Design and Access Statement Addendum

Site 1, Langney Point
Martinique Way, Eastbourne



23026-GFA-XX-XX-RP-A-00026

Rev P.02 - 10th July 2024

untold LIVING

GAUNT FRANCIS Architects

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1.0 Introduction

1.0 Introduction

This Design and Access Statement addendum has been produced in to accompany the resubmission of **application ref: 230847**, which was deferred at the 18th of March Planning Committee. The deferral was based on the policies below:

The proposed development would by reason of its scale bulk massing and appearance be incongruous with the established character of development within this the vicinity and on the balance of material considerations the merits of the scheme would not weigh in favour of the proposal contrary to the requirements policy D10A design of the Eastbourne core strategy saved policy UHT1 design.

The proposed development would by reason of its scale bulk height and massing adversely impact the setting of the Martello Tower a listed building and scheduled monument and on the balance of the material considerations the merits of the scheme would not outweigh the impact upon the significance of the designated heritage asset contrary to the policies:

- ***D10 historic environment D10A design of the Eastbourne core strategy 2013 save policies;***
- ***UHT1 design of new development;***
- ***UHT15 protection of heritage assets;***
- ***HO20 residential amenity of the Eastbourne borough plan 2003***
- ***and paragraph 203 206 of the NPPF.***

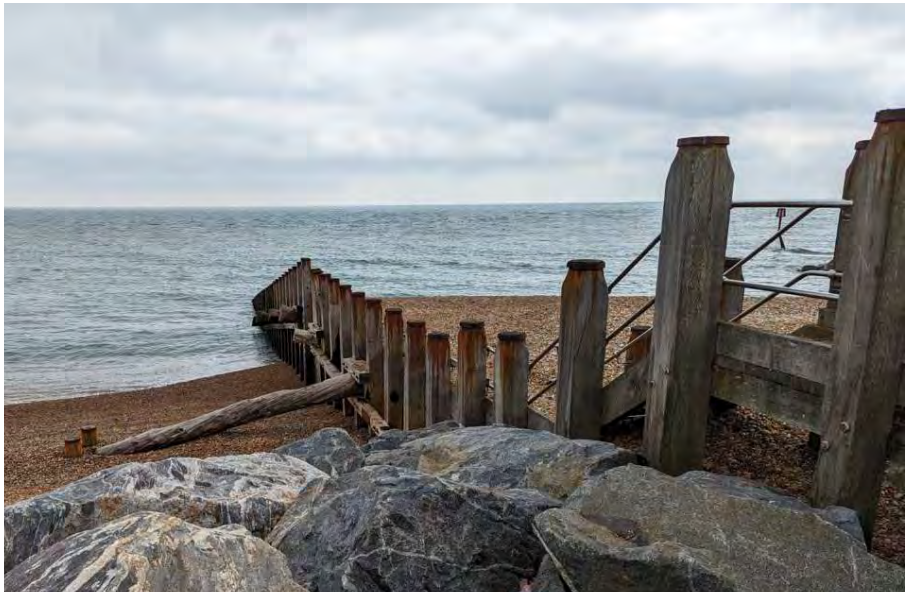
Following the deferral, the Applicant, (Martinique Way Village Limited, hereafter referred to by its trading name 'Untold Living'), and Design Team have considered the issues raised during the Planning Committee meeting. This document sets out amendments to the proposal in response to address comments relating to scale, height, massing and aesthetic quality.

2.0 Context Images

The selection of images included in this section are intended to highlight the multifaceted nature of the site, including:

- the character of the existing built environment
- the importance of Martello Tower 66
- the interface with the natural environment
- the nature of the materials on site

2.0 Context Images









2.0 Context Images









3.0 Submitted Proposal

The images on the following pages are a reminder of the design proposal as considered at the Planning Committee meeting held on 18th March 2024.

3.0 Submitted Proposal



View 01 — View of proposed development from Martello Tower

3.0 Submitted Proposal



View 02 — View of proposed development from White Point

3.0 Submitted Proposal



View 03 — View of proposed development from Sovereign Harbour

3.0 Submitted Proposal



View 04 — View of approach from Martinque Way

4.0 Design Amendments

This section sets out the amendments to the design in response to comments made at the Planning Committee meeting on 18th March 2024 relating to scale, height, massing and aesthetic quality.

The revisions to the design have been made against a context of ongoing engagement with Eastbourne Planning Team, Historic England and other relevant stakeholders.

4.0 Design Amendments: Alternative Design Proposals

Following the feedback received at the planning committee, several alternative massing options were considered to address the concerns of height, scale and massing. Two of these options were taken back to first design principles and all options were reviewed with Eastbourne Planning Officers.

Option 01

Re-massing the building into two stepping blocks with central break, reflecting the form of the extant consent for 62 luxury residential apartments (ref .151056). The advantages and disadvantages of this approach are discussed below.

Advantages:

- Massing represents extant consent.

Disadvantages

- The need for fire brigade access to the rear of the building creates a requirement for the provision of a turning head, This massing option placed the turning head centrally between the two blocks, creating a requirement to offset the entrance to the communal facilities. This was felt to be a significant loss in terms of organisation legibility and wayfinding in the integrated retirement community proposal.
- When floor to floor heights representing todays construction standards are implemented, it was felt that there was no significant variation between the massing of the scheme submitted and the two block approach.
- Increased floor to floor height to enable construction of stepped terraces at every level and meet todays thermal performance requirements, creating constructional complexity for features that do not particularly suit the IRC model.

Option 02

Re-modelling the building into three storey blocks to reflect neighbouring houses and providing a stop end to the harbour with an 9-storey tower. Access for the fire brigade remains as per the previously submitted proposals.

Advantages:

- Low level approach for most of the site.

Disadvantages

- Significant jump in height at the end of the harbour.
- The common part facilities would be located in the base of the tower to facilitate parking through the remainder of the development, there was significant concerns about the separation of the retirement community between the two blocks, undermining the communal nature of the scheme.

Option 03

Amendments to the massing of the previously submitted proposals to address the concerns of height, scale and massing.

The amendments include removing a level from the tallest block to closely match the neighbouring Sovereign Quay buildings, The step back and change of materials at roof level have been maintained to reduce the appearance of the top storey from ground level.

The removal of an apartment from the central of the building, with a glazed upper link allowing views of the sky through the building and reinforcing the appearance of two smaller elements in the central section of the building.

The northern end of the building has been further faceted and eroded to open up views of the Martello Tower from Sovereign Quay, This has been illustrated in view 05a.

Advantages:

- Communal facilities remain centralised within the proposals for wayfinding, legibility and access for residents and visitors
- Breaking the linear roof line at the rear and improves readability of the building as three blocks as viewed from Martinque way. Please refer to view 07 below.
- Improved relationship to the Martello Tower.

Disadvantages:

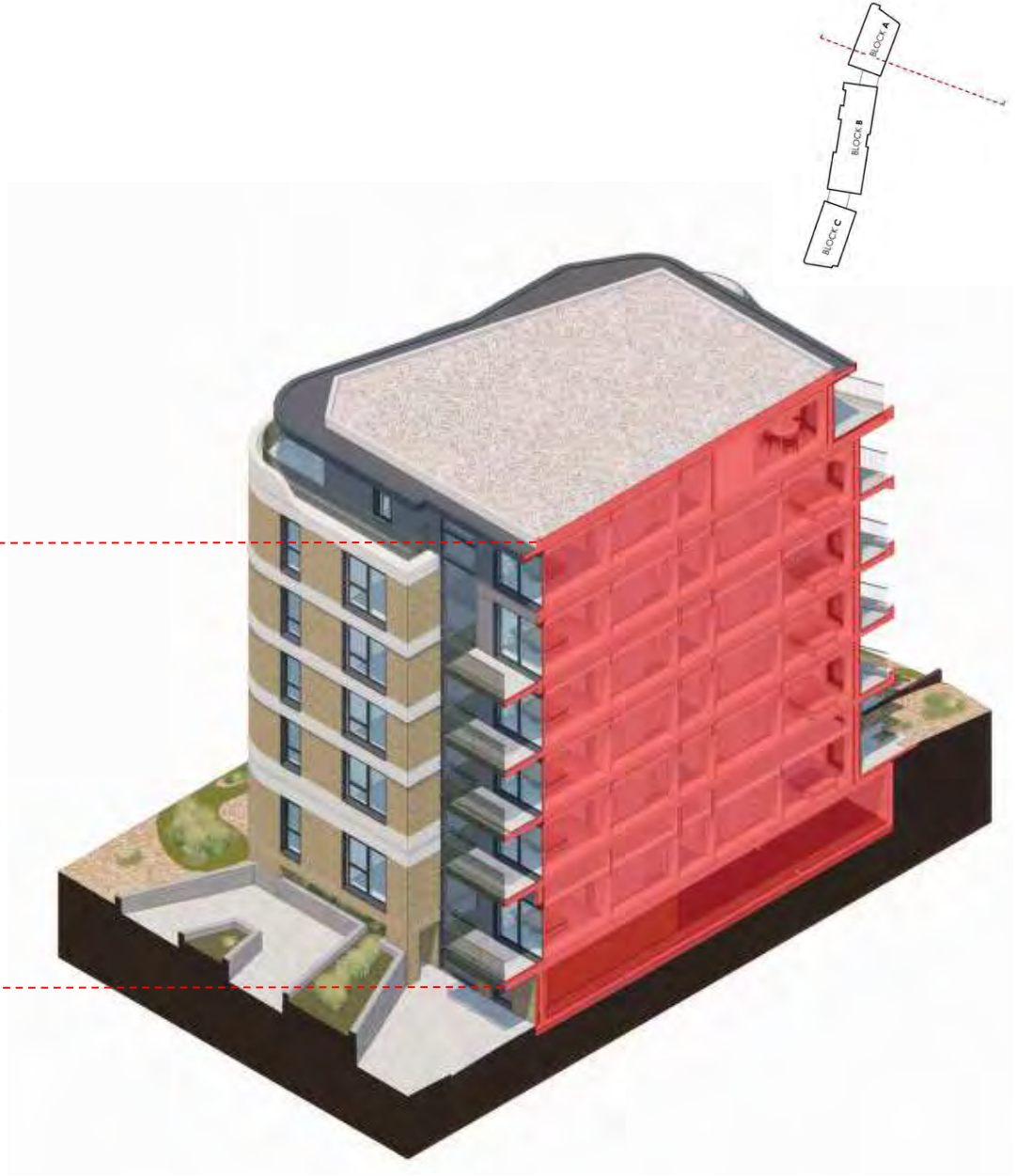
- A reduction of 9 units from the previously submitted proposals, resulting in a total of **128 apartments.**

Following review with the Applicant and the Planning Team it was agreed that Option 03 was the preferred approach.

4.1 Design Amendments: Building Height



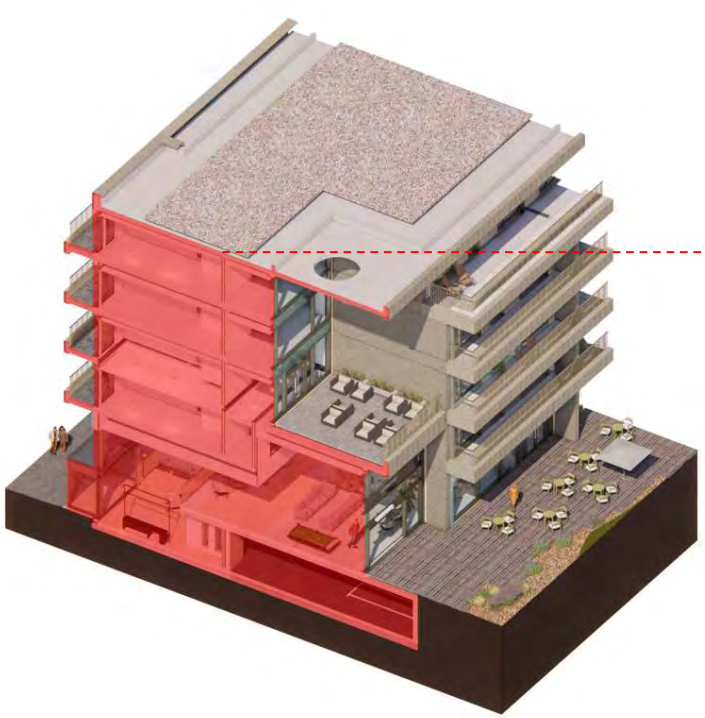
Section through Block A as submitted proposal. 7-storeys above car park level.



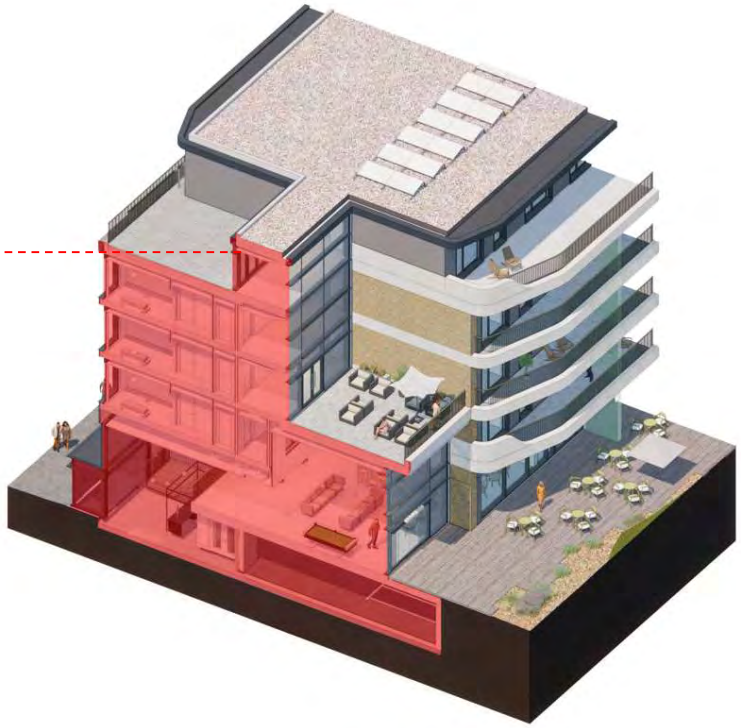
Section through Block A as amended. 6-storeys above car park level.

4.2 Design Amendments: Building Mass





Section through block B as current application



Section through block B with 4th floor apartment removed

4.3 Design Amendments: Aesthetics & Materials

Following deferral of the application the material palette has been refined to reflect the feedback received i.e. a strong desire for the elevational treatment of the building to further address its relationship with the maritime context.

The colour of the glass reinforced concrete (GRC) has been lightened with the recessed walls of the building now proposed to be dark grey render, which helps to emphasise the ship-like horizontal banding.

On the western side of the building towards Martinque way, buff brickwork has been proposed to address the immediate context of Sovereign Quay, soften the building and provide a recognisable scale. The horizontal banding caries around the building through the introduction of soldier courses. The transition from GRC bands to brickwork occurs at the northern and southern ends of the building.

A meeting was held with Historic England on the 2nd May 2024 to present the revised proposals. Historic England confirmed that the design amendments positively addressed its concerns regarding the monumentality and the competition of the building with the Martello Tower, while the reduction in storey height provided further balance.

Following this meeting additional improvements have been made to the sea facing elevation, with the implementation of curved and facetted 'wave' form balconies, which further soften and animate the sea-facing façade.



4.3 Design Amendments: Aesthetics & Materials



Proposed 3D Bay Section—Sea facing side



Proposed 3D Bay Section—Land facing side (Martinque Way)

Key to Materials:

M.1 External Wall Insulation System, Render Finish. (Grey). Reaction to fire classification A2-s1, d0.

M.2 Buff Brick facade. Stretcher bond. Brick to be Michelmersh DaneHill Yellow **or similar.**

M.3 Buff Brick facade. Soldier course banding. Brick to be Michelmersh DaneHill Yellow **or similar.**

M.4 Cantilevered Balcony, thermally broken. Vertical metal Balustrading. PPC—Bronze, Metallic Matt.

Colour reference to be confirmed.

M.5 Composite Window/ Sliding Door. PPC Bronze/ Grey.

Colour reference to be confirmed.

M.6 Aluminium Curtain Walling. PPC Bronze/ Grey.

Colour reference to be confirmed.

M.7 Aluminium Door PPC Bronze/Grey -

Colour reference to be confirmed.

M.8 Flashings. PPC Bronze/ Grey .

Colour reference to be confirmed.

M.9 Privacy Screen. Frosted Glass.

M.10 Louvered Plant enclosure. PPC Bronze/ Grey .

Colour reference to be confirmed.

M.11 Glass fibre reinforced concrete banding (GRC). Sahara Ferro Light NSO1 F102 Pietra **or similar.**

M.12 Clad balcony dividers. Pastel Green/ Blue.

Back painted glass. RAL/ 6034/6019

Colour reference to be confirmed.

4.3 Design Amendments: Aesthetics & Materials - Facing Brickwork



Above: Buff Brickwork. Michelmersh, DaneHill Yellow or similar.



Above: Similar tones at St Leonards Church.



Above: Integration of brickwork and stone.





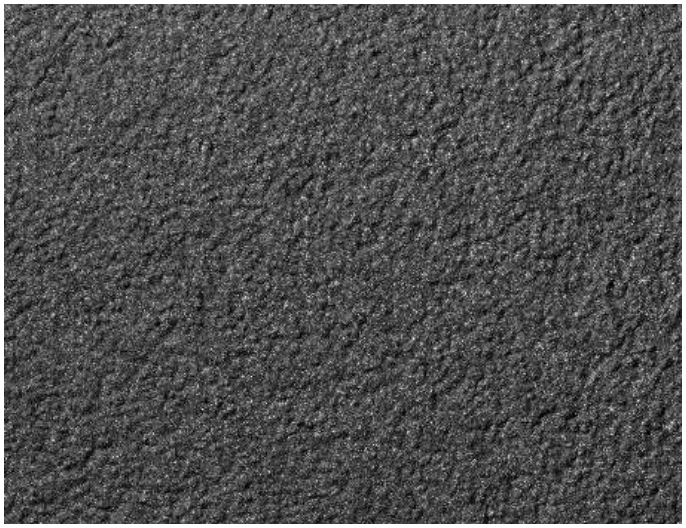
Above: Soldier course integration





Above: Brick detailing.

4.3 Design Amendments: Aesthetics & Materials - Grey render



Above: Dark Grey Render



Above: Derek Jarman's Prospect Cottage, Dungeness.



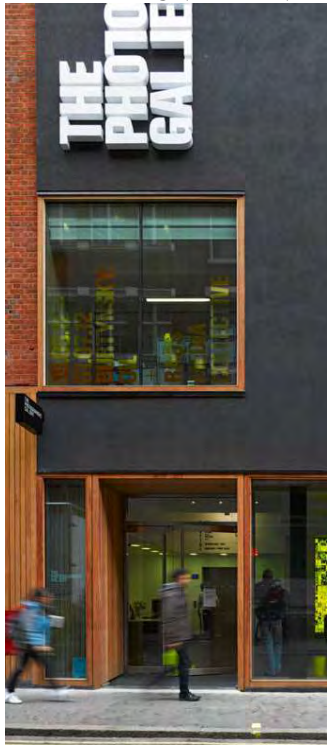


Above: The Photographers Gallery



Above: C– House by Dort Architecture and Soc-Arc.





4.3 Design Amendments: Aesthetics & Materials - Glass Reinforced Concrete (GRC)

The concept of using glass fibres as reinforcement has been implemented historically, with horsehair being used in mortar and straw in mudbricks since the 1900s.

Glass Fibre Reinforced Concrete was introduced first using alkali resistant glass fibres developed in the 1970s, the flexural strength of the glass gives reinforcement to the concrete which is inherently brittle, managed cracking and reducing permeability. The industry has continually developed better quality glass fibres. GFRC has become one of the most versatile materials available to architects.

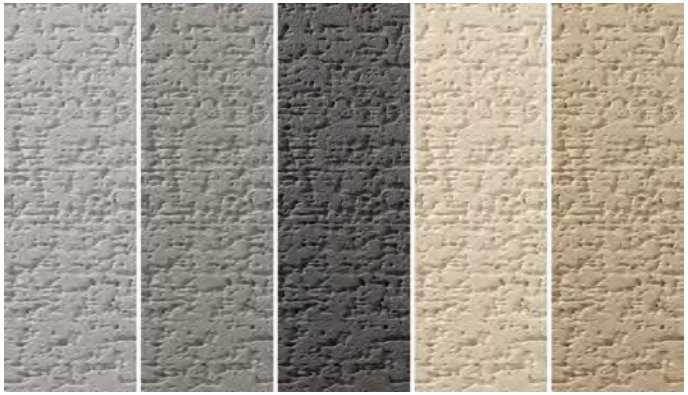
GRFC panels have a life span of 100 years. Hydroscopic coatings can be applied to further enhance resistance.



Above: GRC Textural variations,



Above: Shingle

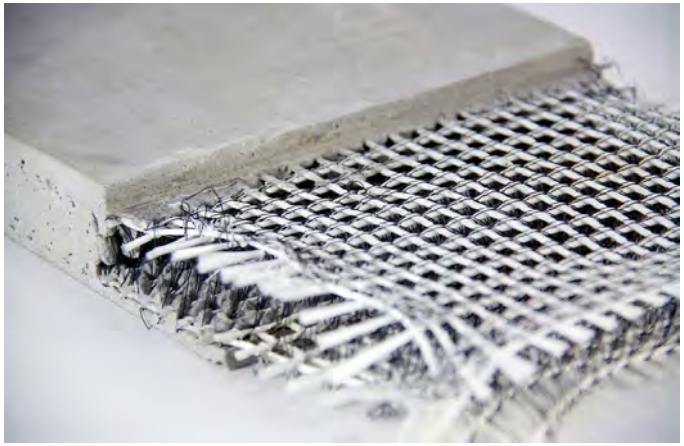


Above: GRC Neural tonal variations.



Above: GRC aggregate and tint variations, showing the diversity of the material.

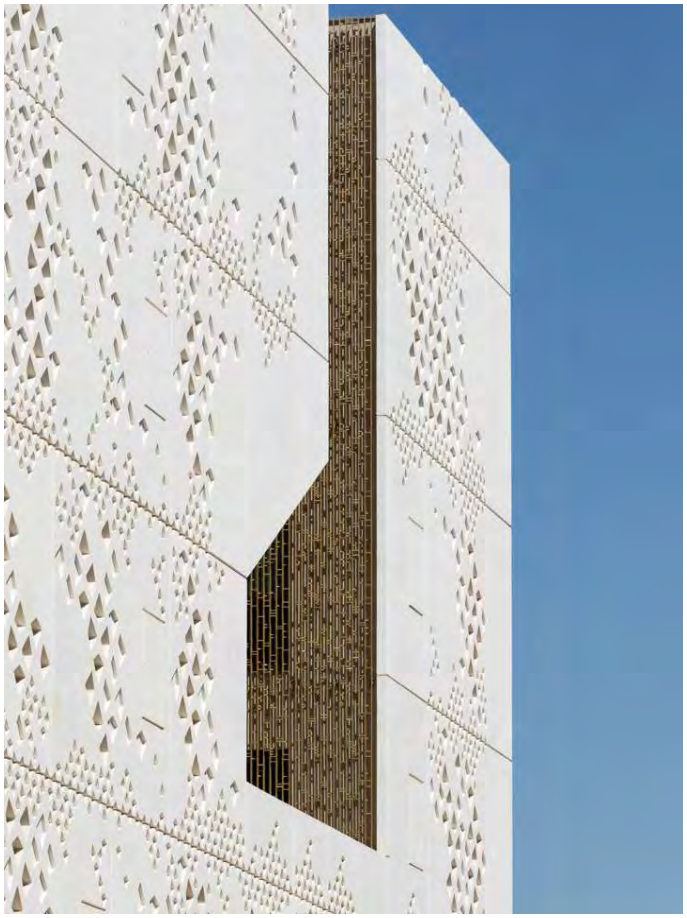
4.3 Design Amendments: Aesthetics & Materials - Glass Reinforced Concrete (GRC)



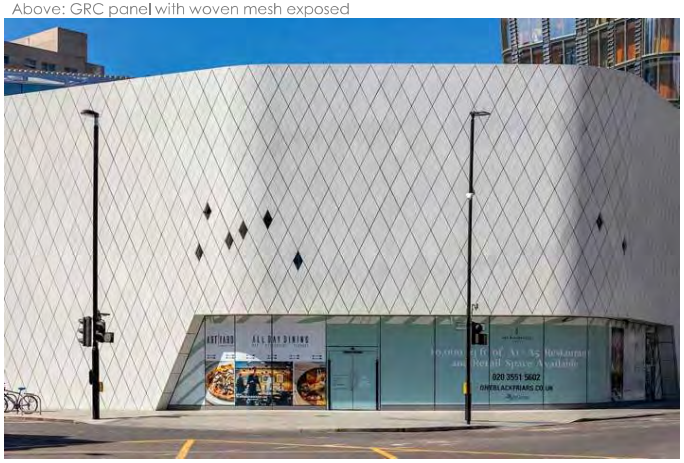
Above: GRC panel with woven mesh exposed



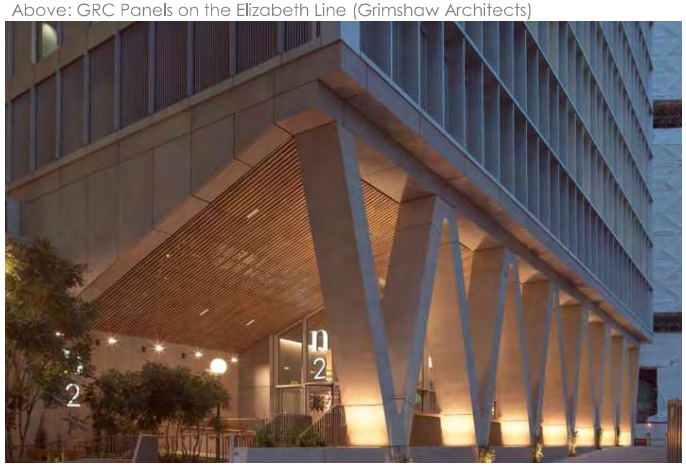
Above: GRC Panels on the Elizabeth Line (Grimshaw Architects)



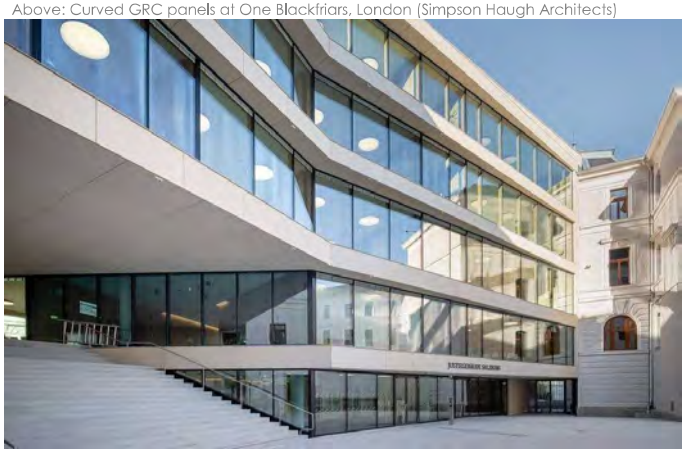
Above: Facade texture to Palace of Justice, Cordoba, Spain (Mecanoo Architects)



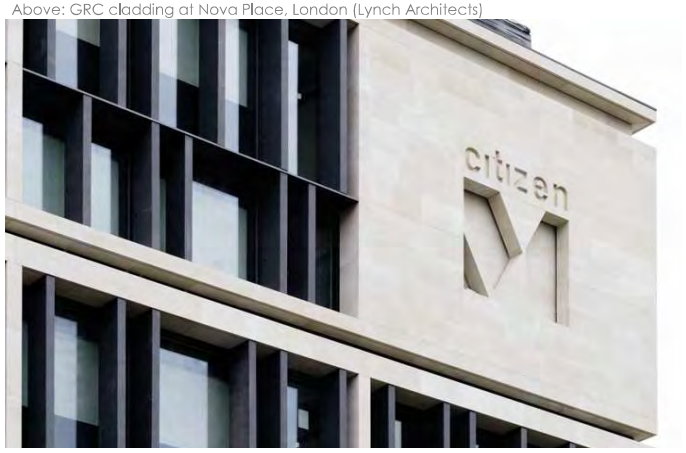
Above: Curved GRC panels at One Blackfriars, London (Simpson Haugh Architects)



Above: GRC cladding at Nova Place, London (Lynch Architects)



Above: GRC horizontal bands at Salzburg Courthouse, Austria (Franz&Sue Architects)



Above: GRC vertical fins, Citizen M Hotel, London (Sheppard Robson / Concrete



Above: GRC panels, Engineering Building, University of Birmingham (Associated Architects)

4.3 Design Amendments: Aesthetics & Materials - Gazing & Curtain Walling



Above: Jefferson Cherry Hill Hospital Patient Pavilion (CallisonRTKL)





Above: Life Sciences Building for the University of Washington (Perkins+Will)





Above: Threshold drainage



Above: Ystad Arena Bad, Ystad (Sweco architects / Henning Larsen architects)

5.0 Images of Amended Design

Additional views have been provided to represent the user experience of the immediate context of the building and the beneficial impact of the design amendments outlined in section 4.0

5.0 Images of Amended Design



View 01 — View of proposed development from Martello Tower

5.0 Images of Amended Design



View 02 — View of proposed development from White Point

5.0 Images of Amended Design



View 03 — View of proposed development from Sovereign Harbour

5.0 Images of Amended Design



View 03a — View of proposed development from Sovereign Harbour.

5.0 Images of Amended Design



View 03b— View of proposed development from Sovereign Outer Harbour.

5.0 Images of Amended Design



View 04 — View of proposed development from the beach.

5.0 Images of Amended Design



View 04a — View of proposed development from the beach.
Indicating how wave form balconies have been utilised to break up linear appearance of elevation.

5.0 Images of Amended Design



View 05a — Approach to the Martello Tower

5.0 Images of Amended Design



View 05b— View towards the communal terrace and café bar within the building

5.0 Images of Amended Design



View 05c— View of the east elevation approaching the communal terrace

5.0 Images of Amended Design



View 05d— View back tto the Martello Tower

5.0 Images of Amended Design



View 06 — View of approach from Martinque Way

5.0 Images of Amended Design



View 07 — View of entrance

5.0 Images of Amended Design



View 07a — View of entrance looking South

5.0 Images of Amended Design



View 08 — Aerial view from the south west

5.0 Images of Amended Design



View 09 — View from Sea

6.0 Summary

The Applicant and Design Team has carefully considered the comments and concerns raised at the Planning Committee meeting on 18th March 2024.

Through a process of positive engagement with Eastbourne Planning Officers, Historic England and other relevant bodies, the design proposal has been amended to positively respond to the concerns raised. This is evidenced by Historic England's advice that it would be able to remove its concern should the revised application be brought forward for planning consideration.

The resulting proposal is compatible with the existing context, would enhance the character of the site and provide benefit to the surrounding environs of Sovereign Harbour.

