

## **Appendix 4: Wider Station Phases**

Changes to the environment to the south of Brighton Station have always been viewed as one part of a wider programme of improvement works that together provide significant regeneration of this area of the city. Current investment in the area exceeds £8m, and of significantly greater value if developments such as Block J and the Ibis Hotel in Queens Road are considered.

Other phases, and their current status, are summarized below:

### **1: Station Canopy**

Work with English Heritage and rail partners is ongoing to assess costings and practicality of various approaches that could be taken to enhance the station forecourt by improving or removing the canopy. The options being investigated are:

- 1/ Do nothing (leave the canopy as it is).
- 2/ Make aesthetic improvements (replace canopy glazing, paint dark woodwork lighter) to make the concourse feel more airy, but otherwise leave the structure as it is.
- 3/ Remove the canopy completely and renovate the building frontage.
- 4/ Remove the canopy, renovate the building frontage, and reinstate a new enhanced canopy.
- 5/ A mixture of options above (for example partial removal of sections of the canopy).

Given that work is ongoing, the report recommends that a decision on the future of the Station Canopy is deferred, subject to receipt of a future Network Rail planning application. The recommendation is not intended to commit Network Rail to submit a planning application. Rather it is intended to clarify that if partners decide that there is merit in changing the canopy arrangement, any council decision would effectively be made through the formal planning application process, with Network Rail making the application as building owner.

### **2: Cycle Parking Hub / Northern Station Gateway**

Southern Railway has been working for some time on developing proposals and seeking funding that would enable a dedicated cycle hub to be built at the north of the station. Southern Railway has now secured funding of £850K and a planning application is being prepared. Southern plan to submit the application imminently and should it be agreed, work to deliver the facility will commence immediately.

Planned improvements to the area directly outside the northern station entrance have been on hold pending resolution of the future of the Cycle Parking Hub, due to the Hub's potential for significant impact on this environment. However, S106 funding in excess of £300K has been secured to

enable improvements to be made, and design will progress following the outcome of the Cycle Hub planning decision. Proposals for improvements will be presented to a future Committee meeting as soon as possible.

### **3: Improvements within the Station**

Southern Railway's £4.9m enhancement of the inner station is ongoing, with works targeted for completion by the end of the current year.

### **4: Trafalgar Street Entrance(s)**

The council is committed to supporting Southern Railway and Network Rail in reopening one or both of the historic entrances from the Station to Trafalgar Street. However, delivering the entrances is not within the council's direct gift, given that the council do not own or operate the station building. The rail companies are currently in dialogue with potential commercial partners who could support delivery of this objective. Those discussions are ongoing.

### **5: Mangalore Way**

Network Rail has a long term ambition to improve Mangalore Way. However, it is unlikely that any investment will be made in the area at least until completion of Block J.

### **6: Block J**

Development of Block J, to the immediate east of the northern Station Entrance, is currently ongoing. As well as providing new office, hotel and residential space, Block J will incorporate direct connections between the northern Station entrance and Anne St / London Road.

Hyde Housing are currently on site constructing the residential block (147 units) at the north end of Block J, together with the greenway and public square. Works started in February 2013.

The amended planning application submitted by Fourshore (HOT) Ltd for the block at the south end which includes offices (2460 sq m internal floorspace) and 94 bedroom hotel is currently awaiting the completion of a Section 106 planning agreement before the planning permission can be issued. This block has attracted funding from Coast to Capital, the Local Economic Partnership, under the Government's Growing Places Fund.