

# Madeira Terrace

**BH2022/02577 and BH2022/02578**



**Brighton & Hove  
City Council**

# Application Description

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- BH2022/02577 (Full Planning application)

Part Restoration of the Grade II\* listed Madeira Terrace (Phase 1 - consisting of the 40 arches between the Royal Crescent Steps in the west to Shelter Hall in the east), erection of a new full height single car lift, general repairs to existing Shelter Hall Lift structure and operational upgrade to Shelter hall Lift car carriage and doors together with temporary means of access at deck level, new staircase from deck level linking with Madeira Drive, permanent planting, landscaping and seating at deck level, fixings for temporary seasonal canopies at deck level, cliff wall interventions and general repair (including physical works of protection for the Green Wall), works to laundry arch, and improvements to public realm and heritage setting upon Madeira Drive including removal of 22 existing parking spaces, provision of new planted verges, wayfinding signage, pedestrian crossings, cycle parking and associated drainage.

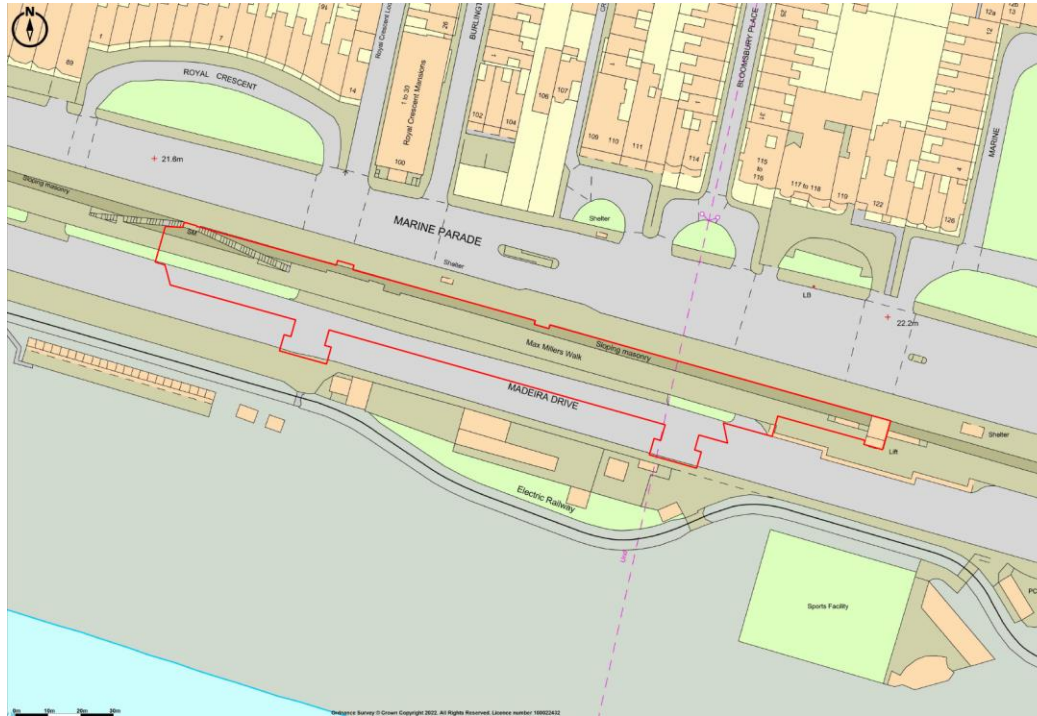
- BH2022/02578 - Listed Building Consent (for same development)

# Map of application site



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# Existing Location Plan



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# Aerial photo(s) of site



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# 3D Aerial photo of site



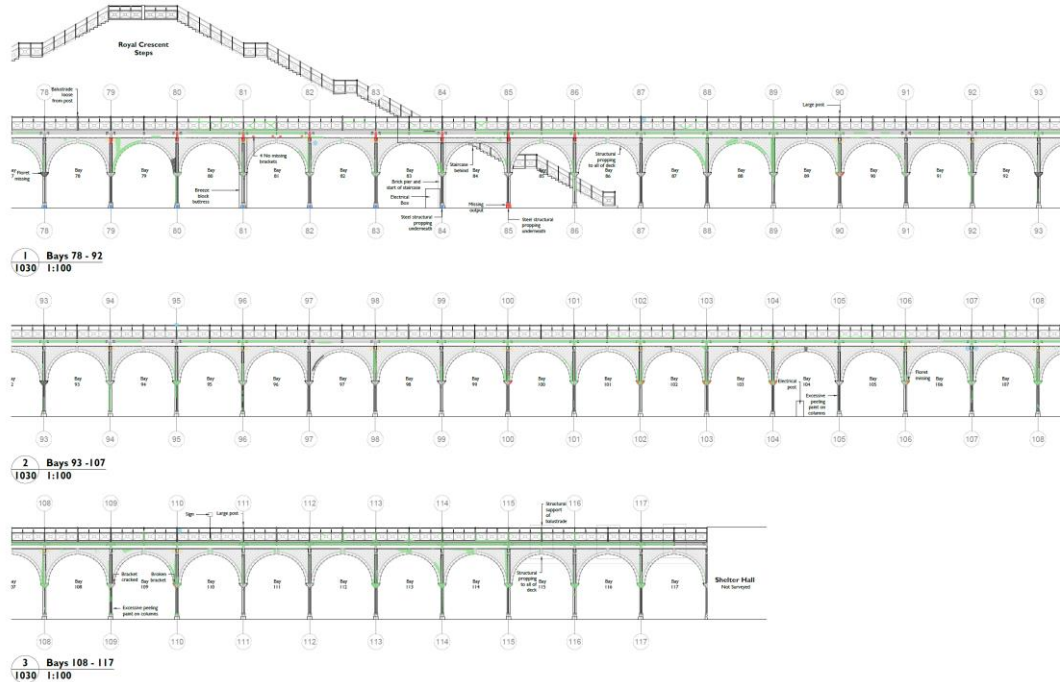


# Phase 1 Madeira Terrace site

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# Existing Elevation



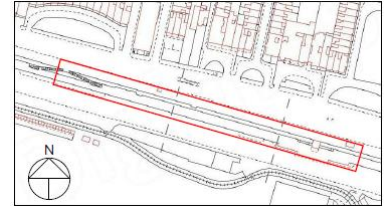
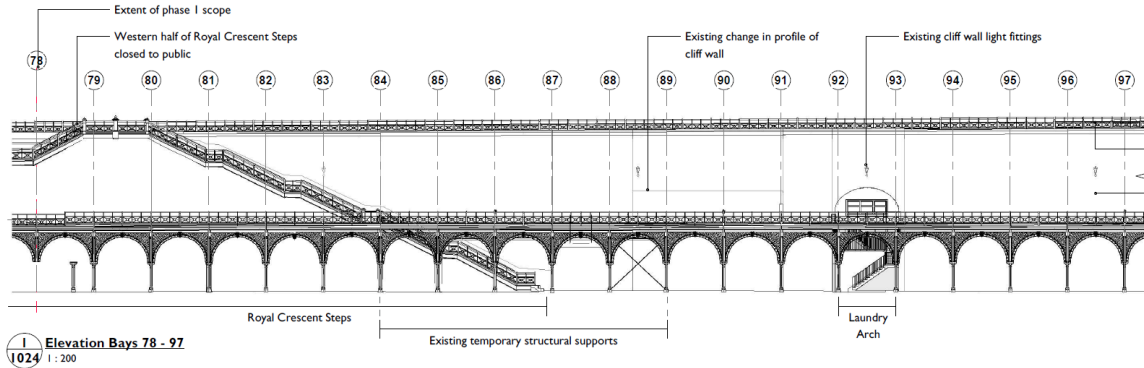
50





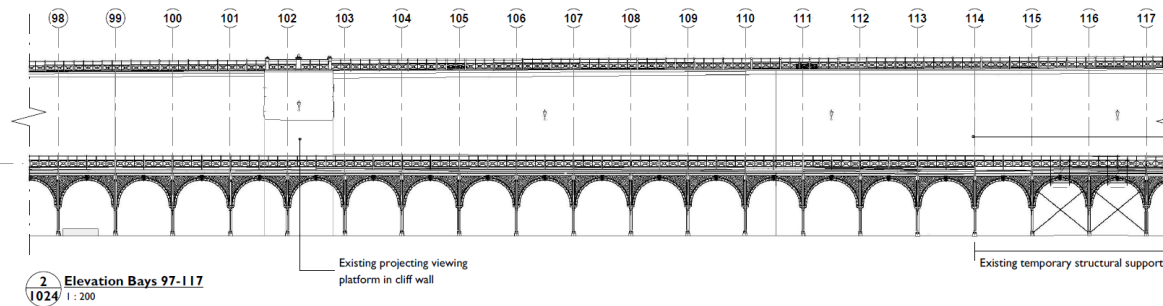
# Existing Elevations

51



Balustrade at Marine Parade level excluded from scope, retained in-situ

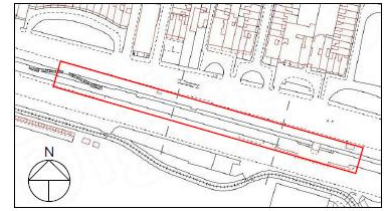
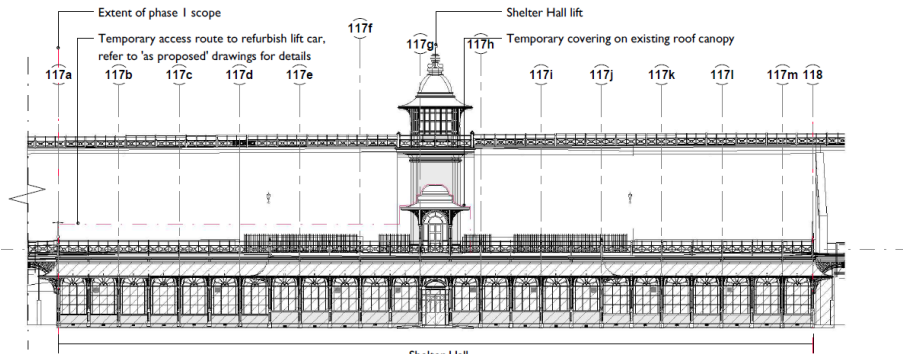
Cliff wall (highways maintained structure complete with historic spindle planting in some areas. Refer to Landscape Architects/SE's drawings for information.



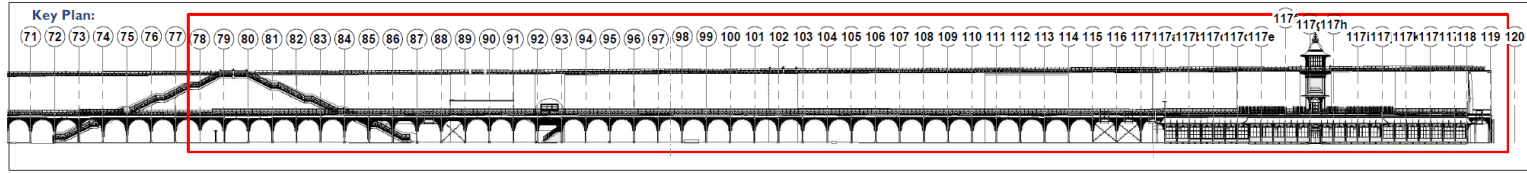
Existing vertical joints in cliff wall. 1970's re-facing shown indicatively

# Existing Elevations

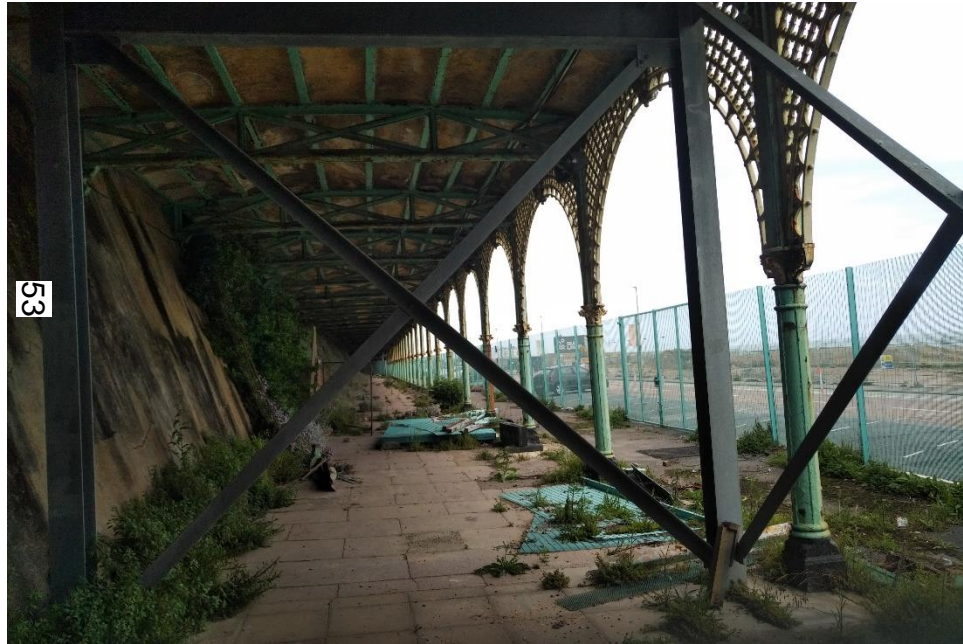
52



**3 Elevation Bays Shelter Hall**  
 1024 I : 200  
 Shelter Hall  
 No external fabric repairs to Shelter Hall, Deck, Lift or Cliff  
 Wall in this phase of works, except where otherwise noted.  
 Refer to 'as proposed' drawings for details



# Lower Walkway Promenade





# Promenade Deck Level

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# Shelter Hall Lift





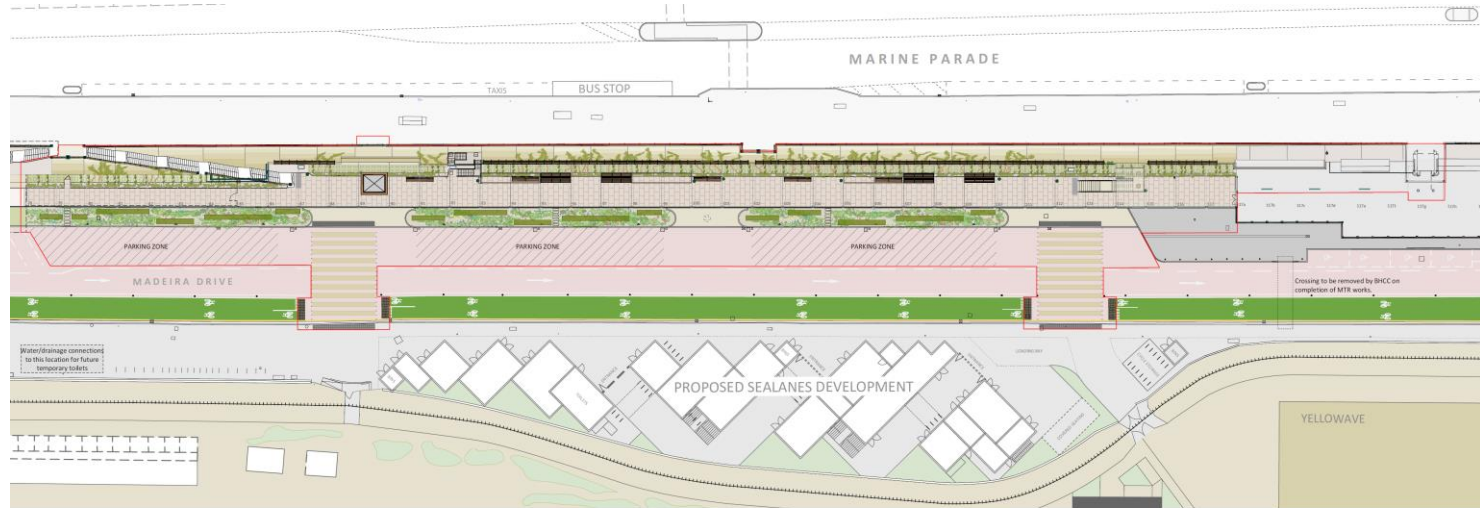
# View East of Deck Level from Royal Crescent Steps

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# Existing Block Plan



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## 1:300 RED LINE PLAN WITH LOWER WALKWAY

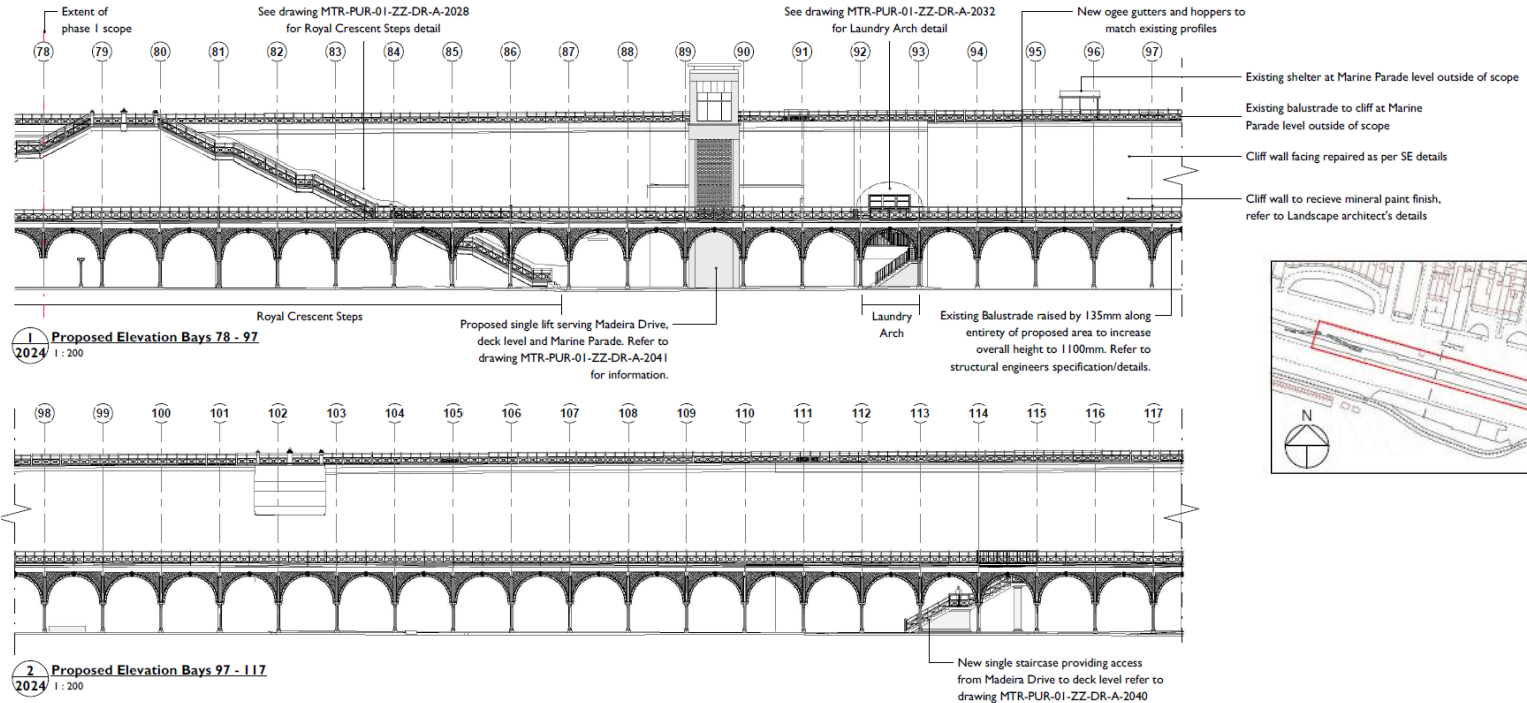
For information only, see Puncell drawing for Site Location plan.

— 0.42 hectares red line boundary

▨ Indicative area to accommodate car parking. See drawing 503-LP-XX-01-DR-1-0051 for indicative layout. Detailed layout to be determined in conjunction with BHCC Highways and Accessibility Consultant at Stage 4.

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# Proposed Elevation







# Proposed Upper Deck Level



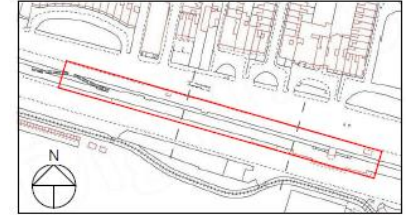
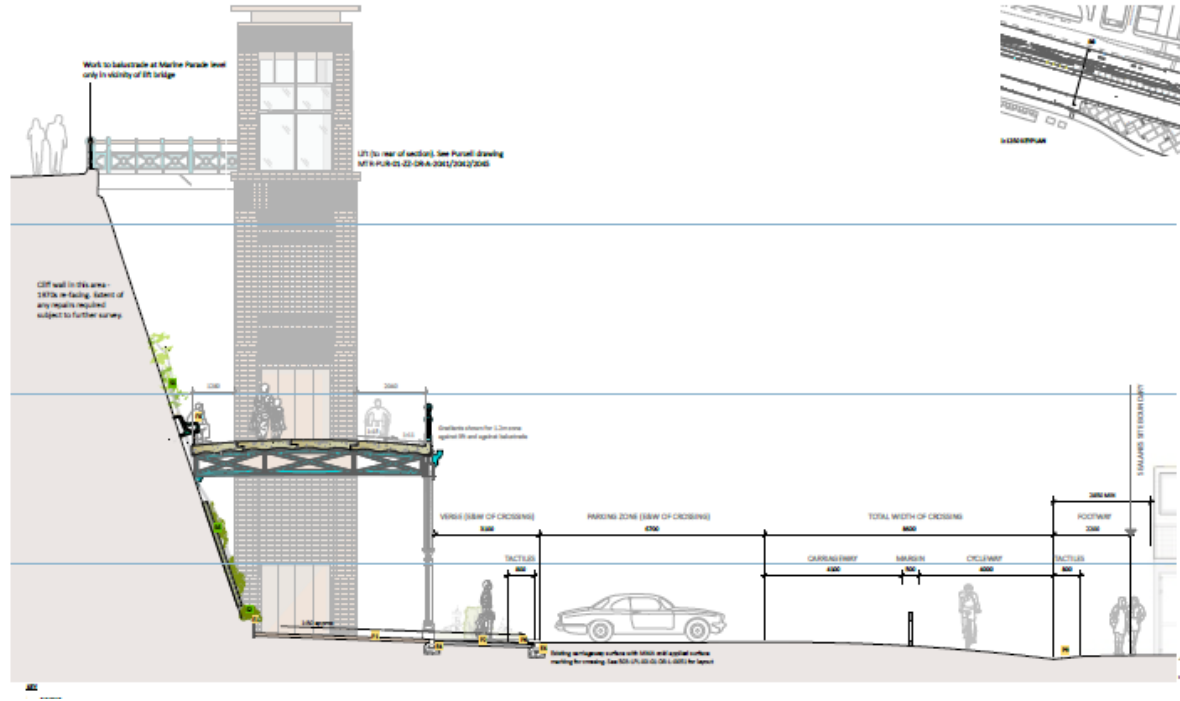
1:200 PROPOSED UPPER WALKWAY PLAN



RB VPI RD 2024-02 Work boundary material  
RB VPI RD 2024-02 Area to be paved  
RB VPI RD 2024-02 No vehicle parking

Landscapeprojects

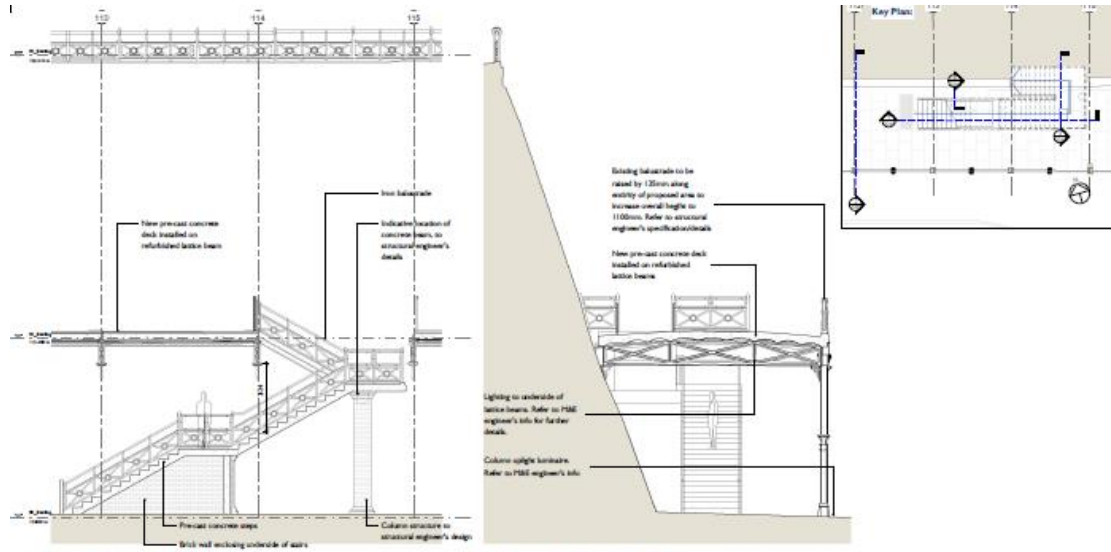
# Proposed Section Bay 88 & Crossing





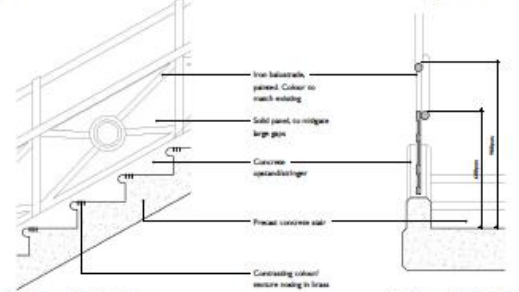


# Proposed New Stair



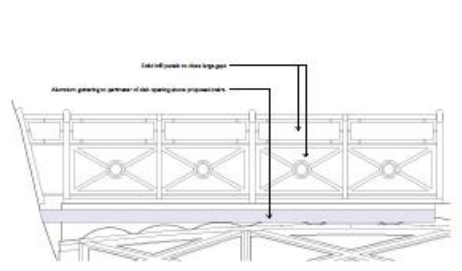
1249 Proposed New Stair and Single Lift Section A  
1:10

1249 Proposed New Stair and Single Lift Section B  
1:10



1249 Proposed Stair Detail 1  
1:10

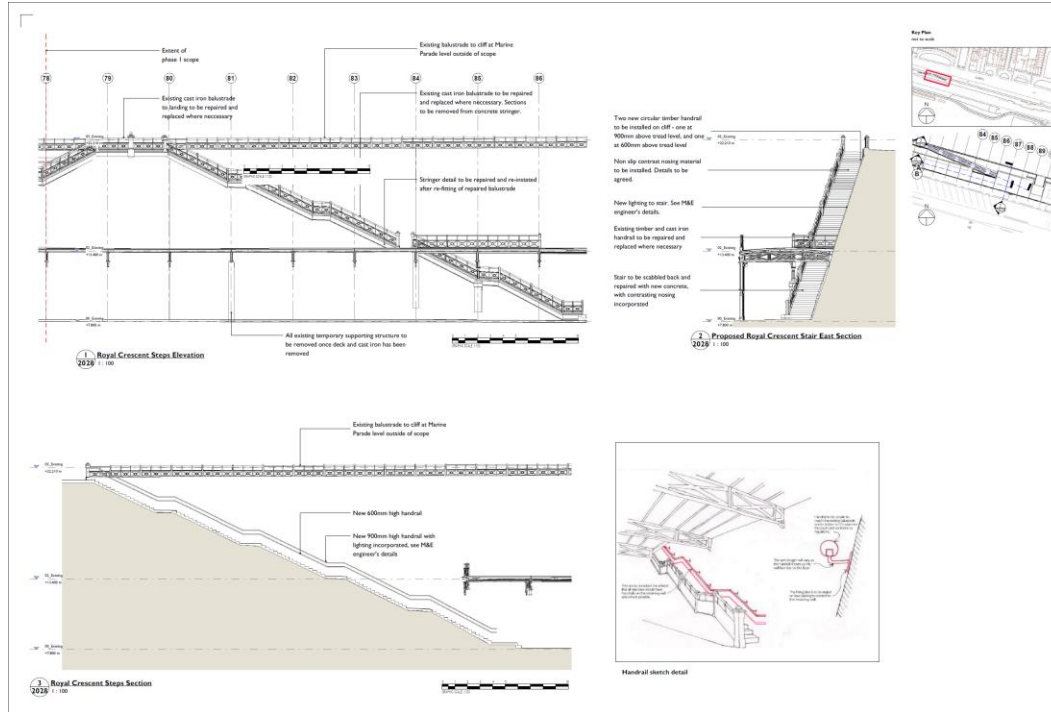
1249 Proposed Stair Detail 2  
1:10



1249 Proposed New Stair and Single Lift Guttering  
1:10

# Proposed Royal Crescent Stairs East

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# Artist's impression of the final lift design, as viewed from Madeira Drive





# Artist's impression of the final lift design, as viewed from Marine Parade



# Artist's impression of the proposed new lift shown in the context of the existing lift



# **Key Considerations in Full Planning application BH2022/02577**

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- Principle of development
- Impact on the visual amenities of the listed structure, the street scene and the wider conservation area, as well as the setting of heritage assets within the locality of the site.
- Public realm/landscaping
- The impact on highways and access
- Ecology
- Neighbouring amenity
- Sustainable drainage.



# Conclusion and Planning Balance

- Given the historic presence of the site being used for communal activities and events, the proposals to increase activity levels and footfall are welcomed. The application proposal would align with the broader regeneration aspirations of the emerging Eastern Seafront Plan.
- The proposed restoration of the Madeira terrace structure would optimise retention of the original components where possible for heritage purposes, but also reduce carbon footprint. Historic England welcome this first phase of work which would start a process to repair and restore Madeira Terrace and bring it back into use so that it can be enjoyed by the public once more.
- The proposed new lift and restoration of the existing Shelter Hall lift would be welcomed improvements to the accessibility through the site and the connectivity to the wider seafront public realm and residential areas to the north. The Heritage Team fully support the proposals, subject to further detail to be submitted by condition. Historic England support the significant heritage benefits associated with the restoration, which is considered to outweigh the low level of harm of the proposed lift intervention. The scheme is considered acceptable in terms of any heritage impact to the historic fabric and environment including the listed assets and the identified Conservation Areas. Any adverse impact is considered to be outweighed against the significant public gain of bringing this part of the terrace back into use, as well as the heritage gain of ensuring the future of the historic structure through its repair.
- The green wall and the historic spindle plants (*Euonymus japonicus*) are to be protected during the works and will feature strongly in the completed scheme. The proposed development, through a robust method strategy, would ensure that the Japanese Spindle and lower-level planting can flourish in an improved environment.
- Improvements to the public realm in this section of the seafront are welcomed. The proposal represents an opportunity to enhance the present situation in respect of the designated heritage assets and the surrounding public realm with landscaping and planting on dual levels, as well as improving on the connectivity around the site. The Highway Authority has no objection subject to recommended conditions.
- The design details of the proposal required by condition are necessary to ensure the acceptability of the scheme., Details of management and future maintenance of the scheme are required by condition.

**Recommend: Approve Full Planning application BH2022/02577 and Listed Building Consent application BH2022/02578**



