

# A Garden Fit for A King :

## Reawakening Brighton Royal Estate



**Development Stage Design Report**

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The Royal Estate Phasing Plan

Team



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## Introduction

### Background

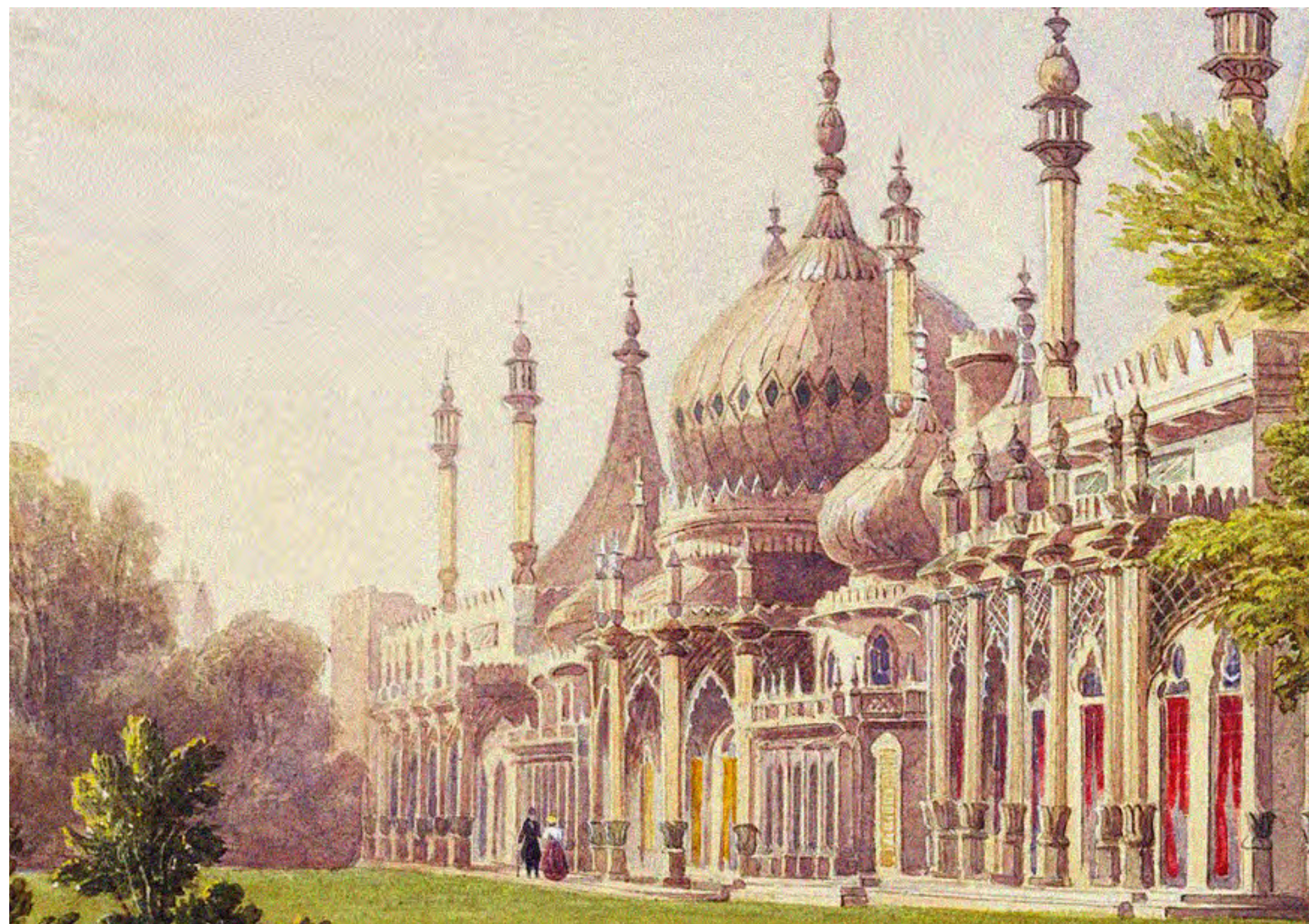
The Royal Pavilion Garden (the Garden) is located in the center of the City of Brighton, a well known historic seaside resort and city on the south coast of England, some 76km south of London. The Garden comprises an area of 3.3ha and is approximately 1.6km from the main train station in Brighton and some 300m inland from the seafront and Brighton Pier.

Originally designed for King George IV by John Nash and laid out between 1816 and 1825 during the construction of the Pavilion, Nash's plan overlaid part of the earlier scheme by Samuel Lapidge. It is a Grade II Registered Historic Park and Garden, and surrounds the iconic Grade I listed Royal Pavilion. In 1981/82, in conjunction with a complete refurbishment/restoration of the Royal Pavilion, the decision was taken to re-create Nash's layout for the grounds. Aquatints by Augustus Charles Pugin were used to inform the design. Pugin was originally engaged to draw the new works as they were completed (in the 1820s), in preparation for the published aquatints.

The Garden is intertwined with the social history of Brighton. While it was originally designed as picturesque pleasure grounds (a private garden) for The Royal Pavilion, the grounds were opened to the public in 1851 and have since become a very well-used public open space in the center of the city.

The Garden is known for its extensive and varied collection of trees, especially its collection of elm trees. In fact, the Garden's elm trees form part of the City of Brighton & Hove's National Collection of Elm Trees. While the Garden was not originally planted with elms, many old postcards dating from the late 1800s to early 1900s show a lush canopy of elms along a drive that led to the Pavilion.

The primary significances of the Garden are its history as a Regency style private royal garden, and setting for the exuberant Royal Pavilion, together with its 165 year legacy as an important public park and open space in the heart of Brighton. The Garden is the only example of an essentially fully-restored, picturesque, Nash-designed Regency garden.



*“A unique Regency Garden, designed by influential architect and landscape designer, John Nash, as a dramatic setting for the Royal Pavilion, its stables and riding school (now the Dome and Museum).”*

*Historic and lush planting create a welcome haven of peace and tranquility in the heart of the busy city, where people can stop, relax, connect with heritage and experience nature.”*

### Vision

The Royal Pavilion Estate comprises a historic royal palace and Regency Garden, a museum & art gallery and three performing arts spaces. This project's vision is summarised below:

1. We want to capture and build on the renowned 'spirit of Brighton' to create a cultural epicenter with impact far beyond the city boundaries. Brighton is a modern, culturally vibrant and distinctive city cited by HSBC as one of the UK's future super cities. Its association with heritage, creativity, learning, pleasure and experimentation is firmly anchored in its Regency legacy, both through its splendid and elegant architectural environment and in the constantly whirring cultural activity of a 'city on the edge'.
2. In order to deliver the project vision we must understand that Regency legacy fully and take the best from Brighton's 20th century reputation for being a quirky, fun and subversive city. The Royal Pavilion Estate encapsulates both and is perfectly placed to help define the city's aspirations for the 21st century.
3. This project will transform the experience of the Royal Pavilion Estate. Visitors will be drawn to the upgraded garden setting, appreciate the improved Grade I listed buildings and be stimulated by the cultural and heritage offer revealing previously hidden stories. Above all, this project will make it possible to offer world class, varied and enriching experiences across the estate to more people and at all times of year.

Our general aims for this overall phased project are to:

- **Reconnect the historic buildings and landscape and re-establish their identity as a single magnificent Estate.**
- **Conserve the Royal Pavilion Estate's Grade I & II listed buildings and historic landscape for the future.**
- Help more people learn, enjoy and care about the Estate and its history. Present unique opportunities in a matchless environment to engage with and participate in all forms of art and culture.
- **Enable closer working between the Royal Pavilion & Museums Trust and Brighton Dome & Brighton Festival to make them more efficient, sustainable and resilient.**
- Drive the Estate's capacity and central importance to delivery against Brighton's Economic, Visitor Economy, Cultural, Heritage and Environmental strategies.

**PROJECT SCOPE**

The scope of the project - **‘A Garden Fit for A King: Reawakening Brighton Royal Estate Phase 2’** - remains largely unchanged from the approved purposes defined at Round 1, under the National Lottery Heritage Fund programme.

A comprehensive review of capital works approved purposes is contained within the Change Control document.

Approved purposes:

- Restoration, conservation and enhancement of the entrances to the garden to enable management of egress and exit in a way that is sympathetic to the garden and surrounding area and provides a more welcoming arrival experience.
- Restoration / reinstatement of historic walls, iron railings, gates and existing perimeter buildings.
- Restoration of the 19C historic lamp posts and installation of matching new lighting.
- Restoration of the iconic Nash views in the western lawn compartment and the east/northeast lawn compartments through enhancements to planting, lawns, groundworks and removal of modern trees and hedging that impedes views.
- Restoration of the entire path network with improved drainage and widening where necessary.
- Relocation of bin store
- Design of a new outdoor learning space with adjacent storage and handwash facility
- Design of a new Changing Places toilet and public W/Cs.
- Restoration/development work to enable relocation of the gardeners' utility sheds.
- Design and simplification of internal fencing to garden beds.
- Enhanced drainage and improvements to the existing irrigation system.

The key aims of the Phase Two project are to address the following:

The garden's profile and place in garden history is low: the improvements, interpretation, marketing, branding, and programming will make it a heritage destination in it's own right.

**A. Interpretation:**

- Interpretation of the heritage and natural environment is poor or non-existent: we will help people discover this heritage through new information on-site and online, and a creative programme of events, tours, and activities.
- The extensive, unique garden archive is dispersed and incomplete: the project will research, catalogue, conserve and digitise the archive for wider public access and contemporary material.
- Interpretation of the heritage of the garden will focus on three themes, in line with the Estate-wide interpretation plans:

1. The architecture and design of the garden, reflecting its early history as a private royal garden and picturesque Regency setting for the Royal Pavilion, Royal Stables and Riding School (Dome and Corn Exchange).
2. Social and community use of the garden post 1850, i.e. after the Royal Pavilion Estate was bought by the town, including its therapeutic use by Indian soldiers and limless British soldiers during the First World War.
3. The natural heritage of the garden, i.e. its trees, plants and wildlife, including 18th and 19th century elm trees that form part of Brighton's important National Elm Collection.

**B. Audiences:**

- This project will transform the way audiences are engaged with the heritage of the garden. It represents a fundamental shift in the approach, treating and valuing the garden as one of our historic sites, alongside the Royal Pavilion and museums, and therefore investing in its conservation, interpretation and programming. As a result, more people will have the chance to discover the garden's heritage through information boards, on-line resources, audio guides, tours, talks and events. These changes will make a difference to the wide range and large number of people who visit, but we are particularly focused on ensuring the improvements engage four priority audiences: people with disabilities; people with ill mental health; families and adults on low incomes and young people.
- Volunteering opportunities are very limited in scope and audience: a new gardener and apprentices will increase our skills, capacity and resources to involve more volunteers in the garden, as well as in archiving and recording.

- There are no learning sessions, resources or facilities focused on the garden: the project will create a new learning programme and outdoor learning space for children and young people.
- Local communities have very little opportunity to engage with the garden: the project will extend community engagement to the garden, focused on communities neighbouring the Estate and developing new community partners to engage people with health issues. People with disabilities face barriers to accessing and enjoying the garden and respond to recommendations of our access audit, including installing a new Changing Places toilet.

**C. Natural environment:**

- Climate change and heavy use threatens the garden's trees, planting and ecology: our changes will include more efficient irrigation, drought resistant planting, protection of the roots of our heritage elm trees, and promotion of local biodiversity.

**D. Infrastructure:**

- The garden's infrastructure is in poor condition and historic character being lost: the works will conserve and restore many features including the listed lamp posts and balustrade, reinstate historic beds, restore worn paths and lawns, and improve lighting, drainage, recycling, and seating.
- Entrances are underwhelming and unwelcoming – there is no sense of arrival on a royal estate: the project will overhaul all the entrances, and install new gates, wayfinding and signage.
- Anti-social behavior threatens the safety of the fragile Royal Pavilion and Estate buildings and impacts on and deters some garden users; the project will improve security by reinstating a gated boundary.



As part of Brighton & Hove Museums (BH&M) and Brighton Dome & Brighton Festival Ltd (BD&BF) vision to reunite the historic Royal Pavilion Estate the NLHF Bid 'A Garden Fit for a King' is the second of four interrelated phases of work to the Reawakening Brighton Royal Estate Project.

*“ The Garden is the component that has the potential to unify and bring the architectural elements and phases together. It functions as a kind of ‘carpet’ that defines the limits of the estate, provides the setting for the buildings and has the power to bring coherence and meaning to the ensemble. ”*

If restored with both sensitivity and vision the garden that emerges will take its rightful place in garden history as the finest John Nash Regency Garden, commensurate with the iconic Grade I listed Pavilion and buildings. It will redefine the estates relationship with the Old Steine, New Road and Brighton Dome and enable the buildings to once again talk to each other and be appreciated as both ensemble and architectural vignettes of delight and flamboyance. The gardens will be easier to manage, better able to accommodate events and generate income and be far less susceptible to anti social behaviour, because they will be protected and celebrated. They will be more accessible and inclusive, increase well-being and make the local area a better place to live, work and visit.

**Capital Works - Restoration & Conservation**

As part of the NLHF Round 1 bid there are 13 listed capital works objectives as part of the approved purposes which are listed in Fig.2 with restoration and conservation being the first priority.

Drawing on the Conservation Plan, background research and consultation as well as information submitted in the Round 1 NLHF bid (including the concept masterplan Fig.1), the following report provides an appraisal of the key capital works elements.

The first section of this report deals with the restoration and conservation of elements with strategies for each.

The second section of this report considers new elements and the concepts for their design.



Fig. 1 - NLHF Round 1 Masterplan

**Conservation Objectives**

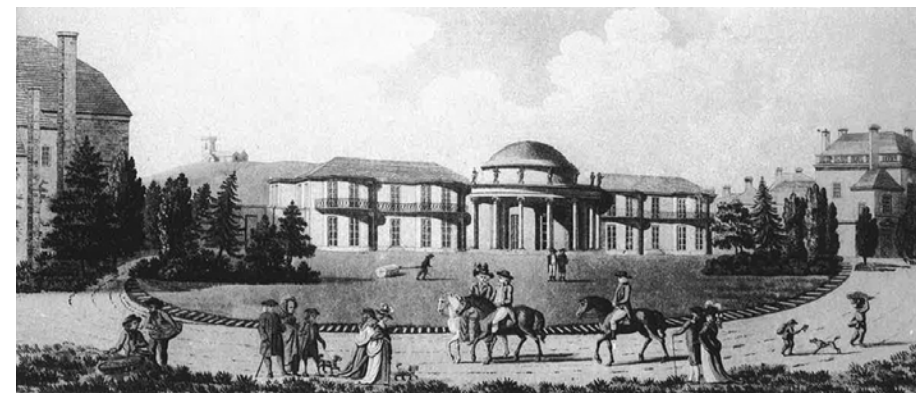
Ref	Restoration & Conservation
1	Restoration / reinstatement of historic walls, iron railings and gates
2	Restoration, conservation and enhancements of the entrances to the garden
3	Restoration of the 19C historic lamp posts
4	Restoration of the iconic Nash views in the western lawn compartment and the east/northeast lawn compartments through enhancement to planting, lawns, groundworks and removal of modern trees and hedging that impedes views.
5	Restoration of the entire path network with improved drainage and widening where necessary.
6	Restoration of regency planting beds

Ref	Improvements
7	Simplification of internal fencing to garden beds
8	Improvements to drainage
9	Improvements to the existing irrigation system

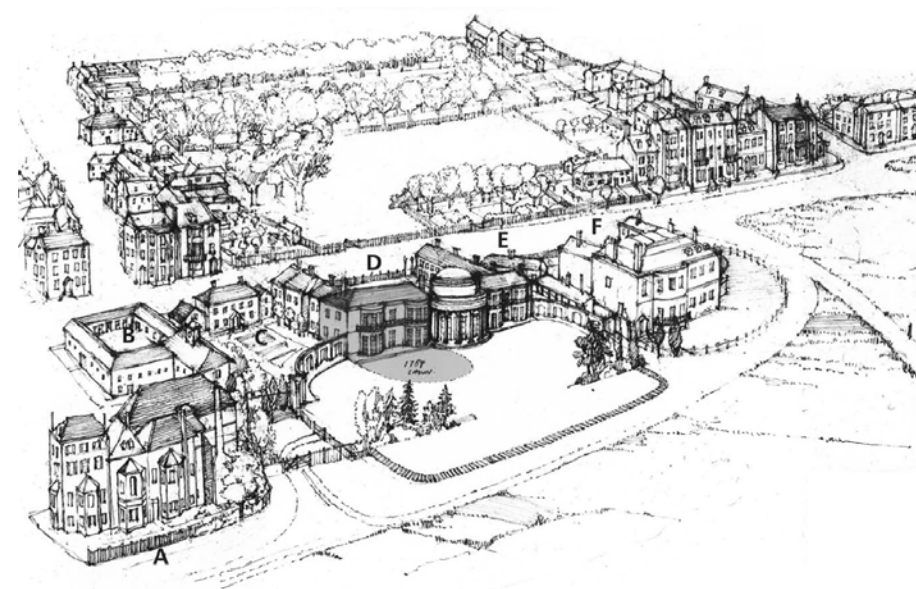
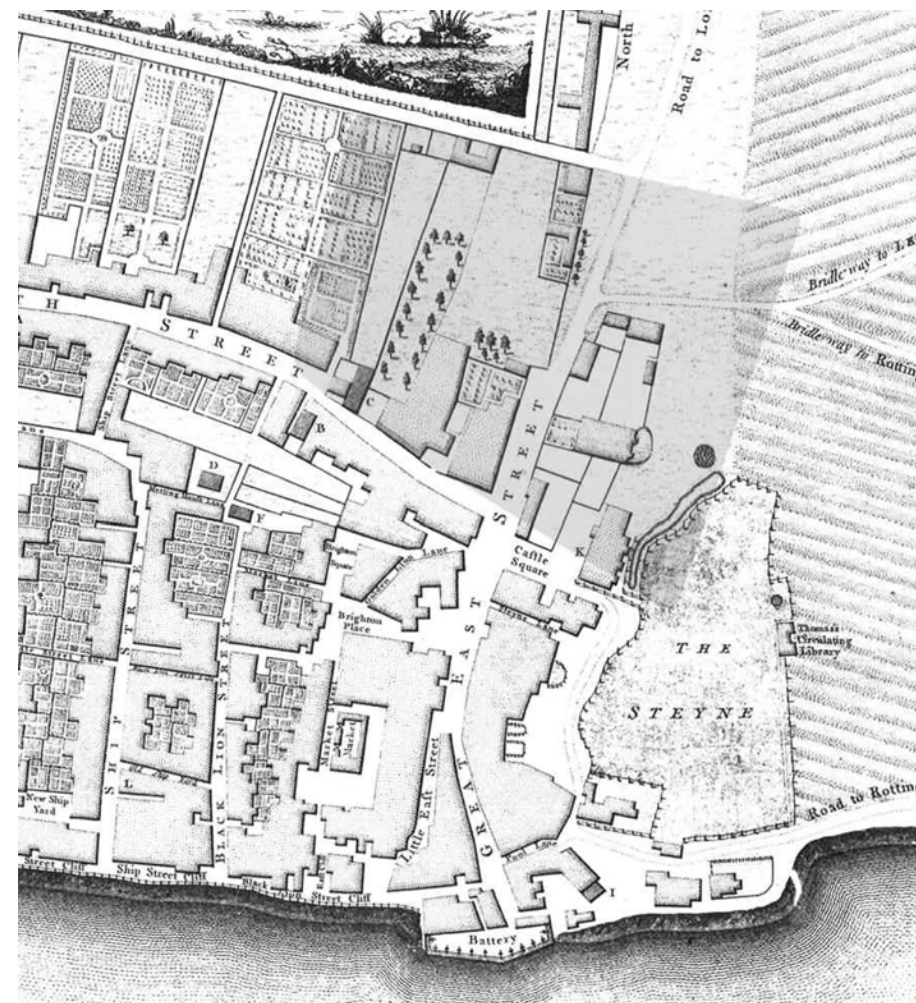
Ref	Proposed New Elements & Operational Facilities
10	Relocation of bin store
11	Development of the gardeners compound and utility sheds
12	A new Changing Places Toilet and public toilets, accessible toilet, baby change and kiosk
13	A new Outdoor Learning Space with adjacent storage & hand wash

Fig. 2 -Round 1 NLHF bid capital works approved purposes

The small fishing village of Brighton was transformed into a fashionable resort in the mid-eighteenth century. George, Prince of Wales, first visited Brighton shortly after coming of age in 1783. The Prince's presence in Brighton made it one of the most fashionable towns in the country and led to the construction of elegant townhouses reflecting its new affluence and prosperity. George stayed in Brighton in 1796 and rented a 'respectable farmhouse' on the Steine. The following year, he instructed the architect Henry Holland to transform the farmhouse. The resulting neo classical structure was known as the Marine Pavilion and had a central domed rotunda flanked to the north and south, with two wings all clad in cream glazed tiles.



The original farmhouse had little land attached to it and George gradually acquired surrounding plots to create the Royal Pavilion Estate. In 1793, George and his neighbour, the Duke of Marlborough, paid to install a drain in the Steine, in return for which they were allowed to enclose an area as gardens for their properties, now the East Lawns. The Western Lawns were acquired over several decades, with the purchase of Dairy Field immediately north and west of the Pavilion in 1795. Part of the eighteenth century public pleasure garden to the west was incorporated into the Estate, including the Promenade Grove comprising avenues of elm trees.



The magnificent new stables Rotunda and Riding House was constructed by William Porden between 1803 and 1808. This was the first use of an Indian style of architecture in Brighton and established the sense of eccentric flamboyance which has become symbolic of both George IV and Brighton. Such as George's fondness for horses, that an underground passageway was built from the King's apartments to the stables in 1821, enabling private access away from the public gaze.



The evolution of the Pavilion from the modest neo-classical structure of 1787 to the grand oriental design of John Nash, completed in the early 1820s, mirrors the changing status of George, Prince of Wales, to Prince Regent (1811 to 1820) to King George IV (1820-30). The transformation of the Marine Pavilion commenced in 1815 and Nash's Indian style responded to the dominance of the stable buildings and Humphry Repton's design proposals of 1808 for a new palace and gardens.



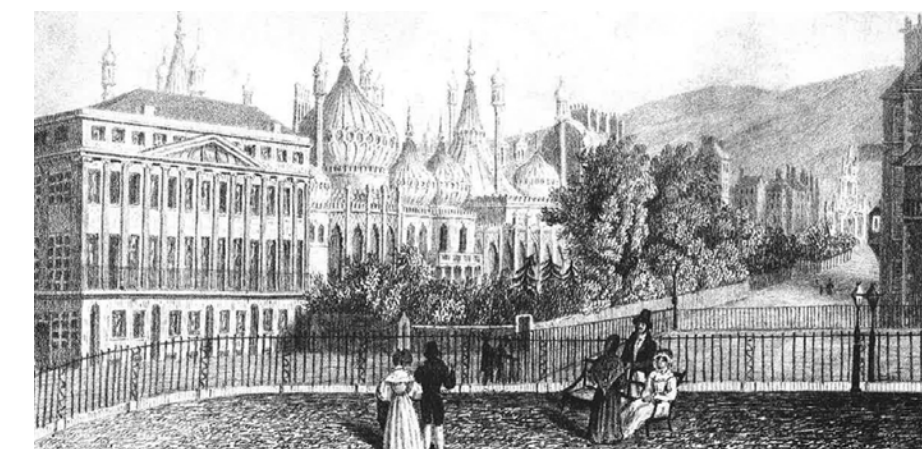
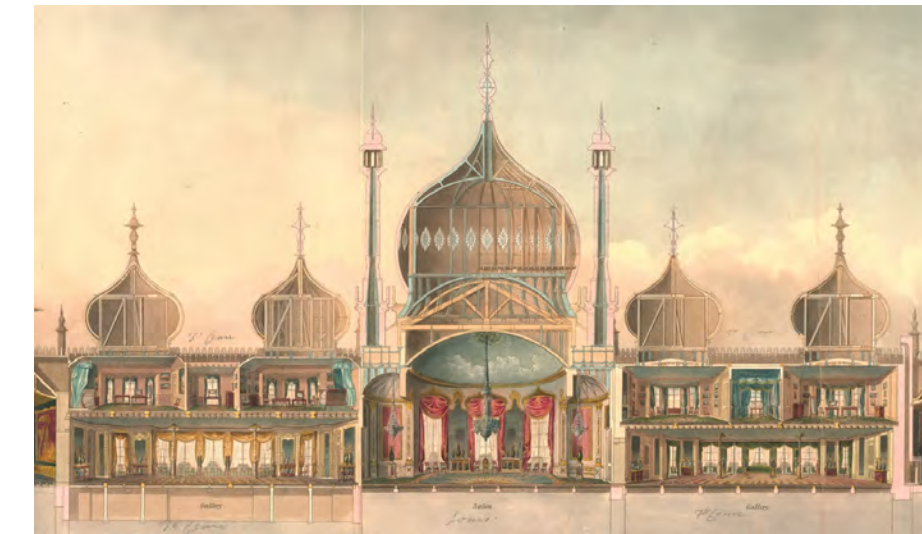
An important source for both Nash and Repton was William and Thomas Daniells' four volumes Oriental Scenery, which Nash borrowed from the library at Carlton House for the purpose of 'making drawings for the Pavilion'. Artist-designers Frederick Crace and Robert Jones began the first phase of chinoiserie decoration in the Marine Pavilion 1801-2, and later designed the extraordinary interiors for Nash's Pavilion.



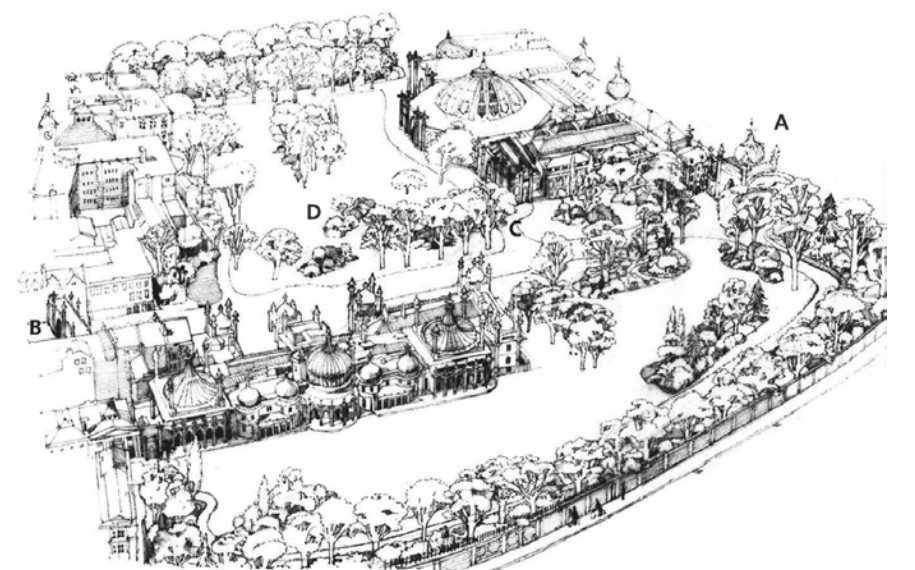
George IV insisted on countering prevailing taste and fashion, establishing styles in architecture, gardening and the decorative arts which were exotic and daring. Humphry Repton's proposals for a completely inward looking garden which would be more a work of art rather than nature, was a complete departure from the English Picturesque style favoured at the time. Repton's proposals developed designs for a new Pavilion and Garden which drew on the exotic and combined the existing stables with a new Indian-style pavilion, linked by a garden which mediated their scales and complemented them both. John Nash's plan of the early 1820s, with sinuous flowery shrubberies, responded more to Picturesque tastes. While Repton's approach acknowledged the domestic scale of the garden, Nash's aquatints are misleading in their scale, suggesting a grand landscape rather than a garden.



Nash's Royal Pavilion was an exotic pleasure palace, merging the dramatic Indian exterior with chinoiserie interior rooms choreographed to inspire in the visitor a sequence of different moods. The three buildings of the farmhouse, Marine Pavilion and Royal Pavilion nested like a Russian doll, with the birds' cage of Nash's iron frame imposed over Holland's rotunda. The Pavilion's elevations opened to the Garden along their length through generous glazed doors leading to terraces protected by fine carved jali screens. Inside, the chinoiserie decoration depicted garden scenes, exotic flowers and transformed corridors into verdant trellised walkways. The east front of the Pavilion addressed the street to the Steine, set behind a wall but visually accessible to the town through careful planting. The principle entrances for both the Pavilion and the Dome were from the more private west garden. George frequently took visitors for walks from the Pavilion through the Gardens to visit the magnificent stables. Lighting was crucial in creating the dramatic atmosphere of the Pavilion's elaborate interiors. Nash introduced painted windows and skylights, creating rooms full of diffuse sunlight reminiscent of a garden pavilion, softened by the hues of painted glass. At night the Pavilion was dramatically lit by candles and oil lamps. Unusually for the early nineteenth century, gas lamps were used around the outside of the building to illuminate the decorative painted glass windows.



Following the death of George IV in 1830, the Royal Pavilion was used as a Royal residence first by William IV and then by Queen Victoria until 1845. The Royal Pavilion Estate was purchased by the Town of Brighton in 1850, but was first stripped of furnishings and decorations. Many of these have since been returned. For most of the twentieth century the Royal Pavilion served as Brighton's assembly rooms, until 1970 when it was opened year-round as an historic royal palace. The restoration of the Pavilion commenced in the mid-nineteenth century and the programme to restore the interior to the decorative schemes approved by George IV continues.




Following the purchase of the Estate by the town in 1850, the Stables and Riding House were let as cavalry barracks from 1856 to 1864. In 1867 the Dome, as it had become known, was reconstructed as a concert hall. The following year the Riding House became the venue for the weekly corn market. The Museum, Art Gallery and Library were built in 1873 to the Moorish designs of John Lockwood, and were one of the first purpose built public museum and picture galleries in the country. Substantial additions in 1901-2 created a lending library, and the porte cochère was added as an entrance from the Garden. During World War I the Royal Pavilion Estate was used as a military hospital for wounded Indian soldiers, an extraordinary chapter in the Estate's history. The interiors of the Dome and the Corn Exchange were remodelled by Robert Atkinson in the Art Deco style 1934-37, when a new entrance was constructed on Church Street with a canopied doorway over. The Pavilion grounds were first opened to the public in 1850 when bylaws were introduced to prohibit poor behaviour. The stone balustrade to the east was installed 1921-3 when the East Lawns were levelled and several pools installed. From 1984 a sixteen-year project to restore the Nash landscape was undertaken, creating today's Garden which is planted and managed on the principles of the Regency style.

Extract : FCBS Report

**1783**  
George, Prince of Wales, first visits Brighton, staying with his Uncle the Duke of Cumberland

**1784**  
George rented Grove house (the site is later covered by the north end of the Pavilion)



**1787**  
Marine Pavilion designed by Henry Holland for George.


**1793**  
Promenade Grove opened on land opposite the Pavilion. Parts survive in front of Garden Café.

**1801-03**  
Samuel Lapidge (Surveyor and pupil of Capability Brown) plants the garden. Informal gardens created and circuit walk around East Lawn next to Old Steine surrounded by trees for privacy.

**1808**  
Humphrey Repton's plans for the garden not executed.

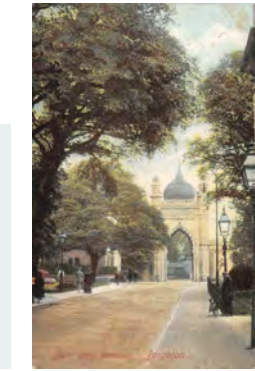
**Before 1815**  
High flint boundary wall with small run of railings on top built garden.

**1815-18**  
Marine Pavilion enlarged in Indian style externally by John Nash and decorated internally in Chinese style by firm of Crace.



**1830**  
Death of George IV. William IV succeeds. Layout of garden simplified. More evergreens, conifers, rhododendrons and laurels. William IV recommends replacing the high estate wall with an open iron railing. Part of this may have been carried out but the high wall seems to have remained.

**1831-32**  
William IV builds North and South gates. Carriage drive past Pavilion straight to porte cochere replaced curved drive and turning circle. North Gate House orientalist. Dormitories for servants built between Pavilion Buildings and Prince's Place.




**1837**  
Death of William IV. Victoria becomes Queen. Dislikes the Pavilion as too public for her growing family.

**C18**  
The fishing town of Brighton became popular as a fashionable resort for the wealthy.


**1788**  
Modest garden created for the Marine Pavilion. Circular east lawn fronting the Steine. At this time George enjoyed the visibility of the Pavilion to outsiders.

**1792**  
Garden expanded. Still formal.

**1813-15**  
John Nash, and the royal gardener William Aiton of Kew plan the new garden in informal Picturesque style. First trees and shrubs arrive. Greenhouse built on former Promenade Grove.



**1826**  
Garden largely completed although more plants received until 1831. Garden plan and views of the principle fronts of the Pavilion published in Nash's Views. Garden about 7 acres planted by John Furrer of Brighton. A picturesque garden with irregular shrubberies projecting into the lawns, forming changing patterns and views. Combination of trees, shrubs and herbaceous plants, bulbs and annuals for year round interest. Very few ornaments or garden buildings.



**1804-08**  
Stables and Riding School built by William Porden in Indian style. Now the Dome and Corn Exchange

**1810**  
George became Prince Regent, with an influx of funds to enable his grand plans for the Pavilion. He was able to buy the remaining nearby plots to unite them in the present garden.


**1837**  
Victoria becomes Queen.

**1847**  
Pavilion stripped of contents.


**1875**  
James Shrives creates shaped areas for bedded out plants in High Victorian style.

**1878**  
Exotic tropical plants shown in Pavilion grounds.


**1893**  
Prince's Place entrance to Pavilion grounds opened.




**1900**  
The high flint walls surrounding the estate taken down and replaced with low brick and flint wall topped with railings so that the passing public... can obtain a better view of the grounds.



**1921**  
Indian Memorial Gateway built at south entrance.




**1921-23**  
Road widening reduces size of garden to east and north. Indian style balustrade designed by the Corporation's Captain B McLaren along the East Lawn, replaced the 1900 railings. Also formal pools on East Lawn and metal gateway from the Steine.



**1939**  
Gliding on the Dome lantern removed for fear of air raids.

**1950**  
Royal Pavilion bought by Town Commissioners.

**1950**  
Pavilion Garden Café built to designs by local students.



**1984**  
WCs reconstructed and rebuilt in Royal Pavilion Garden off Prince's Place, Brighton.

**1987**  
Great Hurricane. Many trees came down.


**1981-82**  
Beginning of garden restoration to reinstate Nash/Aiton Picturesque scheme around the Pavilion as far as possible given William IV's building of the North Gateway. First shrubberies created on East front. Only plants available before 1830 used.

**1995**  
Paths and planting established on the West front.




**1996**  
Garden Registered Grade II by English Heritage for its special historic national significance.

**1991-92**  
Start of main restoration phase. Road in front of Pavilion removed and turning circle re-instated, thus reinstating original layout and re-uniting the Pavilion with its intended setting.



**2020**  
The Royal Pavilion estate vested in the charitable Royal Pavilion & Museums Trust (RPMT) which manages and operates the buildings and collections on behalf of Brighton & Hove City Council (BHCC) through a 25 year contract with BHCC. The Council owns the buildings and collections.



**Early 19C Villas**

The Prince Regent's Royal Pavilion is the epitome of an early C19 villa. Although the Indian architectural style is extreme and atypical, and the building is large, it is certainly a villa, set in a typically compact landscape, both of which survive as a design unit very largely intact as they were by 1830.

As the most famous of the Regency villas the Royal Pavilion, his marine residence, exemplified the cults of variety and of the exotic, and was used as the setting for his excessive connoisseurship. The naturalistic Picturesque style used the Royal Pavilion grounds was used in a small group of early C19 villas including Sir John Soane's slightly earlier country villa and garden at Pitzhanger Manor c.1800-10, Ealing, but these are atypical of villas of the period.

Although Nash provided two innovative verandas on the Pavilion, he turned his back on contemporary artificial or obviously man-made features popular for villa gardens such as trellis, ornate garden seats, formal terraces and floral displays popularized by architects Plaw and Papworth in their pattern books. He left the garden reliant on the lawns and planting for interest.

**Pleasure Pavilions**

While the Royal Pavilion is undoubtedly a villa, if the most extraordinary one of the lot, its primary purpose is atypical as a royal pleasure pavilion in which to display a connoisseur's collection and entertain guests of the highest social standing nationally and internationally, rather than as a family residence. The Royal Pavilion was a very rare, and perhaps now unique, example of a pleasure pavilion of this extensive high quality for royalty and aristocracy, of which the architecture and landscaped setting survives intact. The best comparison is the former Hertford Villa for the Prince's close and influential friend the 3rd Marquess of Hertford.

This aristocratic pleasure pavilion was built in the mid-1820s, a decade after Nash began work on the Royal Pavilion, and the villa and its garden reflected clear influences and similarities available to be emulated by the wealthiest of the elite. It does not survive intact as the collection has gone to the Wallace Collection and house was rebuilt in the 1930s, but the garden framework survives in modified form.

**Garden Design Style**

Picturesque Forest Scenery style. This is a rare surviving example of the Picturesque Forest Scenery style which gained in popularity from the 1790s.

It is an early adoption of it by Nash, as a style which he reprised in later royal commissions in a variety of circumstances: at the Prince's very private cottage orné, Royal Lodge, Windsor; at the regal symbol of Empire and international reception, Buckingham Palace; in the enormous and prestigious town planning scheme of villa landscapes for Regent's Park, later a public park; and for St James's Park which became a public park in Nash's scheme with Aiton. Whether or not it was suitable for its various applications, it became Nash's stylistic trademark for his most prestigious landscape schemes, having been initiated by him at Brighton and presumably approved of by his royal master.

**Garden Designers**

John Nash was the mastermind of the garden and its layout using the Picturesque style. Although he is principally known as one of the most important and prolific architects of his day, his work as a designer of many prestigious landscape schemes was as important and long lasting. The Royal Pavilion can be seen as a testing

ground for the later royal commissions in this style. The Pavilion is the earliest of his domestic schemes for the Prince to survive intact as a unit with the principle building he designed, and a considerable amount of the furnishings and artistic collection. It still demonstrates his early approach to royal landscaping which he never abandoned but instead developed in scale and complexity. The other survival intact is Buckingham Palace, which also houses its original collection in full. This late, climactic commission reiterates the landscape principles Nash set out early on in the compact and challenging site for the pleasure pavilion at Brighton, but enlarged in scale and complexity to fill a 40 acre site commensurate with the country's premier palace. His commissions and influence as a garden designer in other spheres beyond the royal circle are even less well known and deserve further study and recognition.

The influence of William Townsend Aiton (1766–1849), the foremost horticulturist of his day, on the Pavilion garden was immense as he designed the planting, ordered the plants and oversaw their planting by Furner in Nash's prescribed Picturesque style. He was positioned at Kew at the epicentre of the introduction and dissemination of the increasing flood of exotics, alongside Sir Joseph Banks, and this array of rarities and novelties was reflected to some degree in the palette he specified at Brighton. The Pavilion and Carlton House were his springboard to even greater royal commissions with Nash as they moved on to Buckingham Palace and St James's Park in the 1820s. Like Nash, his commissions and influence as a garden designer in other spheres beyond the royal circle are even less well known and deserve further study and recognition. The surviving plant lists are very rare, perhaps unique, in their extent in reflecting his choice for a garden scheme, and indicative of his approach to such a prestigious scheme for a royal client.

The Nash and Aiton collaboration in which Nash designed and supervised the layout and character, advised on planting by Aiton, presumably originated, or was at least crystallized, at the Royal Pavilion. It was an essential part of the design process. The modus operandi is clearly documented towards the end of their collaborative period and shows that one without the other would not have been as successful in the quality of the landscapes they created for some of the most important landscapes nationally and internationally. During their outstanding collaboration both were at their most powerful, and expert and talented in their respective spheres. This is comparable with other architects who worked with horticulturists such as John Soane and John Haverfield, who also worked on a range of commissions but none so prestigious as those of Nash and Aiton. It is comparable in a later period with the outstanding collaboration between architect Edwin Lutyens and horticulturist Gertrude Jekyll who worked in a similar way. It is a very rare example of their collaboration which survives largely intact, comparable with Buckingham Palace.

Humphry Repton, who apparently influenced the Prince, at least in part, to adopt the exotic Indian style for the Pavilion building, had minimal influence on the garden around Nash's exotic Indian style confection.

Henry Phillips, the Brighton botanist, designer and author is indirectly important. He published design advice shortly after the Pavilion garden was complete which seems to reflect observations made during its creation, apparently disseminating its principles in an indirect manner. It is of great significance for restoration projects as it is the only detailed contemporary published source for this style and is invaluable to understand the plant choices and associations at the Pavilion.



Extract : SR Historic Environment Ltd

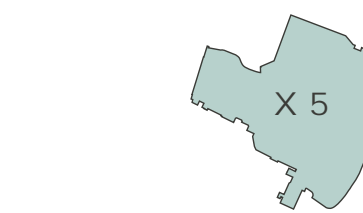
The following is a selection of the most comparable landscapes, being roughly contemporary, and in similar Picturesque style.

Royal Brighton Pavilion

Brighton Pavilion  
8 acres

**Buckingham Palace**

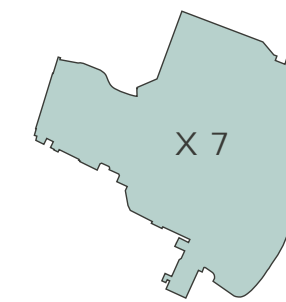
Buckingham Palace (1826-37) is another later flowering of the Nash/Aiton design collaboration. This reflects a continuation of the use of the Picturesque style but at a larger scale, allowing greater complexity in applying their design principles for a similar regal domestic, if palatial purpose. The relationship of the principle building and its contemporary landscape as executed survives well and intact, together with the Picturesque character of the ensemble. It remains a fine example of the Nash/Aiton partnership although the planting has altered in minor ways.



Buckingham Palace  
40 acres

**St. James' Park**

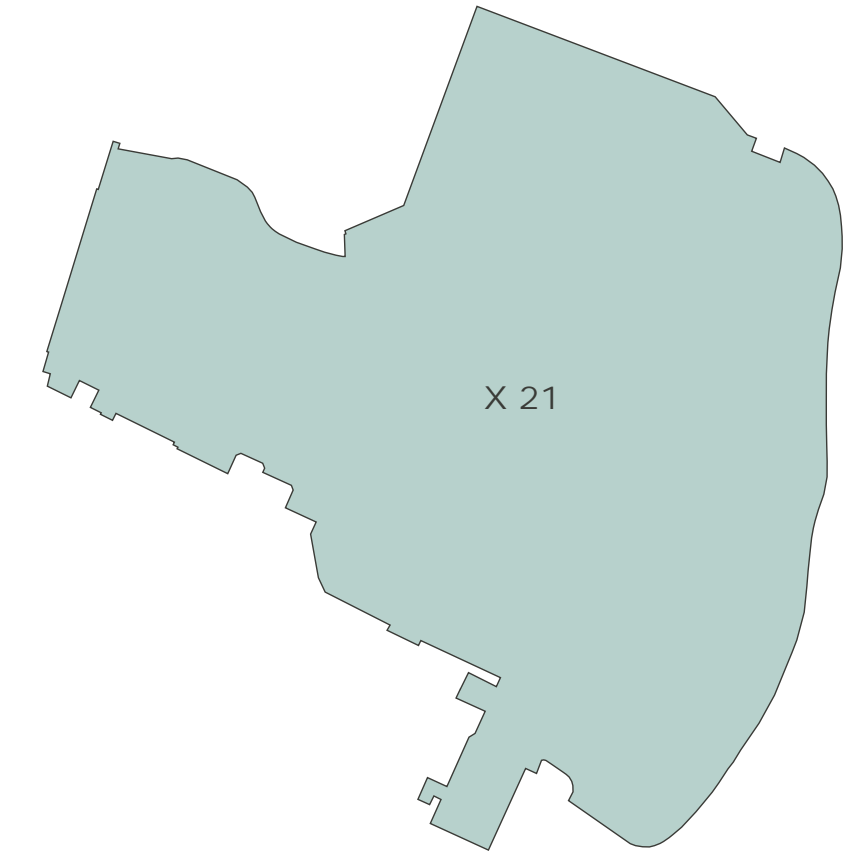
St James's Park (1827) is relevant as a late flowering of the Nash/Aiton design collaboration. It reflects a continuation of the Picturesque style but at a larger scale, allowing greater complexity in applying their design principles in a different theatre: in a public park.



St. James' Park  
57 acres

**Regent's Park**

Regent's Park (1825) the Marquess of Hertford broadly adopted a similar informal Picturesque character beyond the large terrace with lawns, trees and shrubberies running down to the park lake, and a strong link with the integral Regent's Park layout. It is the largest surviving Nash period villa garden of the Regent's Park scheme (although the villa was replaced in the 1930s and called Winfield House). Hertford, as an informed and wealthy collector, ornamented his pleasure pavilion in a more conventional showy style, including a considerable display of Antique and other connoisseur's sculpture enlivening the garden but surprisingly this was not part of Nash's scheme for Brighton, nor even items of Mrs Coad's patented artificial stone, highly regarded as garden ornaments.



Regent's Park  
166 acres

**CONSERVATION PLAN**

The Conservation Management Plan (CMP) is the most important document, because it is the starting point and underpins all proposals. It is the key document for understanding the significance of the Gardens built, natural and cultural heritage, why it is valued, by whom and how it needs to be managed for the benefit of the public.

The purpose of defining significance is to enable aspects of the gardens to be revealed, retained or enhanced and to provide a context within which informed policy decisions about conservation and change can be made and substantiated with rigour and consistency.

**CMP 2018**

In 2018 Chris Blandford Associates (CBA) provided a Conservation Plan in support of the National Lottery Heritage Fund (NLHF) Round 1 bid.

The report included a full Statement of Significance and detailed tables of significance for each individual heritage asset.

**SUMMARY OF THE GARDENS**

As a place the Royal Pavilion Garden captures a unique blend of historic, aesthetic and community significances. Its history as a Regency style private royal garden and setting for the exuberant Royal Pavilion is a central aspect of its significance; but so is its over 165 years as an important public park and open space in the heart of Brighton. These two aspects form the primary significances of the site.

In historic terms the Garden is one of the few surviving Regency style gardens in England. Its creation by Nash in the early 19th century marked an important stage in the development of landscape and garden design bringing contemporary aesthetics into the realm of the garden. Sadly, the pioneering and influential nature of the design was not recognised in later phases of the Garden's life and the design was gradually eroded and lost. The partial re-creation of the Nash garden in the 1980s and 1990s sought to address this loss by re-creating elements of the design and implementing a Nash style picturesque landscape. There were however physical limitations to the extent of the works and the analytical works that supported the re-creation were largely limited to documentary analysis.

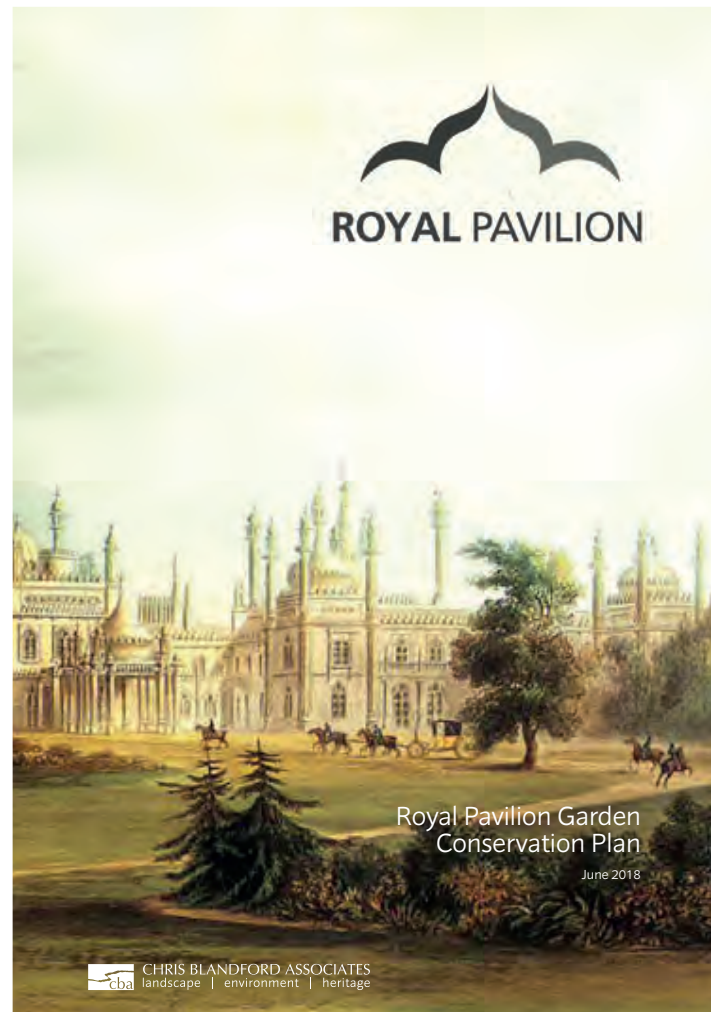
Consequently, the current garden, or even the garden that was created at the end of the re-creation works process, cannot be considered to be a fully intact and authentic recreation of the Nash design. It is instead a well-informed re-creation that provides a strong sense of the original Nash design and incorporates key aspects of the design. Its historic and evidential value lies in the elements that are known to accurately reflect earlier features and in the clear sense it provides of how a Regency garden was laid out, planted and maintained.

There are four Nash views of the Royal Pavilion that include images of the Garden, represented by aquatints by A.C. Pugin and contained within 'Views of the Royal Pavilion'. These are significant as they provide evidence for the layout of the Garden and established principle views of the Royal Pavilion.

A substantial element of its significance also relates to its relationship with the Royal Pavilion and wider estate. As an ensemble they represent an important architectural statement and their royal connections provide them with historic resonance. The

Garden unifies and brings the architectural elements together and is a fundamental component of their setting. In particular it provides the main landscape setting for the Royal Pavilion itself. The decline in the quality of the Regency-style landscape is therefore affecting the significance of both the Garden and the Pavilion.

Since 1851 the Garden has served a public purpose, in contrast to its original private design intent, as an accessible public garden for the people of Brighton. It has become an important urban green space providing a venue for numerous formal and informal events. It is now well used all year round with over five million people visiting or passing through the Garden each year. Its use is supported by the in-garden café and a regular programme of events. Its openness and ease of access makes it a particularly attractive venue. This communal usage is a fundamental aspect of the Garden's significance and has been for over 165 years.



**Conservation Plan 2022 Addendum**

In 2022 SR Historic Environment Ltd (SRHE) provided an addendum which provides additional information and guidance to supplement the 2018 CBA conservation plan for the Royal Pavilion garden.

It provides a rigorous and objective understanding of the relative significances of the fabric, planting and presentation and use of the garden within its historic context, given the specific C21 circumstances of the operational requirements, modern usage, climate change, resources etc.

This document supplements and amplifies the 2018 CBA Conservation Plan (CMP). It is informed by and refers to analysis within the previous CMP but provides a greater depth of understanding of the historical development, context, changes and level of survival, and significances to inform the vision and policies for future management.

Broadly the report falls into two major sections;

**Part A Historical Understanding and Significances.**

This is based on appendices addressing the history and historical context of the garden and its planting. It includes analysis of the history to set out the key phases of development and analysis of the features in terms of survival and condition, key views and setting and planting and its management. These inform a Statement of Significance in the wider context, and identification of significances of the individual elements to the garden design.

**Part B Issues, Vision, and Policies for Management**

This is informed by site observations, discussions with staff of the BH&M, the analysis in Part A and material in the 2018 CBA CMP. It presents issues of survival, condition and management, a site-wide vision, and management policies.

In a separate document, the historical understanding is enhanced by a group of semi-transparent historical map overlays with the 2013 topographical survey which can be turned on and off individually. Extracts from these overlays are reproduced to illustrate the surviving tree positions and phases in relation to the various key maps.

**Heritage Impact Assessment**

The importance and findings of the CMP Addendum have been further expanded by the inclusion of a Heritage Impact Assessment by Dr. Sarah Rutherford, and close liaison with the design team to help inform and guide the subsequent restoration proposals.

**Key Capital Works Conservation Policies**

The following key capital works policies were identified within the 2022 SR Historic Environment Ltd (SRHE) CMP addendum and provide the key corner stone to the project and which are later referred to in this report.

**Policy 1 - Overall**

Conserve and present the garden of King George IV's pleasure pavilion at its zenith by 1830 with later changes and restoration works which enhanced that character, as part of the unity of the whole estate which welcomes and encourage visitors.

**Policy 2 - Structures**

Conserve, restore and maintain to the highest standards significant buildings and structures present by 1950, after which no historically significant and non-damaging structures were added, ensuring that their immediate landscape settings are historically appropriate. Prioritise items of the highest historic significance that are deteriorating and ensure that restored structures are sustainable in the long term.

Additions should not damage the early C19 Nash character, views or fabric they should be sensitive and sympathetic to the historic context in position, style and materials, be fully justified and mitigated, and reversible.

**Policy 3 - Street Furniture & Visitor Facilities**

Develop and implement a unified design and colour guide consistent with the historic character. These features are important to welcome visitors and improve their visit. Minimise the effect of C21 street furniture, and visitor facilities such as refreshment areas, WCs and interpretation in altering the historic character and fabric in the most important areas, particularly around the north and south gateways and in areas visible from the Pavilion.

**Policy 4 - Garden Art and Memorials.**

Ensure that outdoor art and memorials remain absent as far as possible. Adopt a presumption against explicit memorialisation in the form of trees or other features; if necessary record donations in other ways such as a book; review and find alternatives to existing commemorative features. The historic character of the Nash scheme included almost no outdoor artworks. This helped to preserve the illusion of the Pavilion standing in a naturalistic scene with minimal human intervention. Little was added subsequently in the C19 and early C20 so that this character largely persisted.

**Policy 5 - Views**

Reinstate and maintain significant views clear and to a high standard, without intrusion of inappropriate planting and modern features so that the design and visual links between various areas and features are clear.

Prioritise the most significant views, i.e. those established by 1830, including the Nash Views and the visual reconnection between the Pavilion and the Indian-style facades of the Dome, Corn Exchange, etc to the north-west; also relating to the north and south gateways.

Consider phasing work to ensure that high quality resilient trees are retained in the short term.

**Policy 6 - Circulation**

Maintain the layout, fabric and character of the drives and paths to evoke the Nash scheme, adapted to reflect later changes of historic significance, as in the 1990s restoration and the intense level of use by visitors.

Minimise damage to path environs from intensive use by visitors.

Mitigate the visual and physical effects of the service drive for the Dome while re-establishing a stronger visual link with the Pavilion.

**Policy 7 - Boundaries and Entrances**

Use historically appropriate styles and positions for fences and gateways to enhance the Nash scheme, guided by examples on site, and visual C19/early C20 sources. Rationalise fencing to ensure it is essential and effective.

Review the suggestions in CBA Priority 3b to ensure that significant irreversible damage is not caused to the fabric and character nor consequences which significantly increase wear on the fabric.

**Policy 8 - Seating**

Use a single historically appropriate style as far as possible, robust enough to withstand the high intensity of use. Balance providing seating with the discouragement of anti-social behaviour.

**Policy 9 - Horticulture**

Maintain the garden to the highest standard, based on the plans, palette and management/ gardening of the 1990s restoration and planting, following as far as possible guidance from Jones Fit for a King (2005), Henry Phillips (1823) and Loudon (1838), adapted to reflect the garden's specific conditions as necessary.

Prune and when necessary replant on a cyclical programme to ensure presentation always reflects the Picturesque character and Forest Lawn scenery. Reinstate 1820s beds which were not part of the 1990s restoration where this is operationally appropriate. Depart from the historic planting schemes with the introduction of new features and different species and varieties only where there is no alternative or where no damage will be caused to the historic design and character.

Guidance on appearance in Nash Views, both published and Pugin's preliminary watercolours, and views of other sites including Cronkhill and Pitzhanger Manor.

**Policy 10 - Trees**

Maintain the garden to the highest standard, based on the plans, palette and management/ gardening of the 1990s restoration and planting, following as far as possible guidance from Jones Fit for a King (2005), Henry Phillips (1823) and Loudon (1838), adapted to reflect the garden's specific conditions as necessary.

Prune and when necessary replant on a cyclical programme to ensure presentation always reflects the Picturesque character and Forest Lawn scenery. Reinstate 1820s beds which were not part of the 1990s restoration where this is operationally appropriate. Depart from the historic planting schemes with the introduction of new features and different species and varieties only where there is no alternative or where no damage will be caused to the historic design and character.

Guidance on appearance in Nash Views, both published and Pugin's preliminary watercolours, and views of other sites including Cronkhill and Pitzhanger Manor.

**Policy 11 - Lawns**

Present the lawns as a verdant carpet in a slightly shaggy appearance, fingering into the shrubberies as grass would not have been close mown in the Regency period.

Manage turf, events and visitors to minimise wear particularly alongside paths.





Plan showing Features of Significance  
Site Plan - Not to Scale

FEATURES OF SIGNIFICANCE

The 2022 Conservation Plan Addendum identifies the following features of significance

- Exceptional Significance**
  1. Royal Pavilion (listed Grade I)
  2. The c.1815 Nash layout and Aiton planting scheme including beds and routes
  3. Regency planting scheme (restoration and appropriate mature trees)
  4. C18 and C19 trees, and the Elm collection
  5. Landscape Character Areas as designed
  6. The Dome Concert Hall (formerly the stables)
  7. Views of and from the wider landscape of Brighton as conceived by Nash particularly to the east and south-east.
  8. North Gate (listed Grade II\*)
  9. Corn Exchange (formerly the Riding House) (listed Grade I)
- Considerable Significance**
  10. 1920s alterations including MacLaren pools and associated garden on East Lawn
  11. Indian Memorial Gate, attached walls and piers (1921)
  12. (Listed Grade II)
  13. Roadside balustrade (1920s)
  14. C19 iron railings
  15. Museum & Art Gallery (formerly part of stables) (listed Grade II\*)
  16. Ice House (c.1820)
- Some Significance**
  17. North gate House, attached walls piers and railings (listed Grade II\*)
  18. Cast iron lamp standards (c.1835) (listed Grade II)
- Little significance or neutral**
  19. Café by New Road (1950)
  20. Education building
- Intrusive or Damaging**
  21. Public conveniences
  22. Energy centre
  23. Bin store for The Dome
  24. Maintenance sheds
  25. Max Miller statue
  26. Street furniture, bins, modern lighting, modern style fencing etc.
  27. Prince's Plain entrance path
  28. Planting which does not follow or evoke the Nash scheme including trees and hedge which damage layout and views by 1830.
  29. Visibility of Grasscrete below north front
  30. Skating rink
  31. Bow top fencing
  32. Tarmac and slab surfacing of routes
  33. Unkempt immediate setting along boundaries and at gateways

Summary of Significance

The layout on which today's garden is based reached its zenith by 1830, based on Nash's scheme in Picturesque style evoking Forest Scenery with Aiton's planting scheme.

This had been implemented as the setting for the Indian style exteriors of the buildings, and before significant alterations were made for William IV in the 1830s. This is the most significant phase and remains strongly the most evident in the landscape today, despite later changes.

Most of the important ornamental changes to Nash's design after c.1830 enhanced the layout or did not damage the style, including the North and South Gateways, the 1920s pools on the East Lawn and balustrade, and the 1950 café pavilion. They enhanced the layout and historic character, have varying levels of intrinsic significance and survive.

Other changes damaged the historic fabric and character of this ensemble, particularly the 1830s reinstatement of the straight north drive, and to a lesser extent the reduction of the East Lawn in the 1920s and alteration in planting style. The most damaging change, the straight drive replacing Nash's serpentine approach and turning circle, has since been reinstated as far as possible, to evoke the historic line, along with Aiton's Picturesque planting style so that the garden to a great degree once more reflects Nash and Aiton's intended layout and character.

Late C20/early C21 additions have generally damaged the historic character and fabric, often both visually and physically to varying degrees. These include service structures and the Max Wall statue in the north-west corner near the Corn Exchange, the garden maintenance area on the south boundary, various utility boxes and the wide service road alongside the Corn Exchange and Dome with screening vegetation. The education building near the North Gate, however, sensitively fits into a quiet corner and has a neutral effect.

Thus the significance of the layout today is predicated on the Nash/ Aiton scheme established by 1830, as partially restored in the 1990s/2000s, including additions which enhanced the ensemble in similar style.

Vision for Conserving the Gardens

1. The Royal Pavilion Estate – the King's Garden. Conserve and present as the complex and highly maintained Picturesque garden of the royal marine pleasure pavilion for Britain's greatest connoisseur monarch, King George IV, at its zenith by 1830. Inspire the passion for this unique and jewel-like garden as part of the unity of the whole estate and welcome and encourage visitors to use it benignly as an asset and haven.
2. An artistic artifact. Treat the garden as the valuable historic artifact it is as part of a unified vision for the whole estate. Accord it as much respect, attention to detail and equivalent resources as the rest of the King's palatial Pavilion estate along with the built fabric, furnishings and connoisseur's artistic collection, as it forms a similarly significant part of the ensemble.
3. An integral part of the ensemble. Recognize and reinforce the artistic and physical relationship between the interior of the Pavilion and the exterior setting. Ensure that the curation and interpretation of the historic character links both with an intellectual understanding of the similarities and contrasts.
4. Repair and rejuvenate. The garden is a dynamic, living work of art with a very high and intensive visitor usage for which it was not designed, although it accommodates visitors admirably. The Picturesque style and intensive use require cyclical planned replacement and refreshing of planting and hard landscape features to retain an appropriate standard of the historic character and for visitor enjoyment.
5. Significant later phases. Later changes which enhanced that character and layout have their own significance and deserve due consideration.
6. **Future alterations. Alterations to accommodate the present intensive public use should only be considered where absolutely and justifiably essential to the conservation of the fabric and character of the garden; their design should as far as possible enhance or evoke, or at least not damage, that essential character of the compact and fragile royal garden**
7. Wildlife and habitats should complement and enhance the significant elements of the historic garden and the ornamental design which expresses its royal origin.
8. Inspire and engage stakeholders and decision makers. Inspire and engage trustees, managers at all levels, volunteers and other stakeholders to embrace and promote this vision for the Pavilion garden and its implementation.



**ENTRANCES**

The character of the Garden is degraded by often low quality boundary treatments and poorly defined entrances. While the grand, main north and south gates clearly indicate the significance of the site, other entrances do not. The two New Road entrances neither complement the Garden nor are particularly welcoming. The entrance via Prince's Place has very little boundary, poor planting, nearby public toilets and litter bins. The current boundaries do not allow the Garden to be closed to the public at any time.

The historic railings to the south of the East Lawn are surrounded by litter bins, graffiti covered telecom boxes and litter. This, together with broken paving and poor maintenance of the railings makes it an unwelcoming entrance to the Garden.

The 1920's balustrade on the Old Steine side of the Garden is starting to deteriorate and crack in certain places. The metal gates incorporated within the balustrade are also in a poor state of maintenance.



Photographic appraisal



**LEGEND**

- A** Church Street entrance (King William IV Gate)
- B** New Road entrance to service area (outside of project boundary)
- C** New Road entrance (North)
- D** New Road entrance (South)
- E** Princes Place
- F** Pavilion Buildings entrance (India Gate)
- G** Palace Place (no entrance)
- H** Old Steine entrance (closed gated entrance)

**OBJECTIVES**

- Establishing 2 principle entry points clearly defined by both gate house buildings and lockable gates – these being at the North Gate ('A'), the South Gate ('F') . A new event access point at the Palace Place entrance ('G') would help operational access to East Lawn.
- Entrances and boundary treatments should follow a consistent detail across site to maintain legibility
- Consider relocating the northern entrance to the Garden from New Road ('C') further south to enable improved screening of the energy centre and proposed bin store.
- Introduce gates at entrances ('B, C, D, E') – to be incorporated within any new boundary treatment;
- Consider re-opening of South Pedestrian Gate ('H')– leading into Palace Place and onto the Old Steine with potential restrictions installed to prevent/deter access for cyclists;
- The existing pedestrian entrance to the east of the North Gate will be closed as part of the new boundary treatment to be installed, with the intent for the main entrance to be through the North Gate. Consider installation of gate within new boundary treatment to allow continued use of existing access point and increase flexibility during events.

Plan showing principle entrances  
Site Plan - Not to Scale

**EXTERNAL BOUNDARIES**

The character of the Garden is degraded by often low quality boundary treatments and poorly defined entrances. While the grand, main north and south gates clearly indicate the significance of the site, other entrances do not. The two New Road entrances neither complement the Garden nor are particularly welcoming. The entrance via Prince's Place has very little boundary, poor planting, nearby public toilets and litter bins. The current boundaries do not allow the Garden to be closed to the public at any time.

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The 1920's balustrade on the Old Steine side of the Garden is starting to deteriorate and crack in certain places. The metal gates incorporated within the balustrade are also in a poor state of repair.

**INTERNAL BOUNDARIES**

The use of hooped-top fencing has increased surreptitiously since completion of the main restoration phase in 1990s and now encloses most of the shrubberies and the East lawn in its entirety. Much of the fencing is in a poor state, having never been re-painted, and some sections are damaged or bent. The hooped railings present a management issue in terms of cutting the grass, as it is not possible to mow or cut the grass underneath. Although the overall policy is to keep the grass slightly un-manicured and not edged, to reflect the natural look of Regency style, the grass under the hooped railings can look particularly un-kept.

Wooden fencing, also installed as part of the restoration, has been left in place although it is unlikely that this was ever meant to be permanent. This has started to deteriorate, and has been replaced in parts with new fencing which does not blend in with the original.

**BOUNDARIES AND ENTRANCES POLICY No. 7**

- Use historically appropriate styles and positions for fences and gateways to enhance the Nash scheme, guided by examples on site, and visual C19/early C20 sources. Rationalise fencing to ensure it is essential and effective.
- Review the suggestions in CBA CMP to ensure that significant irreversible damage is not caused to the fabric and character nor consequences which significantly increase wear on the fabric.

**SECURITY POLICY No. 16**

- Improve security to protect visitors, staff and volunteers, and the garden fabric, while welcoming visitors. Ensure that access to the Pavilion is as secure as is practically achievable given the need for public access.
- Pursue actions to address concerns raised by users in relation to the garden being a safe environment for visitors. Local residents have, understandably, a poor image of its safety.



Photographic appraisal



Plan showing overview of boundary treatments  
Site Plan - Not to Scale

**LEGEND**

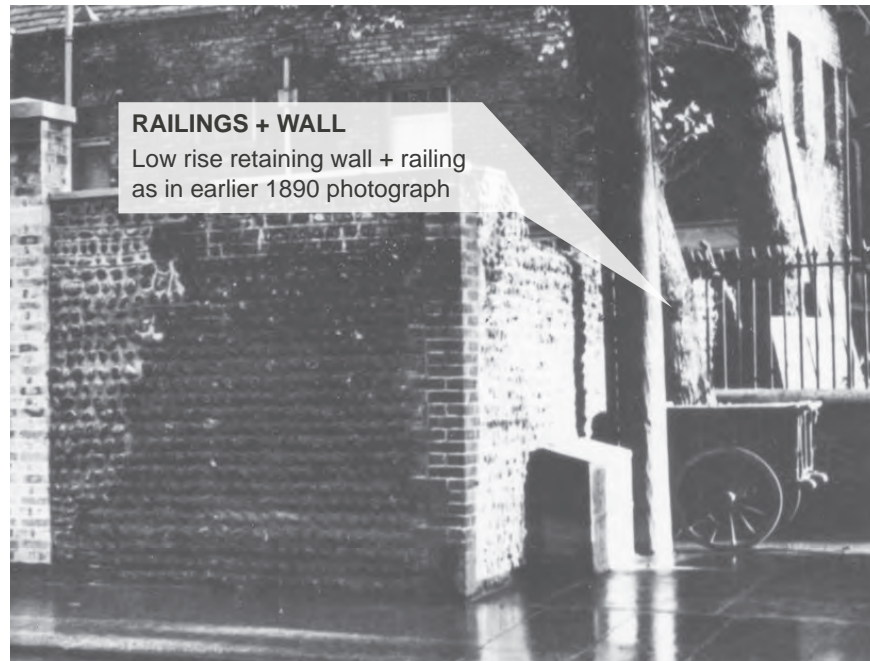
- Good - Fair  
(Requires minimal operational maintenance)
- Fair - Poor  
(Requires refurbishment)
- Poor  
(Significant element in need of renewal or in poor condition)



**OBJECTIVES**

- Establish a consistent and identifiable boundary treatment across site to maintain legibility
- Reference existing / historic fence designs.
- Introduce lockable gated entry points to allow controlled access and night-time closure of the Gardens
- Establish a secure boundary (min 2.1m high)
- Rationalise / replace internal fencing. Where possible look to reduce amount of fencing and reduce visual dominance.
- Associated with path and edging improvements consider opportunity to replace internal fencing detail.





**RAILINGS + WALL**  
Low rise retaining wall + railing as in earlier 1890 photograph

Photograph c. 1930 - New Road



**RAILINGS + WALL**  
Low rise wall + railing matching existing Palace Place detail

Photograph c. 1900 - Old Steine

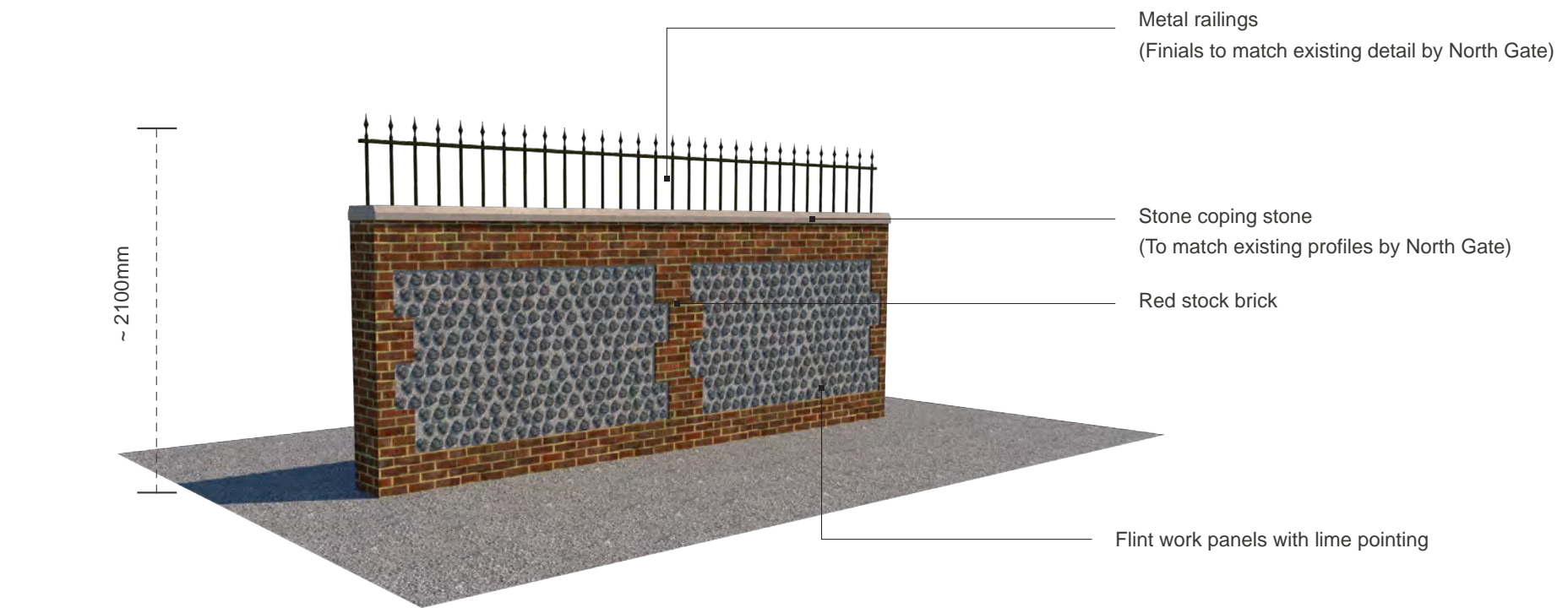


**Boundary Wall + Railing**  
Low rise brick / flint wall with railing as shown on 1886 proposal

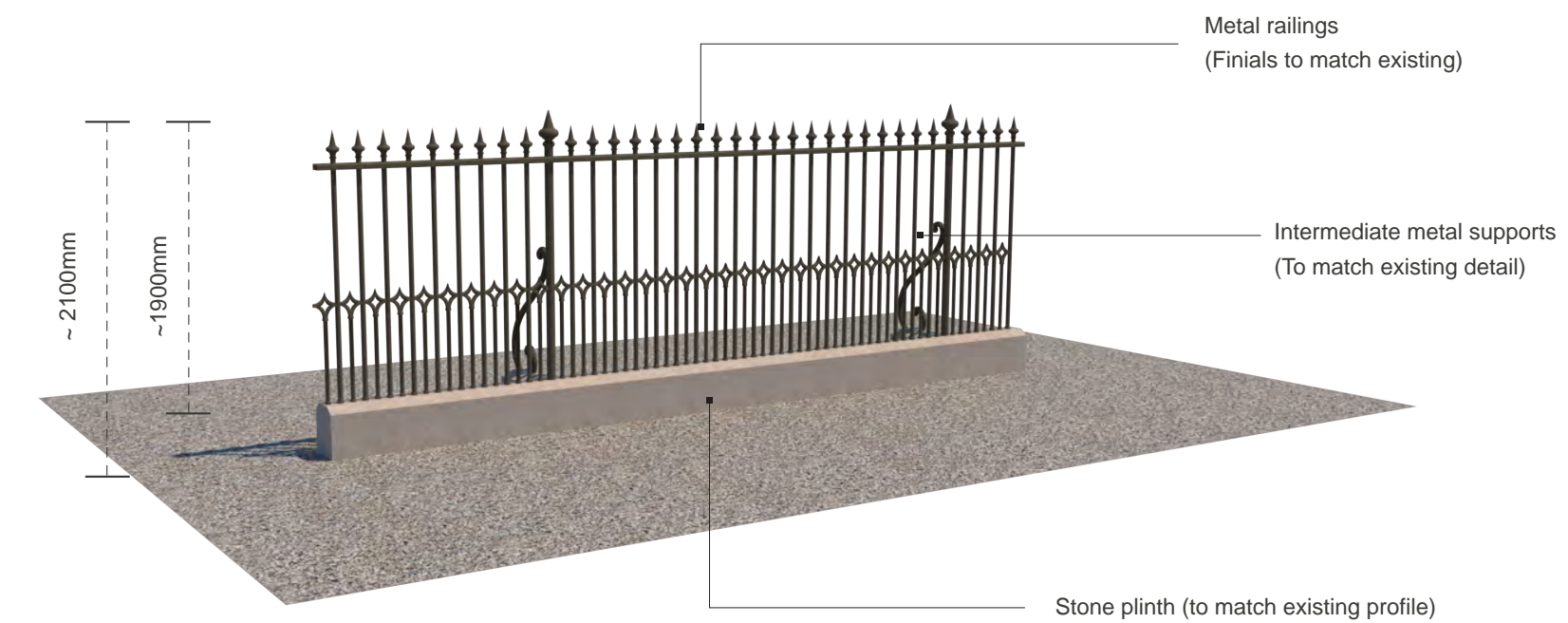
**Entrance piers + gate**  
Large stone piers, Similar to 1886 proposal but much larger ~ 2.5 - 3m

**STRUCTURE**  
Large structure mid-way along boundary possibly public toilets

Photograph c. 1890 - New Road



Option 1 - Flint panel walling



Option 2 - Ornamental railing

**PRINCIPLE OPTIONS**

While the boundaries have been adapted at various points over time, there appears to be two principle details which have historical precedent and which could be used to rationalise and improve the boundary at the Royal Pavilion Gardens.

**Flint Panel Wall**

Evidence suggests that flint panel walling was the principle boundary treatment, though the heights have been adapted and railings added at various points

Flint panel walls would provide a robust and historically appropriate treatment however, the detail would significantly impact views into and through the gardens as well as the iconic main elevation of the Royal Pavilion from Old Steine.

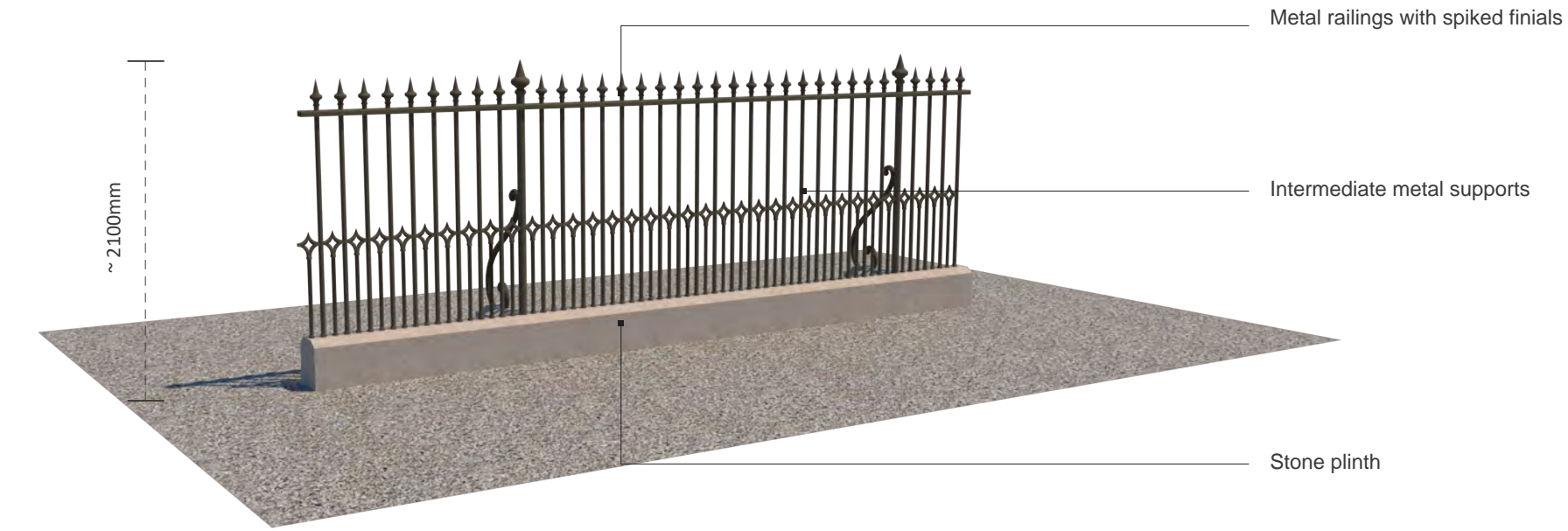
**Metal Railings**

Evidence of proposed boundary railings date from 1852 with photos of a boundary wall and railings in 1886. While in need of renewal the original Victorian railings along by Palace Place still remain and provide a good pattern from which to work from.

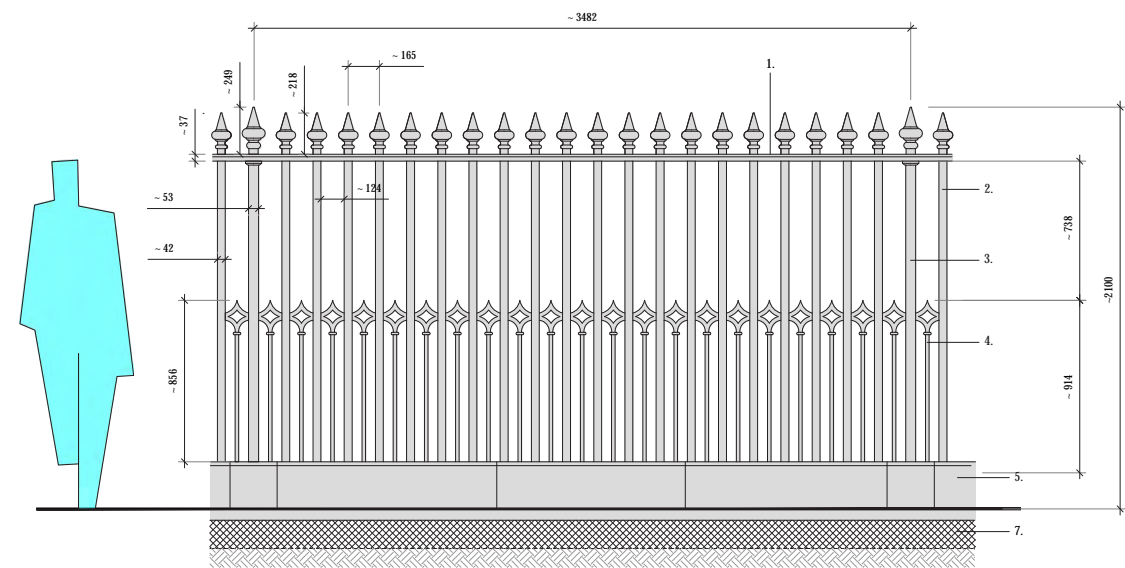
Metal railings would be a historically appropriate detail and would be less visually intrusive than walling.



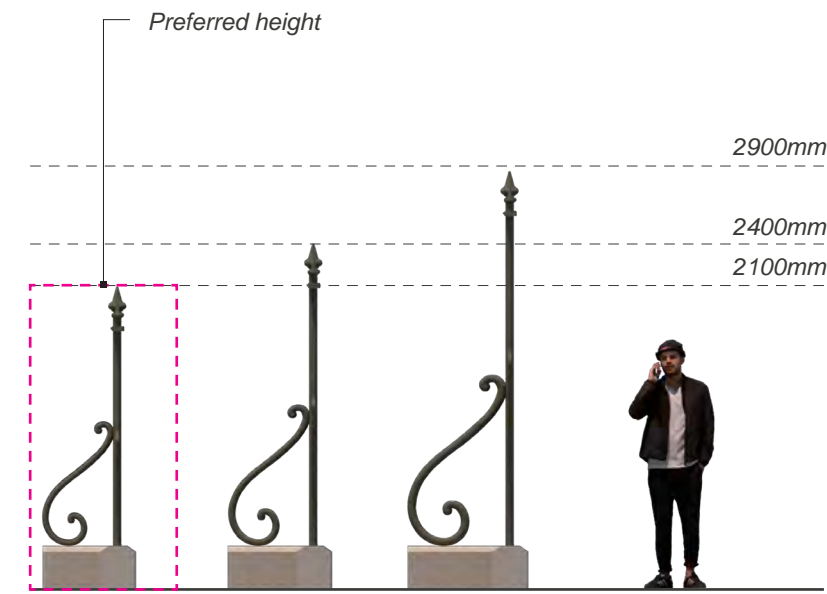
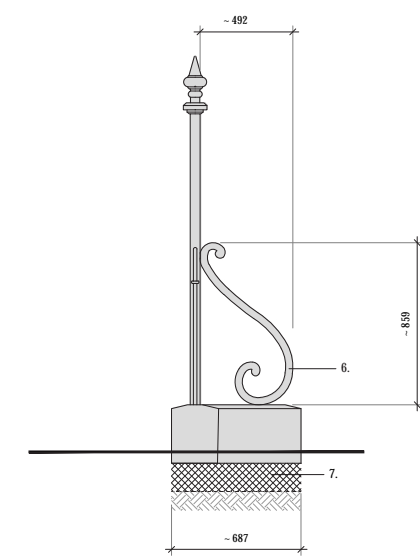
Existing Palace Place railings



Visualisation railing typical detail



Detail of original boundary pattern



Railing Height comparison

**METAL RAILINGS**

Continuation of the original detail of railings would provide a single and historically appropriate treatment to the boundaries, though the detail would need to be adapted to suit the different requirements along each boundary.

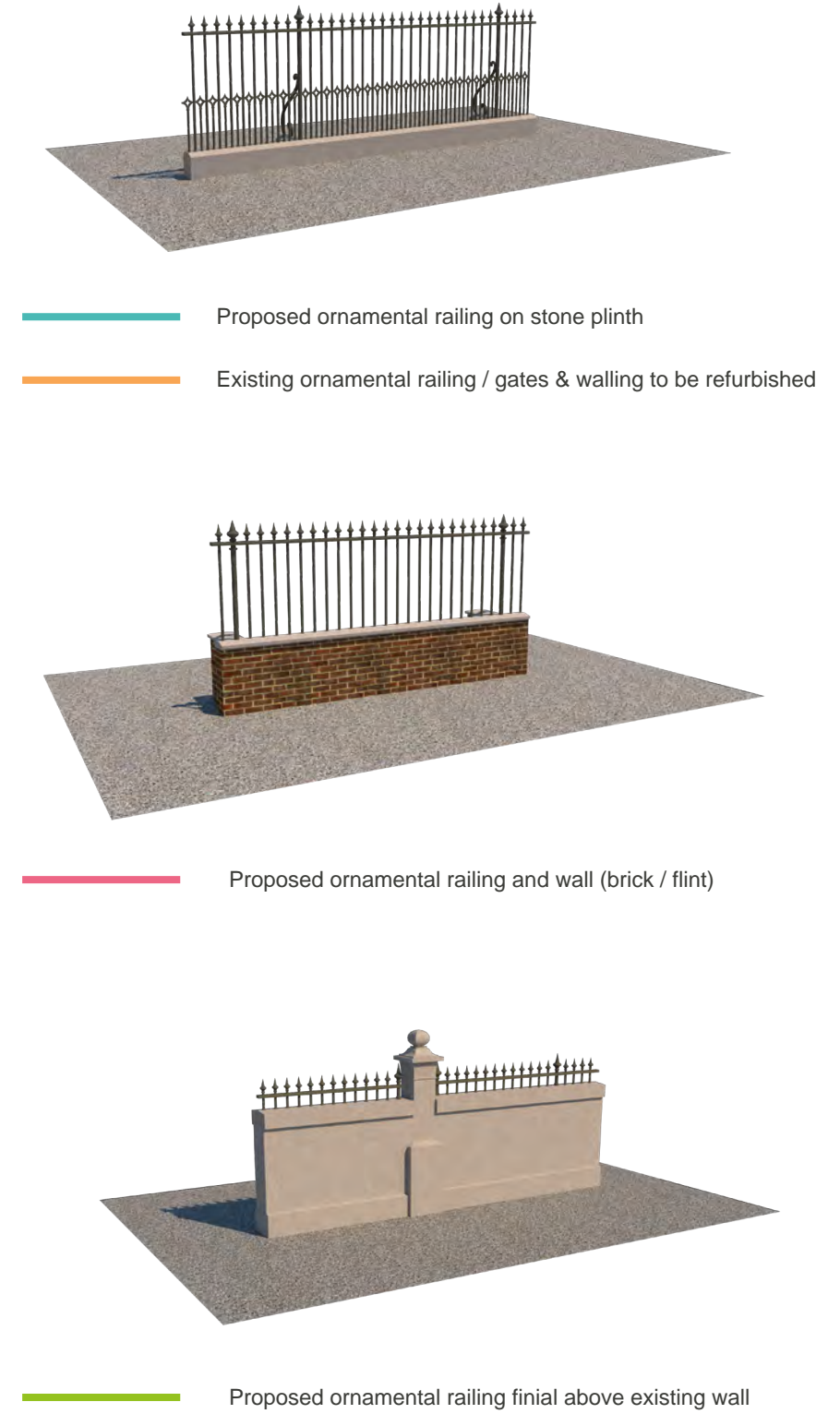
The Security Audit carried out by SWG in 2022 recommended that boundary treatments should be **2900mm** high in order to prevent unauthorized access. However, this would be significantly higher than the original detail which remains on site and would significantly impact the visual setting of the gardens.

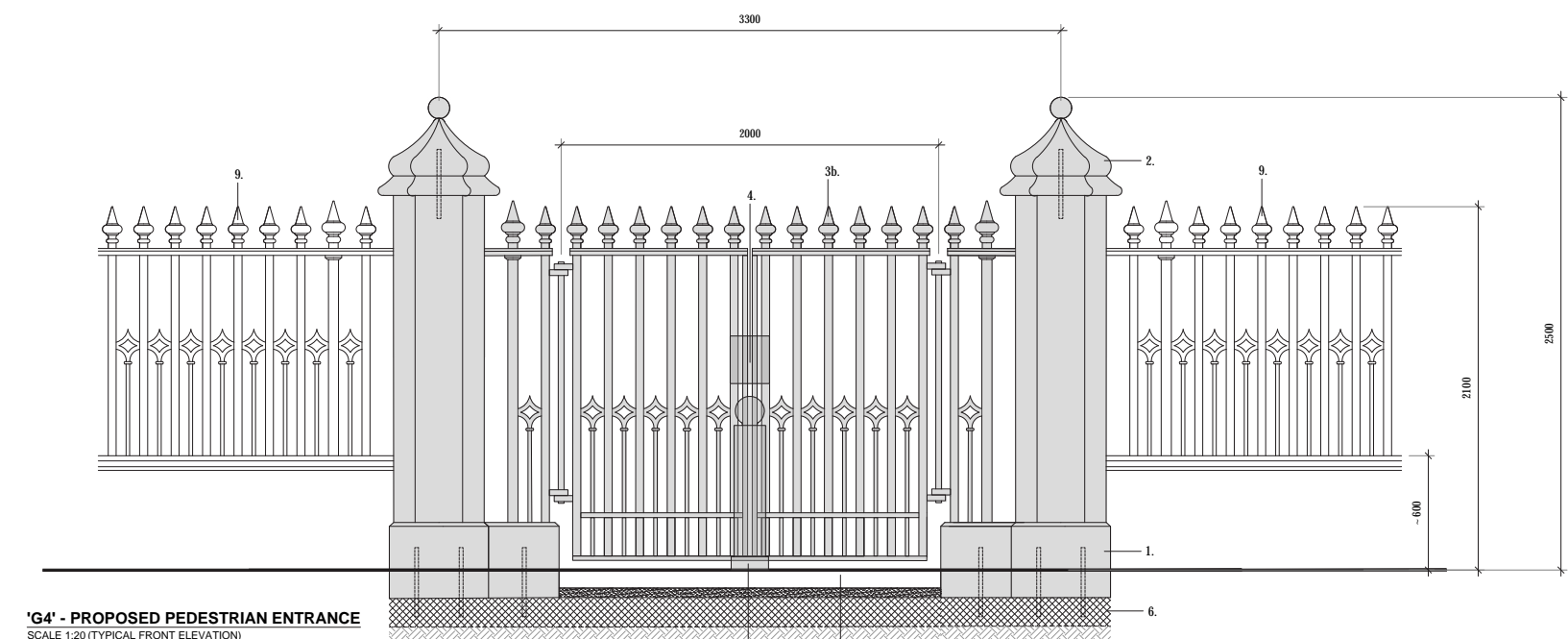
As such boundary proposals have predominantly been developed to a height of 2100mm to follow the original detail, which would follow general guidance from 'Secure by Design', the official police security initiative.



Plan showing proposed external boundary strategy  
Site Plan - Not to Scale

**LEGEND**





Proposed primary access gate with piers



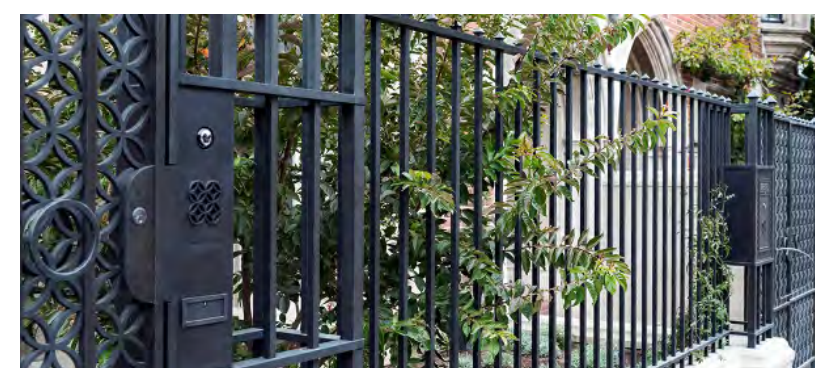
New Road c. 1890

**GATED ACCESS**

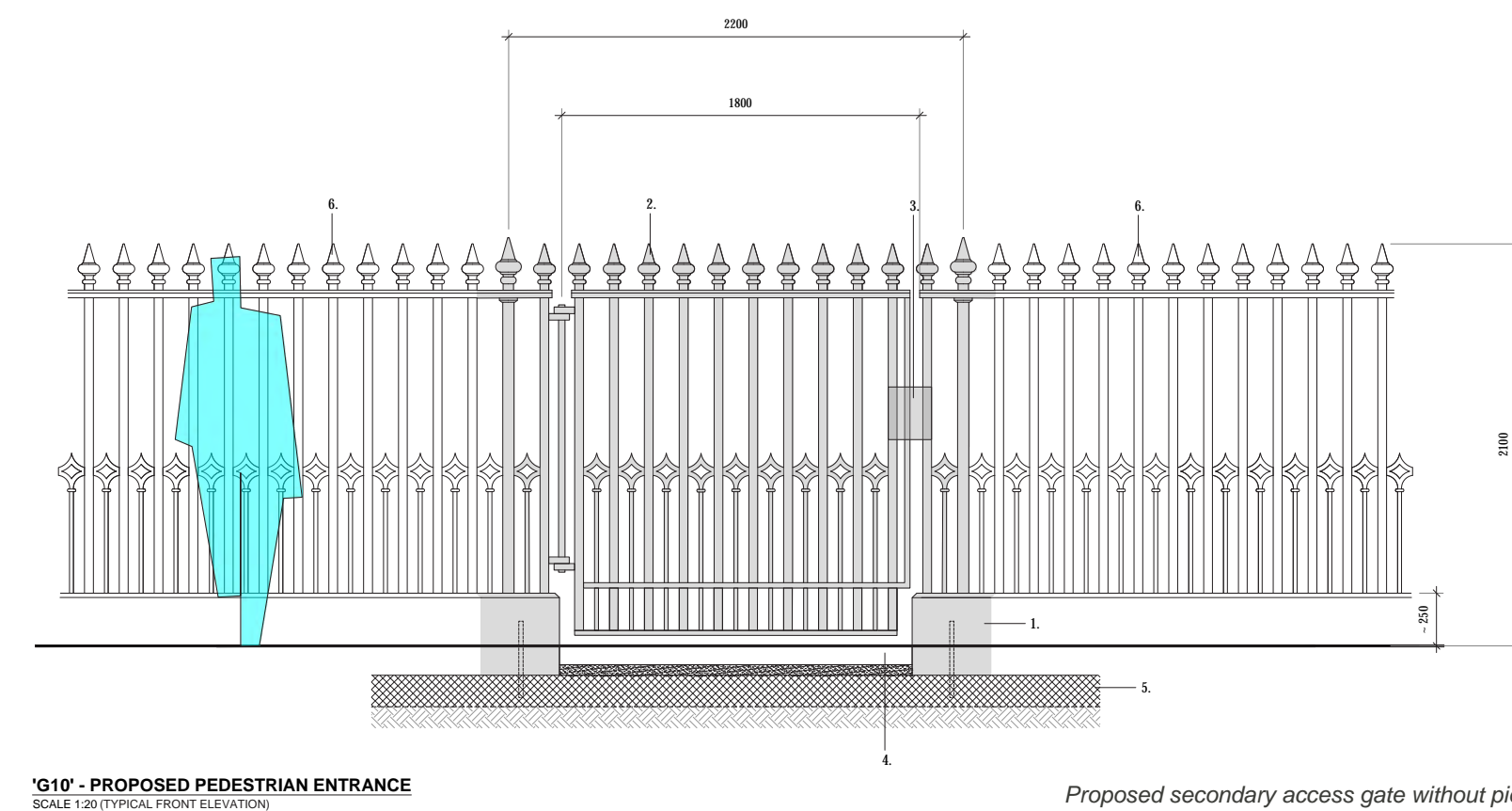
Proposals for gated access points have followed historical evidence of boundary treatments as well as architectural drawings from the Pavilion archive. The two principle types proposed are;

- Piered gates - to denote key / main access points
- Gates within railings - to reduce the visual appearance of secondary or maintenance access points

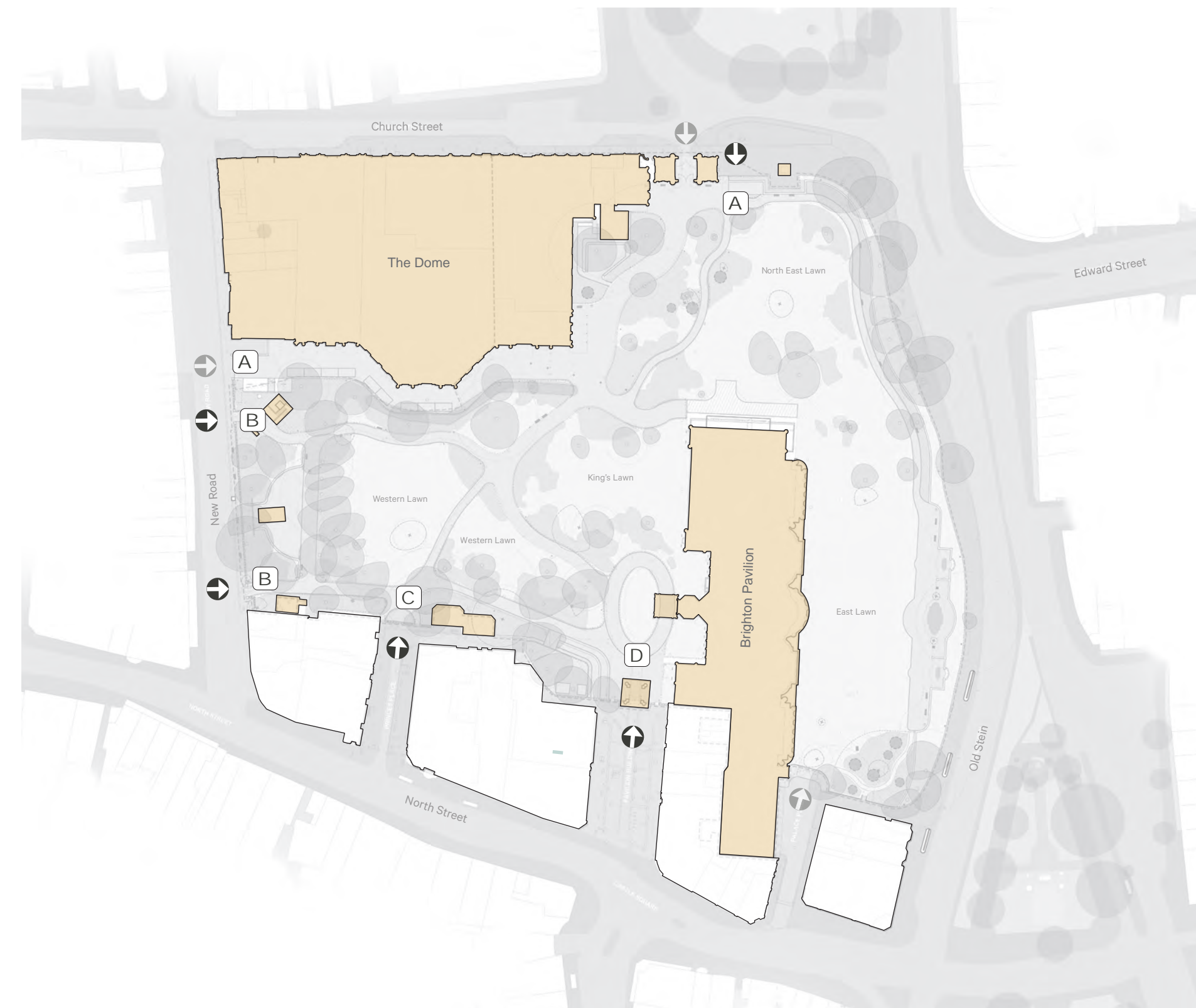
Following liaison with BH&M security team, gates would be fitted with access control points (entry & exit) to allow out of hours access to staff and vehicular gates would be fitted with intercom points



Precedent of period railing with access control point



Proposed secondary access gate without piers



Plan showing proposed pedestrian access gates  
Site Plan - Not to Scale

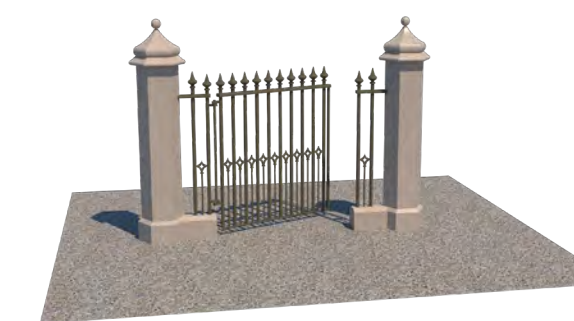
**LEGEND**



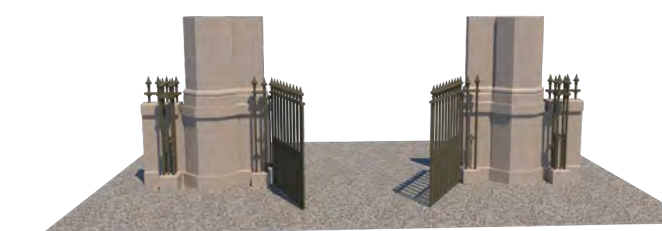
**A** Proposed Pedestrian Entrance (King William IV Gate)  
Note : Manual, single leaf gate



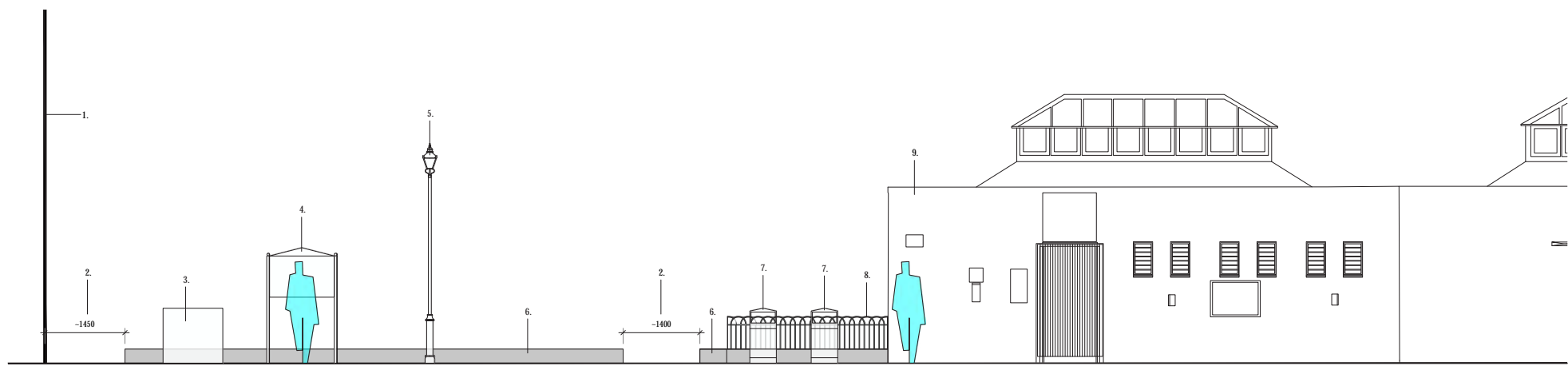
**B** Proposed Pedestrian Entrance x 2no. (New Road)  
Note : Manual, double leaf gate



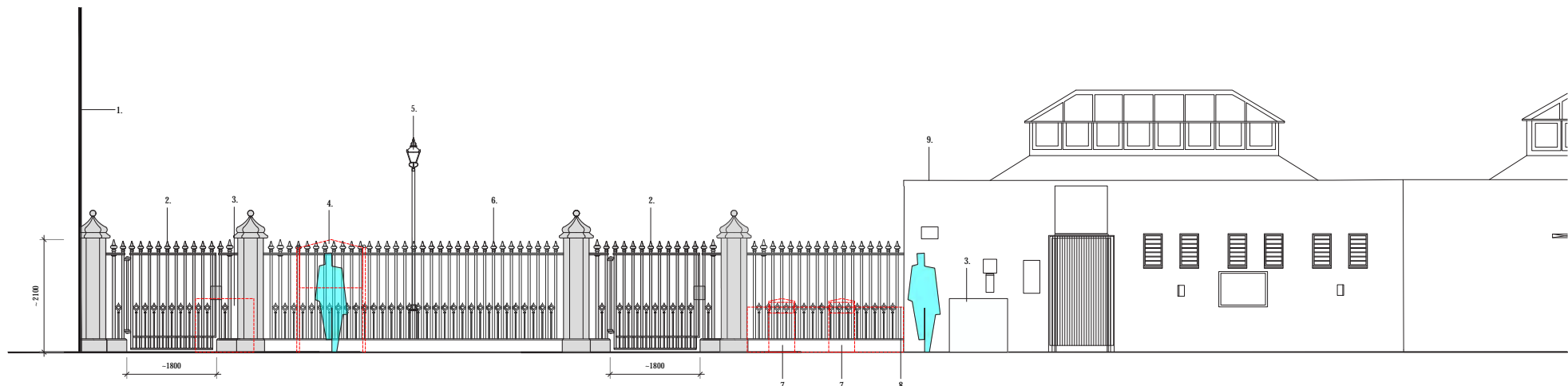
**C** Proposed Pedestrian Entrance x 2no. (Princes Place)  
Note : Manual, single leaf gate



**D** Proposed Pedestrian Entrance x 2no. (India Gate)  
Note : Manual, free standing, single leaf gate



Princes Place existing elevation



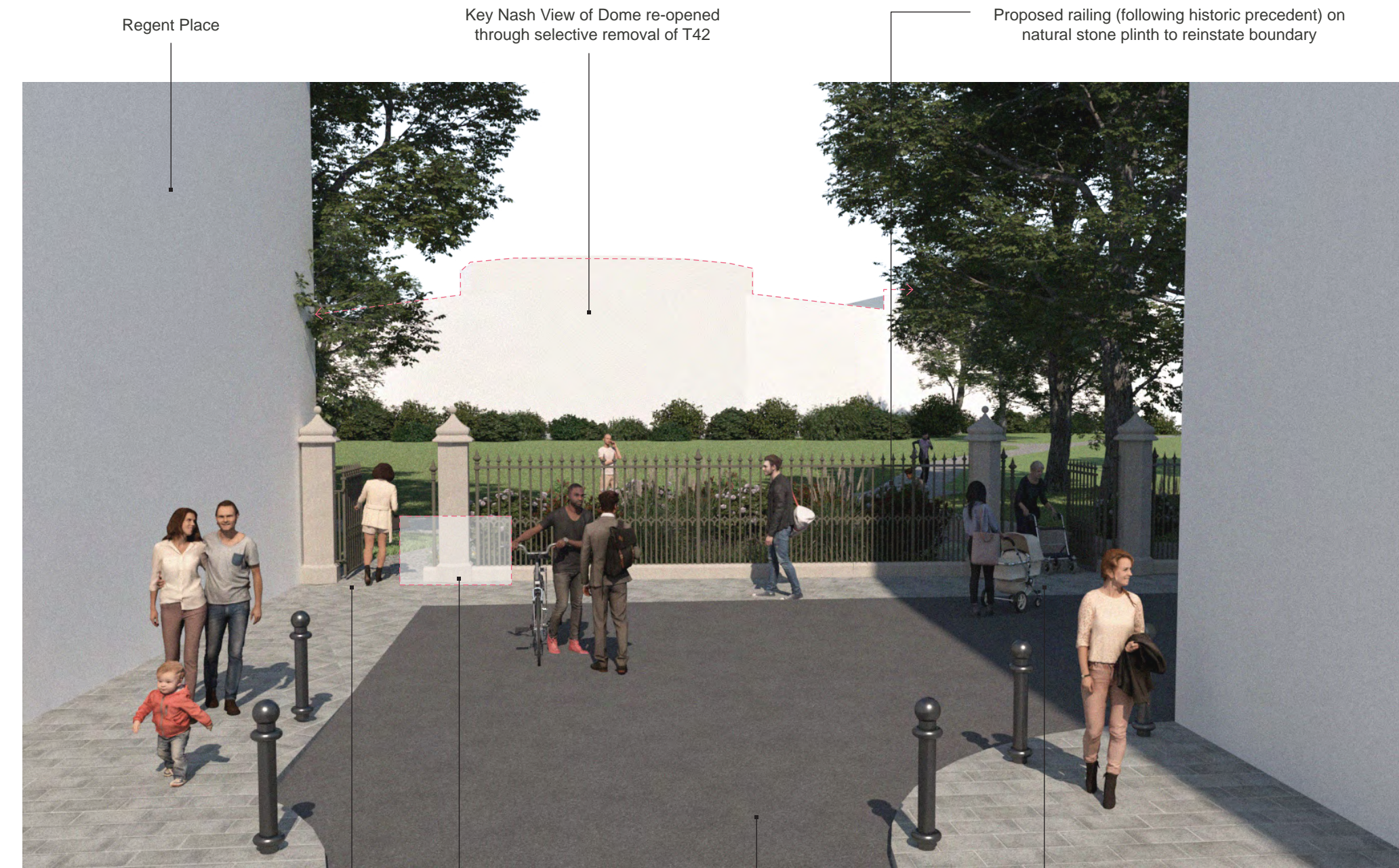
Princes Place proposed elevation

**APPRAISAL - PRINCES PLACE ENTRANCE (EXAMPLE)**

- The area around the public toilets has historically been the focus of anti-social behaviour and crime, and the area is heavily overshadowed by a number of large veteran trees.
- Vehicular access is required by neighbours via Princes Place to the rear of the adjacent building for parking and refuse collection.
- The stone plinth which is part of an original boundary treatment still remains, though the metal railings have since been removed.
- Services, signage, fencing, litter bins and lighting have gradually been added over time which creates a mismatched and cluttered appearance with no sense of arrival or identity.
- Modern tree planting has obscured one of the 'key Nash Views' of the Dome.



Photo of existing elevation

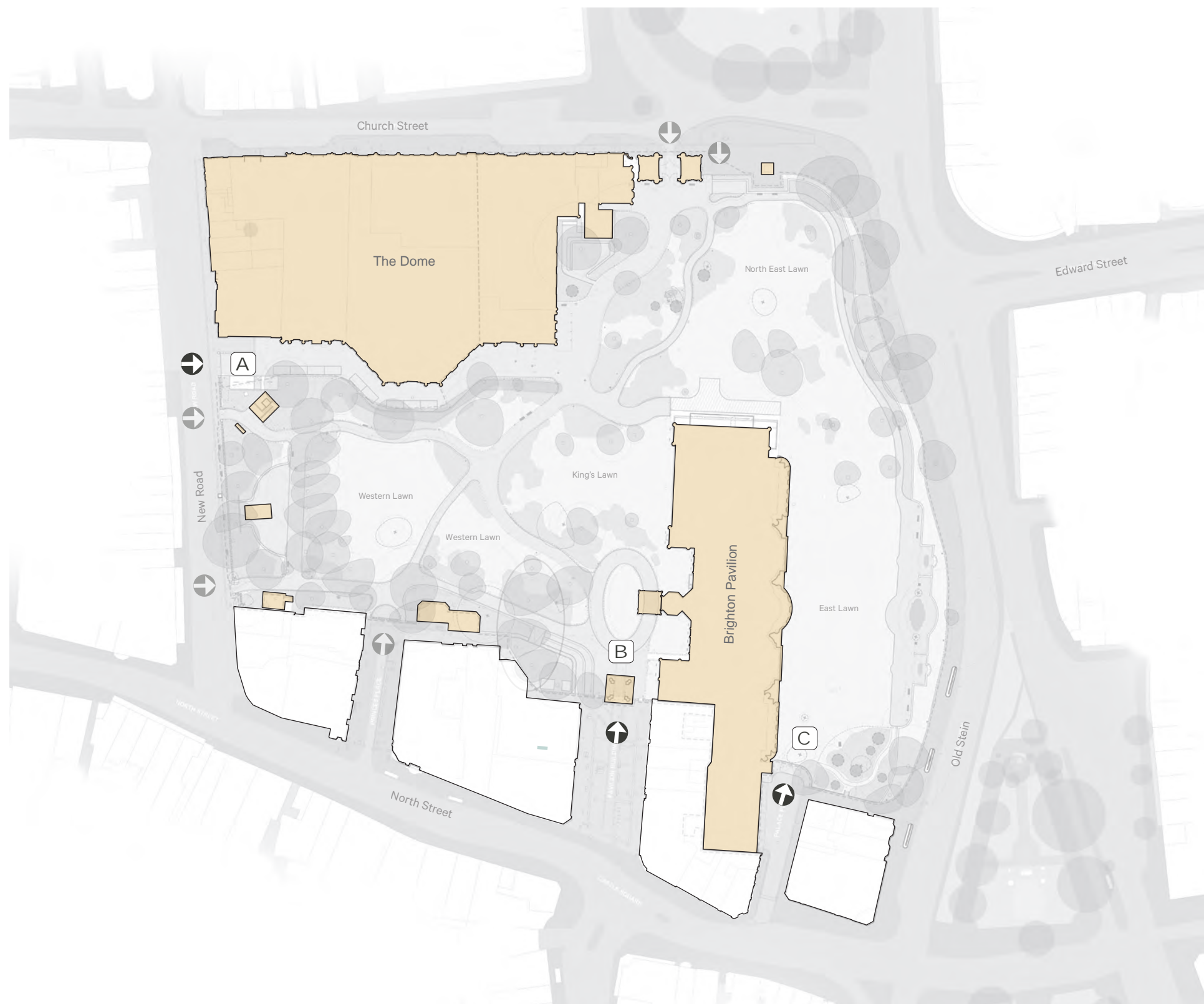


Princes Place concept visualisation

**ENTRANCES ASSESSMENT**

- Rationalising and decluttering street furniture at entrances will help to protect and restore the setting of the gardens and will allow the use of a coherent family of materials which are robust and in keeping with the character and style of the gardens
- Proposed railings are to follow the details and precedents which were historically used within the gardens.
- The new boundary treatment will create an identifiable urban perimeter for the gardens that will provide a sense of cohesion and improve its integrity within the city centre.
- Use of open railings will maintain views into and through the gardens.
- Reinstating gated access will allow better management of access into the gardens at night to help address issues with anti-social behaviour and crime, which currently place the Grade I listed buildings and the Grade II listed garden at serious risk of vandalism and / or misuse.
- Additional CCTV at key locations will help to monitor and manage the security to help protect the fabric and the enjoyment of the gardens by visitors during the day.
- Restoration of the existing listed and unlisted light columns will improve access at entrances and along main thoroughfares as well as conserve an important landscape feature of the gardens.
- Improved signage to enhance access / wayfinding and increase learning and interpretation of the site.





Plan showing proposed vehicular access gates  
Site Plan - Not to Scale

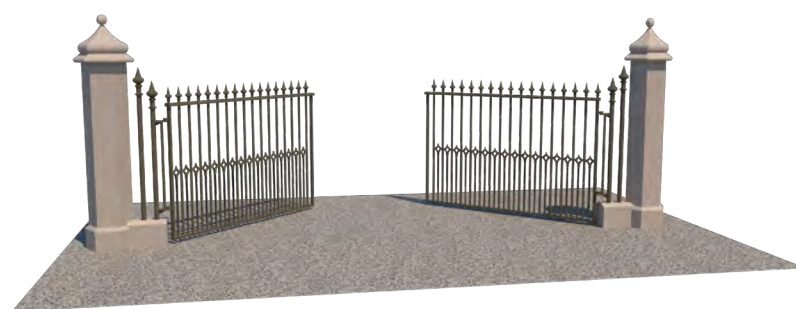
LEGEND



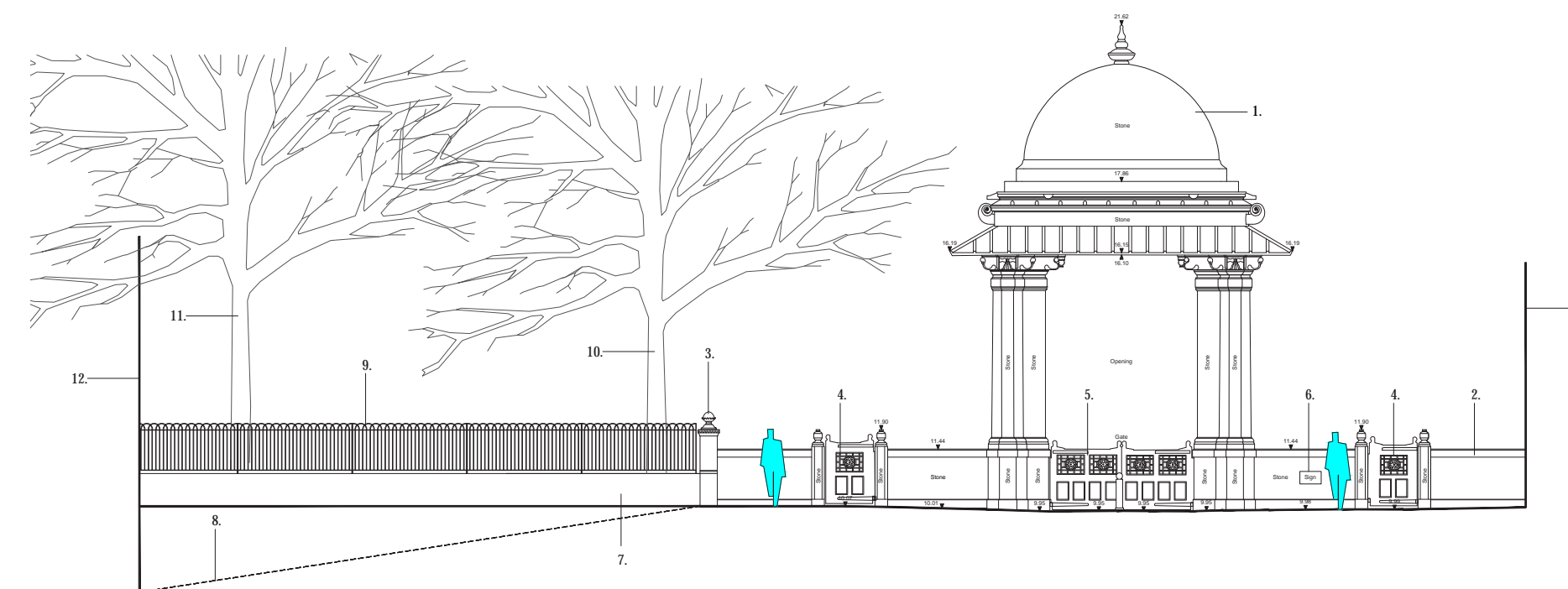
**A** Proposed Vehicular Entrance (Service Area)  
Note : Automated sliding gate



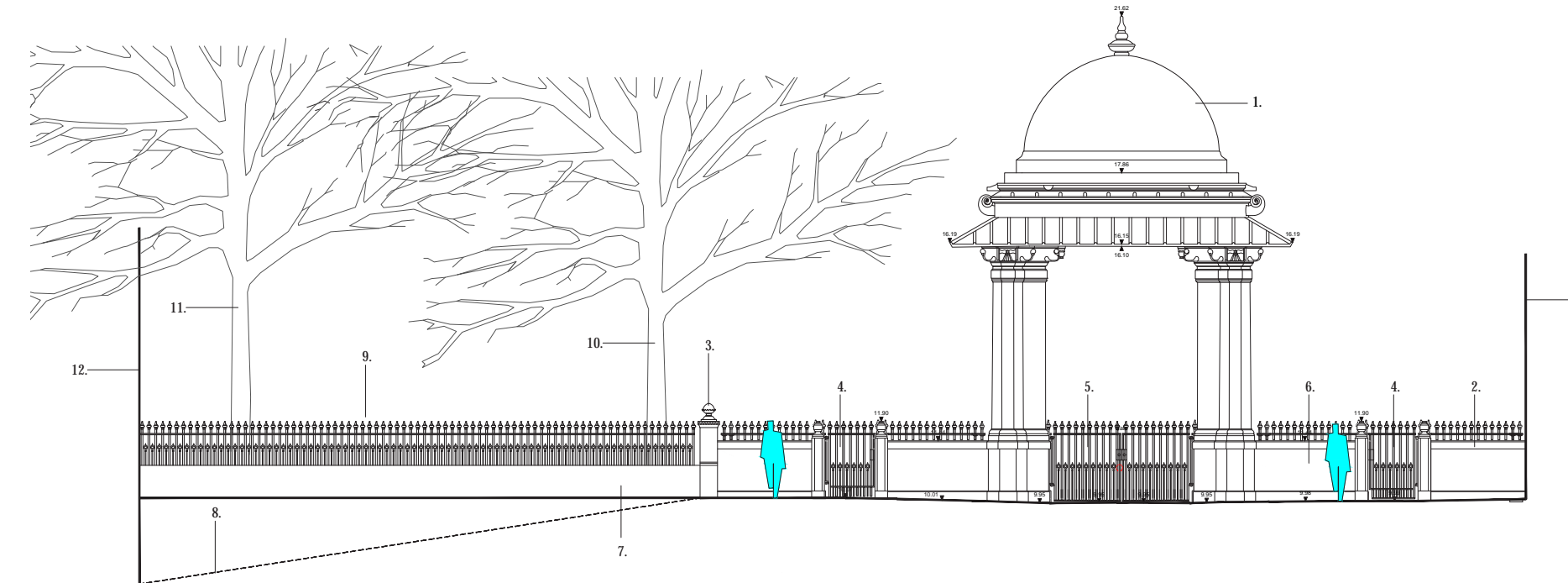
**B** Proposed Vehicular Entrance (India Gate)  
Note : Free standing manual double leaf gates



**C** Proposed Vehicular Entrance (East Lawn)  
Note :Manual double leaf gates



Existing boundary treatment - India Gate



Proposed boundary treatment - India Gate

ASSESSMENT

As identified in the NLHF Round 1 application and following discussions with Sussex Police, BH&M Security and as identified in the Security Audit, the boundary by India Gate should be improved to enhance security as well as to maintain consistent treatment across the Royal Estate.

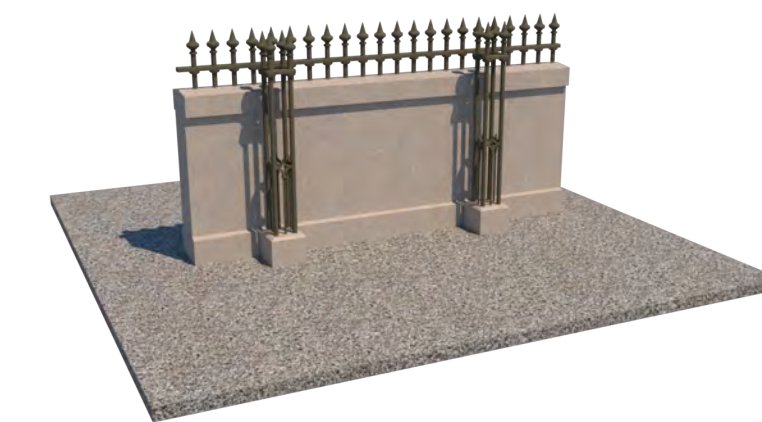
Including;

- Replacement of the existing hoop railing on the unlisted wall with new metal railing to match elsewhere on site.
- Replacement of the existing timber gates with metal gates to match
- Provision of new access control and intercom systems linked to the BH&M Security Centre
- An increase the secure height along the existing listed India Gate wall.

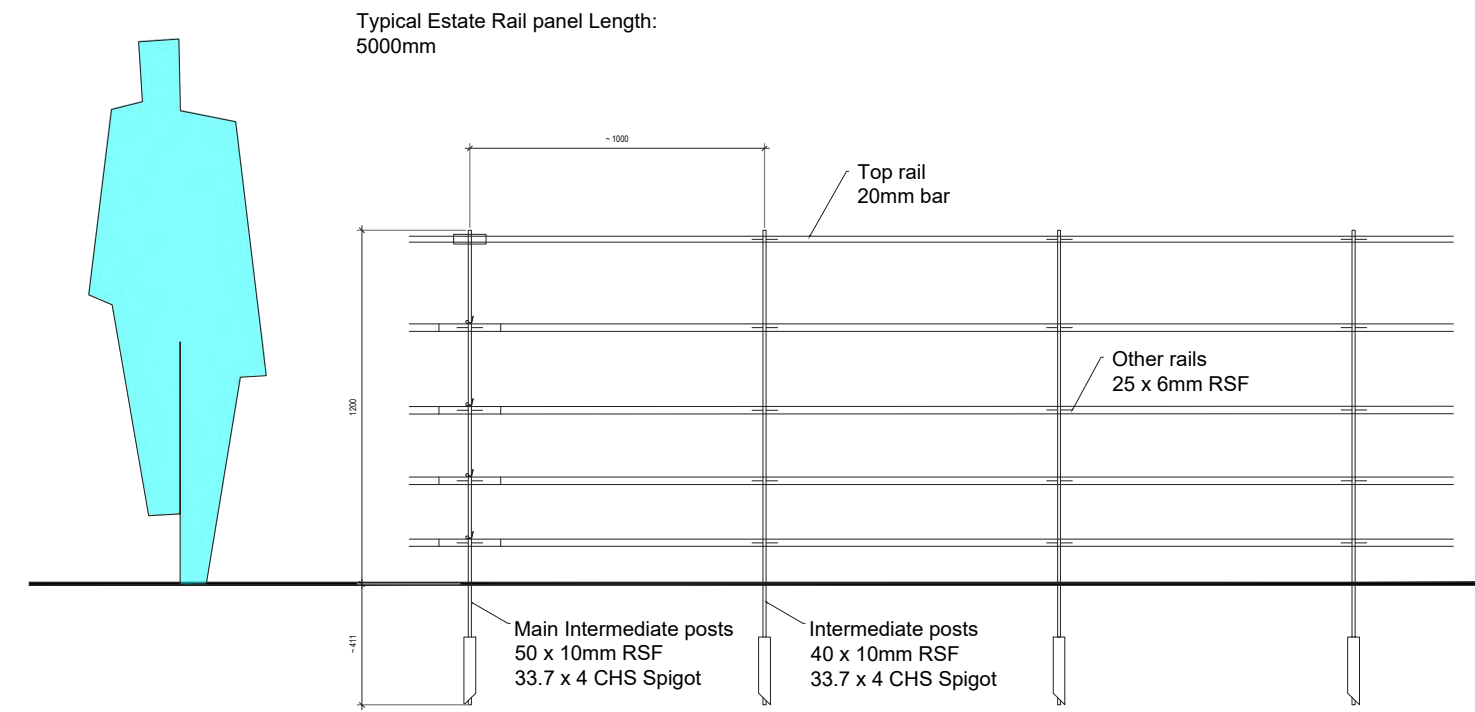
Following consultation with Historic England sensitivities were identified about any permanent alteration to the listed wall to India Gate. As such proposals have been developed based on the precedent of other new gates by King William IV gate which are free standing and which require no other physical connection.

Note :

- The overall secure height along this section of wall has been reduced from 2100mm (as elsewhere on site) down to circa 1900mm in order to maintain the existing architectural line (i.e. walls / piers) of the India Gate composition.
- Owing to their height and the presence of foot holds, the existing timber gates at India Gate do not prevent unauthorised access. As such the proposals are to carefully remove and refurbished these and re-use them internally within the Brighton Museum as part of an exhibition / interpretation about the Pavilion Gardens.



Visualisation showing free standing support detail



**INTERNAL FENCING**

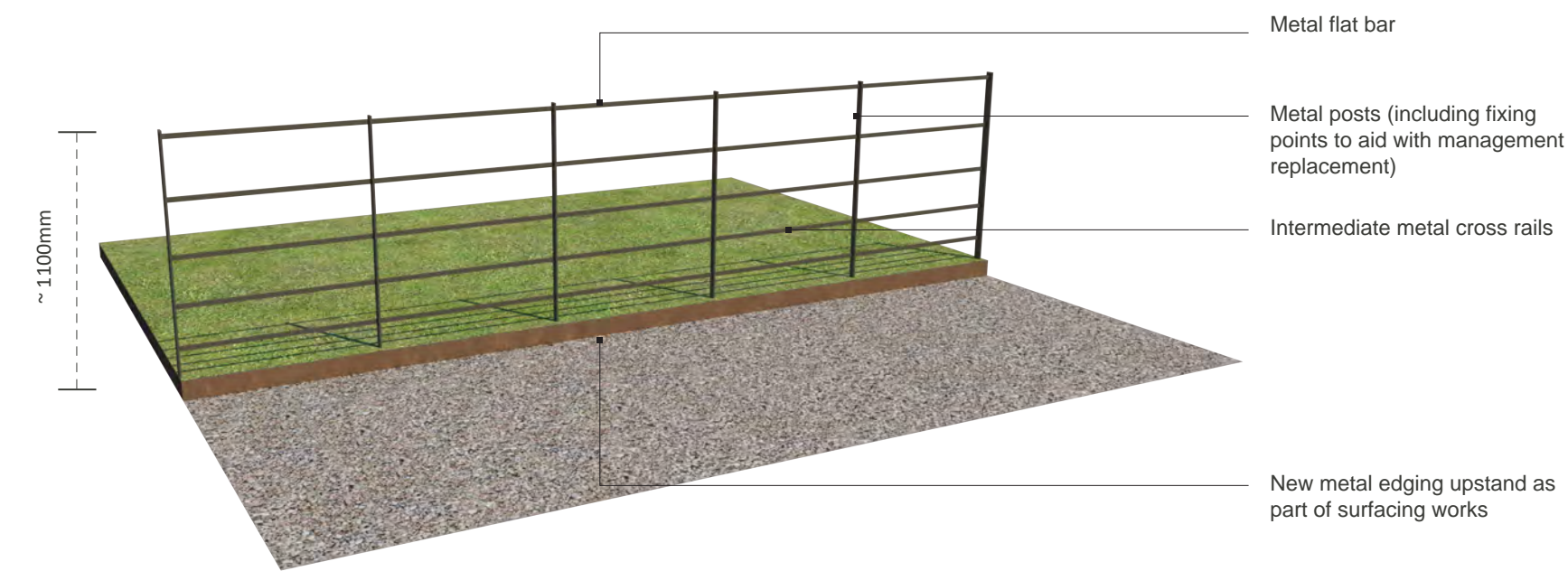
Internal fencing and railings have continued to be introduced along key paths and around planting beds since the gardens were opened in an effort to mitigate damage from public use.

This was most extensively done in the 1990's and railings now surround most of the lawns and beds. However, these are now in a poor state, having never been re-painted, and various sections are damaged or bent.

There are also ongoing issues with their maintenance (repainting) and practical consideration associated with any new path improvements (re-alignment / re-surfacing / edgings etc.).

While use of / need for internal fencing is a practical requirement, these should be rationalised and consideration given to use of an alternative detail which is both historically appropriate and not visually intrusive.

The use of metal estate railings can be seen in the gardens since at least 1905 (as below) and could offer a simpler more traditional 'estate' aesthetic. Reducing the height of the railings will also help to reduce their visual appearance.



Visualisation railing typical detail



Postcard dated 1905 - View of King William IV gate



Plan showing proposed internal boundary strategy  
Site Plan - Not to Scale

Following on site reviews with the BH&M Gardens Team, the extent of internal railings has been reduced as shown (left)

**LEGEND**

- Proposed estate railing 1.1m high
- Proposed estate railing 0.4m high



Proposed tall rail



Proposed low rail



Precedent image - metal estate railing



Police attending serious crime within the gardens

**CRIME**

Sussex Police have identified the Pavilion Gardens as being one of the 7 high harm hot spots for serious violence in Brighton & Hove and that over the past few years has been the location of several serious crimes including robbery, serious sexual assault and homicide.

A report by Sussex Police in 2022 found that the majority of offences were committed by a stranger and the key risk period for serious violent offences was overnight between 0000-0600hrs and peaked on a Tuesday, Thursday, Friday, Saturday and Sunday.

It identified a number of environmental factors which could be contributing to serious violence within the gardens which were;

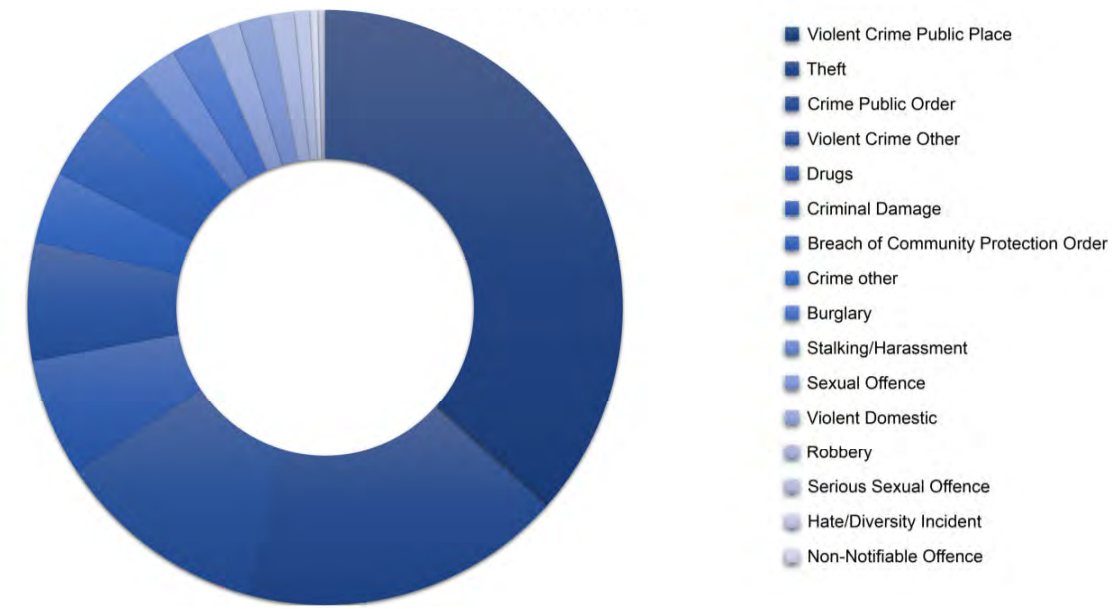
- Street drinkers
- Night-time economy / licensed premises
- Cash machines
- CCTV coverages
- Street lighting
- Public toilets in Royal Pavilion Gardens
- Limited signage around the presence of CCTV or police patrols within the locality
- Benches / street furniture on New Road
- Multiple entry and existing points in Pavilion Gardens
- Hedgerows and borders obscuring the view in Pavilion Gardens

Opportunities for problem solving identified by Sussex Police included;

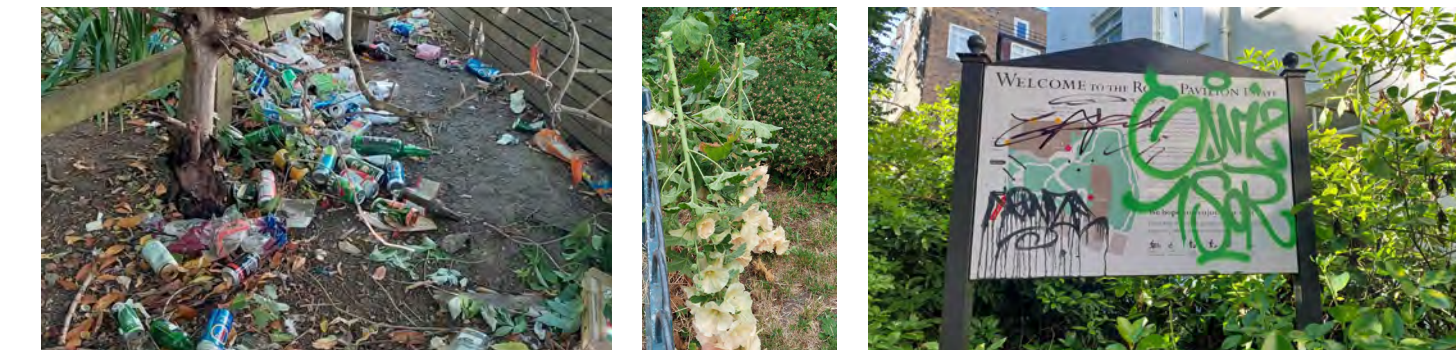
1. Gating of all entry / exist points to Pavilion Gardens during the night-time.
2. Removal of street furniture / benches
3. Making the toilets more visible, consideration around restricting access / introducing charges to access the toilets
4. Review of street lighting
5. Review of CCTV coverage including blind spots and camera quality
6. New signage alerting the public to the presence of CCTV
7. Garden maintenance within pavilion gardens - tidying hedgerows and borders.

An independent Security Audit was commissioned in 2022 which highlighted that;

- The total number of recorded crimes for the vicinity from Mar 2021 to Feb 2022 was 185. Of these crimes 130 were identified as located within the Gardens. Over one third (33.5%) were crimes of violence (Assaults, Robberies and Sexual Offences). The peak period for crimes is September to November when the rate of criminality is 20% higher than the year as a whole.
- In addition to the recordable crimes there are other unreported incidents which impact the Gardens and their enjoyment including use of areas as a toilet, rough sleeping and drugs and alcohol abuse.



Recorded Crime - New Road / Pavilion Gardens July 21 to present - Source Sussex Police



Photos of the Gardens

**ANTI-SOCIAL BEHAVIOUR**

Since opening to the public in 1851 there have been issues with anti-social behaviour and the impact that high public footfall has on the sensitive fabric of the gardens, and from an early stage there was pressure for the head gardener to appoint a caretaker to 'keep order' and the manage access which included locking the gardens at 10.00pm.

The Pavilion Committee Minutes from 1851 show a list of rules which were to be observed and included the prohibition of; cycling, dogs without leads, smoking, begging and drinking.

Today, as is common with many other urban green spaces, the Garden attracts a broad and diverse range of users. The vast majority of these users treat the Garden and other users in entirely appropriate and respectful ways. However, the urban context of the site with boundaries open 24 hours attracts antisocial behaviour, which can occur in the daytime but are particularly an issue at night and in the area near to the café.

The activity is not solely related to the homeless population and it is noted that students and other young people use the Garden as an informal party venue. The benching installed along the western boundary in New Road and the café area of the Garden act as focal points for such behaviour.

This behaviour damages the fragile fabric of the Garden, affects public perception/ image of the Garden, deters people from using the Garden, takes up Garden staff time (leaving less time for other management and maintenance tasks) and uses Garden budget for repair and replacement. The presence of sharps (needles / knives etc) and other material also limits the ability to engage volunteers and various children's activities within the Gardens.

An online survey completed by 1,363 people in 2018 confirmed people see the Garden as a breath of fresh air and an escape from the hustle and bustle of the city. However, they also said that anti-social behaviour makes people feel threatened and uncomfortable and deters people from using the Garden after dark.

Among other aspirations Policy DM32 of the Brighton and Hove City Plan Part Two expects proposals for the Pavilion estate to 'improve security within the estate and design out anti-social behaviour.'



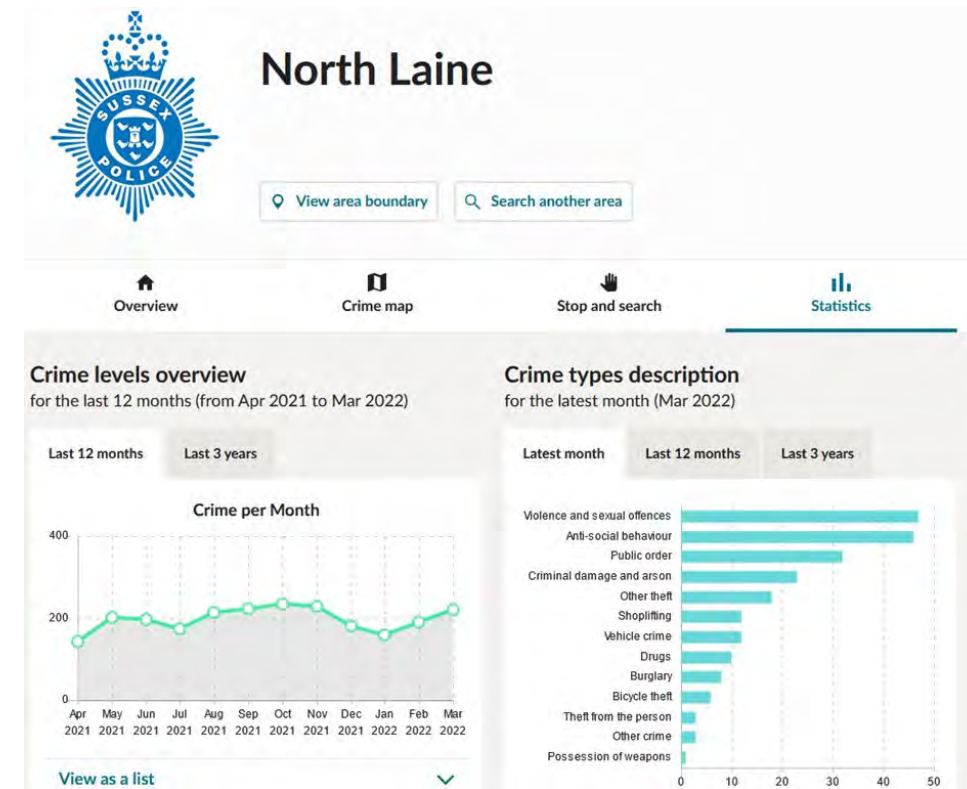
SECURITY REVIEW

A Security Audit was carried out by SGW in May 2022 which included:

1. Visual audits of the site and surroundings, identifying environmental cues and features pertinent to the security of the proposed Gardens re-development
2. Meetings with BH&M Gardens Maintenance Team and BH&M Estate Management Team.
3. Formal consultation with the local Police Counter Terrorist Security Advisor.

The report provided the design team with advice and recommendations for improving security within the Garden, based on a robust methodology. Using the methodology, the review identified the threat level in the garden as generally 'low' however acknowledged that the accessibility of the Garden is a critical vulnerability which must be addressed. The review identified the following as the most fundamental security enhancements, with the detail of such measures to be considered specifically for different locations within the Garden:

1. Install a robust perimeter with full height gates at every accessible point.
2. Provide mitigation measures to prevent forced access or encroachment of vehicles into the Gardens.
3. Develop a methodology to prevent misuse of bushes and shrubbery areas.
4. Enhance the Video Surveillance System to provide both increased surveillance and deterrent lighting measures.
5. Increase the level of garden maintenance to remove concealing undergrowth and remove the ambience of neglect.



Non-Crime High Impact Activities

In addition to the recordable crimes there are other unreported incidents which impact the Gardens and their enjoyment. The following Non-Crime high impact activities were identified by SGW in their 2022 Security Audit.

1. Passing Through

There is multiple 'Desire Lines' on the East Lawn where there is the repeated passage of persons using the same route to pass across the area.



2. Use of Areas as Toilet

There are areas both within the perimeter and external which are used as toilet areas. This problem has been highlighted in multiple reports but is most pervasive in Palace Place, an area which is used as a latrine by people waiting for Buses in the Old Steine.



3. Rough Sleepers

Brighton has a major problem with Homeless Rough Sleepers – the Royal Pavilion Gardens are less vulnerable in many respects due to the other activities which take place in the bushes and the high rates of criminality. However, there is ample evidence of frequent 'residents' having been making 'nests' within the densest bushes.



3. Alcohol and Drugs Abuse

There are many areas where there are alcohol and drugs packaging and debris. The attraction of the thick bushes forming useful concealment for both drugs use and for dealing.



NOTE : The following outlines the recommendations contained within the 2022 Security Audit, which have been used to inform the proposals

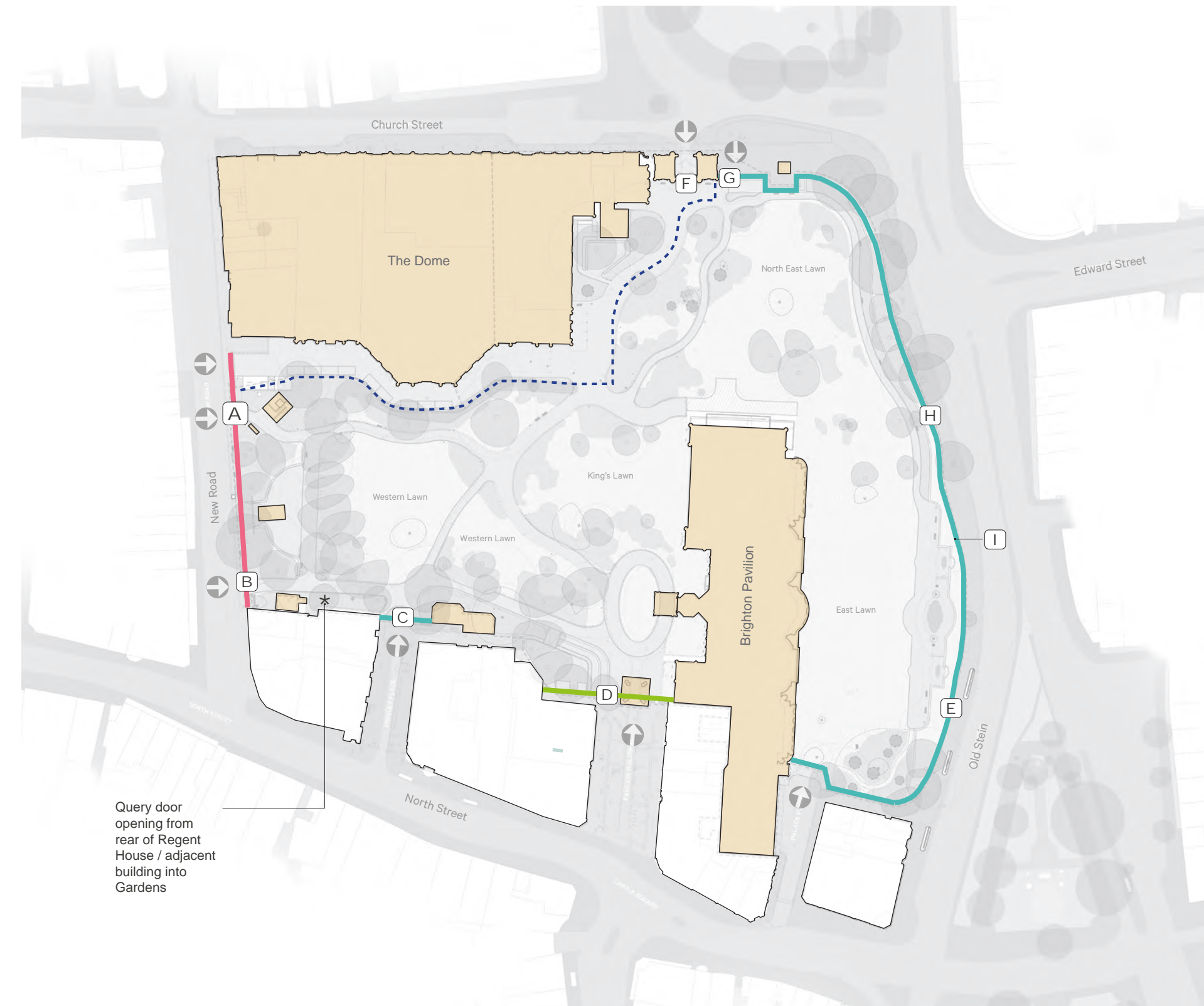
LEGEND

- A** Entrance 1 - New Road 1 Adjacent to Corn Exchange
  - Install gate & enhance height
  - Narrow entrance / restrict vehicular access
- B** Entrance 2 - New Road 2 towards North Street
  - Install gate & enhance height
- C** Entrance 3 - Prince's Place, North Street
  - Install gates & enhance height
- D** Entrance 4 - South / India Gate, Pavilion Buildings
  - Install gates & enhance height
- E** Entrance 5 - Palace Place off East Lawn
  - Reposition gate
- F** Entrance 6 - North William IV Gate, Church Street
  - Enhance height
- G** Entrance 7 - Pedestrian Access next to North Gate
  - Install gate & enhance height
- H** Entrance 8 - Existing maintenance entrances
  - Install new gates aligned with new railing
- I** Denial / Trespass Paving

- Enhanced boundary with defensive planting
- Railings (recommended @ 2.9m tall)
- Wall top railings (recommended @ 2.9m tall overall)
- Secondary HVM Line with improved guarding (e.g. bollards)

SECURITY POLICY No. 16

- Improve security to protect visitors, staff and volunteers, and the Garden fabric, while welcoming visitors. Ensure that access to the Pavilion is as secure as is practically achievable given the need for public access.
- Pursue actions to address concerns raised by users in relation to the garden being a safe environment for visitors. Local residents have, understandably, a poor image of its safety.



Query door opening from rear of Regent House / adjacent building into Gardens

Security Audit Preliminary Recommendations  
Site Plan - Not to Scale



**SECURITY**

Anti social behaviour and crime place the Grade I listed buildings and the Grade II Garden at serious risk of vandalism and / or misuse, creates significant ongoing management and maintenance issues and impacts the enjoyment of the gardens by visitors.

Working together with 'Safe in the City', a multi-disciplinary group set up to specifically manage the anti social behaviour and crime within Brighton and Hove, BH&M are committed to addressing these issues and how they more broadly impact the city. Within this BH&M have also joined the Alliance to Reduce Crime against Heritage (ARCH) and are looking to join Heritage Watch (HW) to better monitor and manage this issue within the gardens.

The capital works will begin to address these issues by;

- Improvements to the boundary to ensure the existing entrances are appropriately used and monitored
- Use of anti ram bollards at entrances where there is open access
- Improvements to existing lighting
- Additional CCTV points at key entrances and problem spots
- Improved signage

Actions to further improve security of/ within the Garden through management and maintenance, will be rolled out together post completion of capital works. These are:

- Continuing to carry out vegetation management at entrances and across the Garden to provide clear site lines, to increase surveillance and prevent concealed areas. Visibility of Garden entrances is also important for access into and inclusivity of visitor (Access Review, Access = Design, 2022)
- Preventing access to the Garden at night by securing boundaries through a system of locking and unlocking gates (manual/ automatic nature of system to be confirmed).
- Clearly displaying Garden opening and closing times (to be confirmed) at Garden entrances, making appropriate announcements in advance to warn visitors that Garden will close (bearing in mind noise restrictions in residential area after a certain time).
- Conducting daily walk over at closing time to ensure all visitors have left the Garden.
- Monitoring CCTV and to guide appropriate action as necessary.
- Garden and security staff and volunteers to provide a visible presence with appropriate training to engage with visitors.
- Capital works and ongoing management/ maintenance will improve and sustain the condition of Garden fabric, making it less of a target for antisocial behaviour and helping to change public perception.
- There is anticipation that less money and time will be spent on day to day management of security allowing

Garden staff to focus on other positive maintenance tasks.

- Continued regular liaison with local police to address and prevent issues.
- Providing a programme of activities to ensure the Gardens are activated throughout the year.
- Undertaking monitoring/ surveys to understand ongoing/ new issues regarding security and public perception of the Garden.



Plan showing proposed security  
Site Plan - Not to Scale

**LEGEND**

- Vehicular Entrance
  - Pedestrian Entrance
  - Retractable Anti Ram Bollards
  - CCTV column
  - Existing lighting to be improved
- (Note : All to be connected to existing system)
- A Access Control Panel
  - B Existing system (No Works)
  - C Intercom + Access Control Panel + 3 no. Retractable Bollards
  - D Access Control Panel + 1no. Retractable Bollard
  - E Access Control Panel + 1no. Retractable Bollard
  - F Access Control Panel
  - G Intercom + Access Control Panel + 2no. Retractable Bollards
  - H Intercom



(Left to right)  
Intercom Panel  
Access Control Panel  
Anti Ram Retractable Bollard  
Security Camera on heritage column

**CIRCULATION**

The serpentine paths that run through the Garden are surfaced with tar gravel effect finish with paved thresholds at entrances. Footpath erosion as the result of heavy footfall and poor surface drainage has resulted in paths becoming cracked and potholed.

For the most part paths are sufficiently wide for the passage of wheelchair users passing in opposite directions, varying in width between 2.4m (that running through the North East Lawn) to 4m (the path leading from the Museum and Art Gallery to the North Gate).

A grassy mound in front of the Royal Pavilion entrance provides a roundabout and leads in both directions to the Pavilion entrance under the porte cochere. The path width here is a generous 3m and accommodates those queuing to get into the pavilion well.

The tiled drainage channel that runs around the edge of the path around the mound dips down in both directions and has large drainage grilles. Both of these could cause a trip hazard to those with impaired mobility or vision whilst the grilles could trap canes and wheels.

Some paths are bordered by kerbs and fencing, some by knee or waist high railings, some edged by lawn or paving. This disparity undermines the sense of coherence and connection between the various elements of the garden. One area of kerb on the approach from North Gate to the museum constitutes a potential trip hazard as it has an exposed end.

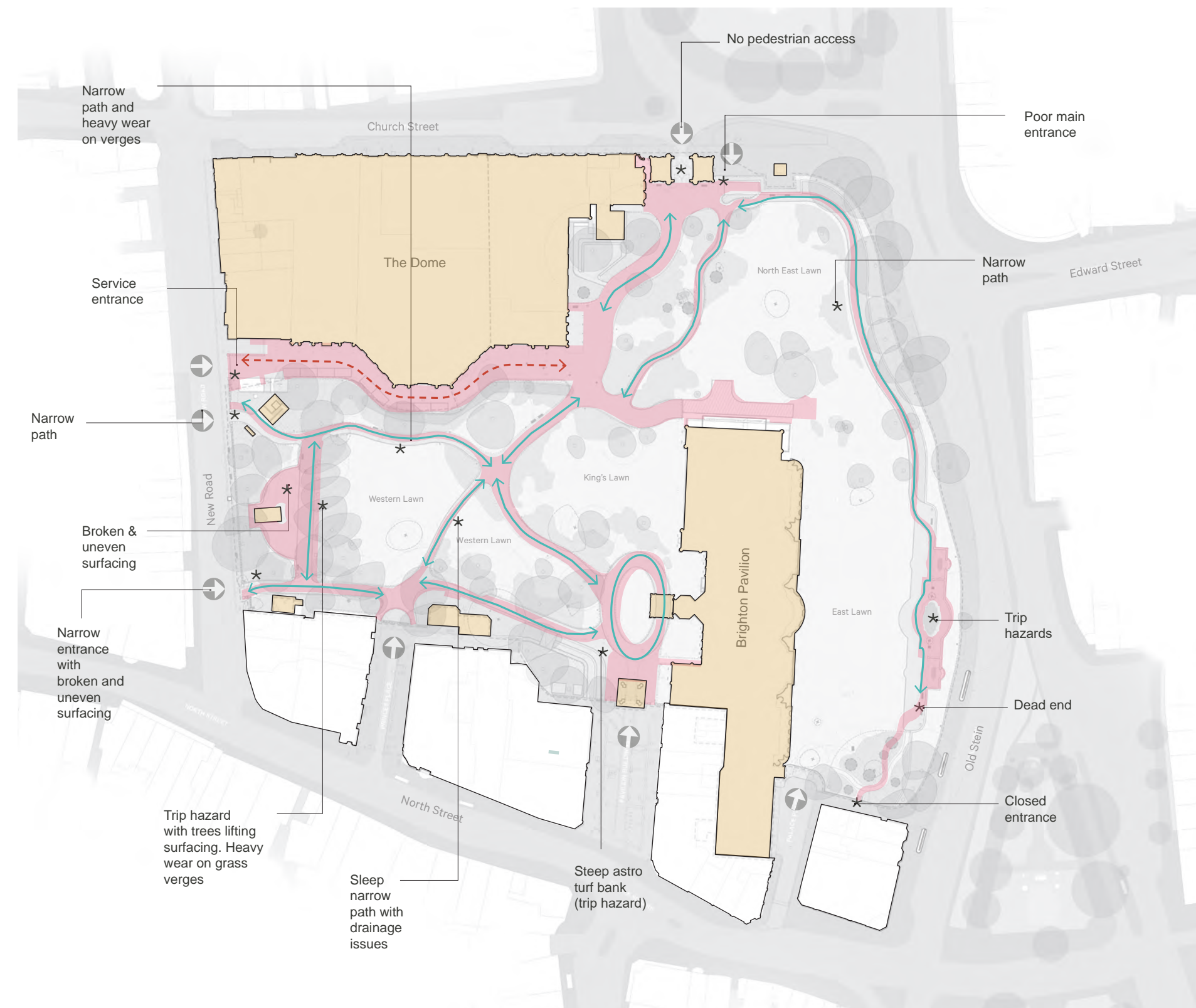
The narrowest path is that which runs between the North Gate and the Palace Place gate parallel with the Old Steine, varying in width from 1.8m to 1.3m. Where this reduces down below 1.8m it would not enable the passage of two wheelchair users travelling in opposite directions, or by a wheelchair and child buggies. This path is also the most deteriorated in the Garden, with potholes and cracks. Again this could be hazardous for wheelchair users and those with impaired mobility or vision, as well as being uncomfortable to wheel over. The path continues past the pond and southwards but it is unclear where it leads as it disappears into the shrubbery and a dead end so visitors must retrace their route.

The path that connects from the cross-roads at the centre of the Garden and leads to Prince's Place is narrow c. 1.6m wide is flanked by railing and has a marked slope of circa 1:16 and a cross camber. There is no indication e.g. signage at either end of the path to indicate that the path sinks down and could be challenging to use by wheelchair users or those with impaired mobility. There are also ongoing drainage issues at the base of the footpath.

The path that leads round the north edge of the Royal Pavilion along the perimeter of the North East Lawn is gated. The gate is 1m wide but because of its presence there is ambiguity about the path being a public route. The path at 1300mm wide has no passing points and the adjacent ground has Grasscrete and the cobbled surface that would be unsuitable for wheelchair users and those using walking aids.



Photographic appraisal



Plan showing Circulation Routes + key issues  
Site Plan - Not to Scale

**LEGEND**

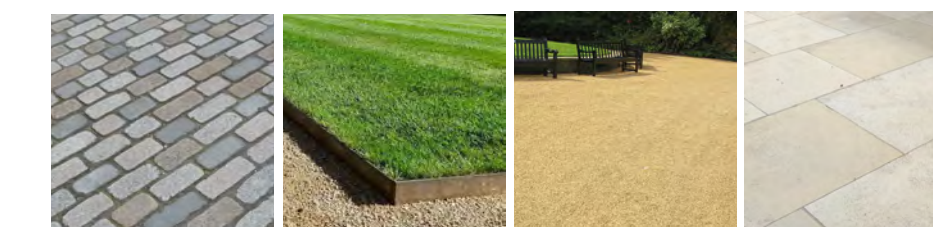
- Existing surfacing to be renewed / improved
- Primary pedestrian access routes
- Vehicular service access

**CIRCULATION POLICY No. 10**

- Maintain the layout, fabric and character of the drives and paths to evoke the Nash scheme, adapted to reflect later changes of historic significance, as in the 1990s restoration and the intense level of use by visitors.
- Minimise damage to path environs from intensive use by visitors.
- Mitigate the visual and physical effects of the service drive for the Dome while re-establishing a stronger visual link with the Pavilion.

**OBJECTIVES**

- Enhance drainage provide drainage solutions that do not require marked changes of level or large grilles. Grilles, where unavoidable, should have no greater than 5mm gaps to prevent wheels and sticks getting stuck.
- When surfacing is renewed utilise fine bound gravel that it does not impede access for wheelchair users and those with walking aids.
- Provide raised edges as a tapping rail for users with white canes
- Remove unwanted fencing to allow visitors to have better access visually and physically of the planting beds
- Provide more coherent means of edging and fencing, to enhance the appearance of the garden and aid orientation
- Widen footpaths to 2m+ to better accommodate large numbers and disabled visitors
- Improve access to East Lawn.
- Reduce gradients of paths where possible, ideally no greater than 1:20.
- Remove trips and small steps.
- Replace 'grasscrete' with bound gravel or similar.
- Make clear which areas are publicly accessible.
- Remove astro turf by the India gate.
- Widen footpaths around ponds and remove steps to provide a more accessible space.



Surfacing palette (left to right)

Granite sett thresholds / Metal edging / Fibredec / Yorkstone paving

**LIGHTING**

There are 19no. Grade II listed cast iron light columns within the Gardens originally introduced by King William IV in c. 1835 and were amongst the first streetlights in the country. Originally gas fueled they have been converted to electricity in the late 19th century and bear the royal crest at their base.

These were refurbished in 1993 and a number of additional replicas were installed along the main promenade in front of the dome and along the boundary by Old Steine.

The columns are damaged and in a poor state of repair and the existing lighting within the Garden is viewed as being insufficient which was raised by a number of local residents in recent consultations.

**STREET FURNITURE & VISITOR FACILITIES POLICY No. 3**

- Develop and implement a unified design and colour guide consistent with the historic character. These features are important to welcome visitors and improve their visit. Minimise the effect of C21 street furniture, and visitor facilities such as refreshment areas, WCs and interpretation in altering the historic character and fabric in the most important areas, particularly around the north and south gateways and in areas visible from the Pavilion.

**PROPOSALS**

- To sensitively restore the existing lamp posts (listed & unlisted) following the schedule of works outlined by the conservation architect. Note: Restoration of the lanterns and luminaires will follow the same specification as works which are specified and currently being undertaken to a number of the existing columns within the gardens.
- Positions of lighting to be rationalised associated with adjacent path improvements, but lighting columns to remain in same approximate location.
- Replace existing luminaires with energy efficient fittings
- To unify the character and sense of place using a unified colour palette for all external street furniture and lighting.



Photographic appraisal

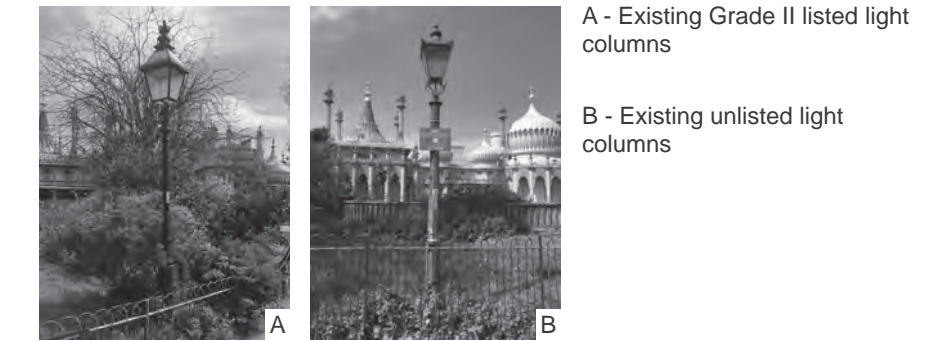


Plan showing proposed lighting strategy  
Site Plan - Not to Scale

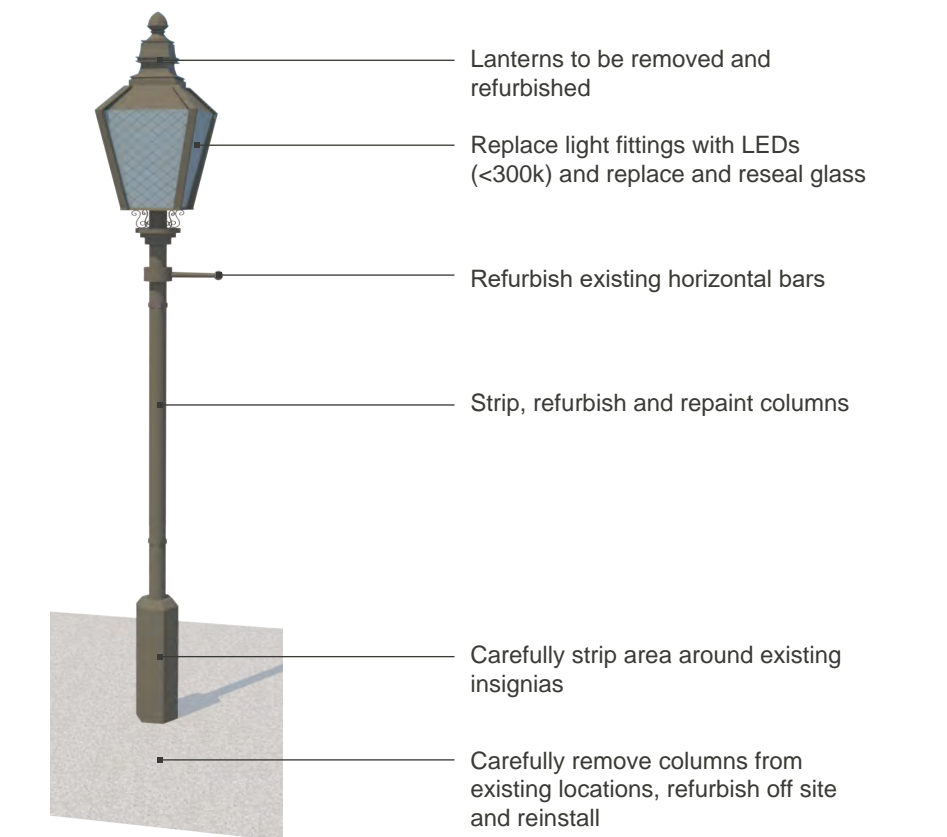
The plan (left) identifies the location of the existing (listed / unlisted) light columns which have been identified as in need of renewal.

**LEGEND**

- Listed lampposts to be refurbished (As identified by CBA Conservation Plan)
- Un-Listed lampposts to be refurbished



A - Existing Grade II listed light columns  
B - Existing unlisted light columns



Note : Refer to Conservation Architects Schedule of Works for information on repairs

**FURNITURE**

Signage and street furniture are in various styles, and much is in poor condition through heavy usage by visitors, damaging the historic character.

There is limited seating in the Garden that would be suitable for older and less mobile visitors. The five metal benches are concentrated around the perimeter of the East Lawn. They are uncomfortable to sit on with no back support, although usefully they do have arm rests to aid getting in and out of them, albeit unpleasant to grip.

The litter bins are of various designs, some are rusting with sharp edges and are graffitied. They are not appealing to use. Visually impaired people may struggle to find the opening.

Signage to and across the Garden is inadequate, comprising signage boards at each entrance and in the middle of the Garden close to the Museum, and a central way finding signpost at the crossroad point. Additionally there is just one directional sign to the Pavilion entrance attached to railings. Visitors have poor understanding of how the pathways connect and where they lead.

**STREET FURNITURE & VISITOR FACILITIES POLICY No. 3**

- Develop and implement a unified design and colour guide consistent with the historic character. These features are important to welcome visitors and improve their visit. Minimise the effect of C21 street furniture, and visitor facilities such as refreshment areas, WCs and interpretation in altering the historic character and fabric in the most important areas, particularly around the north and south gateways and in areas visible from the Pavilion.

**SEATING POLICY No. 8**

- Use a single historically appropriate style as far as possible, robust enough to withstand the high intensity of use. Balance providing seating with the discouragement of anti-social behaviour.

**PROPOSALS**

- Replace and increase the numbers of seating benches with new historically appropriate products.
- Allow areas of hardstanding adjacent to benches for wheelchair / families with push chairs
- Consider incorporating interpretation within seating benches (plaques / engraving)
- Replace bins with new historically appropriate products
- Consider opportunities to incorporate tactile maps at key locations for visually impaired visitors.
- Incorporate drinking bowls for assistance dogs
- Replace signage with to improve access and interpretation of the Gardens



Photographic appraisal

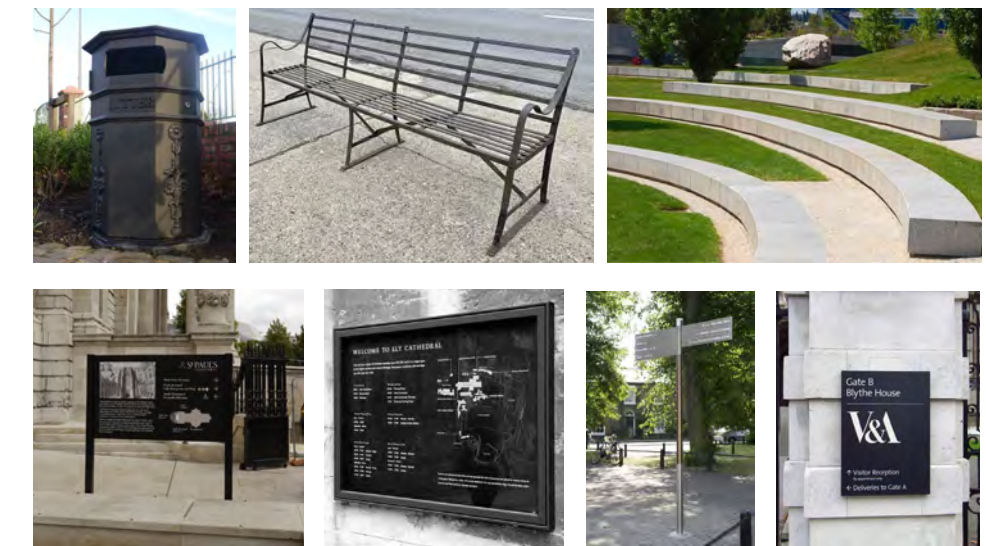
Following a review of the Access Audit and existing Gardens infrastructure and in close liaison with the BH&M Gardens Team and Interpretation consultant the plan (left) identifies the location of new / replacement furniture.

**LEGEND**

- Entrance sign / information board
- Finger post
- Events Notice Board
- Interpretation Lectern
- Natural Stone Seating
- Wrought Iron benches
- Cast Iron Litter Bins
- Cycle Stands + Cycle Repair Point



Plan showing Signage & Furniture Strategy  
Site Plan - Not to Scale



Precedent furniture images (clockwise) - Cast iron litter bins / wrought iron bench / natural stone seating wall / entrance signs / finger posts / events notice board / information sign



TREES

An Arboricultural Survey was carried out by Greenspace Ecological Services in 2022 with input from local elm expert Peter Bourne, the results of which are as follows:

- 96 individual trees are recorded in 2022 and one group of yew.
- Elm comprises 44% of specimens, 42 trees. They still dominate though many mature specimens have been lost since the 1970s.
- 10 limes form the second dominant species.
- The remaining 46% comprise a few specimens each of 20 species of varied size, form and date of introduction.
- The palette includes several exotics, some unavailable when Nash's designs were laid out by Aiton. More recently introduced trees include Chusan Palm *Trachycarpus fortunei* (intro. 1836), *Tilia euchlora* (intr. 1836) and Monterey Pine *Pinus radiata* (intr. 1833). Many elm hybrids and cultivars are of recent origin.
- *Koelreuteria paniculata* (Pride of India) is a distinctive species with 4 specimens. It was introduced in 1763 but these trees date to the later C20. The oldest and best formed is T15, in front of the Dome. They may reflect the Pavilion's connection with India when a hospital for wounded Indian soldiers during World War I.
- Conifers have not always thrived, possibly due to the lime-rich soils, although there is imported soil in places. E.g. two donated *Pinus pinaster* have not survived. Two young *Pinus radiata* are present.
- 9 donated trees of various species appear in the tree survey; many are in poor condition or poorly located.



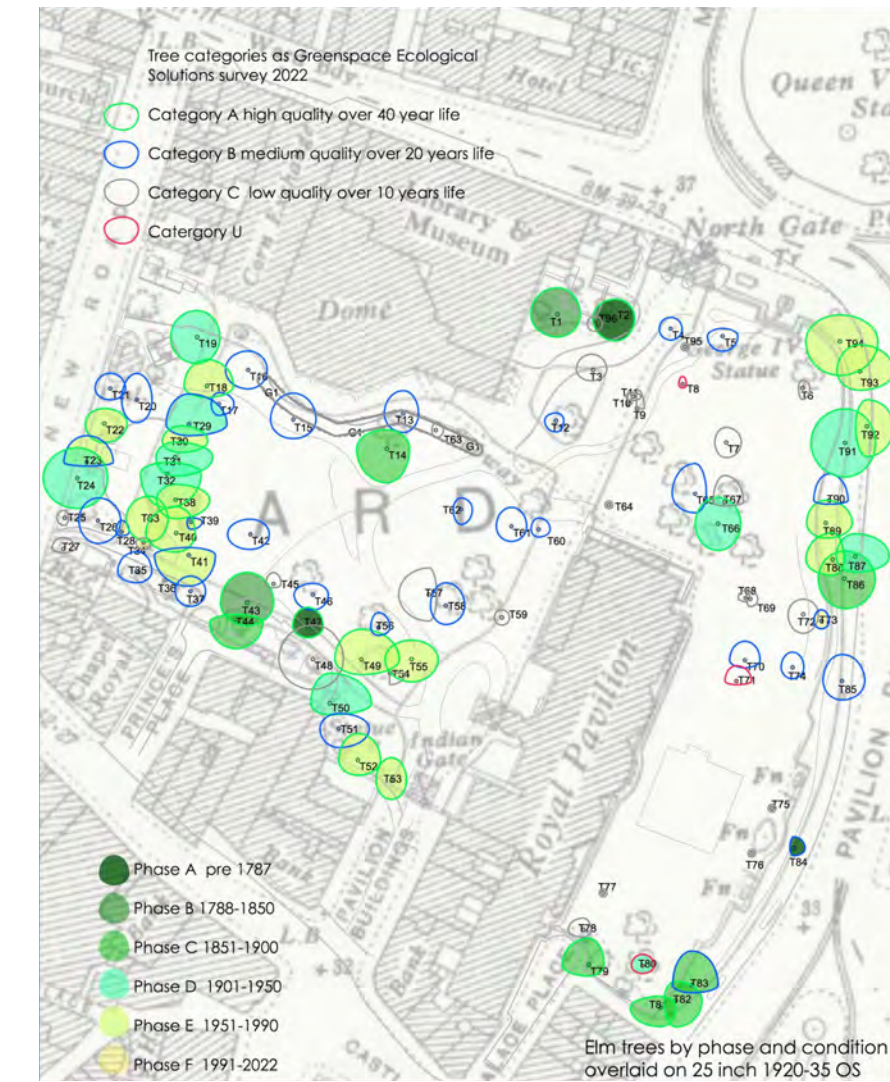
LEGEND

- Category 'A' Tree (Green circle)
- Category 'B' Tree (Blue circle)
- Category 'C' Tree (Grey circle)
- Category 'U' Tree (Red circle)

Tree Condition Survey

TREE AGE

Only three trees date to the pre-1787 period and another two pre-1850 are likely to be planted for Nash; all 5 are elm. Another nine were probably planted by 1900, all elm and lime. Thus extremely few trees are contemporary with the Nash layout of 1826 and these have high significance both historically and botanically. 85% of the trees were planted after 1900 and the majority (66%) since about 1950.



THE ELM COLLECTION

Of structural trees, the elms are a very significant species both within the garden, within Brighton and Hove, the UK and beyond. The majority of the more than 30 significant specimens are on the North-East and Western Lawns and along the boundary with the Steine. Some were identified in the CBA CMP which has been refreshed by the 2022 survey by Greenspace Ecological Solutions, with elm identification by Peter Bourne, local elm expert. The elms contribute greatly to the character of the Garden, with existing specimens incorporated by Nash and others

supplied to supplement these in his scheme, as shown in the plant list as well as trees along the reinstated serpentine drive. Since then elms have been planted by the Corporation and its successors so that a range of ages ensures succession of cover but this places a reliance on a very vulnerable genus. There have been major losses due to Dutch Elm Disease (DED) and the 1987 storm.

These elms represent a significant range of BHCC's holding of the National Collection of Elms in Brighton. This has been acknowledged as of world significance in its designation as a World Biosphere site for the survival of elms after the ravages of DED in the 1970s. As a result of DED very few of the formerly widespread elms survive elsewhere in the British Isles. The Garden contains a still rarer survival of mature elm trees apparently dating from the late C18, and a range of elm varieties which today in England can only be seen in Brighton. Their survival is testament to the City Council's longstanding and consistently high quality tree-care which must be perpetuated if the genus is to survive here. Elm Grove (the elm walk or avenue) is the dominant display of elm specimens in the Garden, but has been damaged by tree losses. The other elms are informally scattered largely around the periphery.

Dutch Elm Disease is a permanent threat and 2022 has been the worst year so far. There is a high risk that elm trees could succumb to DED and it is essential that BHCC continues to monitor and carry out remedial work to prolong the life of the collection and that newer resistant clones are added to the collection, as the older species (Field elm and Wych elm) are highly susceptible to DED. The reliance for designed tree cover on a single species, and particularly the highly vulnerable elm, to such a high degree is a high risk to its continuity. To mitigate the effects of a catastrophic recurrence of DED, another pathogen or a potential climate change-related event, then reliance on a single type is to be avoided. A broader proportion of other historically appropriate species or those with a similar appearance is recommended.



SIGNIFICANCE OF THE ELMs

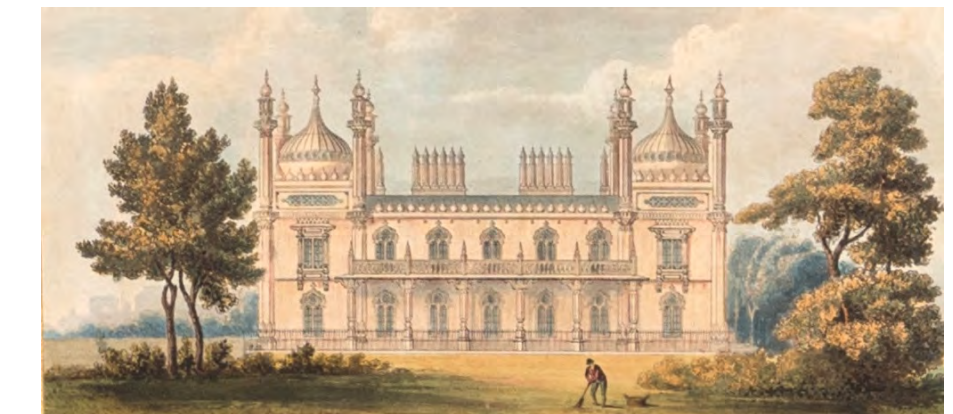
Because of their extreme rarity in the British Isles the elms have great botanical (genetic), educational and arboricultural value as well as contributing significantly to the Pavilion Garden scheme as a very rare, perhaps unique, surviving example of the use of elm in a garden setting. Nash's use of elm is believed to have been considerable, perhaps because of its resilience to the local conditions, giving it additional relevance specifically to this scheme.

The specific genetic material of elm specimens in Nash's scheme is of the highest significance to the Garden. The 5 specimens planted by 1830 should be propagated soon so that they can be used for replacements when the originals are lost. A back-up collection should be kept in a bio-secure location. The specimens of rare species which were planted later are also of significance and may warrant similar precautions.

Elm were particularly suited to the climate and soil conditions. Given the harsh salty winds, the fact that Elms grew in Brighton before 1800 indicates that the species are hardy enough to cope and thrive in thin loam over virgin chalk and withstand this often harsh coastal environment, leading to high dependency on elms in the Brighton area.

The three earliest specimens in the Garden represent elements of this sparse late-C18 tree cover in the area, in advance of the later dense population planted largely in the public realm. This rarity makes their genetic material historically highly significant as the remains of a small population of indigenous elm, in contrast to the vast number of elm which were planted in the C19 and C20.

Because of the high survival of specimens and extensive variety of species and varieties throughout Brighton, the elm collection is of national and international significance. The city holds the only significant population of Elm in England, and some of the most notable individual Elms in Europe. Within this unique collection in Brighton and Hove the Pavilion Garden contains a highly significant collection both historically and botanically.



**THE NASH VIEWS**

The most significant internal views are to and from the three main facades of the Royal Pavilion as designed by Nash and illustrated by Augustus Pugin in his Views (1826). Those of paramount significance relate to the west, entrance front, and the east, garden front, as these were the set piece architectural displays externally and contained the principle rooms of the pleasure pavilion overlooking the grounds. Views of these facades were facilitated by Nash's layout of serpentine drives and paths. Later modifications of the garden for ornamental design reasons have generally respected or enhanced these views.

It is essential to understand the views illustrated as they are seminal to the layout and the 1990s restoration.

Ornamental views of slightly lesser significance relate to other aspects of Nash's design (e.g. the incorporation of the Grove promenade from the earlier public pleasure garden), existing estate buildings he incorporated as features, and to later important features including gateways for William IV and the Corporation, and the Dome/Museum porch.

The plan on the following page shows the viewpoints for Nash's four main views of the garden (by Augustus Pugin), and their view cones illustrated with comparable photos from April 2022.



This is much as shown on the ground plan. It exemplifies the Forest Lawn style of planting and combination of evergreen and deciduous planting with the awns sweeping up to the island beds.



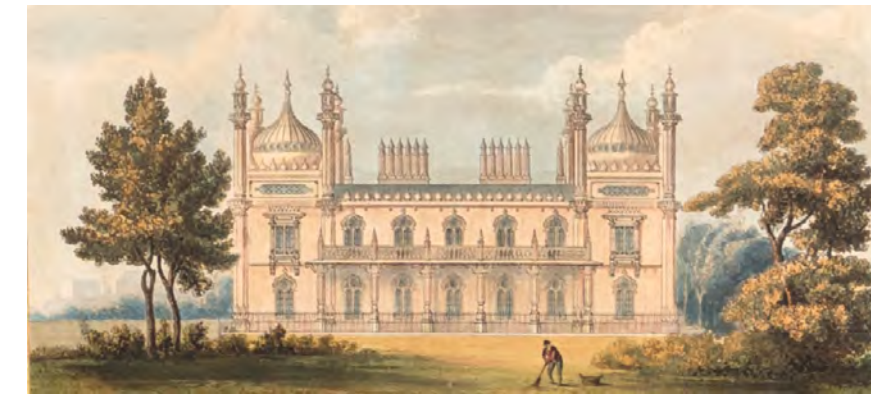
The boundary balustrade, iron gates and pools were added in the 1920s by the Corporation in Indian style.



This view is much as on Nash's ground plan and overlies Promenade Grove. To the west Elm Grove avenue frames the left-hand side, on the former Quaker burial ground, with to the east (right) an island bed.



This view is taken from slightly further away. The tower block rises above the tent roof of the Music Room.



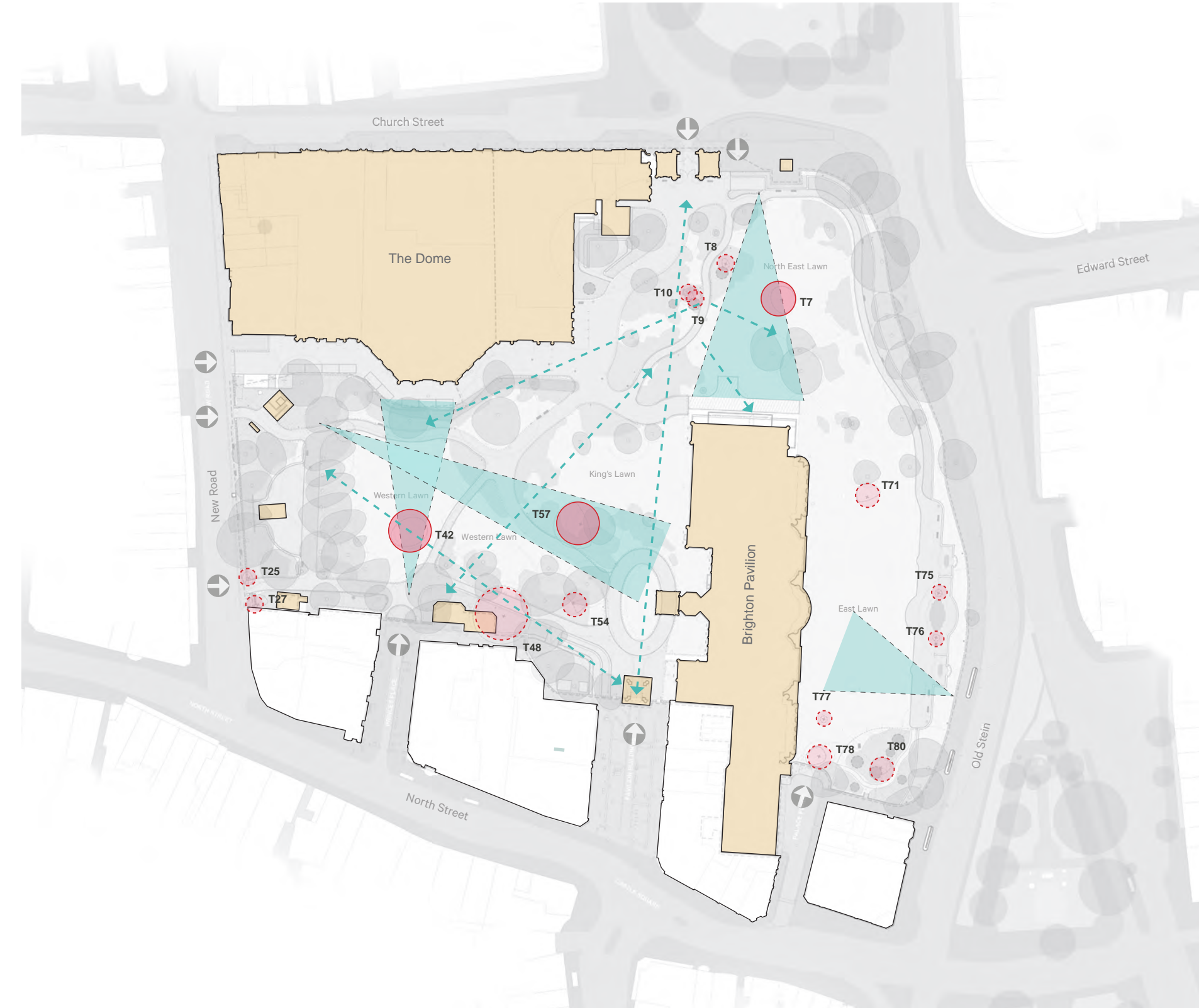
This view is similar to the layout on the ground plan. The sea view is visible far left.



The two trees require removal. The sea view is obscured by trees, but not irreversible.

**TREES POLICY No. 10**

- Maintain trees in a state of arrested development where they would block key views if left to attain full maturity. Prune sensitively to maintain a natural outline or replace when they outgrow their positions. Remove those which are in historically inappropriate positions (i.e. do not conform to the Nash scheme) unless they are of the highest significance botanically or ecologically, in which case allow these to die and do not replace; replanting should follow the 1990s restoration scheme and Nash plan
- Prepare a tree management strategy to include a regular programme of inspections, disease monitoring and maintenance operations and replanting following design precedent and to agreed planting palette, with special attention to the specific management needs of significant, mature or ancient trees and trees which form structural planting.
- Take all steps to maintain and enhance the elm collection with new resistant cultivars prioritising those with characteristics similar to historic types if possible.
- Nevertheless in response to changing climate conditions and disease threats, it is important to make the palette resilient by increasing diversity with alternatives so less reliance is placed on the traditional elm while preserving the important specimens and historic genetic material of the earliest specimens. Species available in the Regency period should be the priority for new planting, but other more resilient types to increase diversity may be suitable where they conform to the Regency design character and appearance, in addition to new resistant elms.
- Take account of heritage and ecological significance of trees in all management decisions.
- Take account of views management in all tree management decisions.
- Maintain avenues (e.g. Elm Grove) in historic species (if viable) at original spacing and groupings.
- Identify those for replacement planting of some or all of the west line of trees.
- Enhance links with Plumpton agricultural college to propagate the oldest trees and take cuttings for replanting in the garden and for biosecurity by lodging with gene bank in Tenerife.
- Donated trees should only be accepted if they fit with the long term tree and view strategy.



In close liaison with the BH&M Gardens Team and the Conservation consultant the following tree works strategy is proposed and which looks to remove trees which obscure the key Nash Views or are of limited value / contribution.

**LEGEND**

- Existing trees retained
- ▲ Key 'Nash Views'
- ↔ Secondary Views
- Existing trees obscuring key 'Nash Views'
- Existing poor quality / trees with limited contribution

**Schedule of trees obscuring key 'Nash Views'**  
(Identified within CMP)

Ref	Scientific name	Condition (BS5837)
T7	<i>Salix x chrysocoma</i>	C1
T42	<i>Tilia X europaea</i>	B2
T57	<i>Sophora japonica</i>	C1

**Schedule of lowest quality trees**  
(Category 'C' >20 years remaining contribution)

Ref	Scientific name	Condition (BS5837)
T8	<i>Betula pendula</i>	U
T9	<i>Prunus sp.</i>	C1
T10	<i>Prunus sp.</i>	C1
T25	<i>Acer pseudoplatanus</i>	C1
T27	<i>Aesculus hippocastanum</i>	C1
T48	<i>Acer pseudoplatanus</i>	C1
T54	<i>Pinus radiata</i>	C1
T71	<i>Fraxinus excelsior</i>	U
T75	<i>Trachycarpus fortunei</i>	C1
T76	<i>Trachycarpus fortunei</i>	C1
T77	<i>Trachycarpus fortunei</i>	C1
T78	<i>Pinus radiata</i>	C1
T80	<i>Aesculus hippocastanum</i>	C1

Plan showing proposed tree works strategy  
Site Plan - Not to Scale

**PLANTING**

**Planting Principles applied at the Royal Pavilion**

The Nash/Aiton scheme as executed is principally documented in Nash's Views and in records of the plants supplied. This unique combination of documentary evidence is of great value both to the Pavilion and to historians and conservationists more widely. It was undoubtedly a very important expression of contemporary Picturesque principles, but some key details of the scheme are absent.

While we have immensely valuable details of the plant types and numbers used, no planting plans have been found which show how they were originally composed. The 1826 views are not botanically accurate and show a considerable degree of vagueness so that many cannot be identified. For such a small site large numbers of plants were supplied over a relatively long period (1817-29). It is unclear if they were all planted and survived, in which case the beds would have been very crowded and in need of constant thinning, or if the successive order reflected the need for replacements after failures. Neither is there any indication of which species grew successfully versus those which did not thrive, and were either frequently replaced or soon dispensed with and others used instead. Neither is there a record of how the garden was managed or whether the shaggy Forest Scenery lawn was perpetuated or soon abandoned and a more manageable regime of grass cutting/mowing was adopted. When was this style of gardening abandoned and did William IV have any influence over retaining or abandoning it?

With these unanswered questions it is necessary to turn to other sources to understand how the garden was managed and the planting principles.

The key to presenting the early C19 Picturesque Forest Scenery style in this garden combines the planting palette, appearance, and management in a very particular manner.



**PLANTING PALETTE**

This subject was researched in detail in the 1980s for the Royal Pavilion by Mavis Batey, and the findings applied in the 1990s restoration scheme which covered a considerable proportion of the garden, in Beds A-R and the adjacent lawns.

The palette is based on the nurseryman's lists of plants supplied 1817-29 for shrubberies containing deciduous flowering shrubs and evergreens including conifers, underplanted with ephemeral plants in the spaces between and along the edges. The layout and associations of the plants for the restoration scheme were based on the Nash Views specifically of this garden, supplemented by contextual sources.

**The 1990s scheme remains valid.** The plans and lists should continue as the basis for future planting unless evidence is found in future which indicates otherwise or conditions change so much that it is unsustainable. The palette may need minor adjustment guided by experience of managing the scheme since it was planted or to mitigate climate change.

Replacement varieties or species, where unavoidable, should emulate those known to have been planted in the Nash scheme or recommended by Henry Phillips, or closely resemble them to evoke the general appearance of the style.



**APPEARANCE**

The planting required very specific and specialist gardening techniques to present the appearance required by Nash, specifically in the Picturesque style of Forest Scenery as in his Views. This appearance evoking a natural grazed scene with clumps of shrubs is difficult to maintain without constant attention to the shrubs to ensure they do not become crowded and do not smother the non-woody plants around them, as well as keeping the lawn at bay while allowing the grass to appear as if it is growing into the beds.

The following summary of the intended gardening style is based on Phillips (1823) and Puckler (1834):

1. The lawn should appear to grow into the shrubbery, as in forest scenery, while not allowing it to take over.
2. Use groups of a single type of shrub for effect.
3. Plant the massed shrubs first, placing evergreens far back as the grass will not grow under them.
4. Plant gaps between the shrubs and in front against the lawn with herbaceous perennials, bulbs, etc, for general effect and not for individual inspection. Use spire-like (or spiry) plants between the plants to give points of colour (e.g. hollyhocks, verbasicum, foxgloves, yellow Sisyrinchium, etc)



**MANAGEMENT**

The main problem with these floriferous shrubberies was that the shrubs grew fast, often very quickly closing up the spaces meant for less robust herbaceous plants, bulbs and seasonal plants, and growing into each other. The result without skilled control was an ugly woody mass and tangle. A high degree of expertise was required to keep the intended character by rigorous pruning. Many of the subjects were vigorous and unless kept in a state of strictly arrested development by frequent pruning would have to be replaced well before maturity to retain the desired effect. This is true of all shrubberies if the plants are not set out at spacings reflecting their ultimate size and including buffer gaps to retain their individuality, which is never done as the initial effect would be so bare.

It therefore had an implication for the cost of gardeners to control (i.e. prune) them and of replacement plants.

In addition the shaggy grass edges are constantly trying to invade the beds from the lawn with the loss of the smaller plants if it not carefully controlled.

**THE SIGNIFICANCE OF THE PLANTING PALETTE**

The Pavilion plant lists of 1817-29 are a seminal source for replanting the garden and of immense value as they are specific to this site, where for so many other sites the exact palette is unclear.

The plant lists include principally standard C18 species and varieties, some North American introductions and some of the most recent exotics that presumably came via Aiton. This becomes apparent when comparison is made with other plant lists for specific gardens and with published lists of plants which indicate what was commonly available for the late C18 and in the early C19 Regency period. It becomes clear the Pavilion palette was varied and adventurous and reminiscent of the orient and Arabian Nights which the Prince sought.

As Mavis Batey put it so eloquently, the perfumed riches of Cathay, peonies, roses and chrysanthemums, hitherto seen only on the wallpapers, could now bloom at Brighton.

Aiton briefed the plant-hunter William Kerr to go out to Canton, and his introductions, including Kerria japonica and the tiger lily were propagated by Aiton at Kew and found their way into Nash's ornamental shrubberies. The trees formed the framework and included a high proportion of elm.

The lists are both typical and atypical. They are typical for the common C18 species as the framework of the scheme. They are atypical in the exotics which were only recently introduced or other rarities which were very expensive.



Principle planting palette extracted from Henry Phillips' publications 1823 & 1824 / John Willmott pavilion bills 1817-1829 / Planting Plans from 1990's restoration

**EXISTING PLANTING**

As highlighted in the Conservation Plan to maintain the natural grazed picturesque scene the planting beds required constant attention to prune and thin out shrubs to prevent overcrowding of the herbaceous stock.

Currently some plants and trees have become too large for the Garden, are impacting key views and have become out of keeping with their setting (e.g. Pines, Phormiums). Additionally some of the plants that were not part of the original Nash planting scheme (e.g. palms) have become tired in appearance.

Most of the lawns are currently in a poor state from years of heavy use and neglect. The grass has worn away on the Western Lawn near to the Café as the result of visitor numbers and is visually unattractive, this can also cause compaction of the soil close to the roots of historic trees. The lawns also suffer direct damage as a result of some of the events held in the Garden, such as the impact on the East Lawn by the ice rink.

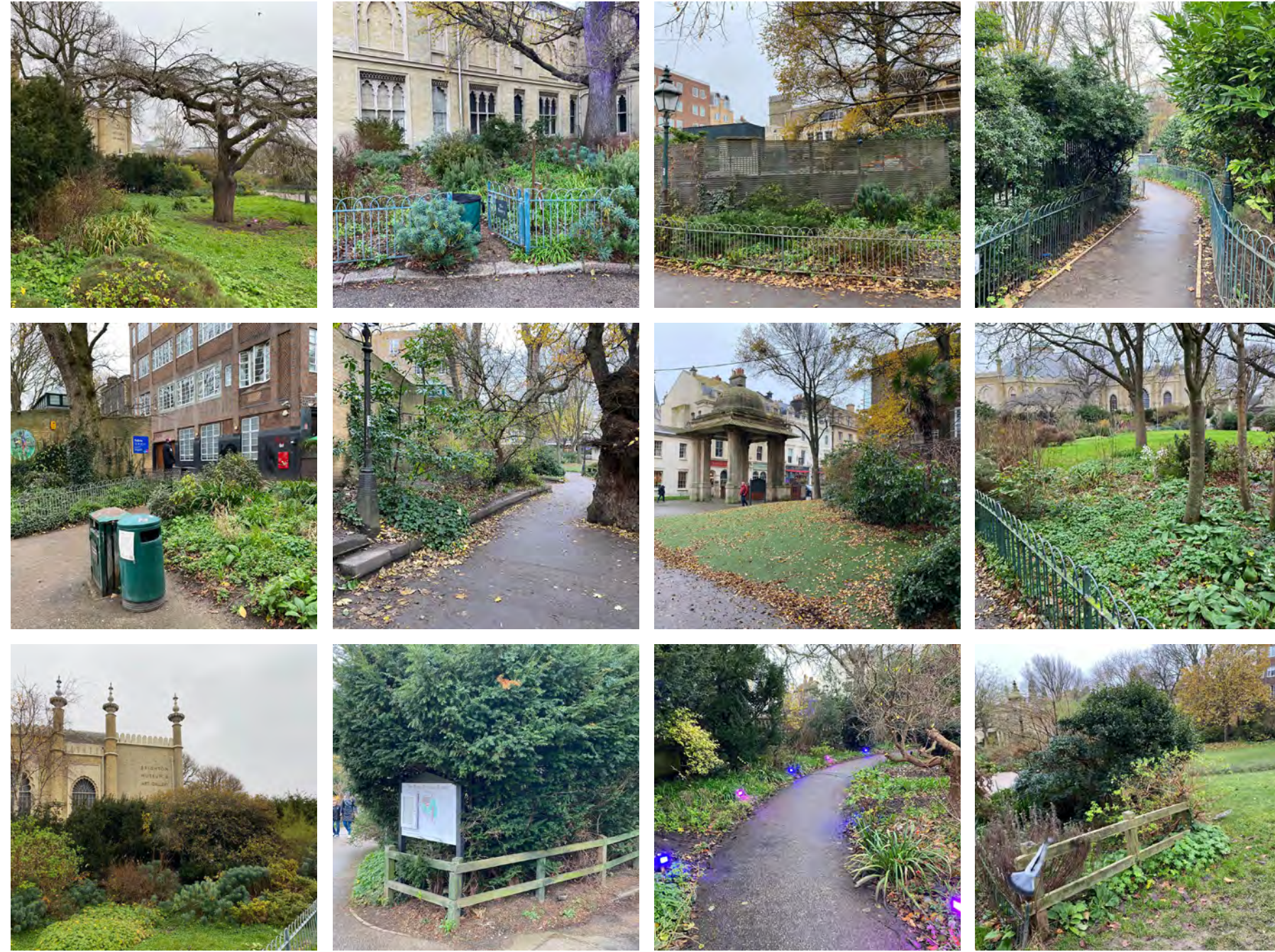
Shrubs with thorns (e.g. Pyracantha, Hawthorn) have been planted in order to deter people climbing on the benches in New Road and entering the Garden. While this has been successful to a degree it can cause issues for staff and volunteers trying to clear rubbish underneath them.

Very few weeds were evident in the beds or path edges – this is despite organic methods being adopted for management of the Garden.

The yew hedge in front of the Dome/Corn Exchange façade is historically inappropriate but was incorporated to mitigate the appearance of the service vehicles and drive. However, this has become overgrown and partly obscures one of the Nash views of the Dome.

**HORTICULTURE POLICY No. 9**

- Maintain the Garden to the highest standard, based on the plans, palette and management/ gardening of the 1990s restoration and planting, following as far as possible guidance from Jones Fit for a King (2005), Henry Phillips (1823) and Loudon (1838), adapted to reflect the garden's specific conditions as necessary.
- Prune and when necessary replant on a cyclical programme to ensure presentation always reflects the Picturesque character and Forest Lawn scenery. Reinstate 1820s beds which were not part of the 1990s restoration where this is operationally appropriate. Depart from the historic planting schemes with the introduction of new features and different species and varieties only where there is no alternative or where no damage will be caused to the historic design and character.
- Guidance on appearance in Nash Views, both published and Pugin's preliminary watercolours, and views of other sites including Cronkhill and Pitzhanger Manor.

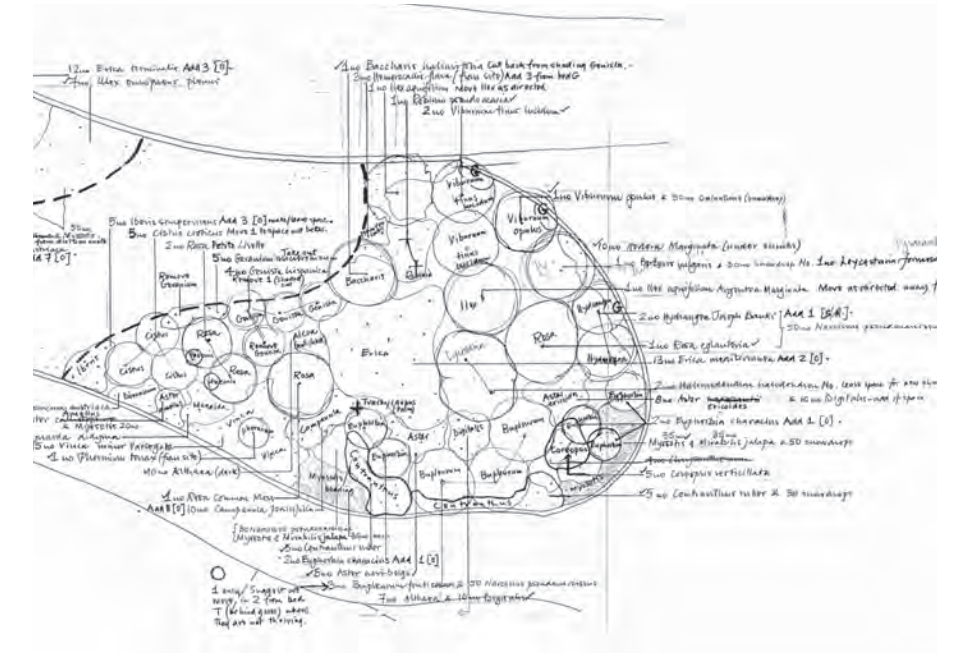


Photographic appraisal

Following close liaison with BH&M Gardens Team, the Conservation consultant and the Sussex Gardens Trust, the proposed planting strategy will be to restore the planting beds following the extensive research and design work carried out in the 1990's. Final detailed design of the beds, will follow detailed soil analysis and clearance work in the next stage of the project.

**LEGEND**

- Planting beds previously restored in 1990's
- Areas not part of 1980s - 1990's restoration



Planting plan from 1990's restoration works

**PROPOSALS**

- Renew the planting restored in the 1990s (beds D - W) following the original planting plans.
- Carry out detailed soil analysis to understand the condition of the existing soil, any remediation and subsequent adjustment to the planting palette.
- Replant the planting beds not restored in the 1990's or where there are no surviving detailed planting plans following the palette and principles of the 1990's restoration.
- Retain key specimen shrubs and prune existing as required to maintain structure
- Thin out maturing species
- Improve / reinstate areas of grass



Plan showing Planting Beds restored 1980s-1990s  
Site Plan - Not to Scale

**NEW / OPERATIONAL FACILITIES**

As part of the NLHF Round 1 bid there are 13 listed capital works objectives as part of the approved purposes which are listed in Fig.2 with restoration and conservation being the main priority.

Given the constraints on available space and the historical significance of the site, this section of this report provides a Preliminary Landscape Appraisal for 'New Elements & Operational Facilities and the associated proposals.

**Proposed new Elements & Operational Facilities are;**

- A new Changing Places facility with public toilets, baby change, kiosk and accessible toilet.
- A new Outdoor Learning Spaces with adjacent storage & hand wash
- Development of the gardeners storage area and utility sheds
- Relocation of the existing bin store

Drawing on background research, workshops with BH&M as well as information submitted in the Round 1 NLHF bid (including the concept masterplan Fig.1), 4 potential sites have been considered as part of this initial study. These sites have also been identified as being intrusive or damaging and thus an appraisal of these areas will review the sites capacity to accommodate new facilities as well as opportunities to improve the historic fabric of the Gardens.



Fig. 1 - NLHF Round 1 Masterplan



**Ref Restoration & Conservation**

- 1 Restoration / reinstatement of historic walls, iron railings and gates
- 2 Restoration, conservation and enhancements of the entrances to the garden
- 3 Restoration of the 19C historic lamp posts
- 4 Restoration of the iconic Nash views in the western lawn compartment and the east/northeast lawn compartments through enhancement to planting, lawns, groundworks and removal of modern trees and hedging that impedes views.
- 5 Restoration of the entire path network with improved drainage and widening where necessary.
- 6 Restoration of regency planting beds

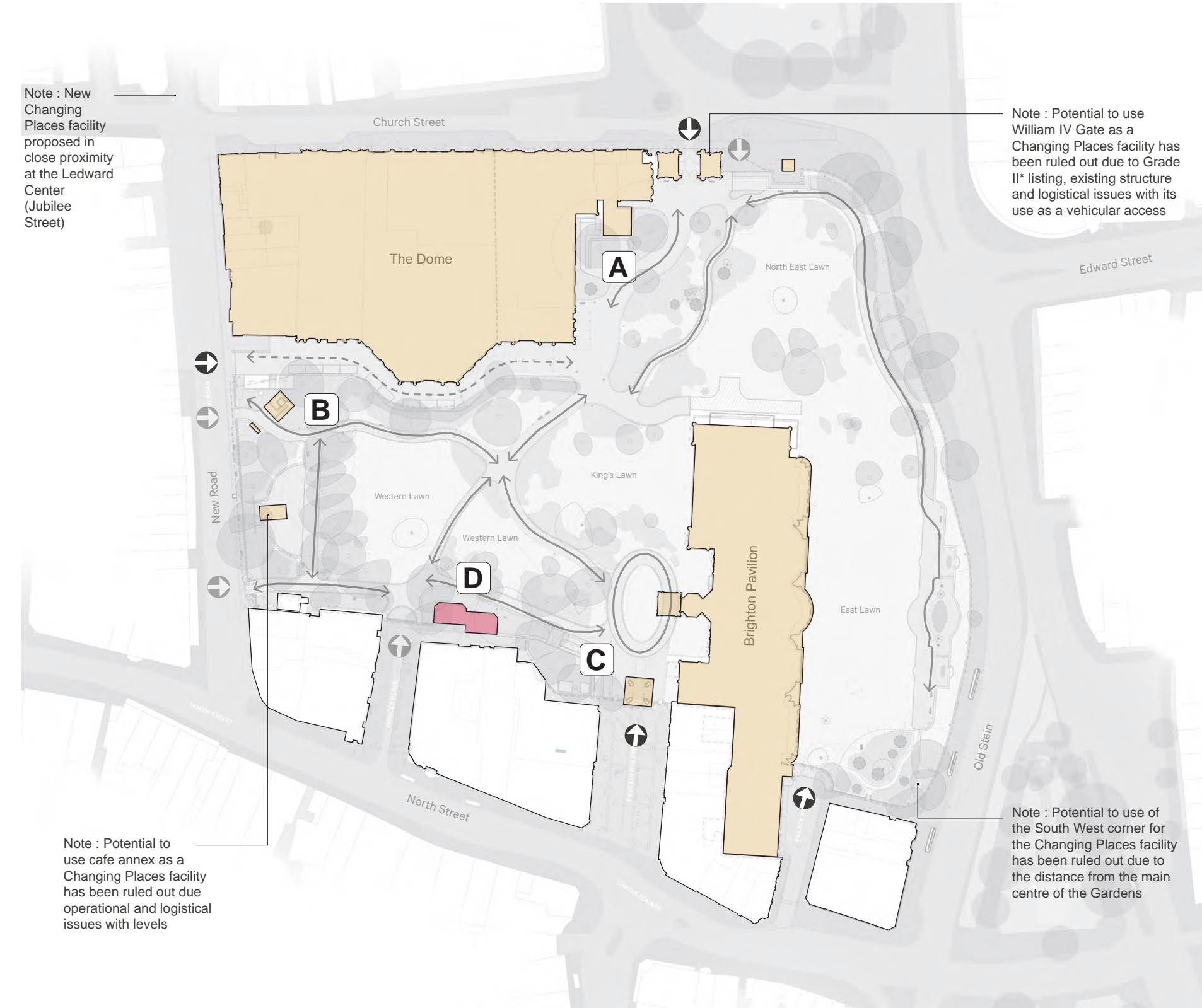
**Ref Improvements**

- 7 Simplification of internal fencing to garden beds
- 8 Improvements to drainage
- 9 Improvements to the existing irrigation system

**Ref Proposed New Elements & Operational Facilities**

- 10 Relocation of the existing bin store
- 11 Development of the gardeners compound and utility sheds
- 12 A new Changing Places Toilet with new public toilets, accessible toilet, baby change and kiosk
- 13 A new Outdoor Learning Space with adjacent storage & hand wash

Fig. 2 -Round 1 NLHF bid capital works approved purposes



Site Plan identifying potential sites for new elements  
Site Plan - Not to Scale

Following close liaison with BH&M Gardens Team and the Conservation consultant the areas identified as the principle areas suitable for the new / improved operational facilities.

**LEGEND**

- Vehicular Entrance
- Pedestrian Entrance
- Vehicular Access Route
- Pedestrian Access Route
- Buildings within the Royal Estate
- Buildings adjacent to the Royal Estate (BHCC asset)
- Buildings adjacent to the Royal Estate
- Area adjacent to current Learning Hub (NE)
- Area adjacent to Energy Centre (W)
- Existing Gardeners Compound (SW)
- Existing Public (W)

**NEW ELEMENTS / OPERATIONAL FACILITIES**

The follow pages provide an overview of the scope and specification of the new elements that have been requested as part of the NLHF bid.

**1. CHANGING PLACES TOILET**

Changing Places affects over 250,000 severely disabled people in the UK alone, including those with profound and multiple learning disabilities, who do not have access to public toilet facilities that meet their needs. These people both young and old need support from one or two carers to use the WC or be changed.

Standard accessible toilets or “disabled toilets” do not provide changing benches or hoists and most are too small to accommodate more than one person. Without Changing Places toilets, the person with disabilities is put at risk, and families are forced to risk their own health and safety.

It is now accepted and expected that everyone has a right to live in the community, to move around within it and access all its facilities. Government policy promotes the idea of “community participation” and “active citizenship,” but for some people with disabilities the lack of a fully accessible toilet is denying them this right.

Although the numbers are increasing, there are still not enough Changing Places toilets.

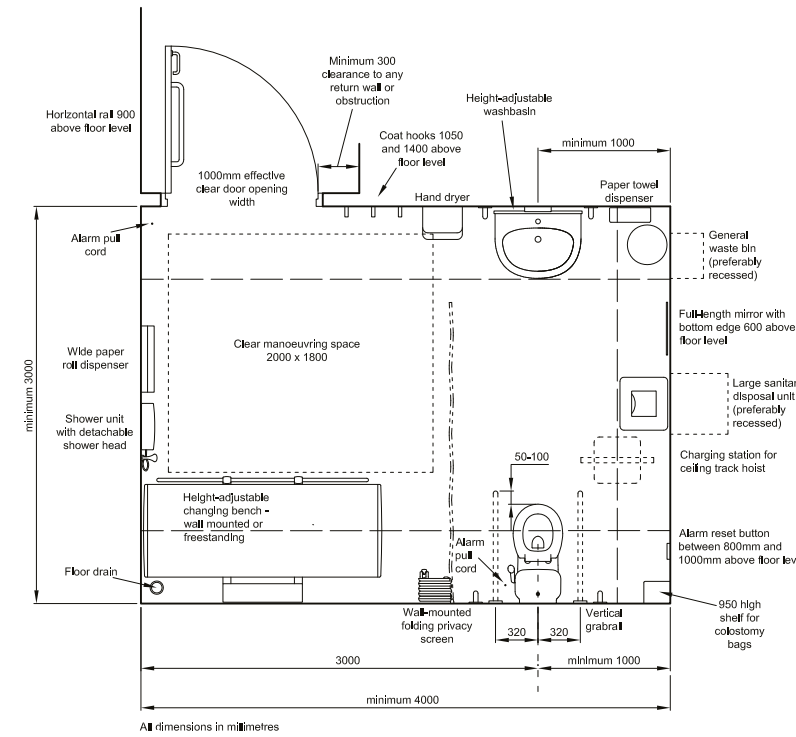
Many disabled or elderly people make a conscious decision not to visit somewhere if they feel they cannot use a toilet in a clean, suitable environment. Without these facilities many disabled people and their families cannot take part in activities that most of us take for granted such as Shopping, Concerts and Sports Events.

Providing these toilets in public places would make a dramatic difference to the lives of thousands of people who desperately need these facilities.



Area : 3 x 4m  
(Minimum internal size to BS 8300)

**Requirements :** Level access, lighting, signage, outward opening / sliding door, grab rails, height adjustable washbasin, taps, soap dispensers, hand drying, ceiling hoist, hoist slings, privacy screen and changing bench.



**2. OUTDOOR LEARNING SPACE**

The BH&M’s Discovery & Learning programme seeks to extend learning opportunities for school groups of all ages, families, young people and adults. There is a particular focus on community outreach including art therapy and initiatives such as Care Co-ops.

The Museum Mentors group facilitates engagement of marginalised adults including those with mental health and/or learning disabilities. The Arts Award Group works with young adults to develop art and craft skills. Learning facilities at the museum are also used for more general community use such as evening yoga classes. Learning activities include, object handling, guided tours of the museum and Royal Pavilion, art classes, dressing up, lectures, films and special courses.

As part of the reunification of the Royal Pavilion Estate the vision is for learning opportunities to be enriched and delivered as part of a shared, Estate wide learning programme between the teams of the BH&M and BD& BF.

There are currently no learning sessions, resources or facilities focused on the Garden and the ‘A Garden fit for a King’ project will therefore look to create a new ‘life long learning space’ to support a range of activities and groups of people to learn about, use and enjoy the Gardens.



Area : 70-100m<sup>2</sup> (based on 30no. Pupils + 2no. Teachers)

**Requirements :** Level access, seating, handwash area, external storage, use of sympathetic materials in keeping with the historic architectural vernacular



**3. GARDENERS COMPOUND**

The gardeners compound is a key resource for the site as it not only acts a main hub from which the gardeners can store materials / tools and maintain the gardens but also helps provide an important visual presence on site.

It also offers broader opportunities to expand on volunteering activities as part of the ongoing management and maintenance of the site as well as learning and interpretation.

The day-to-day management of the garden is delegated to a full-time Head Gardener who is employed by BH&M and is supported by a part time gardener and approximately 15 volunteers that assist with the maintenance of the Garden, several days a week.

Maintenance includes; all horticultural tasks (inc grass cutting, weeding, watering, mulching, pruning and planting) as well as a range of non-horticultural tasks including waste disposal and sweeping paths.



Area : 200m<sup>2</sup> (current footprint)

**Requirements :** Two external stores (3 x 4m), fencing (min 1.8m), water, power, CCTV. The area must also be accessible to vehicles for deliveries & collections



**4. BIN STORE**

The existing bin store is a shared BH&M and BD&BF facility adjacent to the Energy Centre in the north west corner of site. It is close to a main thoroughfare from New Road and is directly accessible from the service entrance by the Corn Exchange as well as from the Gardens.

Note: At a height of 2.4m the Energy Centre and existing bin store together form a significant massing along the southern elevation of the Corn Exchange and has been identified as being of significant damage to the historic fabric of the Gardens.

**Current Capacity**

The Dome & Corn Exchange			
No.	Size bin (litres)	Type	Total Capacity (litres)
9	1,100	General Refuse	8,800L
12	240 L	Glass	2,880L

The Royal Pavilion & Brighton Museum			
No.	Size bin (litres)	Type	Total Capacity (litres)
2	1,100	General Refuse	2,200
2	1,100	Bins only used in peak season	2,200



Area : 80m<sup>2</sup> (current footprint)

**Requirements :** CCTV, lighting, be secure, meet current capacity, be readily accessible to vehicles





Location Plan

**OVERVIEW**

- A planting bed (~400m<sup>2</sup>) previously restored in the 1990's but in need of renewal.
- Adjacent to the existing learning hub and main thoroughfare from North Gate.
- The area has suffered from issues of anti social behaviour but recent clearance has improved natural surveillance.
- Directly adjacent to the main facade of the listed Brighton Museum.
- Fenced with a low (1.2m) metal double hoop fence which is in need of renewal.
- Primary access to the learning hub is via a 1.6m wide footpath to the north of the building and a secondary 1.1m wide gravel footpath leads to the main thoroughfare
- There are 2 veteran elm trees (T1 & T2) which have been identified within the 2022 Arboricultural Survey as being of high quality and significance.



Photographic appraisal



Site Appraisal - Existing Learning Hub

**Key**

1. Brighton Museum Entrance
2. Existing Learning Centre
3. North Gate
4. T1 - Veteran Elm Tree (Condition : A3)
5. T2 - Veteran Elm Tree (Condition : A3)

**STRENGTHS**

- Proximity to major thoroughfare and key entrance
- Level access
- Views across site
- Natural surveillance
- Access to services
- Proximity to existing learning hub

**OPPORTUNITIES**

- Opportunity to enhance the use of and connection to existing learning centre

**CONSTRAINTS**

- Proximity to listed building
- Root Protection Area of Trees

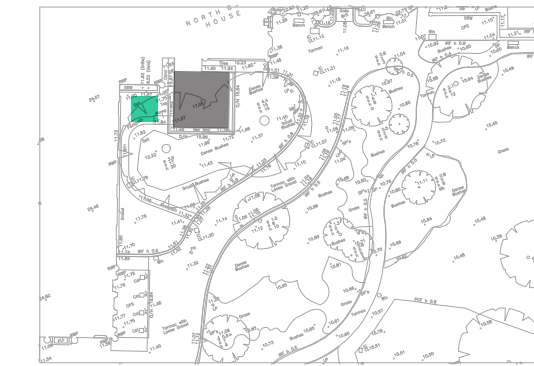
Feasibility Appraisal						
Existing Learning Hub						
Option	Proposal	Element	Significance of Element (A)	Potential Impact (B)	Score (A x B)	Notes
1	New Changing Places Facility (~15m2) A new toilet facility for visitors which are not currently accommodated on site	Trees T1 - Veteran Elm Tree (A3*) T2 - Veteran Elm Tree (A3*) T96 - Bay Tree (C1*)	High (3)	Medium (-2)	-6	<ul style="list-style-type: none"> <li>Potential damaging impact on RPA** of trees resulting in damage</li> <li>Foundations to be kept to a minimum with no dig type construction</li> <li>Services to be run above ground where feasible</li> </ul>
		Listed building facade	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Potential high damaging impact detracting on the elevation of listed building</li> <li>Subject to listed Building Consent</li> <li>Minimise impact through screening</li> </ul>
		Planting beds	Medium (2)	Low (-1)	-2	<ul style="list-style-type: none"> <li>Planting beds previously refurbished but require replanting.</li> <li>Minimise impact through use of structural planting</li> </ul>
2	New Outdoor Learning Space (~100m2) A new outdoor learning space with adjacent storage, hand-wash	Trees T1 - Veteran Elm Tree (A3*) T2 - Veteran Elm Tree (A3*) T96 - Bay Tree (C1*)	High (3)	Low (-1)	-3	<ul style="list-style-type: none"> <li>Potential low damaging impact on RPA** of trees resulting in damage</li> <li>Surfacing build up to be kept to a minimum with no dig type construction where possible</li> </ul>
		Listed building facade	High (3)	Low (-1)	-3	<ul style="list-style-type: none"> <li>Potential low damaging impact on the elevation of listed building</li> <li>Locate hand wash &amp; stores within recess between learning centre and museum to minimise impact.</li> </ul>
		Planting beds	Medium (2)	Low (0)	0	<ul style="list-style-type: none"> <li>Planting beds previously refurbished but require replanting.</li> <li>Minimise impact through use of structural planting</li> </ul>
3	New Gardeners Compound (~200m2) A secure gardeners compound with storage and services	Trees T1 - Veteran Elm Tree (A3*) T2 - Veteran Elm Tree (A3*) T96 - Bay Tree (C1*)	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Potential high damaging impact on RPA** of trees resulting in damage</li> <li>Foundations to be kept to a minimum with no dig type construction</li> <li>Services to be run above ground where feasible</li> </ul>
		Listed building facade	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Potential high damaging impact on the elevation of listed building</li> <li>Would require security fencing min 1.8m high</li> <li>Operational use along main thorough fare would be a significant detractor and potential clash with public access</li> </ul>
		Planting beds	Medium (2)	High (-3)	-6	<ul style="list-style-type: none"> <li>Would result in a significant loss of planting</li> </ul>
4	New Bin Store (~80m2) A secure accessible bin store	Trees T1 - Veteran Elm Tree (A3*) T2 - Veteran Elm Tree (A3*) T96 - Bay Tree (C1*)	High (3)	Medium (-2)	-6	<ul style="list-style-type: none"> <li>Potential damaging impact on RPA** of trees resulting in damage</li> <li>Foundations to be kept to a minimum with no dig type construction</li> </ul>
		Listed building facade	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Potential significant detractor and impact on the elevation of listed building</li> <li>Operational use along main thorough fare would be a significant detractor and potential clash with public access</li> </ul>
		Planting beds	Medium (2)	Medium (-2)	-4	<ul style="list-style-type: none"> <li>Planting beds previously refurbished but require replanting.</li> <li>Minimise impact through use of structural planting</li> </ul>

\* Condition of Tree  
 \*\* RPA - Root Protection Area to BS 5837  
 \*\*\* DDA - Disability Discrimination Act

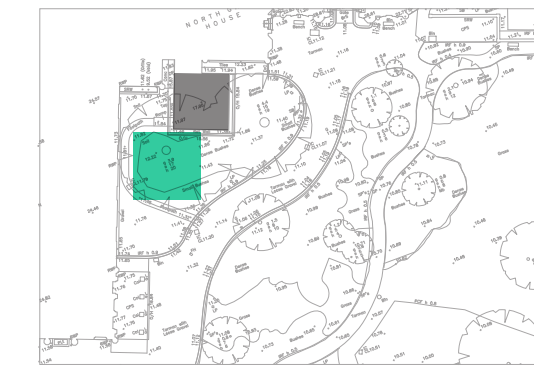
Existing Learning Hub Appraisal



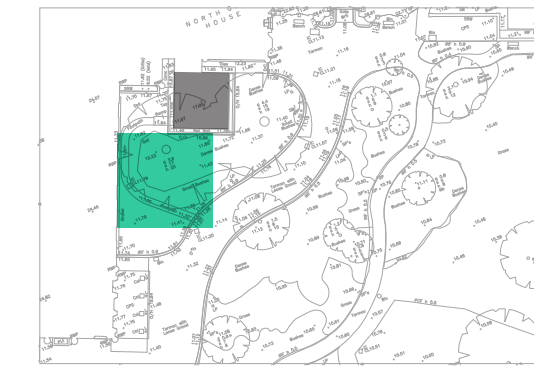
Learning Hub Massing Study



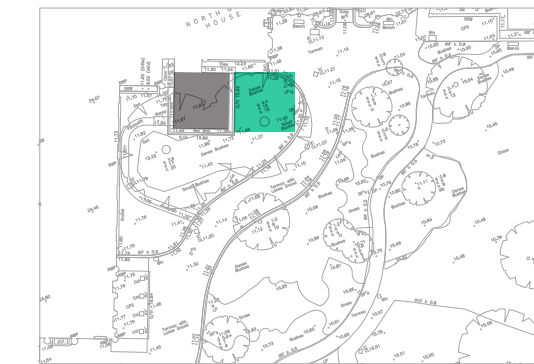
Changing Places Toilet 15m²



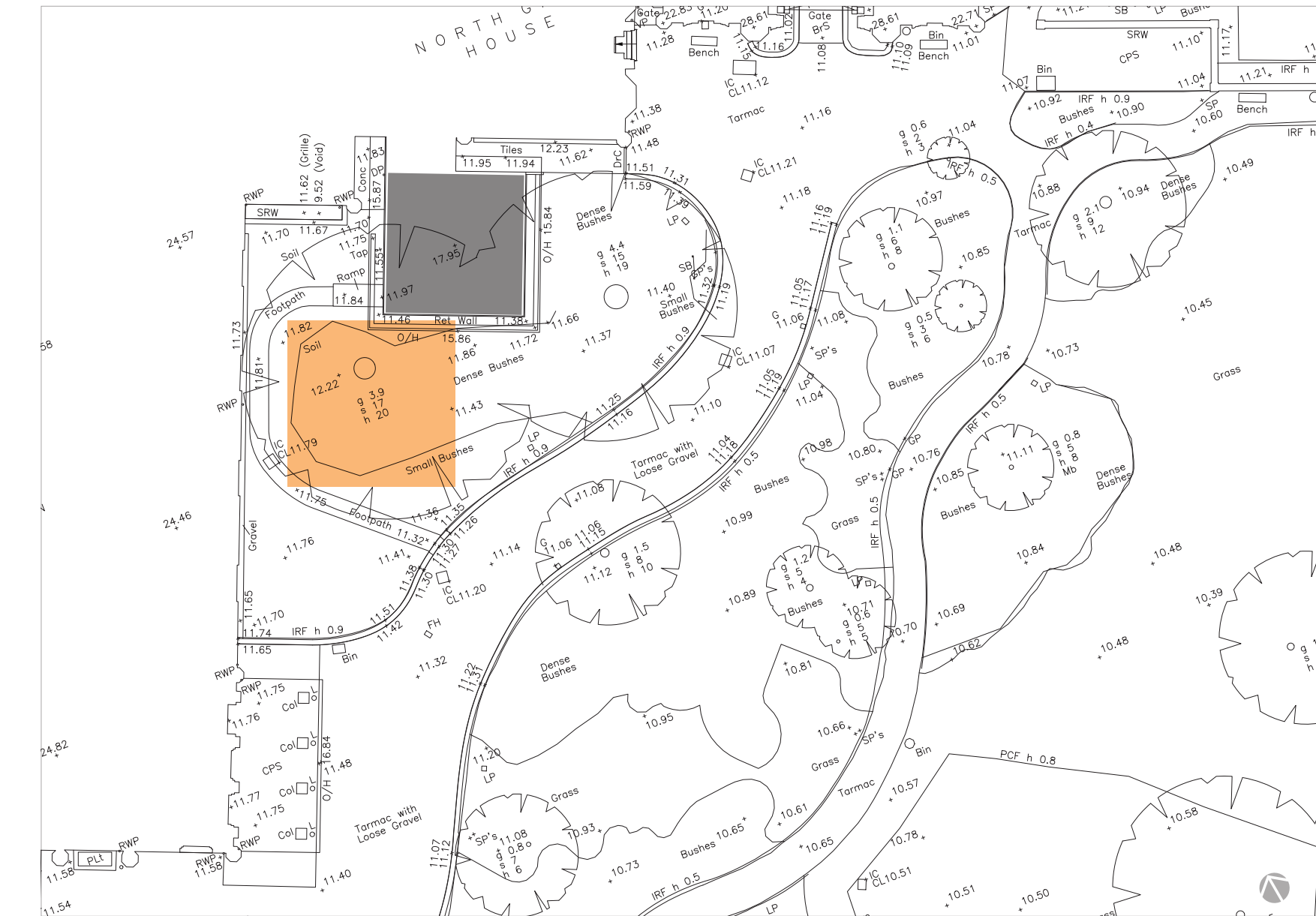
Outdoor Learning Space 100m²



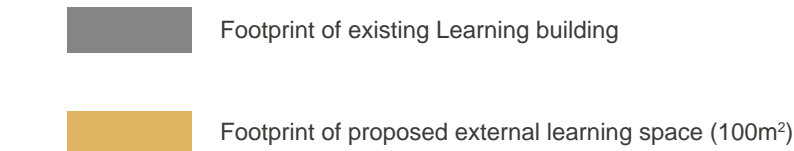
Gardeners Compound 200m²



Bin Store 80m²



Preferred Massing - Outdoor Learning Space



SUMMARY

Changing Places Toilet

There are some benefits of having a changing places facility adjacent to the existing learning hub, however there is already a WC provision internally.

A new external structure will increase the built massing and risks detracting from the facade of the listed Brighton Museum.

While foundations and service routes can be minimised the structure has potential to have a larger impact the root systems (RPAs) which could impact the health and longevity of the trees.

Outdoor Learning Space

The existing use of the learning hub lends itself to having an extended external space which would provide greater seasonal flexibility / usage.

No dig, permeable surfacing construction for pedestrian use would reduce impact on root systems.

A low level area would reduce impact on the elevation of the listed Brighton Museum.

Locating the handwash / store in the recess between the learning hub and museum would also help mitigate visual impact.

Gardeners Compound

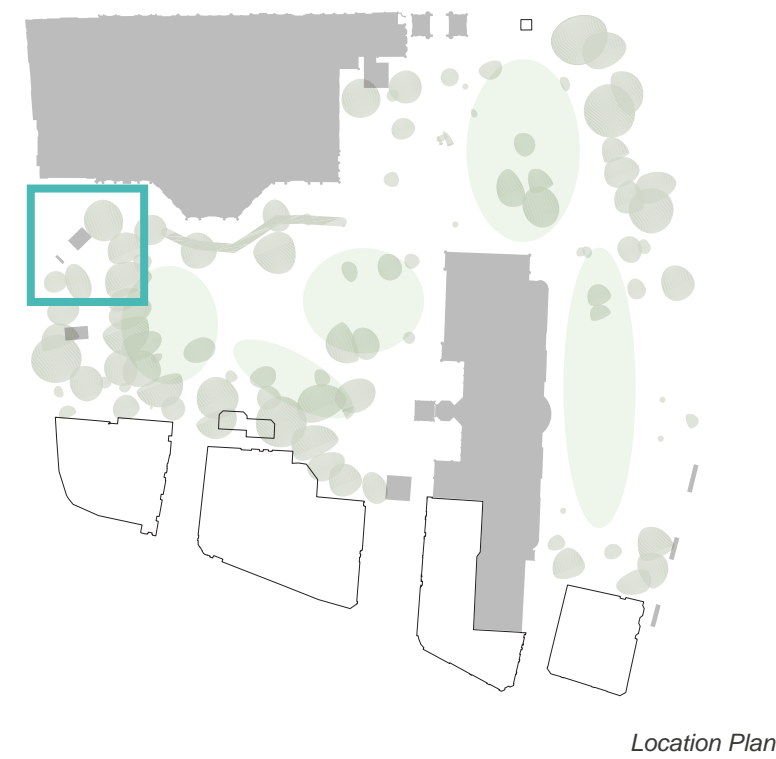
Owing to its size and the requirement of fencing would mean that the gardeners compound would have a significant impact on the listed building facade and historic fabric of the Gardens

Operational use along this main pedestrian thoroughfare could result in access issues.

Bin Store

A bin store in this location would have a significant impact on the listed building face and may result in operational issues with collection from Church Street.





Location Plan

**OVERVIEW**

- The existing bin store (approx 80m<sup>2</sup>) is a timber fenced structure (2.4m high) accessible via the service area adjacent to the Corn Exchange and the Gardens.
- The bin store and energy centre have been identified as having a significant negative impact on the historic fabric of the Gardens.
- Accessible via to 1.8m wide footpath to New Road.
- Waste collection typically 5:30-6:00am
- There are 3 significant veteran elm trees (T19, T18 & T16). T19 and T18 have been identified within the 2022 Arboricultural Survey as being of high quality and significance.
- A statue of Max Miller is sited north west of the energy centre.
- There are ongoing issues with anti social behaviour by the seating benches (outside of site) on New Road.
- The surrounding planting beds were not part of the restoration works in the 1990s and are in need of renewal.
- Access paths are worn, narrow in places and in need of renewal.
- The existing bin store is also used for overflow storage of general items



Photographic appraisal



Site Appraisal - Energy Centre

**Key**

1. Timber seating benches on low rise wall (outside of site)
2. Max Miller Statue
3. Energy Centre
4. Vent to Energy Centre
5. Existing shared bin store
6. T19 - Elm Tree (Condition : A3)
7. T18 - Elm Tree (Condition : A3)
8. T16 - Elm Tree (Condition : B2)
9. Proposed cafe terrace (part of separate Corn Exchange Works)

**STRENGTHS**

- Proximity to major thoroughfare
- Access to services
- Proximity to Gardens Cafe

**OPPORTUNITIES**

- Rationalise access points and boundary treatments including access arrangement to service area
- Enhance planting
- Rationalise and improve bin store area
- Improve screening of the Energy Centre
- Enhance visual connections into and across site

**CONSTRAINTS**

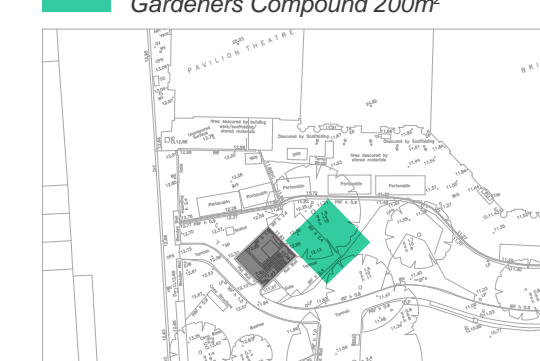
- Proximity to listed building
- Root Protection Area of Trees
- Interfaces with work outside of site

Feasibility Appraisal						
Existing Energy Centre Area						
Option	Proposal	Element	Significance of Element (A)	Potential Impact (B)	Score (A x B)	Notes
1	New Changing Places Facility (~15m <sup>2</sup> ) A new toilet facility for visitors which are not currently accommodated on site	Trees T18 - Elm Tree (A3*) T19 - Elm Tree (A3*)	High (3)	Low (+1)	+1	<ul style="list-style-type: none"> <li>Keep within footprint of existing bin store to avoid impact on RPA** of trees</li> <li>Opportunity to reduce amount of hard surfacing within RPA of T18 to improve condition, however impact would remain</li> </ul>
		Listed building facade	High (3)	Low (-1)	-3	<ul style="list-style-type: none"> <li>Would maintain / increase massing</li> <li>Relocate bin store to avoid critical massing along key elevation, though massing would remain</li> <li>Opportunity to replant adjacent beds and improve setting</li> </ul>
		Bin Store	Low (1)	Medium (+2)	+2	<ul style="list-style-type: none"> <li>Opportunity to relocate bin store and rationalise service entrance to improve setting</li> </ul>
		Nash Views	High (3)	Low (+1)	+1	<ul style="list-style-type: none"> <li>A smaller footprint along main thorough fare would reduce the visual impact of the energy centre, however massing would remain.</li> </ul>
2	New Outdoor Learning Space (~100m <sup>2</sup> ) A new outdoor learning space with adjacent storage, hand-wash	Trees T18 - Elm Tree (A3*) T19 - Elm Tree (A3*)	High (3)	Medium (-2)	-6	<ul style="list-style-type: none"> <li>Would require the existing bin store to be relocated</li> <li>An increase in the amount of hard surfacing within the RPA** of trees could result in damage</li> <li>Surfacing build up to be kept to a minimum with no dig type construction where possible</li> <li>Services to be run above ground where feasible</li> </ul>
		Listed building facade	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Would increase the overall massing in area and detractor from listed building elevation</li> </ul>
		Bin Store	Low (1)	Medium (+2)	+2	<ul style="list-style-type: none"> <li>Opportunity to relocate bin store and rationalise service entrance to improve setting</li> </ul>
		Nash Views	High (3)	Medium (-2)	-6	<ul style="list-style-type: none"> <li>Would result in significant loss of planting in area along main thorough fare</li> </ul>
3	New Gardeners Compound (~200m <sup>2</sup> ) A secure gardeners compound with storage and services	Trees T18 - Elm Tree (A3*) T19 - Elm Tree (A3*)	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Significant increase in amount of hard surfacing with RPA** of trees</li> <li>Surfacing build up to be kept to a minimum with no dig type construction where possible</li> <li>Services to be run above ground where feasible</li> </ul>
		Listed building facade	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Would be a major detractor and impact on the elevation of listed building</li> <li>Would require security fencing min 1.8m high</li> <li>Operational use along main thorough fare would be a significant detractor and potential clash with public access</li> </ul>
		Bin Store	Low (1)	Low (+1)	+1	<ul style="list-style-type: none"> <li>Opportunity to relocate bin store and rationalise service entrance to improve setting</li> <li>Would significantly increase critical massing in area</li> </ul>
		Nash Views	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>Would result in a major loss of planting in area along main thorough fare</li> </ul>
4	New Bin Store (~80m <sup>2</sup> ) A secure accessible bin store	Trees T18 - Elm Tree (A3*) T19 - Elm Tree (A3*)	High (3)	Low (+1)	+3	<ul style="list-style-type: none"> <li>Opportunity to relocate bin store and reduce hard surfacing within RPA** of trees</li> </ul>
		Listed building facade	High (3)	Medium (+2)	+6	<ul style="list-style-type: none"> <li>Opportunity to relocate bin store and rationalise service entrance which would reduce massing along listed building elevation</li> </ul>
		Bin Store	Low (1)	Medium (+2)	+2	<ul style="list-style-type: none"> <li>Opportunity to relocate bin store and rationalise service entrance to improve setting</li> </ul>
		Nash Views	High (3)	Medium (+2)	+6	<ul style="list-style-type: none"> <li>A smaller footprint along main thorough fare would reduce the visual impact of the energy centre</li> <li>Opportunity to replant adjacent beds and improve setting</li> </ul>

\* Condition of Tree  
 \*\* RPA - Root Protection Area to BS 5837  
 \*\*\* DDA - Disability Discrimination Act  
 Energy Centre Appraisal



Energy Centre Massing Study



SUMMARY

**Changing Places Toilet**  
 A changing places facility would be ideally be sited close to main thoroughfares, gardens cafe and busy public spaces.

Locating this facility south of the energy centre would improve surveillance and natural wayfinding. Proximity to the Energy Centre and New Road would keep below ground services to a minimum.

Presents an opportunity to relocate the existing bin store and rationalise boundary treatments as well as access to service area.

If structure was kept within footprint of existing store would reduce risk of impact on root system of elm trees.

Reducing massing adjacent to footpath would improve visual connections through site. However, massing within this area would remain.

**Outdoor Learning Space**

Would significantly increase massing along main thoroughfare and the loss of planting which screens the service area.

Proximity to busy public areas may result in a clash in usage.

Risk of damaging root systems of 3 significant elm trees.

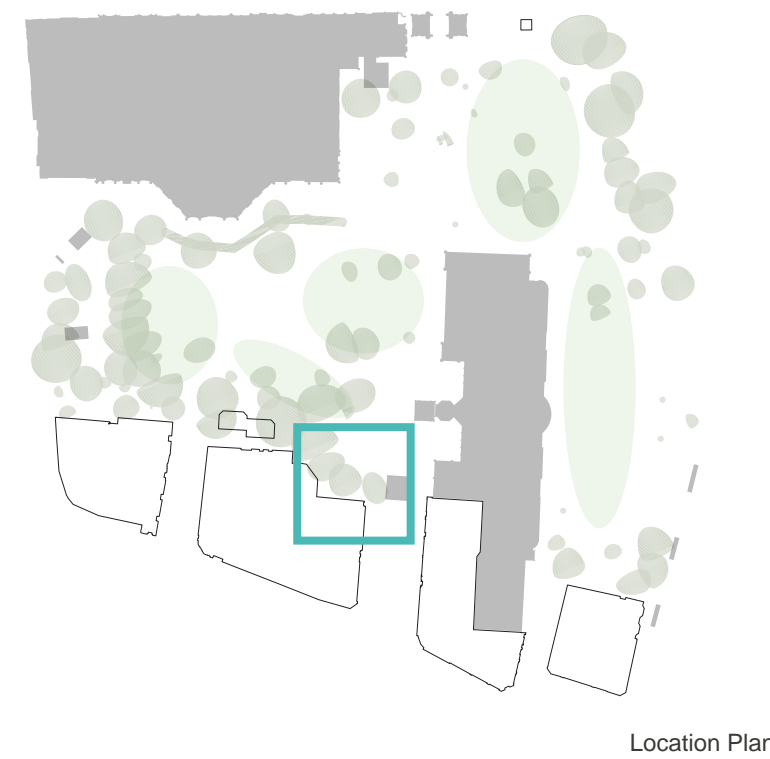
**Gardeners Compound**

Siting the gardeners store in this location would result in a significant loss of planting and major impact on the listed building facade.

Operational use along this main pedestrian thoroughfare could result in access issues. Significant risk of damage to root systems

**Bin Store**

Operationally the bin store is ideally located adjacent to New Road and in close proximity to the service area.



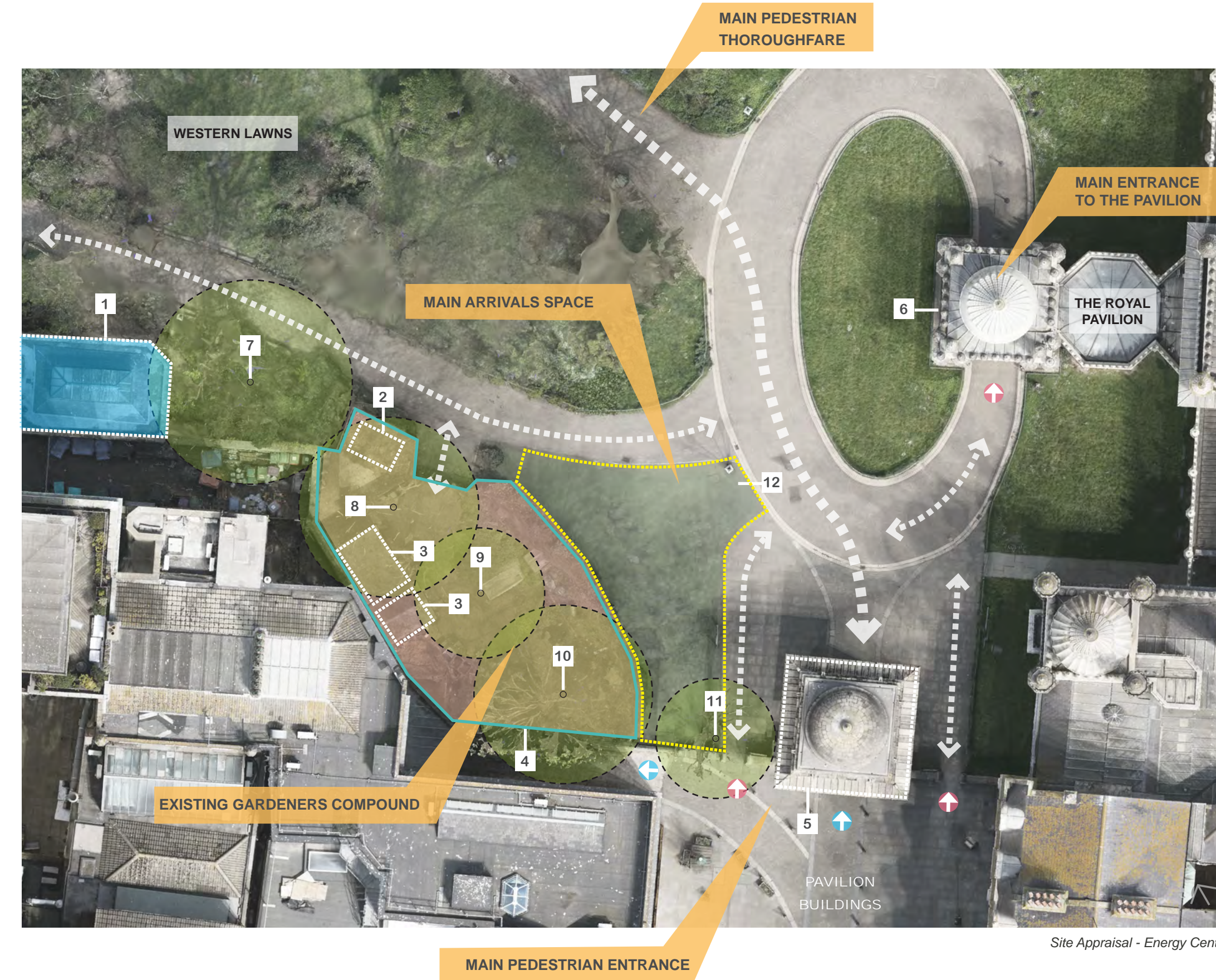
Location Plan

**OVERVIEW**

- The existing gardeners compound (~ 200m<sup>2</sup>) is fenced with a mix of timber and metal panels (1.8m high).
- The area is a major site gateway and leads to the main entrance of the pavilion.
- There is a level change (~1m) between the existing footpaths and the compound area.
- Paths are in need of renewal
- Area is heavily shaded by a number of large trees and planting along the boundary is in need of renewal.
- Power and water for gardeners store is provided by the BHCC toilet block outside of site.
- Astro-turf bank is used as an informal seating area though materials are not in keeping with the site and there are issues with ponding.
- Green waste is collected via a grab lorry adjacent to gate and there have historically been access issues through south gate.
- Generally there is a lack of seating and bins
- There are 3 significant elm trees (T50, T52, T53) which have been identified within the 2022 Arboricultural Survey as being of high quality and significance.



Photographic appraisal



Site Appraisal - Energy Centre

**Key**

1. BHCC Public Toilets
2. Existing compost store
3. Existing gardeners store
4. Existing secure line
5. South Gate
6. Entrance to The Royal Pavilion
7. T48 - Sycamore Tree (Condition : C1)
8. T50 - Elm Tree (Condition : A3)
9. T51 - Lime Tree (Condition : B2)
10. T52 - Elm Tree (Condition : A3)
11. T53 - Elm Tree (Condition : A3)
12. Existing astro-turf bank

**STRENGTHS**

- Key gateway into site
- Proximity to major thoroughfare

**OPPORTUNITIES**

- Rationalise and improve gardeners compound area
- Remove incongruous materials
- Rationalise desire lines
- Introduce seating / arrivals area
- Improve screening of gardeners compound
- Enhance planting
- Improve main entrance and setting to listed building
- Improve security to gardeners compound

**CONSTRAINTS**

- Proximity to listed building
- Root Protection Area of Trees
- Shading from existing trees
- Busy thoroughfare
- Topography and visual prominence

Feasibility Appraisal						
Existing Gardeners Compound						
Option	Proposal	Element	Significance of Element (A)	Potential Impact (B)	Score (A x D)	Notes
1	New Changing Places Facility (~15m <sup>2</sup> ) A new toilet facility for visitors which are not currently accommodated on site	Trees T50 - Elm Tree (A3*) T51 - Elm Tree (B2*) T52 - Elm Tree (A3*) T53 - Elm Tree (A3*)	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>DDA*** requirements would result in extensive structural works</li> <li>Potential high impact on RPA** of trees resulting in damage</li> <li>Foundation to be kept to a minimum with no dig type construction</li> <li>Services to be run above ground where feasible</li> </ul>
		Listed building facade	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>DDA*** requirements would result in step / ramp / hand rails which would be a major detractor and impact the setting of the listed building</li> <li>Subject to Building Control consent</li> <li>Subject to listed Building Consent</li> <li>Would require screening</li> </ul>
		Maintenance Sheds	Low (1)	Medium (+2)	+2	<ul style="list-style-type: none"> <li>Would require gardeners store to be relocated</li> <li>Opportunity to improve gardeners store and its location</li> </ul>
2	New Outdoor Learning Space (~100m <sup>2</sup> ) A new outdoor learning space with adjacent storage, hand-wash	Trees T50 - Elm Tree (A3*) T51 - Elm Tree (B2*) T52 - Elm Tree (A3*) T53 - Elm Tree (A3*)	High (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>DDA*** requirements would result in extensive structural works</li> <li>Potential high impact on RPA** of trees resulting in damage</li> <li>Foundations to be kept to a minimum with no dig type construction where possible</li> <li>Services to be run above ground where feasible</li> </ul>
		Listed building facade	Low (3)	High (-3)	-9	<ul style="list-style-type: none"> <li>DDA*** requirements would result in step / ramp / hand rails which would be a major detractor and impact the setting of the listed building</li> <li>Subject to Building Control consent</li> <li>Subject to listed Building Consent</li> <li>Would require screening</li> </ul>
		Maintenance Sheds	Low (1)	Medium (+2)	+2	<ul style="list-style-type: none"> <li>Would require gardeners store to be relocated</li> <li>Opportunity to improve gardeners store and its location</li> </ul>
3	New Gardeners Compound (~200m <sup>2</sup> ) A secure gardeners compound with storage and services	Trees T50 - Elm Tree (A3*) T51 - Elm Tree (B2*) T52 - Elm Tree (A3*) T53 - Elm Tree (A3*)	High (3)	Low (-1)	-3	<ul style="list-style-type: none"> <li>Keep to existing footprint to avoid impact on RPA** of trees</li> <li>Opportunity to remove existing surfacing and replace with free draining no dig type construction to improve current situation</li> </ul>
		Listed building facade	High (3)	Low (+1)	+3	<ul style="list-style-type: none"> <li>Opportunity to remove incongruous materials and improve setting of main entrance</li> </ul>
		Maintenance Sheds	Low (1)	High (+3)	+3	<ul style="list-style-type: none"> <li>Opportunity to improve facilities, access and security</li> </ul>
4	New Bin Store (~80m <sup>2</sup> ) A secure accessible bin store	Trees T50 - Elm Tree (A3*) T51 - Elm Tree (B2*) T52 - Elm Tree (A3*) T53 - Elm Tree (A3*)	High (3)	Medium (-2)	-6	<ul style="list-style-type: none"> <li>Operational requirements likely to require ramped access</li> <li>Potential impact on RPA** of trees resulting in damage</li> </ul>
		Listed building facade	High (3)	Medium (-2)	-6	<ul style="list-style-type: none"> <li>Operational use along main thorough fare would be a significant detractor and potential clash with public access</li> <li>Risk of operational damage to south gate</li> <li>Would require screening</li> </ul>
		Maintenance Sheds	Low (1)	Medium (+2)	+2	<ul style="list-style-type: none"> <li>Would require gardeners store to be relocated</li> <li>Opportunity to improve gardeners store and its location</li> </ul>

\* Condition of Tree  
 \*\* RPA - Root Protection Area to BS 5837  
 \*\*\* DDA - Disability Discrimination Act

Most Damaging -7-9 -4-6 -1-3 0 +1-3 +4-6 +7-9 Least Damaging

Gardeners Compound Massing Study



Bin Store 80m<sup>2</sup>

SUMMARY

Changing Places Toilet

A changing places facility would be ideally be sited close to main thoroughfares, gardens cafe and busy public spaces.

However, there is a significant level change which would require a large accessible ramped access which would be expensive and likely to be a major detractor from the setting of the listed Royal Pavilion building.

Foundations for the structure can be minimised but the requirement for level access and ramps is likely to lead to an impact on root systems.

Outdoor Learning Space

There are benefits to siting the external learning space adjacent to the main entrance.

However, there is a significant level change which would require a large accessible ramped access which would be expensive and likely to be a major detractor from the setting of the listed Royal Pavilion building.

Access requirements would also be likely to impact the root systems of important elm trees.

Gardeners Compound

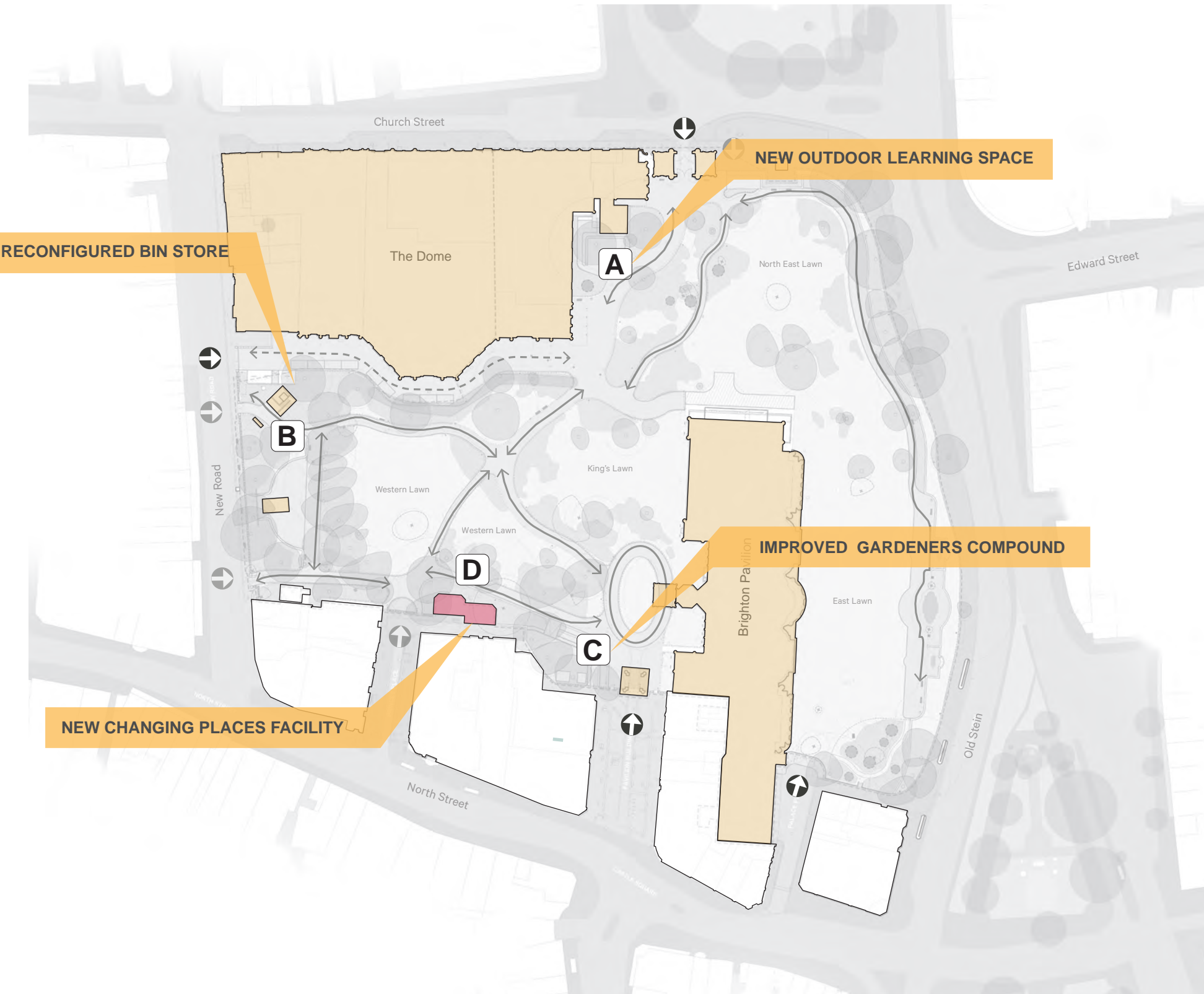
The gardeners store is an important operational facility in this area and provides a valuable site presence at a major gateway.

There is an opportunity to improve arrival space by improving screening, rationalising desire lines and removing erroneous materials.

Growing conditions for trees could be improved by replacing surfacing with a permeable no-dig type construction.

Bin Store

Operationally the bin store is ideally located adjacent to New Road and in close proximity to the service area to avoid operational / access issues.



Plan showing preferred siting of New Elements / Operational Facilities  
Site Plan - Not to Scale

**APPRAISAL**

After assessing the feasibility of each area and in close liaison with the Conservation consultant the findings are:

**Outdoor Learning Space - Site A**

Due to the proximity to the existing learning centre, as well as the large free space available, Site A is the preferred location for the outdoor learning space.

**Refuse Store - Site B**

Operationally the refuse store should be located in the NW corner of site adjacent to New Road. However, the existing bin store has been identified within the Conservation Plan, Heritage Impact Assessment as well as by the Sussex Gardens Trust and Historic England as being a feature which damages the historic fabric of the gardens. The opportunity to rationalise and reduce massing should therefore be taken to address this.

**Gardeners Compound - Site C**

The gardeners compound is currently well sited and improvement works would not only improve the facility but also the entrance into this major gateway. Relocating this facility would potentially cause significant damage to the historic fabric of the Gardens

**Changing Places facility - Site D**

To avoid the addition of any new structures within this small and highly sensitive site, the ideal location of a changing places facility would be within the existing public toilets which are currently closed. This was also confirmed by Historic England, the Sussex Gardens Trust and the Heritage Impact Assessment.

There are also opportunities to provide additional facilities within this structure which would benefit the gardens and its visitors as well as supporting events and activities.





**OBJECTIVES**

- Create a flexible and accessible 'life long learning space' for a range of activities
- Accommodate min 30no. Children + 2 adults (70-100m<sup>2</sup>)
- Provide outdoor hand wash facility and storage space
- Renew planting beds
- Minimise impact on facade of listed building
- Maintain natural surveillance over area
- Minimise impact on root systems of existing trees
- Use materials which are in keeping with the architectural vernacular
- Improve railings to perimeter of area



Analysis



Existing Plan  
Not to Scale

**LEGEND**

- Pedestrian entrance
- Vehicular entrance
- Desire line
- Seating
- Existing planting beds
- Existing surfacing

**KEY**

1. Existing learning hub
2. Brighton Museum
3. King William IV gate
4. Granite kerbs & bow-top fencing to perimeter of beds
5. Existing planting beds
6. Existing self binding footpath (~1m wide) to secondary exit from Learning Hub
7. Existing level access (~1.8m wide) to primary entrance to learning hub



Existing learning hub



Concept Plan  
Not to Scale

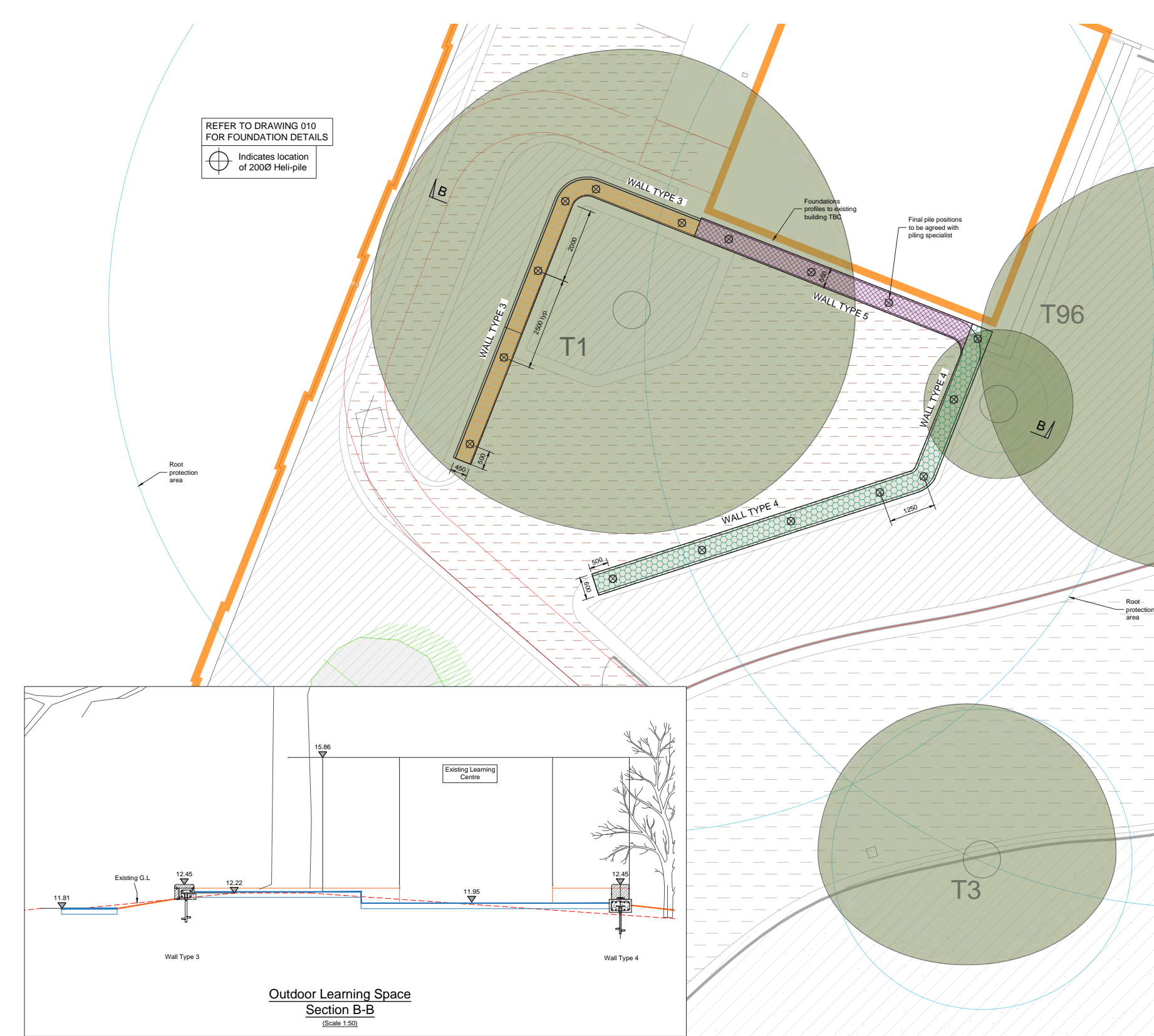
LEGEND

- Pedestrian entrance
- Vehicular entrance
- Desire line
- Seating
- Trees of poor quality / Obscuring Key 'Nash views'
- Existing planting beds to be renewed
- Existing surfacing to be renewed

KEY

1. Existing learning hub
2. Brighton Museum
3. King William IV gate
4. Edgings to bed rationalised and gate / fencing replaced with new
5. Planting beds to be renewed with buffer planting between learning space and main thoroughfare
6. New bound (1.2m wide) footpath.
7. New learning space (80m<sup>2</sup>) surfaced in permeable bound gravel (no-dig type construction). Including stone seating
8. New hand wash area and storage located in recess to mitigate visual impact
9. Existing footpaths to be renewed
10. Existing primary level access to Learning Hub

Note : A flexible 80m<sup>2</sup> external space with integrated seating. Use of no-dig permeable surfacing (e.g. Terrabase) to reduce impact on root systems. The new hand wash / storage facility to be located within the recess between the Learning Hub and Museum to mitigate visual impact.

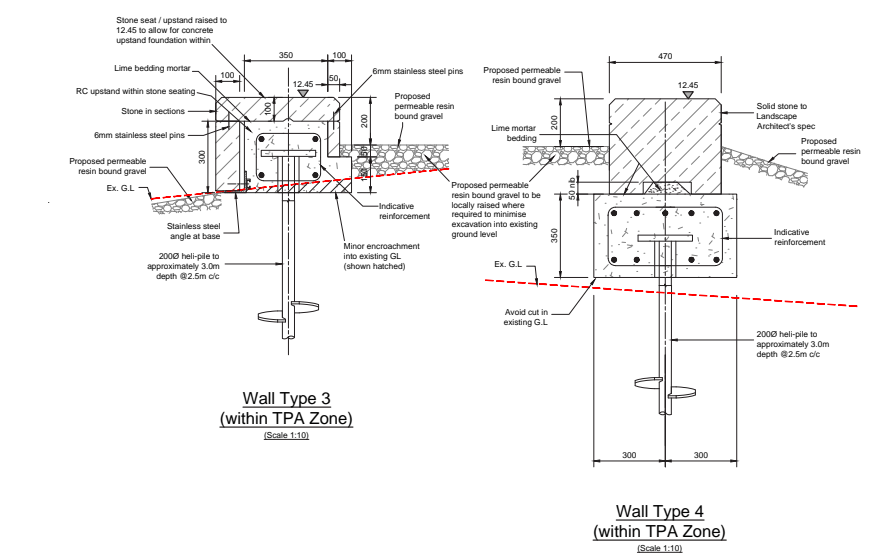


General Arrangement Plan  
Not to Scale

TECHNICAL REVIEW

Following a detailed review of the existing levels in liaison with the projects Arboriculturalist and Heritage Engineers, proposals have been developed to reduce impact on the RPAs by:

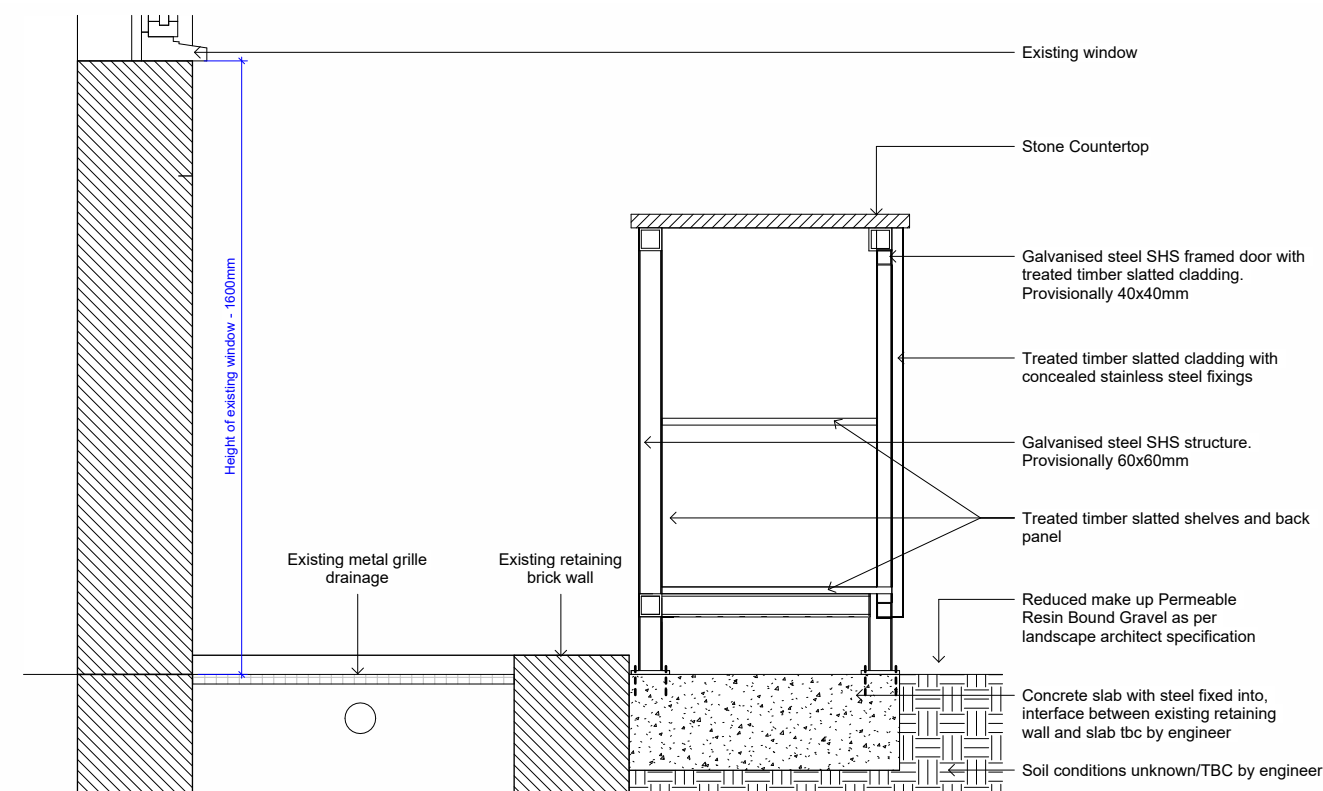
- Leaving areas directly around the existing tree (T1) clear to avoid roots and allow management of suckers
- Using a 'no-dig' type construction surface build up e.g. CellWeb (or similar approved) to minimise impact on roots through excavation,
- Minimise the impact of foundations by using localised mini piled foundations, which can be adjusted on site to avoid roots following Arboricultural probing investigations prior to construction
- Replacing the existing path with a permeable and free draining resin bound gravel to allow the natural movement of air and water into the ground



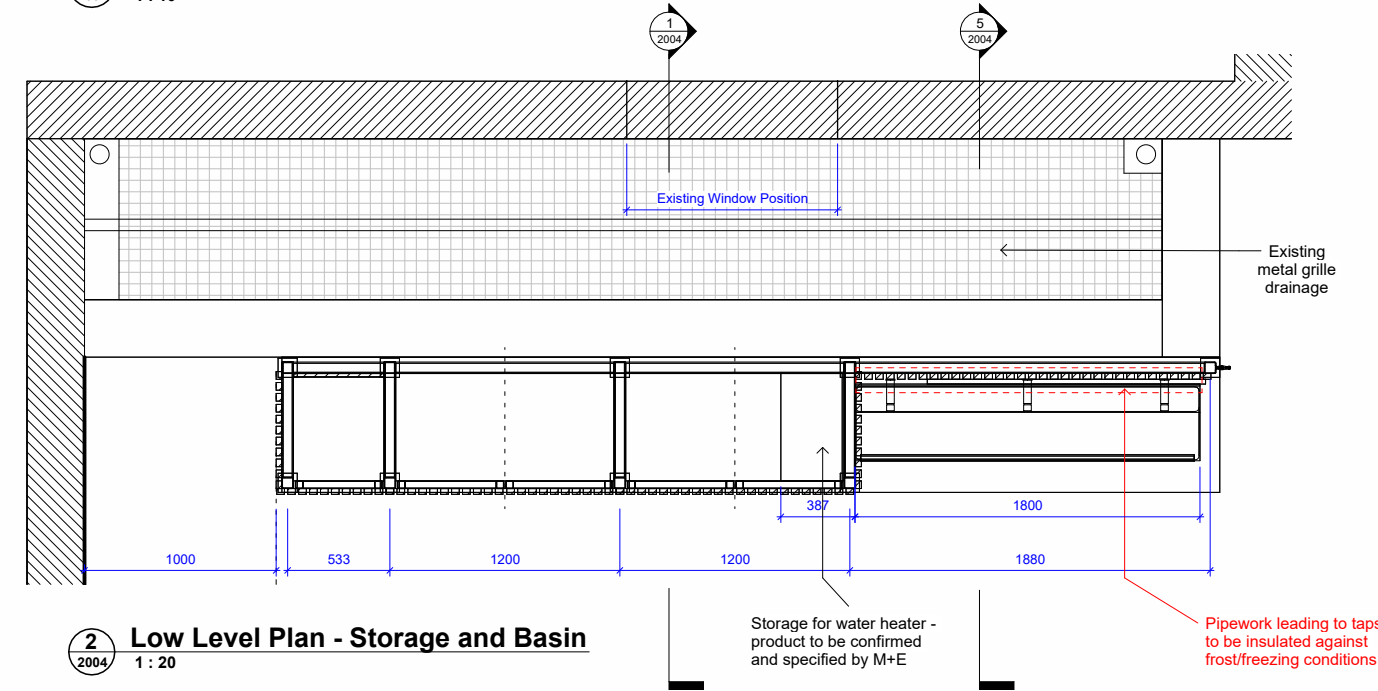
Typical foundation detail



Resin bound gravel & CellWeb sub base detail



1 Section - Storage  
2004 1: 10



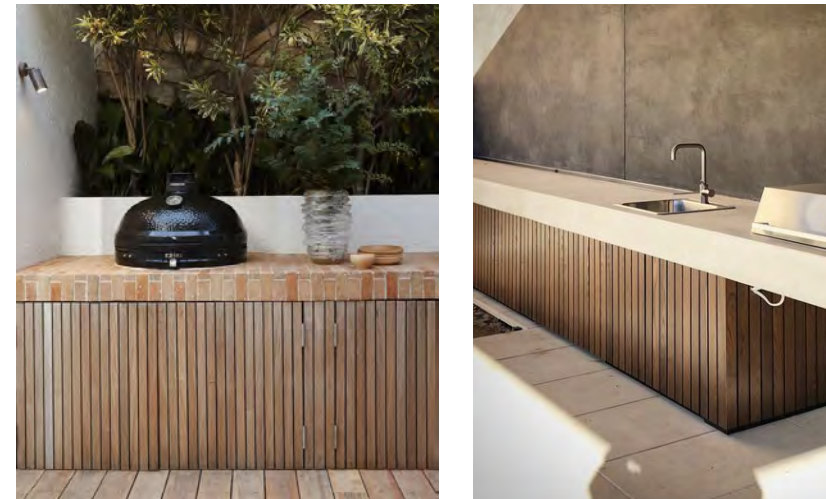
2 Low Level Plan - Storage and Basin  
2004 1: 20

**HAND WASH FACILITY**

The outdoor learning space will support a range of groups, activities and events including external classes for children e.g. arts & crafts, bug hunts gardening etc.

The new external learning area will therefore include an external hand wash including storage to support these activities and improve the management of the space.

The proposed hand wash area will be a low free-standing work top, located within the recess between the existing learning space and Brighton Museum to minimise any visual impact.



Precedent images



Handwash visualisation



Outdoor Learning Space concept visualisation

Existing planting to be restored following the design principles applied in the 1990's restoration

Permeable resin bound surfacing with reduced dig type construction

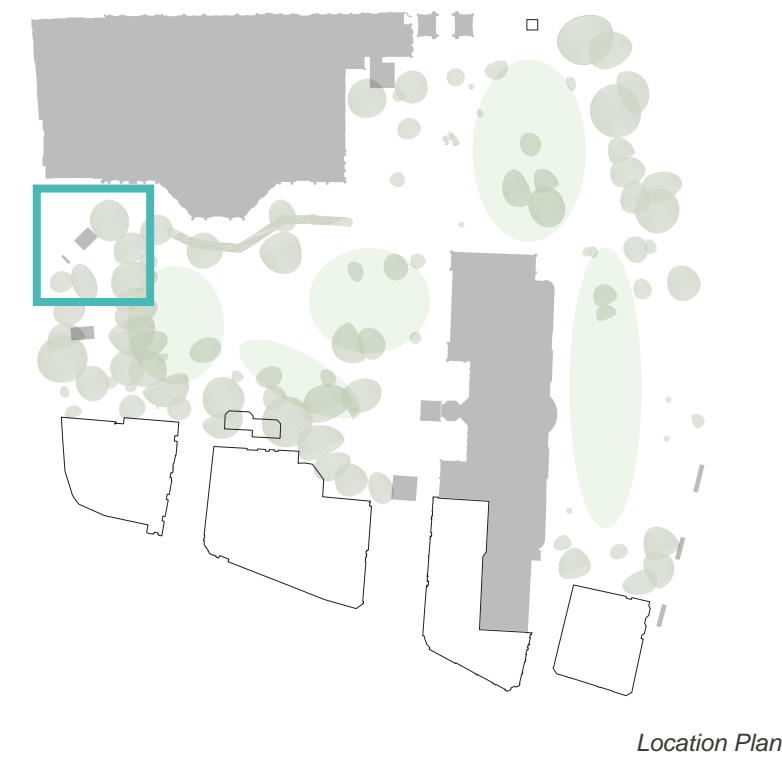
Proposed metal estate railing and gate 1.1m high

Existing paths to be laid with new edging and surfacing renewed and following existing specification

**THE OUTDOOR LEARNING SPACE**

- The outdoor learning space will be flexible and support a range of activities, groups, events and will compliment the use of the existing learning building and increase its offer.
- Intervention will be kept low level and the new handwash facility will be sited within the recess between the two buildings to mitigate visual impact.
- A new 1.1m high estate railing will replace the existing modern double hoop, to reduce the visual appearance and help manage access.
- The planting beds will be restored using the existing historical research to provide an attractive a floriferous setting in keeping with the Regency style.
- Surfacing and foundations have been designed to reduce impact on the root protection areas of existing trees and allow flexibility when constructing to allow for adjustment (following probing investigations) to avoid any major roots.
- New external power and water will be provided to help support activities as well as maintenance of the planting beds.
- Improved signage will enhance access / wayfinding and increase learning and interpretation about the Gardens.





Location Plan

**OBJECTIVES**

- Provide a high quality and consistent boundary treatment (min 2.1m high) with gated access
- Rationalise and widen main thoroughfares
- Improve screening to Energy Centre
- Rationalise location and detail of bin store to mitigate visual impact
- Enhance planting beds
- Improve signage & interpretation
- Restore existing lighting
- Improved provision of seating and bins



Analysis



Existing Plan  
Not to Scale

**LEGEND**

- Pedestrian entrance
- Vehicular entrance
- Desire line
- Seating
- Existing planting beds
- Existing surfacing

**KEY**








1. Listed telephone boxes
2. Public W/Cs
3. Cafe seating area
4. Cafe
5. Timber bench
6. Timber wall
7. Energy Centre
8. Bin Store
9. Service Area
10. Vent to underground services
11. Western Lawns



New Road



**LEGEND**

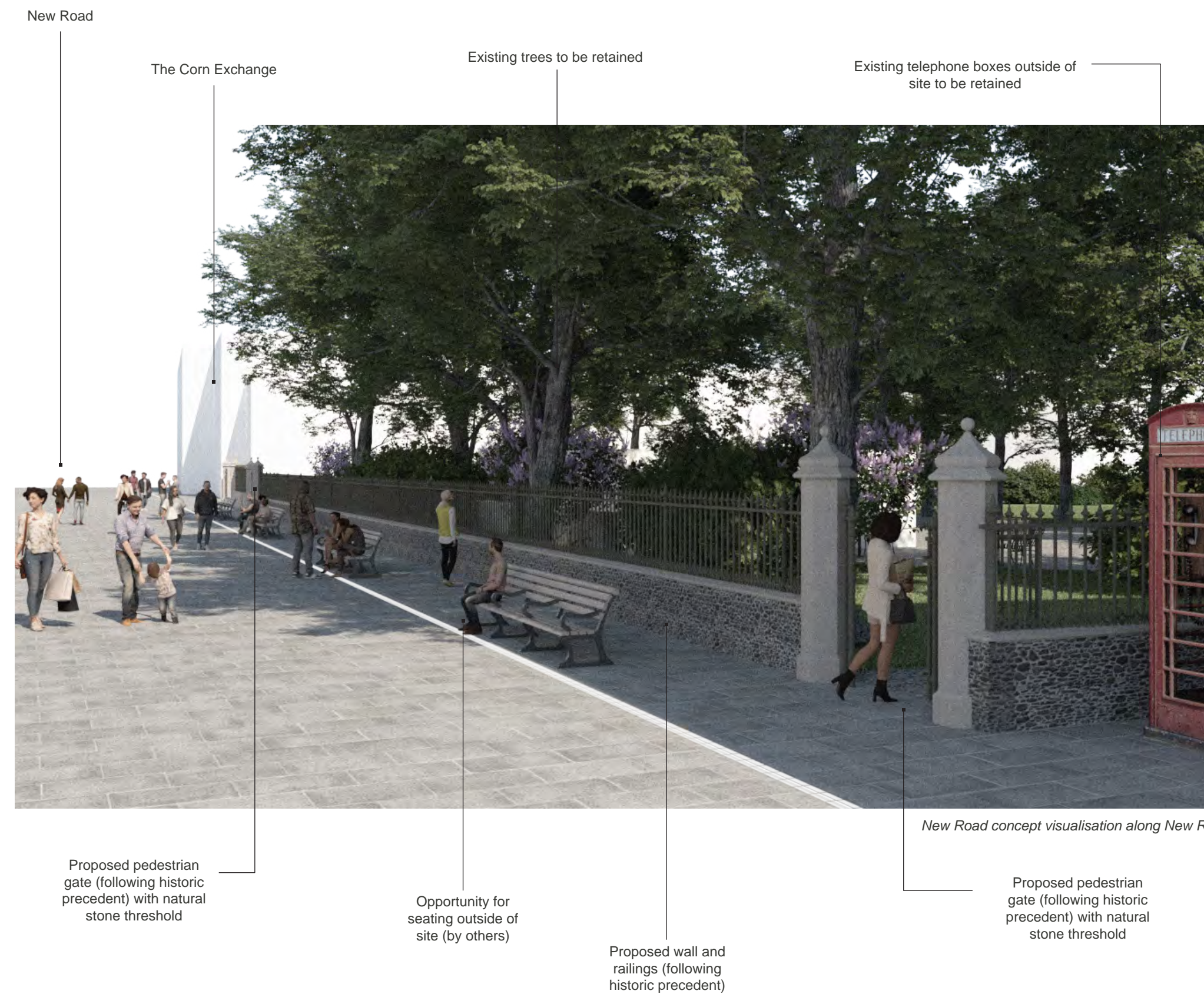
-  Pedestrian entrance
-  Vehicular entrance
-  Desire line
-  Seating
-  Trees of poor quality / Obscuring Key 'Nash views'
-  Existing planting beds to be renewed
-  Existing surfacing to be renewed

**KEY**

1. New widened + gated pedestrian entrance.
2. Interpretation of Historic Ice House
3. Existing path width widened & regulated.
4. Improved planting around cafe with glimpses into / across site
5. Renewed surfacing around existing cafe
6. New secure boundary with wall and railings
7. Existing pedestrian entrance widened and repositioned
8. Existing path widened and realigned
9. Opportunity to adopt vent as signage / wayfinding
10. Reduce extent of existing bin store.
11. Reorientate existing bin store
12. New gated access into service area
13. Service area
14. Restored planting beds
15. Max Miller Statue (retained)
16. Remodelled existing public W/Cs with CPF, public toilets and kiosk / information point

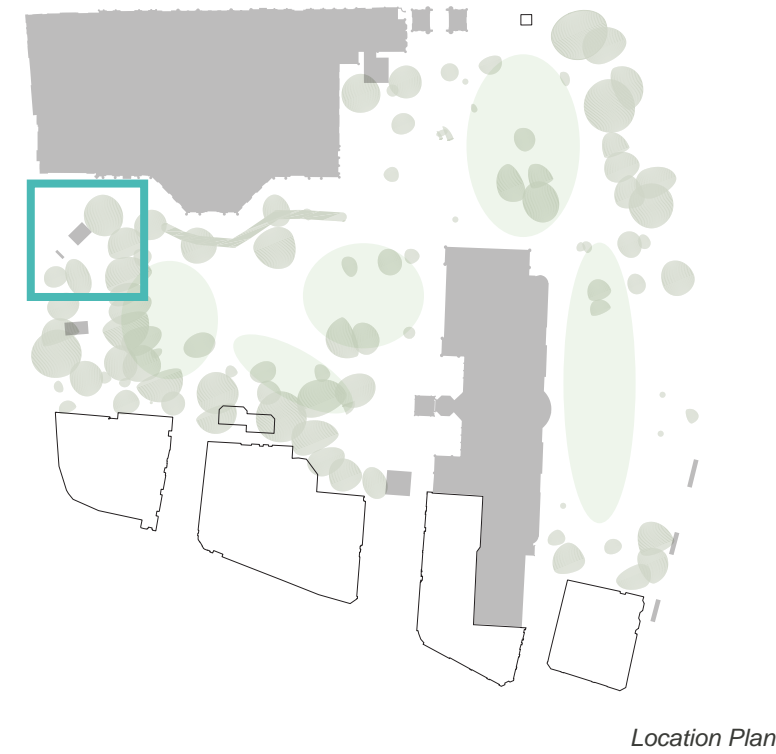
Preferred concept to rationalise footpaths, entrances and which reduces visual impact of the bin store / Energy Centre which have been identified as having a significant negative impact on the historic fabric of the gardens.

Concept Plan  
Not to Scale



**THE WESTERN APPROACH**

- Existing entrances to be widened and rationalised to enhance and improve access into the Gardens.
- Rationalising and de-cluttering street furniture at entrances will help to restore the setting of the gardens and allow the use of a robust family of materials which are more in keeping with the character and style of the Gardens
- Reinstatement of the historic boundary (following archive details) will create an identifiable urban perimeter to the Gardens that will provide a sense of cohesion and improve its integrity within the city centre. Note, foundation of existing wall to be re-used to minimise impact on tree roots
- Use of open railings will maintain views into and through the Gardens.
- Reinstating gated access will allow better management of access into the Gardens which combined with added security will help address the issues with anti-social behaviour and crime within the Gardens.
- Additional CCTV at key locations will help to monitor and manage security during the day and help to protect the fabric and the enjoyment of the Gardens by visitors.
- Restoration of the existing listed and unlisted light columns will improve access at entrances and along main thoroughfares as well as conserve an important landscape feature.
- The planting beds will be restored using the existing historical research to provide an attractive and floriferous space in keeping with the Regency style.
- Existing paths to be renewed, rationalised and resurfaced
- Surfacing around trees to be rationalised to improve rooting conditions and remove trip hazards
- Drainage to be improved in front of cafe area to reduce ongoing maintenance issues associated with wear of the western lawns.
- Internal fencing to be rationalised and replaced with visually less dominant detail to protect key areas of planting
- Improved signage to enhance access / wayfinding and increase learning and interpretation of the site.



Location Plan

**OBJECTIVES**

- Reduce the visual dominance of the existing bin store.
- Rationalise the access to the bin store from the service area
- Reduce impact on tree roots
- Rationalise boundary
- Improve the condition / appearance to the energy centre
- Enhance planting beds



Analysis



Existing Plan  
Not to Scale

**LEGEND**

- Pedestrian entrance
- Vehicular entrance

**KEY**

1. Timber seating
2. Timber wall
3. Max Miller statue
4. Barrier
5. Drainage gully
6. Terrace
7. Bin store (removed as part of current Corn Exchange works)
8. Energy Centre
9. Shared Dome & Pavilion refuse store
10. Pedestrian path
11. Vent to underground services
12. Planting beds
13. Service area
14. Western Lawns
15. The Corn Exchange
16. The Dome

**EXISTING CAPACITY**

**BD&BF**



- 9no. 1100L - General Refuse (8,800L)
- 12no. 240L - Glass (2,880L)

**Pavilion Refuse store Capacity :**

- 4no. 1100L - General Refuse (4,400L)
- Note 2no. 1100L only seasonally required. Consider increasing capacity of standard litter bins within park to reduce requirement



**LEGEND**

-  Pedestrian entrance
-  Vehicular entrance

**KEY**

1. Boundary wall and railing
2. Existing path widened and realigned to new gated entrance
3. Terrace to Corn Exchange
4. Vehicular access gate to service area (circa 6m wide)
5. Operational entrance to Corn Exchange
6. Energy Centre fencing to be refurbished
7. Dome mixed refuse store.
8. Existing bin store to be reduced area returned to soft
9. Service area
10. Existing vent to be clad and fitted with signage / interpretation
11. Western Lawns
12. The Corn Exchange
13. The Dome
14. Max Miller Statue (retained)

**PROPOSED CAPACITY**

**BD&BF**

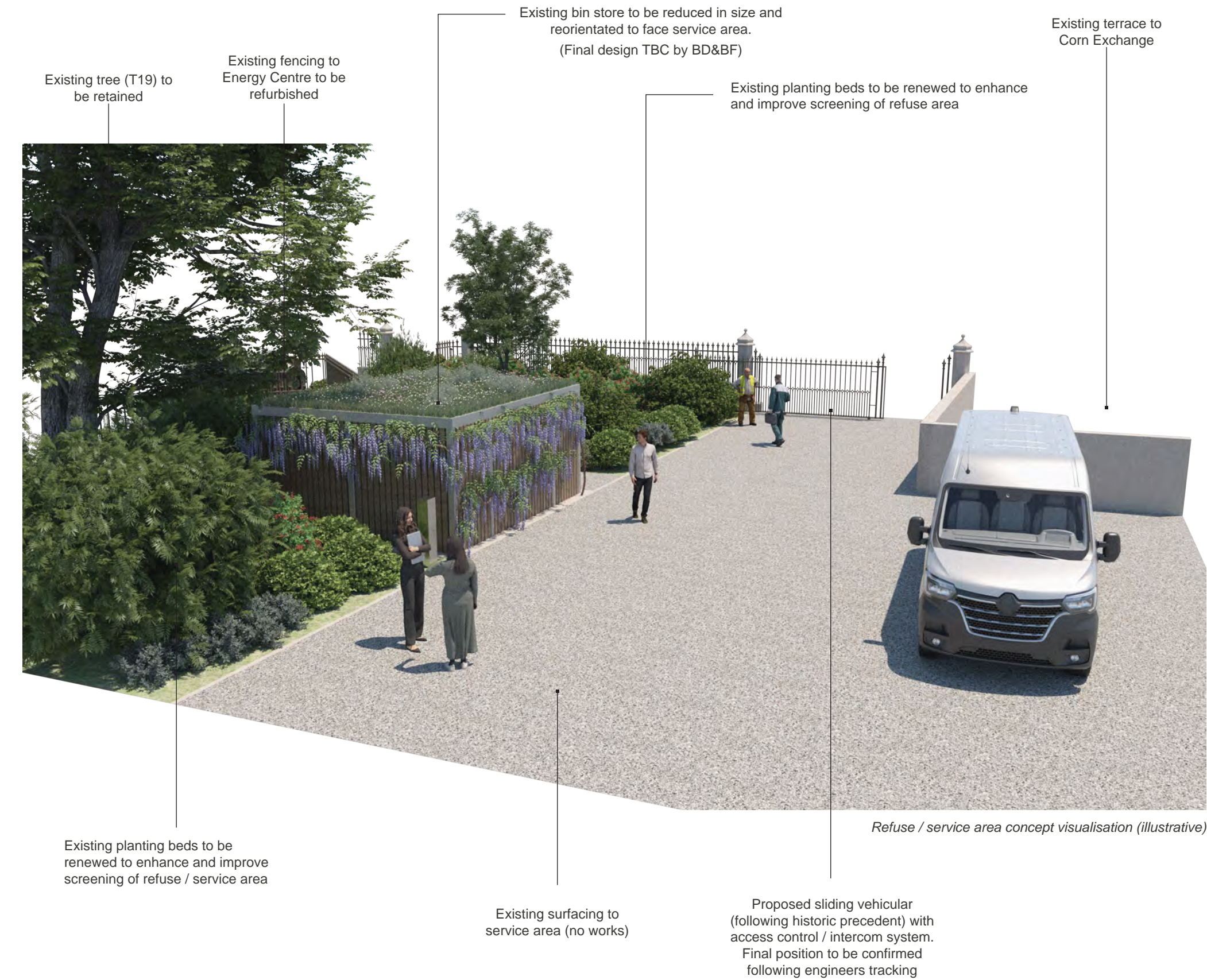
TBC by BD&BF. Existing provision to be reviewed by BD&BF following operational review with new cafe operator.

**Pavilion General Refuse store Capacity :**

**N/A**

2no. 1100L seasonal bins to be removed following improved provision for litter bins generally within the gardens.

2no. 1100L - General Refuse to be relocated to existing gardeners compound.



**THE REFUSE STORE / SERVICE AREA**

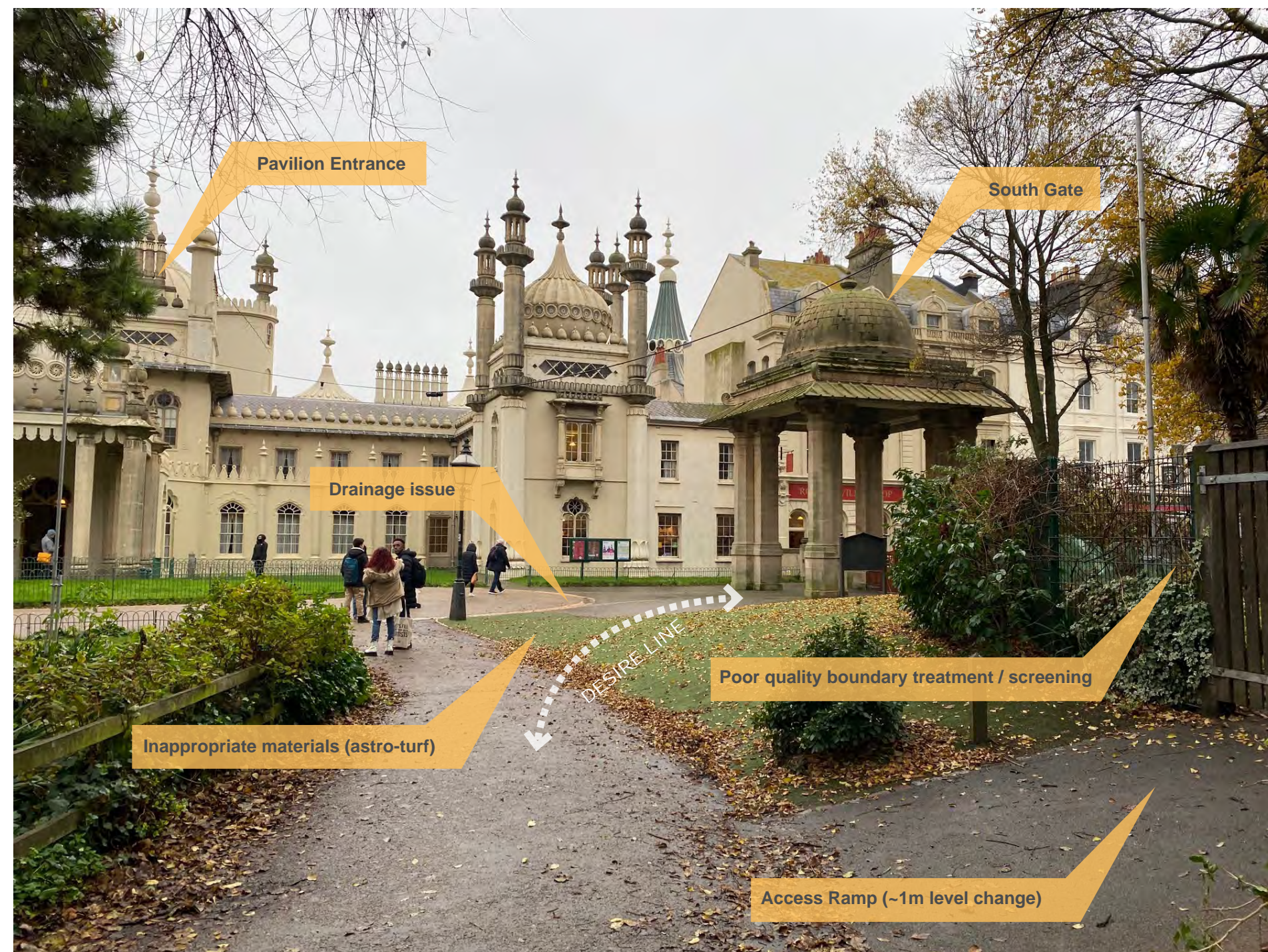
- The service area is used for deliveries, parking and refuse collection for the Dome and is not used for public access.
- Completing the boundary treatment by this entrance will help to unify the Royal Estate and allow better management into the service area,
- The existing bin storage has been identified within the Conservation Plan as being damaging to the historic fabric of the Gardens. Reducing and re-orientating the current arrangement will help to mitigate this. (Note : Final layout / design TBC following operational review with BD&BF and the new cafe operator)
- Impact of tree roots to be reduced by reducing footprint of the existing store.
- Restoring and the adjacent planting beds (following historical research) will enhance screening of the refuse area.
- Additional screening which will be explored include, green roofs and green walls with final detail to be developed by BD&BF.



Location Plan

**OBJECTIVES**

- Create a high quality gateway into the site using materials in keeping with architectural vernacular
- Rationalise path positions and open major desire lines
- Create seating and gathering points for groups of visitors
- Retain existing elm trees
- Improve screening to compound area
- Provide improved services and facilities within existing compound
- Remove astro-turf mound
- Improve drainage



Analysis



Existing Plan  
Not to Scale

**LEGEND**

- Pedestrian entrance
- Vehicular entrance
- Desire line
- Seating
- Existing planting beds
- Existing surfacing

**KEY**

1. Pavilion turn around
2. Astro turf bank
3. Weld-mesh fencing
4. Gardeners store
5. Gardeners store
6. Green waste store



India gate entrance



**LEGEND**

- Pedestrian entrance
- Vehicular entrance
- Desire line
- Seating
- Trees of poor quality / Obscuring Key 'Nash views'
- Existing planting beds to be renewed
- Existing surfacing to be renewed

**KEY**

1. New surfacing & edging. Rationalise turn around
2. Resurface approach associated with new arrangement
3. New surfacing & edging. Rationalise path widths and alignments
4. New natural stone raised seating / edge & planting. Opportunity to incorporate interpretation
5. Replace existing stacked concrete kerb wall with new low rise stone seating edge
6. New access ramp into compound area
7. New hedge planting to screen compound area
8. Resurface compound area with permeable surfacing
9. New gardeners store
10. New gardeners shed
11. New gates and railing to existing wall
12. Remove existing poor specimen T54

Preferred concept with two low seating terraces to allow greater numbers of people to gather and use the area off the main thoroughfare at this major gateway. A planting bed along the upper terrace will allow the use of better planting to screen the compound and soften the area.

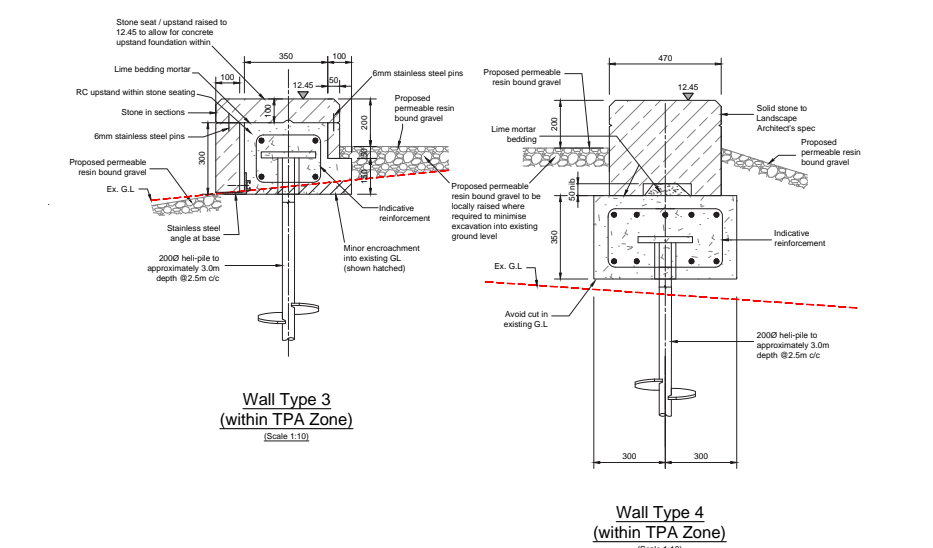


General Arrangement Cross section plan

**TECHNICAL REVIEW**

Following a detailed review of the existing levels and in liaison with the projects Arboiculturalist and Heritage Engineers, proposals have been developed to reduce impact on the RPAs by:

- Using 'no-dig' type construction surface build up e.g. CellWeb (or similar approved) to minimise impact on roots through excavation.
- Minimise the impact of foundations by using localised mini piled foundations, which can be adjusted on site to avoid roots following Arboicultural probing investigations prior to construction
- Replacing the existing surfacing within the gardeners compound with a permeable and free draining resin bound gravel to allow the natural movement of air and water into the ground.



Typical foundation detail



Resin bound gravel & CellWeb sub base detail



India Gate natural stone block walling

Natural stone plinth to King George IV statue

John Nash bust at All Souls Church

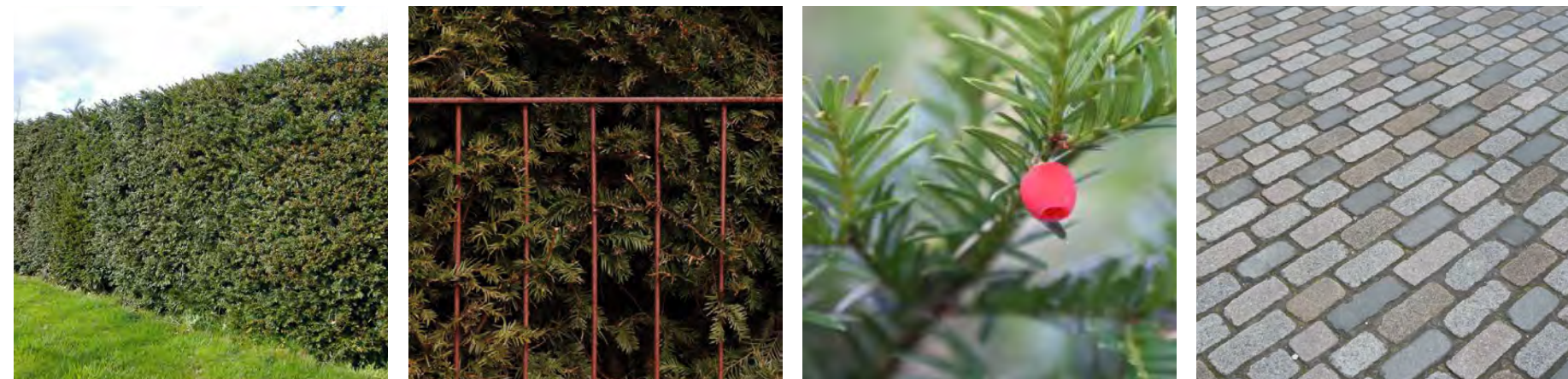


Natural stone block

Bonded natural stone chippings

Permeable resin bound chippings

Brass inlay in natural stone



Evergreen native hedging

Vertical bar fencing

Evergreen native hedging

Natural stone thresholds

**MATERIALS**

The proposed gardeners store area will rationalise the current layout, remove the existing astro-turf mound and replace it with new tiered seating to allow groups of people to gather off of the main thoroughfare.

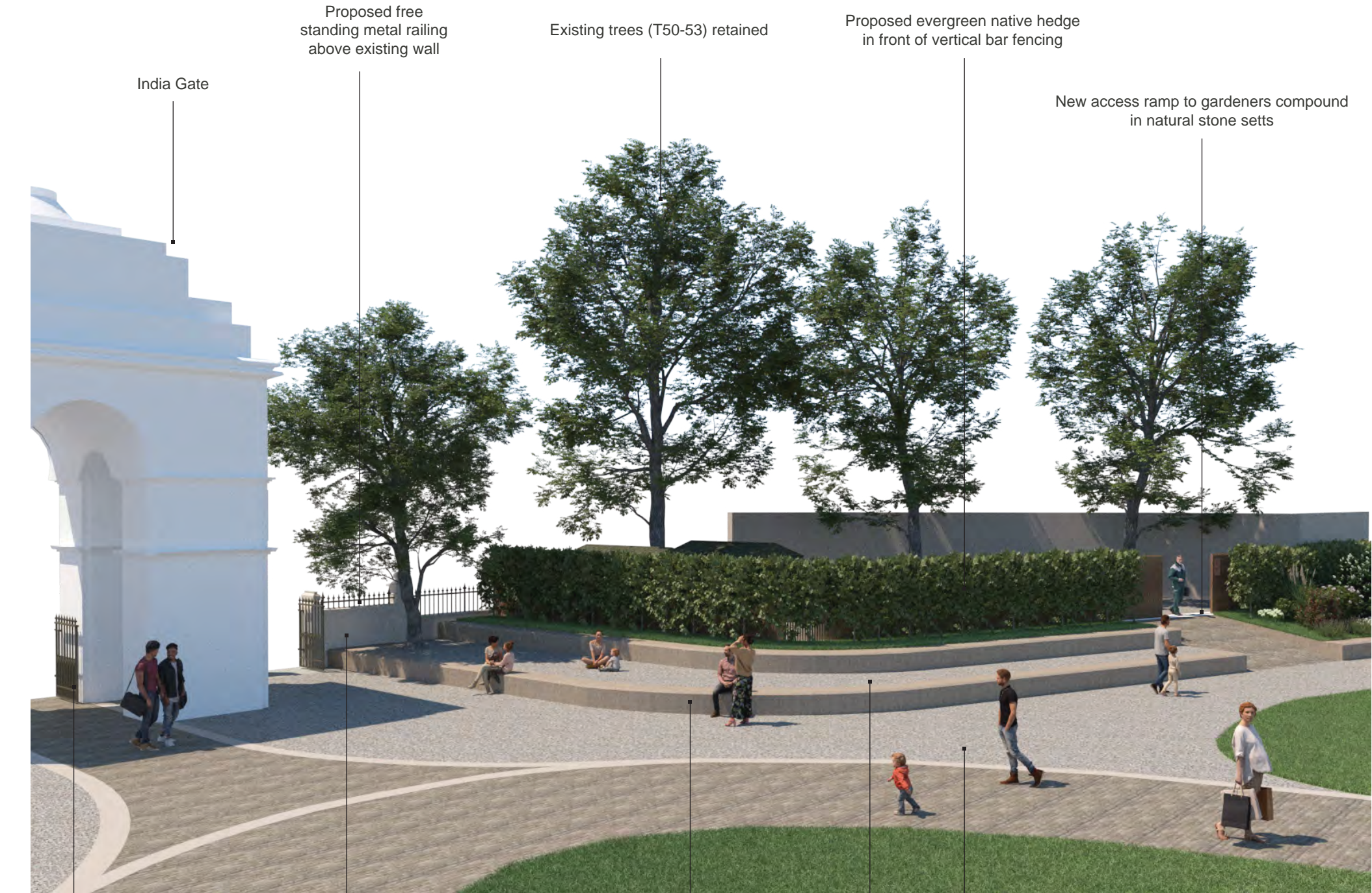
Screening of the compound will be improved through the use of native evergreen hedging, backed with simple vertical bar fencing to secure the gardeners compound.

The low rise natural stone seating walls will echo the architectural vernacular of the India Gate and the Royal Pavilion. The use of natural stone block work can also be seen within a number of Nash's schemes including All Souls Church and Buckingham Palace as well as in the work of his contemporaries.

The proposed seating wall would continue along the footpath up the the Princes Place entrance, replacing the existing modern stacked concrete kerb wall.

The new seating walls also offer the opportunity to incorporate interpretation within these features (e.g. engravings / plaques) as part of the broader improvements to interpretation on the history of the Gardens.

Surfacing within RPA is proposed to be a permeable resin bound gravel which would allow the natural movement of water and air into the ground. The colour of the aggregate would be selected to compliment the newly refurbished footpath which follows the original specification with a bonded buff gravel.



Proposed free standing metal gates

Existing natural stone walls to India Gate

Proposed natural stone seating wall

Proposed permeable resin bound gravel

Existing paths to be renewed, rationalised and re-surfaced with new buff bonded gravel to match existing detail

**THE GARDENERS COMPOUND**

- Screening will be enhanced to reduce the visual impact of the gardeners store and rationalising and surfacing will enhance its operational effectiveness and provide more space to support volunteer activities.
- The existing astro turf mound will be removed and replaced with a new seating area to allow groups of visitors to gather off the thoroughfare by the main entrance.
- The use of natural stone seating walls will relate the local architectural vernacular and provide opportunities to incorporate interpretation (e.g. engravings / plaques)
- Additional CCTV at key locations will help to monitor and manage the security to help protect the fabric and the enjoyment of the Gardens by visitors.
- New railings to the boundary (following historical precedents) will provide a sense of cohesion to the Royal Estate and help manage access.
- The all gates would be secured open during the day to ensure maximum free flow into the Gardens and the use of telescopic bollards will help to restrict vehicle access.
- Improved signage will enhance access / wayfinding and increase learning and interpretation about the Gardens.
- Surfacing and foundations have been designed to reduce impact on the root protection areas of existing trees and allow flexibility when constructing to allow for adjustment (following probing investigations) to avoid any major roots.



Location Plan

**OVERVIEW**

The toilet block is located at the South West boundary of the Gardens on Prince's Place and accessed from an alleyway at the end of Prince's Place. The block currently falls outside of the RPG boundary

An initial options appraisal was carried out to explore potential locations for a new Changing Places Facility (CPF). Within this it was recognised that the existing toilet block offered the ideal siting, though complexities surrounding the ongoing management of the facility prevented it being considered as part of the overall scheme.

In spring 2023 B&HM and BHCC agreed to develop proposals to refurbish the existing block.



Photographic appraisal



Site Appraisal - Existing Public W/Cs

**Key**

1. T47 - Elm Tree (Condition : A3)
2. T46 - Walnut Tree (Condition : B2)
3. T48 - Sycamore Tree (Condition : C1)
4. T43 - Elm Tree (Condition : A3)
5. T44 - Elm Tree (Condition : A3)
6. T37 - Lime Tree (Condition : B2)
7. T45 - Yew Tree (Condition : C1)
8. Existing stacked concrete kerb wall
9. Recessed seating point (no seat)
10. Existing stone plinth wall (no railings)
11. Electrical junction box outside of site

**STRENGTHS**

- Proximity to major thoroughfare and entrance
- Existing facility with services
- Proximity to Gardens Cafe

**OPPORTUNITIES**

- Provide key public facilities including a new Changing Places facility.
- Rationalise access and boundary treatments
- Enhance planting and setting around building
- Improve external appearance of building
- Improve surveillance by entrance and along major thoroughfare
- Reduce overshadowing to improve amount of light to improve planting and security

**CONSTRAINTS**

- Root Protection Area of Trees
- Interfaces with areas outside of site (including services)
- Level change



**HISTORY AND PUBLIC CLOSURE**

The existing building was built in the 1980's as a purpose built WC facility for the city. The WC block contained two gendered WC facilities, each including an accessible toilet, attendant's office and large circulation area.

The toilets have been subject to long-standing issues with anti-social behaviour and crime and are seen as a 'hot-spot' for associated issues within the city centre. Whilst partly due to wider social issues within Brighton, the block's design (see right) is thought to accommodate such activity. In October 2022 the block was considered as un-viable to retain and manage and the block was closed by the council.



Precedent image of a Changing Places facility

**OBJECTIVES**

- Incorporate Changing Places facility (min 3 x4m) within existing building
- Provide level access to CPF direct from Gardens
- Make good cavities / services to prevent ingress of vermin
- Explore opportunities to incorporate signage / interpretation along external façades.
- Replace existing services to the adjacent gardeners store
- Explore opportunities for additional facilities within existing footprint (kiosk / toilets / store)
- Improve existing external appearance / setting of building

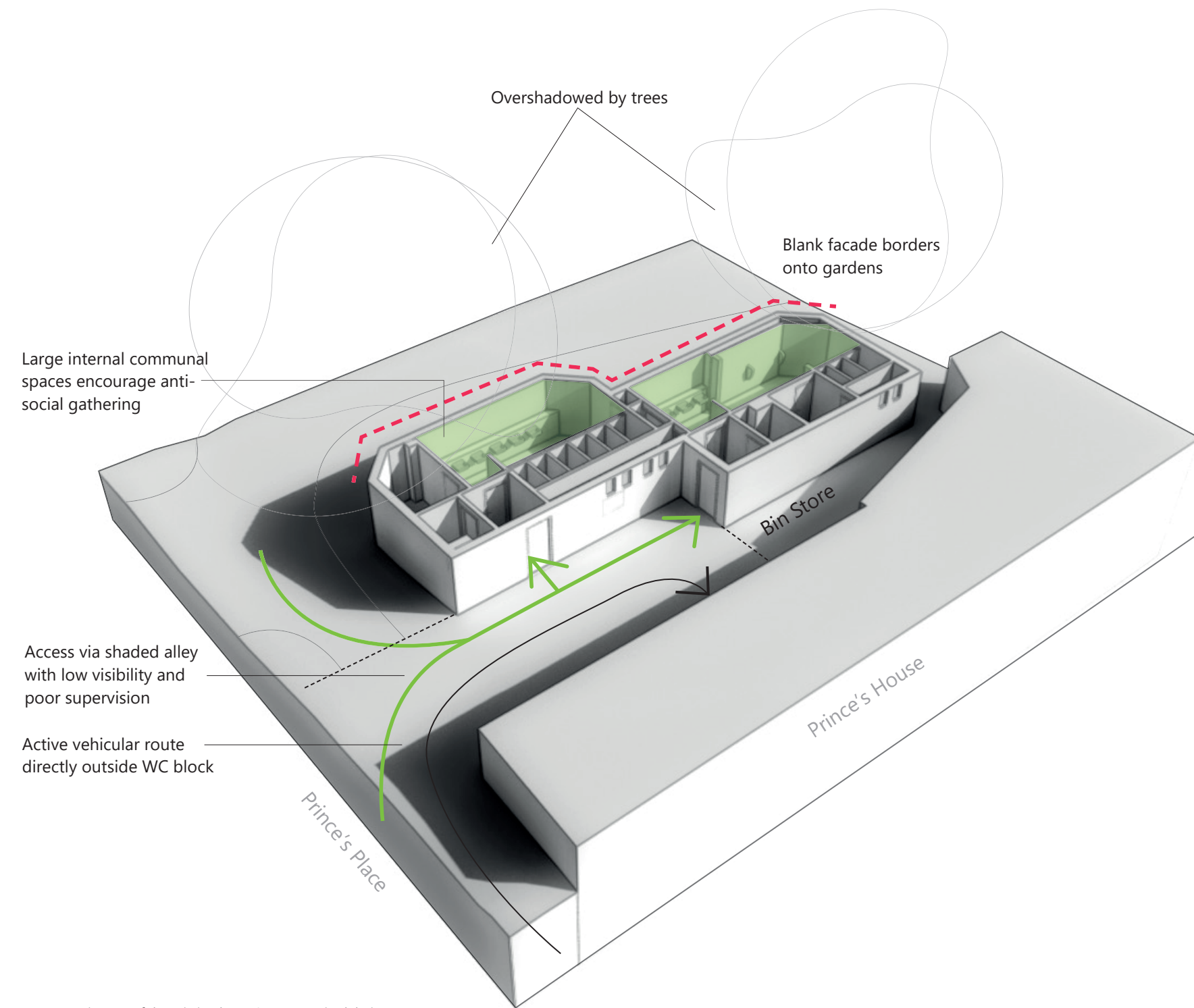
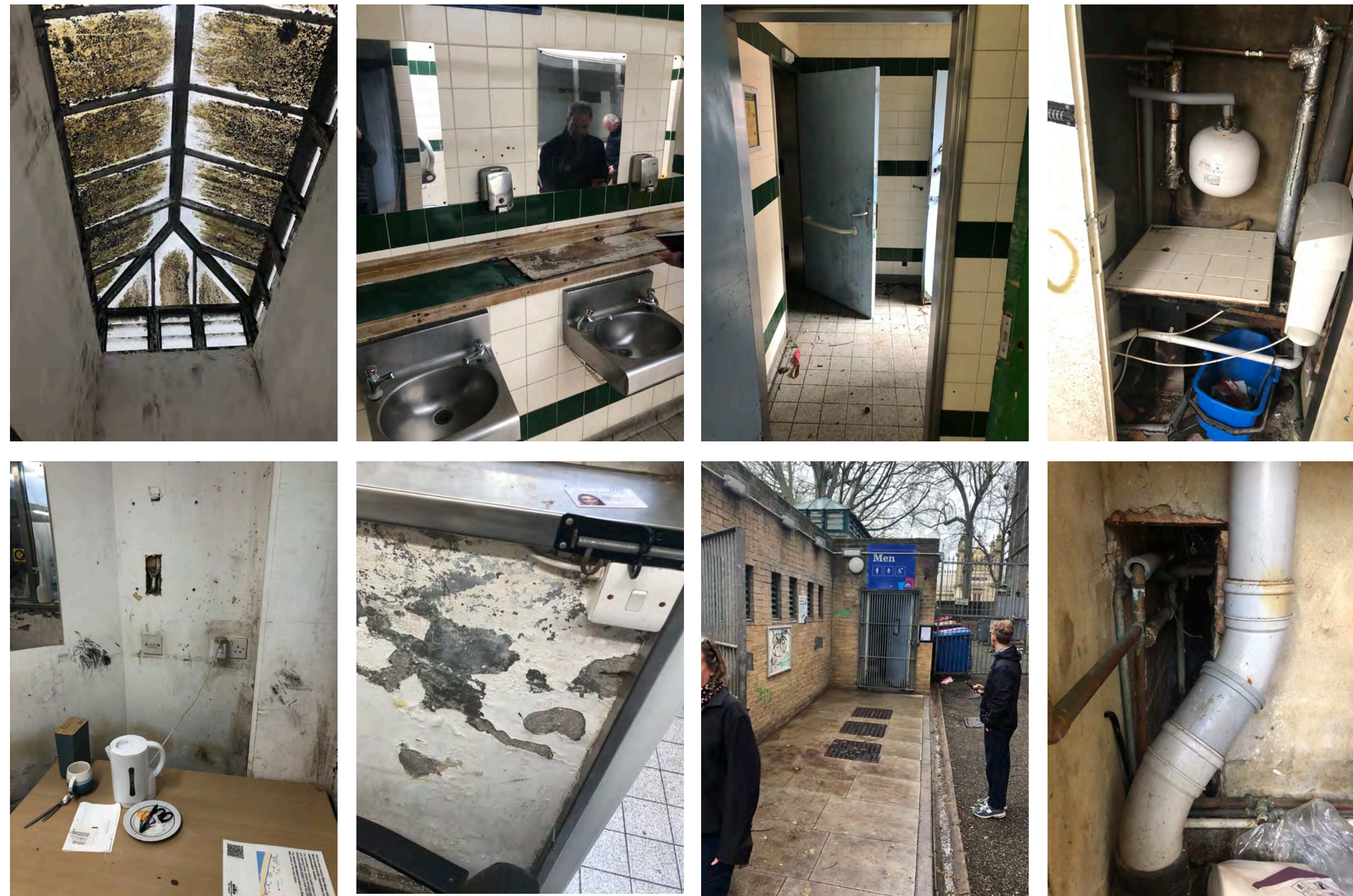


Diagram of the existing layout's compromised design



Site photos from a recent site visit (24/05/23) showing the dilapidated condition of the interior and exterior of the building

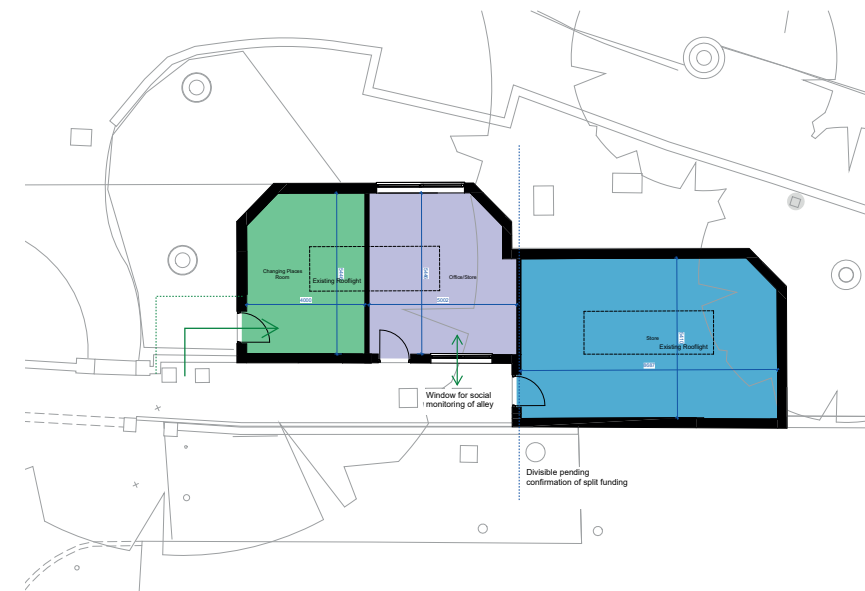
**OPTION 1**

**Pro's**

- Provides core aims
- Minimal facilities to upkeep
- Significant storage space with option for future renovation
- Cheapest option

**Con's**

- No public W/Cs
- Associated negative reaction to loss of public facilities
- Minimal utilisation of potential asset



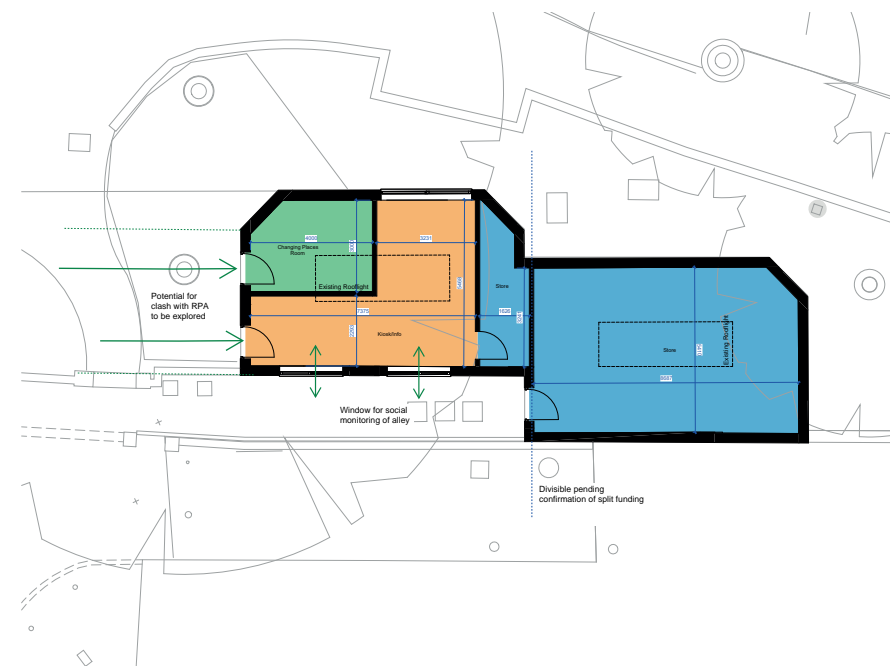
**OPTION 2**

**Pro's**

- Minimal facilities to upkeep
- Significant kiosk space with option for future renovation
- Kiosk located on prominent location for surveillance of alleyway

**Con's**

- No public W/Cs
- Associated negative reaction to loss of public facilities
- Minimal utilisation of potential asset



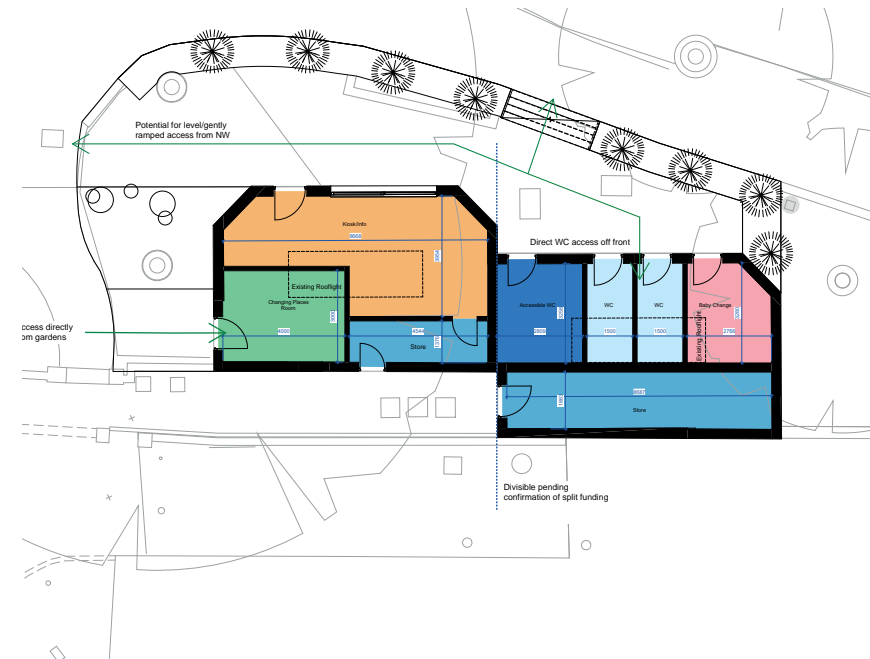
**OPTION 3**

**Pro's**

- Creates new frontage into Gardens
- Discourages anti-social behaviour through passive social monitoring
- WC units can be operated separately from CPF
- New commercial opportunity for gardens

**Con's**

- More extensive external works
- Up-keep of facilities required



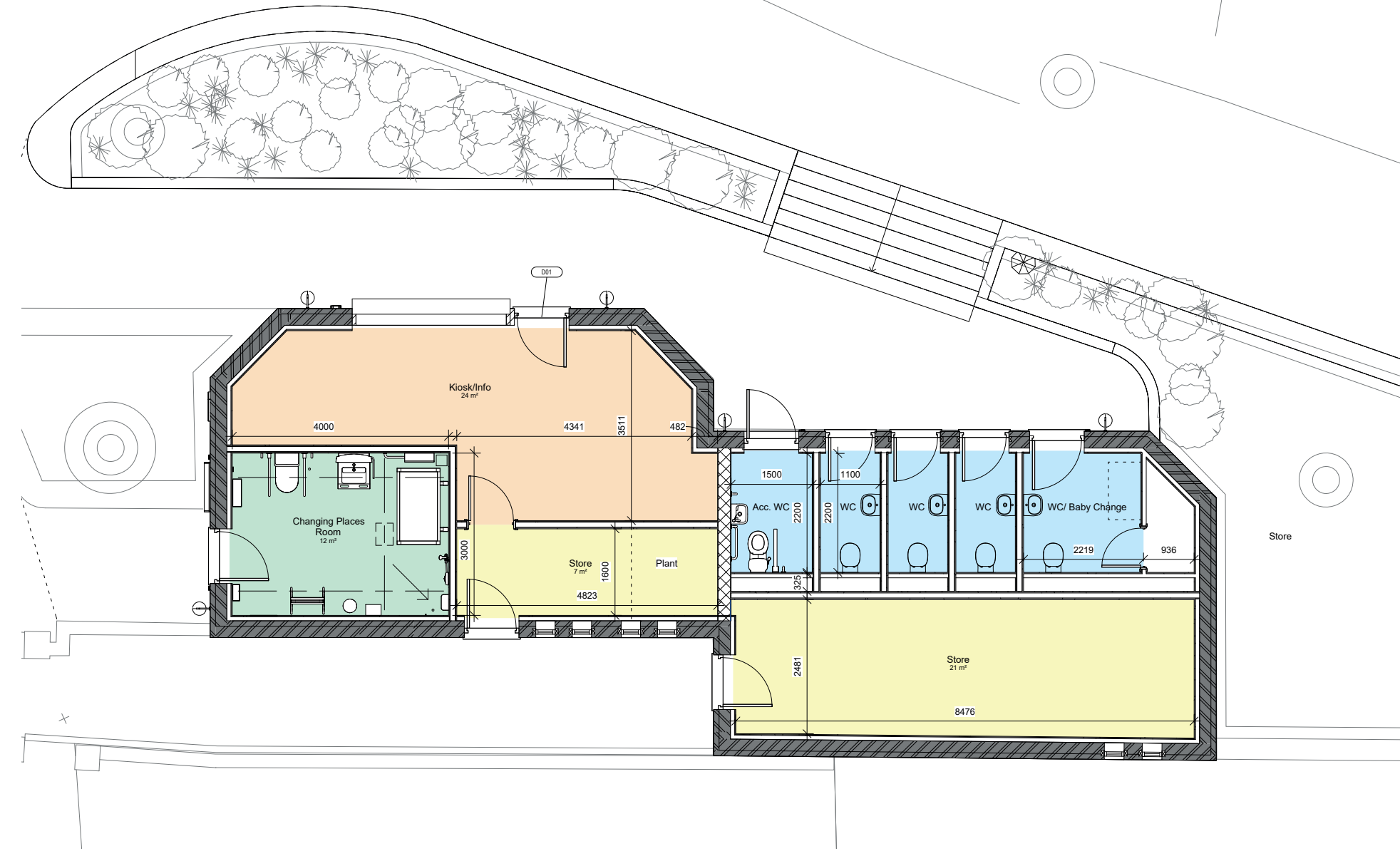
**OPPORTUNITIES**

Initial feasibility studies were undertaken to ascertain what opportunities there could be within the existing building.

Opportunities include;

- Changing Places facility
- Information kiosk
- Storage (equipment / bins / interpretation)
- Public W/Cs (inc disabled / baby change)
- Improved direct access from the Gardens
- Improved security through passive social monitoring
- Opportunities to improve the external appearance of the building (inc interpretation)

Following liaison with BHCC Option 3 was selected as the preferred concept to be developed and included within the project.



Plan showing Changing Places Facility within existing build  
Site Plan - Not to Scale

**USAGE**

The refurbishment proposes to replace the existing WC facilities with:

**1no. Changing Places Facility (CPF)**

The introduction of a changing places facility will increase the site's accessibility offering and provide a high-quality facility for Brighton and Hove city centre. This will be operated using a radar key system to ensure use is retained only for key holders and those who need it.

**5no. direct access non-gendered WCs (inc. 1no. accessible WC and 1no. ambulant WC with baby change)**

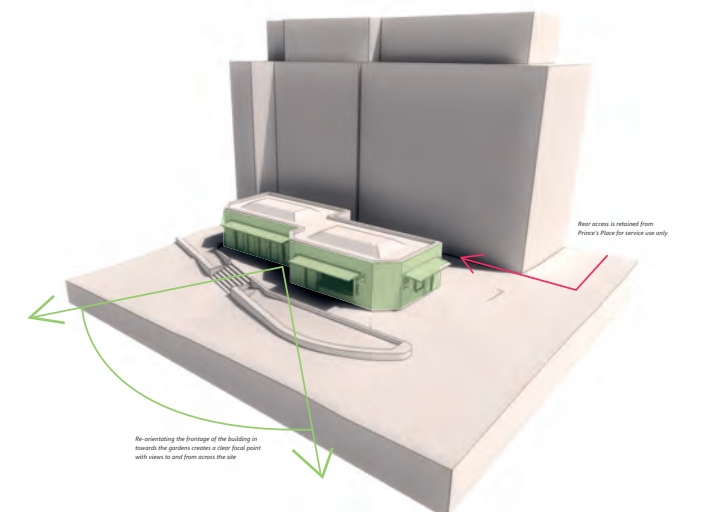
The 5 new WCs will provide convenient and safe toilet facilities for the Gardens. A key driver for the scheme is to create a new frontage for the block, whereby the WCs are accessed directly from a highly visible pathway and socially monitored by visitors and staff at the adjacent kiosk. Social monitoring and visibility are considered key methods of passively reducing anti-social behaviour and crime.

**1no. multifunctional kiosk with service hatch**

The kiosk will provide a flexible space which can be used by B&HM for a variety of purposes, such as an information kiosk to serve the gardens and Royal Estate buildings. This could change seasonally and adapt to public demand or need.

**2no. Store Rooms**

The new scheme will provide RPMT with new storage space to service the refurbished building and Gardens.



**FORM**

Whilst the massing of the building will remain the same, new entrances are proposed for the north and west elevations to open the facility up to the Gardens.

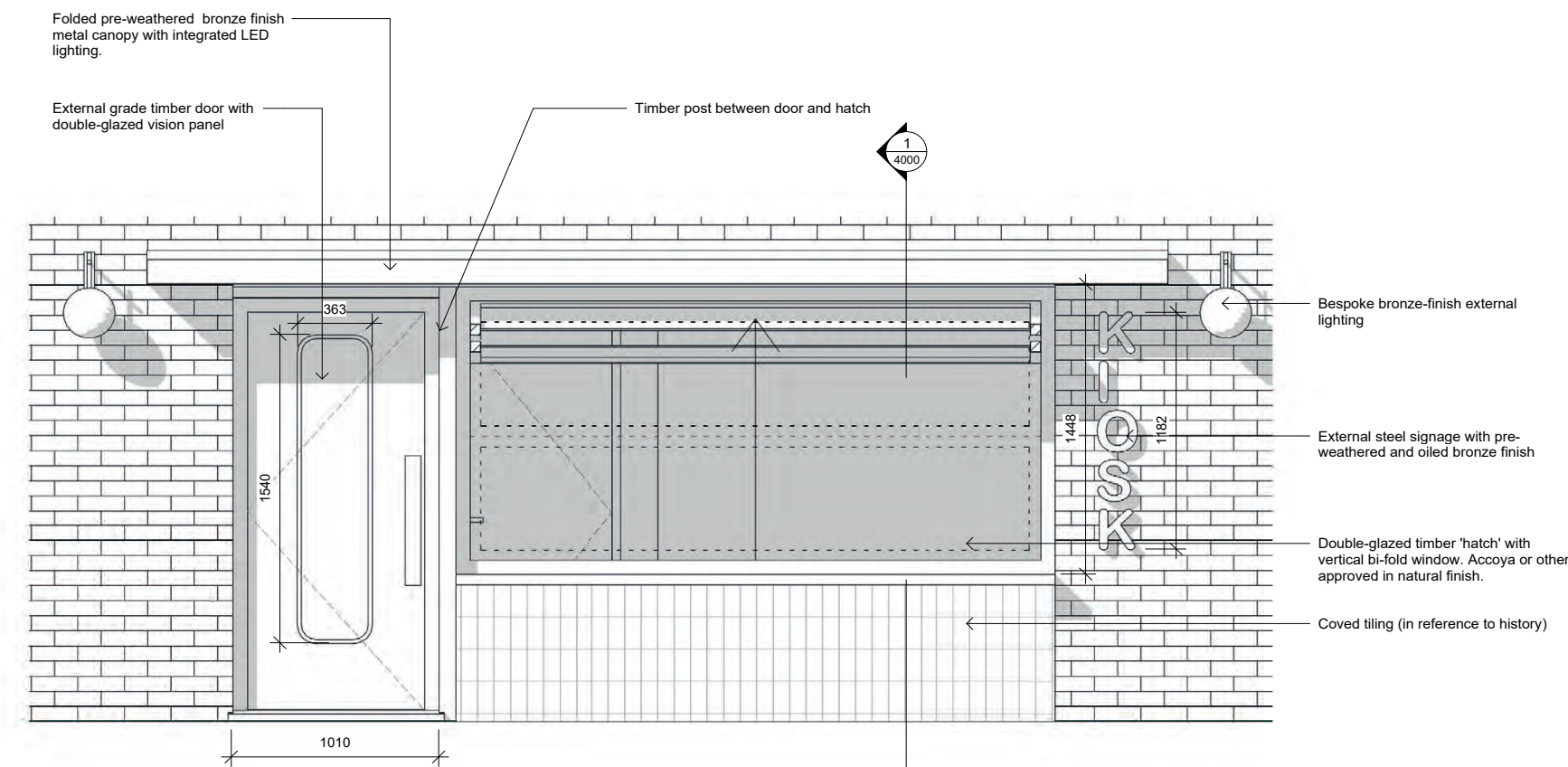
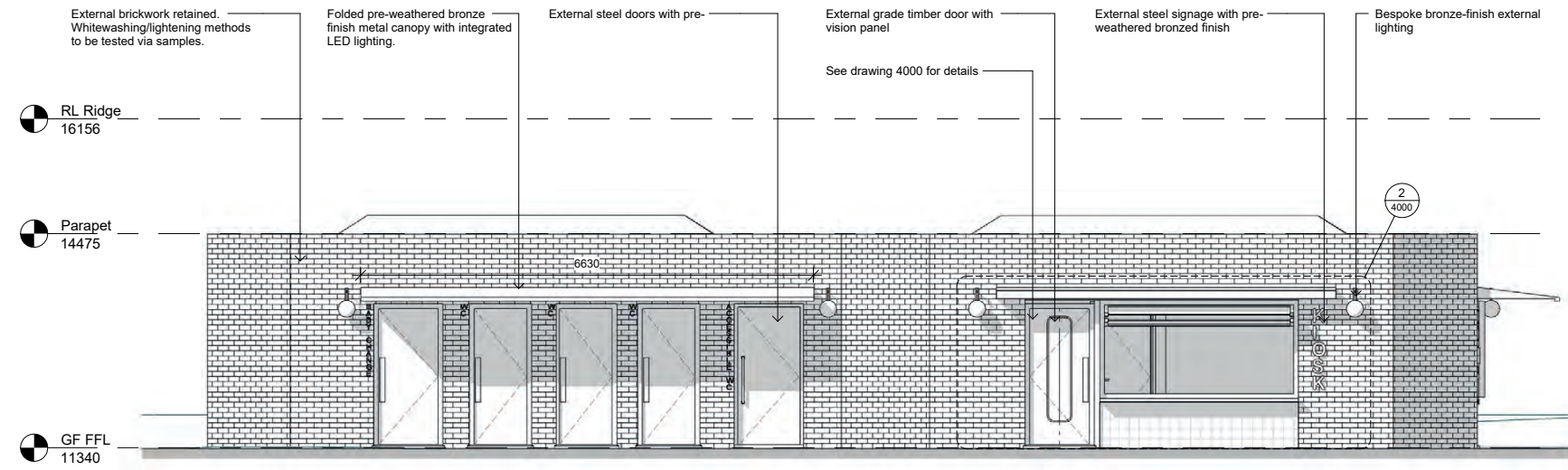
These fall under two categories: The first is a large glazed kiosk 'hatch', capable of serving the gardens across a variety of purposes. This will contain a large bi-fold window to provide a clear point of service for visitors. An adjacent access door with vision panel also allows for internal functions and increases the kiosk's flexibility. The kiosk will be protected by a large folded steel canopy with a concealed metal roller shutter for security purposes.

The remaining openings are direct-access doors to individual WCs and the CPF. These are also protected by a large folded steel canopy with integrated LED lighting. These steel canopies therefore become another signifier for points of access to the facility, whereas the service entrances to the back without these become a clear secondary access point.

Both kiosk and WCs will be flanked by signature metal wall-lights, again drawing public focus whilst providing an architectural nod to the Victorian municipal architecture of other WC blocks around the city.

The scheme proposes to remove the large, central existing rooflights which are currently in a dilapidated state and - if restored - would compromise the thermal performance of the building. Furthermore, the central position of the rooflights creates major obstacles for subdividing the internal space into a layout to successfully service the Gardens.

All new public facing elements will be capable of withstanding heavy public usage and vandalism. Risk of damage should be further reduced by planned strategies to reduce out-of-hours access to the Gardens.



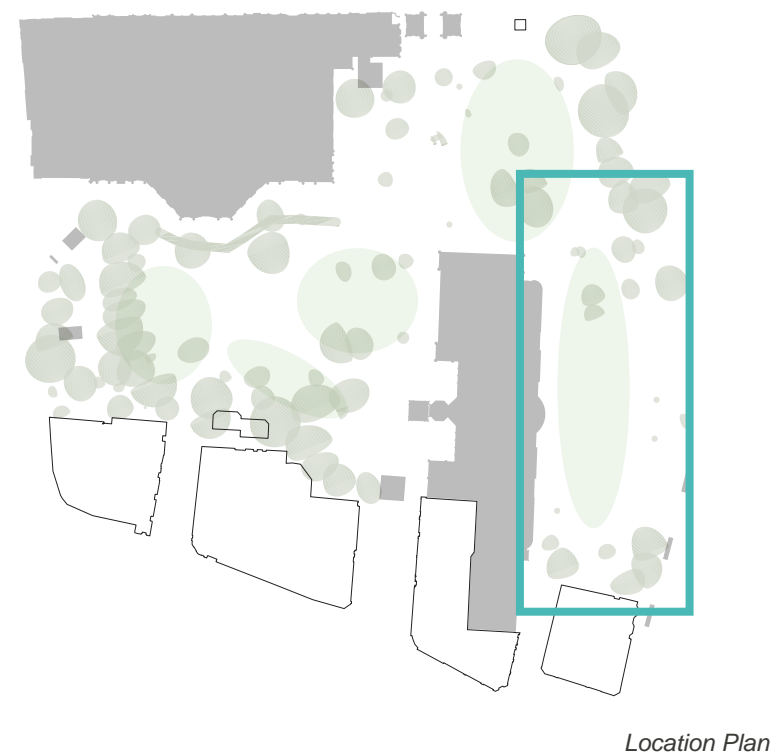
Key improvements to north elevation to create new frontage into the gardens.



Public W/C block concept visualisation

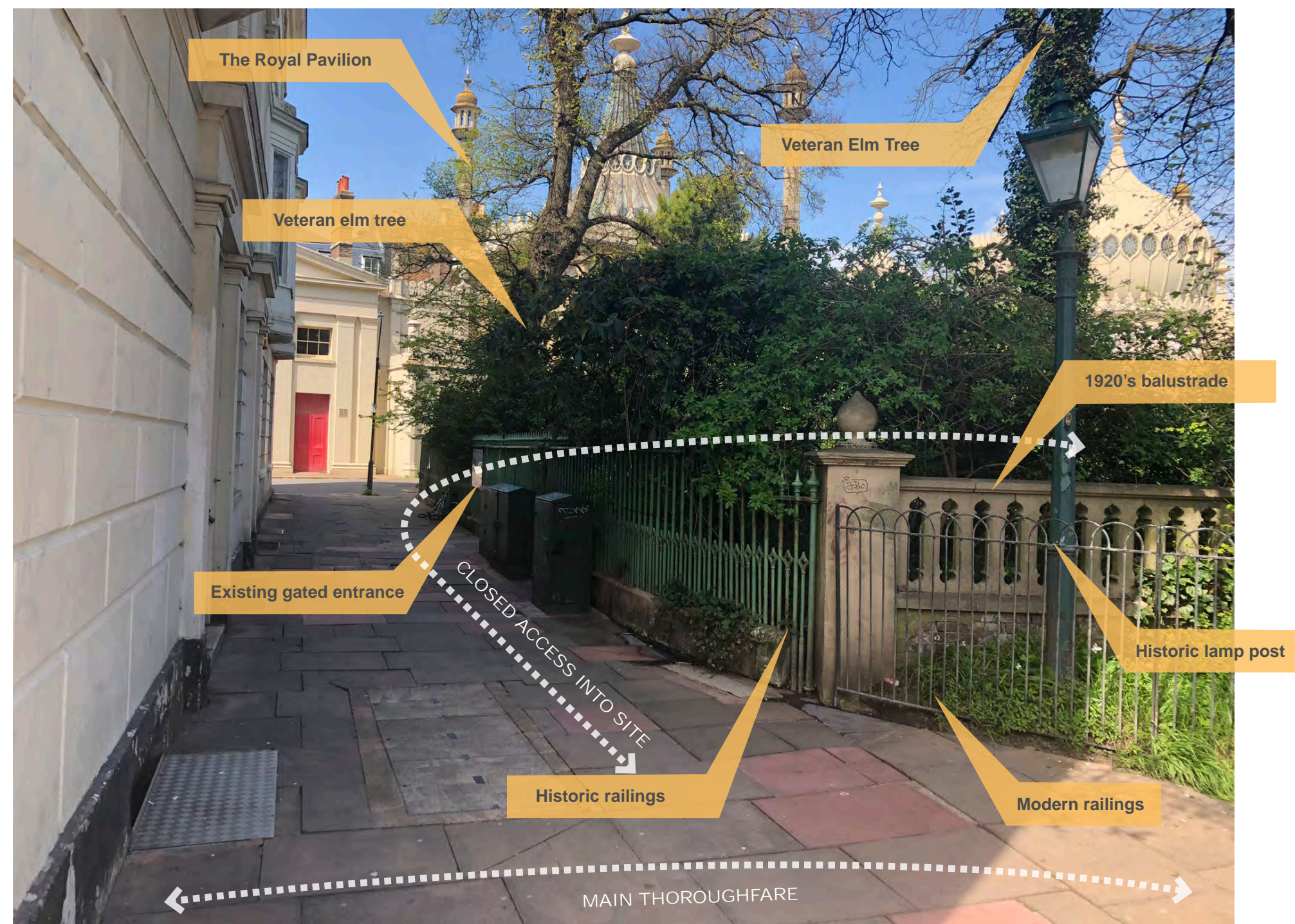
**THE PUBLIC W/C BLOCK**

- At present, the WC block is in a state of dilapidation and considered an unmanageable asset for the council. These proposed changes will re-configure the building into a high quality new facility for the Gardens and help to tackle the long standing issues of anti-social behaviour.
- The scheme proposes the introduction of a changing places facility, direct-access WCs, a multi-functional kiosk and store rooms, all of which will function to flexibly service the Gardens on a seasonal basis.
- Re-orientating the block's frontage in towards the gardens will create a focal point from across the site and create safe, visible access to the facility. The new architectural additions retain the majority of the existing fabric and provide clear points of connection for the public.
- Both the CPF and direct access WCs increase the accessibility offering for surrounding area, whilst landscaping works will create a new public forecourt and seating area which frame one of the key Nash views.
- The proposal has been considered with regards to both the upfront embodied carbon of the project, by avoiding demolition and reconstruction, and operational carbon, by insulating the block to meet current Part L requirements.
- The project offers a clear route to retaining a key public facility in the heart of the city and tackling the challenges which have rendered it unmanageable in the recent past.



**OBJECTIVES**

- Enhance public access
- Improve vehicular access onto lawns to support events and mitigate damage
- Restore planting beds
- Conserve existing historic boundary treatment
- Replace modern hoop railing with boundary fence to match the historic detail.
- Restore existing lighting lamp posts
- Enhance the setting around the reflective pools and improve their maintenance / operation.
- Conserve the historic MacLaren wall



- The Royal Pavilion
- Veteran Elm Tree
- Veteran elm tree
- 1920's balustrade
- Existing gated entrance
- CLOSED ACCESS INTO SITE
- Historic railings
- Historic lamp post
- Modern railings
- MAIN THOROUGHFARE



Existing Plan  
Not to Scale

- Key**
1. 62-63 Old Steine / 3 Palace Place (BHCC owned)
  2. Old Steine bus stop
  3. 1920's balustrade
  4. Reflective pools
  5. Existing gated entrance through historic railings
  6. Historic railings
  7. Existing pedestrian footpath (1.3 - 2.2m wide)
  8. Existing footpath leading to gated entrance (closed off)
  9. Approximate extent of seasonal ice skating rink

**STRENGTHS**

- Visual prominence (iconic elevation)
- Proximity to major thoroughfare and public transport
- Large flat area of open space

**OPPORTUNITIES**

- Improve access from Old Steine
- Restore and enhance reflective pools (inc. interpretation)
- Restore Nash planting beds
- Create direct vehicular access from Palace Place to support events and reduce associated damage
- Improve security and reinstate original boundary treatment
- Restore historic railings
- Extend public use of space

**CONSTRAINTS**

- Restricted access
- Anti social behaviour along passage between Palace Place and Old Steine
- Root Protection Area of Trees
- Topography and visual prominence
- Sensitivity of main listed building facade
- Sensitivity of lawns to damage by public use
- Access associated with adjacent developments

62-63 / 3 PALACE PLACE DEVELOPMENT

62-63 Old Steine / 3 Palace Place together form a single property, a four storey building owned by BHCC adjacent to the Royal Pavilion Gardens and south of the Royal Pavilion. All floors of the building are currently redundant office space and planning proposals have been submitted on behalf of BHCC to convert the building to full residential use creating 11no. self contained units.



Planning Application Boundary  
62-63 Old Steine / 3 Palace Place Development



Photos of alley between development and the Royal Pavilion Gardens

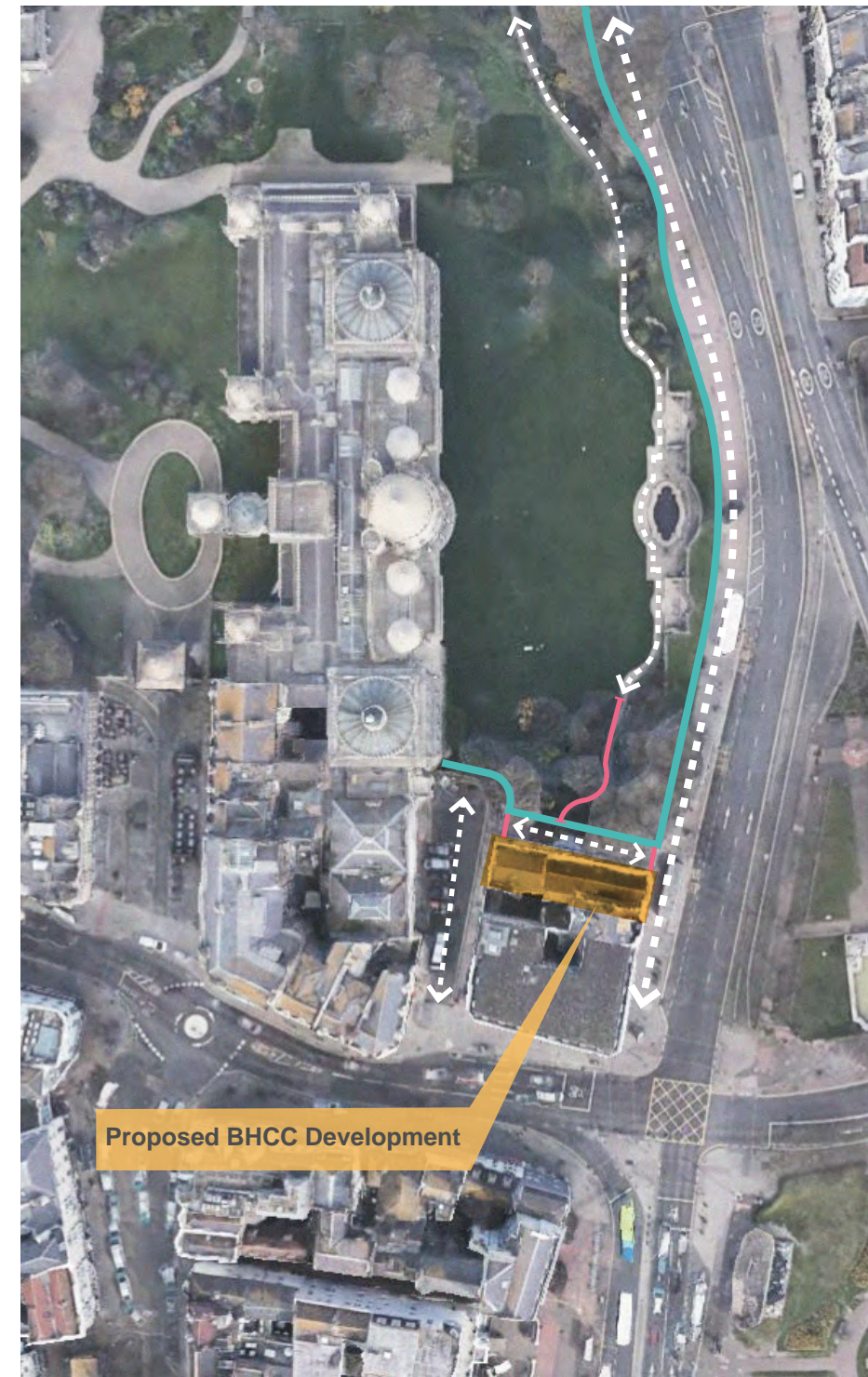
'The landscaping proposals include the addition of gates and railings (designed to match those between the site and the Royal Pavilion) to each end of the existing pedestrian access way. This will prevent public access from Palace Place through to Old Steine and provide a private outdoor space for residents.'



East Elevation



West Elevation



Site Plan



Existing Plan  
Not to Scale

LEGEND

- Pedestrian entrance
- Vehicular entrance
- Desire line
- Seating
- Existing planting beds
- Existing surfacing

KEY

1. 1920's balustrade
2. Reflective pools
3. Art Deco bus stops
4. Closed pedestrian route to existing entrance
5. Alley from Palace Place to Old Steine (BHCC - no public right of way)
6. Existing metal double hoop fencing (~1.5m high)
7. Existing pedestrian footpath (1.3-2.2m wide)



Existing footpath leading to closed entrance



CURRENT AUDIENCES

The number of people using the Royal Pavilion Garden is estimated to be 1.5 million, gathered during a surveying and clicker exercise at the gates in June 2018 and averaged up for the year.

A face-to-face survey was undertaken over a Friday and Saturday in May 2022 with the specific aim of finding out who uses the Garden and why. The survey was done at the West lawn area of the Garden and was specifically targeted at Brighton and Hove residents.

119 people were interviewed. 83% of interviewees came from Brighton and Hove and most came from within a mile walking distance. The 17% who were not, were mostly day visitors from London and the south east and often had a previous connection with Brighton, such as being a former student or visiting friends and relatives.

The Brighton and Hove residents were regulars user of the Garden, with 50% visiting at least once a week. There was a good age range of people filling in the survey, but people over 65 years were more willing to stop and talk. Most interviewees were white, retired or employed full-time and 88% did not consider themselves to have a disability. 46% of interviewees were on their own but 55% were with friends, family or a partner.

Most people do use it as a cut through, but those that did stop, relaxed in the quiet space, met friends, walked their dogs and visited the cafe. Even people who were dashing through said that experiencing nature, albeit briefly, was important to them.

When asked what they liked most about the Garden, many mentioned that it was a green oasis and quiet space in the heart of a busy city and mentioned the trees, plants and animals. Many loved the view of the Royal Pavilion. Child safety was important to mothers with toddlers and people felt the independently run café is an important community facility and meeting place, particularly for older Brighton people.

Better maintenance, toilets and more benches were the things people that wanted to change. People knew about the anti-social behaviour and, generally, older people felt more threatened by it. Younger people were less so. Some people were comforted by the security presence, whilst others felt it was heavy handed.

Overall, people interviewed loved the Garden and really appreciated the trees, flowers, the lawn and the café.

It was interesting for the interviewers to observe that the Garden was broadly zoned, with tourists and day visitors concentrated at the Royal Pavilion end of the Garden, older people at the West lawn end and younger people sitting on the lawn. Mothers with toddlers were on the lawn and in the café. The Friday users tended to be older and the Saturday users younger, with more groups and families.

BRIGHTON POPULATION

The number of people living in Brighton is 289,360. A young population with average age of under 44 years, well educated, with a high number of students. The number of families with children is in line with the England average. Brighton is not as ethnically mixed at the rest of England.

There is high engagement within the people of Brighton with the visual arts and performing arts, particularly theatre and live music concerts and with museums and stately homes.



The plan above shows the one mile walk catchment and local Garden local community, who along with people working nearby, are the people most likely to use the Garden on a regular basis.

The one mile catchment area is characterised as a young population, aged 20 – 29 years, with high numbers of students, fewer families than the Brighton and Hove and England average, very well educated and affluent.

What this data hides are two areas of high deprivation within the one mile walk, focused on Grand Parade, St James' Street and Edward Street, both immediately to the east of the Royal Pavilion. In nearby St Peter's and North Laine ward (centred on Church Street) 80% of the 200 children live in income deprivation. Nearby Queen's Park ward is in the top 10% most deprived wards in England for health and disability. Both wards have high levels of crime.

TOURISM IN BRIGHTON

Brighton & Hove attracts over 11 million trips per annum, of which 9.5 million are day visitors who tend to come at the weekends, in the summer months and for big festivals and events.

A survey in 2018 (conducted in July, August and September) found that 44% of all visitors to Brighton came from the South East and London and 20% from overseas. 80% of the groups were made up of adults only, with a fairly even age range, and just 20% contained children. 22% of visitors were categorised as upper/middle class (socio-economic grade AB), 48% as lower middle class (socio-economic grade C1) and 23% skilled working class (socio-economic grade C2).

79% of visitors had come on a holiday or leisure trip. The main triggers for visiting were the sea and the beach, seeing family and friends, a day out and having been before. The four most popular activities undertaken were 'just walking around' (81%), 'going to a restaurant or place to eat out' (76%), 'visiting the beach or seafront' (75%), 'shopping' (51%) and 'visiting an attraction'. When asked to specify which attraction(s) they had visited or planned to visit during their trip, overwhelmingly the most popular was the pier (265 respondents). This was followed by the Royal Pavilion (129 respondents) and the British Airways i360 (102 respondents).

Most people (60%) did not use any information to plan their visit but, if they did, information from friends and family (22%) and websites (14%) were by far the most important.



THE PROCESS - A GARDEN FIT FOR A KING

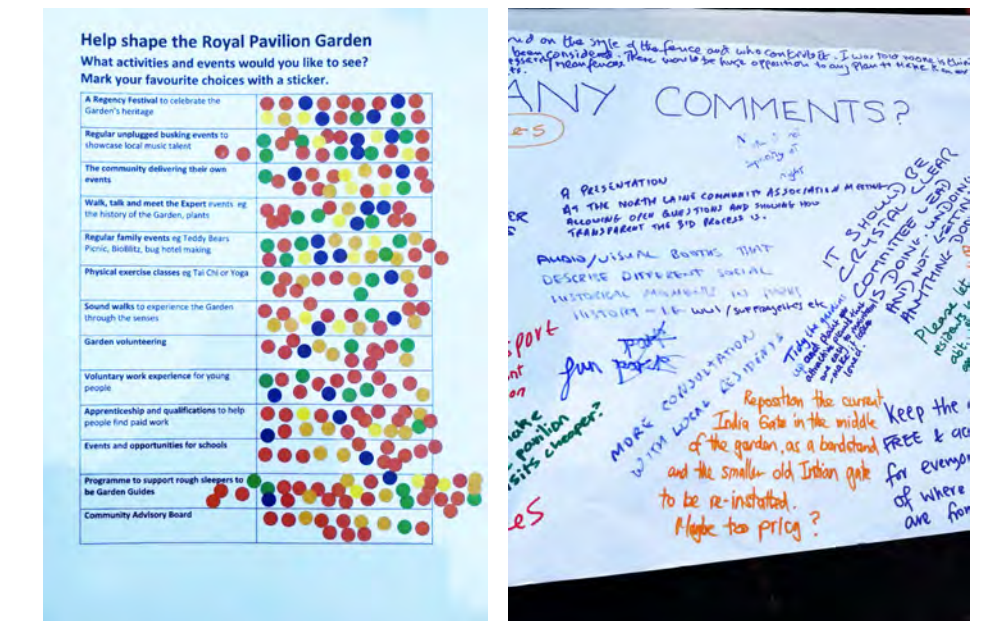
An extensive consultation process was undertaken with stakeholders, park users, families, community groups, disability groups, schools and over 1,300 people completed an online public survey.

Regular stakeholders meetings were undertaken throughout the Development Stage and a large outdoor public engagement day was held in the garden in October 2022 to test the proposals and get feedback.

The table provides a summary of the consultation process.

Type	Description
Public Consultation	Online survey in 2018 of 1,363 local residents which was used to inform the Round 1 NLHF application
Public Consultation	Individual interviews with 20 stakeholders, influencers and decision-makers
Public Consultation	Two focus groups with local residents of parents and older adults
Public Consultation	One focus group with 10 young people aged 17-24 years old, all of whom had either Autism, ADHD, anxiety or other additional needs
Public Consultation	Five focus groups and follow up phone calls with 21 individuals works with young people, low income families and adults, supporting people with disabilities or ill health and in community support organisations
Public Consultation	Individual interviews with representatives from the University of Brighton, the University of Sussex and Plumpton College
Public Consultation	Consultation with 11no. Primary / Secondary schools. Including one face to face focus group and two telephone calls with five primary school teachers
Public Consultation	One online focus group with four secondary school teachers
Public Consultation	One full day outdoors public engagement event within the Gardens engaged with >300 individuals.
Public Consultation	Face to face meetings with Pavilion Gardens Café operator
Public Consultation	Consultation with 18no. Community Groups
Public Consultation	Consultation with 9no. external stakeholders representing local groups and charities

BHCC	Online meetings and discussions with City Development & Regeneration Team to discuss adjacent developments, previous BHCC concepts for RPG and emerging RIBA 2 proposals
BHCC	Site meeting with Conservation Team to discuss emerging RIBA 2 proposals
BHCC	Meetings with Strategic Regeneration Team to discuss RIBA 2 & RIBA 3 proposals
BHCC	Online meeting with BHCC Planning Manager
BHCC	Online meeting with BHCC Highways Team
BHCC	Consultation with BHCC councillors
Sussex Gardens Trust	Site meeting with SGT to discuss the previous 1990's restoration works and the emerging RIBA 2 proposals
Sussex Gardens Trust	Two online meetings with SGT to discuss RIBA 2 proposals
Historic England	Site meeting with HE Inspector of Historic Buildings and Areas + HE Landscape Architect to discuss RIBA 2 proposals
Historic England	Online meeting to review, discuss and feedback on RIBA 2 proposals
Historic England	Online meeting to review & discuss RIBA 3 proposals
Historic England	Written feedback comments on proposals
Brighton & Hove Museums	Monthly meetings + workshops and presentations to Project Board which include; <ul style="list-style-type: none"> <li>Brighton Dome &amp; Brighton Festival</li> <li>BHCC</li> <li>Brighton &amp; Hove Museums</li> </ul>
Brighton & Hove Museums	Trustees and Staff
Brighton & Hove Museums	Liaison with the BH&M Security Team
Brighton & Hove Museums	Liaison with the BH&M Gardens Team
Brighton Dome & Brighton Festival	Ongoing liaison with BD&BF on development of the proposals
Sussex Police	Ongoing liaison with Sussex police on proposals including written feedback
Sussex Police	Liaison with Sussex Police Designing out Crime Officer.



A community day was held during the October half term holiday to feed back the initial ideas for the Activity Plan, interpretation and capital works. The plans were presented on pop up panels and through conversations and activities. The event lasted four hours and all community and education consultees were invited to the event, as a result it was well attended by a cross-section of the local community.

## PUBLIC CONSULTATION FEEDBACK

Formal consultation for the Royal Pavilion Garden project began in the spring of 2018 when a press release was issued informing the community of the upcoming application to the National Lottery Heritage Fund (NLHF) for development funding. The press release outlined that "residents and visitors will have the opportunity to comment on all aspects of the Garden from planting, seating and walkways to busking, attractions and events. Views are also being sought on how to tackle antisocial behaviour and whether a boundary should be created so that the garden can be locked at night".

Stakeholders were asked for feedback on the consultation questions before they were issued and more than 1,350 people took part in the survey (available as both online and written questionnaires). The survey results showed that the garden is loved and valued by both residents and visitors to the city.

## Some key findings from this consultation are outlined below:

- The survey showed that the top three priorities for improving the garden were:

- Improving infrastructure for rubbish collection and recycling
- Improving the presentation of the Prince's Place entrance to the garden (adjacent to the public toilets)
- Improving lighting in the garden

- Respondents were keen to see incidents of anti-social behaviour in the Gardens addressed and highlighted that there were mixed feelings about the introduction of a boundary fence to close the Garden overnight. 609 people agreed with the suggestion, 613 disagreed, while 82 said they neither agreed or disagreed.

- Most respondents (92%) said they felt very or fairly safe in the Garden during the day. This figure dropped at night-time with only 43% feeling safe.

- 79% didn't think anti-social behaviour was a problem during the day, but 41% said it was a problem at night.

- There was a strong call for more security within the Garden, with many suggesting the introduction of park wardens or attendants and an increased police presence.

- Many respondents supported the idea of more events in the Garden including night time illumination, garden shows and music events.

- Respondents were strongly in favour of finding out more about wildlife in the Garden with strong support for activities such as bat talks and dawn chorus walks.

- Over 100 respondents expressed an interest in volunteering in the Garden.

- Other popular suggestions included:

- Restoration of the planting beds to reflect the original Nash design/ planting style
- Enhanced drainage and repairs to the existing irrigation system to support intensive use of the lawn area
- Simplification of internal fencing within the Garden
- Upgrading the path network
- The restoration of the historic light columns and introducing up lighting to highlight key trees and features
- Overhaul of garden furniture such as benches, bins and signage
- Information boards to tell the story of the Garden along with monthly highlights and wildlife information

The information provided by this piece of consultation informed the round 1 bid application and the development of the project.



## STAKEHOLDER CONSULTATION

Twenty stakeholders were interviewed in June 2020, who have an interest or influence over the Garden and consisted of councillors and MP, nine external stakeholders, the staff of the Garden and museums as well as the trustees who run Brighton & Hove Museums (B&HM) and nine volunteers.

## VISION

The vision for stakeholders has three strands. Firstly, they see the Garden is a green oasis in the middle of a busy city, accessible to everyone, where people can relax and socialise and deepen their understanding of the Garden's heritage and nature. The second is to celebrate its important Regency heritage and restore the Garden to its Nash design but, at the same time, acknowledging its modern role as a city centre park. Thirdly, that the Garden is understood as the setting for the Pavilion, Museum and Dome – working together as a single estate that is the Cultural Quarter for the city, a big part of the tourism pull that is the life blood of the city's economy.

-

*I think it's a well-used space currently. People enjoy it, they go to it. It's always busy, people sitting down, people cut through, but holding them in that space so they can enjoy it and provide access to more information to go further and deeper into understanding the area. So it shouldn't be a place that people just walk through or have a quick sit down. There should be ways of deepening connections to art and heritage and nature. You go there and you are actually learning. Open, accessible and democratic.*

-

*People describe it as an oasis in the centre of the city...and there are areas in the Garden when you can forget that you are in the centre of Brighton. They are well shielded from the roads and areas where you can't see the buildings. A lot of people around here don't have gardens or green spaces. Especially during Covid it was a very important green space for people.*

-

*The tie in between the history of the buildings and the history of the Garden. They are very well linked. There are drawings on the wall of plants we have in the Garden. There aren't any other Regency gardens like this that are fully restored. One of its strengths is how unique it is and how important it is.*

-

## STRENGTHS, WEAKNESS, IMPROVEMENTS AND OPPORTUNITIES

Stakeholders were asked about the strengths and challenges of the current Garden, improvements that should be made and the opportunities that the National Lottery Heritage Fund project presents. The comments in the adjacent table are in order of importance to the people interviewed.

The strength of the Garden is bound up in the vision for its future. Stakeholders see it as a unique historic Garden and green lung in the heart of the city, where people can relax and socialise.

The presence of street drinkers, rough sleepers and people taking drugs was the biggest challenge that stakeholders identified for the Garden. It creates a poor image for the Garden and city and visitors can feel intimidated and the behaviour damages the landscape.

More benches and places to dwell was the number one improvement for stakeholders, quickly followed by improved security. Most of the improvements discussed are methods for tackling the anti-social behaviour and making visitors feel comfortable. People are split over the installation of boundary railings – six of the twenty interviewed opposed them or had reservations about them – but the issue lies with management of access, rather than the railings themselves.

The main opportunities presented by the project for the Garden focused on working together across the B&HM estate, with community organisations and other gardens, and creating new partnerships and building on existing collaborative work.

## STRENGTHS

- A haven an oasis in the heart of a busy city
- A back garden for local people
- The Garden is a beautiful setting for the estate
- The café is important for some local people
- The wildlife (squirrels, pigeons)
- The buskers
- The ice rink
- Staff and volunteer teams

## CHALLENGES

- Anti-social behaviour across the site
- The tension of being an historic Garden in a busy city centre
- Complexity of the space and users (a small space used by many different users)
- Previous antisocial behaviour in the now closed public toilets provided by BHCC
- Over commercialisation and damage to the landscape
- Polarised views – the challenge of gaining consensus on a single vision
- The ice rink
- Rumours in the community
- B&HM capacity versus ambition

## IMPROVEMENTS

- More benches
- More security
- Remove the New Road long bench
- More staff present in the Garden
- Improved lighting
- Boundary railings
- Improving all the entrances and creating a sense of entrance
- Access for disabled people
- More wildlife areas

## OPPORTUNITIES

- Engaging with different people
- Working with new partners
- Enhancing the Garden as a social space
- Using the east lawn for large events
- Taking the Museum and Pavilion out into the Garden
- Collaboration across the estate
- A Cultural Quarter for Brighton.



**INTERPRETATION**

The Royal Pavilion Garden is well-loved and well-used by the local community, and a popular tourist destination. However, most users have a limited understanding of the Garden's history and significance, leading to limited engagement and wasted opportunities. Audience testing showed that there was a hunger for more information about the garden.

The Interpretation Strategy will:

- Share correct stories and knowledge about the Garden, from a range of perspectives
- Nurture an understanding of the Garden in relation to the rest of the Pavilion estate
- Be engaging for both a tourist audience but also meaningful for local communities and specific target groups
- Be inclusive and accessible to a wide range of audiences
- Set a new benchmark in outdoor interpretation
- Be deliverable and developed with B&HM's partners, academic institutes, stakeholders, and the general public

Audience

The priority audiences are:

- People with disabilities
- People with poor mental health
- Families and adults on low incomes
- Young people

Interpretation will also accommodate other visitors, such as tourists. Community co-creation will help overcome barriers to inclusion and ensure this is interpretation that shares rather than tells stories.



**Interpretation presence**

The interpretation will avoid detrimental impact to this Grade II Registered garden and rather enhance it and its significance.

The physical interpretation will be kept so sensitive that a first impression will be that we have hardly done anything. Entrance signs and digital interpretation will be the key interventions, keeping physical material within the Garden to a minimum.

Digital interpretation can offer the in-depth material that some users may want to access. Wherever possible other interpretation will be added to existing infrastructure, rather than being added as a new feature. For example, the light posts will have pennants on the existing pennant arms.

The Garden is the star of the show, not the interpretation.

In this sensitive historic site the permanent physical interpretation will be minimal and light-touch:

- Entrance signs / What's On signs
- Engravings and plaques in paths and seating
- Signposting behaviour
- Plants - boards on fences plus individual labels

Much will simply use existing infrastructure:

- Energy store
- Gardeners compound
- Changing Places toilet
- Outdoor learning space
- Wayfinding

**Digital interpretation** will offer the additional material that some users may want to access:

- Online content available via QR codes on physical interpretation
- Digital / Audio tours
- QR-led trail game
- Accessible content
- Interactive elements such as Nash Views then and now slider.

**Temporal physical interpretation** will provide optional, changeable additional interpretation when required, eg during seasonal 'spotlight moments':

- A-Frames
- Flags
- Pennants
- Picture frames
- Deckchairs
- Table-talkers
- Leaflets, including Family trail leaflet
- Staff and volunteers will be provided with welcoming uniforms and interpretation training

**Interpretation content**

Interpretation will showcase the Royal Pavilion Estate as a whole, bringing together the estate history. This will include ensuring that stories are told about the Dome as well as the natural garden. Under-represented stories will be shared in addition to the familiar royal narrative. Decolonisation will be thread through interpretation.

Themes are:

- The architecture and design of the Garden
- Social and community use of the Garden post 1850
- The natural heritage of the Garden



DESIGN CONSIDERATIONS

The project team and the client are committed to developing proposals that are rooted in principles of sustainable design. This commitment will manifest itself through compliance with current best-practice standards and exceed them where appropriate; by working with local partners and suppliers where possible; and by taking a long-term view of the project.

Whole-life cycle costs

- Materials and garden furniture will be selected that are robust, easy to maintain and that allow defective elements to be replaced. This includes surfacing materials, steps, benches, signage and interpretation.

Energy efficiency (remodelled public W/C block)

- A core driver for the project is to retain and develop the existing fabric of the building into a facility that is fit for use. By avoiding wholesale demolition and re-construction the up front embodied carbon of the project is significantly reduced.
- To improve the operational carbon performance of the building, the scheme will add new internal wall and roof insulation to comply with the latest Part L Building Regulations requirements. In addition, all new glazing will be double-glazed and the aforementioned removal of the existing rooflights will greatly reduce the building's operational carbon.
- The removal of the rooflights also allows the internal layout of the building to be reconfigured to meet future requirements, reducing the chances of future demolition and carbon emissions on the site.
- New electric heating is proposed, with a specific focus on ensuring the CPF and kiosk are suitable for purpose year-round use.
- The potential for both photovoltaic panels and rainwater harvesting will be investigated.

Drainage

- The areas of surfacing are remaining largely unchanged with on minor modifications to the existing path widths to reduce wear and damage to the lawns. As such the existing drainage system continue to be adopted.
- Improvements associated with drainage include;
- New surfacing within Root Protection Areas (RPAs) will be permeable and free draining.
- The sunken footpath by Princes Place which is steep and narrow and suffers from ongoing drainage issues will be raised to allow natural run off into adjacent areas of soft landscape. Existing soak aways will be replaced with new to assist with positive natural drainage.

- The lawn adjacent to the cafe area suffers from ponding and wear from public use will be addressed with additional drainage to reduce run off, benches will be repositioned and fencing adjusted to mitigate damage to the lawns from wear. Surfacing which are been lifted directly around the base of the elm trees will be removed and area reinstated to soft to remove trip hazards and improve the rooting condition for the trees.

Materials

- Use suppliers that comply with the Ethical Trading Initiative (ETI) Base Code, which prohibits child labour, forced labour, coercion, fraud, abuse of power or other means to achieve control over another person for the purpose of exploitation. The Code also protects against discrimination on the basis of gender, race, age, sexual orientation, religion and disability.
- Work with suppliers who comply with legislation and industry standards including ISO14001 for environmental management and ISO50001 for energy management.
- Source materials that complement the local architectural vernacular
- Where appropriate, materials will be selected in accordance with The Green Guide to Specification, to meet or exceed A+, A or B environmental ratings.

Soil strategy and waste

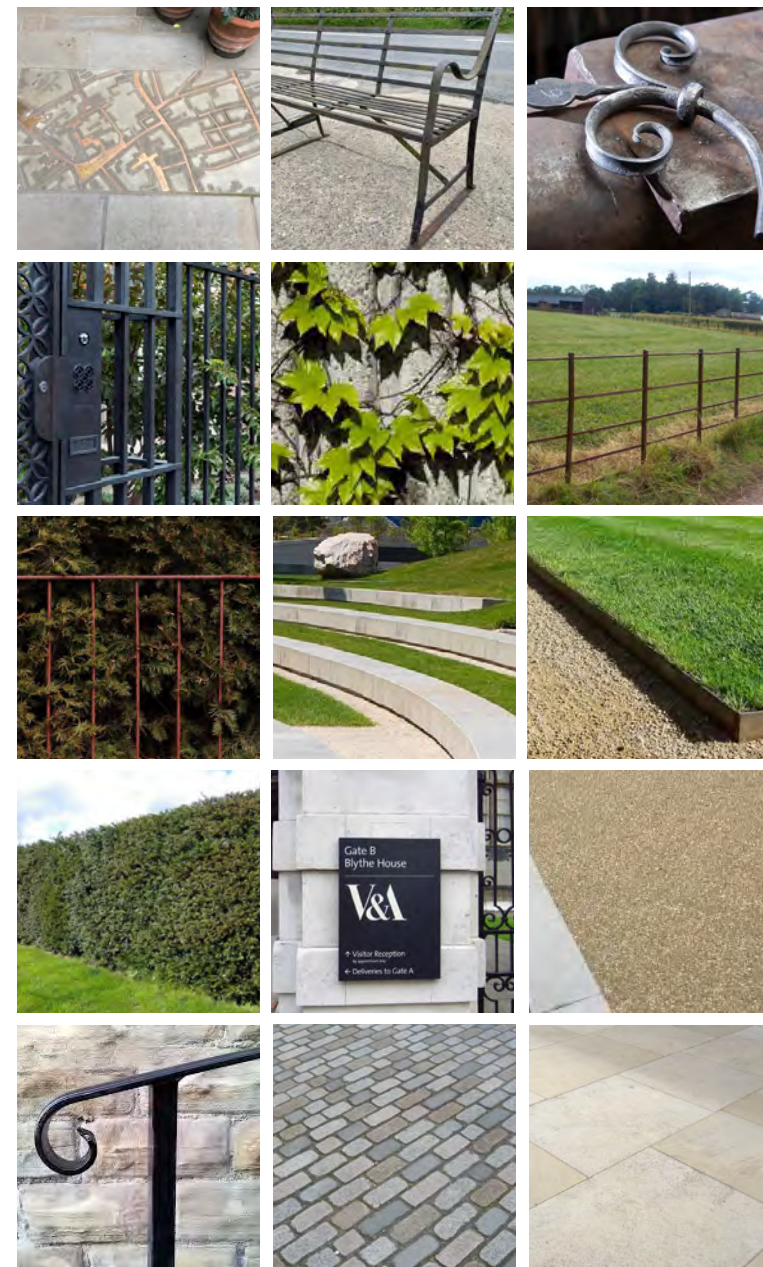
- Existing topsoil will be improved within the Gardens and locally won soil generated from digging will be used where possible within the Gardens
- The project will follow the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, which deals with stripping, stockpiling and re-using soils, including sustainable sourcing and importing of topsoil and removal off-site of surplus material.
- Refuse recycling, re-use and collection will be promoted. The refuse store will allow access to a refuse recycling collection point on-site, with sufficient on-plot storage to meet all current local authority guidelines.

Biodiversity

- Plants will be selected to suit the sites soil conditions and to encourage birds and invertebrates such as bees, butterflies, moths and beetles.
- An ecological appraisal and bat survey have been carried out to understand protected habitats and species of the site and to identify trees with bat roost potential.

Community inclusion

- The proposals include a wide range of opportunities to increase use and participation in the gardens, including volunteering (book sales, markets, gardening, nature conservation) health and fitness activities; passive recreation (outdoor performances and park seating) and new facilities (public w/cs & kiosk). The proposals will help to foster greater community cohesion and bring new and more diverse audiences to the Gardens.



ENVIRONMENTAL STATEMENT

Climate & Biodiversity State of Emergency

Following the IPBESs global assessment report on Biodiversity and Ecosystem Services in May 2019, the UN issued a climate and biodiversity state of emergency declaration.

Whilst the biggest impacts are reliant on governments forming global alliances to tackle the issues together, responsibility for change also lies at a regional and local level for councils, companies and us, as individuals.

In June 2019 the Landscape Institute followed suit with its own declaration to acknowledge the current crisis, and send a strong signal to governments to legislate to address climate change and biodiversity loss, including a call to professionals, working in the built and natural environment, to commit to a programme of definitive sustainable design measures and targets within the next 5 years.

The project team, together with the client are all committed to developing proposals that are rooted in principles of sustainable design. This commitment will manifest itself through compliance with current best-practice standards and exceed them where appropriate; by working with local partners and suppliers; and by taking a long-term view of the project. The project will work to the Landscape Institutes sustainable design measures and targets once they are published and available.

BHCC declared a climate and biodiversity emergency in 2018 and the city will be carbon neutral by 2030. It has a climate assembly and a youth climate assembly, which explore how to combat climate change over the next decade.

Projects include a Wilder Verges Project, rewilding a golf course and planting meadows in its city centre parks.

Parks, Open Space and Nature Conservation

The city has UNESCO Biosphere designation, which ultimately is about connecting people to nature and raising awareness. Therefore a vision for Cityparks seeks that Brighton & Hove's parks and openspaces continue to be well designed to meet the needs of the city. They provide environments which are resilient to climate change and are biodiverse; they deliver equitable health benefits to all and have great play and educational value. They are environments where heritage features have been treated sensitively, restored and interpreted to enhance their enjoyment for all, whose assets have been managed to provide maximum community, environmental and commercial value; therefore creating a sustainable model for growth.

Brighton & Hove City Council as well as Brighton & Hove Museums existing policies, plans, strategies and consultations on environmental sustainability have informed the underlying principles and proposals of the project.

BHCC Open Space Strategy, BHCC,2017-2027

The Garden is a key green space in the heart of the city and, although not managed by BHCC any longer, is part of a network of open spaces across the city.

The strategy recommends establishing a fundraising to raise money to support the city's parks; developing a Tree Strategy; develop volunteering programmes; seek to generate new income streams; introduce more natural play facilities; explore partnership opportunities e.g. Plumpton College and the Wildlife Trust.

BHCC Corporate Plan, 2020 -2023

BHCC continues to be a major funder and supporter of the Garden and it is important the Garden project and programmes continue to support Council objectives and supports its outcome framework.

Relevant targets include tackling anti-social behaviour; enhancing skills, especially among women, disabled people and people from diverse communities; building the visitor economy; increasing participation in civic and community life; improving access for disabled people; provide great formal and informal learning opportunities; being a sustainable city by becoming carbon neutral by 2030; improving green spaces; reduce, reuse and recycle; support sustainable travel; promote and protect biodiversity, and caring for people's physical and mental health.

BHCC Joint Health and Wellbeing Strategy, 2019-2030

The contribution that the Garden makes to the health and wellbeing of local people came through the consultation loud and clear.

The strategy supports people walking and cycling; the use of green and open spaces to improve wellbeing; the use of arts and culture to benefit wellbeing and will challenge the normalisation of substance abuse and excessive alcohol consumption by working with partners.

BHCC Economic Strategy, 2018-2023

The Garden sits in the heart of the business sector of the city and is affected by the economic priorities of the city in terms of sustainability, partnerships and activity planning.

Relevant priorities of the Strategy include building on innovation and creativity, particularly digital; growing skills in the labour market; developing community capacity and citizen leadership and promoting the development of an environmentally sustainable economy.

BHCC Visitor Economy Strategy, 2018-2023

Day visitors and tourists are a significant part of the Garden's audience, making up 17% of all Garden visitors in the 2022 onsite survey.

The aim is to grow the number of overnight leisure and business trips and extend the length of the stay by identifying visitor markets for growth; developing a place brand; working more closely with regional partners; raise the city's profile with national decision-makers and ultimately to develop a five year Destination Management Plan.

BHCC Homelessness and Rough Sleep Strategy, 2020-2025

Rough sleeping in the Garden is an area of concern identified through consultation. The emphasis of the Strategy is on prevention, working their Housing Options Survey supporting people into housing or remaining in houses.

For intervention, the Council has a 'no second night' model and will offer alternative accommodation and increase access to mental health support. The Strategy will develop support for people wishing to access training, education and work.

BH&M Public Engagement Strategy, 2022-2026

The Garden is part of B&HM and works within the same public engagement objectives for the five museums.

The aims of the Strategy include understanding the full potential of the Garden, staff and volunteers to tell stories about Brighton and its communities; opening up access to the collections physically and digitally; creating a brand identity that plays to the Garden's strengths; developing meaningful, relevant and accessible public programmes; develop income generation through engagement and sharing and learning from good practice across the heritage and cultural sectors.

BH&M Learning Strategy, 2022

B&HM has a successful formal and informal learning programme that will begin to work in partnership with the Garden through the project.

The aims of the Strategy echo those of the Public Engagement Strategy namely to understand the full potential of the Garden staff and volunteers to support the learning offer; open up learning access to the Garden; develop formal and informal learning programmes for all of B&HM's audience; developing income generation from the learning programmes and learning from and sharing good practice.

**BACKGROUND STUDIES / SURVEYS**

**ARBORICULTURE**

- J21177\_Arb\_TCP\_B (Survey)
- J21177\_Arb\_TSS\_A (Schedule)

**ECOLOGY**

- J21177\_Brighton Pavillion\_PEA\_Issue

**CONSERVATION PLAN**

- Royal Pavilion Gardens Conservation Plan Addendum\_2022
- Historic map overlays with tree survey 04 Oct 22 SRHEL

**ACCESS**

- Brighton Pavilion Gardens Access Review\_2022

**HERITAGE STATEMENT & IMPACT ASSESSMENT**

- Royal Pavilion Gardens Heritage Statement SRHEL 08 Aug 23

**DESIGN PROPOSALS**

**LANDSCAPE**

- 725-001 Site Location Plan
- 725-002 Existing Site Plan
- 725-003 Aerial Site Plan
- 725-004 Tree Condition Plan
- 725-100 Proposed Masterplan
- 725-101 General Arrangement - Site
- 725-102 General Arrangement - East
- 725-103 General Arrangement - North
- 725-104 General Arrangement - South
- 725-105 General Arrangement - West
- 725-200 Sections - Section Location Plan
- 725-201 Sections - India Gate - Existing
- 725-202 Sections - India Gate - Proposed
- 725-203 Sections - King William IV Gate - Existing
- 725-204 Sections - King William IV Gate - Proposed
- 725-205 Sections - New Road - Existing & Proposed
- 725-206 Sections - Old Steine - Existing
- 725-207 Sections - Old Steine - Proposed
- 725-208 Sections - Princes Place - Existing
- 725-209 Sections - Princes Place - Proposed
- 725-210 Sections - Gardeners Compound - Section Plan

- 725-211 Sections - Gardeners Compound - Existing & Proposed
- 725-212 Sections - Outdoor Learning Space - Section Plan
- 725-213 Sections - Outdoor Learning Space - Existing & Proposed
- 725-214 Sections - Sunken Footpath - Existing & Proposed
- 725-350 Technical Details - Proposed Railing 'F2'
- 725-351 Technical Details - Proposed Railing 'F3' & Wall 'W7'
- 725-352 Technical Details - Proposed Railing 'F4'
- 725-353 Technical Details - Proposed Railing 'F5'
- 725-354 Technical Details - Proposed Railing 'F6'
- 725-355 Technical Details - Proposed Railing 'F7'
- 725-356 Technical Details - Proposed Railing 'F8'
- 725-357 Technical Details - Proposed Gates 'G3' & 'G4'
- 725-358 Technical Details - Proposed Gate 'G5'
- 725-359 Technical Details - Proposed Gate 'G10'
- 725-360 Technical Details - Proposed Gate 'G12'
- 725-361 Technical Details - Proposed Gate 'G13'
- 725-362 Technical Details - Existing Light Column 'L1'
- 725-363 Technical Details - Bench 'ST1'
- 725-364 Technical Details - Bench 'ST3'
- 725-365 Technical Details - Cycle Stands 'CS'
- 725-366 Technical Details - Finger Post 'SN3'
- 725-367 Technical Details - Garden Store
- 725-368 Technical Details - Compost Store
- 725-369 Technical Details - Potting Table
- 725-370 Technical Details - Surfacing
- 725-371 Technical Details - Edging
- 725-372 Technical Details - Planting Pits
- 725-373 Technical Details - Walls

**BUILDING**

- P1154-RHP-TB-Rp-Design and Access Statement
- P1154-RHP-TB-XX-DR-A-1000-Existing Plans
- P1154-RHP-TB-XX-DR-A-1100-Existing Elevations
- P1154-RHP-TB-XX-DR-A-1200-Existing Sections
- P1154-RHP-TB-XX-DR-A-2000-Ground Floor Plan
- P1154-RHP-TB-XX-DR-A-2001-Roof Plan
- P1154-RHP-TB-XX-DR-A-2100-Toilet Block Sections - Proposed

- P1154-RHP-TB-XX-DR-A-2200-Toilet Block Elevations - Proposed
- P1154-RHP-TB-XX-DR-A-4000-Cafe Hatch Detail
- P1154-RHP-LS-XX-DR-A-2004 -Learning Space Storage and Wash Basin

**CONSERVATION WORKS**

- 2023-07-14 Reawakening Brighton Royal Estate Phase 2 rev 3 Report
- 2023-07-14 Reawakening Brighton Royal Estate Phase 2 rev 3 Appendix
- P1154-RHP-ZZ-ZZ-SC-A-8200-P3-Brighton Pavilion Gardens Schedule
- P1154-RHP-ZZ-00-DR-A-1000-P4-Site Key Plan
- P1154-RHP-ZZ-00-DR-A-1010-P4-Site Plan 1
- P1154-RHP-ZZ-00-DR-A-1011-P4-Site Plan 2
- P1154-RHP-ZZ-00-DR-A-1012-P4-Site Plan 3
- P1154-RHP-ZZ-00-DR-A-1013-P5-Site Plan 4
- P1154-RHP-ZZ-00-DR-A-1014-P4-Site Plan 5
- P1154-RHP-ZZ-00-DR-A-1015-P4-Site Plan 6
- P1154-RHP-ZZ-00-DR-A-1016-P4-Site Plan 7
- P1154-RHP-ZZ-00-DR-A-1017-P4-Site Plan 8
- P1154-RHP-ZZ-00-DR-A-1018-P4-Site Plan 9
- P1154-RHP-ZZ-00-DR-A-5000-P3-McLaren Boundary Wall Detail
- P1154-RHP-ZZ-00-DR-A-5010-P2-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5011-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5012-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5013-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5014-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5015-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5016-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5017-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5018-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5019-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5020-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5021-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5022-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5023-P1-McLaren Boundary Wall Images
- P1154-RHP-ZZ-00-DR-A-5030-P2-South (India) Gate Images
- P1154-RHP-ZZ-00-DR-A-5040-P1-North Gate Images
- P1154-RHP-ZZ-00-DR-A-5050-P1-Palace Place Images
- P1154-RHP-ZZ-00-DR-A-5051-P1-Palace Place Images

