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

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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

# 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



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

REID Architecture feasability study

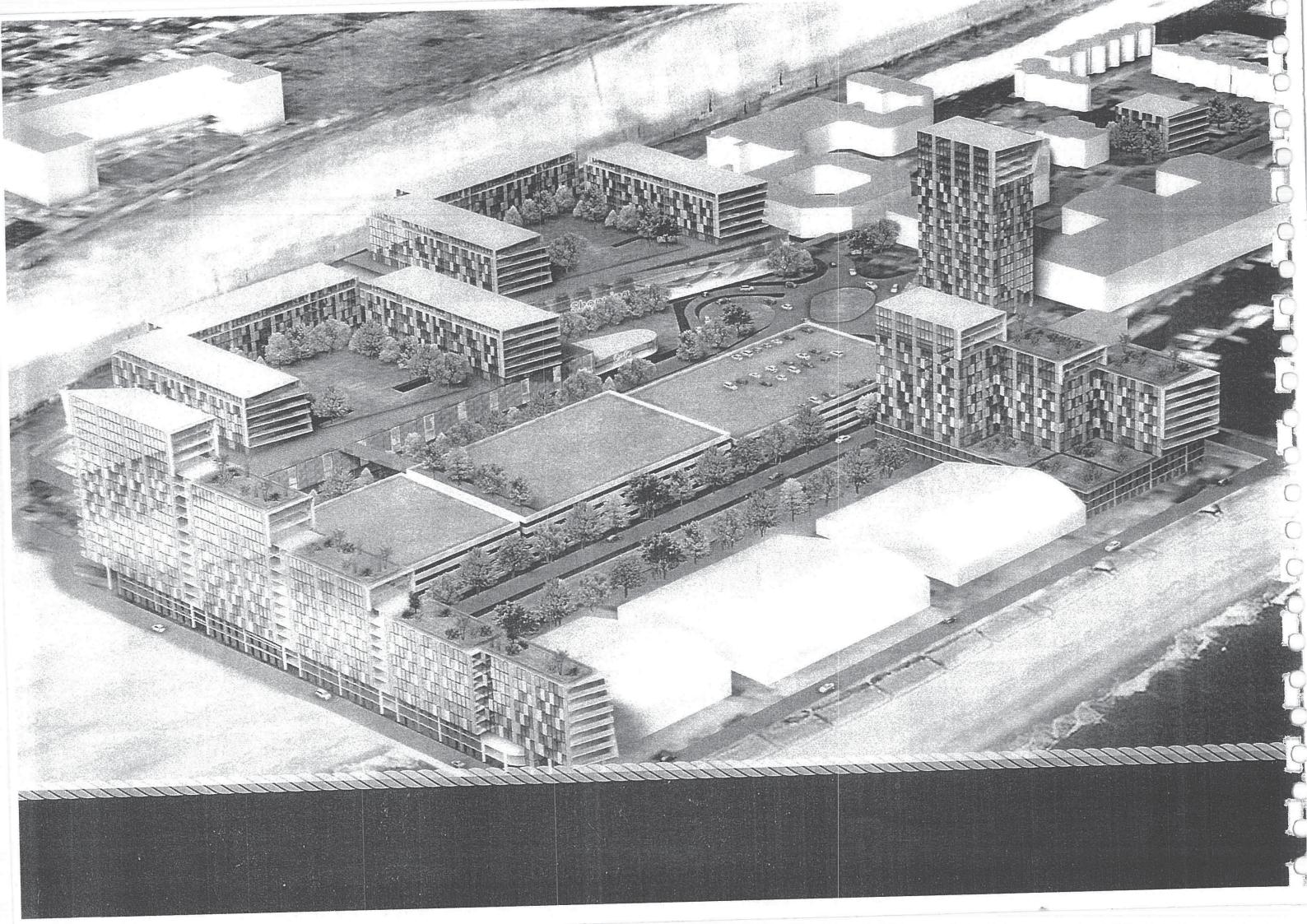
LAING O'ROURKE

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# BRIGHTON MARINA

PROPOSALS DOCUMENT | APRIL 2005





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## 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 G'ROURKE

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.

architecture

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

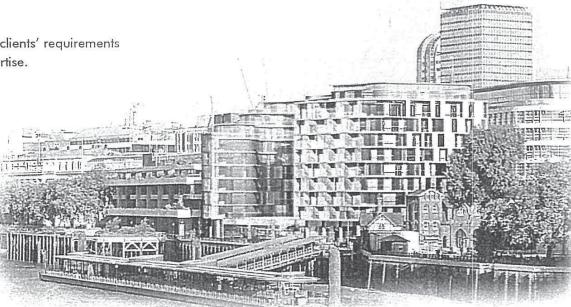
This knowledge base provides an excellent resource that can be applied to their projects and is guided by their sector specialists who are leaders in their respective fields of Concept, Product and Technical Design. By applying their unique Knowledge-Led Architecture process, each project team can benefit 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's Builder & Engineer Awards 2004.



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### Laing O'Rourke London & South East

Laing O'Rourke London & South East Limited is the operating

LAING O'ROURKE 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



ough Road, Islington, N1 £68 million



ile Street, Pulsiev, S St Georges E11 million



Vierton Abbey Mills, SW15 or 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



£58 million 359,000ff retail 800 homes 750 car park spaces



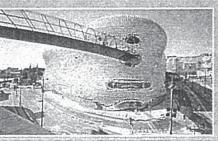
Basingstoke Redevelopment £110 million 790,000 H retail 2,050 car park spaces



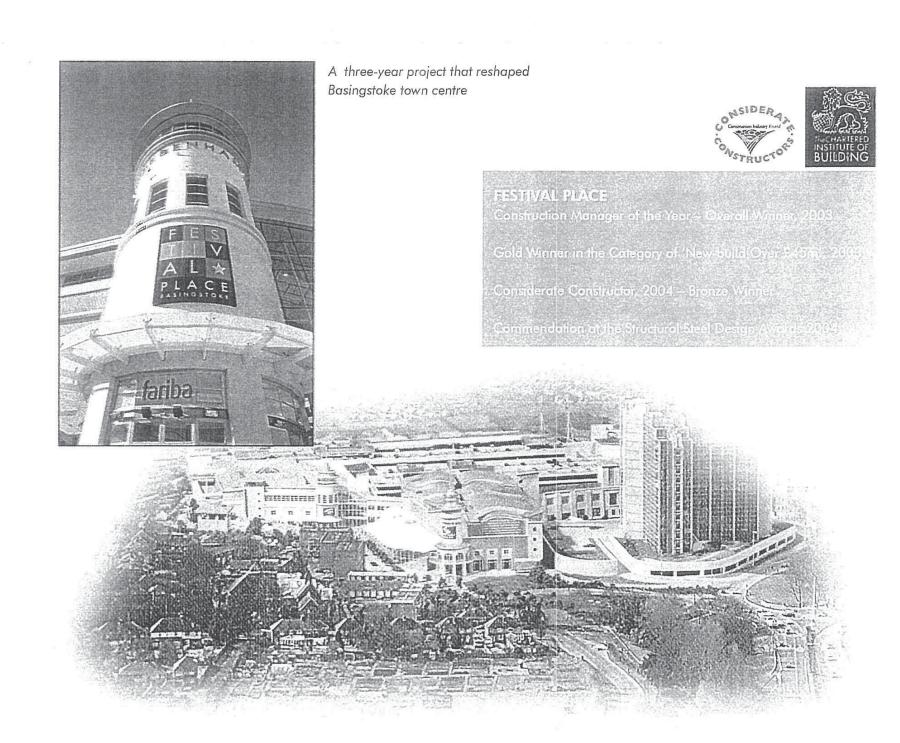
The Paradise Project
£400 million
148,000ft retail
300 homes
3,000 car park space



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

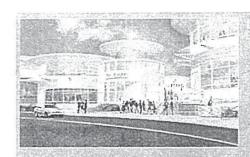


BullRing Selfridges and Moor St Car Park. 25,000 m<sup>2</sup> retail 1,200 car park spaces

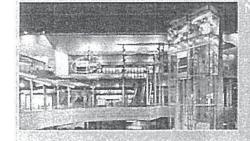


## Portfolio Highlights

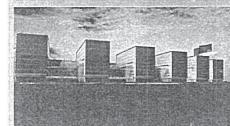














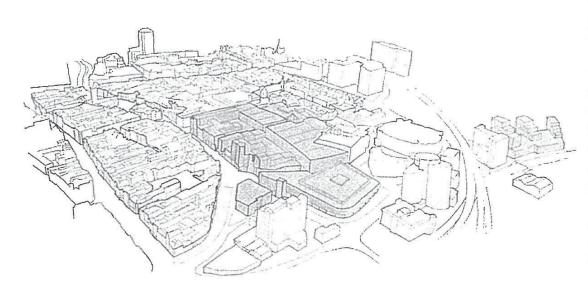
#### Reid Architecture



#### 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.

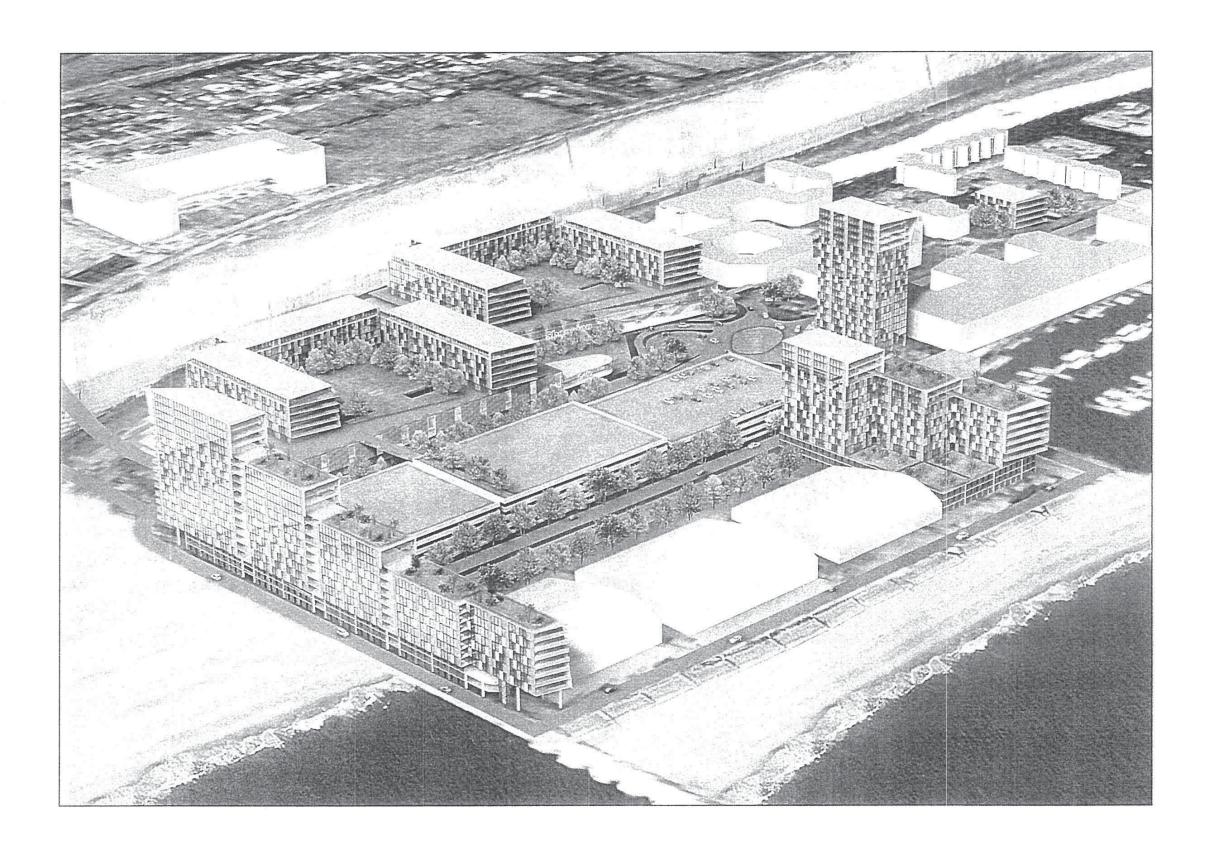
Reid architecture ensures it keeps abreast of the retail industry by listening to clients and maintaining active membership of British Council of Shopping Centres (BCSC), while undertaking a wide range of relevant research projects.

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 62,700m² of retail, plus a 26,500m² department store, with a further 73,000m² of offices, residential, hotels, city library and 3,400 parking spaces.

Other mixed-use projects include Gunwharf Quays in Portsmouth; a 40,000m² factory outlet and leisure scheme and Enfield; Loughborough; Feltham; and Luton Town Centre.



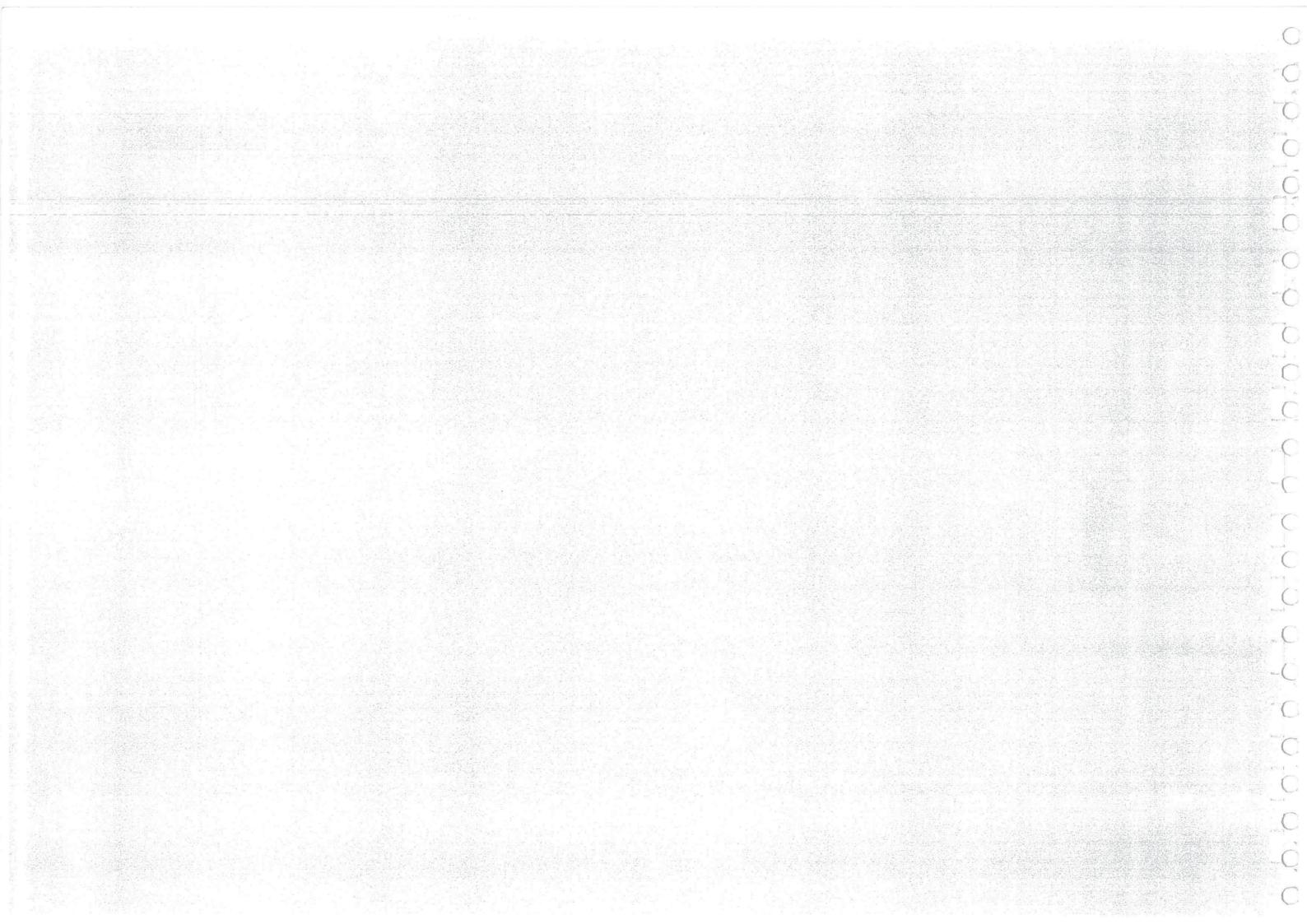


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## Design Concept

#### 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

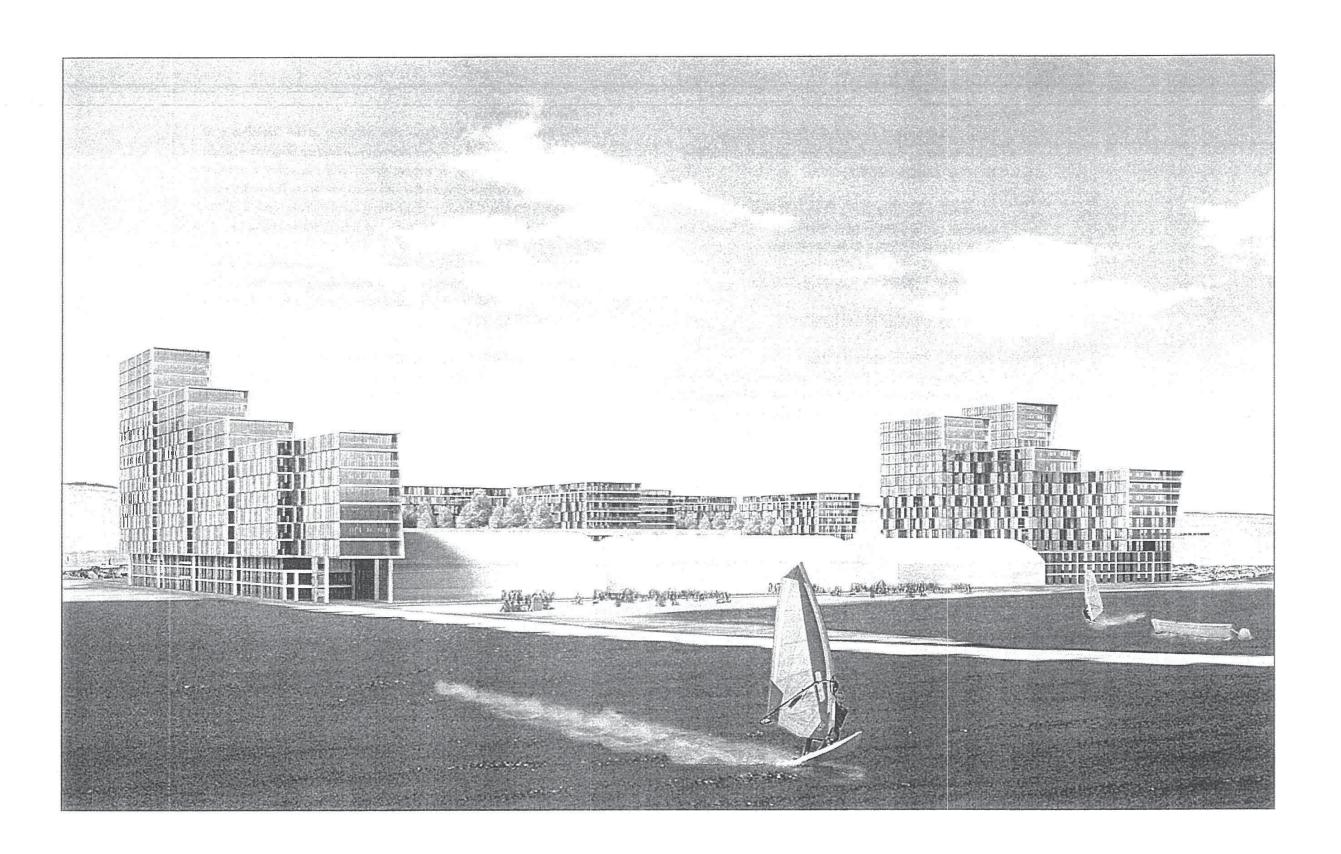
- The existing group of sites are split across the marina and may be subject to future discussions with the aim of forming an improved masterplan. Currently the design proposals respond to these split sites in the best and most coherent way possible.
- The Supplementary Planning Guidance Note: Brighton 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)

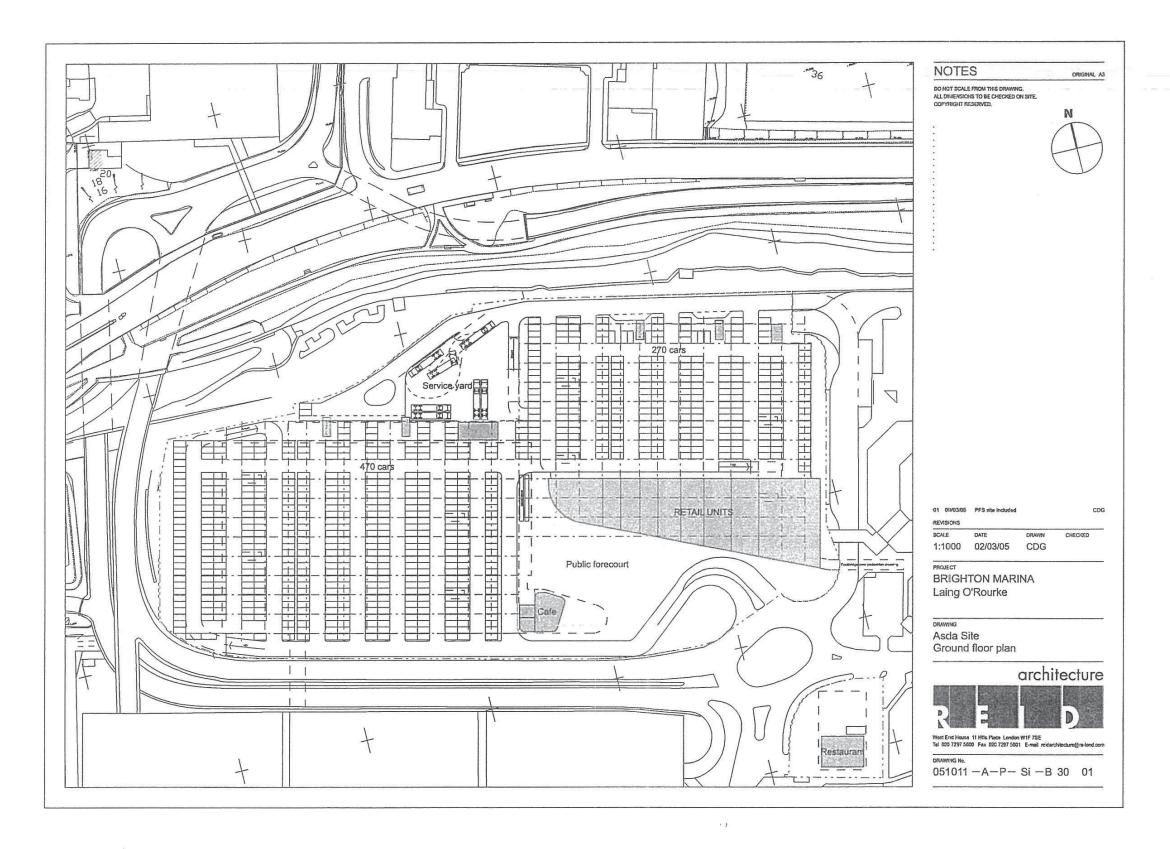
- The residential elements are articulated as three blocks stepping down towards the sea, which sit on a podium with landscaped roof.
- Three levels of car parking are located within the podium.

#### The Estate Office Site (3)

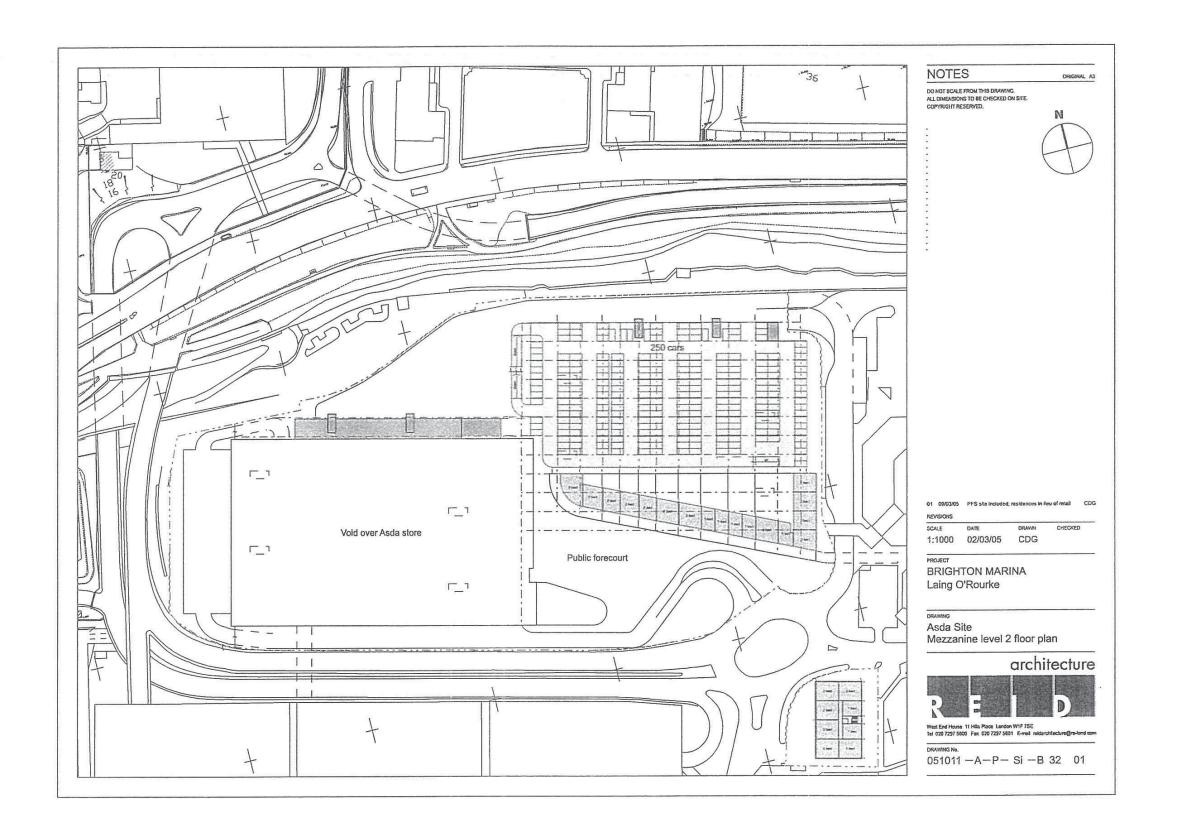
• This site is restricted to 5 levels: one undercroft car park level at grade, with 4 residential levels above.

#### The PFS Site (4)

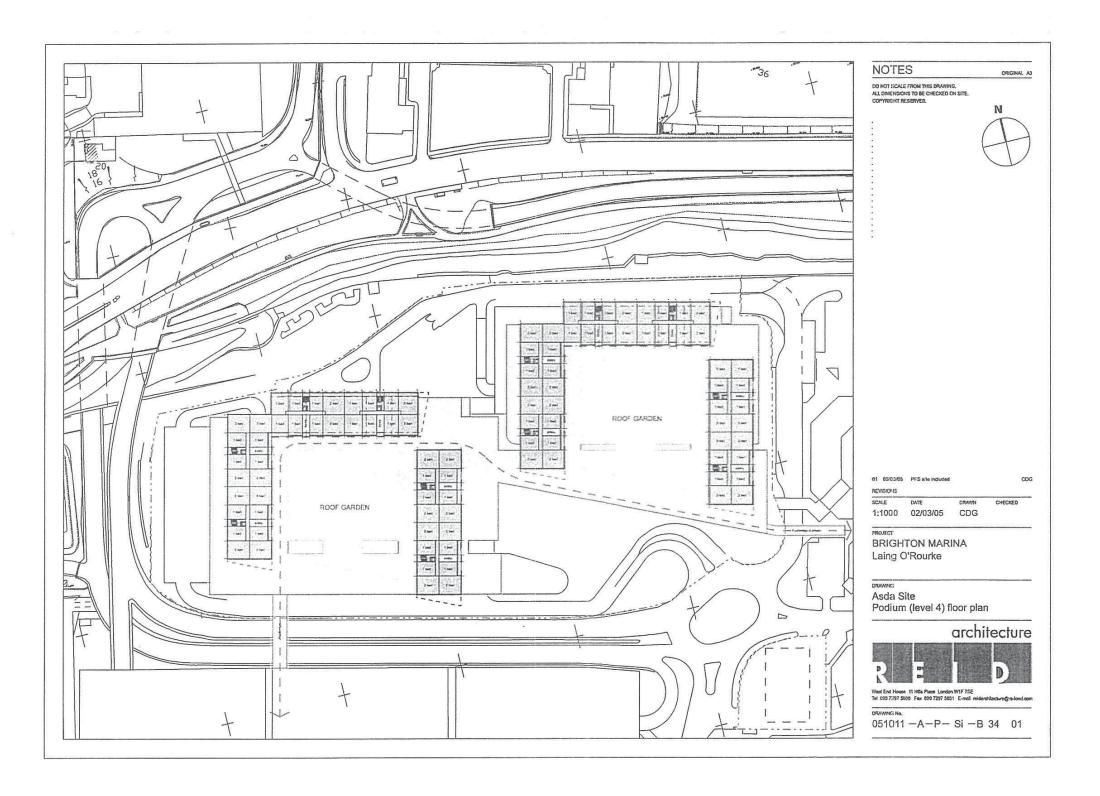
- This site stands over the main roundabout and can afford to be quite high as a landmark arrival point.
- It is conceived as a single tall 'stack' of residential units, with the relocated drive through restaurant at it's base.
- · Parking for this site is provided within the Asda site.



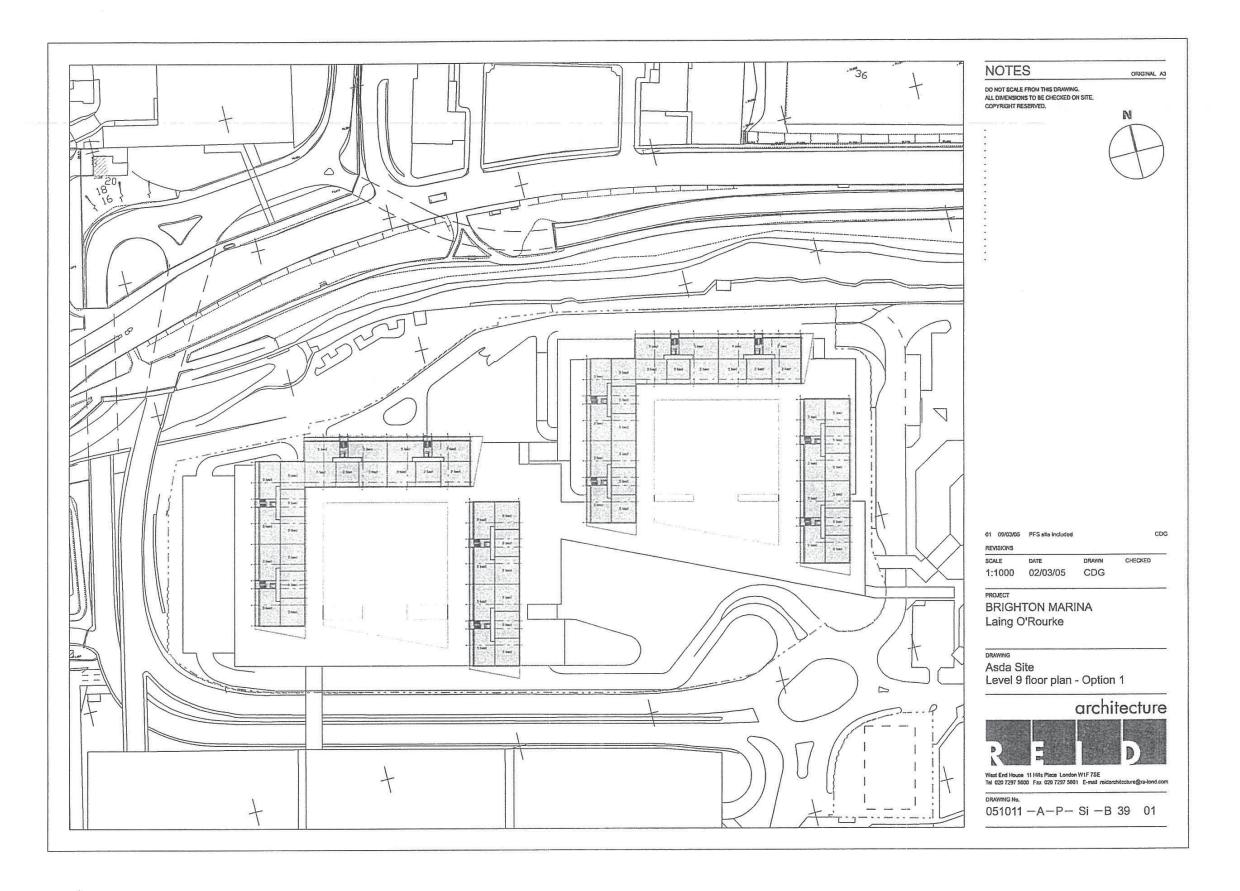
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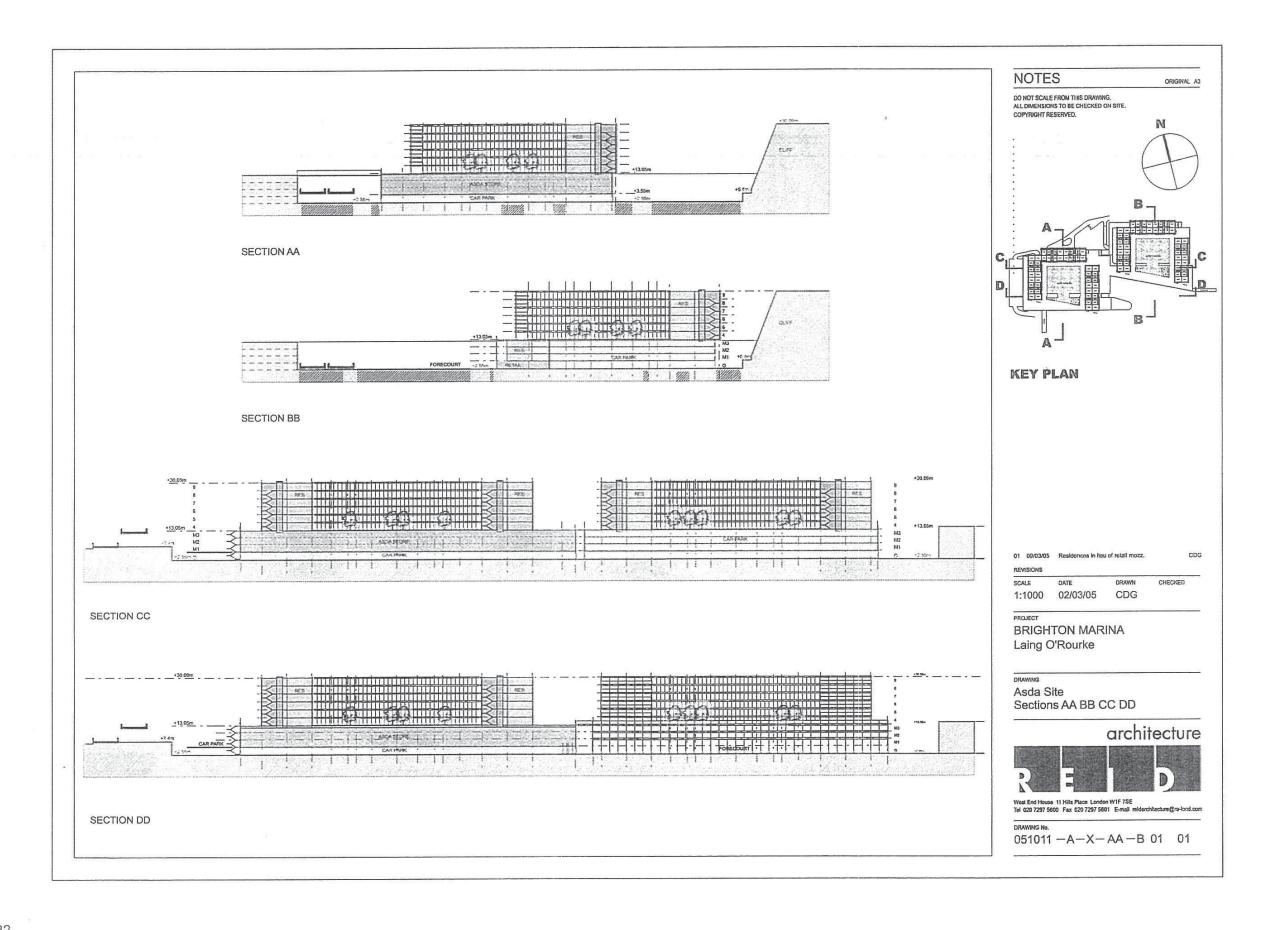
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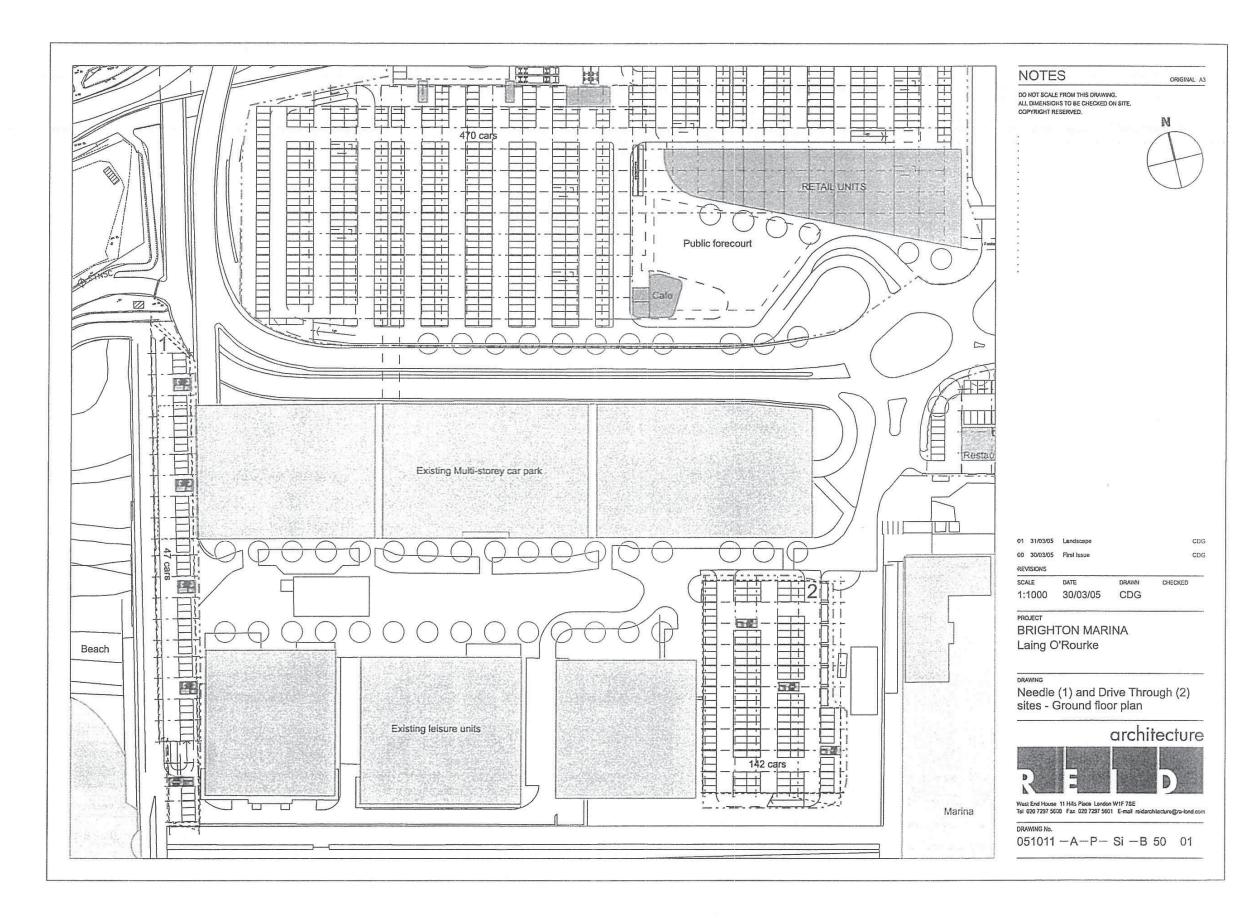


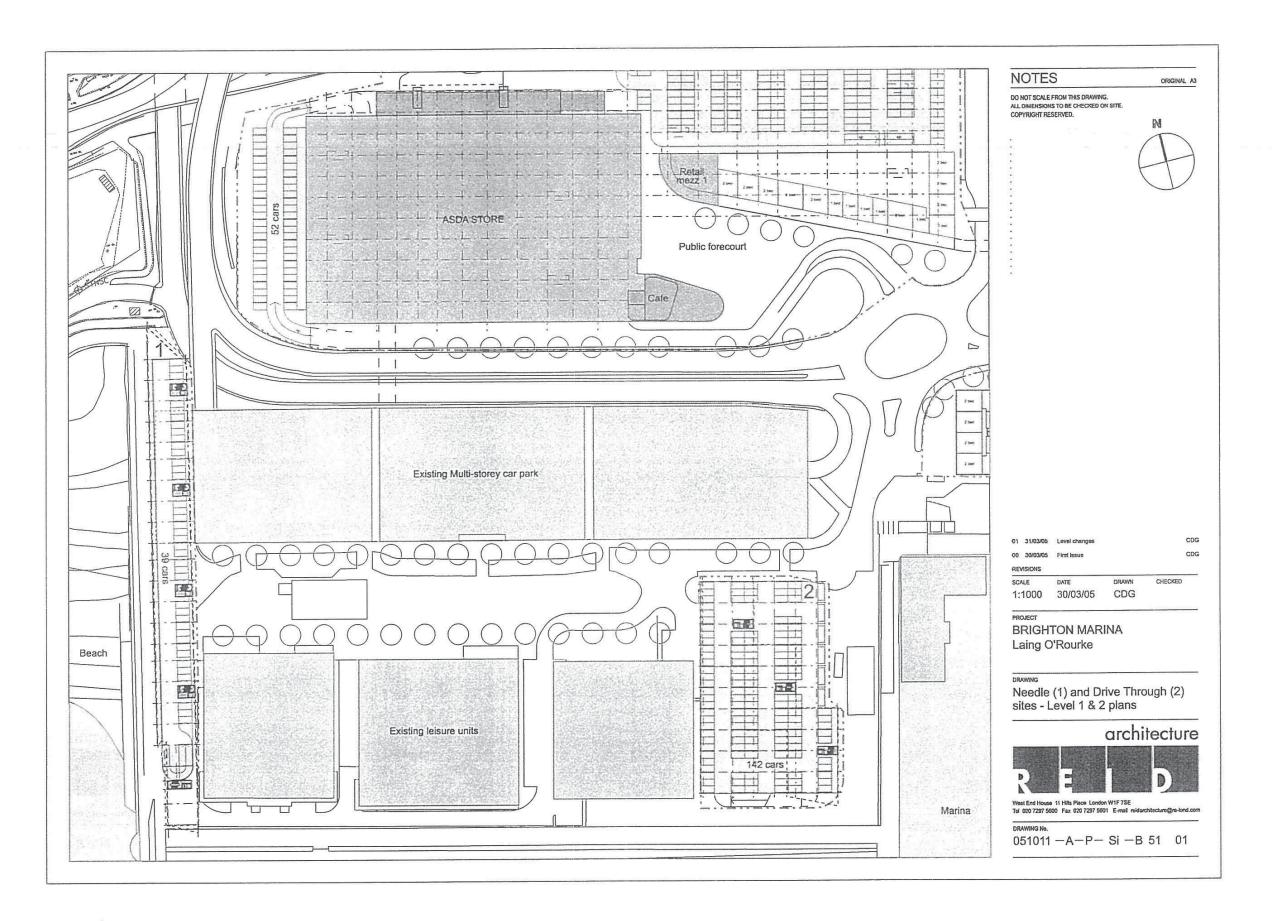
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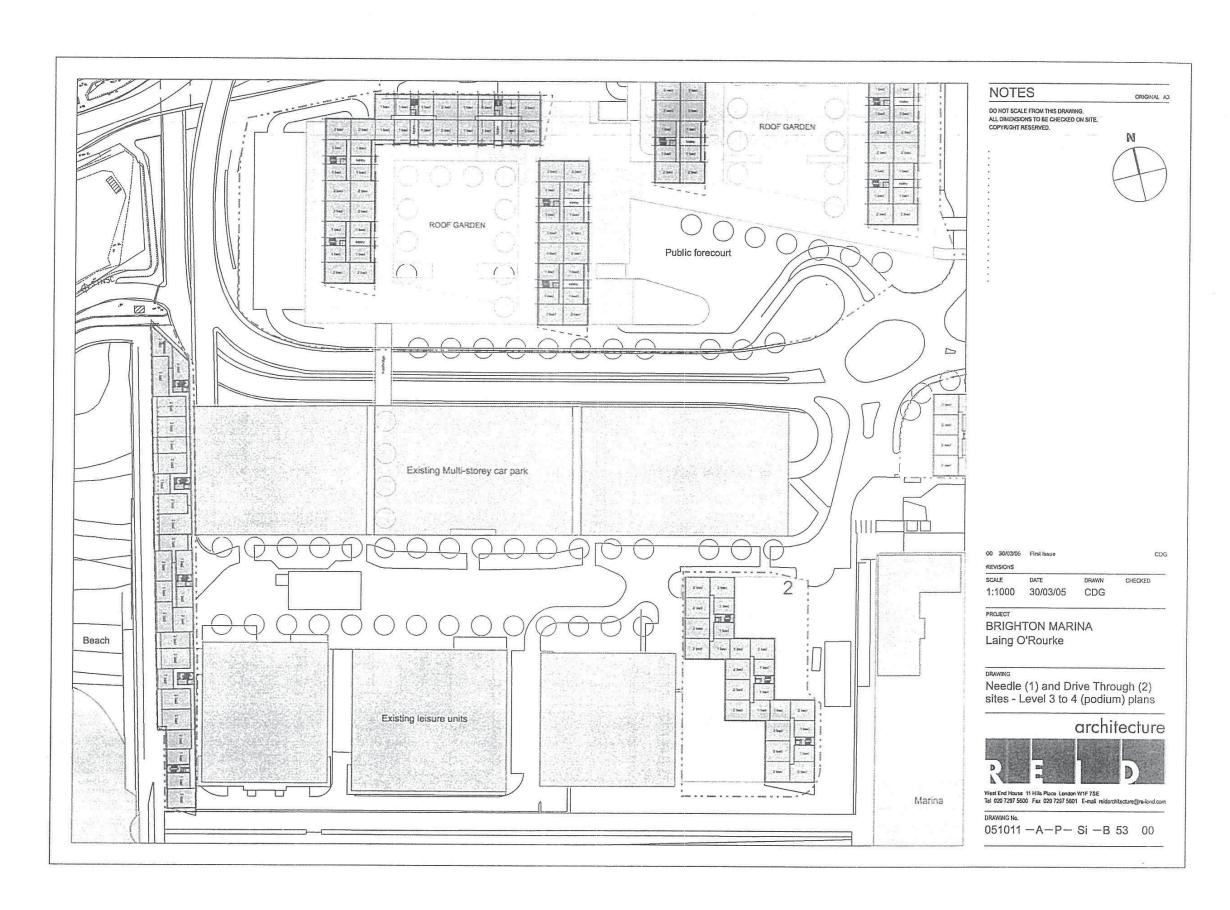


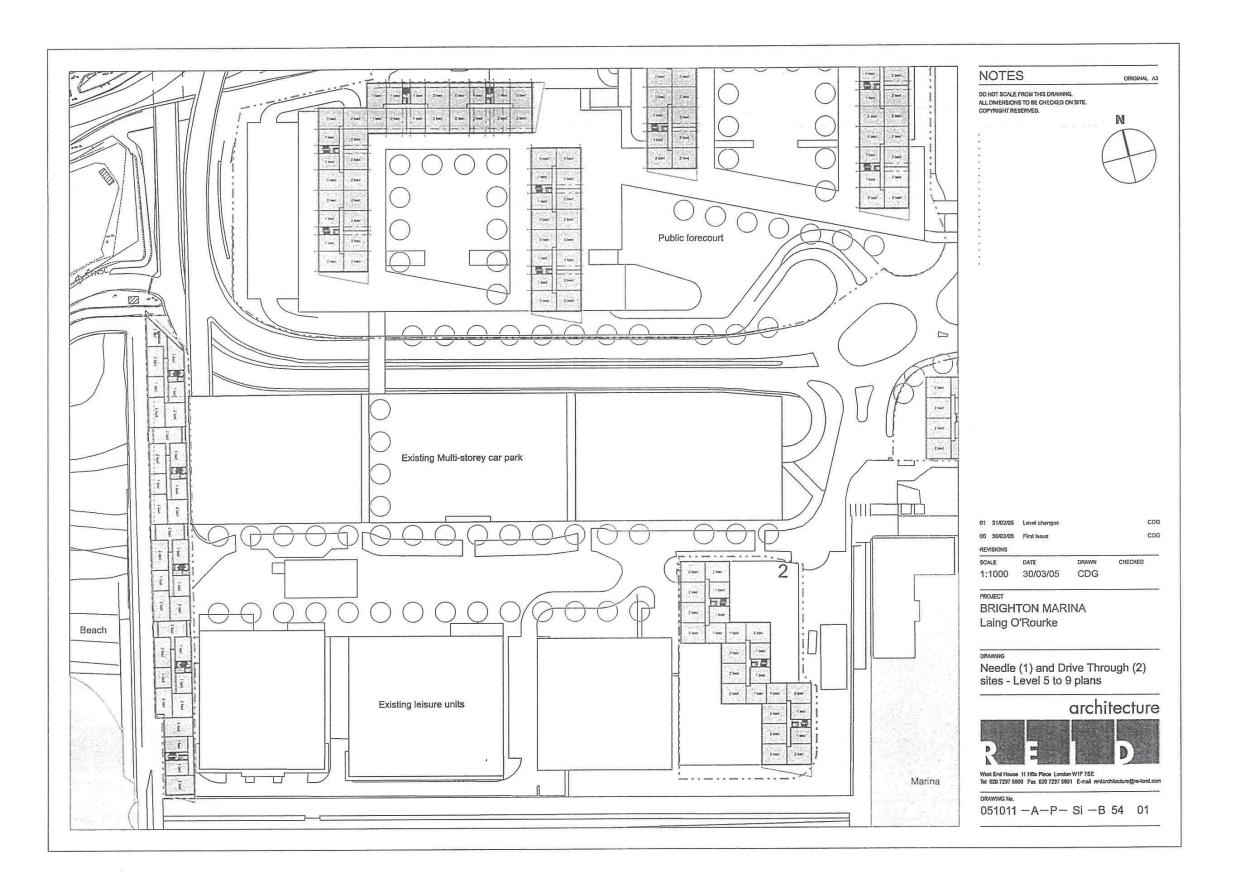
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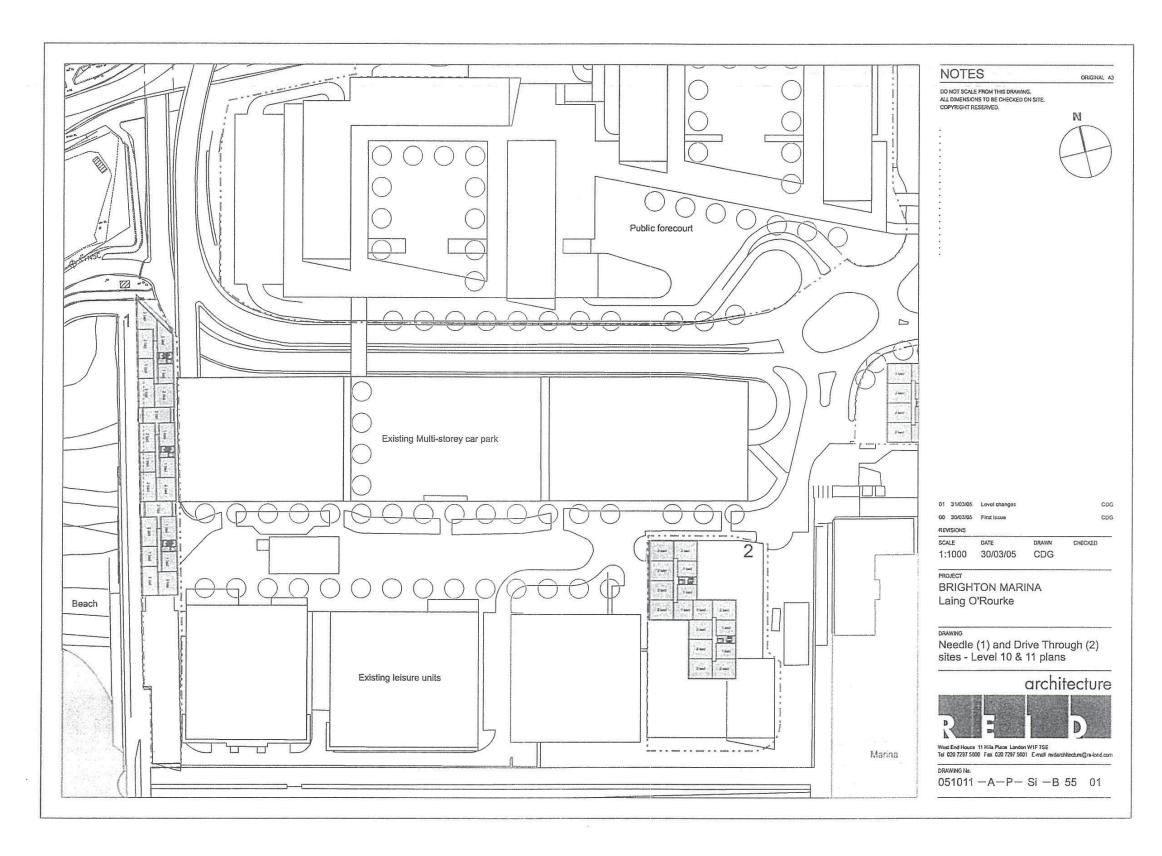


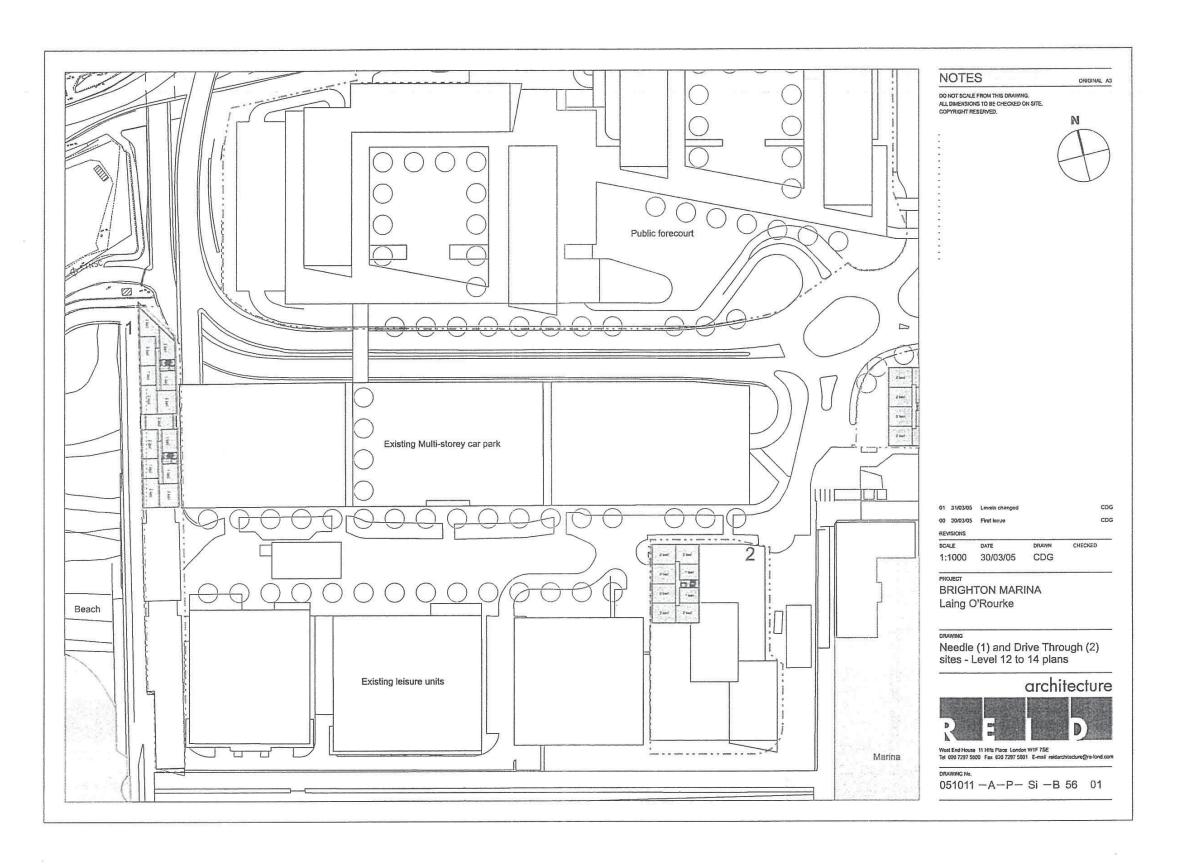


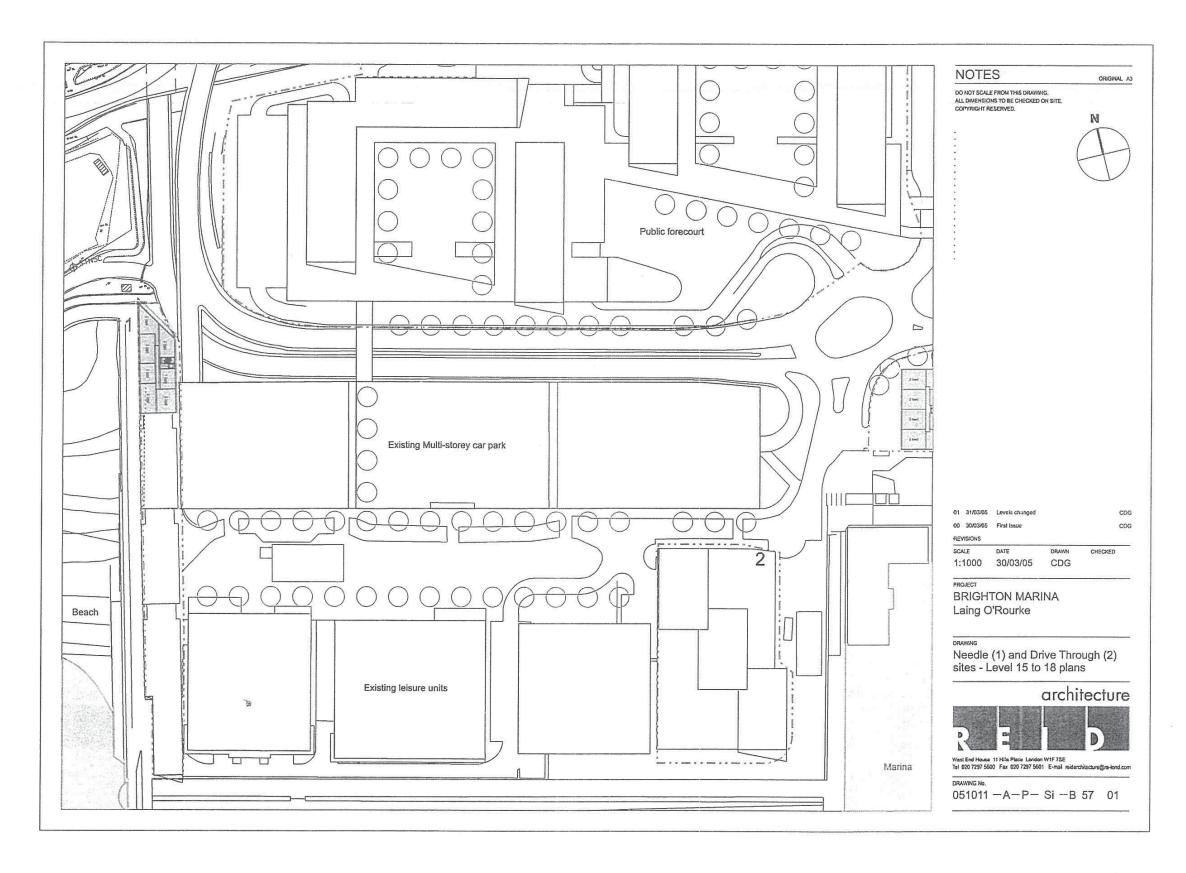


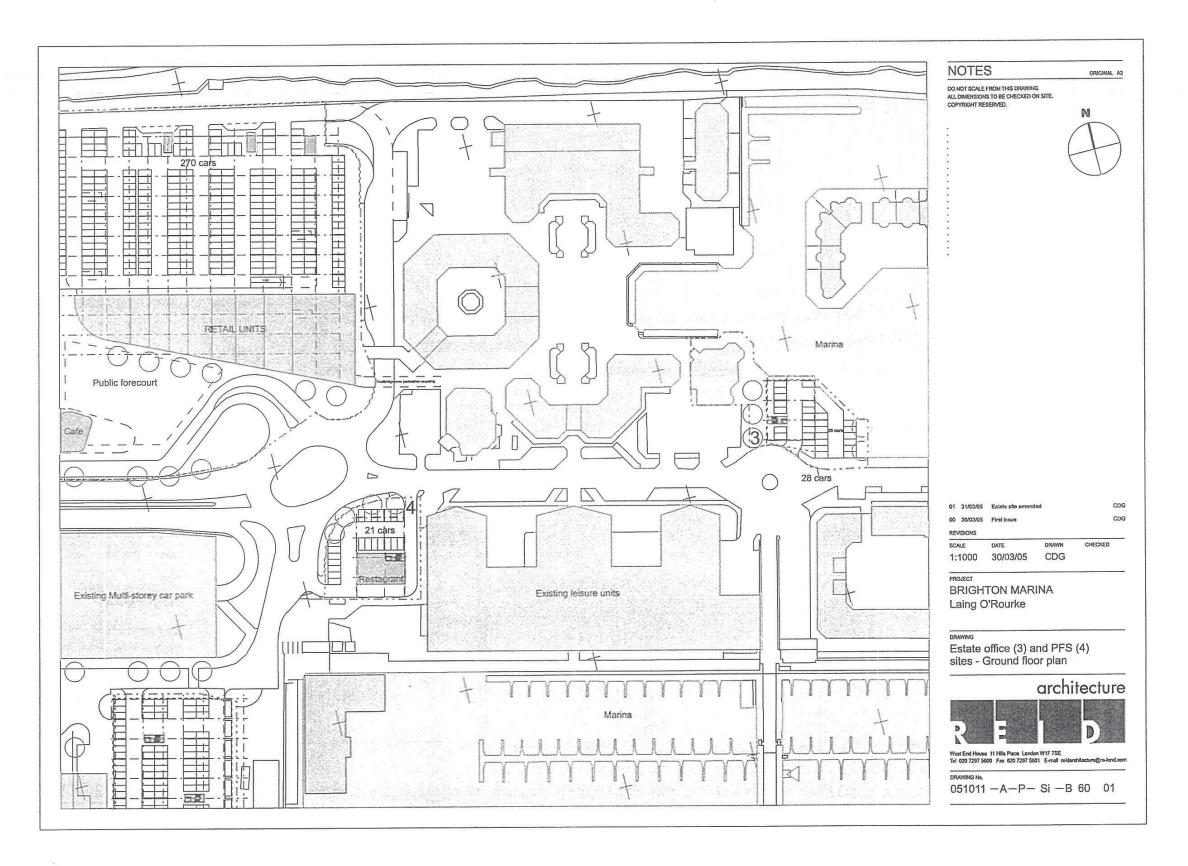












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#### Development Programme

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 though 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

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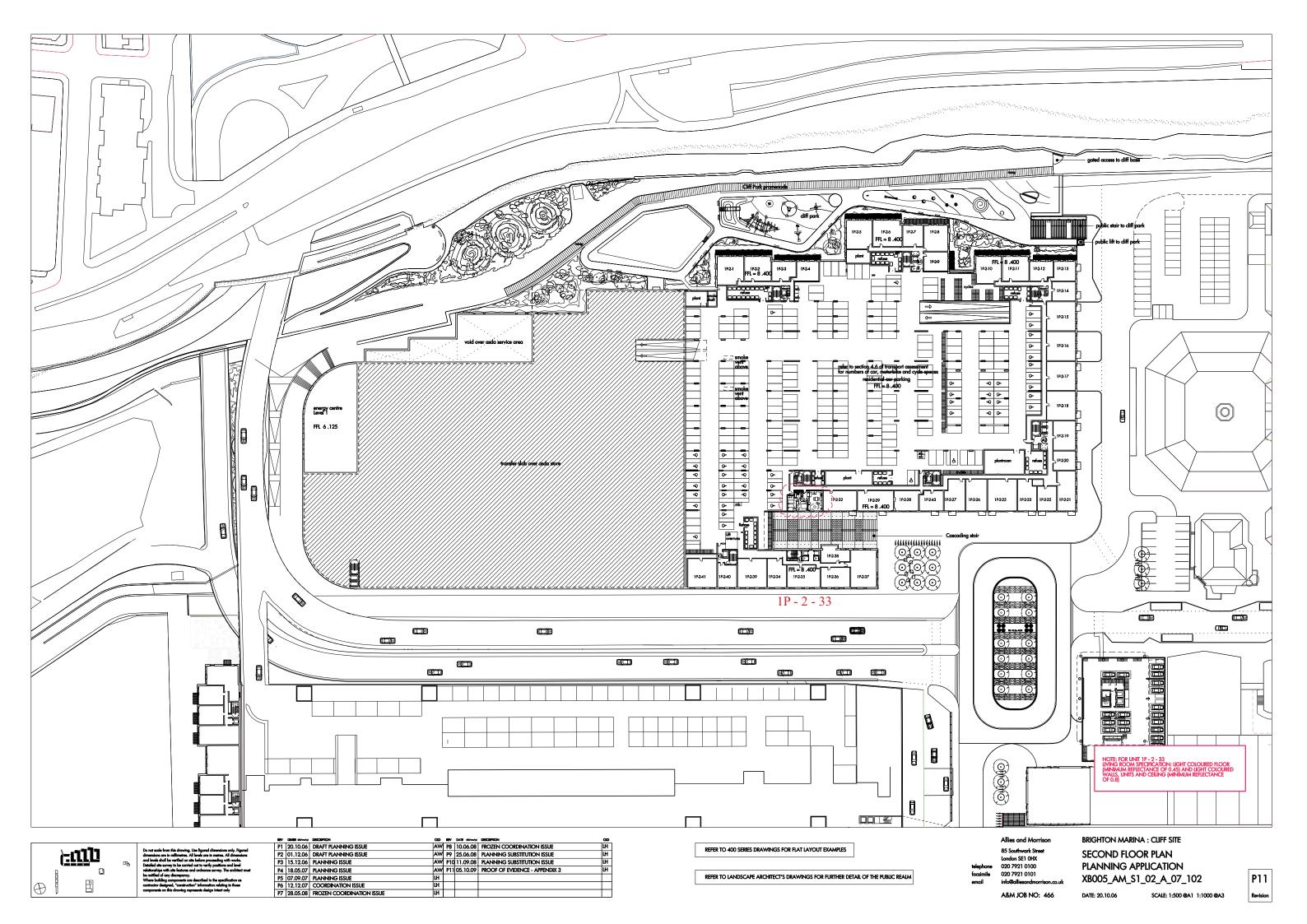
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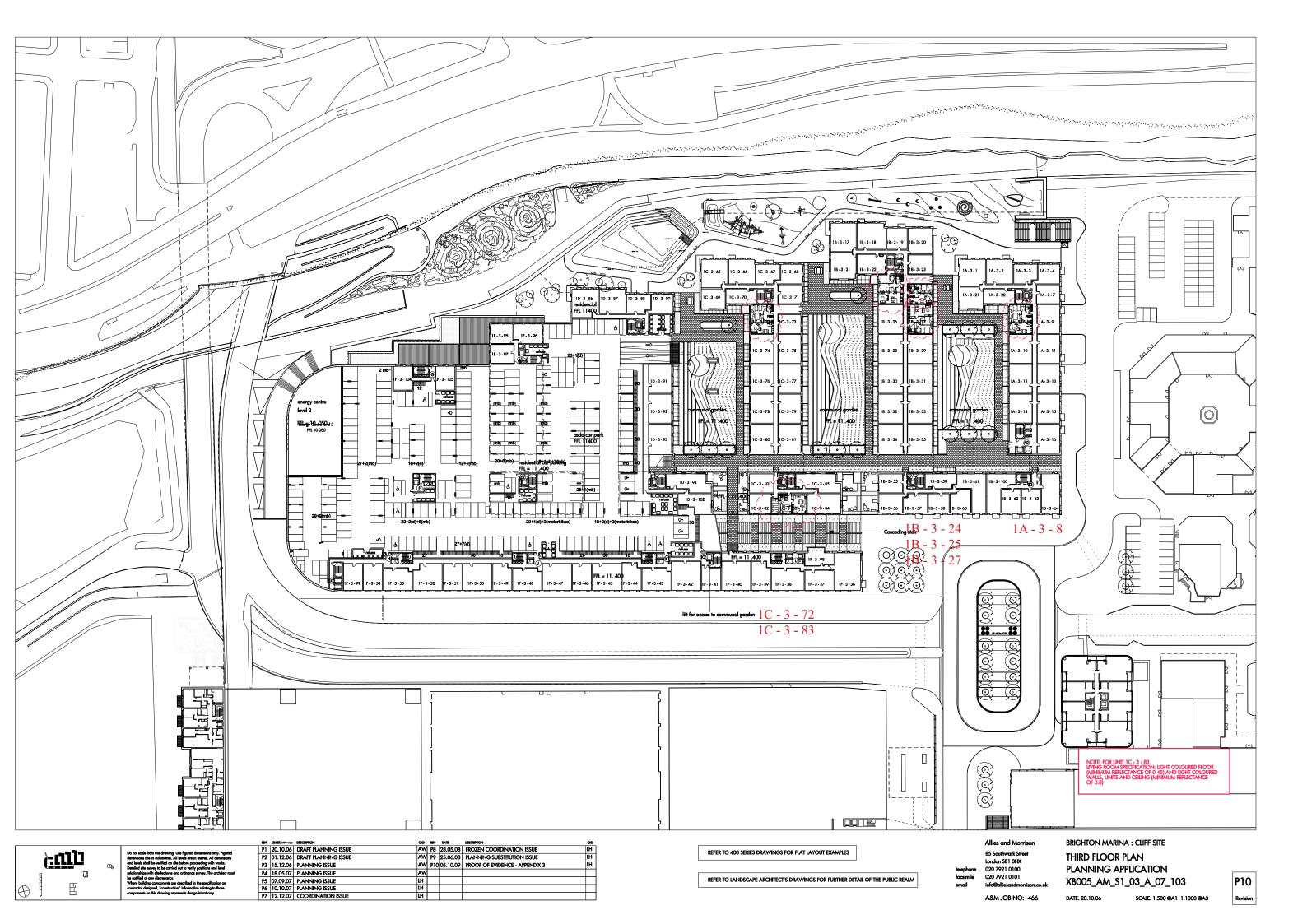
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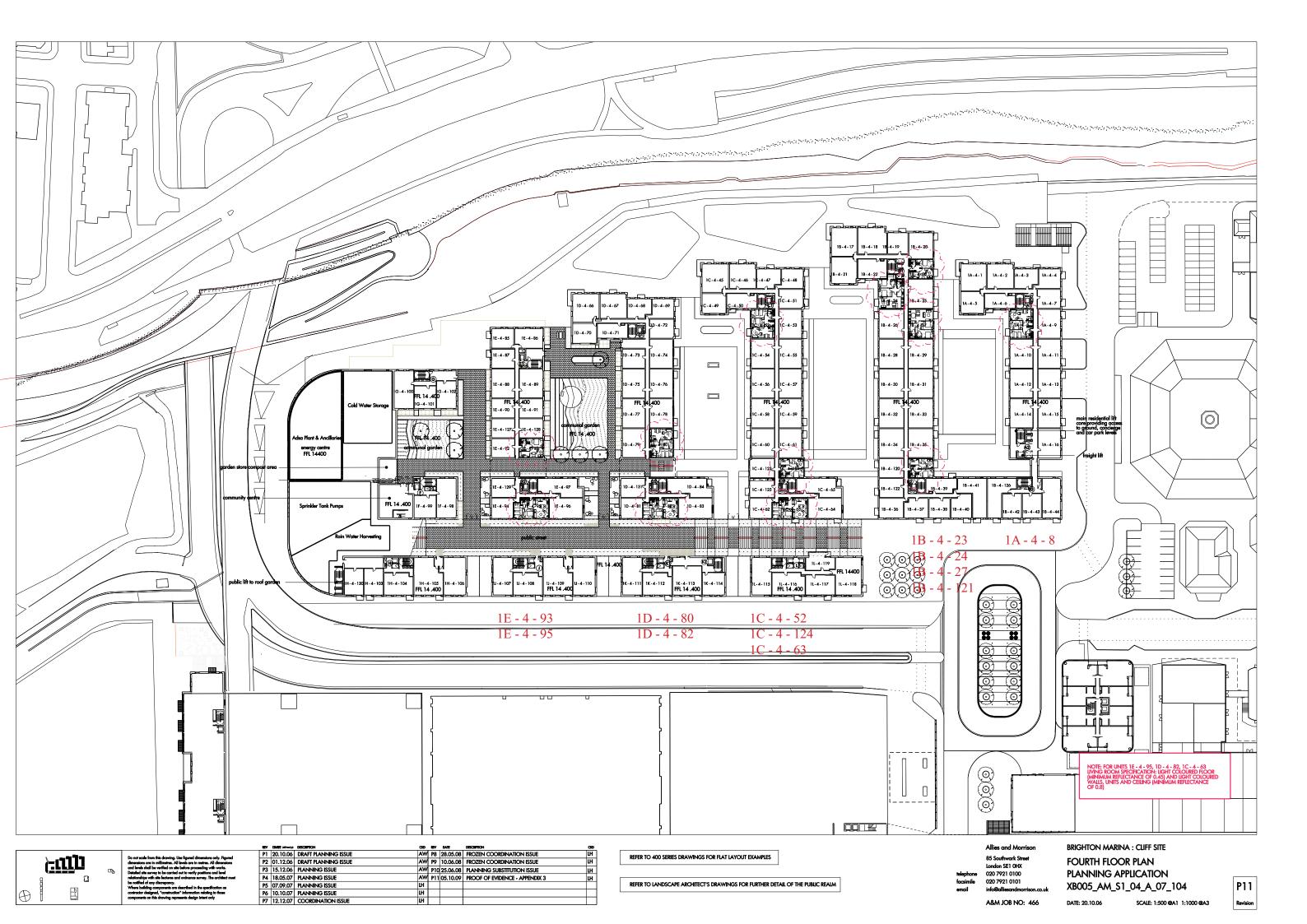
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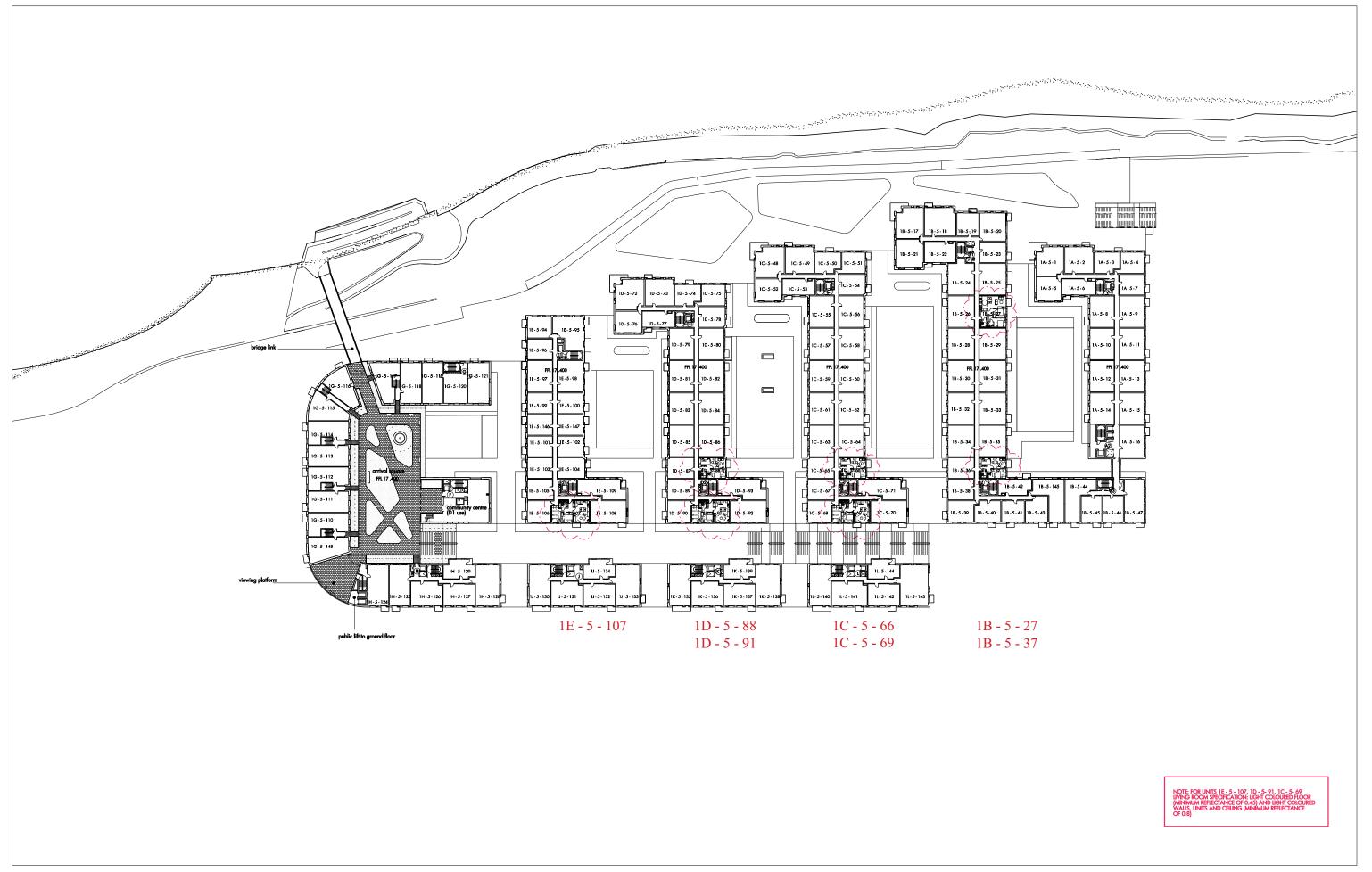
explore LAING O'ROURKE LIVING

Proposed amendments to planning drawings: Cliff Building









BEV BARE WAVING ISSUE

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REFER TO 400 SERIES DRAWINGS FOR FLAT LAYOUT EXAMPLES

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

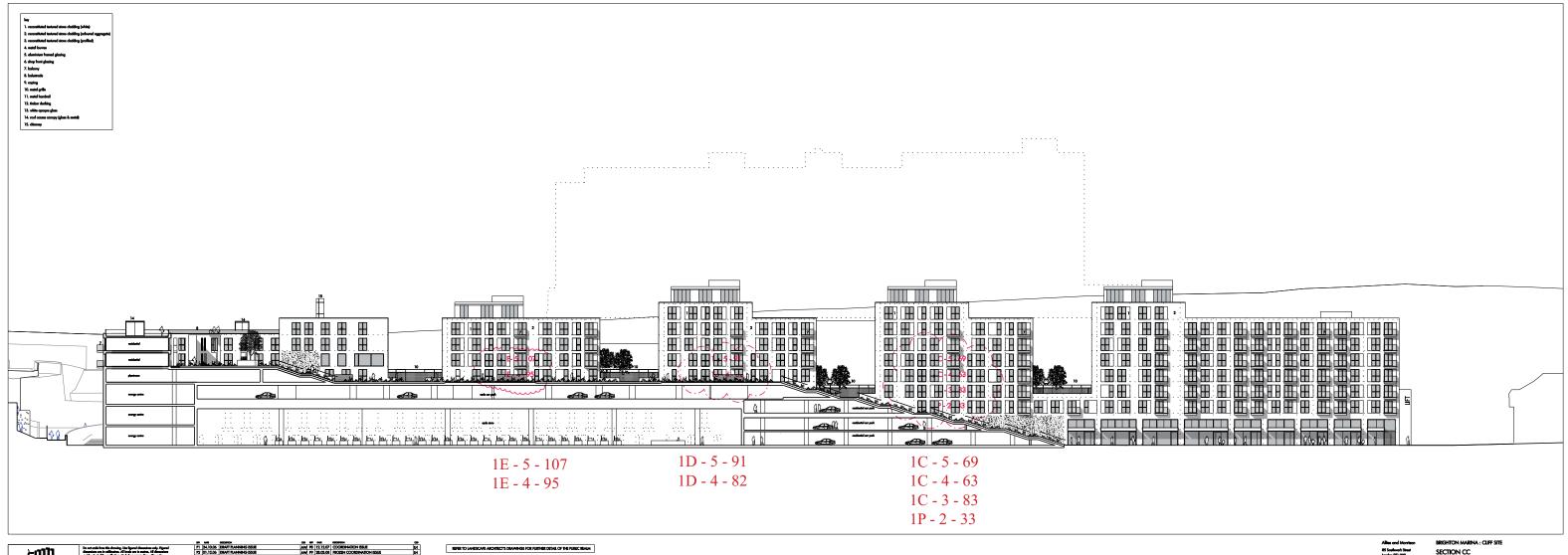
85 Southwark Street
London SE1 OHX
telephone 020 7921 0100
facsimile 020 7921 0101
info@alliesandmorni

Allies and Morrison

A&M JOB NO: 466

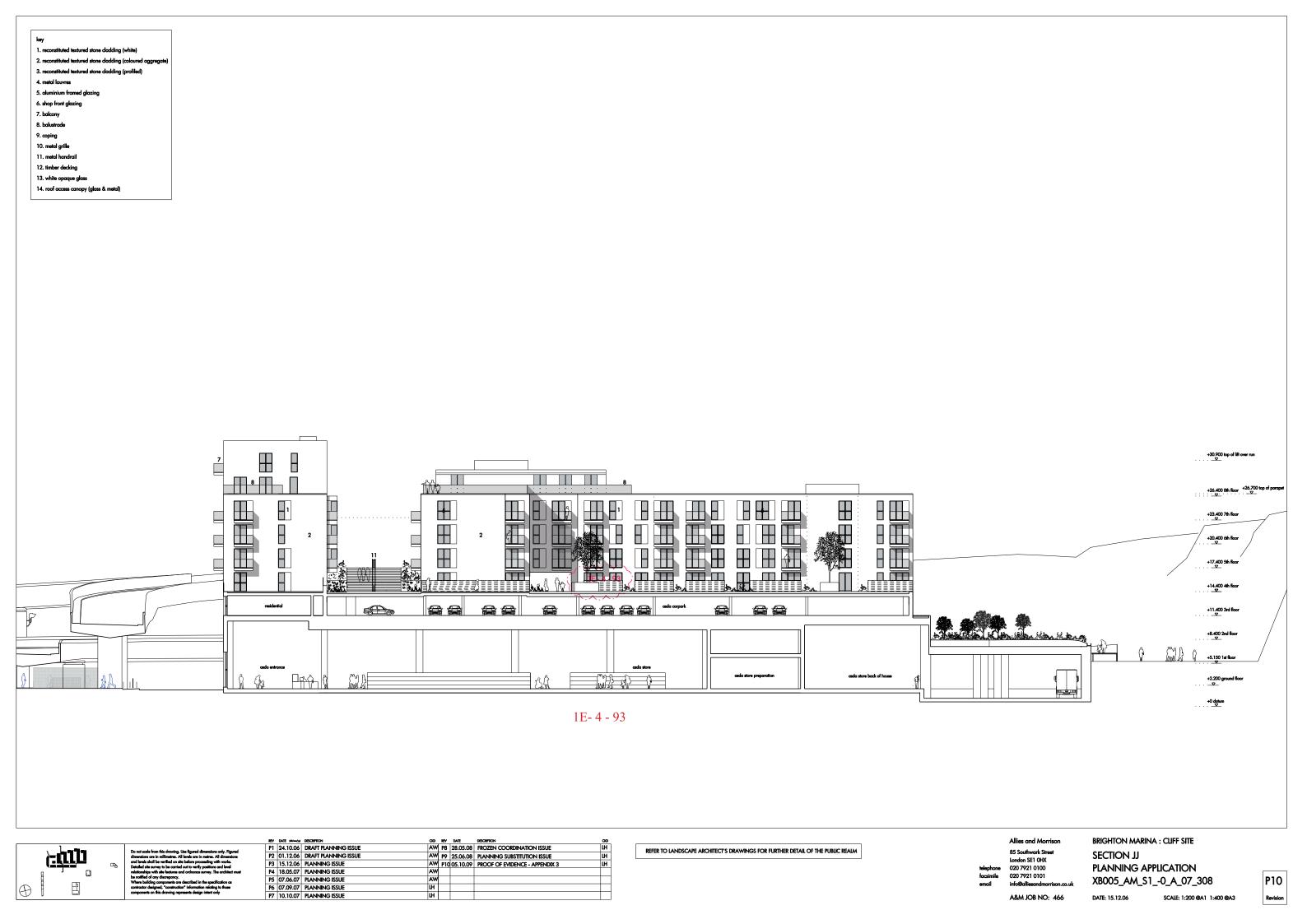
BRIGHTON MARINA : CLIFF SITE FIFTH FLOOR PLAN PLANNING APPLICATION XB005\_AM\_S1\_05\_A\_07\_105

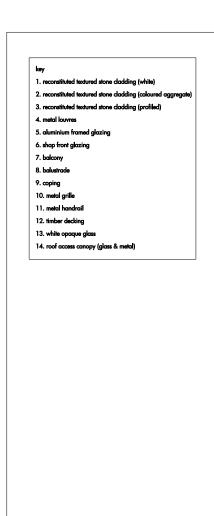
TE: 20.10.06 SCALE: 1:500 @A1 1:1000 @A3

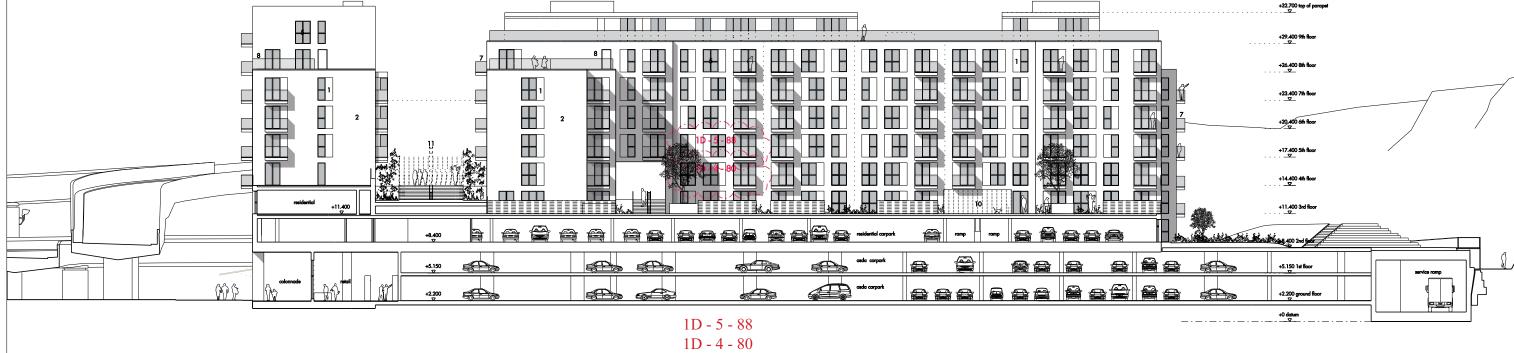


Southwork Street SECTION 70721 0100 PLANNIN 200 7721 0101 XB005\_4
MM JOB NO: 466 DATE 01.12.00

BRIGHTON MARINA: CLIFF SITE
SECTION CC
PLANNING APPLICATION
XB005\_AM\_S1\_-0\_A\_07\_302
DATE:01.1206
SOLE: 1/750 @A3









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

Allies and Morrison 85 Southwark Street London SE1 OHX 020 7921 0100 020 7921 0101

A&M JOB NO: 466

**BRIGHTON MARINA: CLIFF SITE** SECTION LL PLANNING APPLICATION XB005\_AM\_S1\_-0\_A\_07\_310

DATE: 15.12.06

SCALE: 1:200 @A1 1:400 @A3



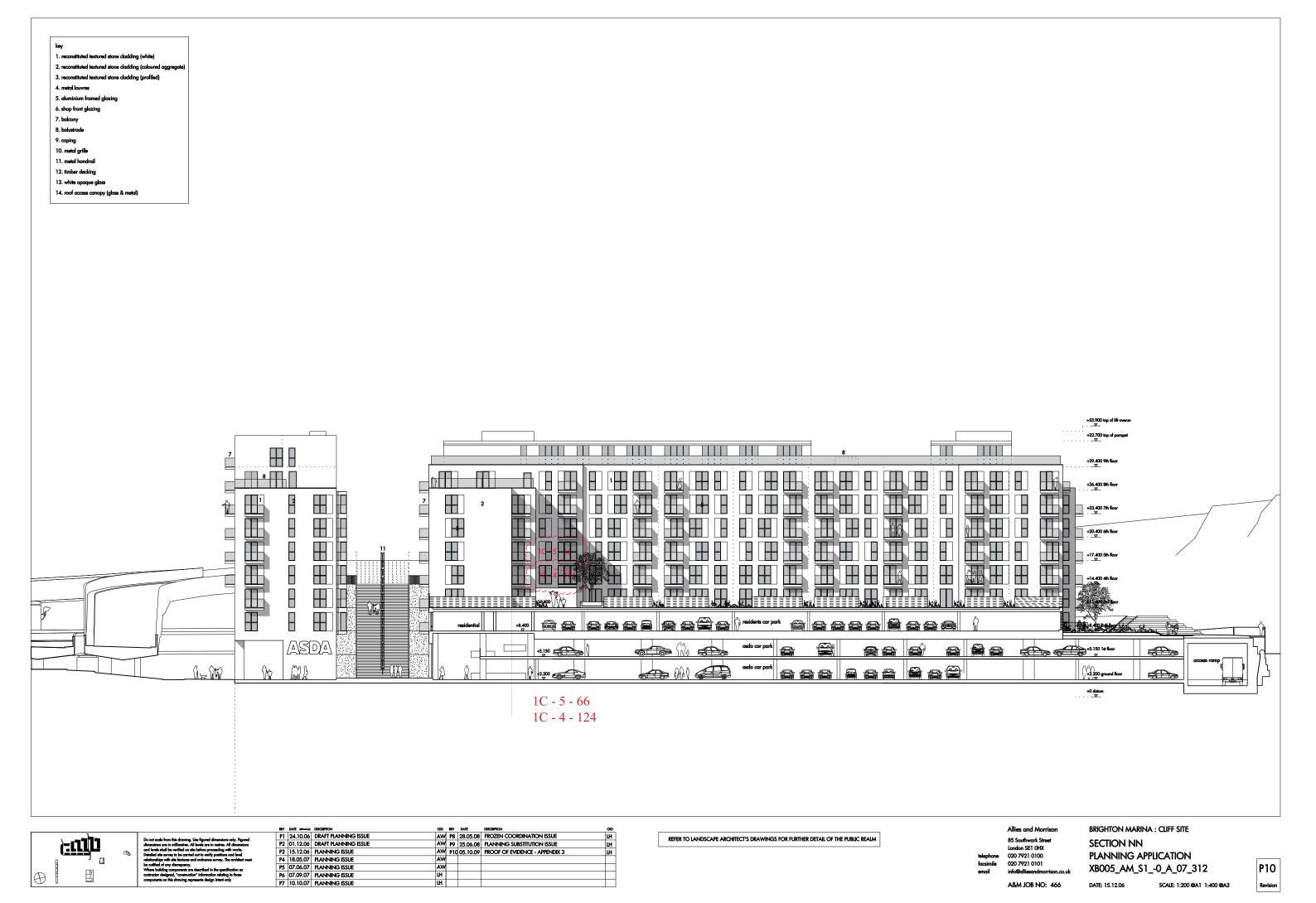
 P6
 10.10.07
 PLANNING ISSUE

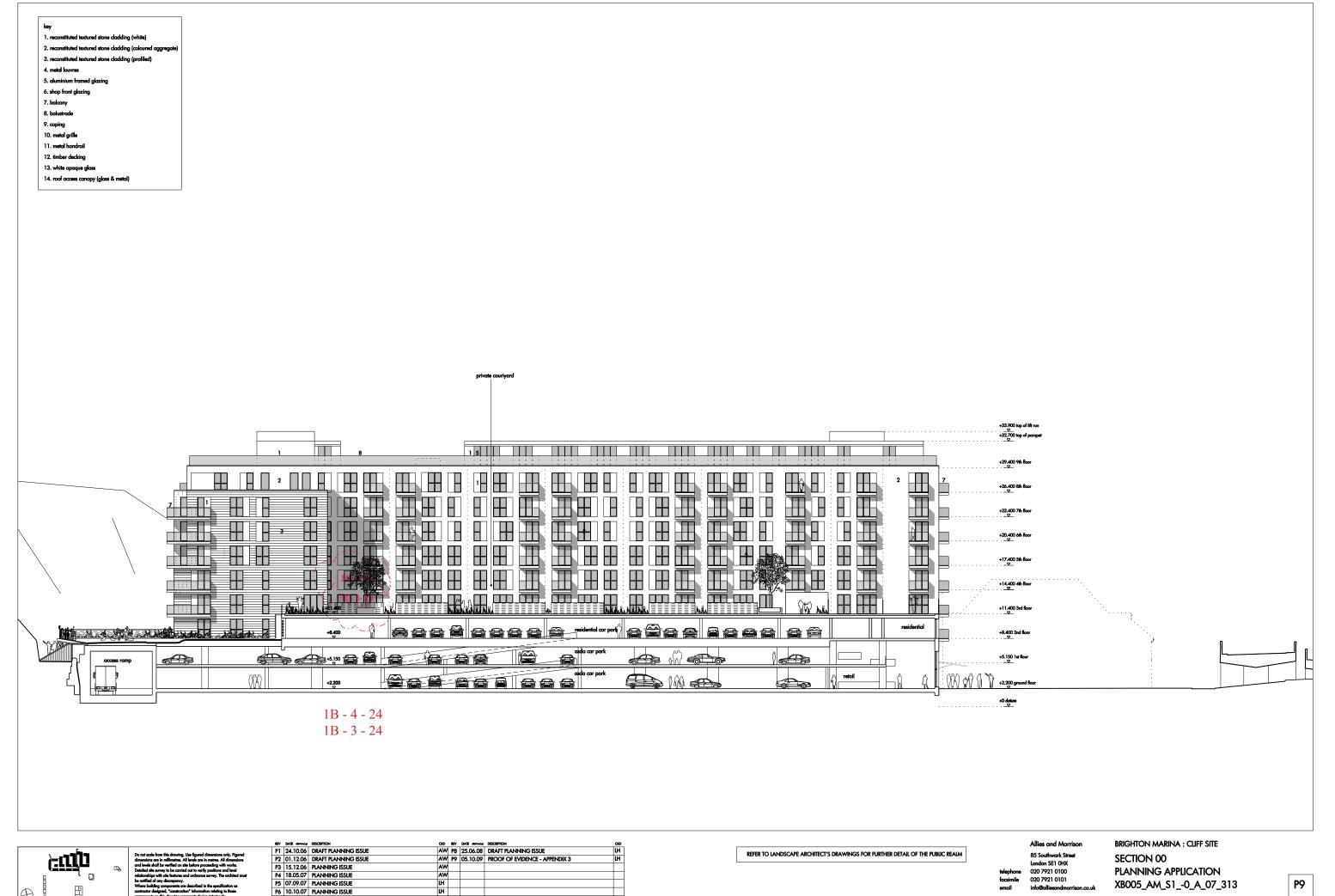
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 FROZEN COORDINATION ISSU

P9 Revision

SCALE: 1:200 @A1 1:400 @A3

A&M JOB NO: 466



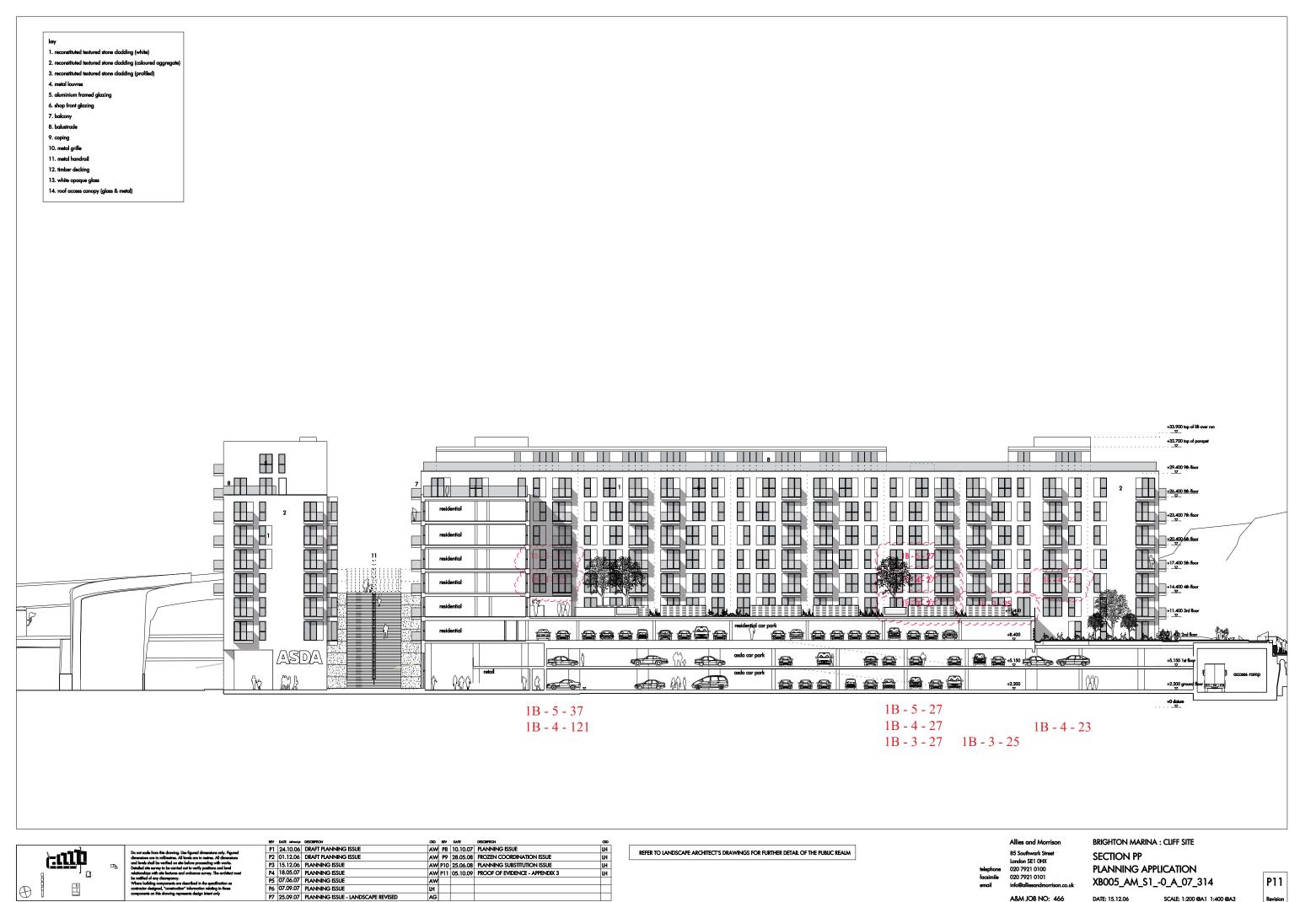


P7 28.05.08 FROZEN COORDINATION ISSU

SCALE: 1:200 @A1 1:400 @A3 Revision

A&M JOB NO: 466

DATE: 15.12.06

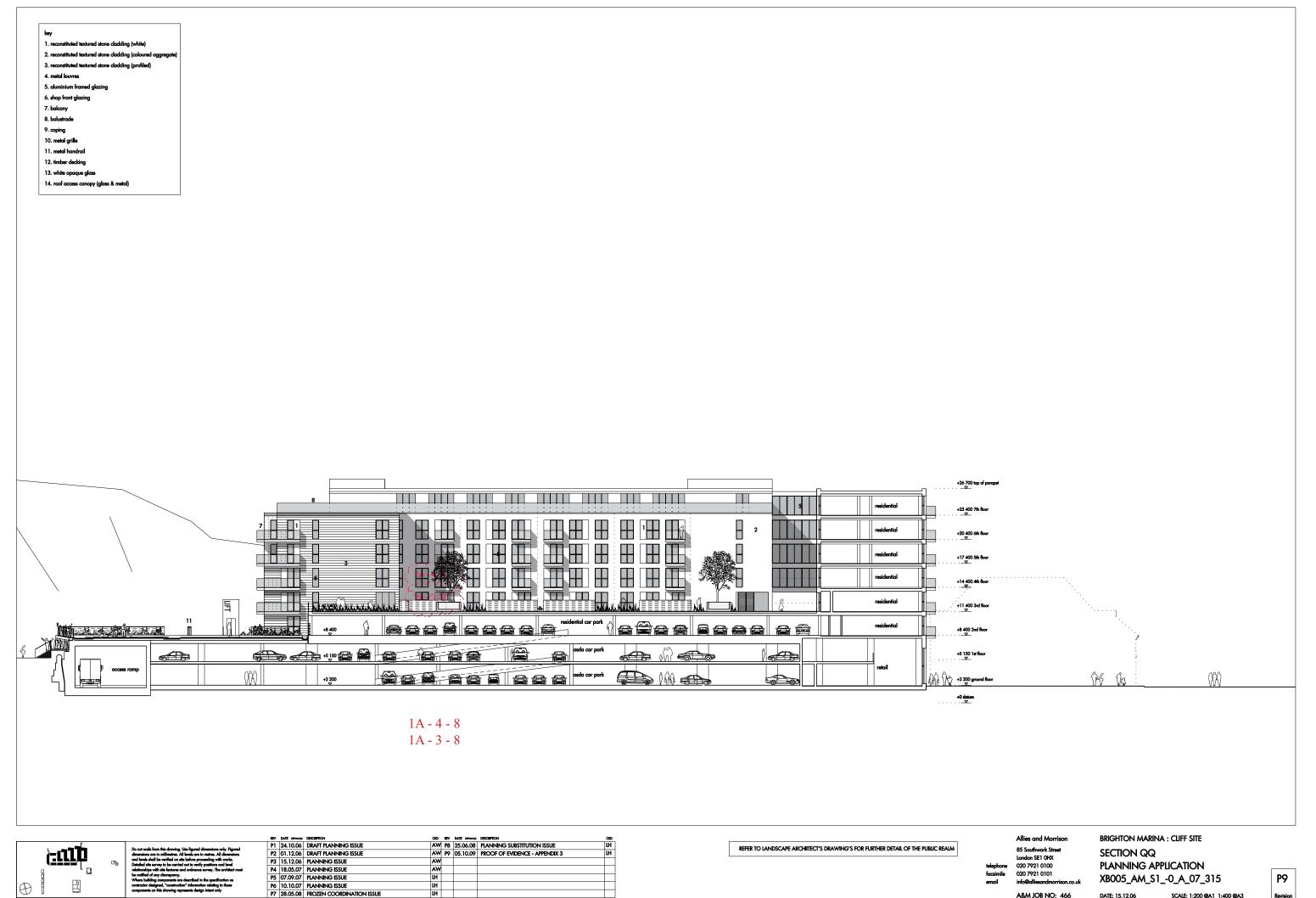


P7 25.09.07 PLANNING ISSUE - LANDSCAPE REVISEI

SCALE: 1:200 @A1 1:400 @A3

A&M JOB NO: 466

DATE: 15.12.06



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A&M JOB NO: 466

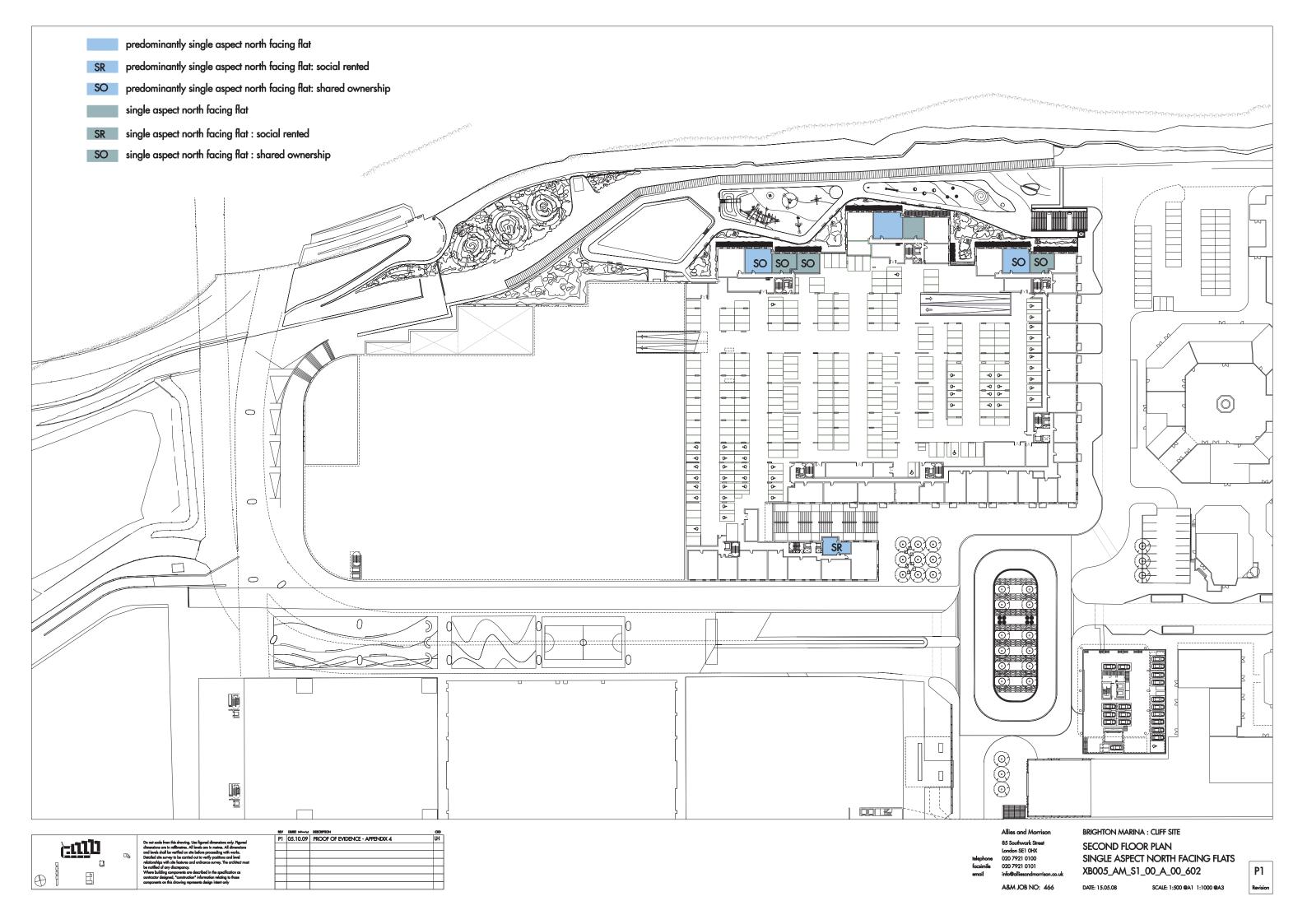
DATE: 15.12.06

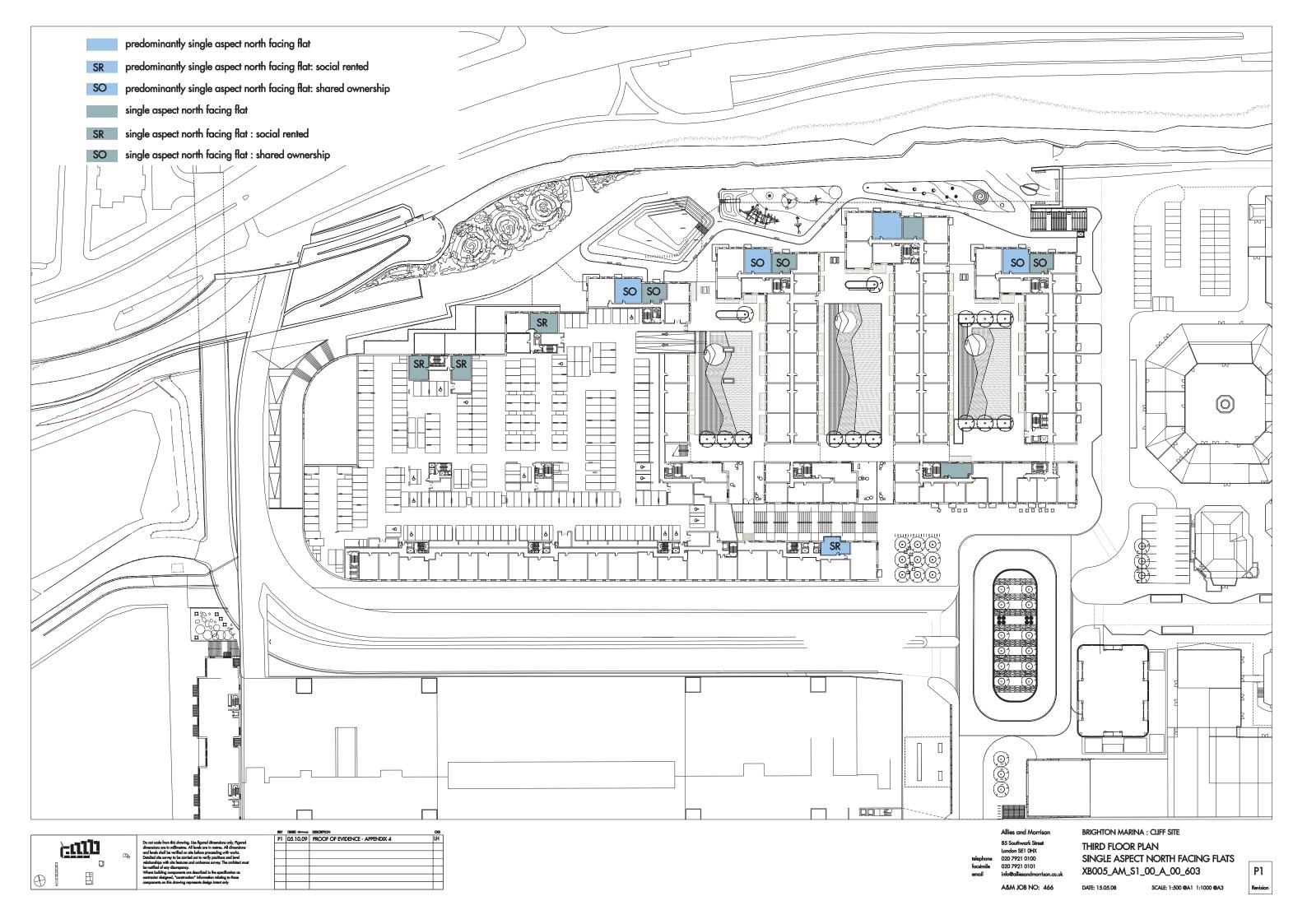
Cliff Building: single aspect north facing flats

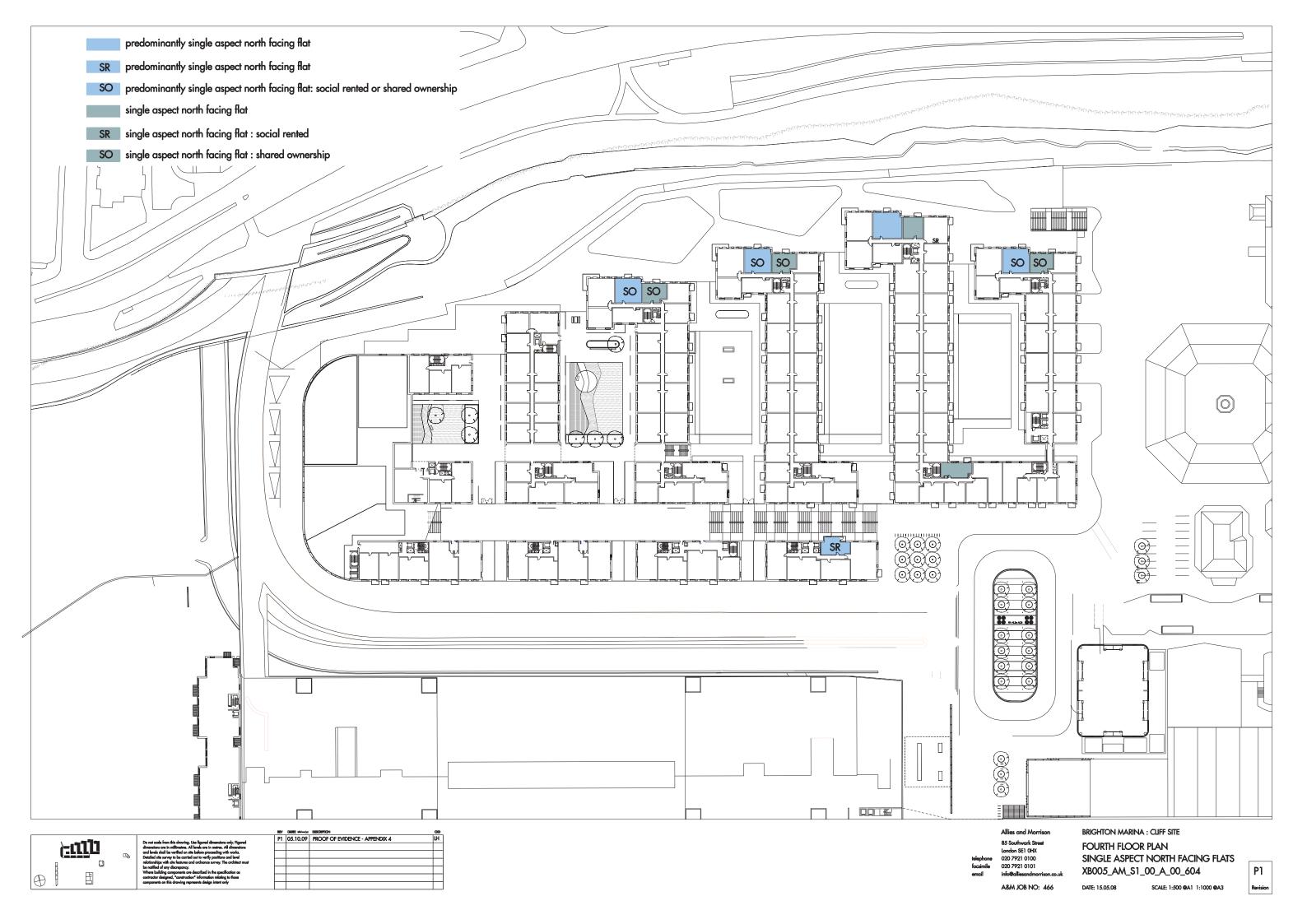
## Brighton Marina Regeneration Project Cliff Building Single Aspect North Facing Flats

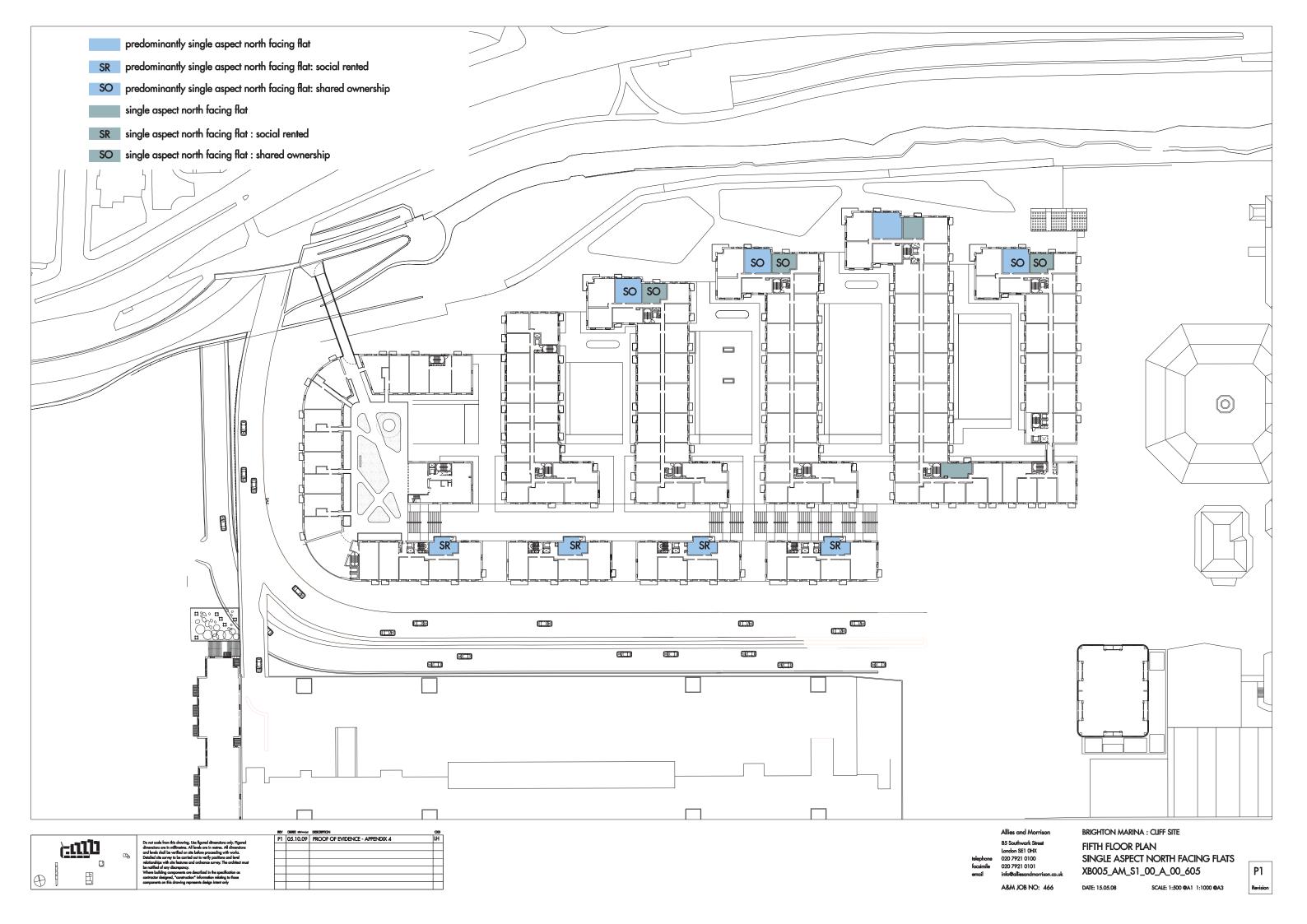
05.10.09

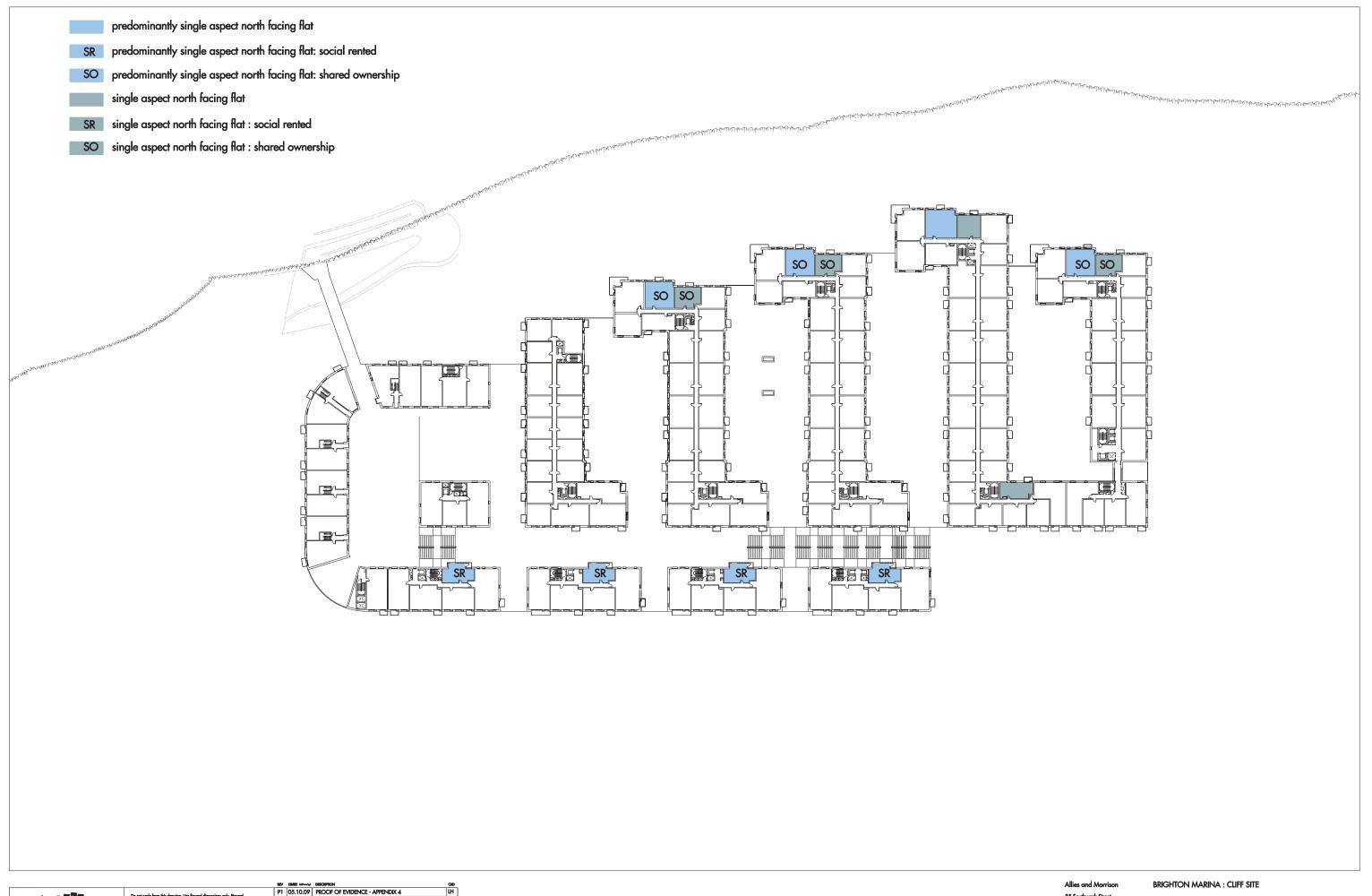
Cliff Building floors with residential accommodation	single aspect north facing flats	Social Rented single aspect north facing flats	north and predominantly north facing flats	Social Rented north and predominantly north facing flats
2nd floor	4	0	8	1
3rd floor	8	3	13	4
4th floor	5	0	10	1
5th floor	5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











to not scale from this drowing. Use figured dimensions only. Eigened Immunison on in millimeters. All foreis are in matters. All dimensions of lowest and the scale of the sca

05.10.09 PROOF OF EVIDENCE - APPENDIX 4 IJI

Allies and Morrison
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020 7921 0101
info@alliesandmorrison.or
A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE

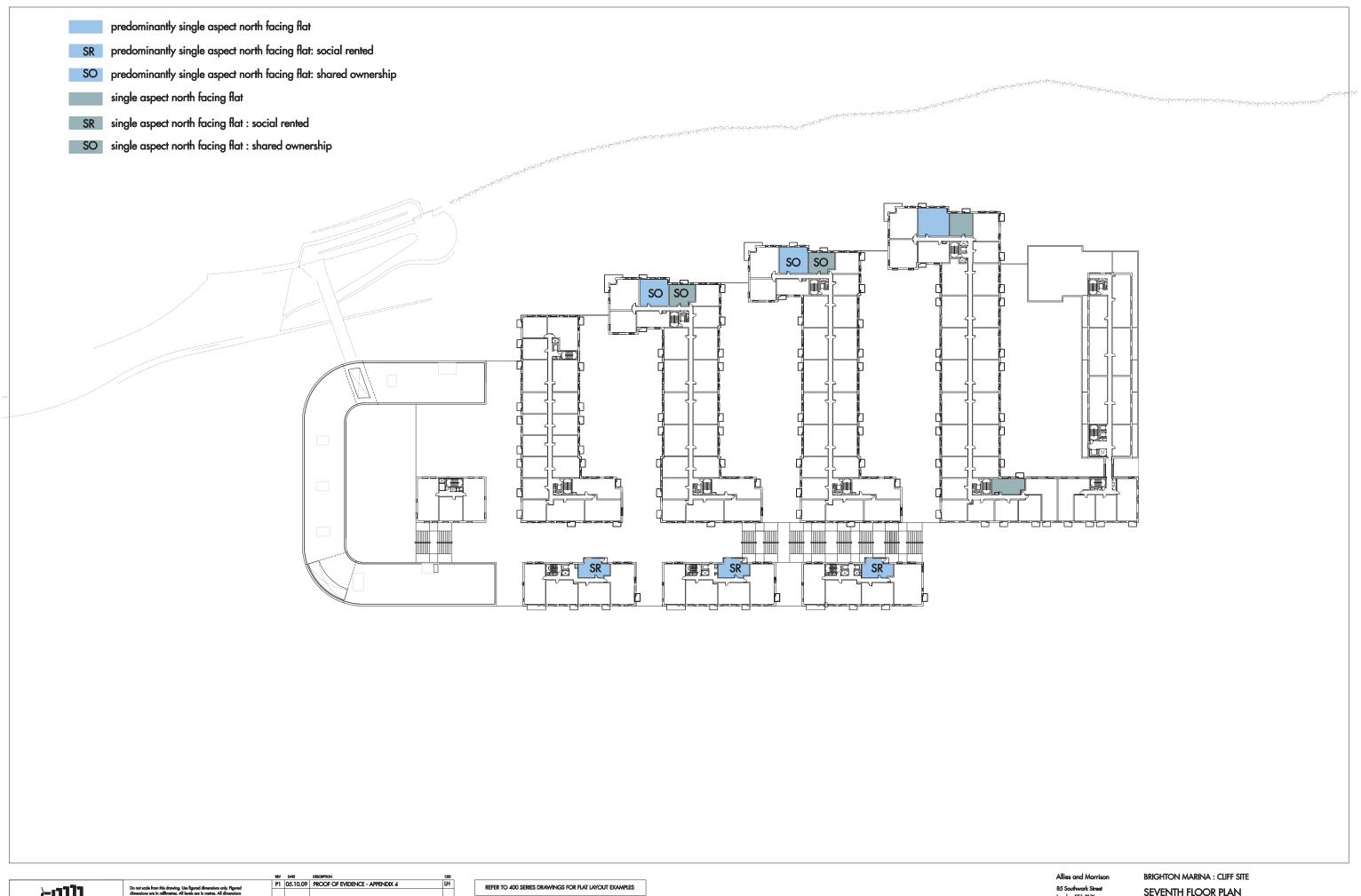
SIXTH FLOOR PLAN

SINGLE ASPECT NORTH FACING FLATS

XB005\_AM\_S1\_00\_A\_00\_606

DATE 15.05.08

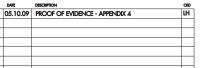
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on to scale from this drowing. Use figured dimensions only, Figured mensions on in millimatres. All levels are in meters. All dimensions devels shall be verified on the bafors proceeding with works, actualled also survey to a certific of to verify positions and level actionships with also features and ordrances survey. The architect must notified of any discrepancy.

Benefits of any discrepanc



Allies and Morrison

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London SEI 0HX
ne 020 7921 0100
020 7921 0101
info@alliesandmorrison.cc

A&M JOB NO: 466

BRIGHTON MARINA : CLIFF SITE

SEVENTH FLOOR PLAN

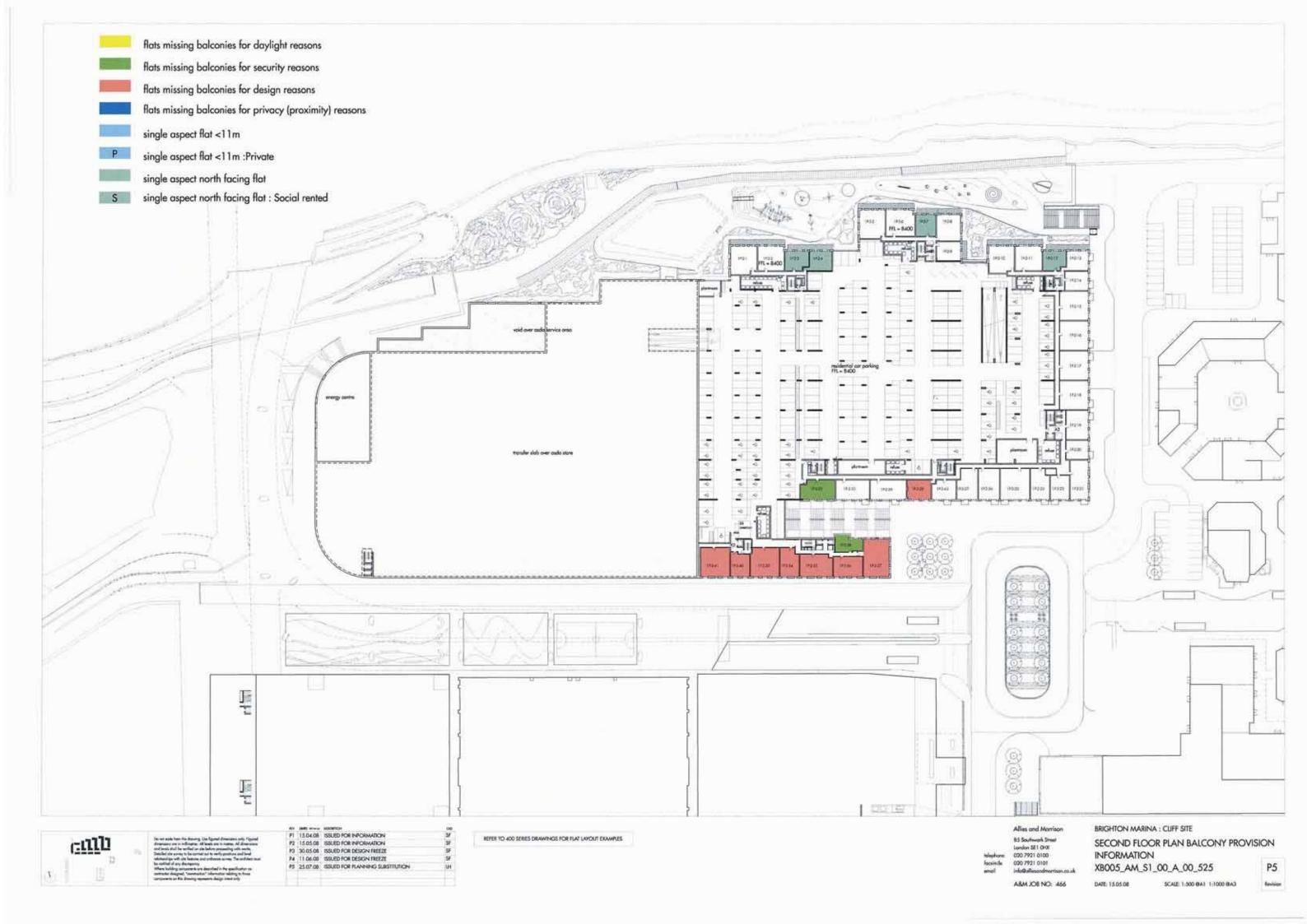
SINGLE ASPECT NORTH FACING FLATS

XB005\_AM\_S1\_00\_A\_00\_607

56 DATE

SCALE: 1:500 @A1 1:1000 @A3

Cliff Building: Flats with no private outdoor space



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	t Total of single aspect flats	Flat number	Single aspect flat or privacy issue	Balcony added or reason why not possible to add one	Smallest		Smallest terrace (sqm)	Largest terrace (sqm)	notes	
01 Cliff	779	745	s 34	aspect flats 499 ) 28	2nd floor 1P-2-3 1P-2-4 1P-2-7 1P-2-9 1P-2-12 1P-2-15 1P-2-16 1P-2-17 1P-2-18 1P-2-19 1P-2-20 1P-2-22	A P A EAST A EAST EAST EAST EAST EAST EAST	yes	(sqm)	(sqm)	(sqm)	(sqm)	intermediate tenure intermediate tenure private tenure intermediate tenure intermediate tenure	No balcony due to:  Design issue Security issue Daylight issue Emergency service issue Daylight and privacy issue
					1P. 2- 25 1P- 2- 26 1P- 2- 27 1P- 2- 43  1P- 2- 28 1P- 2- 29 1P- 2- 32 1P- 2- 33 1P- 2- 34 1P- 2- 35 1P- 2- 36 1P- 2- 37 1P- 2- 38 1P- 2- 39 1P- 2- 40 1P- 2- 41	SOUTH	yes yes yes yes yes yes					Not appropriate in terms of relationship to public realm and massing strategy  Balconies would be too close to ground (stair)  Not appropriate in terms of relationship to public realm and massing strategy of building as discussed with Roger Dowty  Balconies would be too close to ground (stair)  Not appropriate in terms of relationship to public realm and massing strategy of building as discussed with	Privacy issue (all windows less than 11m from adjacent flat)  Single Aspect flats  EAST Single aspect south, east or west facing
			20	74	3rd floor  1A- 3- 3  1A- 3- 7  1A- 3- 8  1A- 3- 9  1A- 3- 10  1A- 3- 11  1A- 3- 12  1A- 3- 13  1A- 3- 14  1A- 3- 15  1A- 3- 16  1A- 3- 22  1B-3-19  1B-3-23  1B-3-24  1B-3-25  1B-3-26  1B-3-27  1B-3-28  1B-3-29  1B-3-30  1B-3-31  1B-3-32  1B-3-31  1B-3-32  1B-3-33  1B-3-34  1B-3-35  1B-3-55	A EAST WEST EAST WEST EAST WEST EAST WEST EAST WEST EAST EAST SOUTH P P Peast WEST Peast WEST EAST WEST	yes					private tenure  private tenure private tenure - balcony would block daylight to flat below  private tenure	P Single aspect north facing - Private 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)

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

466_00_2QA FINAL	REVISED 2	4_07_08										
		Total										
		number of	Total of				Balcony added or					
		flats with	flats without	Total of			reason why not	Smallest	Largest	Smallest	Largest	
	Total of	balconies/	balconies/	single		Single aspect flat or	possible to add	balcony	balcony	terrace	terrace	
Site	flats	terraces	terraces	aspect flats	Flat number	privacy issue	one	(sqm)	(sqm)	(sqm)	(sqm)	notes
01 Cl:ft						, ,			<del>                                     </del>		· · · ·	notes
01 Cliff	779	745	34	499								
			10	00	2nd floor							
			10	28								
			20	74	3rd floor							
			0	87	4th floor							
			0	89	5th floor							
			2	89	6th floor			1				
			2	80	7th floor							
				42	8th floor			1				
				42				ł				
			Ü	10	9th floor							
	Total sing	gle aspect fla	its =	64.1%	Total flats with balconie	s/terraces =	95.6%	2.8	16.5	19.7	170.7	
02 Sea wall	117	112	4	40								ALL FLATS ARE PRIVATE TENURE
02 Sea Wall	117	113	4	69								ALL FLATS ARE PRIVATE TENURE
					1st floor							
												All flats have good views of the Brighton coastline and
				14		WEST						sea
				,	2nd floor	14/507					I	All II . I . I . I . I . I . I . I . I .
				17	3rd floor	WEST WEST	VOS	1				All flats have good views of the Brighton coastline and
				13 15	4th floor	WEST	yes yes	ł			I	
				4	5th floor	WEST	yes	1			I	
				4	6th floor	WEST	yes	1			I	
				O	7th floor	WEST	yes	1			I	
				0	8th floor	WEST	yes	1				
				0	9th floor	WEST	yes					
	Total sing	gle aspect fla	its =	59.0%	Total flats with balconie	s/terraces =	96.6%	3	16	3.6	114	
02 M - 2 D - 2 - 1	148	1.40	_	74								ALL FLATO A DE DDIVATE TENHIDE
03 Marina Point		148				,						ALL FLATS ARE PRIVATE TENURE
	Total sing	gle aspect fla	its =	50.0%	Total flats with balconie	s/terraces =	100.0%	3.5	51	/	/	
04 Quayside	222	210	12	127								ALL FLATS ARE PRIVATE TENURE
04 Quayside	222	210	12	127				1				ALLITATS ARE FRIVATE TENORE
			4		1st floor							
			0		2nd floor		yes					
			0		3rd floor		yes					
			0		4th floor		yes	1				
							7	1				
					5th floor		1					
			4		6th floor							
			4		7th floor							
			0		8th floor			1				
					Orl. (L		ì	1				
			l o		9th floor		-	4			I	All of the state of the state of
			0	4	10th - 13th floors	WEST	yes	1				All tower flats enjoy views of Brighton coastline
			0	0	14th + 15th floors		yes	]			I	
			1								I	
	Total sind	gle aspect fla	its =	57.2%	Total flats with balconie	s/terraces =	94.6%	1.9	11	4.5	90	
05 Inner Harbour	35	35	_	19		· 						ALL FLATS ARE PRIVATE TENURE
		33	ľ	l ''	Ground floor		1	1			I	
			1	1	O - 7	NORTH	V05	1			I	Raised ground - views of inner harbour & cliff
			1	ر ا	U - /	SOUTH	yes yes	ł			I	Private terrace with obscured glazed privacy scrn
			1		1st floor	300111	λes	1			I	r rivale letrace willi obscured glazed privacy scri
				0	131 11001	NORTH	VOS	1				Views of inner harbour & cliff
			1	2		SOUTH	yes yes	1			I	Views of outer harbour Marina
			1		2nd floor	300111	,	1			I	none of odict harbout tylulling
			1	2	2110 11001	NORTH	yes	1			I	Views of inner harbour & cliff
			1	2		SOUTH	yes	1			I	Views of outer harbour Marina
			1		3rd floor	300111	,	1			I	none of odict harbout tylulling
			1	2	3.4.1.001	NORTH	yes	1			I	Views of inner harbour & cliff
				2		SOUTH	yes	1				Views of outer harbour Marina
			1			300111	,	1			I	none of odict harbout tylulling
	Total sind	gle aspect fla	ıts =	54.3%	Total flats with balconies	s/terraces =	100.0%	2.5	4.6	2.4	103.5	
Ī	. Gran smil	g.o aspect ilu	 I	J-1.5 /0	. Stat mans with building	.,	/ .	2.3	4.0	2.4	100.0	
					I	I	1	I .				
Table 1975												
Total across all sites	1301	1251	50	788								
Total across all sites												
Total across all sites		1251 gle aspect fla			Total flats with balconie	s/terraces =	96.2%					