

Black Rock Rejuvenation Welcome



Black Rock rejuvenation project Phase One - update

The Black Rock rejuvenation project has been designed to resolve the long-term problem of the lack of progress with the Black Rock development site.

It is being led by Brighton & Hove City Council, with funding provided by Coast to Capital Local Enterprise Partnership. The aspiration to redevelop this strategically important seafront site has remained unrealised due to a range of obstacles which will be addressed via the proposed new infrastructure works. These include a realigned and extended sea wall, improved coastal defences, a decontaminated and levelled site and a new sustainable transport link between the eastern seafront and Brighton Marina.

In the short term, the Black Rock site will be capable of hosting outdoor events, and the new infrastructure will improve the experience for all visitors to the area. It will include a new beach boardwalk from the Volk's Station at Black Rock to the Volk's Workshops at the junction with Duke's Mound.

Phase two

In the longer term (approximately four years) a permanent redevelopment will begin at Black Rock. A Development Brief to guide this process is due to be agreed by the Council in Autumn 2021.

Listening and responding to feedback

The Council has worked with residents and other key stakeholders in developing the plans for the rejuvenation of Black Rock.

During the planning process a full consultation was held, and 86 per cent of respondents said they backed the principles behind the scheme.

Discussions were held with community representatives and some new ideas, including the Pump Track and seafront classroom, have been added.

The Council is committed to working with residents and stakeholders as the scheme progresses, and the website will include regular updates.

Project timetable

Phase One

Autumn 2019:
Public exhibitions held

Spring 2020:
Design developed and plans submitted

Summer 2020:
Planning permission granted

Autumn 2020:
Detailed design completed, tendering begins

Spring 2021:
Duke's Mound improvements, clearance of non-native scrub

Summer 2021
Significant works underway, including new sea defences

Autumn 2021:
Further progress including renovation of the Old Reading Room

Phase Two

Winter 2021:
Phase Two development brief agreed

Spring 2022
Phase One complete

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Black Rock Rejuvenation Access Improvements

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



Madeira Drive and Duke's Mound

One of the aims of the Black Rock rejuvenation Phase One is to deliver junction upgrades at Duke's Mound to improve pedestrian and cycle safety.

There will also be improvements for pedestrians accessing the site and the beach.

Upgraded crossing points with new improved lighting columns will be installed along Madeira Drive. Existing crossing points of the Volk's Railway will be improved. A new 3-metre wide boardwalk will run from the existing Volk's Workshop in the west to the Volk's Station at Black Rock. It will then connect to a path along the new sea wall leading to Brighton Marina.

Brighton Marina Link

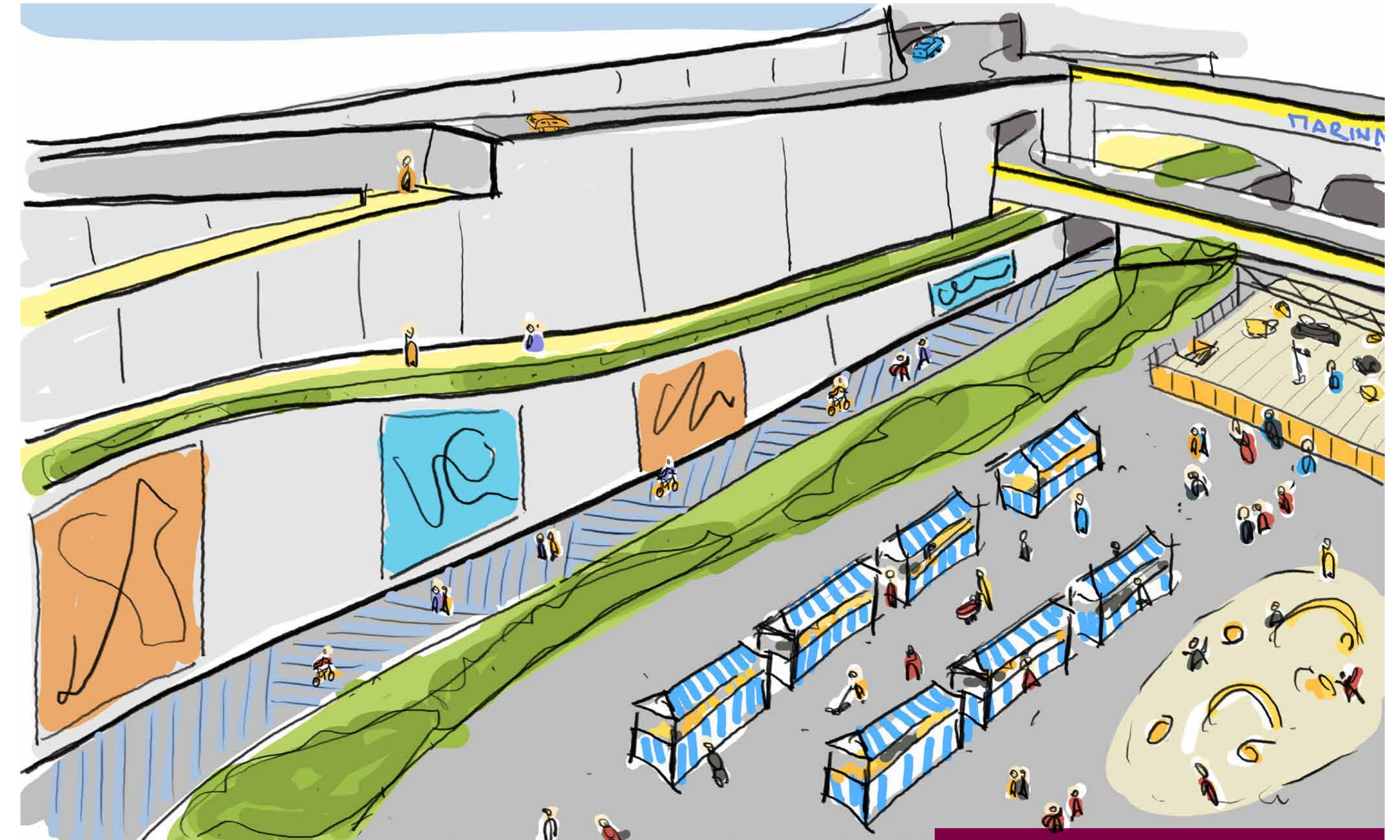
It has long been an ambition for the city and Brighton Marina to provide a more direct public transport link from the eastern seafront into Brighton Marina.

To move one step closer to a seafront hopper service along the coast, funding from Coast to Capital Local Enterprise Partnership has allowed works to take place which will create a new link beneath the current ramps. In the future this will create the opportunity for a shuttle link to operate along the eastern seafront. **Whilst this remains a future ambition, the vital infrastructure will have been provided to allow this to take place.**

This will also provide a new direct link for cyclists and pedestrians, replacing the current steep access to the north of the site or the subway access to the south. This access will be a permanent public route into the Marina from the Black Rock site.

A new crossing will be created to improve access between Volk's Railway and the Old Reading Room. There will also be a new decked area and boardwalk extending onto the beach. The new boardwalk will be fully accessible and feature a new pedestrian route leading all the way to Brighton Marina via a walkway inside the new sea wall.

By making it easier to walk and cycle around the city, not only will this improve accessibility, but also promote greener methods of travel.



A new link between the eastern seafront and Brighton Marina will be provided, featuring public art on the retaining wall

Getting 'smart' – Duke's Mound improvements

Phase One of the Black Rock project will aim to improve safety and make it easier for pedestrians and cyclists to access the eastern seafront.

Whilst in the longer term, the whole of Madeira Drive will be receiving improvements, for Phase One of the Black Rock project the following upgrades are planned:

- Smart traffic signals will adapt to support vehicle movement or prioritise pedestrians as required
- An ecology trail to showcase the work being carried out to protect and improve the vegetated shingle along the seafront
- Improvements to the lower junction to provide a safer environment for pedestrians and cyclists whilst accommodating vehicles accessing the Black Rock site
- A new public realm area in the space currently occupied by the Volk's Railway storage depot with seating, signage, and planting, with direct access onto the beach

Significant improvements will be made to the junctions at both ends of Duke's Mound to address safety concerns



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Black Rock Rejuvenation

A new chapter for heritage

The eastern seafront is steeped in history, but some of its heritage assets have fallen into decline and need a new lease of life.

Old Reading Room and Temple – Places for future rest and recuperation!

The Grade-II Listed Old Reading Room, originally built to provide shelter for residents of Lewes Crescent seeking a place to read in comfort with a view of the sea, will now be repurposed to a high standard and prepared for a new use.

Floor to ceiling glazing to the southern elevations to retain the sea views along with works to provide flat outdoor spaces for seating will create a fabulous new space. This could be let to a future tenant as early as early 2022.

Several good ideas were put forward for uses for the Old Reading Room during public engagement, of which the most popular was to reopen the building as a café or restaurant.

Responding to this feedback, the Council is keen to make this happen by bringing in a suitable operator to run this new venue, and the project is also due to include improvement works to the nearby Temple.

A comprehensive rejuvenation

To the west of Black Rock, the Council is spearheading work to renovate Brighton's iconic Madeira Terrace arches with a project to restore the first 30 arches adjacent to Concorde 2 (old shelter hall) during 2021/22.

The two regeneration projects are designed to complement one another, and over the next few years, will lead to the rejuvenation of this valuable and historic part of Brighton's seafront.

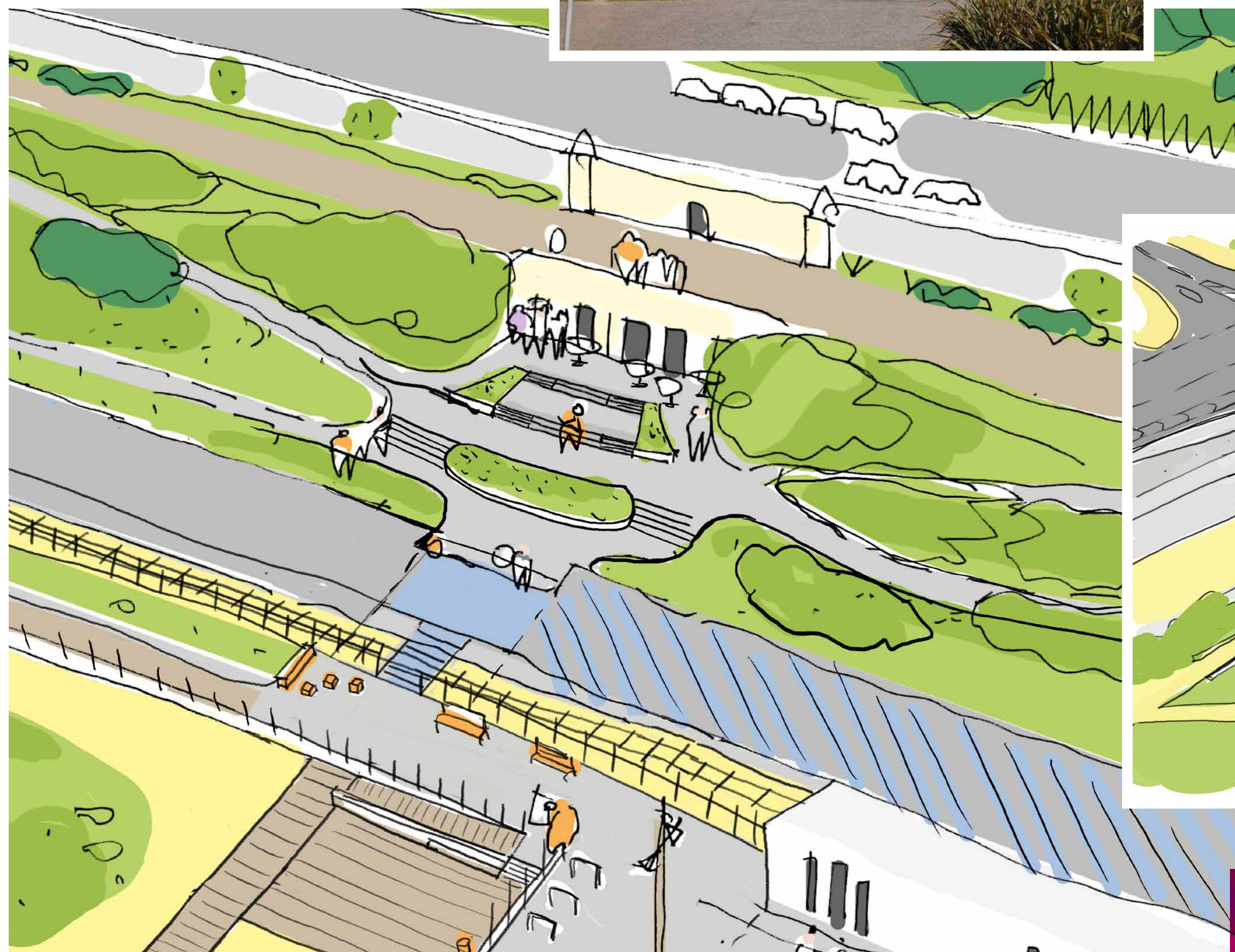
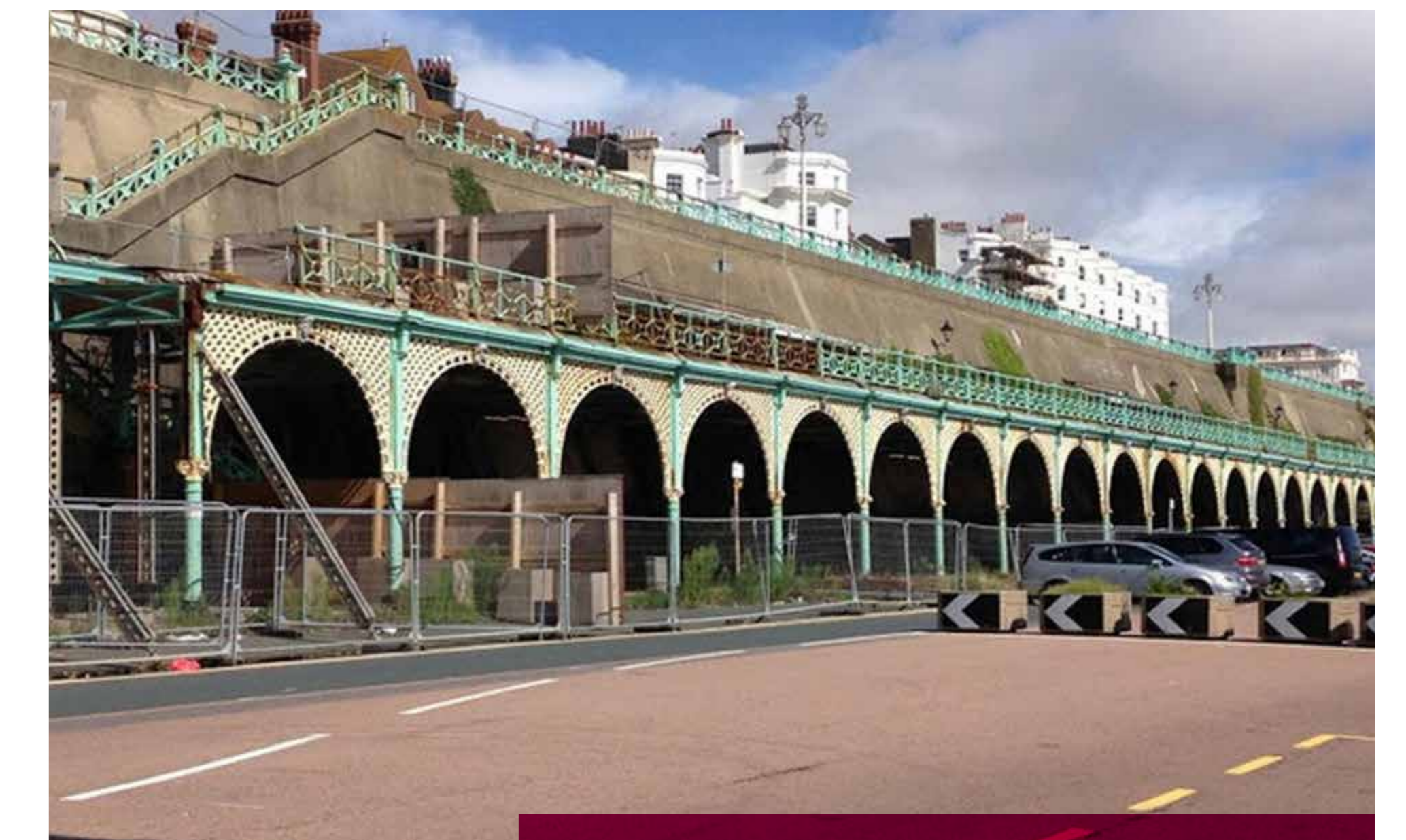
The Old Reading Room before renovation



Improvements to accommodate a new use at the Temple, close to the subway and new Marina link



Madeira Terrace Phase One improvements are due to start in Autumn 2021 pending planning approval. Linked to upgrades at Black Rock, the whole eastern seafront will start to transform through a future masterplan that will be completed later this year



Improved public realm, lighting, seating, and a new use for the Grade II-listed Old Reading Room



The eastern seafront has historically been a popular destination

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Black Rock Rejuvenation

Playing, wellbeing, and learning

The project will include a new sea wall, behind which will be a temporary BMX Pump Track and Temporary Sports Court with time-controlled lighting



The Black Rock rejuvenation will deliver a host of improvements designed to promote health and wellbeing, along with encouraging learning and playing.

A new play area has been designed to deliver sensory and learning experiences. Meanwhile, an outdoor classroom will provide shelter for children using the seafront for learning or outdoor activities.

With Covid 19 it has become even more important that we all have outdoor access and are able to enjoy what is on offer. Phase One of the Black Rock project aims to provide an improved experience for those using the seafront and encourage people to return through all the seasons. Listening to feedback, the project will therefore also provide additional seating, lighting, planting, artwork, and shaded areas.



Play area

The rejuvenation will include a new children's play area on the seafront adjacent to the new classroom and close to the beach. The existing car park in this area will be retained.



Temporary Sports Court

The Black Rock site is set to be expanded by creating a new sea wall, which is crucial in delivering the rejuvenation. Ahead of making any decision on the long-term future of the land, a Temporary Sports Court will be provided beside the wall. The temporary facilities are expected to be in place for around three to four years.



Seafront Classroom

Following our draft proposals, we have refined our plans to include a Seafront Classroom. It will be designed to encourage learning and will be suitable for school trips and other community uses. In addition, four public toilets and a baby change facility will be incorporated.



BMX Pump Track

Another temporary facility that will be delivered is a 'pump track'. Again, this has been added to the scheme based on helpful discussions with residents and stakeholders, especially those in the cycling community. There is no facility of this kind in the immediate area, and it will be based on a similar venue in Newhaven (pictured) that has been very successful.

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Black Rock Rejuvenation Public Realm Improvements

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



The Black Rock rejuvenation will deliver a host of public realm improvements to make Black Rock a more attractive place to visit. The scheme will also improve connectivity between the eastern seafront and Brighton Marina.

Beach boardwalk

The Black Rock rejuvenation aims to make the eastern seafront a more sustainable, accessible, and attractive place to visit. This will include provision of a new beach boardwalk.

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

Public art

A vital part of revitalising the eastern seafront is making it more attractive for visitors. The Council will be seeking to install artworks across the project area, including on the retaining wall beside the proposed new cycle route from Black Rock to Brighton Marina, making this more visually appealing.

Art helps to bring public spaces alive, and fresh designs will be coming to Black Rock



Signage and Wayfinding

The project will include a host of improvements to make it easier for people to access Black Rock and navigate the eastern seafront.

Information boards will be placed throughout the area, new routes are being created, and existing ones are being upgraded.

The project team recognises Black Rock is known for its street art, and wants to provide eye-catching public art to capture the unique spirit of Brighton and Black Rock

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Black Rock Rejuvenation

Improving biodiversity

A new ecology trail will be created to encourage people to find out more about the biodiversity of the eastern seafront.



Bringing back native species

The Black Rock rejuvenation will deliver significant environmental and ecological improvements, making the eastern seafront a more sustainable, accessible, and attractive place to visit.

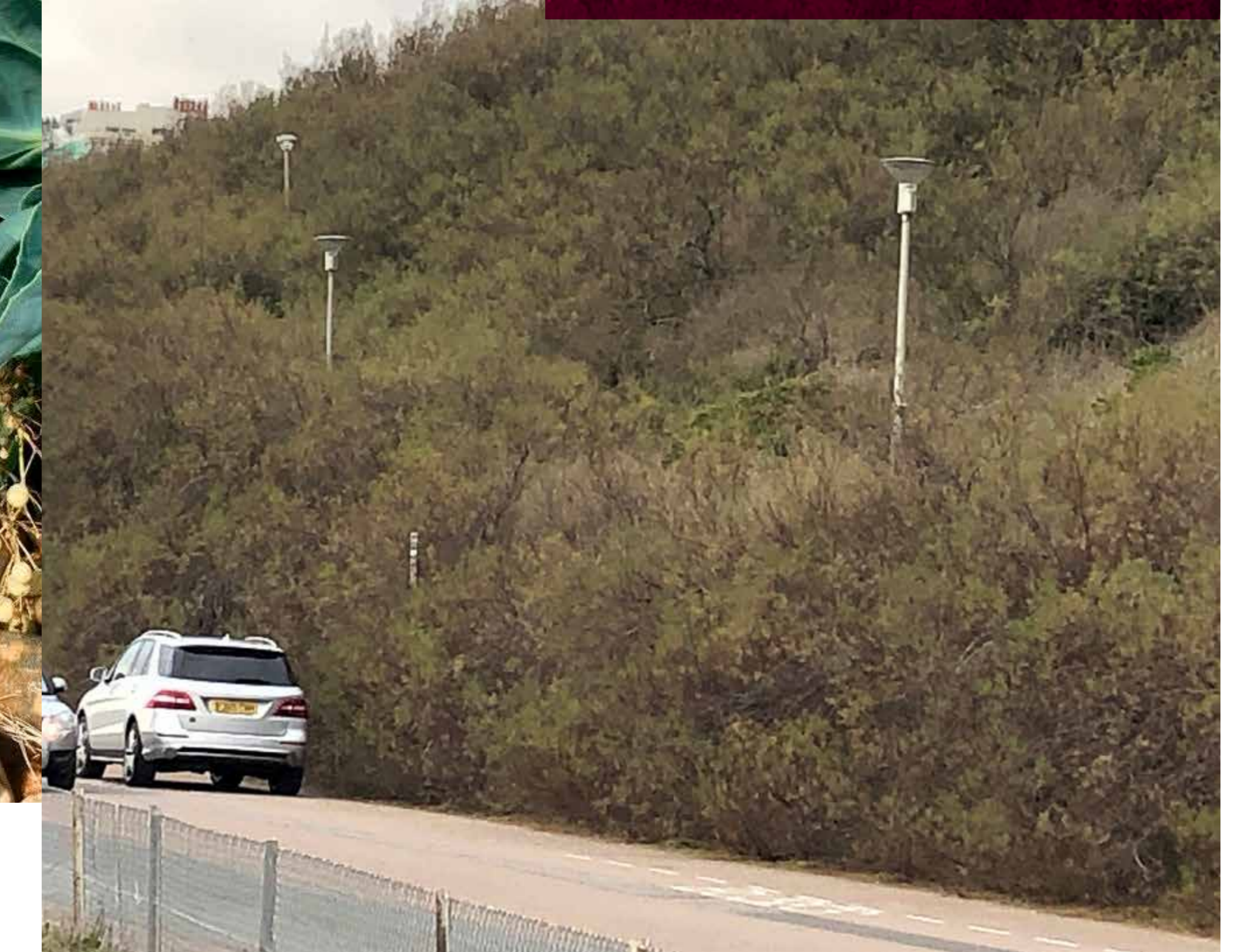
It will include the creation of an ecology trail along with removing invasive non-native species from the Kemp Town Slopes and reintroducing native plants, wildflowers, and chalk grassland.

It will also seek to increase the amount of vegetated shingle at the eastern seafront. Some of it will have to be relocated to facilitate the realignment of the sea wall. However, with the additional area to be replanted and seeded there will be a net gain in biodiversity through the provision of 1.5 hectares of vegetative shingle alongside the new beach boardwalk.



Biodiversity improvements will include more vegetated shingle, featuring sea kale

More than half of the non-native shrubs will be removed

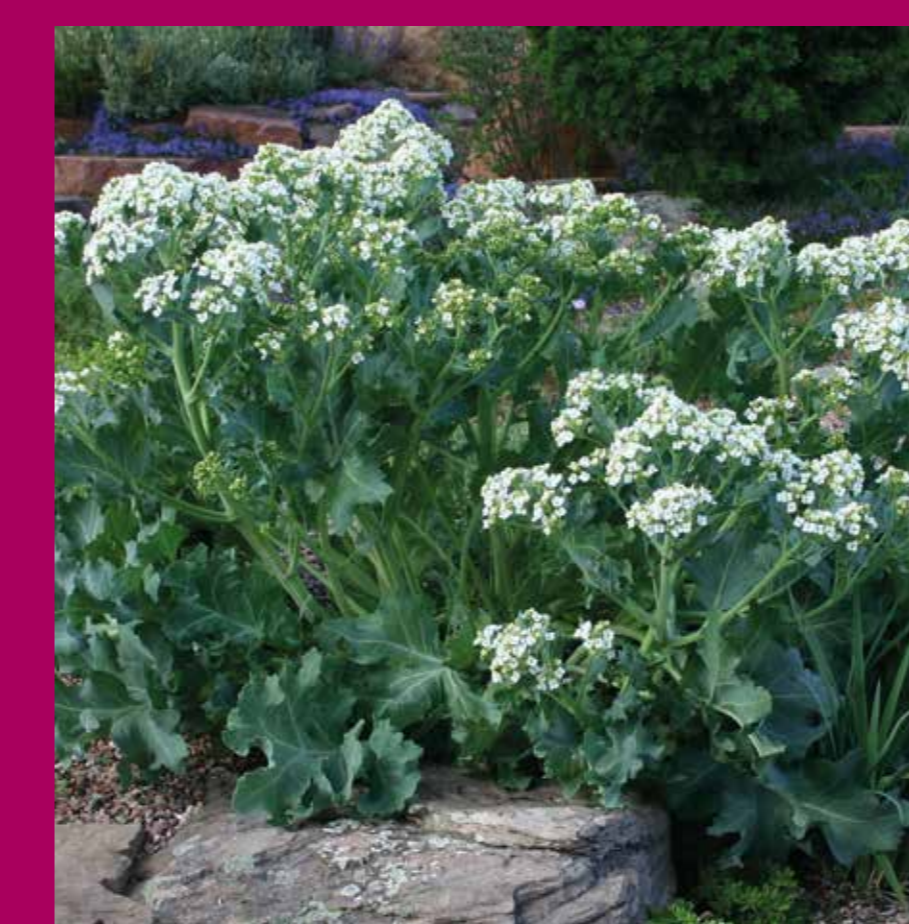


Biodiversity improvements at a glance

- An allocated area of approximately 1.5 hectares of currently bare shingle beach will be vegetated through replanting and reseedling.
- More than half of the non-native Tamarisk and Euonymus on the face of Kemp Town Slopes will be cut and restored to native grassland and wildflowers
- An ecology trail will be provided with information boards for users. This guided walk will improve ecological knowledge, and there will be low protective fencing to discourage veering from the dedicated route, thus avoiding disturbance to this sensitive habitat

Indicative planting

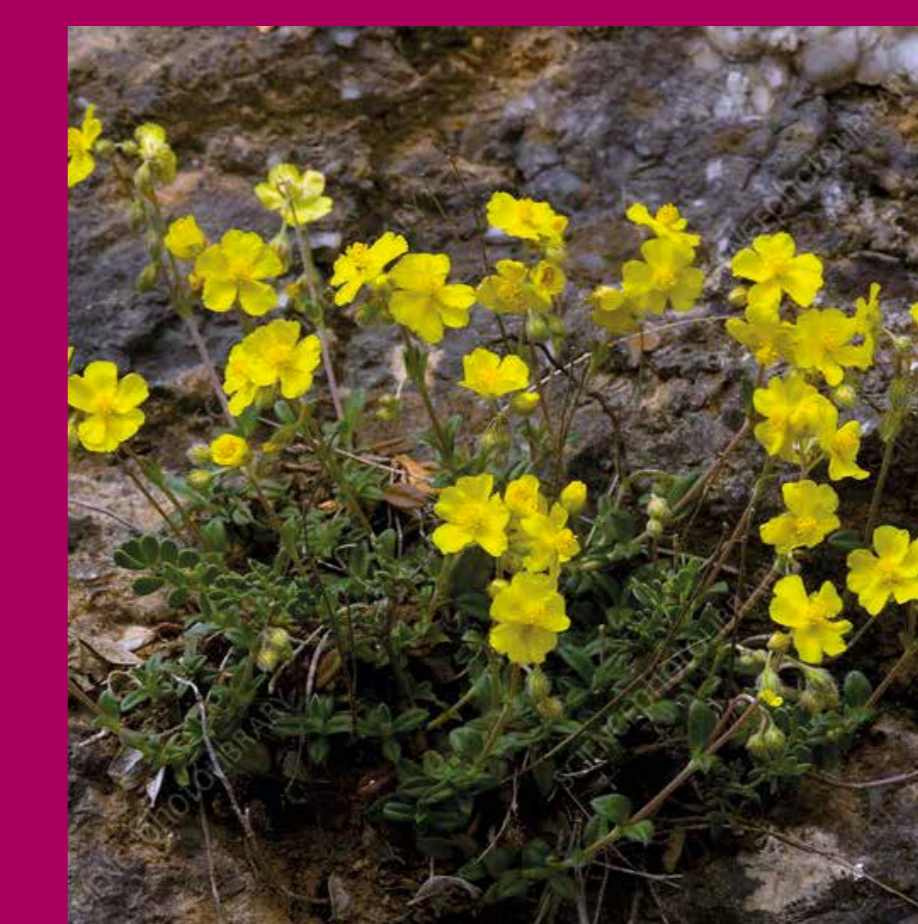
Here are some examples of native species that are likely to form part of the reseedling and replanting in Phase One of the Black Rock Project.



Crambe maritima, sea kale



Glaucium flavum, Yellow horned poppy



Helianthemum canum, Hoart rockrose



Hippophae rhamnoides, Sea buck-thorn

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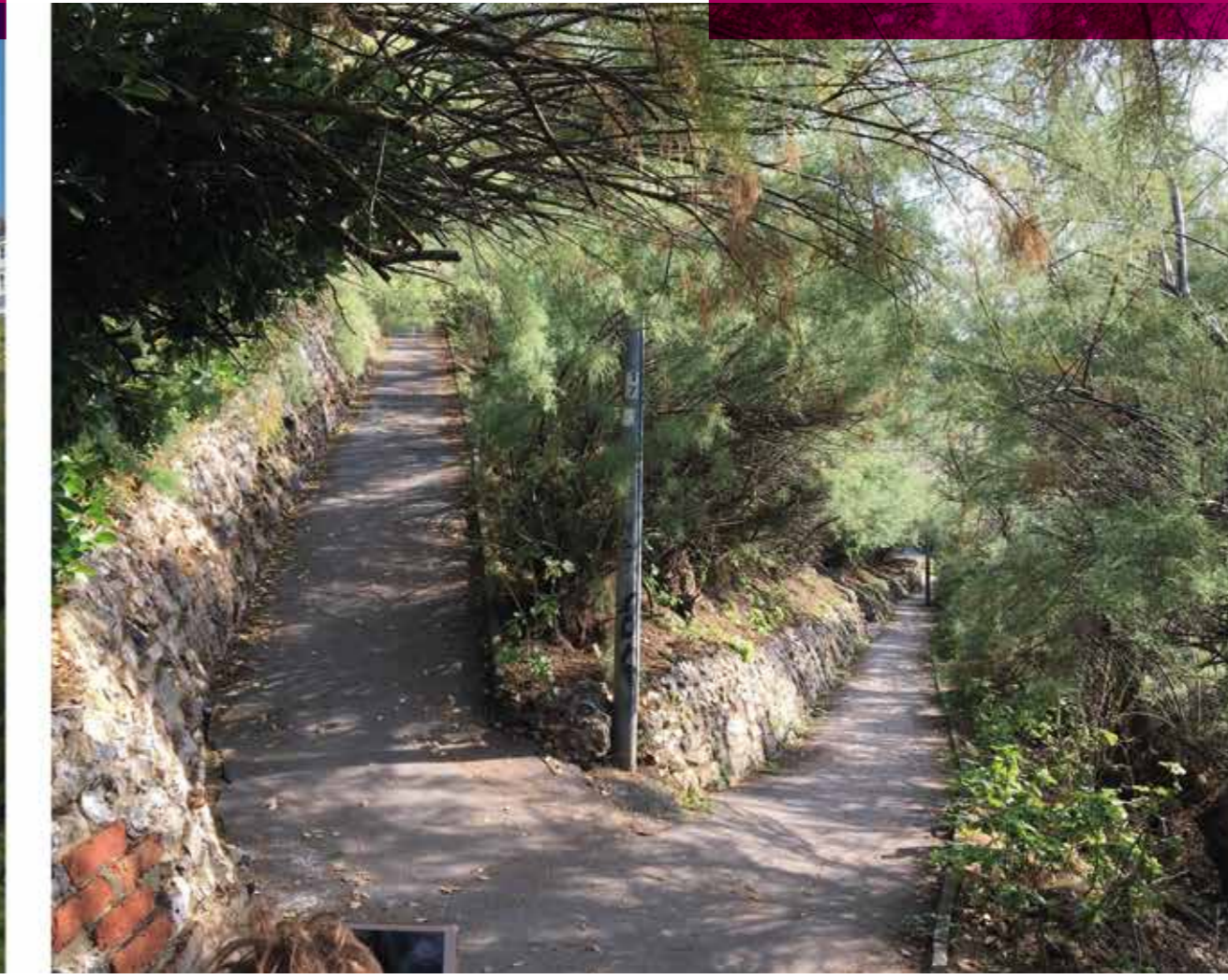
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Black Rock Rejuvenation Duke's Mound Vegetation Works

View of Duke's Mound
overgrown with Tamarisk



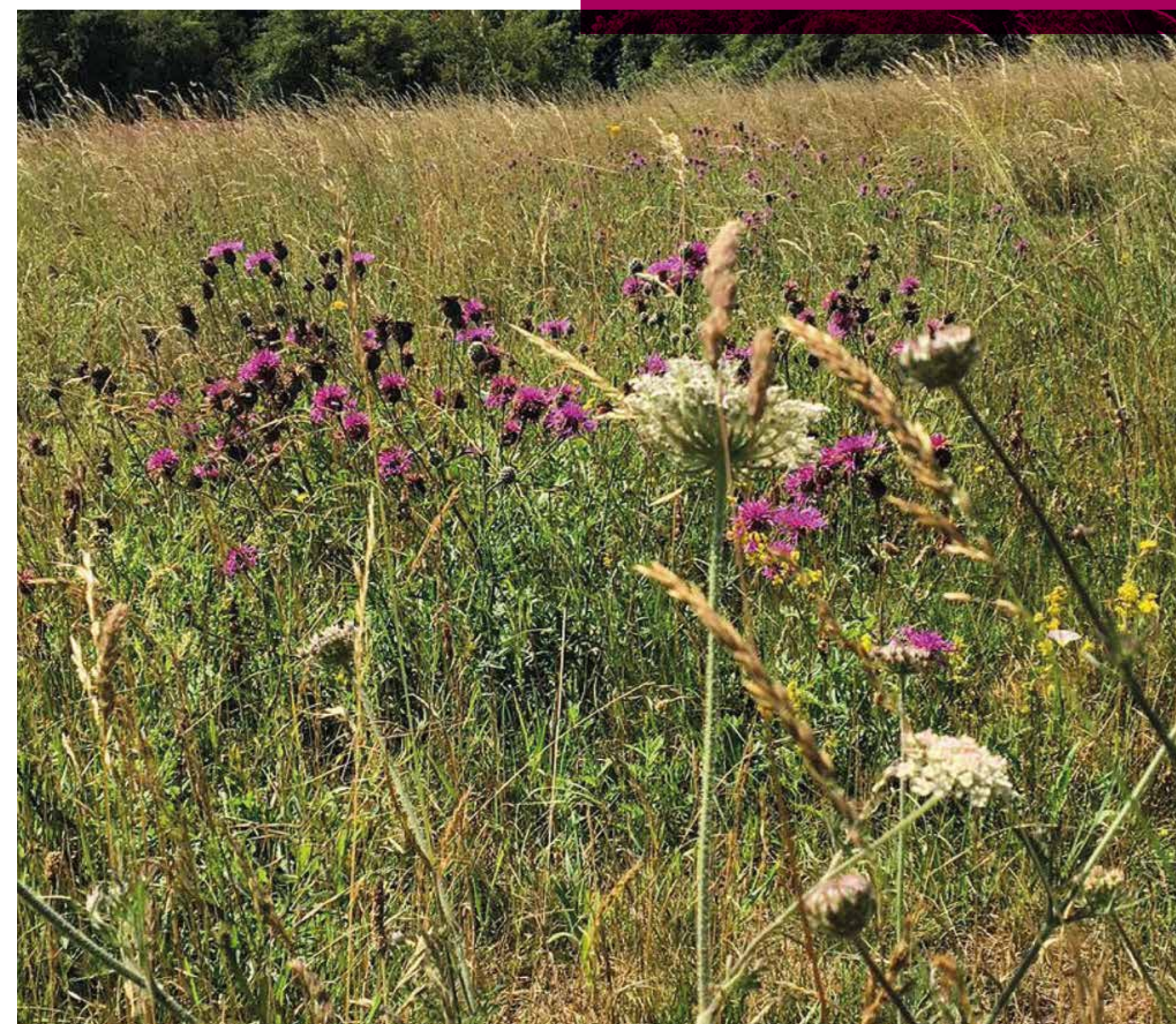
View Within
Duke's Mound



Non-Native
Tamarisk



Example of Native Grassland



Areas of vegetation removal

Existing vegetation

Brighton and Hove City Council has begun cutting back the non-native bushes at Duke's Mound as the first part of the Black Rock Regeneration works.

More than half of the existing non-native, invasive bushes are to be removed as part of wider ecology improvements and a bio-diversity strategy for the area.

- This will allow re-establishment of the locally distinct native chalk grassland; an open and attractive, colourful landscape fitting with the Sussex setting
- Planting will feature seeds of Sussex provenance provided by the Millennium Seed Bank
- The new habitat will start to emerge progressively over the next few years with local grass species from the Downs
- Phased removals will take 3-4 weeks through February 2021
- Trimmings and cuttings will be recycled in a sustainable fashion as green-waste composting



Areas of shrubberies to be retained
(Dark Green)

Areas of newly sown chalk grassland
(Pale Green)

Proposed vegetation

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Black Rock Rejuvenation

Public access and key benefits

A major transformation

The significant improvements will require a great deal of work, stretching all the way from Duke's Mound along the eastern seafront to Black Rock. Pedestrian and cycle access to Brighton Marina and beyond will be maintained throughout the works.

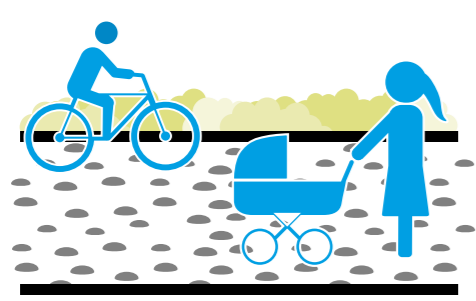
Where possible, public spaces will be kept open as much as possible, though there will be times when sections must be closed temporarily to allow improvement works to be carried out safely.

Key benefits

The Black Rock rejuvenation will deliver a host of improvements at the eastern seafront:



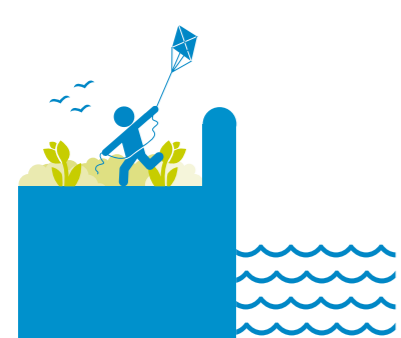
- Site preparation, decontamination, infrastructure provision and wider rejuvenation to attract investment



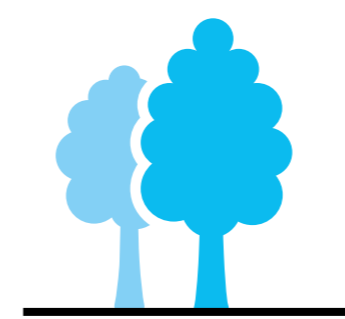
- Improved connectivity for everyone, including cyclists and pedestrians, promoting access and inclusion for all



- New activity hub will include a temporary sports court, pump track, seafront classroom and a children's play area



- Improved coastal protection with new sea defences



- Landscaping improvements, including more vegetated shingle, reintroducing native species, and restoring chalk grassland



- A new beach boardwalk, along with an ecology trail and an access link from Brighton Marina to Madeira Drive via Black Rock



- Highways improvements at Duke's Mound



- Heritage improvements including renovating the Grade-II listed Old Reading Room and Temple, making it available for café / restaurant use



- By preparing the Black Rock site for future development, this will also provide the opportunity for temporary 'meanwhile use' as an open-air seafront events space

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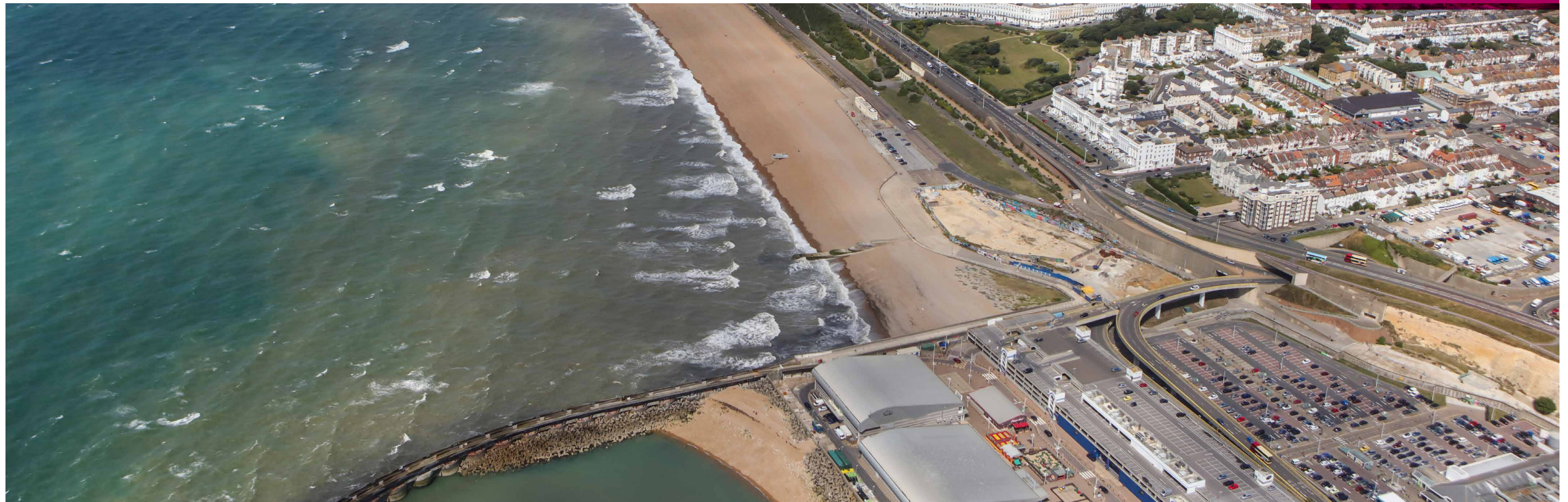
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Black Rock Rejuvenation

What happens next

Black Rock and the eastern seafront will be transformed in the coming months



Making progress

Planning consent was granted in June 2020 and since then the design and procurement process has maintained momentum to deliver the significant amount of work required to create a rejuvenated Black Rock.

The first stage will include highways improvements at both ends of Duke's Mound and the clearance of non-native species from the Kemp Town Slopes.

Major works including the new sea wall and creating the new link into Brighton Marina will start in Spring 2021.

Other improvements, such as the beach boardwalk and renovation of the Old Reading Room, will be undertaken in parallel with a forecast completion of the project in Spring 2022.

Regular updates will be posted on our project website – www.brighton-hove.gov.uk/blackrock – to keep residents and stakeholders informed about the scheme's progress.

Keep in touch

There are several ways to keep up to date with the latest progress at Black Rock:

@ Email us: blackrock@communityfeedback.co.uk

🌐 Visit the website: www.brighton-hove.gov.uk/blackrock

☎ Call us: **0800 298 7040**; leave a message on our freephone line and the project team will ring you back

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