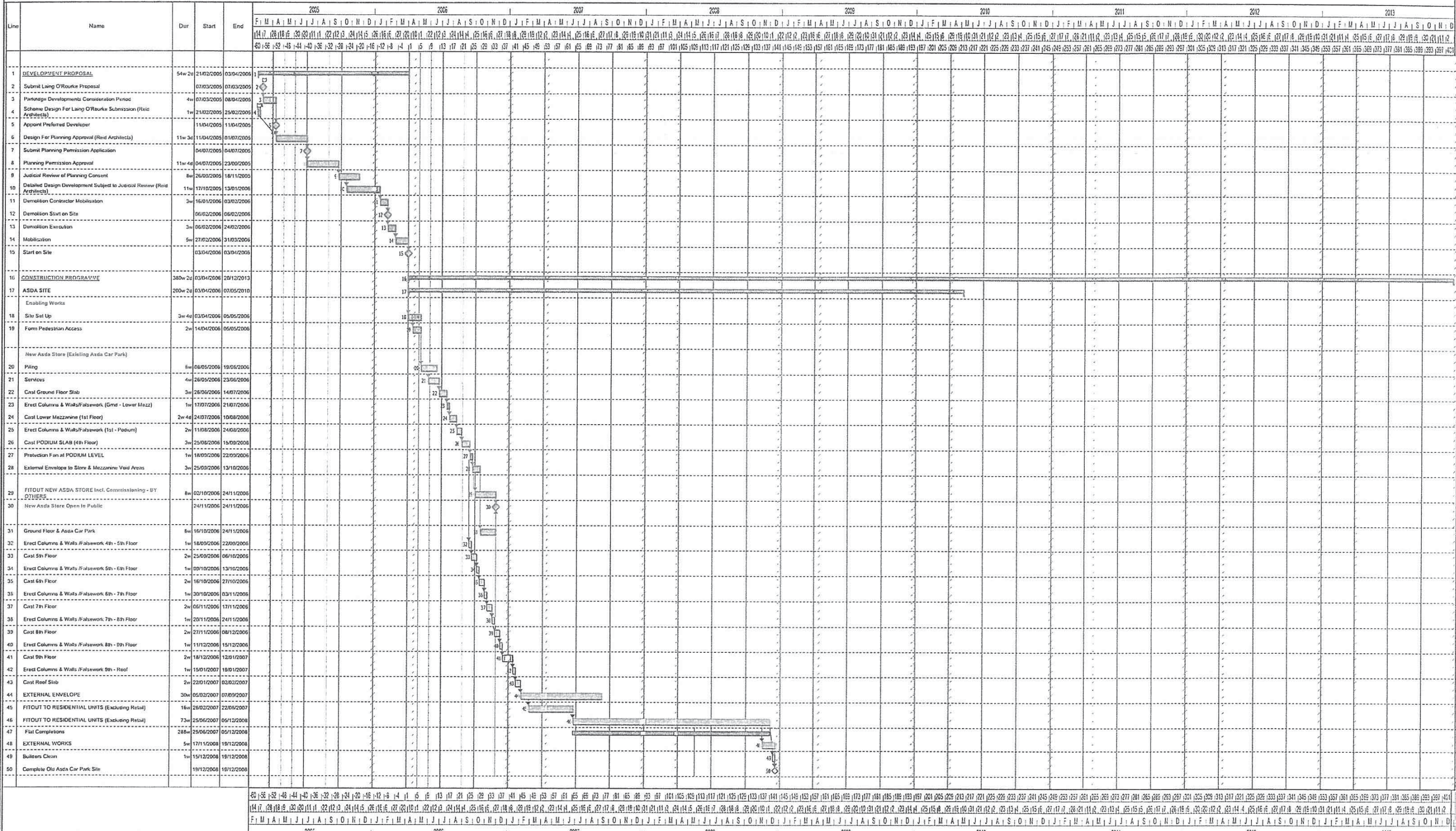
- Availability of Gas & Electrical Services for a Localised Connection.
- Erection of Fan at Podium Level on existing Asda Car Park which will allow the Residential Units above the New Asda Store to be progressed whilst Asda store fitting out by others.
- Decision to be taken early in the Development Proposal period which will allow the demolition works to commence in February 2006 prior to Main works scheduled start on site in April 2006.
- We anticipate part Demolition of the existing Multi-storey Car Park at the east end of the existing site in order for the Needle Site 1 to be accommodated. Therefore access to the existing Multi Storey Car Park may be restricted during the construction of the Needle site. This is the only access assumed to be available for the Needle Site.

- The Extent of New Roads/Re-configuration of existing is undefined as present and it may affect our chosen sequence.

Finally we list below several other enabling, logistical and construction issues which will have a major influence on our programme strategy and methods. These include:

- Interface with local users and adjacent neighbours
- Interface with Traffic Management authorities.
- Interface with Local Authorities
- Interface with Emergency Services.
- Public Protection.
- Maintenance of live services.
- Site logistics and interface with Highways and Statutory Authorities.

# BRIGHTON MARINA Development Proposal Programme ASDA PHASED DECANT



Comments :

Prepared by: Gabby Paintin  
Laing O' Rourke Planning Department

	PROJECT TITLE	BRIGHTON MARINA		
	PROGRAMME TITLE	Development Proposal Programme		
	PROGRAMME No.	BDP/01.0	REV	DATE 14/04/2005
	REVISION COMMENT			







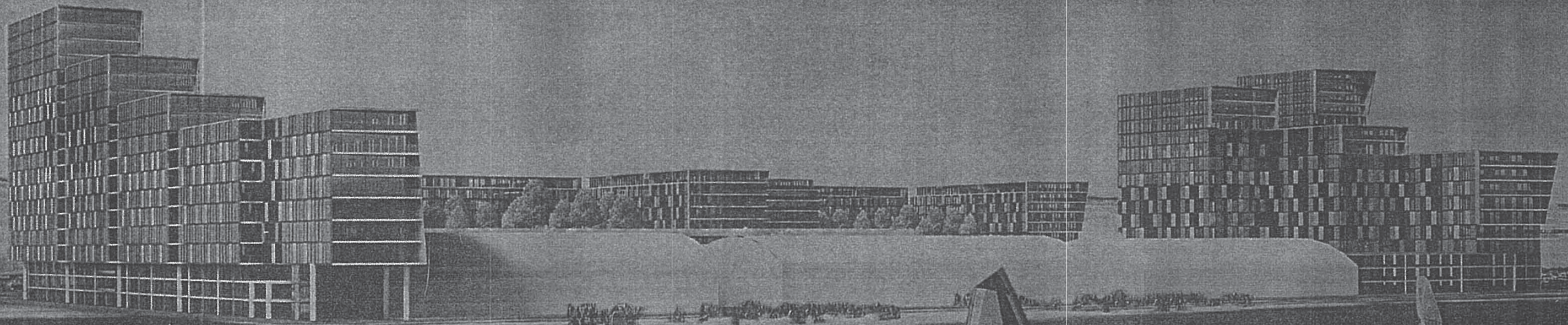




explôre

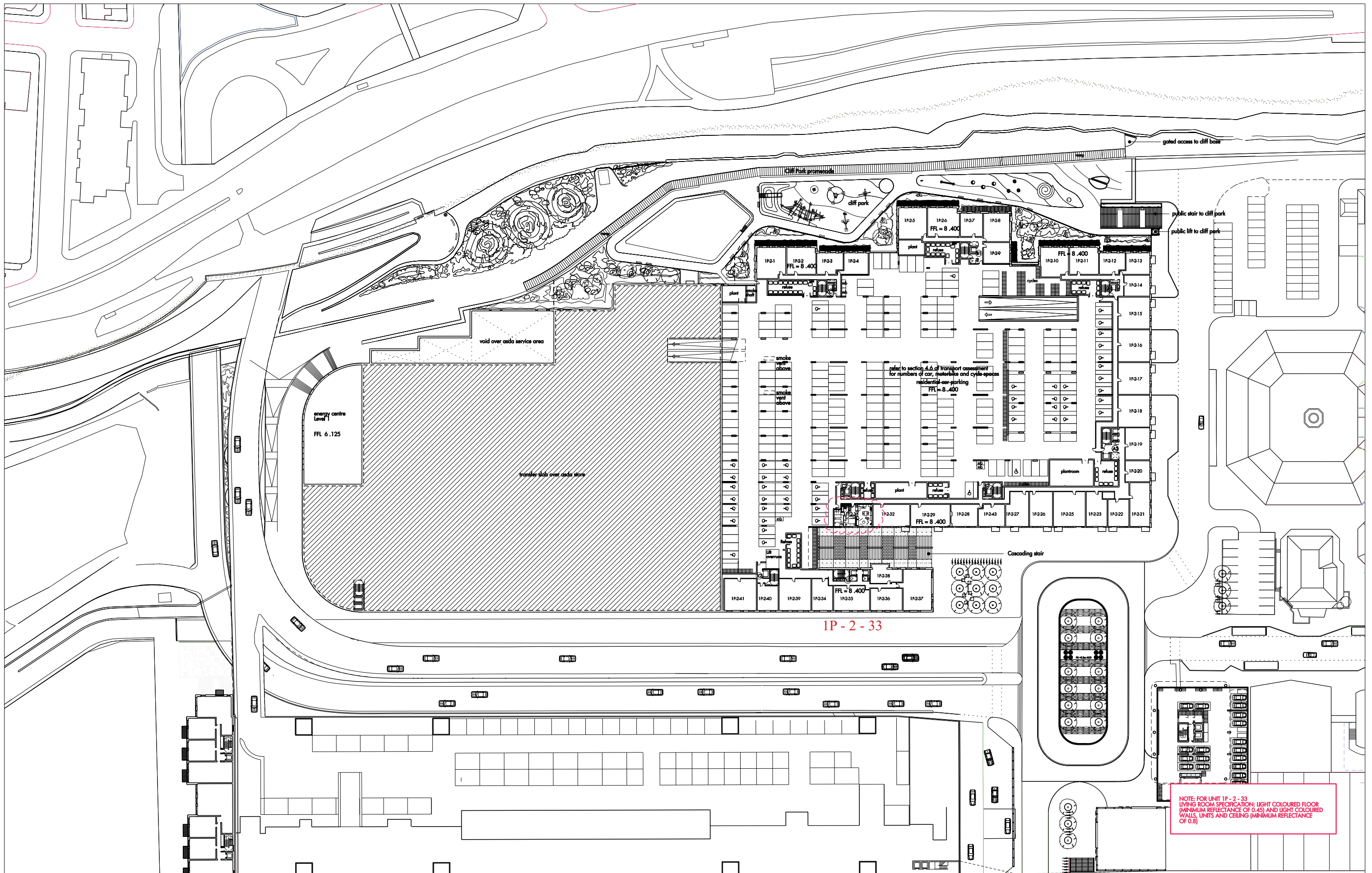
LIVING

LAING O'ROURKE

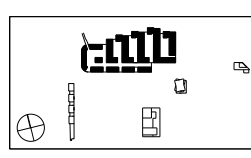




3.0 Proposed amendments to  
planning drawings: Cliff Building



NOTE: FOR UNIT IP - 2 - 33  
LIVING ROOM SPECIFICATION: LIGHT COLOURED FLOOR  
(MINIMUM REFLECTANCE OF 0.45) AND LIGHT COLOURED  
WALLS, UNITS AND CEILING (MINIMUM REFLECTANCE  
OF 0.8)



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	20.10.06	DRAFT PLANNING ISSUE	UH	AW P8	10.06.08	FROZEN COORDINATION ISSUE	UH
P2	01.12.06	DRAFT PLANNING ISSUE	UH	AW P9	25.06.08	PLANNING SUBSTITUTION ISSUE	UH
P3	15.12.06	PLANNING ISSUE	UH	AW P10	11.09.08	PLANNING SUBSTITUTION ISSUE	UH
P4	18.05.07	PLANNING ISSUE	UH	AW P11	05.10.09	PROOF OF EVIDENCE - APPENDIX 3	UH
P5	07.09.07	PLANNING ISSUE	UH				
P6	12.12.07	COORDINATION ISSUE	UH				
P7	28.05.08	FROZEN COORDINATION ISSUE	UH				

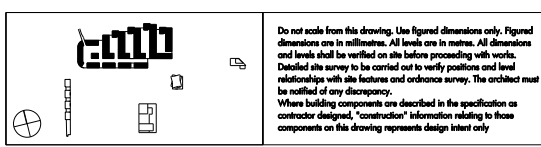
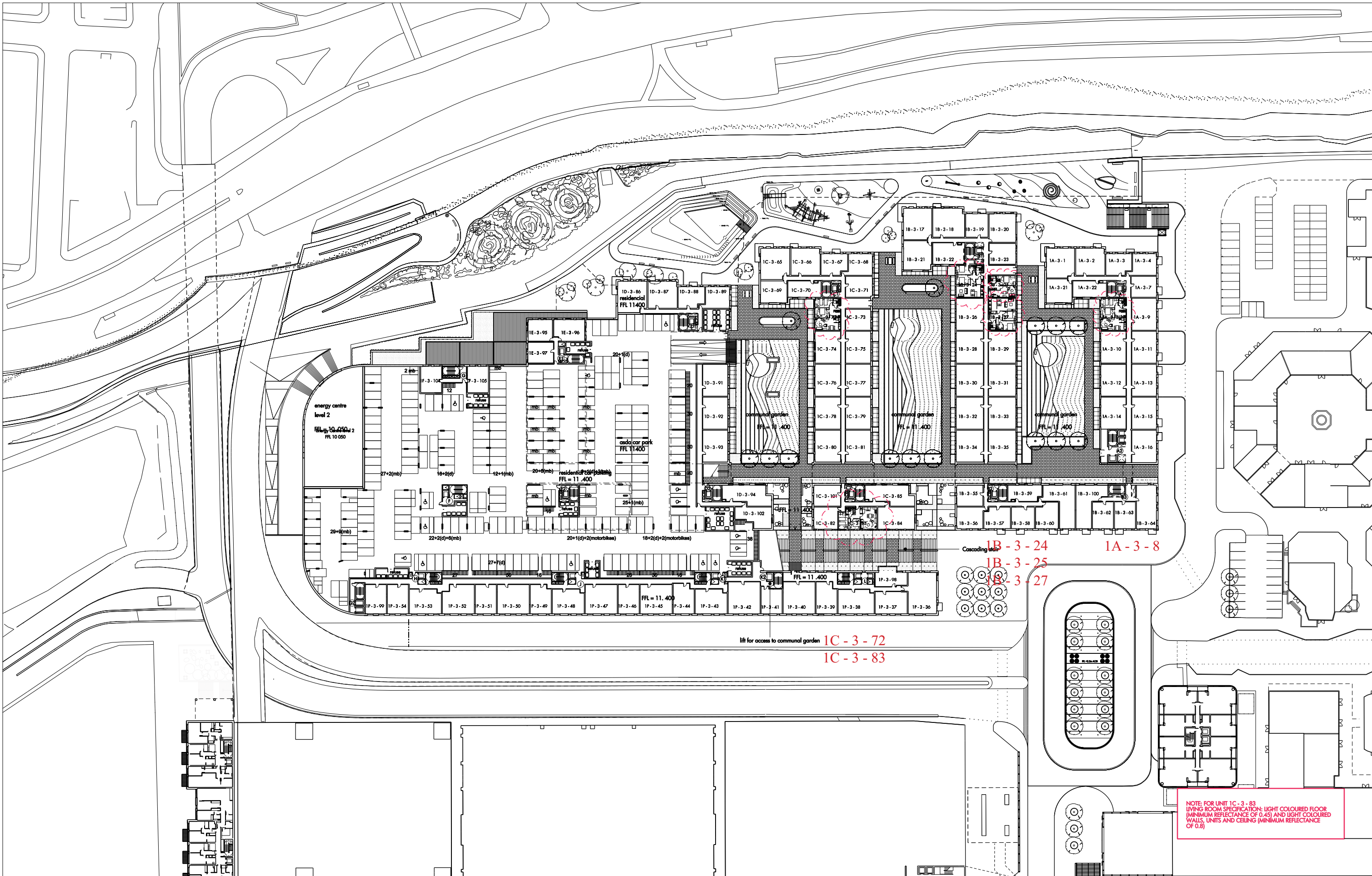
REFER TO 400 SERIES DRAWINGS FOR FLAT LAYOUT EXAMPLES

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

Allies and Morrison  
85 Southwark Street  
London SE1 0HX  
020 7921 0100  
020 7921 0101  
info@alliesandmorrison.co.uk  
A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
SECOND FLOOR PLAN  
PLANNING APPLICATION  
XB005\_AM\_S1\_02\_A\_07\_102  
DATE: 20.10.06 SCALE: 1:500 @A1 1:1000 @A3

P11  
Revision



REV	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	CHK
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P2	01.12.06	DRAFT PLANNING ISSUE	AW	25.06.08	PLANNING SUBSTITUTION ISSUE	LH
P3	15.12.06	PLANNING ISSUE	AW	10.05.09	PROOF OF EVIDENCE - APPENDIX 3	LH
P4	18.05.07	PLANNING ISSUE	AW			
P5	07.09.07	PLANNING ISSUE	LH			
P6	10.10.07	PLANNING ISSUE	LH			
P7	12.12.07	COORDINATION ISSUE	LH			

REFER TO 400 SERIES DRAWINGS FOR FLAT LAYOUT EXAMPLES

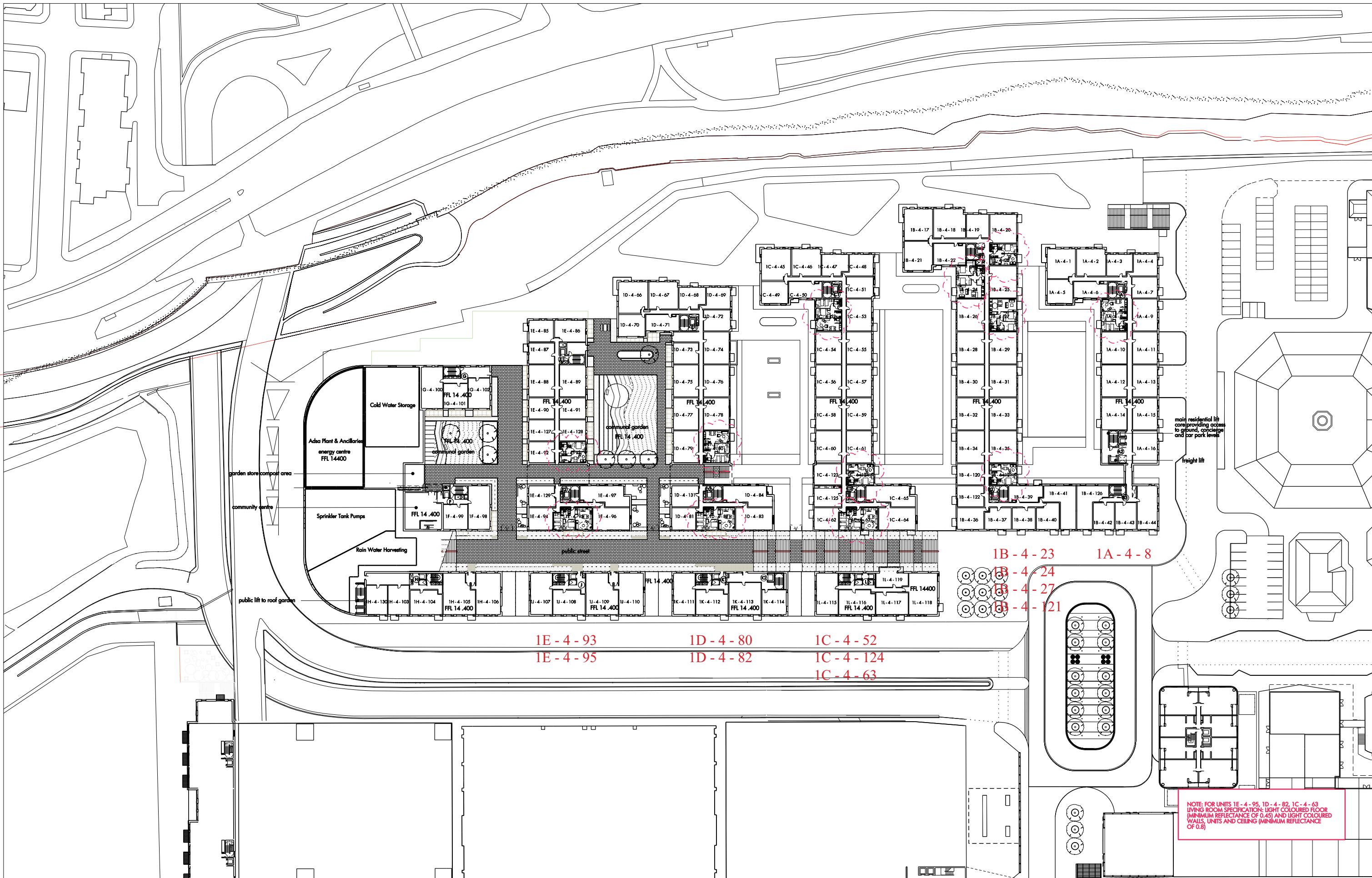
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

Allies and Morrison  
 85 Southwark Street  
 London SE1 0HX  
 020 7921 0100  
 020 7921 0101  
 info@alliesandmorrison.co.uk  
 telephone  
 facsimile  
 email  
 A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
 THIRD FLOOR PLAN  
 PLANNING APPLICATION  
 XB005\_AM\_S1\_03\_A\_07\_103  
 DATE: 20.10.06  
 SCALE: 1:500 @A1 1:1000 @A3

P10  
 Revision

NOTE: FOR UNIT 10-3-83  
 LIVING ROOM SPECIFICATION: LIGHT COLOURED FLOOR  
 (MINIMUM REFLECTANCE OF 0.45) AND LIGHT COLOURED  
 WALLS, UNITS AND CEILING (MINIMUM REFLECTANCE  
 OF 0.8)



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	20.10.06	DRAFT PLANNING ISSUE	AW	P8	28.05.08	FROZEN COORDINATION ISSUE	LH
P2	01.12.06	DRAFT PLANNING ISSUE	AW	P9	10.06.08	FROZEN COORDINATION ISSUE	LH
P3	15.12.06	PLANNING ISSUE	AW	P10	25.06.08	PLANNING SUBSTITUTION ISSUE	LH
P4	18.05.07	PLANNING ISSUE	AW	P11	05.10.09	PROOF OF EVIDENCE - APPENDIX 3	LH
P5	07.09.07	PLANNING ISSUE	LH				
P6	10.10.07	PLANNING ISSUE	LH				
P7	12.12.07	COORDINATION ISSUE	LH				

REFER TO 400 SERIES DRAWINGS FOR FLAT LAYOUT EXAMPLES

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

**Allies and Morrison**  
 85 Southwark Street  
 London SE1 0HX  
 020 7921 0100  
 020 7921 0101  
 info@alliesandmorrison.co.uk  
 A&M JOB NO: 466

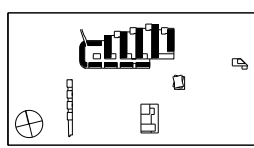
**BRIGHTON MARINA : CLIFF SITE**  
**FOURTH FLOOR PLAN**  
**PLANNING APPLICATION**  
**XB005\_AM\_S1\_04\_A\_07\_104**  
 DATE: 20.10.06 SCALE: 1:500 @A1 1:1000 @A3

**P11**  
 Revision



1E - 5 - 107      1D - 5 - 88      1C - 5 - 66      1B - 5 - 27  
1D - 5 - 91      1C - 5 - 69      1B - 5 - 37

NOTE: FOR UNITS 1E - 5 - 107, 1D - 5 - 91, 1C - 5 - 69  
 LIVING ROOM SPECIFICATION: LIGHT COLOURED FLOOR  
 (MINIMUM REFLECTANCE OF 0.45) AND LIGHT COLOURED  
 WALLS, UNITS AND CEILING (MINIMUM REFLECTANCE  
 OF 0.8)



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REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	20.10.06	DRAFT PLANNING ISSUE	AW	P8	14.12.07	WINDOWS ADDED TO 1B FLATS IN H, J, K	LH
P2	01.12.06	DRAFT PLANNING ISSUE	AW	P9	28.05.08	FROZEN COORDINATION ISSUE	LH
P3	15.12.06	PLANNING ISSUE	AW	P10	10.06.08	FROZEN COORDINATION ISSUE	LH
P4	18.05.07	PLANNING ISSUE	AW	P11	25.06.08	PLANNING SUBSTITUTION ISSUE	LH
P5	07.09.07	PLANNING ISSUE	LH	P12	05.10.09	PROOF OF EVIDENCE - APPENDIX 3	LH
P6	10.10.07	PLANNING ISSUE	LH				
P7	12.12.07	COORDINATION ISSUE	LH				

REFER TO 400 SERIES DRAWINGS FOR FLAT LAYOUT EXAMPLES

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

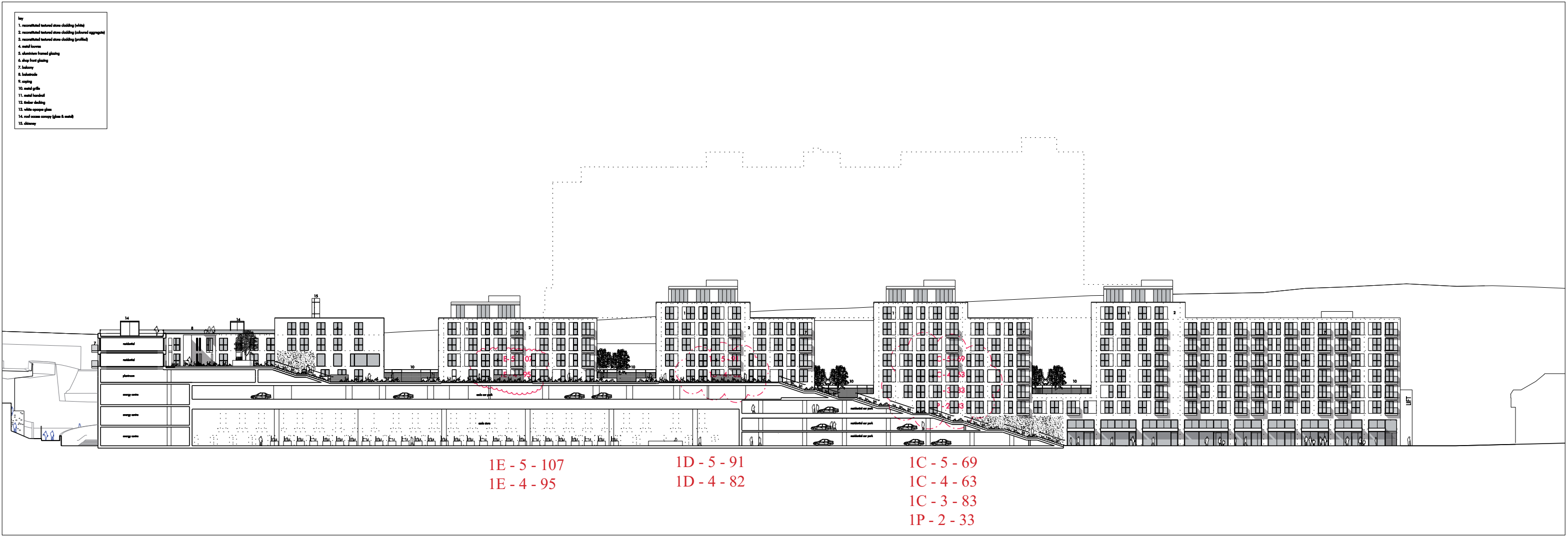
**Allies and Morrison**  
 85 Southwark Street  
 London SE1 0HX  
 020 7921 0100  
 020 7921 0101  
 info@alliesandmorrison.co.uk  
 A&M JOB NO: 466

**BRIGHTON MARINA : CLIFF SITE**  
**FIFTH FLOOR PLAN**  
**PLANNING APPLICATION**  
**XB005\_AM\_S1\_05\_A\_07\_105**  
 DATE: 20.10.06      SCALE: 1:500 @A1 1:1000 @A3

P12

Revision

- Key
1. recessed metal stone cladding (solid)
  2. recessed metal stone cladding (textured aggregate)
  3. recessed metal stone cladding (smooth)
  4. solid stone
  5. aluminium framed glazing
  6. deep front glazing
  7. balcony
  8. balcony
  9. canopy
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)
  15. chimney



1E - 5 - 107  
1E - 4 - 95

1D - 5 - 91  
1D - 4 - 82

1C - 5 - 69  
1C - 4 - 63  
1C - 3 - 83  
1P - 2 - 33

NO	DATE	DESCRIPTION	BY	CHK	REVISION
01	10.10.07	ISSUE FOR PERMIT	AM	AM	
02	10.10.07	ISSUE FOR PERMIT	AM	AM	
03	10.10.07	ISSUE FOR PERMIT	AM	AM	
04	10.10.07	ISSUE FOR PERMIT	AM	AM	
05	10.10.07	ISSUE FOR PERMIT	AM	AM	
06	10.10.07	ISSUE FOR PERMIT	AM	AM	
07	10.10.07	ISSUE FOR PERMIT	AM	AM	
08	10.10.07	ISSUE FOR PERMIT	AM	AM	
09	10.10.07	ISSUE FOR PERMIT	AM	AM	
10	10.10.07	ISSUE FOR PERMIT	AM	AM	
11	10.10.07	ISSUE FOR PERMIT	AM	AM	
12	10.10.07	ISSUE FOR PERMIT	AM	AM	
13	10.10.07	ISSUE FOR PERMIT	AM	AM	
14	10.10.07	ISSUE FOR PERMIT	AM	AM	
15	10.10.07	ISSUE FOR PERMIT	AM	AM	
16	10.10.07	ISSUE FOR PERMIT	AM	AM	
17	10.10.07	ISSUE FOR PERMIT	AM	AM	
18	10.10.07	ISSUE FOR PERMIT	AM	AM	
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20	10.10.07	ISSUE FOR PERMIT	AM	AM	

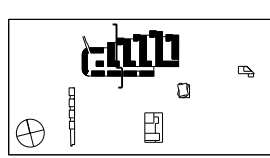
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM



- key
1. reconstituted textured stone cladding (white)
  2. reconstituted textured stone cladding (coloured aggregate)
  3. reconstituted textured stone cladding (profiled)
  4. metal louvres
  5. aluminium framed glazing
  6. shop front glazing
  7. balcony
  8. balustrade
  9. coping
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)



1E- 4 - 93



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	24.10.06	DRAFT PLANNING ISSUE	AW	P8	28.05.08	FROZEN COORDINATION ISSUE	LH
P2	01.12.06	DRAFT PLANNING ISSUE	AW	P9	25.06.08	PLANNING SUBSTITUTION ISSUE	LH
P3	15.12.06	PLANNING ISSUE	AW	P10	05.10.09	PROOF OF EVIDENCE - APPENDIX 3	LH
P4	18.05.07	PLANNING ISSUE	AW				
P5	07.06.07	PLANNING ISSUE	AW				
P6	07.09.07	PLANNING ISSUE	LH				
P7	10.10.07	PLANNING ISSUE	LH				

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

Allies and Morrison  
 85 Southwark Street  
 London SE1 0HX  
 telephone 020 7921 0100  
 facsimile 020 7921 0101  
 email info@alliesandmorrison.co.uk  
 A&M JOB NO: 466

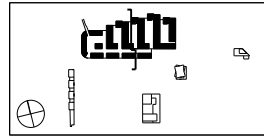
BRIGHTON MARINA : CLIFF SITE  
 SECTION JJ  
 PLANNING APPLICATION  
 XB005\_AM\_S1\_-0\_A\_07\_308  
 DATE: 15.12.06 SCALE: 1:200 @A1 1:400 @A3

P10  
 Revision

- key
1. reconstituted textured stone cladding (white)
  2. reconstituted textured stone cladding (coloured aggregate)
  3. reconstituted textured stone cladding (profiled)
  4. metal louvres
  5. aluminium framed glazing
  6. shop front glazing
  7. balcony
  8. balustrade
  9. coping
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)



1D-5-88  
1D-4-80



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to these components on this drawing represents design intent only.

REV	DATE	BY	DESCRIPTION	CRD	REV	DATE	DESCRIPTION	CRD
P1	24.10.06		DRAFT PLANNING ISSUE		AW	28.05.08	FROZEN COORDINATION ISSUE	LH
P2	01.12.06		DRAFT PLANNING ISSUE		AW	25.06.08	PLANNING SUBSTITUTION ISSUE	LH
P3	15.12.06		PLANNING ISSUE		AW	10.05.10.09	PROOF OF EVIDENCE - APPENDIX 3	LH
P4	18.05.07		PLANNING ISSUE		AW			
P5	07.06.07		PLANNING ISSUE		AW			
P6	07.09.07		PLANNING ISSUE		LH			
P7	10.10.07		PLANNING ISSUE		LH			

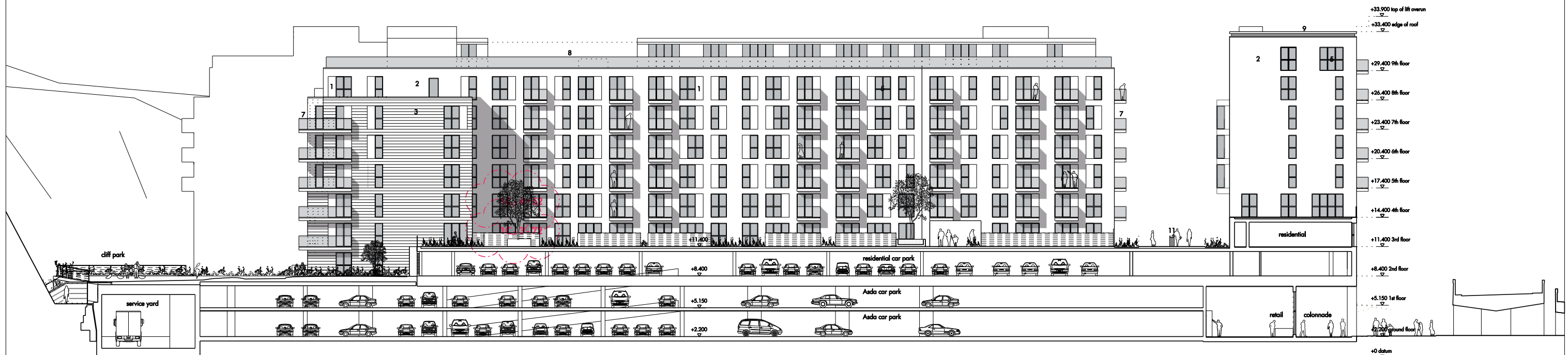
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

Allies and Morrison  
85 Southwark Street  
London SE1 0HX  
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020 7921 0101  
info@alliesandmorrison.co.uk  
A&M JOB NO: 466

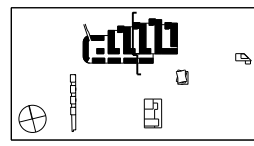
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SECTION LL  
PLANNING APPLICATION  
XB005\_AM\_S1\_0\_A\_07\_310  
DATE: 15.12.06 SCALE: 1:200 @A1 1:400 @A3

P10  
Revision

- key
1. reconstituted textured stone cladding (white)
  2. reconstituted textured stone cladding (coloured aggregate)
  3. reconstituted textured stone cladding (profiled)
  4. metal louvres
  5. aluminium framed glazing
  6. shop front glazing
  7. balcony
  8. balustrade
  9. coping
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)



IC - 4 - 52  
IC - 3 - 72



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

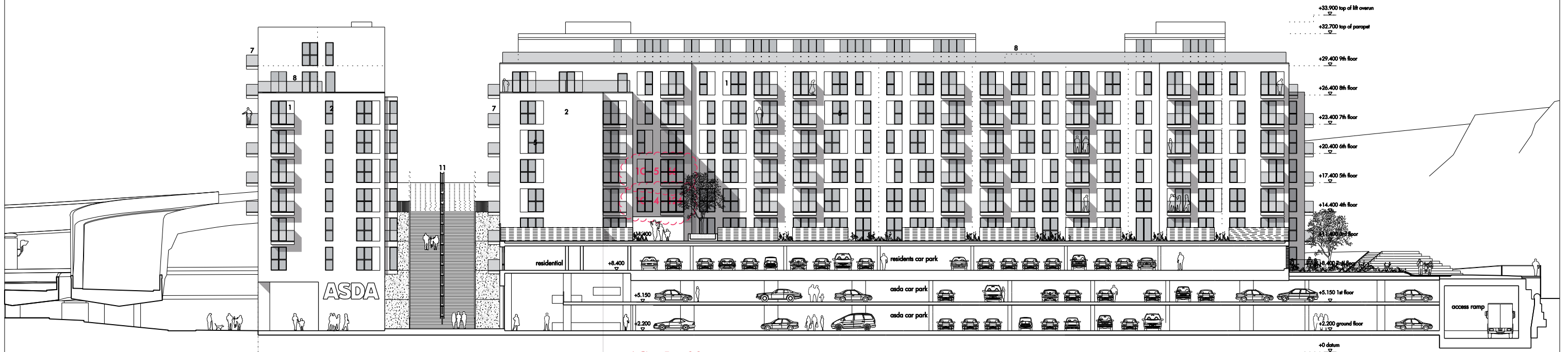
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P1	24.10.06	AW	DRAFT PLANNING ISSUE	P8	25.06.08	AW	PLANNING SUBSTITUTION ISSUE	LH	
P2	01.12.06	AW	DRAFT PLANNING ISSUE	P9	05.10.09	AW	PROOF OF EVIDENCE - APPENDIX 3	LH	
P3	15.12.06	AW	PLANNING ISSUE						
P4	18.05.07	LH	PLANNING ISSUE						
P5	07.09.07	LH	PLANNING ISSUE						
P6	10.10.07	LH	PLANNING ISSUE						
P7	28.05.08	LH	FROZEN COORDINATION ISSUE						

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

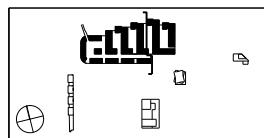
Allies and Morrison  
85 Southwark Street  
London SE1 0HX  
telephone 020 7921 0100  
facsimile 020 7921 0101  
email info@alliesandmorrison.co.uk  
A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
SECTION MM  
PLANNING APPLICATION  
XB005\_AM\_S1\_0\_A\_07\_311  
DATE: 15.12.06 SCALE: 1:200 @A1 1:400 @A3

- key
1. reconstituted textured stone cladding (white)
  2. reconstituted textured stone cladding (coloured aggregate)
  3. reconstituted textured stone cladding (profiled)
  4. metal louvres
  5. aluminium framed glazing
  6. shop front glazing
  7. balcony
  8. balustrade
  9. coping
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)



IC - 5 - 66  
IC - 4 - 124



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	24.10.06	DRAFT PLANNING ISSUE	AW	P8	28.05.08	FROZEN COORDINATION ISSUE	LH
P2	01.12.06	DRAFT PLANNING ISSUE	AW	P9	25.06.08	PLANNING SUBSTITUTION ISSUE	LH
P3	15.12.06	PLANNING ISSUE	AW	P10	05.10.09	PROOF OF EVIDENCE - APPENDIX 3	LH
P4	18.05.07	PLANNING ISSUE	AW				
P5	07.06.07	PLANNING ISSUE	AW				
P6	07.09.07	PLANNING ISSUE	LH				
P7	10.10.07	PLANNING ISSUE	LH				

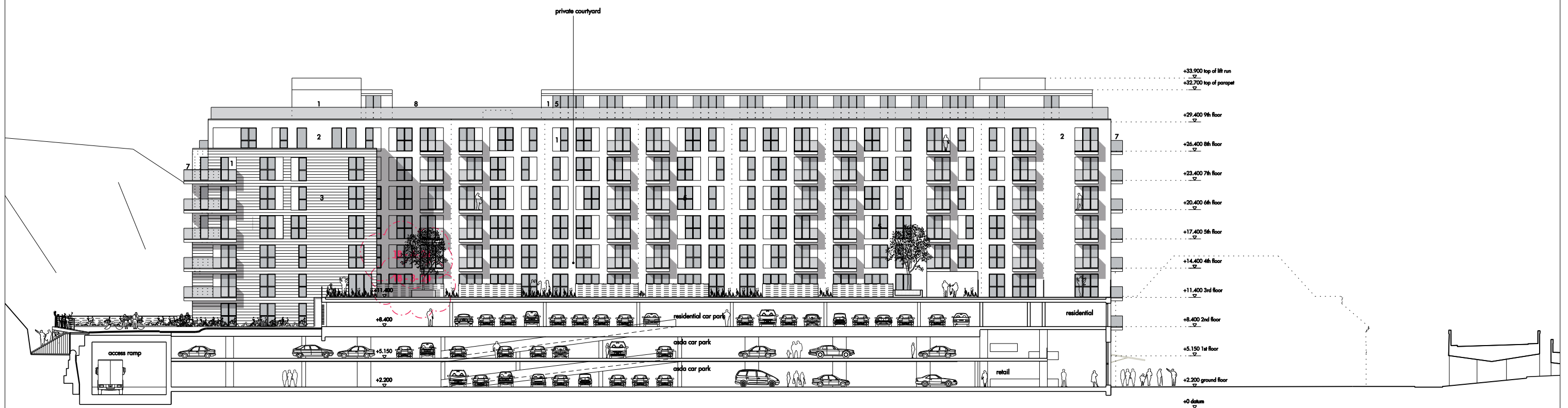
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

Allies and Morrison  
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London SE1 0HX  
telephone 020 7921 0100  
facsimile 020 7921 0101  
email info@alliesandmorrison.co.uk  
A&M JOB NO: 466

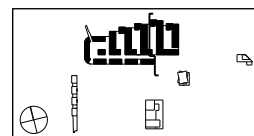
BRIGHTON MARINA : CLIFF SITE  
SECTION NN  
PLANNING APPLICATION  
XB005\_AM\_S1\_0\_A\_07\_312  
DATE: 15.12.06 SCALE: 1:200 @A1 1:400 @A3

P10  
Revision

- key
1. reconstituted textured stone cladding (white)
  2. reconstituted textured stone cladding (coloured aggregate)
  3. reconstituted textured stone cladding (profiled)
  4. metal louvres
  5. aluminium framed glazing
  6. shop front glazing
  7. balcony
  8. balustrade
  9. coping
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)



1B - 4 - 24  
1B - 3 - 24



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to these components on this drawing represents design intent only.

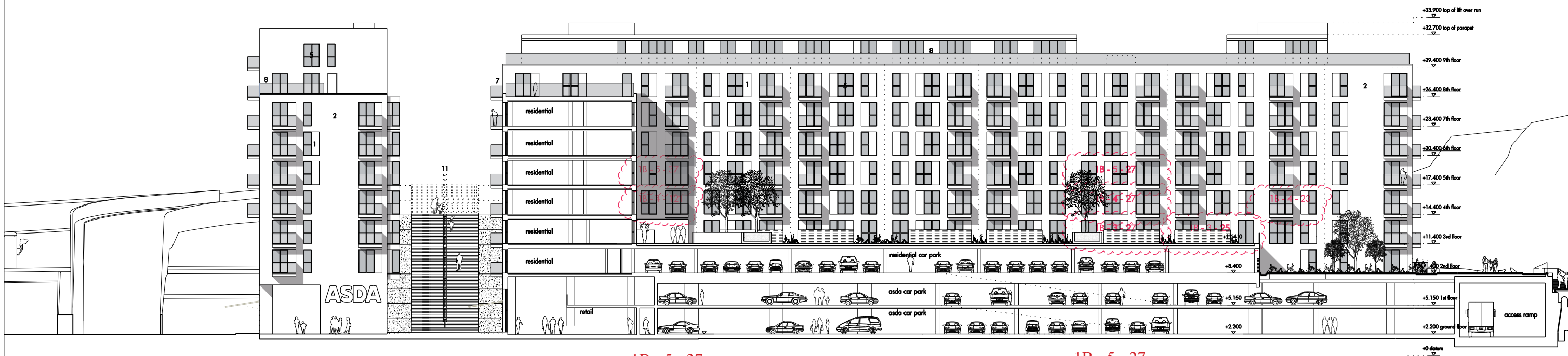
REV	DATE	BY	DESCRIPTION	CRD	REV	DATE	BY	DESCRIPTION	CRD
P1	24.10.06	AW	DRAFT PLANNING ISSUE	P8	25.06.08	AW	DRAFT PLANNING ISSUE	LH	
P2	01.12.06	AW	DRAFT PLANNING ISSUE	P9	05.10.09	AW	PROOF OF EVIDENCE - APPENDIX 3	LH	
P3	15.12.06	AW	PLANNING ISSUE						
P4	18.05.07	AW	PLANNING ISSUE						
P5	07.09.07	LH	PLANNING ISSUE						
P6	10.10.07	LH	PLANNING ISSUE						
P7	28.05.08	LH	FROZEN COORDINATION ISSUE						

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

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London SE1 0HX  
020 7921 0100  
020 7921 0101  
info@alliesandmorrison.co.uk  
A&M JOB NO: 466

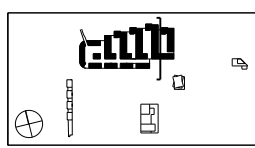
BRIGHTON MARINA : CLIFF SITE  
SECTION 00  
PLANNING APPLICATION  
XB005\_AM\_S1\_0\_A\_07\_313  
DATE: 15.12.06 SCALE: 1:200 @A1 1:400 @A3

- key
1. reconstituted textured stone cladding (white)
  2. reconstituted textured stone cladding (coloured aggregate)
  3. reconstituted textured stone cladding (profiled)
  4. metal louvres
  5. aluminium framed glazing
  6. shop front glazing
  7. balcony
  8. balustrade
  9. coping
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)



1B - 5 - 37  
1B - 4 - 121

1B - 5 - 27  
1B - 4 - 27  
1B - 3 - 27  
1B - 3 - 25  
1B - 4 - 23



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	24.10.06	DRAFT PLANNING ISSUE	AW	P8	10.10.07	PLANNING ISSUE	LH
P2	01.12.06	DRAFT PLANNING ISSUE	AW	P9	28.05.08	FROZEN COORDINATION ISSUE	LH
P3	15.12.06	PLANNING ISSUE	AW	P10	25.06.08	PLANNING SUBSTITUTION ISSUE	LH
P4	18.05.07	PLANNING ISSUE	AW	P11	05.10.09	PROOF OF EVIDENCE - APPENDIX 3	LH
P5	07.06.07	PLANNING ISSUE	AW				
P6	07.09.07	PLANNING ISSUE	LH				
P7	25.09.07	PLANNING ISSUE - LANDSCAPE REVISED	AG				

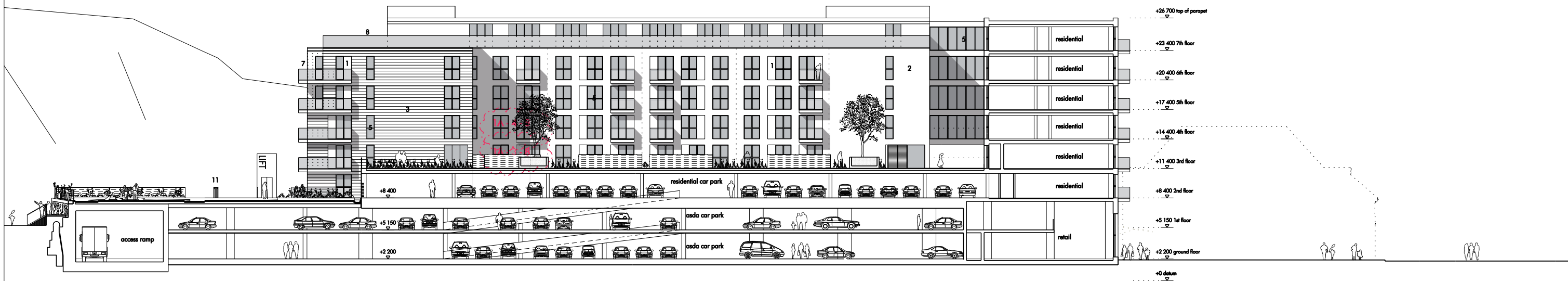
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR FURTHER DETAIL OF THE PUBLIC REALM

Allies and Morrison  
85 Southwark Street  
London SE1 0HX  
020 7921 0100  
020 7921 0101  
info@alliesandmorrison.co.uk  
A&M JOB NO: 466

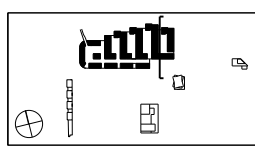
BRIGHTON MARINA : CLIFF SITE  
SECTION PP  
PLANNING APPLICATION  
XB005\_AM\_S1\_0\_A\_07\_314  
DATE: 15.12.06  
SCALE: 1:200 @A1 1:400 @A3

P11  
Revision

- key
1. reconstituted textured stone cladding (white)
  2. reconstituted textured stone cladding (coloured aggregate)
  3. reconstituted textured stone cladding (profiled)
  4. metal louvres
  5. aluminium framed glazing
  6. shop front glazing
  7. balcony
  8. balustrade
  9. coping
  10. metal grille
  11. metal handrail
  12. timber decking
  13. white opaque glass
  14. roof access canopy (glass & metal)



1A-4-8  
1A-3-8



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	CD	REV	DATE	DESCRIPTION	CD
P1	24.10.06	DRAFT PLANNING ISSUE		AW	P8	25.06.08	PLANNING SUBSTITUTION ISSUE
P2	01.12.06	DRAFT PLANNING ISSUE		AW	P9	05.10.09	PROOF OF EVIDENCE - APPENDIX 3
P3	15.12.06	PLANNING ISSUE		AW			
P4	18.05.07	PLANNING ISSUE		AW			
P5	07.09.07	PLANNING ISSUE		LH			
P6	10.10.07	PLANNING ISSUE		LH			
P7	28.05.08	FROZEN COORDINATION ISSUE		LH			

REFER TO LANDSCAPE ARCHITECT'S DRAWING'S FOR FURTHER DETAIL OF THE PUBLIC REALM

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A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
SECTION QQ  
PLANNING APPLICATION  
XB005\_AM\_S1\_-0\_A\_07\_315  
DATE: 15.12.06  
SCALE: 1:200 @A1 1:400 @A3





4.1 Cliff Building: single aspect  
north facing flats

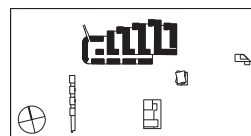
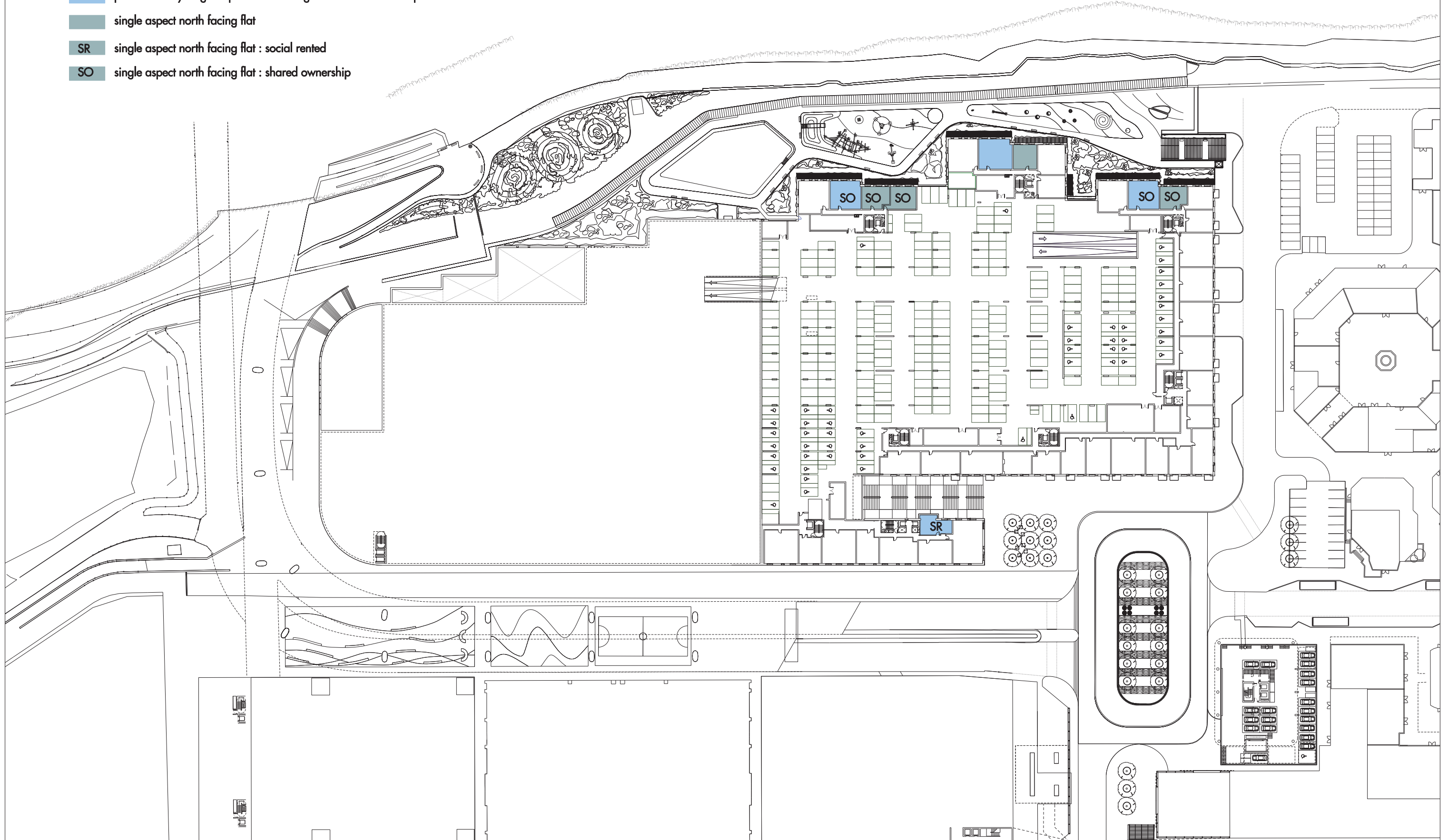


**Brighton Marina Regeneration Project**  
**Cliff Building Single Aspect North Facing Flats**

05.10.09

Cliff Building floors with residential accommodation	single aspect north facing flats	Social Rented single aspect north facing flats	north and predominantly north facing flats	Social Rented north and predominantly north facing flats
2nd floor	4	0	8	1
3rd floor	8	3	13	4
4th floor	5	0	10	1
5th floor	5	0	13	4
6th floor	5	0	13	4
7th floor	4	0	10	3
8th floor	0	0	0	0
9th floor	0	0	0	0
<b>Total</b>	<b>31</b>	<b>3</b>	<b>67</b>	<b>17</b>
<b>Total no. of flats</b>	779			
<b>% single aspect north facing flats</b>	4.0%			
<b>% single aspect Social Rented north facing flats</b>		0.4%		
<b>% north and predominantly north facing flats</b>			8.6%	
<b>% Social Rented north and predominantly north facing flats</b>				2.2%

- predominantly single aspect north facing flat
- SR predominantly single aspect north facing flat: social rented
- SO predominantly single aspect north facing flat: shared ownership
- single aspect north facing flat
- SR single aspect north facing flat : social rented
- SO single aspect north facing flat : shared ownership



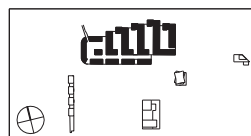
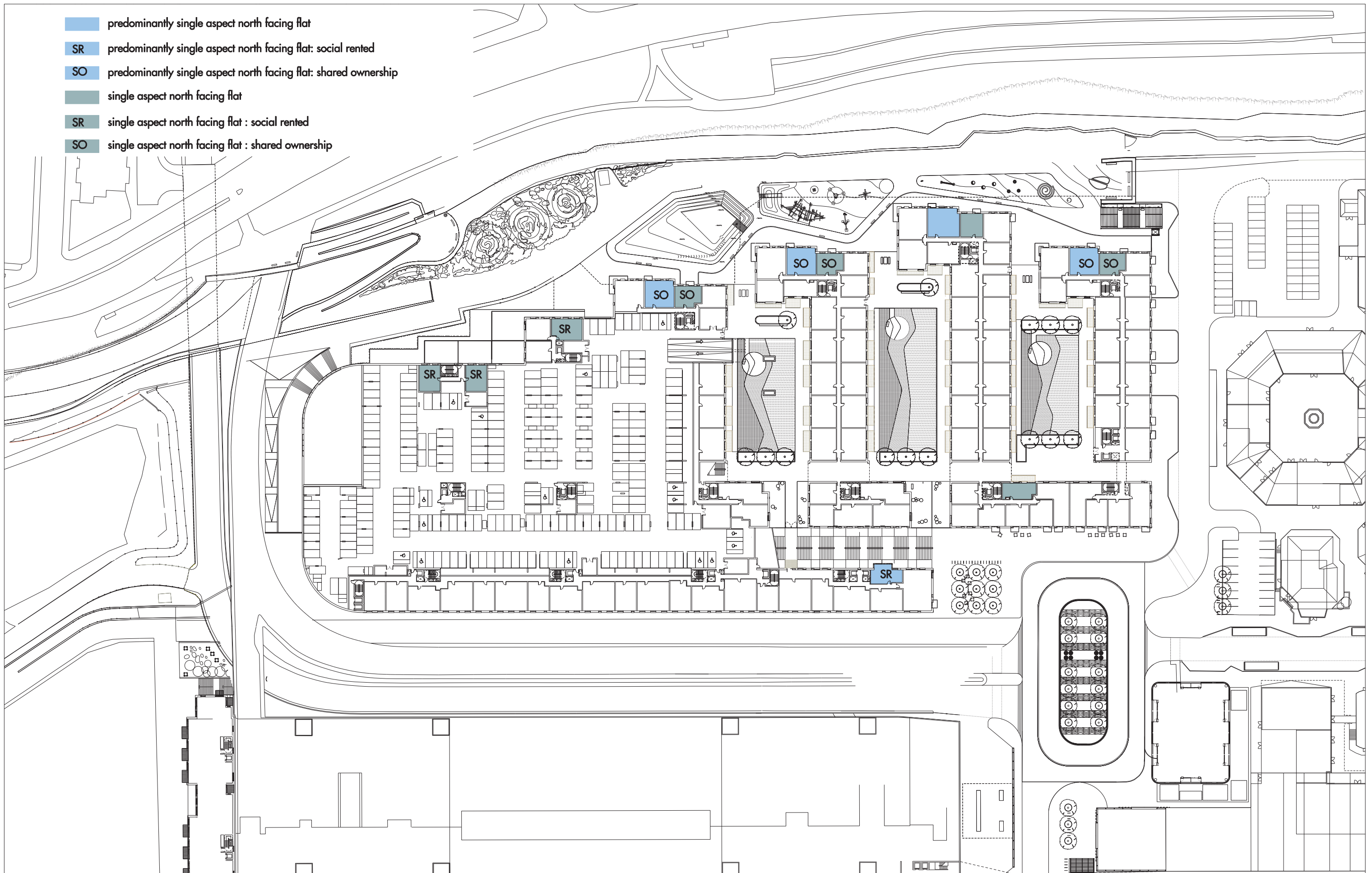
Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with work. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	BY
P1	05.10.09	PROOF OF EVIDENCE - APPENDIX 4	LH

Allies and Morrison  
 85 Southwark Street  
 London SE1 0HX  
 telephone 020 7921 0100  
 facsimile 020 7921 0101  
 email info@alliesandmorrison.co.uk  
 A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
 SECOND FLOOR PLAN  
 SINGLE ASPECT NORTH FACING FLATS  
 XB005\_AM\_S1\_00\_A\_00\_602  
 DATE: 15.05.08 SCALE: 1:500 @A1 1:1000 @A3

- predominantly single aspect north facing flat
- SR predominantly single aspect north facing flat: social rented
- SO predominantly single aspect north facing flat: shared ownership
- single aspect north facing flat
- SR single aspect north facing flat : social rented
- SO single aspect north facing flat : shared ownership



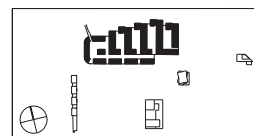
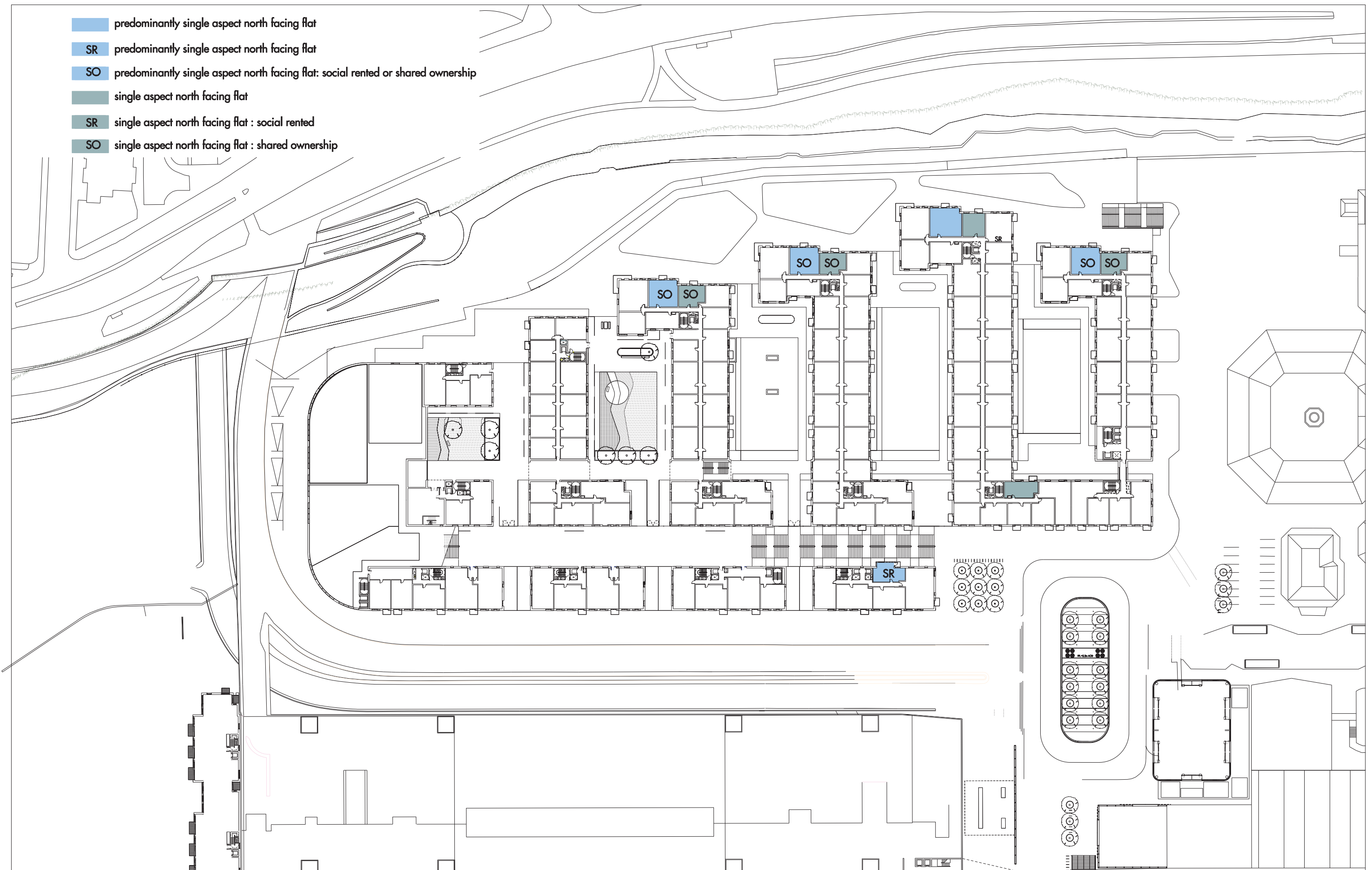
Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

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P1	05.10.09	PROOF OF EVIDENCE - APPENDIX 4	LH

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BRIGHTON MARINA : CLIFF SITE  
 THIRD FLOOR PLAN  
 SINGLE ASPECT NORTH FACING FLATS  
 XB005\_AM\_S1\_00\_A\_00\_603  
 DATE: 15.05.08 SCALE: 1:500 @A1 1:1000 @A3

- predominantly single aspect north facing flat
- SR predominantly single aspect north facing flat
- SO predominantly single aspect north facing flat: social rented or shared ownership
- single aspect north facing flat
- SR single aspect north facing flat : social rented
- SO single aspect north facing flat : shared ownership



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

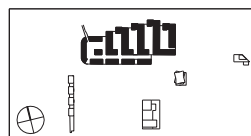
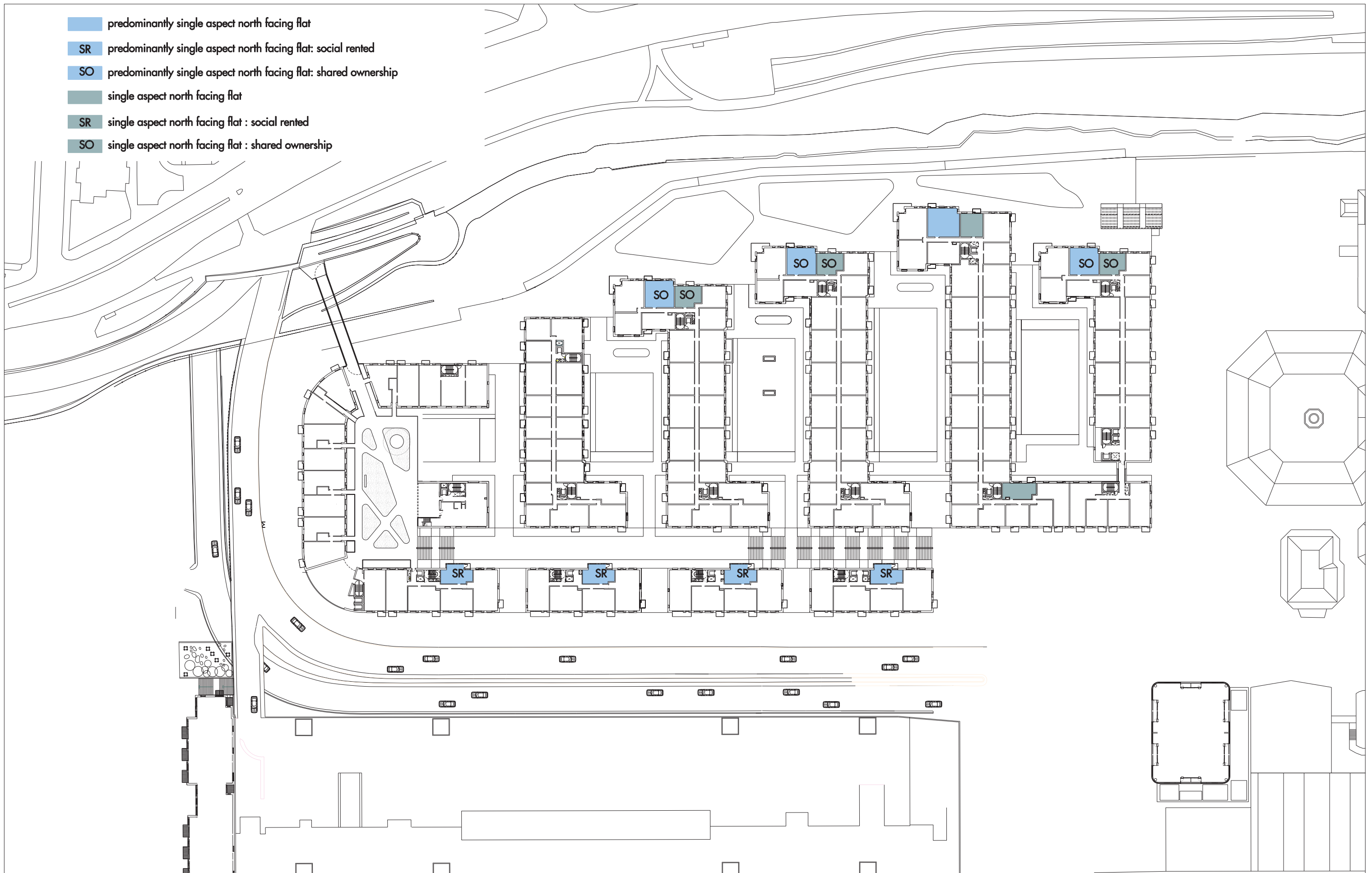
REV	DATE	BY	DESCRIPTION	CHKD
P1	05.10.09		PROOF OF EVIDENCE - APPENDIX 4	LH

Allies and Morrison  
 85 Southwark Street  
 London SE1 0HX  
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 A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
 FOURTH FLOOR PLAN  
 SINGLE ASPECT NORTH FACING FLATS  
 XB005\_AM\_S1\_00\_A\_00\_604  
 DATE: 15.05.08 SCALE: 1:500 @A1 1:1000 @A3

P1  
 Revision

- predominantly single aspect north facing flat
- SR predominantly single aspect north facing flat: social rented
- SO predominantly single aspect north facing flat: shared ownership
- single aspect north facing flat
- SR single aspect north facing flat : social rented
- SO single aspect north facing flat : shared ownership



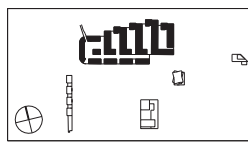
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REV	DATE	DESCRIPTION	CD
P1	05.10.09	PROOF OF EVIDENCE - APPENDIX 4	LH

Allies and Morrison  
 85 Southwark Street  
 London SE1 0HX  
 telephone 020 7921 0100  
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BRIGHTON MARINA : CLIFF SITE  
 FIFTH FLOOR PLAN  
 SINGLE ASPECT NORTH FACING FLATS  
 XB005\_AM\_S1\_00\_A\_00\_605  
 DATE: 15.05.08 SCALE: 1:500 @A1 1:1000 @A3

- predominantly single aspect north facing flat
- SR predominantly single aspect north facing flat: social rented
- SO predominantly single aspect north facing flat: shared ownership
- single aspect north facing flat
- SR single aspect north facing flat : social rented
- SO single aspect north facing flat : shared ownership



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

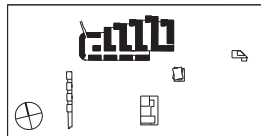
REV	DATE	DESCRIPTION	CD
P1	05.10.09	PROOF OF EVIDENCE - APPENDIX 4	LH

Allies and Morrison  
 85 Southwark Street  
 London SE1 0HX  
 telephone 020 7921 0100  
 facsimile 020 7921 0101  
 email info@alliesandmorrison.co.uk  
 A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
 SIXTH FLOOR PLAN  
 SINGLE ASPECT NORTH FACING FLATS  
 XB005\_AM\_S1\_00\_A\_00\_606  
 DATE 15.05.08 SCALE: 1:500 @A1 1:1000 @A3



- predominantly single aspect north facing flat
- SR predominantly single aspect north facing flat: social rented
- SO predominantly single aspect north facing flat: shared ownership
- single aspect north facing flat
- SR single aspect north facing flat : social rented
- SO single aspect north facing flat : shared ownership



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	CD
P1	05.10.09	PROOF OF EVIDENCE - APPENDIX 4	LH

REFER TO 400 SERIES DRAWINGS FOR FLAT LAYOUT EXAMPLES

Allies and Morrison  
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 A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE  
 SEVENTH FLOOR PLAN  
 SINGLE ASPECT NORTH FACING FLATS  
 XB005\_AM\_S1\_00\_A\_00\_607  
 DATE 15.05.08 SCALE: 1:500 @A1 1:1000 @A3

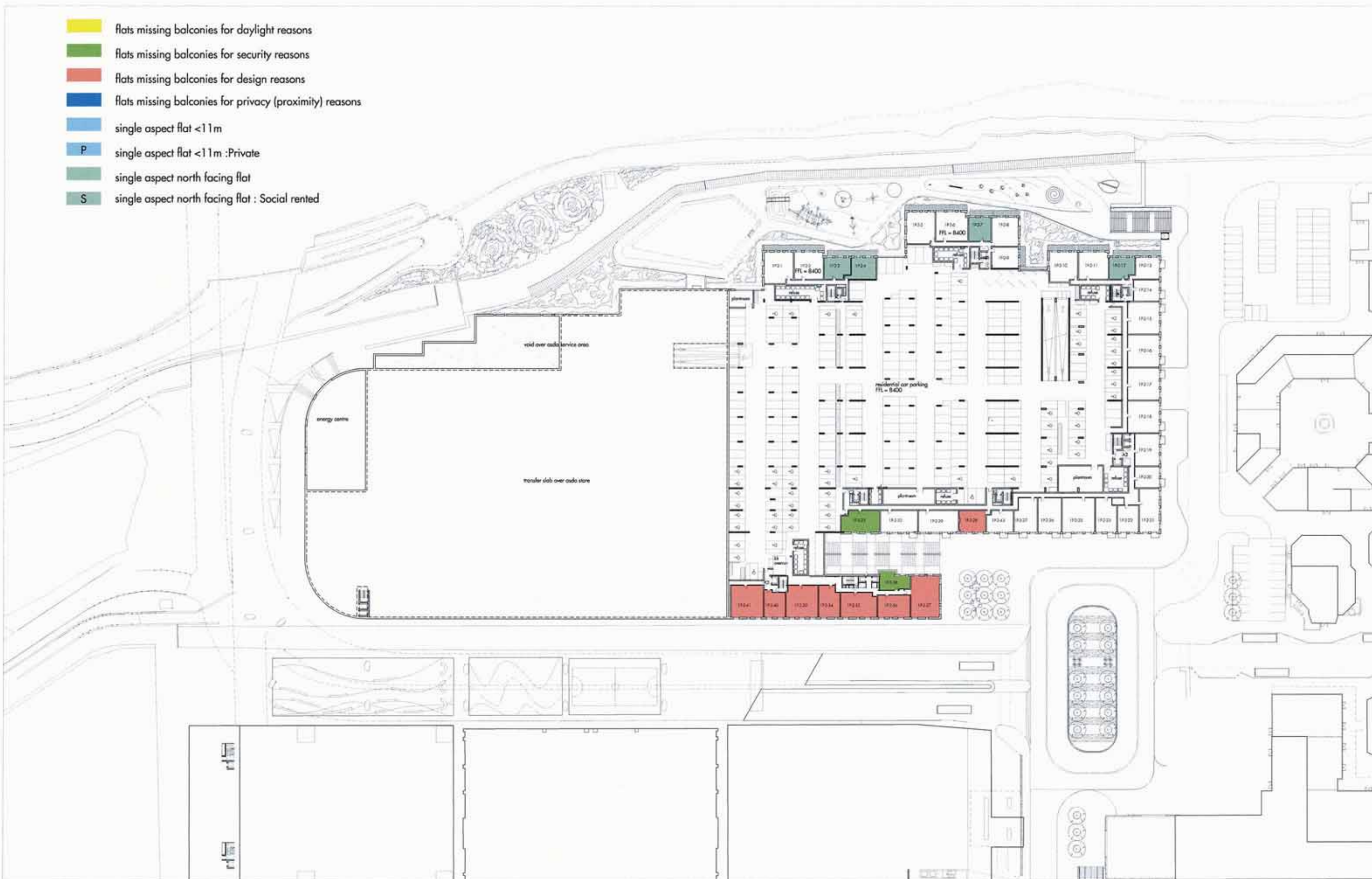
P1  
 Revision



4.2 Cliff Building: Flats with no private outdoor space



- flats missing balconies for daylight reasons
- flats missing balconies for security reasons
- flats missing balconies for design reasons
- flats missing balconies for privacy (proximity) reasons
- single aspect flat <11m
- P single aspect flat <11m :Private
- single aspect north facing flat
- S single aspect north facing flat : Social rented



REV	DATE	DESCRIPTION	BY
P1	15.04.08	ISSUED FOR INFORMATION	SF
P2	15.05.08	ISSUED FOR INFORMATION	SF
P3	30.05.08	ISSUED FOR DESIGN FREEZE	SF
P4	11.06.08	ISSUED FOR DESIGN FREEZE	SF
P5	25.07.08	ISSUED FOR PLANNING SUBSTITUTION	UH

REFER TO 400 SERIES DRAWINGS FOR FLAT LAYOUT EXAMPLES

**Allies and Morrison**  
 85 Southwark Street  
 London SE1 0XK  
 telephone: 020 7921 0100  
 facsimile: 020 7921 0101  
 email: info@alliesandmorrison.co.uk  
 A&M JOB NO: 466

**BRIGHTON MARINA : CLIFF SITE**  
**SECOND FLOOR PLAN BALCONY PROVISION INFORMATION**  
 XB005\_AM\_S1\_00\_A\_00\_525  
 DATE: 15.05.08 SCALE: 1:500 (BA1) 1:1000 (BA3)

**P5**  
 Revision

Brighton Marina private external amenity and privacy provision schedule

466\_00\_2QA FINAL REVISED 24\_07\_08

Site	Total of flats	Total number of flats with balconies/terraces	Total of flats without balconies/terraces	Total of single aspect flats	Flat number	Single aspect flat or privacy issue	Balcony added or reason why not possible to add one	Smallest balcony (sqm)	Largest balcony (sqm)	Smallest terrace (sqm)	Largest terrace (sqm)	notes				
01 Cliff	779	745	34 10	499 28	<b>2nd floor</b>											
					1P-2-3	A	yes							intermediate tenure		
					1P-2-4	P	yes							intermediate tenure		
					1P-2-7	A	yes							private tenure		
					1P-2-9	EAST	yes									
					1P-2-12	A	yes							intermediate tenure		
					1P-2-14	EAST	yes									
					1P-2-15	EAST	yes									
					1P-2-16	EAST	yes									
					1P-2-17	EAST	yes									
					1P-2-18	EAST	yes									
					1P-2-19	EAST	yes									
					1P-2-20	EAST	yes									
					1P-2-22	SOUTH	yes									
					1P-2-23	SOUTH	yes									
					1P-2-25	SOUTH	yes									
					1P-2-26	SOUTH	yes									
					1P-2-27	SOUTH	yes									
					1P-2-43	SOUTH	yes									
					1P-2-28	SOUTH									Not appropriate in terms of relationship to public realm and massing strategy	
					1P-2-29	SOUTH	yes									
					1P-2-32	SOUTH	yes									
					1P-2-33	SOUTH									Balconies would be too close to ground (stair)	
					1P-2-34	SOUTH									Not appropriate in terms of relationship to public realm and massing strategy of building as discussed with Roger Dowty	
					1P-2-35	SOUTH										
					1P-2-36	SOUTH										
					1P-2-37											
					1P-2-38										Balconies would be too close to ground (stair)	
			1P-2-39	SOUTH								Not appropriate in terms of relationship to public realm and massing strategy of building as discussed with Roger Dowty				
			1P-2-40	SOUTH												
			1P-2-41	SOUTH												
			<b>3rd floor</b>													
			1A-3-3	A	yes											intermediate tenure
			1A-3-7	EAST	yes											
			1A-3-8	WEST	yes											
			1A-3-9	EAST	yes											
			1A-3-10	WEST	yes											
			1A-3-11	EAST	yes											
			1A-3-12	WEST	yes											
			1A-3-13	EAST	yes											
			1A-3-14	WEST	yes											
			1A-3-15	EAST	yes											
			1A-3-16	EAST	yes											
			1A-3-22	SOUTH	yes											
			1B-3-19	P	yes											private tenure
			1B-3-23	P east												private tenure - balcony would block daylight to flat below
1B-3-24	WEST	yes														
1B-3-25	P east	yes										private tenure				
1B-3-26	WEST	yes														
1B-3-27	EAST	yes														
1B-3-28	WEST	yes														
1B-3-29	EAST	yes														
1B-3-30	WEST	yes														
1B-3-31	EAST	yes														
1B-3-32	WEST	yes														
1B-3-33	EAST	yes														
1B-3-34	WEST	yes														
1B-3-35	EAST	yes														
1B-3-55	WEST	yes														

No balcony due to:

- Design issue
- Security issue
- Daylight issue
- Emergency service issue
- Daylight and privacy issue
- Privacy issue (all windows less than 11m from adjacent flat)

Single Aspect flats

- EAST Single aspect south, east or west facing
- P Single aspect north facing - Private tenure
- A Single aspect north facing - Affordable tenure
- A Single aspect flat with all its windows less than 11m from adjacent flat - Affordable tenure
- P Single aspect flat with all its windows less than 11m from adjacent flat - Private tenure
- Dual aspect flat with privacy issue (adjacency)

Brighton Marina private external amenity and privacy provision schedule

466\_00\_2QA FINAL REVISED 24\_07\_08

Site	Total of flats	Total number of flats with balconies/terraces	Total of flats without balconies/terraces	Total of single aspect flats	Flat number	Single aspect flat or privacy issue	Balcony added or reason why not possible to add one	Smallest balcony (sqm)	Largest balcony (sqm)	Smallest terrace (sqm)	Largest terrace (sqm)	notes	
01 Cliff	779	745	34	499									
					2nd floor								
					3rd floor								
					4th floor								
					5th floor								
					6th floor								
					7th floor								
					8th floor								
					9th floor								
					Total single aspect flats =				64.1%	Total flats with balconies/terraces =		95.6%	2.8
02 Sea wall	117	113	4	69	1st floor							ALL FLATS ARE PRIVATE TENURE	
						WEST						All flats have good views of the Brighton coastline and sea	
					2nd floor								All flats have good views of the Brighton coastline and
					3rd floor				WEST	yes			
					4th floor				WEST	yes			
					5th floor				WEST	yes			
					6th floor				WEST	yes			
					7th floor				WEST	yes			
					8th floor				WEST	yes			
					9th floor				WEST	yes			
Total single aspect flats =				59.0%	Total flats with balconies/terraces =		96.6%	3	16	3.6	114		
03 Marina Point	148	148	0	74								ALL FLATS ARE PRIVATE TENURE	
					Total single aspect flats =				50.0%	Total flats with balconies/terraces =		100.0%	3.5
04 Quayside	222	210	12	127	1st floor							ALL FLATS ARE PRIVATE TENURE	
					2nd floor			yes					
					3rd floor			yes					
					4th floor			yes					
					5th floor								
					6th floor								
					7th floor								
					8th floor								
					9th floor								
					10th - 13th floors				WEST	yes			All lower flats enjoy views of Brighton coastline
14th + 15th floors					yes								
Total single aspect flats =				57.2%	Total flats with balconies/terraces =		94.6%	1.9	11	4.5	90		
05 Inner Harbour	35	35	0	19	Ground floor							ALL FLATS ARE PRIVATE TENURE	
					0 - 7	NORTH	yes					Raised ground - views of inner harbour & cliff	
						SOUTH	yes					Private terrace with obscured glazed privacy screen	
					1st floor								
						NORTH	yes						Views of inner harbour & cliff
						SOUTH	yes						Views of outer harbour Marina
					2nd floor								
						NORTH	yes						Views of inner harbour & cliff
						SOUTH	yes						Views of outer harbour Marina
					3rd floor								
	NORTH	yes						Views of inner harbour & cliff					
	SOUTH	yes						Views of outer harbour Marina					
Total single aspect flats =				54.3%	Total flats with balconies/terraces =		100.0%	2.5	4.6	2.4	103.5		
Total across all sites	1301	1251	50	788									
					Total single aspect flats =				60.6%	Total flats with balconies/terraces =		96.2%	

