

# Planning Committee Presentation

## 18<sup>th</sup> March 2024

# 230847

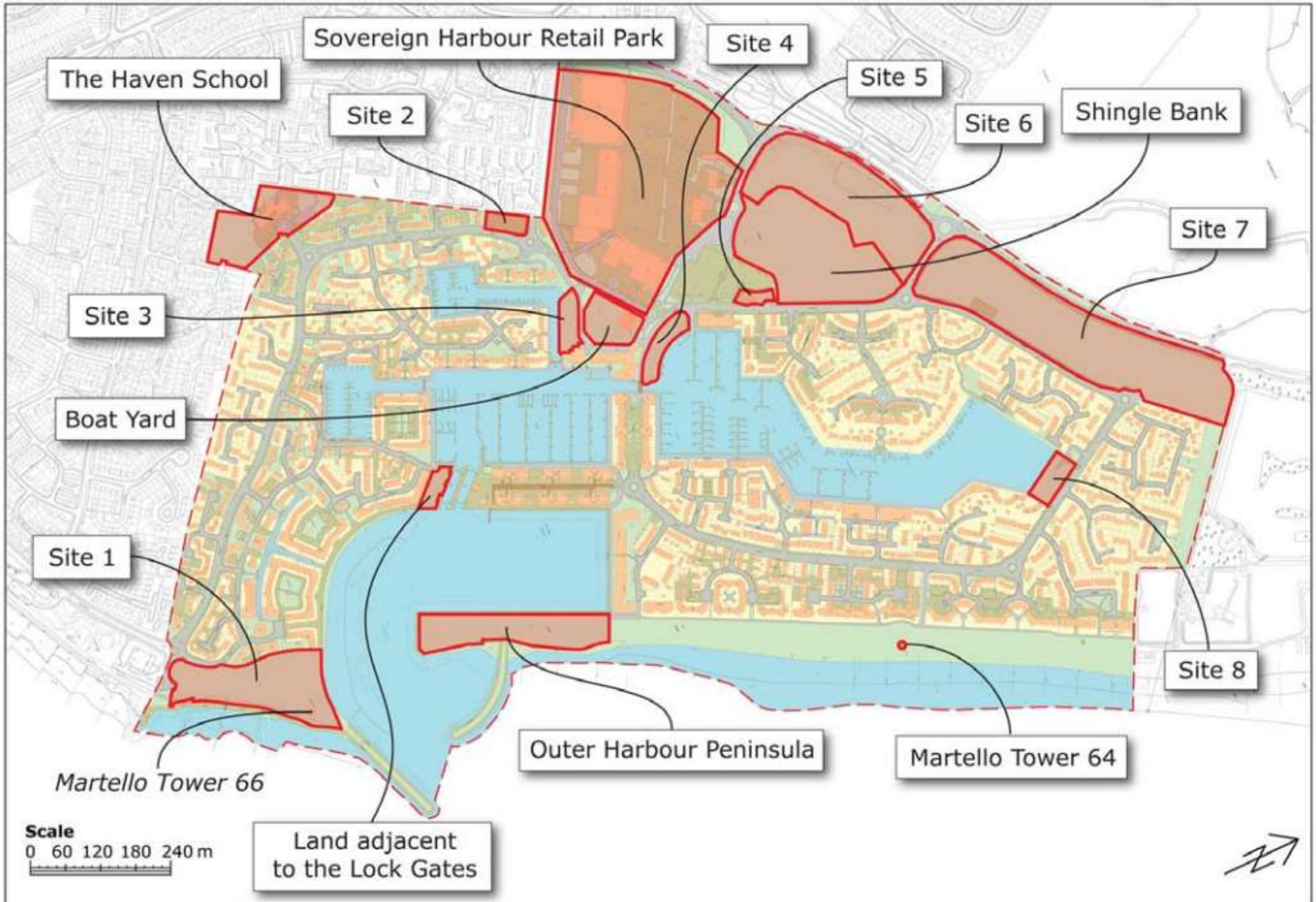
## Site 1 off Martinique Way

Erection of an extra-care retirement community (Use Class C2), comprising 137 no. apartments for older people, ancillary facilities and services including an ancillary restaurant/bar and community meeting/activity space, soft and hard landscaping, parking, access and other associated works.

# Application Site Location



# Sovereign Harbour SPD



# Application Site - Aerial View



# Site Location Plan



# Site Photos



View of site from beach towards the Martello Tower © Google



New Seafront Houses facing Martinique Way © Google



New Seafront Houses facing sea



View of Anguilla Close facing Sovereign Outer Harbour © Google



View towards Sovereign Outer Harbour © Google



Martello Tower No.66

# Extant permission: Visual





# Extant permission: Visual



Page 9



# Proposed block plan



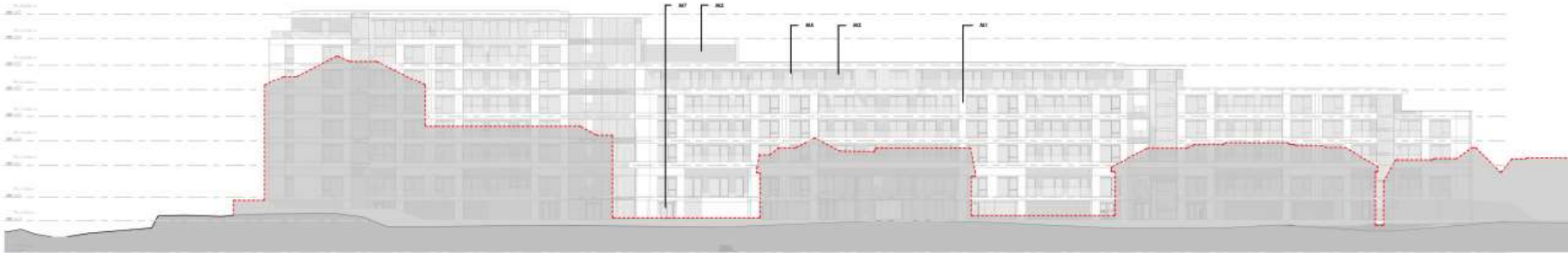
# Proposed Eastern 'Sea-facing' Elevation

Page 11



East Elevation

# Proposed Western 'urban-facing' Elevations

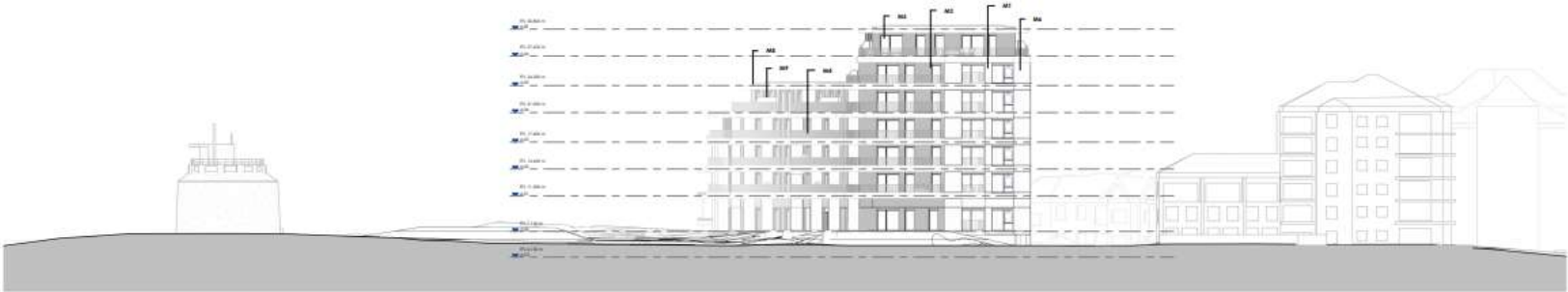


Contextual Elevation AA - West  
1:200

Page 12



Elevation AA - West  
1:200



Elevation AA - North  
1:200

# Proposed development: Visual

Page 13



View from north past Martello Tower 66

# Proposed development: Visual.

Page 14



View from south adjacent to White Point houses

# Aerial view of the site in its urban context



# Proposed Visual: view from the harbour

Page 16



View from north across outer harbour



# Proposed Visual: View from Martinique Way



Page 17

View on approach from Martinique Way

# Proposed Materials Palette



GRC cladding panels with line or texture



Metal balustrading adjacent GRC cladding panels



Aluminium windows adjacent glass cladding panels



Glass cladding panels at Paddington Station/ Elizabeth Line



Eastern elevation study



Western elevation study

# General Arrangement Sections



Contextual Section - Block AA North  
1:200

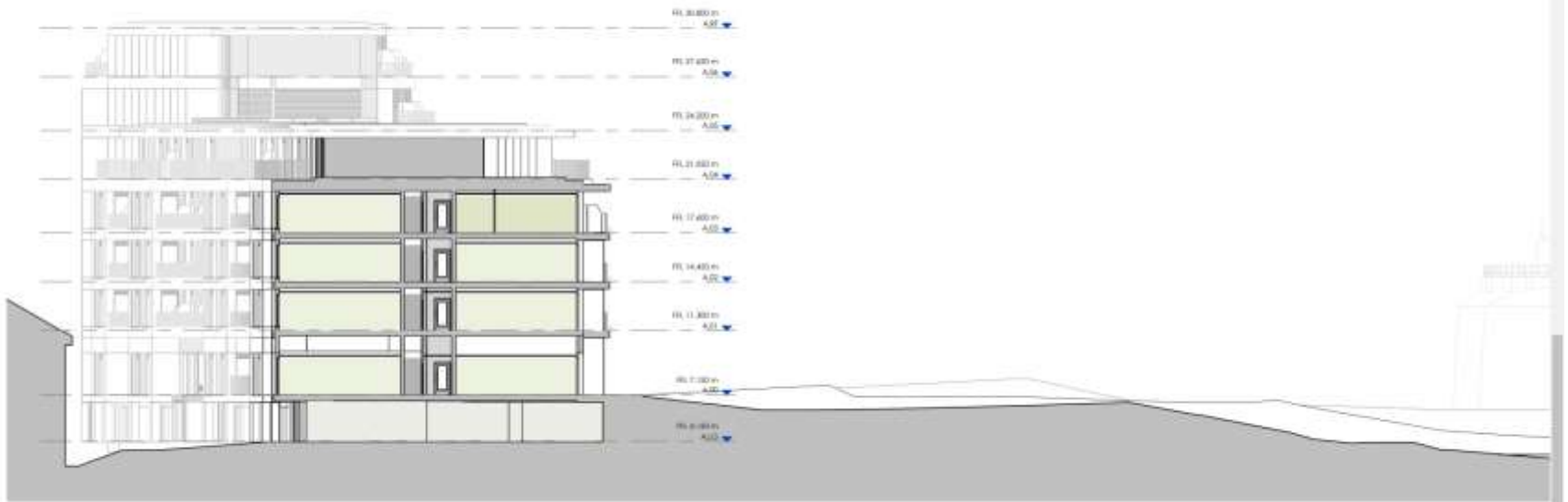
# General Arrangement Sections.



Contextual Section - Block AB North - Common Parts

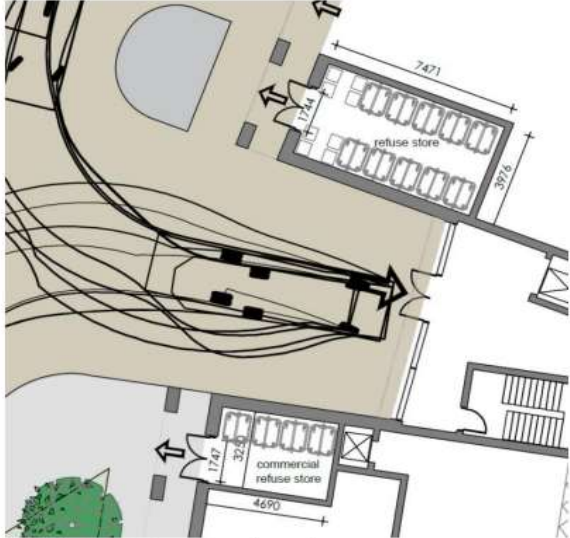
1 : 200

# General Arrangement Sections



Section Block AC-North  
1:200

# Lower Ground Parking and Refuse Store layout



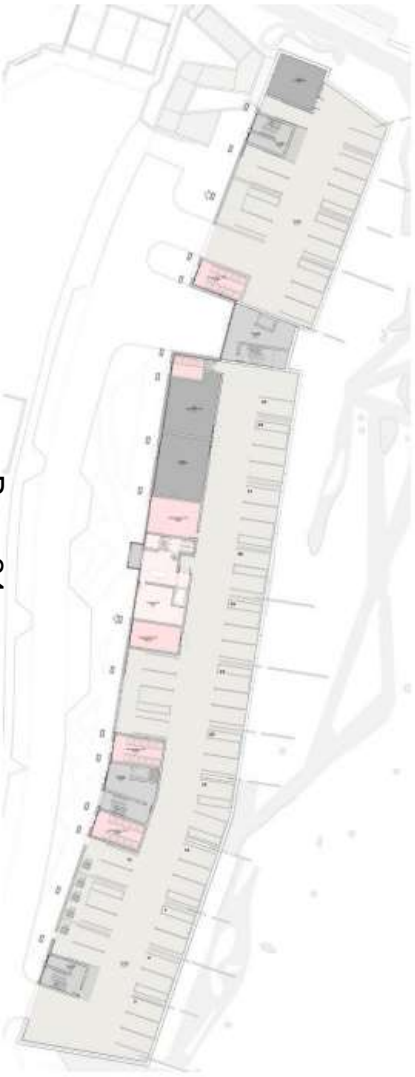
Residential Refuse Store Layout

# Proposed Ground Floor Plans



# Proposed Floor Plans

Page 24



Lower Ground Floor Plan



Ground Floor Plan



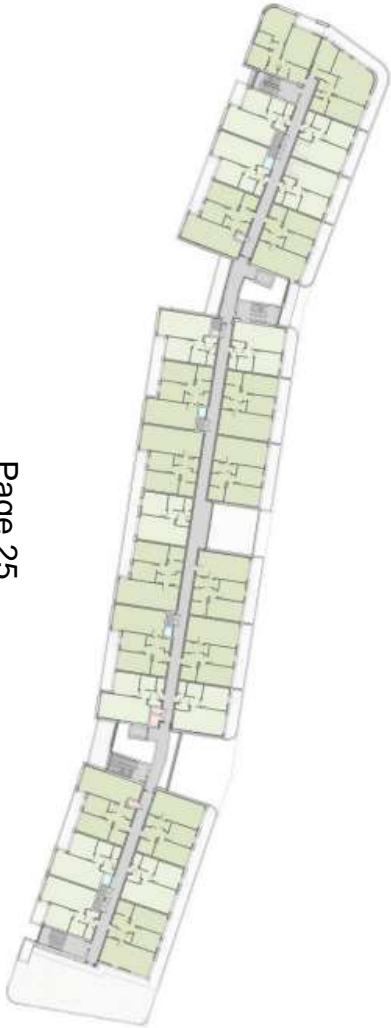
First Floor Plan



Second Floor Plan



# Proposed Floor Plans



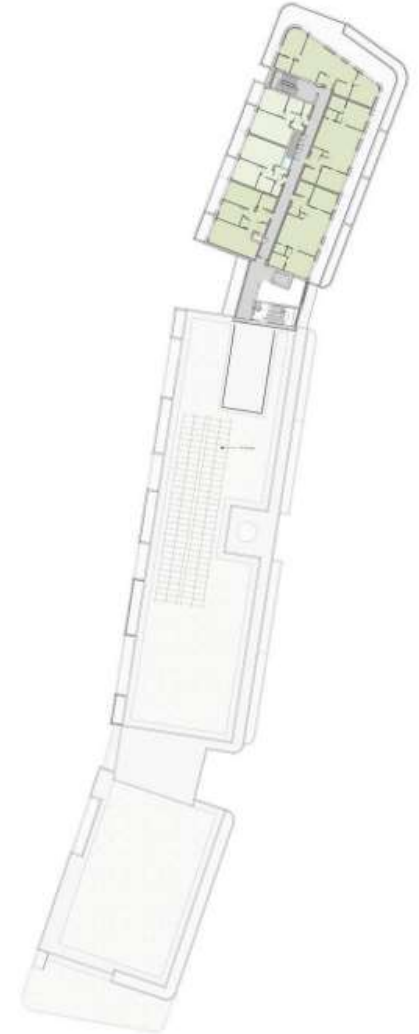
Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan



Sixth Floor Plan

# Proposed Unit Floor Plans



# Proposed landscape strategy: Zones



-  Arrival space
-  Community linear pocket park
-  Shingle Walk (Habitat Restoration)
-  Shore side spill out
-  Semi-private residential courtyard
-  Private beach facing terraces
-  Access road and adjacent parking
-  Main access
-  Pedestrian connectivity
-  To Be Omitted from Design

- 1. Main Entrance Space** - The main entrance space will be a welcoming space offering a view into the development. This area is envisaged to be planted with structural shrubs and trees which will continue along the access road. Access into the linear pocket park and to the shore are available and easily accessible from this point.
- 2. Shingle Walk (Habitat Restoration)** - This area of habitat restoration along the shore will be planted with similar species that are found along the coast and will introduce a new board walk with seating spaces that residents can stop and take a break.
- 3. Shore Side Spill Out** - This space is located along the eastern elevation of the building and will be accessible for both residents and visitors. Furnished with table and seating sets, this area will be lively space with wide views across the coast with the boardwalk easily accessible.
- 4. Linear Pocket Park** - The linear pocket park will lie between the access road and the western elevation of the proposed building and will provide pedestrian access to Sovereign Outer Harbour to the north of the site. The park will be furnished with planters and seating which will create an attractive frontage to the building and an inviting space for local residents and visitors.

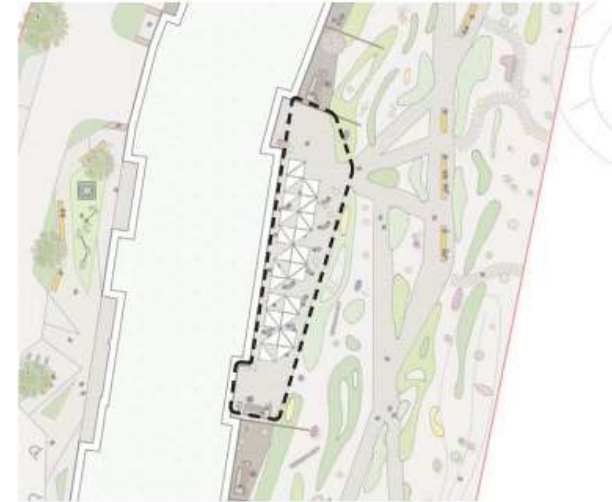
# Proposed landscape strategy: Zone 2



Vegetated Shingle Shorelines are rare habitats which attract a number of interesting invertebrates, salt tolerant pioneer plants establish in the ever shifting substrates. Re-establishing this habitat will help to restore and enhance the local ecology and biodiversity.

1. Where possible, existing areas of planting within the site development area will be relocated to areas within this space and supplemented with new planting to help with habitat re-establishment and restoration, using appropriate species identified by the project ecologist.
2. A boardwalk is proposed through the habitat zone to allow residents and visitors to be closer to the shore while also keeping human traffic distanced from planting areas. Areas of rest will be located at focal points along the boardwalk where residents will be able to enjoy the expansive views of the Eastbourne coast.
3. To improve habitat restoration and establishment, locally sourced boulders and driftwood will be placed among proposed planting. This will provide shelter for the planting and wildlife, whilst strengthening the visual character of the development.

# Proposed landscape strategy: Zone 3



Location Plan

1. Areas of seating within the shore side spill out space will be accentuated with ornamental planters and table sets allowing residents to enjoy the space intimately or as a group.
2. Design of these spaces will be sympathetic to the coastal character with seating oriented to maximise the view and with timber decking being a dominant material.
3. Canopies will provide protection from the sun. Defining individual spaces within the shore side spill out area.

# Proposed landscape strategy: Zone 4



Page 30  
1



2



3



Location Plan

A linear pocket park will integrate the development within the wider community creating a space in which local residents and visitors can enjoy the afternoon sun.

1. Planting throughout the linear park will be reflective of a pioneer species rich coast line in a shingle planting median with feature boulders.
2. Areas of activity, some of which can be equipped with incidental integrated play features for children to play and enjoy.
3. Colourful seating with coastal pioneer trees will be located throughout the linear park providing spaces to dwell for residents and visitors.

# Landscape treatment



Granite paved paving flags.



Colourful street furniture



Composite decking boards



# Wayfinding and Lighting



Timber lighting columns



Weathered steel way-finding/ interpretation



Coastal detailing



Initial way-finding/ interpretation



Timber lighting bollards