



EASTSIDE **BEACH ROAD, NEWHAVEN**

PRESENTATION TO NEWHAVEN TOWN COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE

THURSDAY JUNE 29TH 2023
MEECHING HALL, FORT ROAD, NEWHAVEN

Morgan Carn Architects - West Quay Developments

Morgan Carn Phase I
Riverside Walk & Terraces
(Completed)



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Morgan Carn Phase II
Residential Apartments
(Completed)



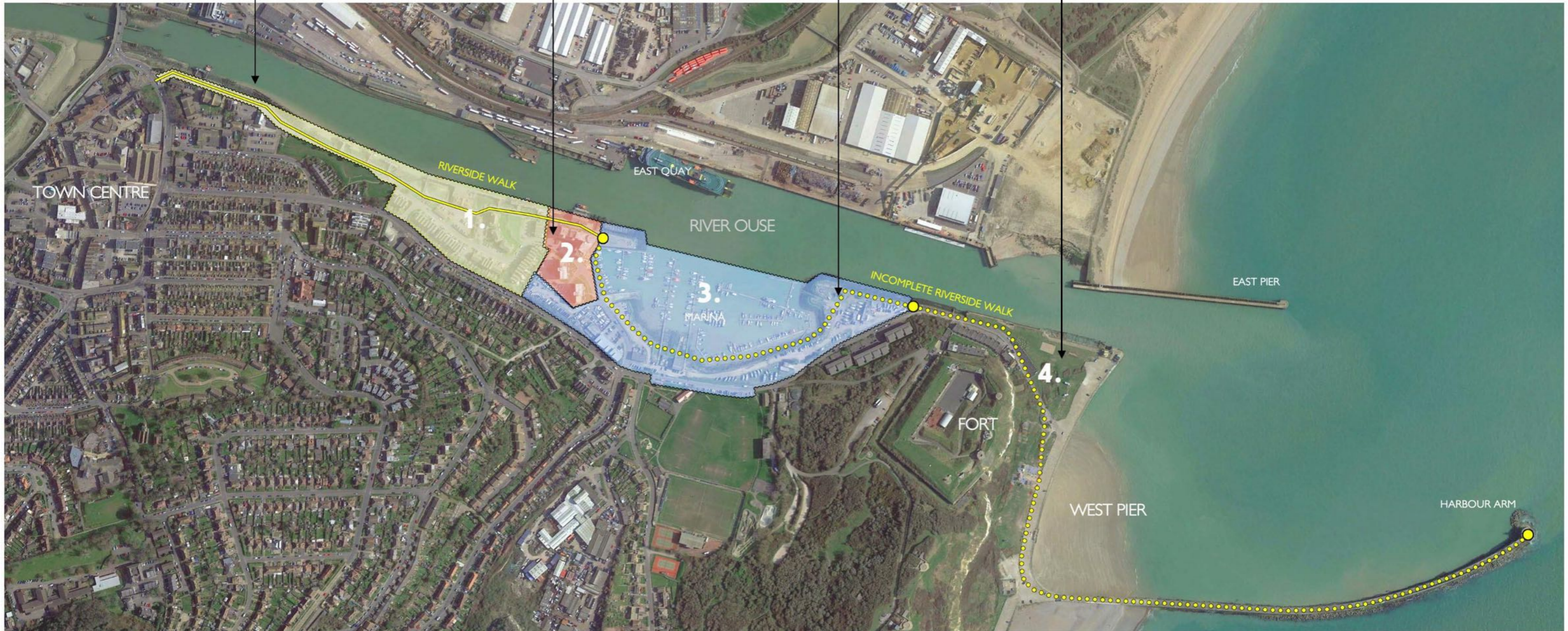
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Morgan Carn Phase III
Marina Mixed-use Redevelopment
(Planning Approved)



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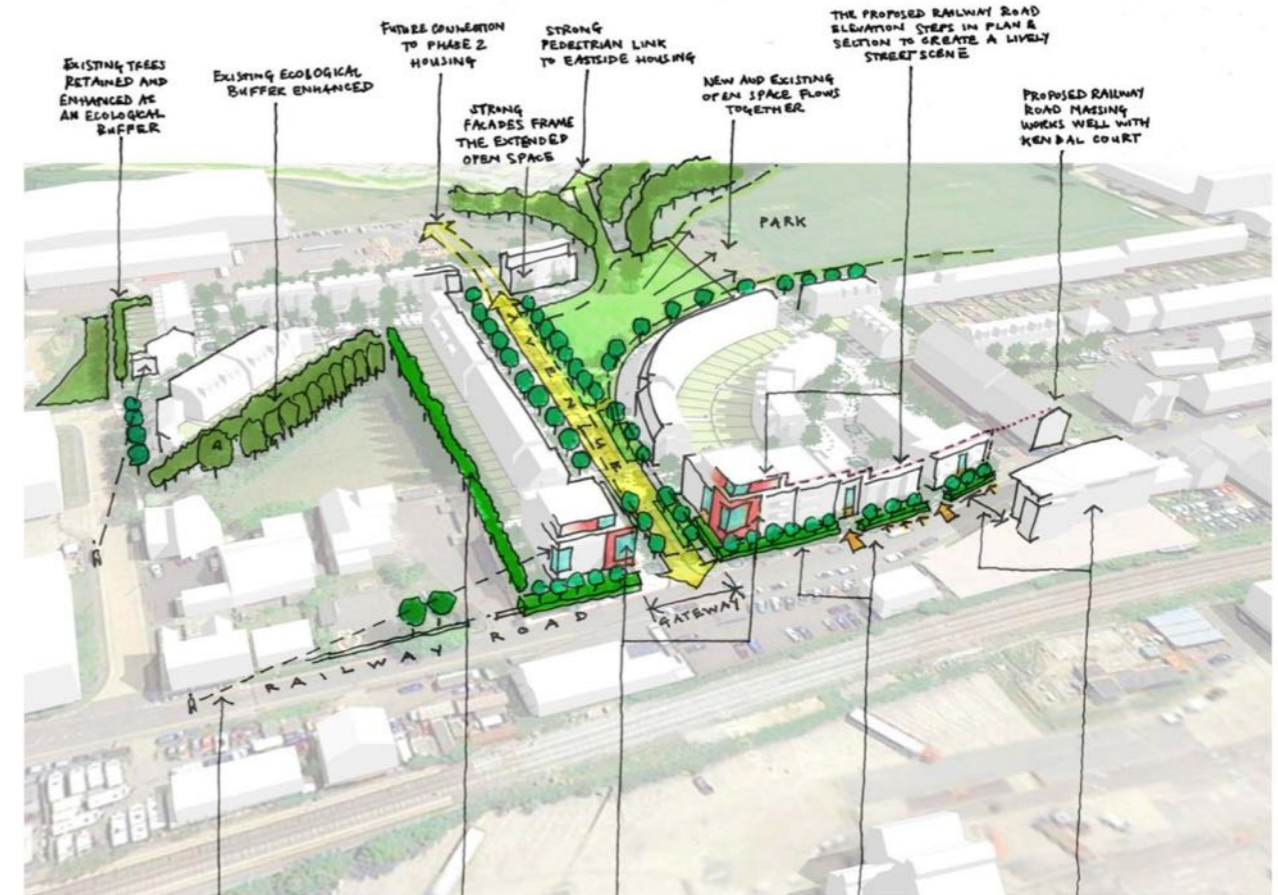
West Beach Regeneration -
Proposed New Restaurant and
Public Destination



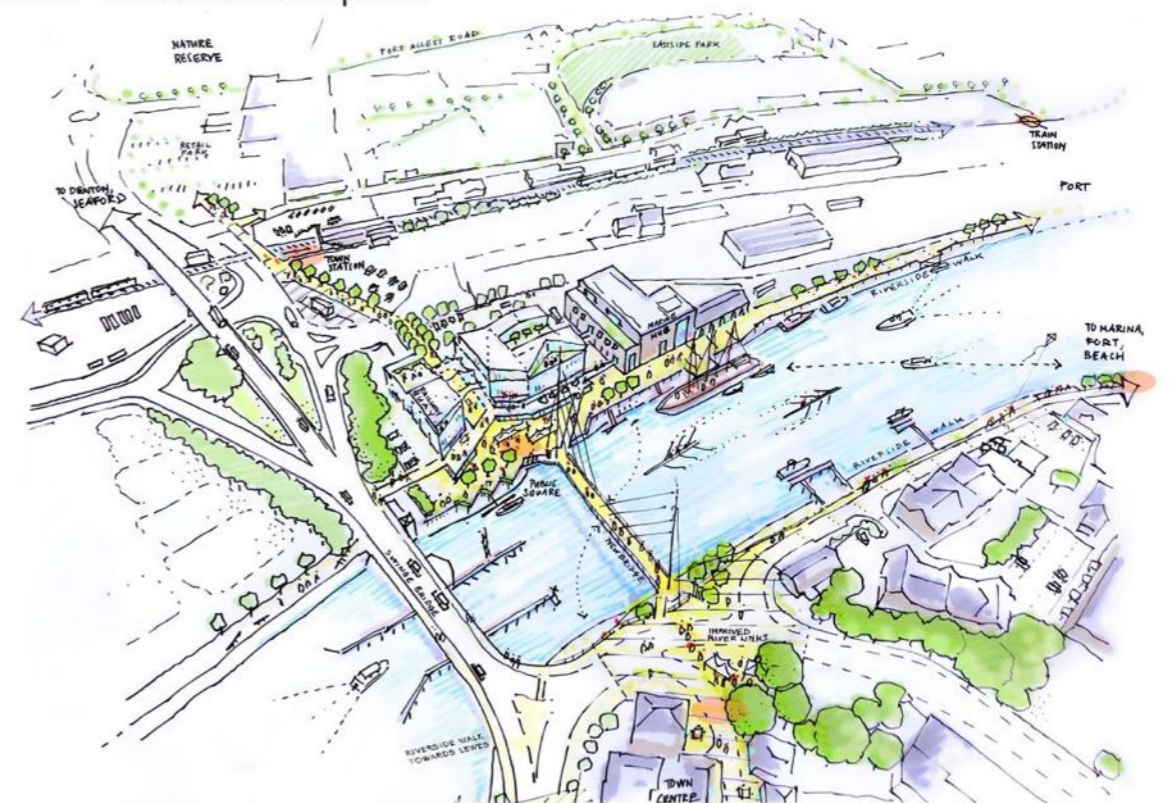
Newhaven, West Quay phases – Morgan Carn Architects



MORGAN CARN ARCHITECTS | Newhaven Marina – Mixed-use development (Planning Approved)



Parker Pen Site – Residential Development



MORGAN CARN ARCHITECTS | Railway Quay

Location Plan



Site location & amenities plan

● Bus stop

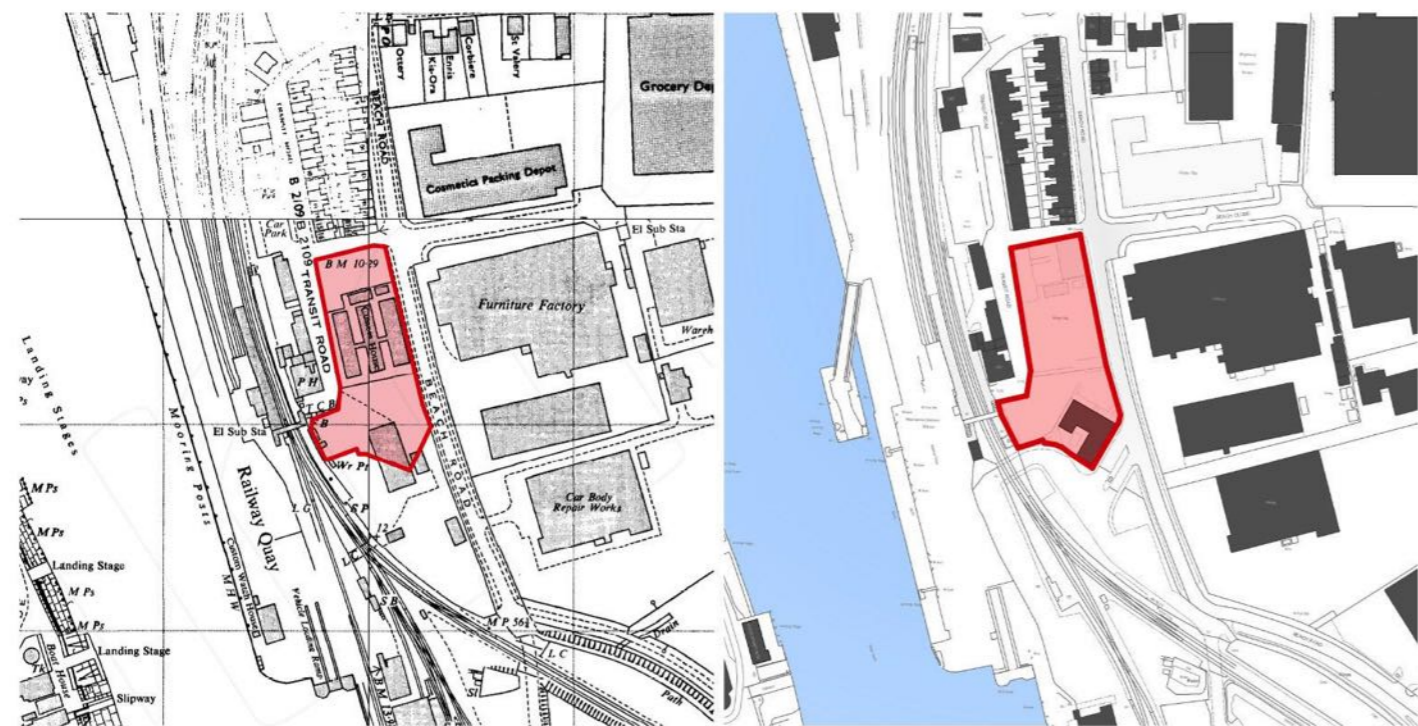
🚂 Train Station

Site History



1870's

1920's



1970's

Current Site Map



Newhaven Harbour & Eastside - 1949



Harbour Station



London & Paris Hotel - 1930s



Newhaven from above - 1972



1924 - London & Paris Hotel



Aerial diagram - highlighting the sites uses and conditions

Site Photos - Current approach to Station



Site Photos



The Site's Current Planning Consent

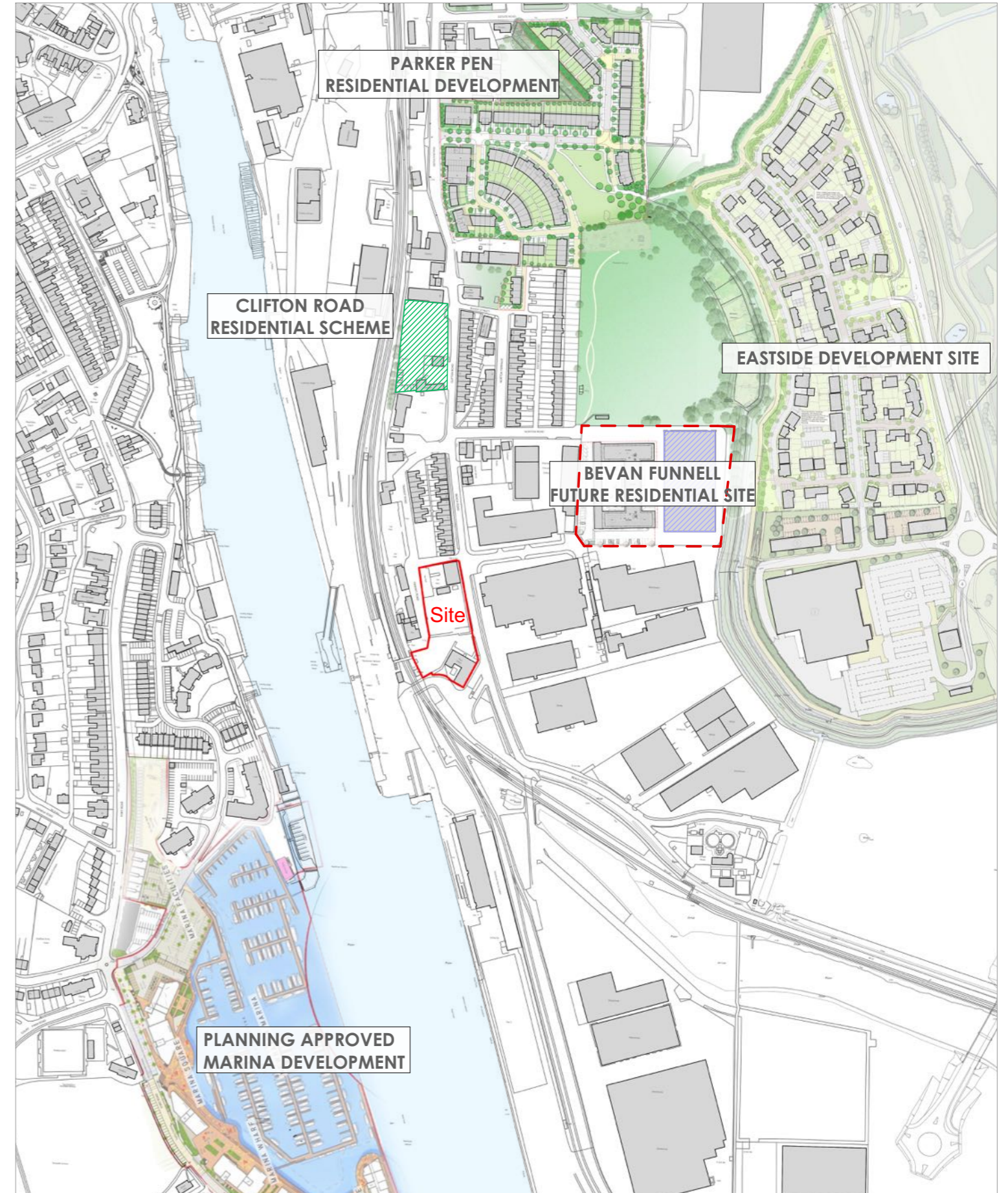


Proposed ground floor plan (planning approved)

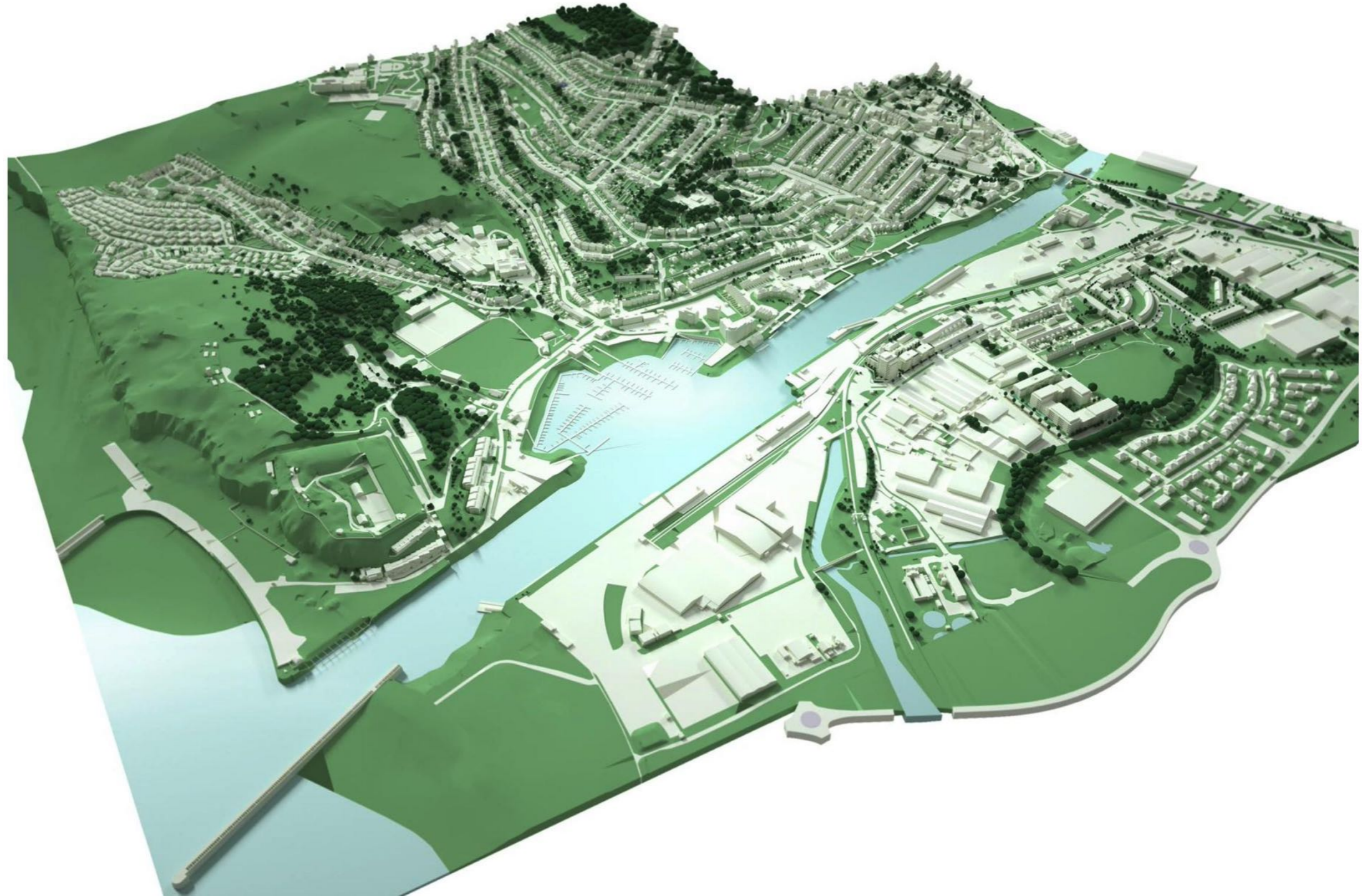


Proposed elevation (planning approved)

Forthcoming Developments



3D Contextual Environment



Newhaven Masterplan Model

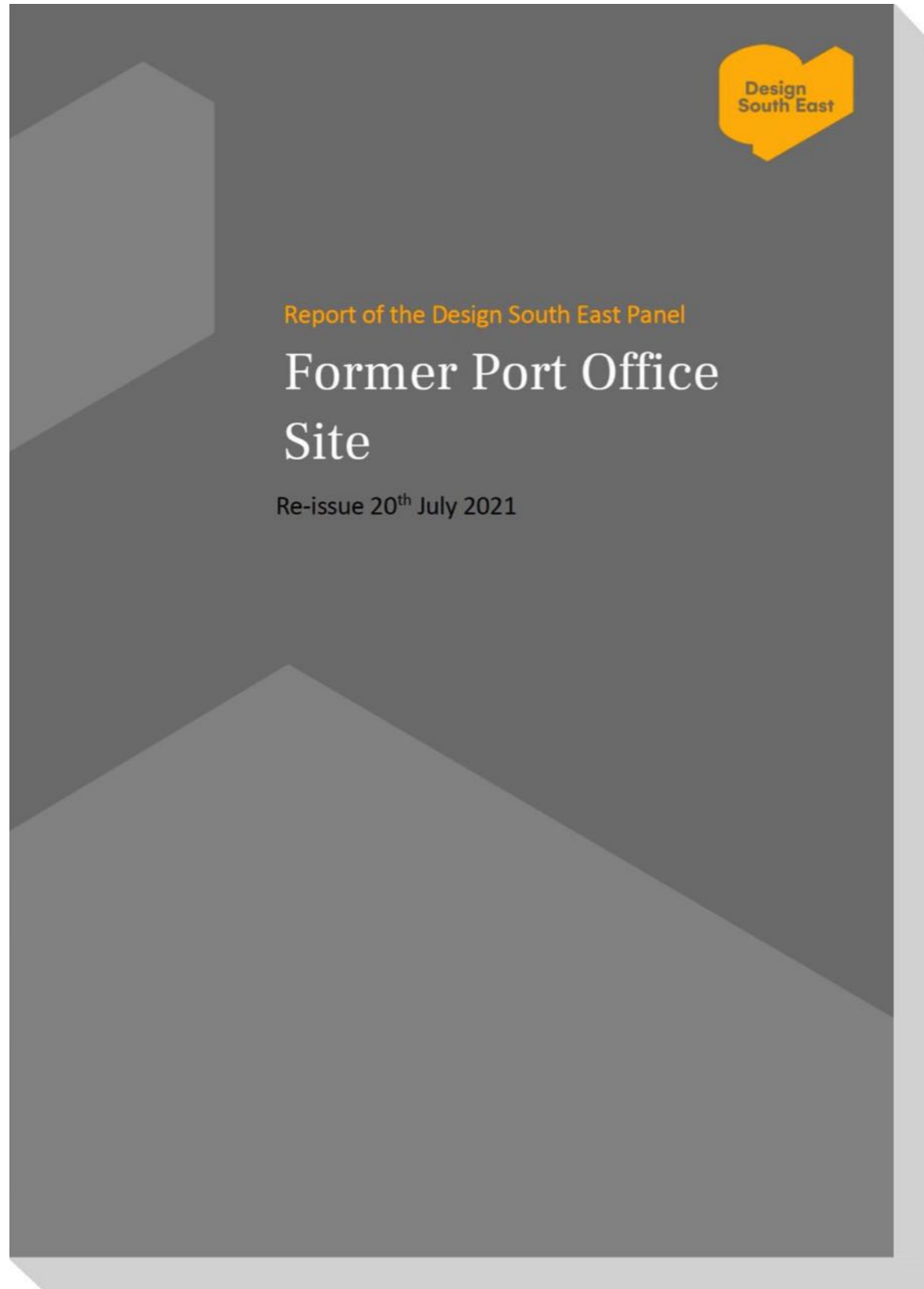


Contextual masterplan aerial view - Showing forthcoming developments, earmarked residential sites and the importance the application site has amongst them.

Speculative Masterplan



Speculative Masterplan View - Showing developing consultation period scheme

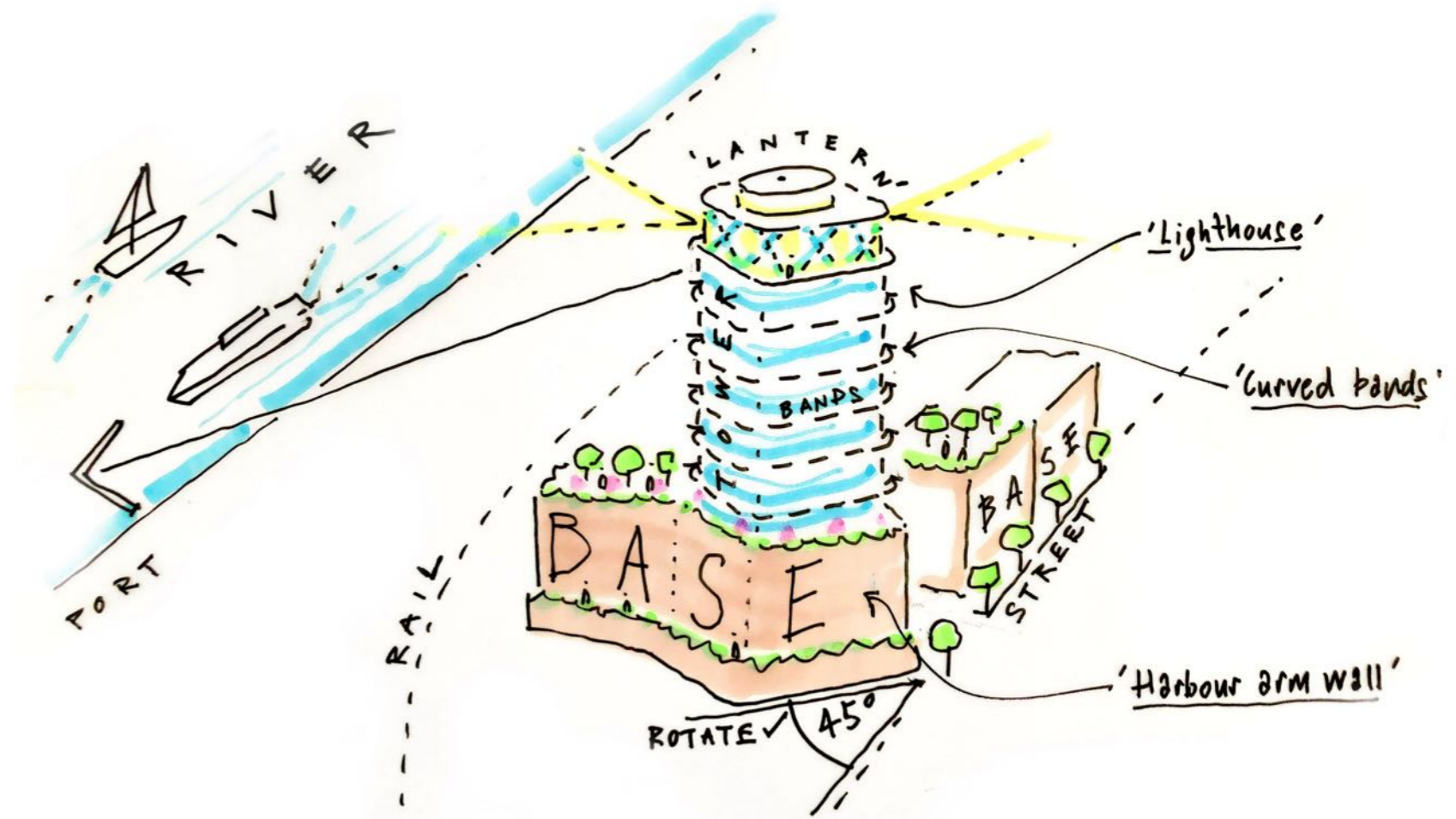


The applicant is commended for the thorough analysis and understanding of Newhaven, demonstrated in conjunction with the presentation of the proposal for Bevan Funnell. There is a need for a masterplan for Eastside to ensure that this and neighbouring forthcoming proposals relate to each other well and to ensure the quality of spaces and buildings in between and strong east-west connectivity.

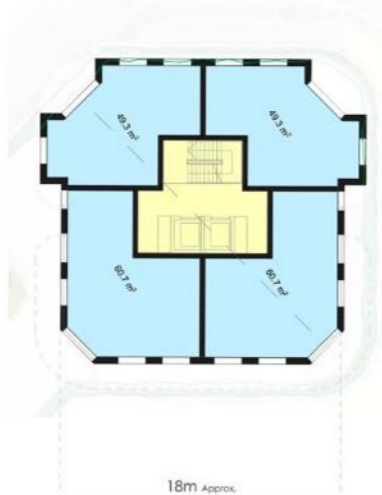
Increased height of the tallest building in this proposal would be an opportunity for a distinctive, high-quality and elegant tower which could act as a marker for Newhaven and for international visitors, as well as balancing the residential west and formerly industrial east sides of the town. However, it is important that ground level conditions are carefully considered, in particular spaces around Station Approach and Beach Road, as these will serve as key strategic routes in Eastside and important amenity spaces.

“The amended scheme was shown to officers which consisted of an 18-storey tower block with ground floor commercial uses. The buildings to the north of the site were decreased in height. The proposal represents significant public realm improvements. Officer's consider that these revisions accurately reflect the suggested changes of the design review panel.”

“From a design perspective, the appearance of the amended submission would set a high standard of contemporary architecture and has the potential to be a regenerative development whilst also being a key landmark in the area. Officer's considered during the presentation of the updated designs that the scheme could be supported from a design perspective.”



Precedent Scheme - Bayside Vista , Worthing

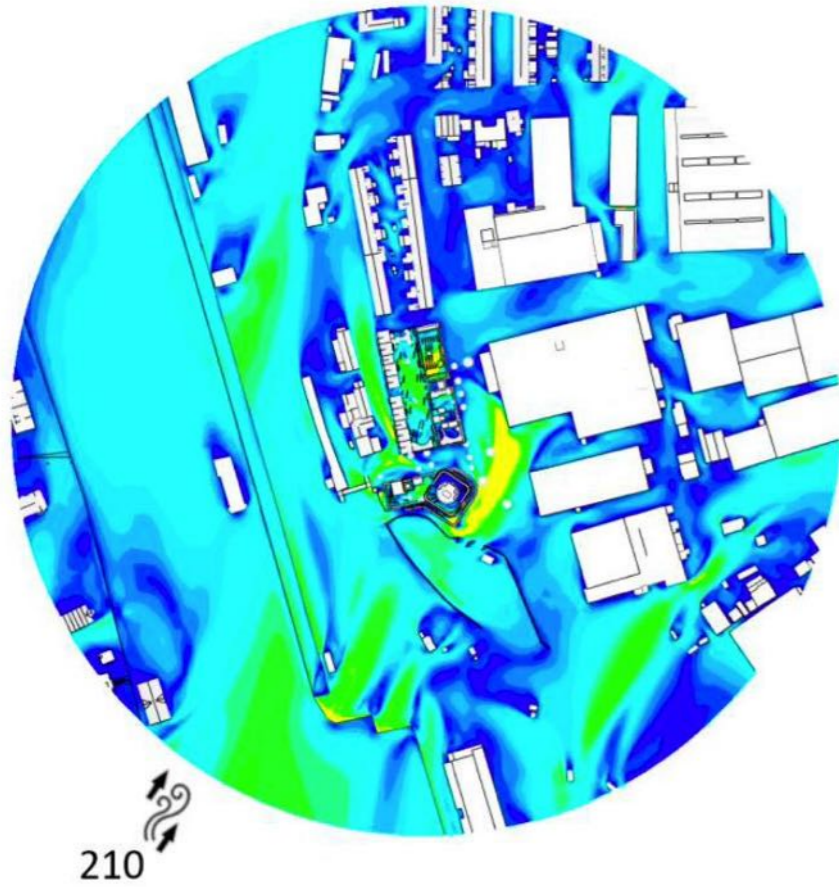


Scheme Overview

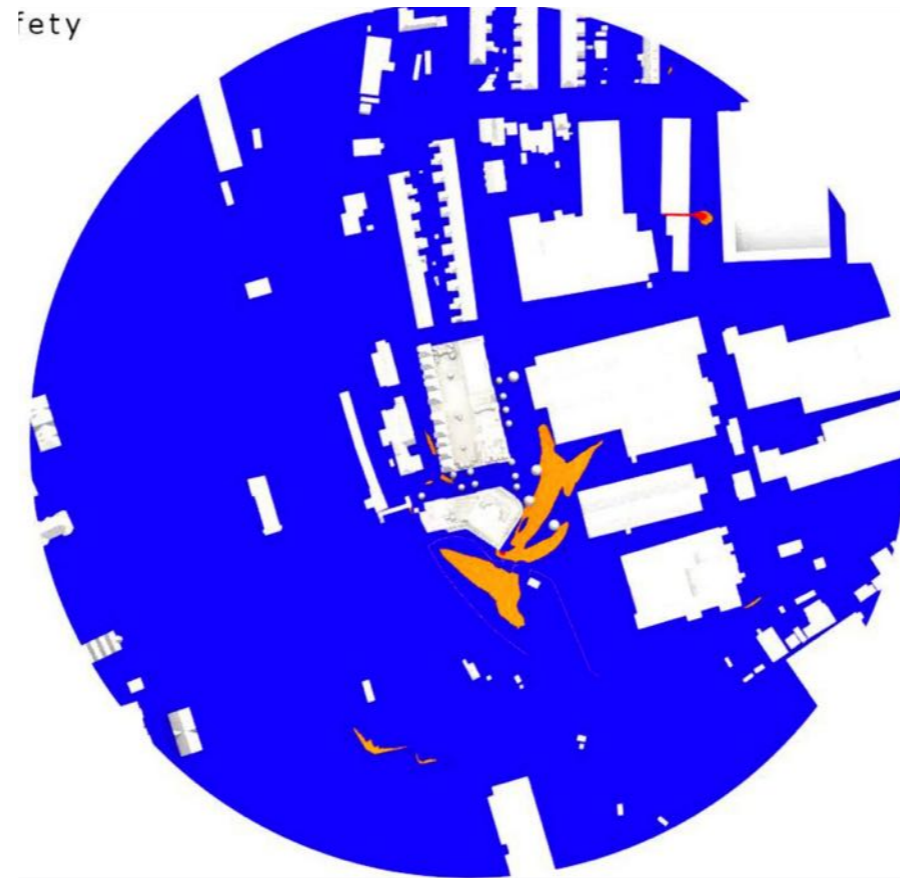


Scheme overview model

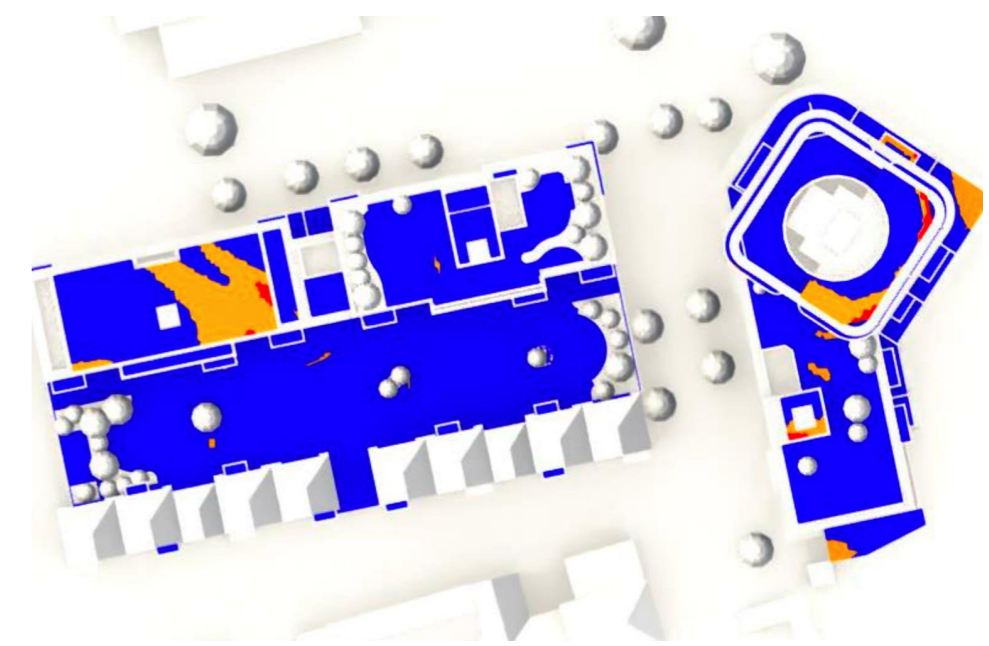
Wind Study & Microclimate assessment



Example of south-westerly wind conditions with Proposed Development

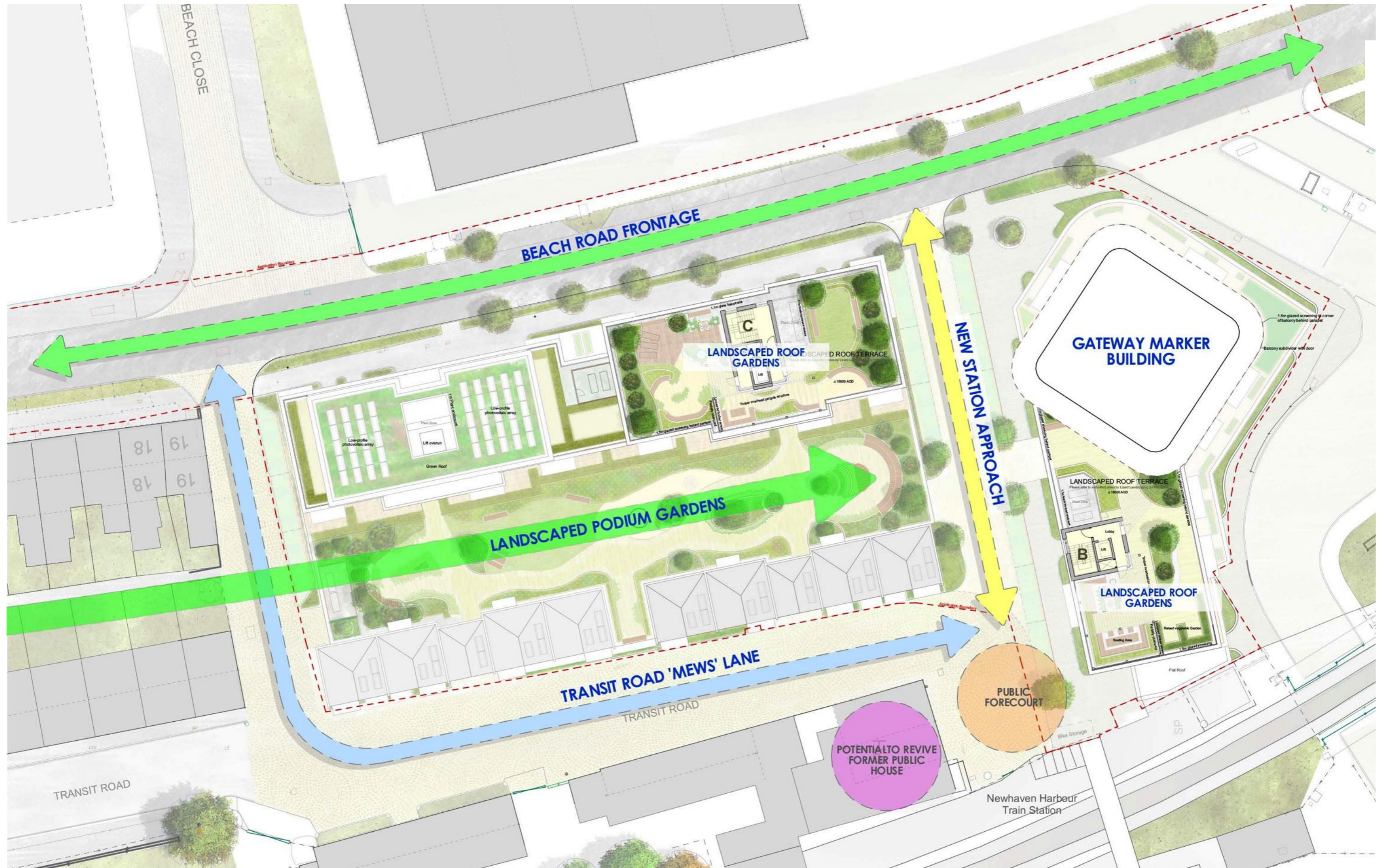


Annual pedestrian wind safety mitigation map

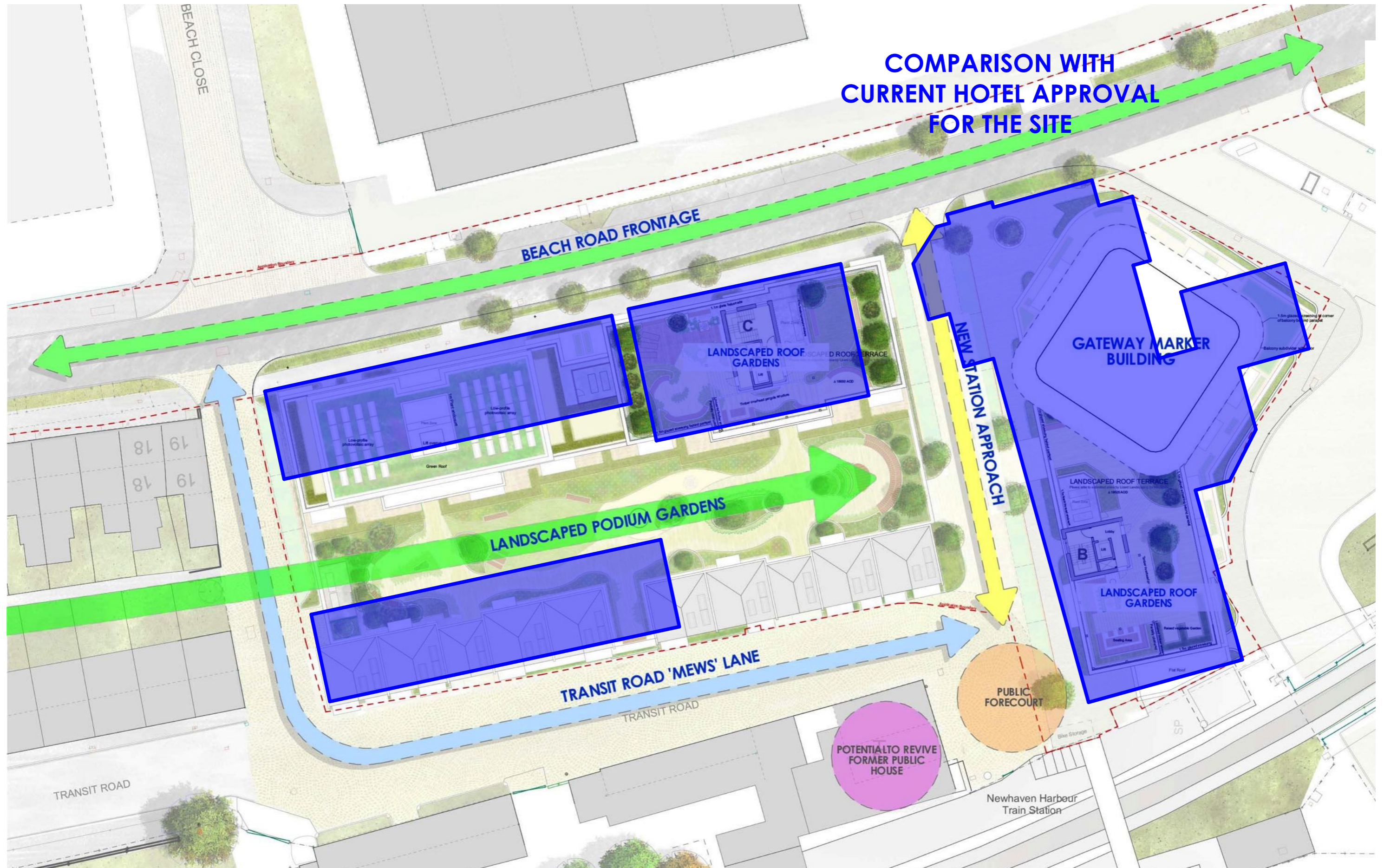


Example of Wind study results of the proposed scheme. Most potential unsafe areas are in locations with no pedestrian access or use.

Scheme Characters



Plan highlighting the key characters of the proposed development



COMPARISON WITH
CURRENT HOTEL APPROVAL
FOR THE SITE

Plan highlighting the key characters of the proposed development

Proposed Aerial Model View



Illustration of the proposed scheme from above

Beach Road Existing



Beach Road Character



Character view - Beach Road Frontage



Character view - Beach Road (looking north)



Illustrative images that reflect the Beach Road Frontage character area

Station Approach Existing



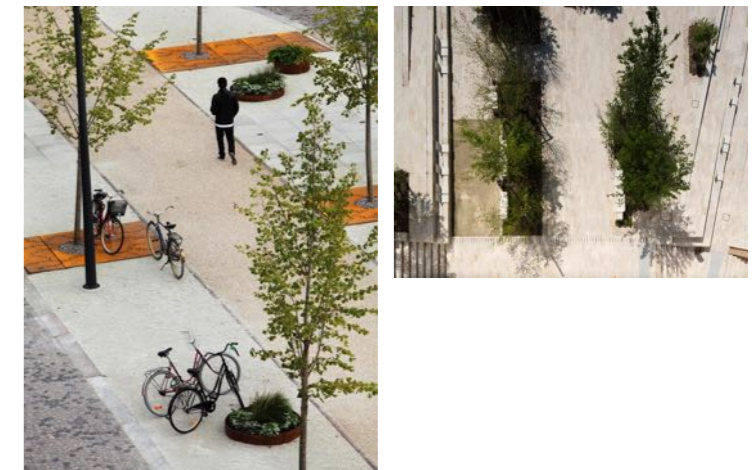
Station Approach Character



Character view - New station approach from Beach Road



Character view - New direct pedestrianised route to the station



Illustrative images

Transit Road Existing



Transit Road 'Mews' Character



Illustrative Images

Landscaping & Amenity Space



Illustration of the proposed raised landscaped gardens



Material palette



Material palette

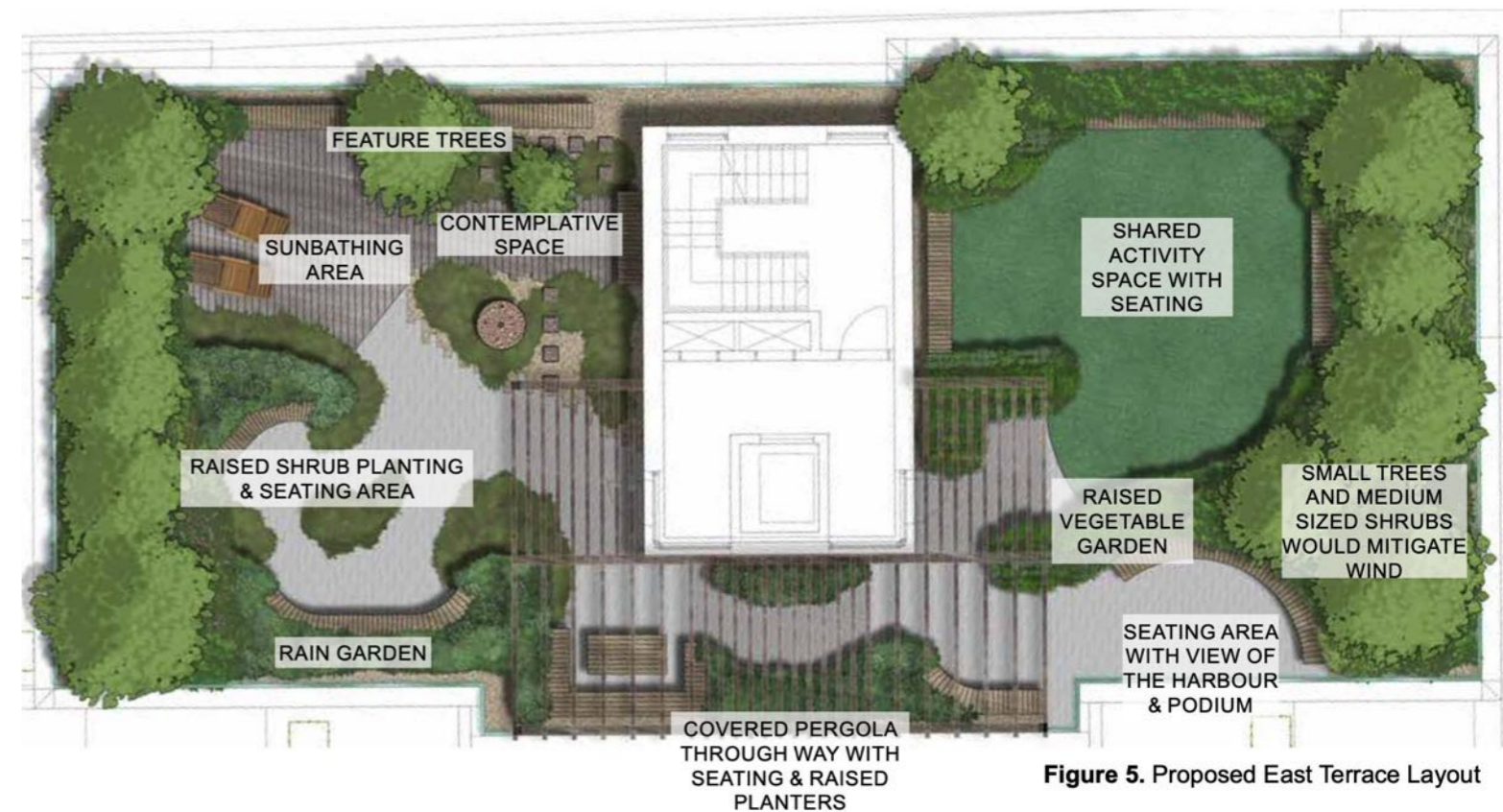


Figure 5. Proposed East Terrace Layout



New Planning Application Scheme



Reduced Scheme



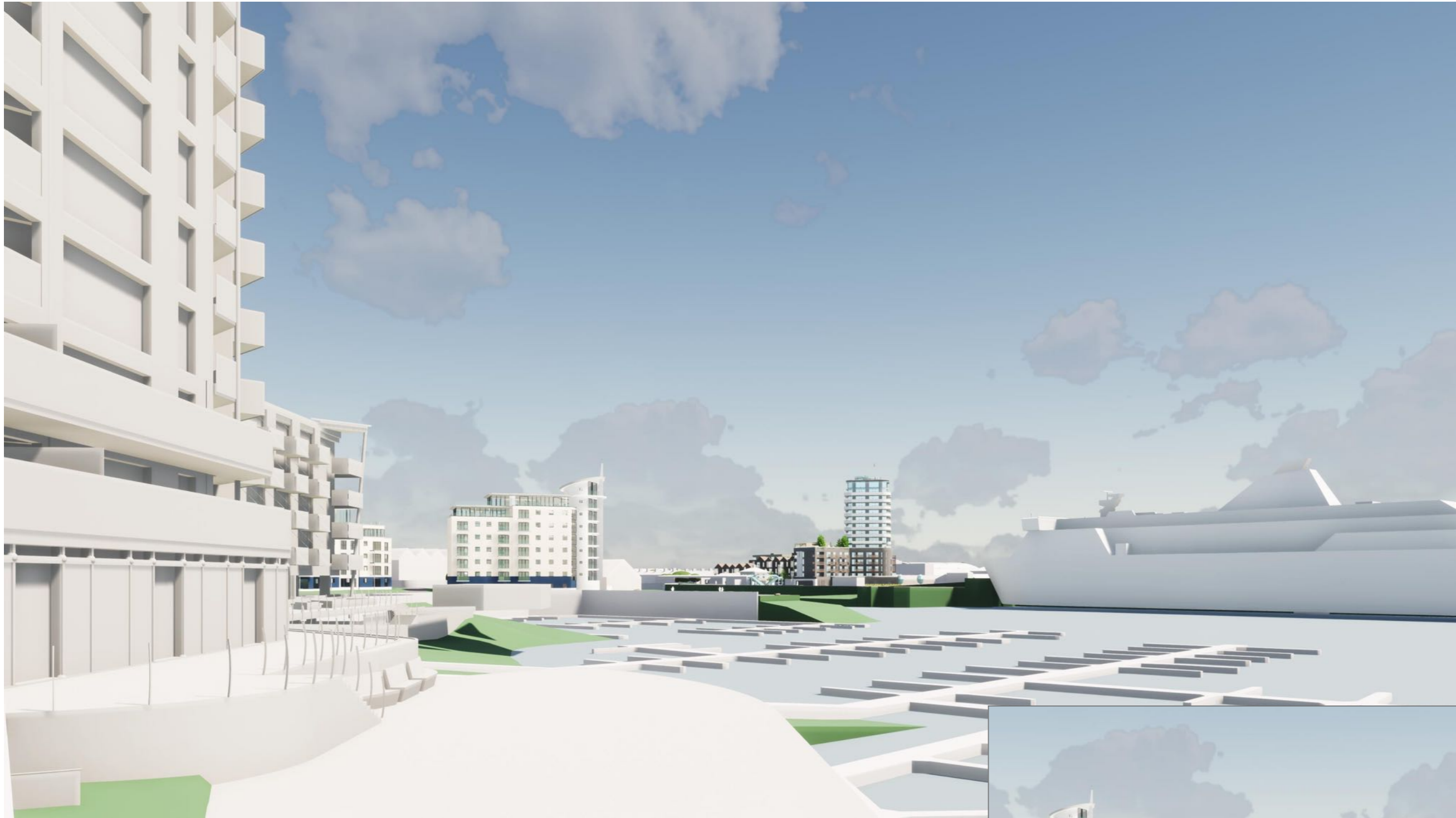
New Planning Application Scheme



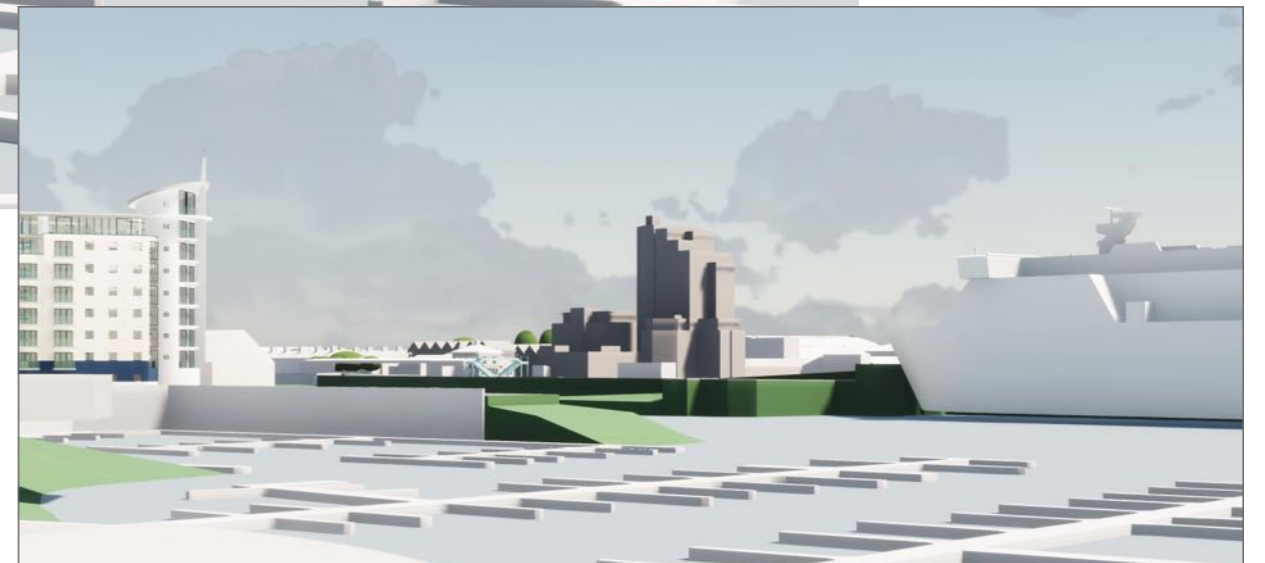
Reduced Scheme



New Planning Application Scheme



Reduced Scheme



Planning Approved Scheme (LW/17/0205)



New Planning Application Scheme



Reduced Scheme



Planning Approved Scheme (LW/17/0205)



New Planning Application Scheme



Reduced Scheme



Planning Approved Scheme (LW/17/0205)



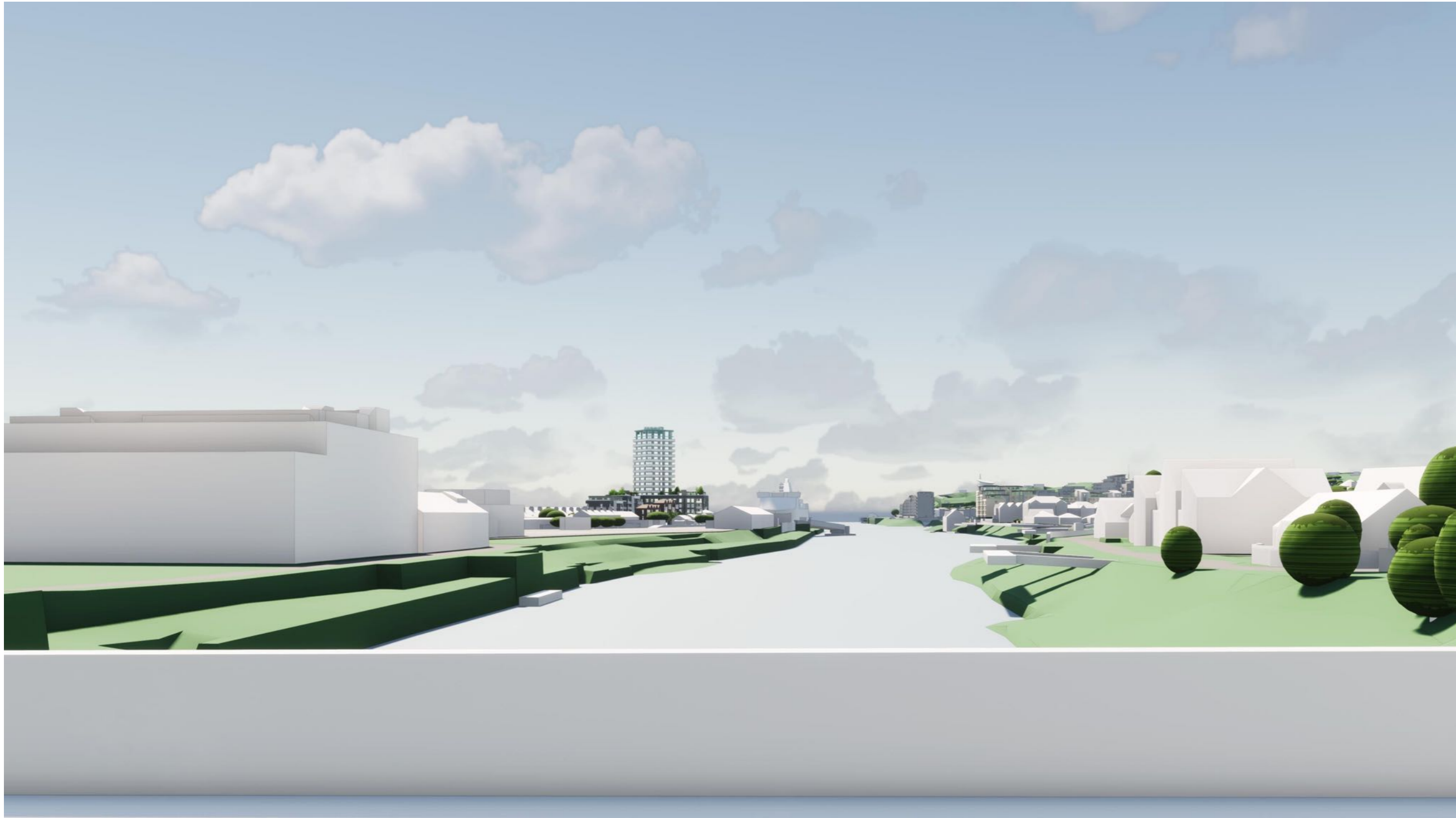
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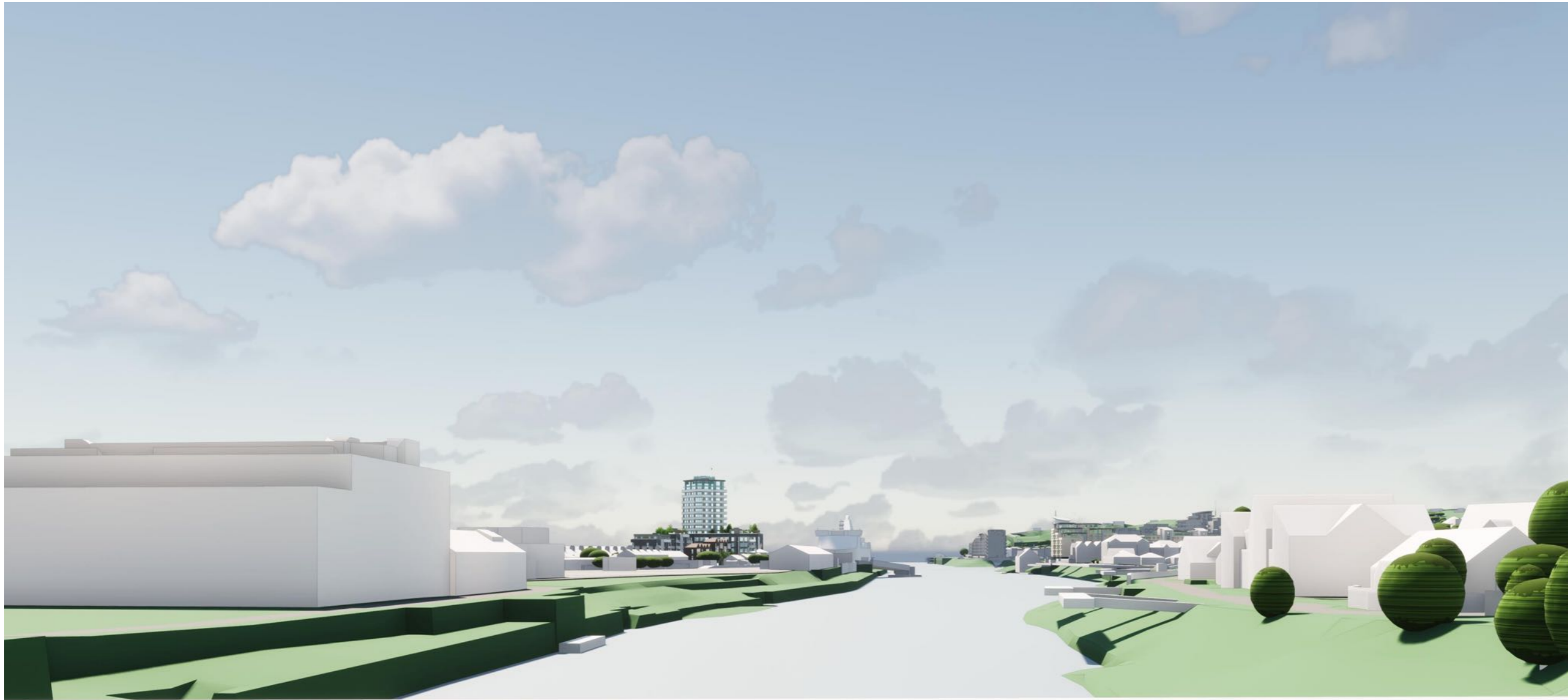
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Planning Approved Scheme (LW/17/0205)



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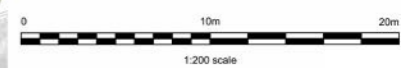
Reduced Scheme



New Planning Application Scheme



Layout Strategy - Ground Floor



Rev	Revision Description	Issued

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 mca@morgancarn.com
 www.morgancarn.com
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 Project: **Beach Road & Transit Road**

Layout Strategy - First floor

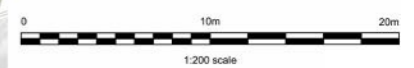


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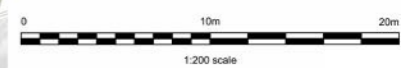
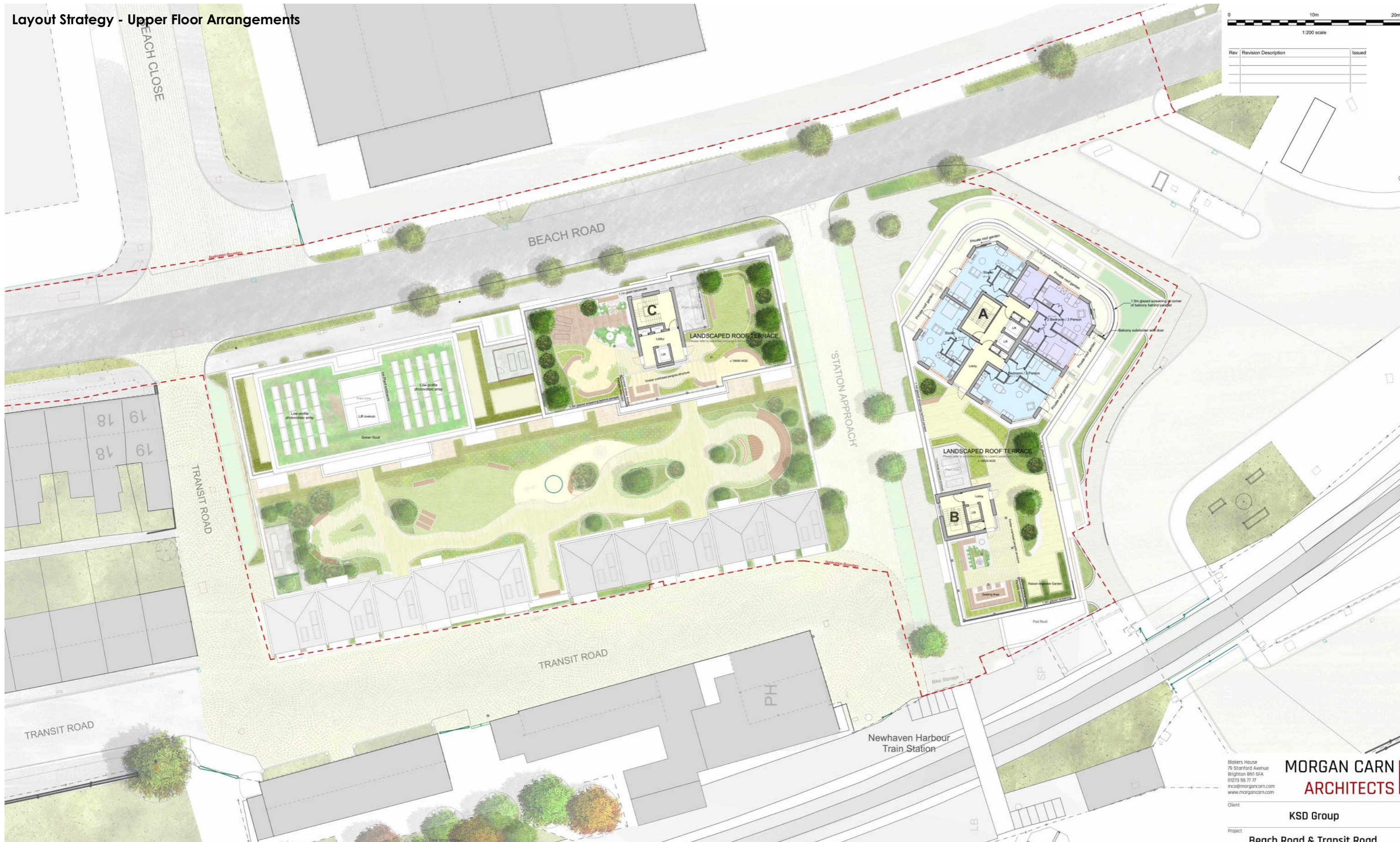
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MORGAN CARN ARCHITECTS

Client: **KSD Group**
Project: **Beach Road & Transit Road**

Layout Strategy - Upper Floor Arrangements



Rev	Revision Description	Issued

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