

# SEA LANES POP-UP WINTER SAUNA

Design and Access Statement

November 2023



# Contents

Introduction	3-4
Site context	5-6
Proposed design	7-11
Case study projects	12
Development plan and policy	13-15

# 01. Introduction

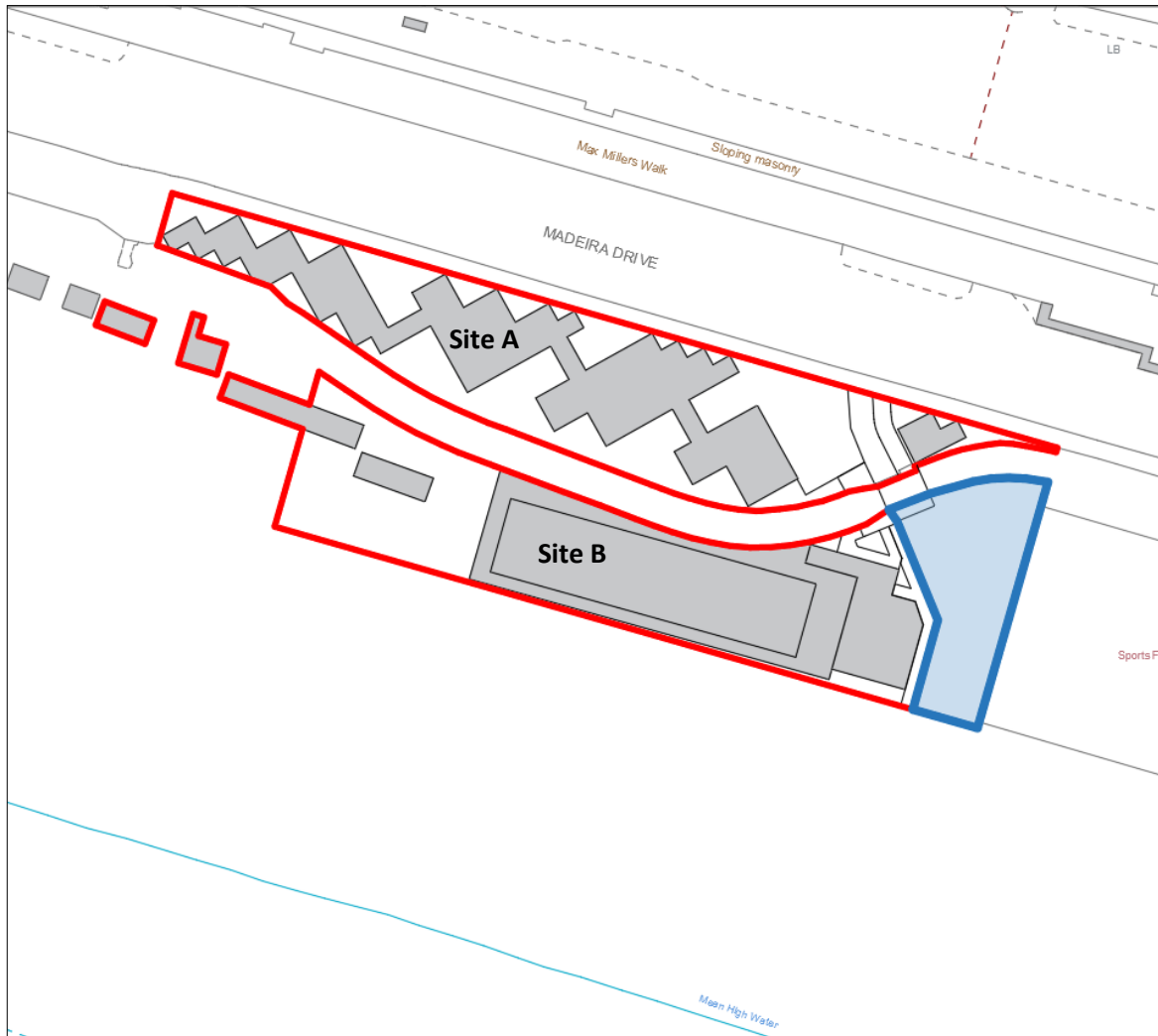


Figure 1: Site location plan

## Sea Lanes Brighton

Sea Lanes Brighton, The National Open Water Swimming Centre opened on 2nd June 2023.

The Sea Lanes development consists of:

- Heated 50m outdoor swimming pool and associated facilities
- Endless pool training facility
- Commercial buildings providing flexible space for local, independent businesses
- Improved access to the sea

## Legend

The **red** lines shows the full extents of the Sea Lanes site.

The **blue** zone shows the area of the site that has been allocated for temporary pop-ups.

# 01. Introduction



Figure 2: Example of a pop-up sauna on trailer

## Pop-up winter sauna proposal

These proposals are to deploy a pop-up wood fired sauna every winter (for the remaining duration of the time limited consent for application BH2020/01018 (Sea Lanes Site A Meanwhile Use) and application BH2023/01955 (Sea Lanes Beach Lockers) from 1<sup>st</sup> November to 31<sup>st</sup> March in the area outlined for pop up activities as illustrated in Figure 1.

The Sauna will primarily be used by sea swimmers and pool swimmers early in the mornings.

The plans have been developed with the immediate neighbour Yellowwave.

## Operating hours

These proposals are to deploy a pop-up wood fired sauna from 1<sup>st</sup> November to 31<sup>st</sup> March each year for the remainder of the temporary consent for application BH2020/01018. Sea Lanes has agreed with the YelloWave that while the sauna is wood fired, it shall only operate while Yellowwave is closed.

The proposed operating hours are:

### 01/11 – 29/02

Monday	06:00—22:00
Tuesday — Thursday	06:00 — 10:00
Friday — Sunday	06:00 — 10:00 & 17:00—22:00

### 01/03 – 31/10

Monday — Thursday	06:00 — 10:00
Friday — Sunday	06:00 — 10:00 & 17:00—22:00



# 02. Site context

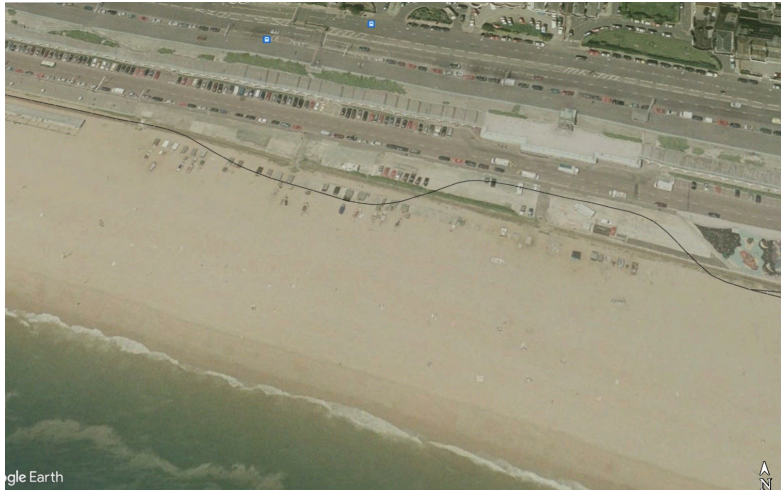


Figure 3: Satellite image captured in January 2004



Figure 4: Satellite image captured in April 2007

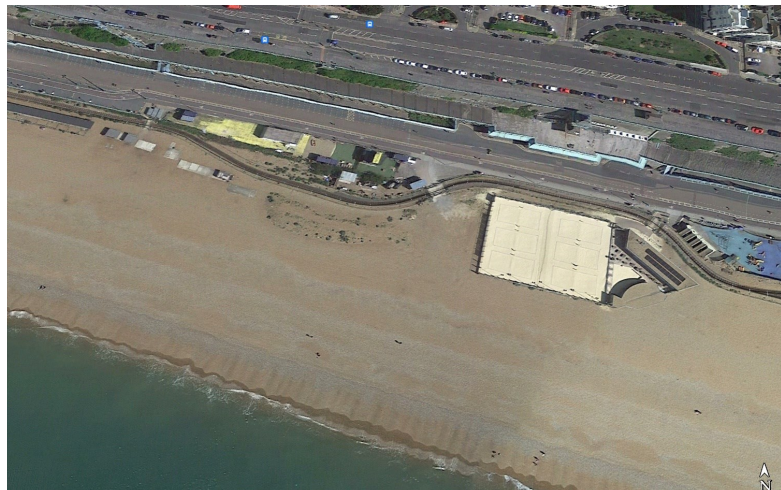


Figure 5: Satellite image captured in April 2020



Figure 6: Drone image captured in June 2023

## Site history

Figure 4 shows the site in 2004 prior to the re-routing of the Volks Railway track and construction of YelloWave. The black line shows an overlay of the new track route prior to its construction.

Figure 5 shows the site in 2007 following the re-routing of the Volks Railway, the new Volks Railway crossing (VRC1) and YelloWave volleyball courts.

Figure 6 shows the site in 2020 following the installation of the Sea Lanes Pop-up scheme.

Figure 7 shows the site in 2023 when first opened to the public.



# 02. Site context



Figure 7: View looking south from Madeira Drive



Figure 8: View of pedestrian and vehicle railway crossing gates

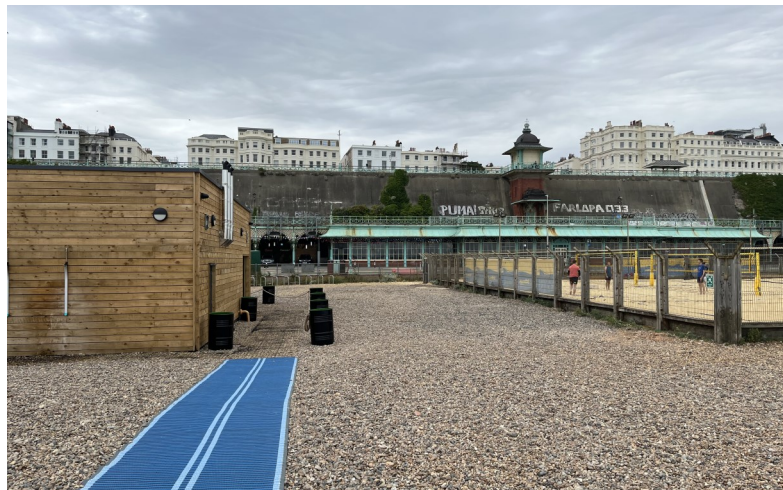


Figure 9: View looking north of proposed site



Figure 10: View looking east of adjacent boundary fence

## Site images

The proposed location for the winter pop-up sauna is on the vacant land between the Sea Lanes swimming pool building and adjacent volleyball courts.

A new footpath has been constructed which provides wheelchair access to the shingle beach by way of retractable mat installed by Sea Lanes.

# 03. Proposed design

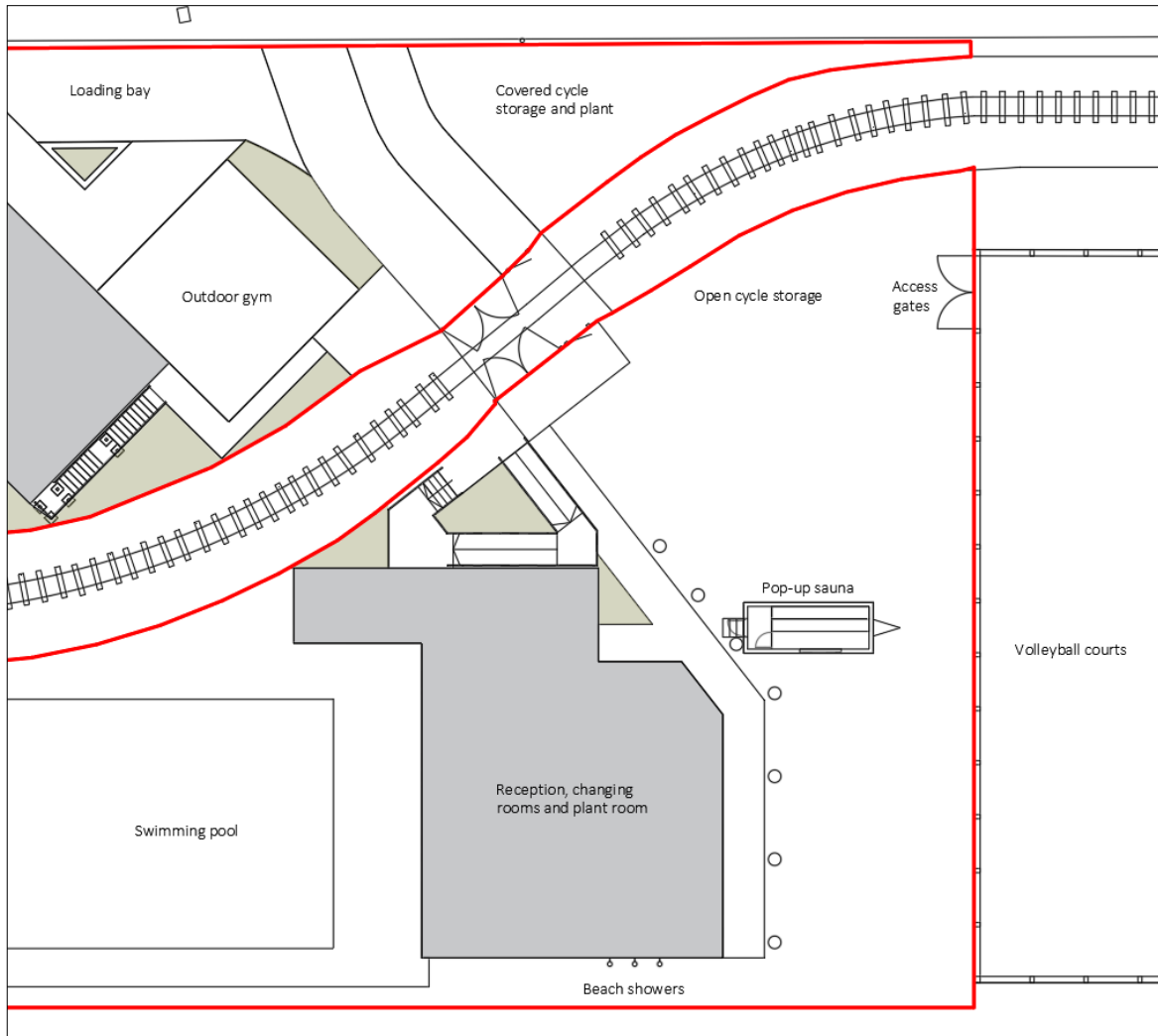


Figure 11: Site layout as proposed

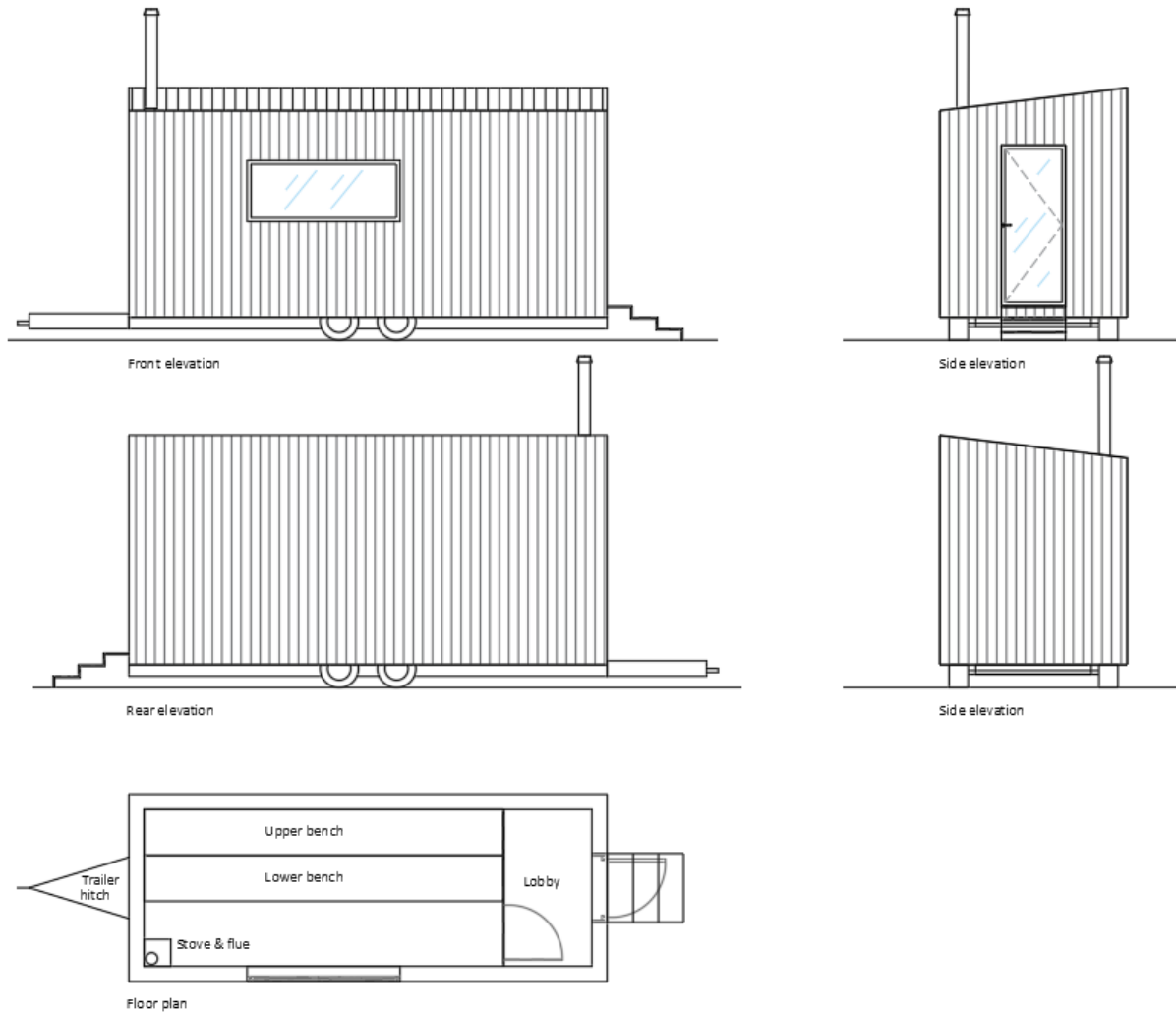
## Location and orientation

Following consultation with Brighton and Hove City Council (BHCC) Sea front Office, Yellowwave (neighbour), and Luna Wave (operator), the following design parameters have been agreed.

- Ensure there is sufficient clear space for beach vehicular access
- Utilise the existing pedestrian footpath for access to the sauna
- Ensure Yellowwave's access gates are not obstructed as these are used for sand deliveries

The above design parameters have been used to inform these proposals.

# 03. Proposed design



## Scale and form

The proposed pop-up sauna has been designed to look in keeping with the Sea Lanes scheme.

The walls are clad with vertical timber stained black.

The roof is finished with black metal corrugated sheet.

The trailer, door frame, window frame and retractable stairs are all finished matt black.

Figure 12: Proposed floor plan and elevations of sauna unit



# 03. Proposed design



Figure 13: Example of flat bed trailer and retractable stairs



Figure 14: Example of roof material

## Material finishes

The proposed materials palette corresponds to the materials used on the main scheme.

The external walls are clad with vertical timber stained black.

The roof is finished with black metal corrugated sheet.

The trailer, door frame, window frame and retractable stairs are all finished matt black.



Figure 15: Example of window and cladding materials



Figure 16: Example of interior finish

# 03. Proposed design



Figure 17: Example of low emissions wood fired stove

## Low emissions stove

Figure 17 shows an example of the stove type that shall be used at Sea Lanes. This is a low emissions stove that uses a 'green flame' for a cleaner burning fire chamber. This stove type reduces particle emissions by 20% and carbon monoxide emissions by 70%, as well as a large capacity for stones which allow for it to retain heat for a longer amount of time without a flame.



# 03. Proposed design



Figure 18: High angle view looking south

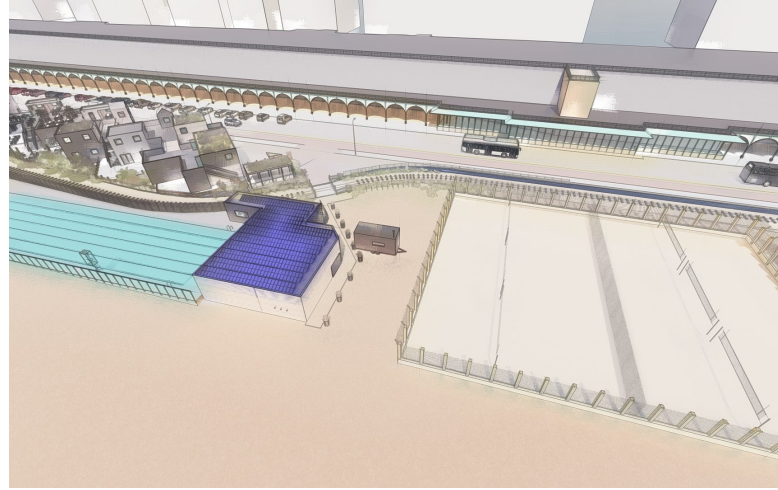


Figure 19: High angle view looking north

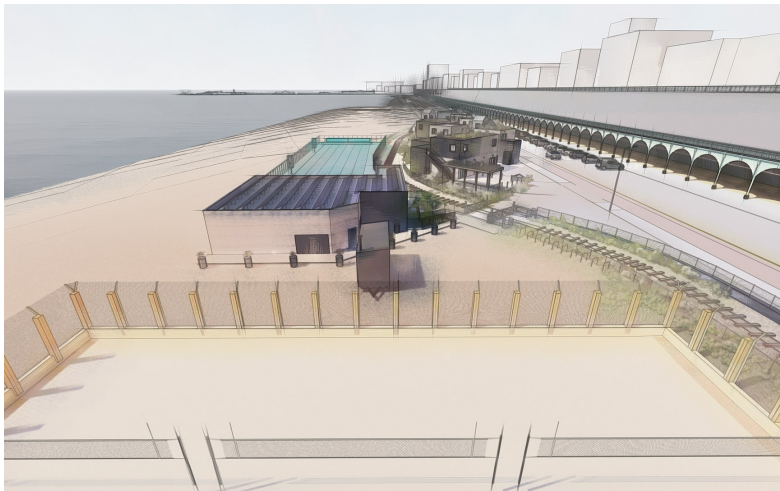


Figure 20: High angle view looking west



Figure 21: approach view looking south

## Artist's impressions

The adjacent images show how the proposed pop-up sauna fits in to the context of the Sea Lanes development.



# 04. Case study projects



Figure 22: The warming Wagon



Figure 23: Starpool beach sauna



Figure 24: Rob Licht Custom Saunas



Figure 25: Sauna by the Sea

The wellness industry has seen a huge increase in popularity in the last few years.

This increased demand has led to many examples of pop-up saunas similar to the proposals set out in the application.

Some examples of pop-up sauna construction methods include timber frame structure installed on flat bed trailer, shipping container, horse box and timber frame on railway sleeper.

The proposed construction method here is timber frame on a flat bed trailer to ensure complete portability.

# 05. Development Plan and Policy

These proposed use for this application falls within the approved uses under applications BH2019/00293, BH2020/01018 and BH2023/01955. The following policies have been considered while developing this proposal for ensuring that Sea Lanes is a year round destination.

## **National Framework and Development Plan**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires planning authorities to have regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations.

The development plan is:

- Brighton & Hove City Plan Part Two (adopted October 2022)
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013) and Sites plan 2017;

## **National Planning Policy Framework**

The most prominent objective in the NPPF is for local authorities to positively plan for and support sustainable growth in all three aspects of the physical, economic and social environment, which it acknowledges is mutually dependent.

Access to high quality open spaces and opportunities for sport and recreation can make an import contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. (Para 72)

The NPPF also recognises the positive contribution that conservation assets can make to sustainable communities including their economic vitality. The need to sustain and enhancing the significance of heritage assets and putting them to viable uses and the positive contribution that conservation assets can make to sustainable communities including their economic vitality and contribution to local character and distinctiveness is also recognised (para 131).

Paras 133 & 134 of the NPPF state that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

# 05. Development Plan and Policy

## **Brighton & Hove City Plan Part Two**

- SS1 Presumption in Favour of Sustainable Development
- CP5 Culture and tourism
- CP12 Urban design
- CP17 Sports provision

## **Brighton & Hove Local Plan (retained policies March 2016)**

- TR4 Travel plans TR7 Safe Development
- TR14 Cycle access and parking
- SU10 Noise Nuisance
- QD27 Protection of amenity
- HE3 Development affecting the setting of a listed building
- HE6 Development with in or affecting the setting of conservation areas

## **Supplementary Planning Documents:**

- SPD14 Parking
- East Cliff Conservation Area Study and Enhancement Plan 2002



# 05. Development Plan and Policy

## **Madeira Drive Regeneration Framework (MDRF)**

Brighton & Hove City Council has developed the Madeira Drive Regeneration Framework as the first step in identifying how this important area can be reconfigured and reinvigorated.

It recognises Madeira Drive has been under utilised relative to the world-class area west of the Brighton Palace Pier and accepts this is unacceptable and the study aims to set out options as to how Madeira Drive, Madeira Terrace and the surrounding seafront can be reactivated and revitalised.

The MDRF focusses on leisure activities near Madeira Shelter Hall including the Peter Pan site and the Council acknowledge its seafront is the 'face of the city' and are source for all its residents and businesses. Developing the MDRF has consulted with some early stakeholders and intends to consult more widely as the framework develops. Key findings however are:

- Stakeholder feel regeneration should bring something new rather than duplicate
- High quality design & improved public realm are key to attracting visitors to the area
- Proposals should support 'year round sport, leisure and cultural role of seafront' carried forward in the City Plan Part One**
- Madeira drive lacks attention and investment –this proposal delivers both
- Encourage development of a variety of permanent and temporary uses along the beach**