

## **APPENDIX A SCHEME COMMENTARY**

### ***Principles of Development***

The regeneration proposals combine several strands that will come together to create a place where people want to be and have a reason to visit. The scheme will be primarily focused around local residents and their convenience needs.

- The introduction of uses and facilities to accommodate everyday needs.
- Utilise the airspace for development above ground level.
- Introduce a variety of uses that will act as the catalyst for further growth and investment within the town centre.
- “Soften” the existing environment and make a more attractive place to be
- Create inward investment into the “place” and infrastructure
- Create local jobs
- Create residential to help meet the demands identified
- Create a mixed use urban environment to accommodate uses that both complement and provide a safe environment 24/7

### ***Scale of the aspirations***

The town centre requires a vision that will pull together a number of strands/components that when combined form a cohesive and comprehensive approach. This is achievable with the ownerships currently within the Council’s control. However, this should be considered as the first phase catalyst of a longer-term objective with the “ripple effect” advancing other sites that have been identified as potential later phases.

It is hoped that the provision of new facilities in terms of health and leisure will also potentially assist in bringing forward some of the consented residential sites to the eastern side of the estuary.

### ***Re-Use***

Where possible the scheme will look to re-use the existing buildings and “cut and carve” or sleeve new structure through them to facilitate development within the airspace above.

### ***Accessibility***

One of the key strands of the new proposal is to encourage visitors and to improve the existing pedestrian scheme. This will be achieved by;

1. Improving pedestrian links and permeability both within the town centre and with the surrounding areas.
2. Evaluating the existing traffic movements in the town centre .
3. Identifying pedestrian “desire lines” and converting these to pedestrian priority.
4. Create new public realm nodes with high quality finishes, improved lighting and soft landscaping.

5. Soften the architecture on the approaches to the central areas – e.g. from Chapel St – introduce glazing to the new health hub/ provide a new glazed façade to the pool as part of the reworking of the leisure centre – this will provide transparency and activity to the approach.
6. Consider this as the first stage of a longer-term masterplan for the area – the design solution is to be mindful of other adjacent sites that may be advanced at a future date, and how the approach can be integrated and expanded to the wider geographical area.

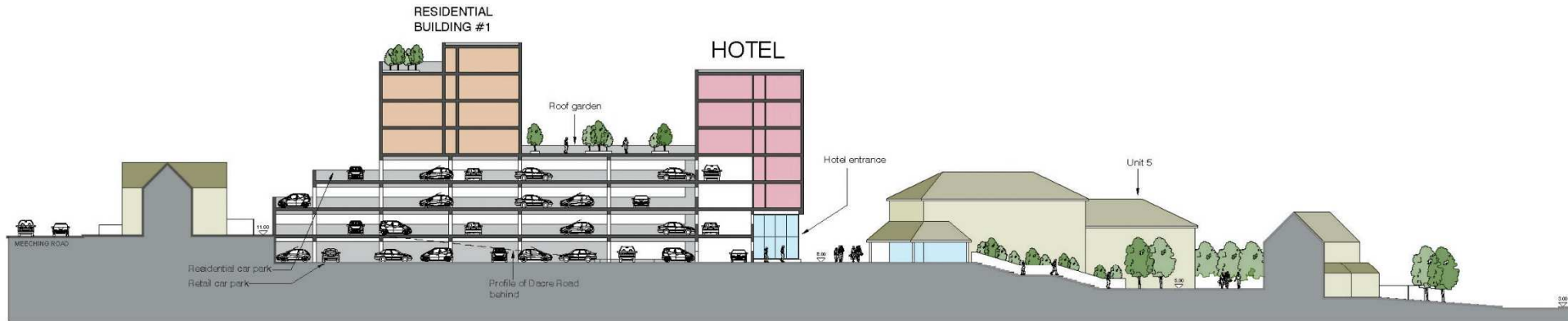
## **Uses**

The regeneration proposal will include multiple uses;

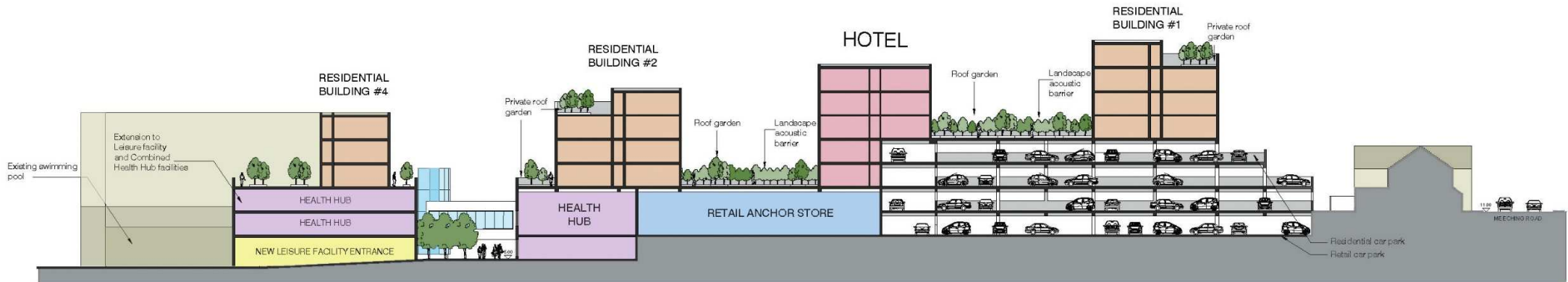
- Retail and restaurants
- Residential
- Leisure
- Commercial uses
- Car parking

## ***Massing and Scale***

The proposal will increase the scale of development within the town centre. It will comprise a series of stepped components that will follow the sloping nature of the site. This is illustrated in the section drawing overleaf.



SECTION A-A



SECTION B-B



KEY PLAN

*Illustrative Sections Through the Proposed Development*

## ***Residential***

The residential content of the scheme is arranged in four separate buildings which provide the flexibility to provide different forms of tenure and occupation across the site.

The new buildings will provide around 90 one and two-bedroom apartments.

### ***“Gardens in the sky”***

One of the keys to the success of the residential scheme will be the creation of roof gardens. These spaces will create green lungs of space within what is currently a very hard urban environment. These spaces will introduce soft focal points.

0.8 acre of new green space will be introduced into the town centre as part of the scheme.

Being elevated, the gardens will be disconnected from the lower level traffic noise of South Way. This is already noticeable if you stand on the roof of the existing multi-storey car park. This will be further reinforced with acoustic barriers/attenuation along the road frontage – these will be designed as “living walls” so the green surface encloses the space and softens the perimeters. The photographs opposite illustrate the effect on living walls.

These gardens will create a series of quiet green spaces that will offer a safe environment with natural 24/7 surveillance from residents.

Green roofs are part of “Climate Proof Construction” – they will contribute significant environmental benefits that align with the Enterprise Zone ethos of “marine, clean and green”

- *Improved air quality/purification* - One exciting benefit of having green roofs is in the reduction of carbon from the air, which helps to improve air quality and make local air better to breathe. The plants in a green roof filter particulate matter from the air and convert CO<sub>2</sub> into oxygen.
- *Water management* - Green roofs create less surface water run-off and will help in water management across the proposed development. A green roof absorbs rain water by the water buffering in the plants, substrate and drainage layer. This delays the discharge of rainwater to the sewage system, purifies the rainwater, and water also evaporates through the plants. This all helps to stabilize the groundwater level, reduces the peak load on the sewage system and helps to reduce the risk of flooding.
- *Biodiversity* - Well designed green spaces and habitats will attract a wide variety of wildlife including birds, bees, butterflies and other insects. Provision of suitable nesting sites and boxes will positively encourage wildlife. These areas can also be used as a stepping stone by mobile species on their way to other areas This will improve the biodiversity



- *Extended Roof Lifespan* - A green roof protects the roofing material from external influences such as the sun, rain, wind and temperature fluctuations and doubles or triples the life.
- *Reduces the ambient temperature* - Plants absorb sunlight, 50% is absorbed and 30% reflected; so, this helps to create a cooler and more pleasant climate. For the indoor climate this means that the air conditioning doesn't have to work so hard, which in turn means energy savings. And this too has an extra positive effect on the climate in the immediate vicinity of the buildings.
- *Reduces ambient noise outside and inside* - A green roof acts as a sound barrier to your building. It absorbs sound and thus provides a quieter environment, both inside and outside your building.
- *More social interaction, less vandalism* - Working or living in a green environment brings people together. A green environment gives a higher perceived and user experience. This has a positive effect on social cohesion in neighbourhoods. Areas with more greenery suffer less hinder from aggression, violence and vandalism.

These areas will be provided with well-considered lighting solutions to offer views by both day and night.

The surrounding photographs illustrate how successful gardens can be created in the sky



## ***Leisure***

The development team will be working closely with Wave Leisure to provide an improved leisure offer for Newhaven. The Seahaven pool is a well-used facility with regular users from Seaford and from along the coastal strip. Wave believe there is scope to provide an expanded dry-side facility to serve local residents.

There are significant issues with the existing building in terms of condensation, water ingress and an asbestos roof. The pool site has been included within the development site and will be combined with a new residential building in the airspace above. The objective is to remove the existing roof and replace it with a new flat roof that will serve a dual purpose of creating a transfer deck to enable



residential to be built in the airspace above. The pool will then be refurbished as part of the development.

### ***Car Parking***

The existing car park is unwelcoming and will be demolished. A new car park will be constructed providing a total of 317 spaces over four levels. This will be excavated along the northern part of the site to provide larger more efficient footprints .

The new residential accommodation will be allocated one space per unit, plus an additional 237 Public spaces. The new car park will be designed to be well light and airy and adopt “secure by design” principles for safety.

The proposed uses across the site will require a good level of car parking.



### ***Commercial***

A number of commercial uses are proposed within the scheme and discussion are underway with a number of prospective tenants. The aim is to pre-let this accommodation prior to submitting a planning application.

### ***Hotel***

A new 75 bed hotel is proposed that will be located within the heart of the new scheme - a concept sketch for the hotel is included overleaf. Detailed discussions are underway with a national hotel operator – and Heads of Terms for occupation are to be concluded shortly. The accommodation will also include a food and beverage offer within the hotel. The hotel will provide a significant number of local employment opportunities.



Existing View Along South Way

Concept Sketch for the Hotel  
Viewed along South Way