

Rejuvenating Black Rock

Reconnecting the eastern seafront

Welcome, you're invited

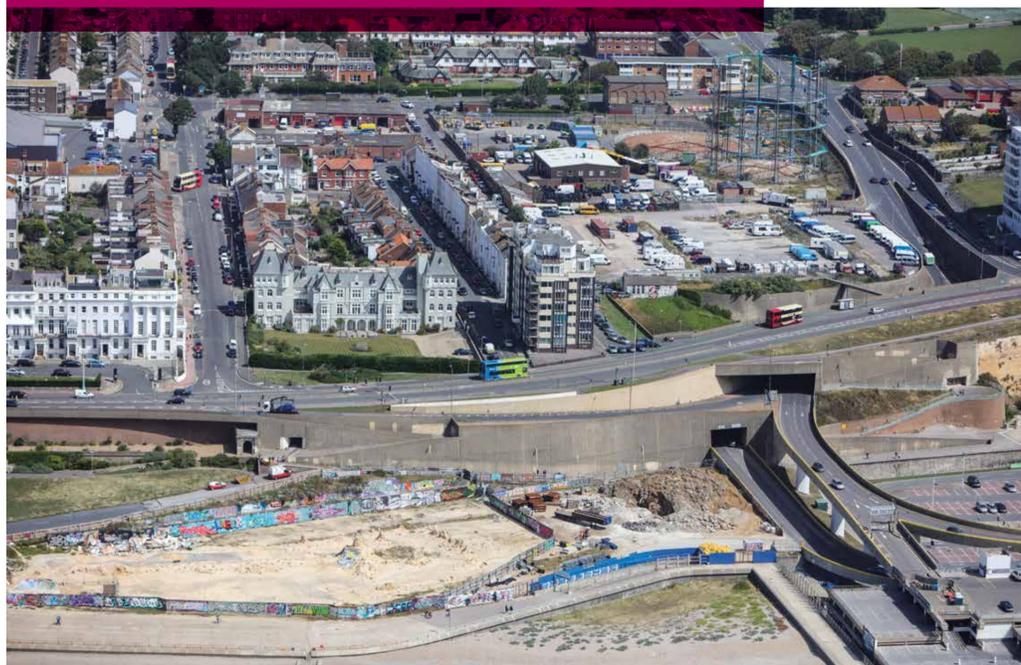
Thank you for visiting our drop-in session. At this event, you can learn more about plans to revitalise the Black Rock site, which has lain dormant for four decades.

As the years have passed, the site has suffered from neglect and been subject to vandalism.

However, Brighton & Hove City Council is now able to bring forward exciting new proposals for Black Rock with funding pledged by Coast to Capital Local Enterprise Partnership.

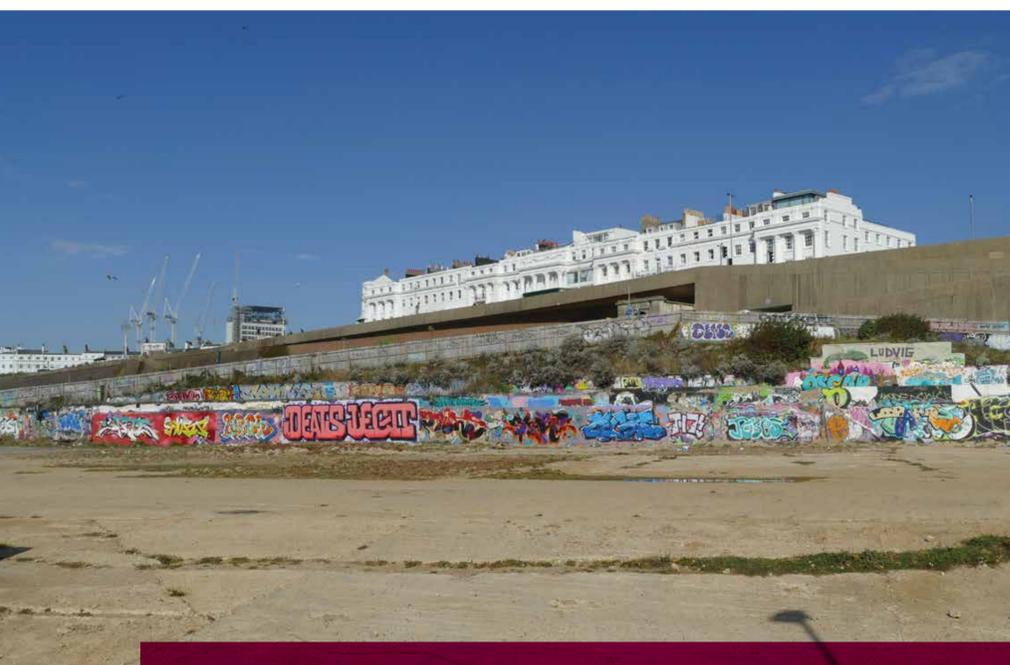
The funds will enable preparation of the site's infrastructure for long-term future use and provide public realm and ecological improvements for the more immediate benefit of residents and visitors alike.

The Black Rock site has lain empty for four decades



The proposed package of environmental, heritage and infrastructure improvements will help to prepare the site for leisure/recreation development in line with the Council's allocation within the adopted City Plan.

The rejuvenation proposals are described on the information boards that follow. Please feel free to discuss any matters or raise any comments with our project team, who will be present throughout the session to answer any questions and listen to feedback.



In recent years, few people have visited Black Rock due to the lack of activities, and the area is no longer a destination



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Black Rock rejuvenation – at a glance

- 1 Duke's Mound improvements to service Black Rock
- 2 New access to Brighton Marina
- 3 Empty Black Rock site for temporary events
- A Renovating Old Reading Room
- B Beach Boardwalk from Duke's Mound to Black Rock
- C Improved pedestrian access
- D Improved public realm, biodiversity and play



Key benefits of the Black Rock rejuvenation

This proposed planning application for public realm works for Black Rock and its surrounds seeks to incorporate the following operational and environmental improvements to the site:

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 - Site preparation, decontamination, infrastructure provision and wider rejuvenation to attract investment
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 - Improved connectivity for everyone, including cyclists and pedestrians, with a beach boardwalk and ecology trail promoting access and inclusion for all
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 - New activity hub will include a multi-use games area and a children's play area
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 - Bolstered coastal protection with new sea defences
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 - Improved landscaping and the creation of a new enhanced ecological habitat (in part to mitigate for the relocation of the existing local wildlife site)
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 - A new beach boardwalk, along with an access link from Brighton Marina to Madeira Drive via Black Rock
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 - Highways improvements at Duke's Mound
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 - Heritage improvements including renovating the Grade-II listed Old Reading Room and improving the park and gardens around this historic building.
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 - By preparing the Black Rock site for future development, this will also provide the opportunity for temporary 'meanwhile use' as a large seafront events space.

Black Rock Rejuvenation – Public Realm and Heritage Improvements

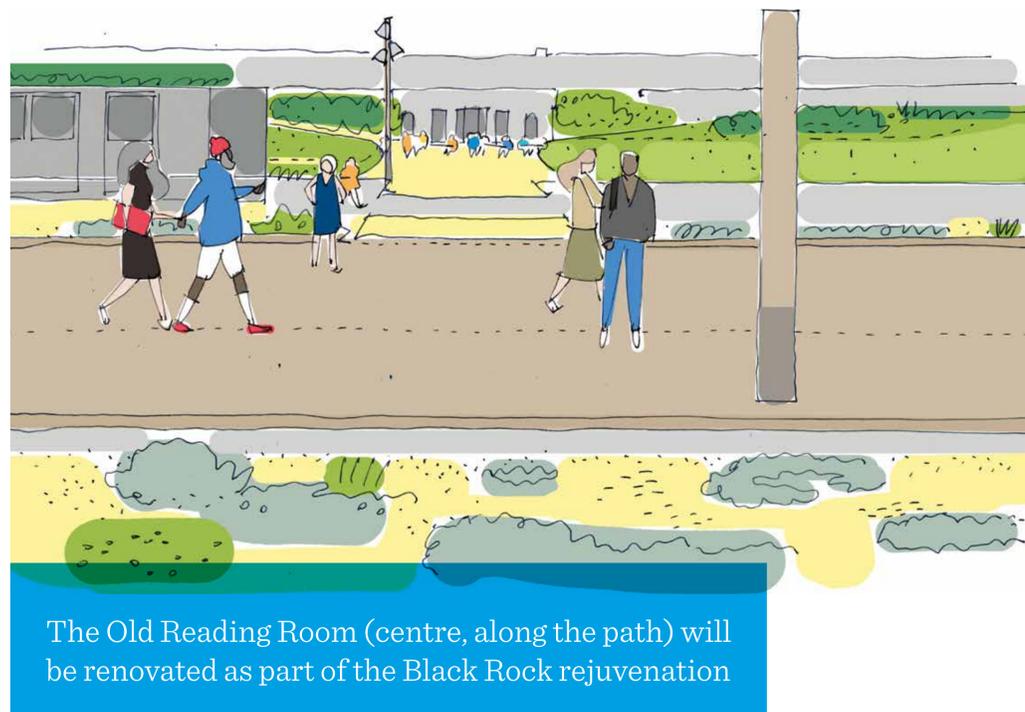
An ambitious aim of this scheme is to enhance the existing public realm, both at the Black Rock site and the surrounding area. This includes:

- Provision of a new activity hub to include an informal play area and multi-use games area for public use;
- Part of the 'activity hub' would see the restoration of the Grade-II Listed Old Reading Room, installing glazing to the existing openings, connecting utilities and providing internal works and modernisation. The future use of the Old Reading Room is yet to be determined at this stage and the views of stakeholders and residents are encouraged as part of this consultation exercise;
- Provision of a new public promenade area following the general line of the reconfigured sea wall;



As part of the rejuvenation project a multi-use games area along with a children's play area (pictured) would be provided

- Environmental and public realm improvements to the existing ramped underpass leading into the Marina to improve its general appearance and make it more welcoming and less hostile for users;
- Improved planting and landscaping within the Kemp Town Slopes Historic Park and Garden.



The Old Reading Room (centre, along the path) will be renovated as part of the Black Rock rejuvenation

The Old Reading Room as it is today



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Black Rock Rejuvenation – Improved Connectivity for All Users

New access link to Brighton Marina

A vital part of reconnecting the eastern seafront will be the creation of a new access link between Brighton Marina and Madeira Drive, via Black Rock.

Not only will this improve accessibility to the Black Rock site ahead of its future long-term redevelopment, it will provide an alternative means of access to Brighton Marina from the City.

Duke's Mound

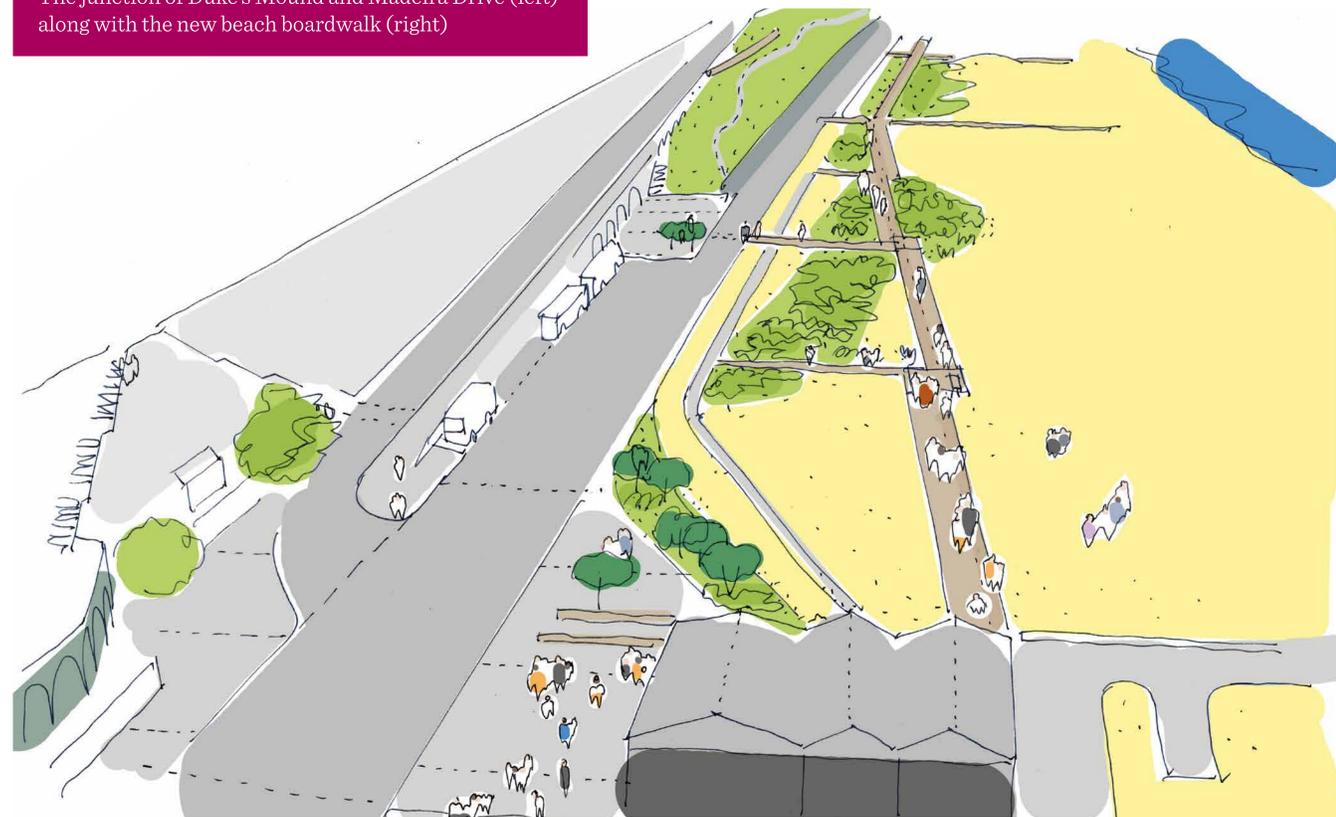
The Black Rock rejuvenation scheme doesn't just cover the site itself, but also seizes the opportunity to provide much wider benefits to the whole area around the site.

One significant proposal is to upgrade the junctions at the top and bottom of Duke's Mound where it meets Madeira Drive and the A259 Marine Parade.

It is proposed to improve traffic management through new signalised junctions to meet current and future needs.

The vehicular, pedestrian and cycle user experience will be improved through new layouts at the junctions at both ends of Duke's Mound.

The junction of Duke's Mound and Madeira Drive (left) along with the new beach boardwalk (right)



Connectivity improvements for pedestrians and cyclists

One of the crucial elements of the Black Rock rejuvenation is to make it easier for pedestrians and cyclists to get around and visit the eastern seafront.

The improvements to the junctions of Duke's Mound will include crossing points linked to new designated pedestrian routes between Marine Parade and Madeira Drive. These routes will encourage more people to visit the eastern seafront on foot and walk along this stretch of the city's coastline.

Cycle wayfinding will be improved along Madeira Drive through provision of a new pedestrian and cycle boardwalk along the beach towards Black Rock from Duke's Mound.

The provision of the access link, and enhancements to the existing ramped access on the seafront, will improve the pedestrian and cycle experience when approaching or exiting the Marina.

Improved accessibility for all

The improvements in connectivity proposed for the Black Rock site and its surrounds will include the following inclusive design measures to promote accessibility for all:

- Where there are slopes, the gradient will be made as gentle as possible;
- Where new public realm works include new or enhanced surface treatments these will be chosen to promote accessibility for all;
- The proposed works will also seek to improve wayfinding so users can find their way through the area with confidence and ease, whilst information boards will raise awareness of the local heritage and ecology.

An artist's impression of the new link between Black Rock and Brighton Marina



The existing Marina subway will be improved with lighting and the route realigned to join with the sea wall walkway

New Sea Defences



New sea defences will be constructed with a multi-use games area behind the new wall

Before any rejuvenation can take place at Black Rock, the site will need to be prepared, and new long-term sea defences introduced.

The benefits of the new realigned sea wall include:

- Enable the provision of an enhanced seafront promenade walk, providing connections to the Marina via the breakwater.
 - Enabling more flexible configuration of the Black Rock site to facilitate future development in accordance with the City Plan allocation for the site.
 - The site reconfiguration will also enable greater flexibility in its use as a temporary events space as part of the short term 'meanwhile use' of the area.
- Provision of a long-term replacement for the existing sea wall in this location will ensure that future maintenance liabilities are kept to a minimum.
 - The new wall will help to improve flood defences.



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Ecological improvements

The Black Rock rejuvenation project is set to include a range of significant environmental and ecological improvements, making the eastern seafront a more sustainable, accessible and attractive place to visit. This will include provision of a new beach boardwalk and ecology trail.

The boardwalk will start near the western end of Duke's Mound next to the Volk's Electric Railway Workshop and run along the eastern seafront to the Black Rock site. Pedestrians will then be able to reach Brighton Marina via a walkway running along the line of the new sea wall.

The project includes a beach boardwalk along the eastern seafront that would be accessible to all, including wheelchair users



Promoting biodiversity

The provision of new sea defences will require an area of the existing coastal vegetative shingle to be relocated to facilitate the realignment of the sea wall. However, there will be no overall net loss of ecology, as a new replanted and reseeded section of vegetated shingle twice as large will be provided alongside the new boardwalk upon a section of beach to the west. This will help to promote biodiversity and ecological improvements, which will include:

- An allocated area of currently bare shingle beach will be vegetated through seeding and replanting
- Non-native dense scrub on the face of Kemp Town Slopes will be cut and restored to native grassland and wildflowers
- An ecology trail will be provided with information boards for users. This guided walk will improve ecological knowledge whilst discouraging veering from the dedicated route, thus avoiding disturbance to this sensitive habitat

Indicative planting images



Crambe maritima, sea kale



Glaucium flavum, Yellow horned poppy



Helianthemum canum, Hoart rockrose



Hippophae rhamnoides, Sea buck-thorn



Populus alba, White poplar



Pinus sylvestris, Scots pine



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What happens next?

Thanks for coming to our community engagement session today. We hope you found it useful. We really value your feedback. If you'd like to leave additional comments, please feel free to fill in one of our feedback forms.

If you require more information about the scheme, please visit our dedicated website – www.brighton-hove.gov.uk/blackrock – or email our project team at blackrock@communityfeedback.co.uk

Project timetable

Progress so far:

Highways and ecology studies conducted, proposals produced for new link to Brighton Marina, upgrading Duke's Mound junctions, renewing and realigning the sea wall, site preparation, landscaping and public realm enhancements

November 2019:

Community engagement with stakeholders and project team reviewing feedback

December 2019/January 2020:

Project discussed at the Council's Policy and Resources Committee, and pending those discussions, submitting a planning application

Summer 2020:

Pending planning approval, start on site

Summer 2021:

Project completion

Next steps

The Black Rock proposals will be considered next month (December 5th) at a meeting of the Council's Policy and Resources Committee which will decide whether to go ahead with the planning submission. These meetings are webcast. If agreed, an application will be submitted in January 2020, aiming for a start on site in Summer 2020.

The Black Rock site has previously been earmarked as part of the wider "Waterfront Project" and as the site for the relocated Brighton Conference Centre. This project has been a partnership between the Council and Aberdeen Standard Investments (ASI) owners of Churchill Square, the Kings West site and NCP car park. At the next meeting of the Council's Policy and Resources Committee, councillors will be asked for their agreement to ASI exploring a central location for a new conference and entertainment centre as an alternative to Black Rock. This would involve ASI, with the Council, doing further detailed work to establish whether a new venue could finally be accommodated near the present venue as part of a range of other uses including retail, offices and housing.

In 12 months' time, if final proposals for the central site are agreed by Councillors, the Black Rock site will then be open to new proposals. The Council would then seek to engage with the community around future options.

In the meantime, the planning application for the Black Rock site remains essential before any future regeneration works can take place.



Pending feedback from stakeholders, and securing planning permission, work could start at Black Rock summer next year (2020)



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