

Eastbourne Borough Council Planning Committee 17th September 2024

230847

Site 1 off Martinique Way

Erection of an extra-care retirement community (Use Class C2), comprising 126 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

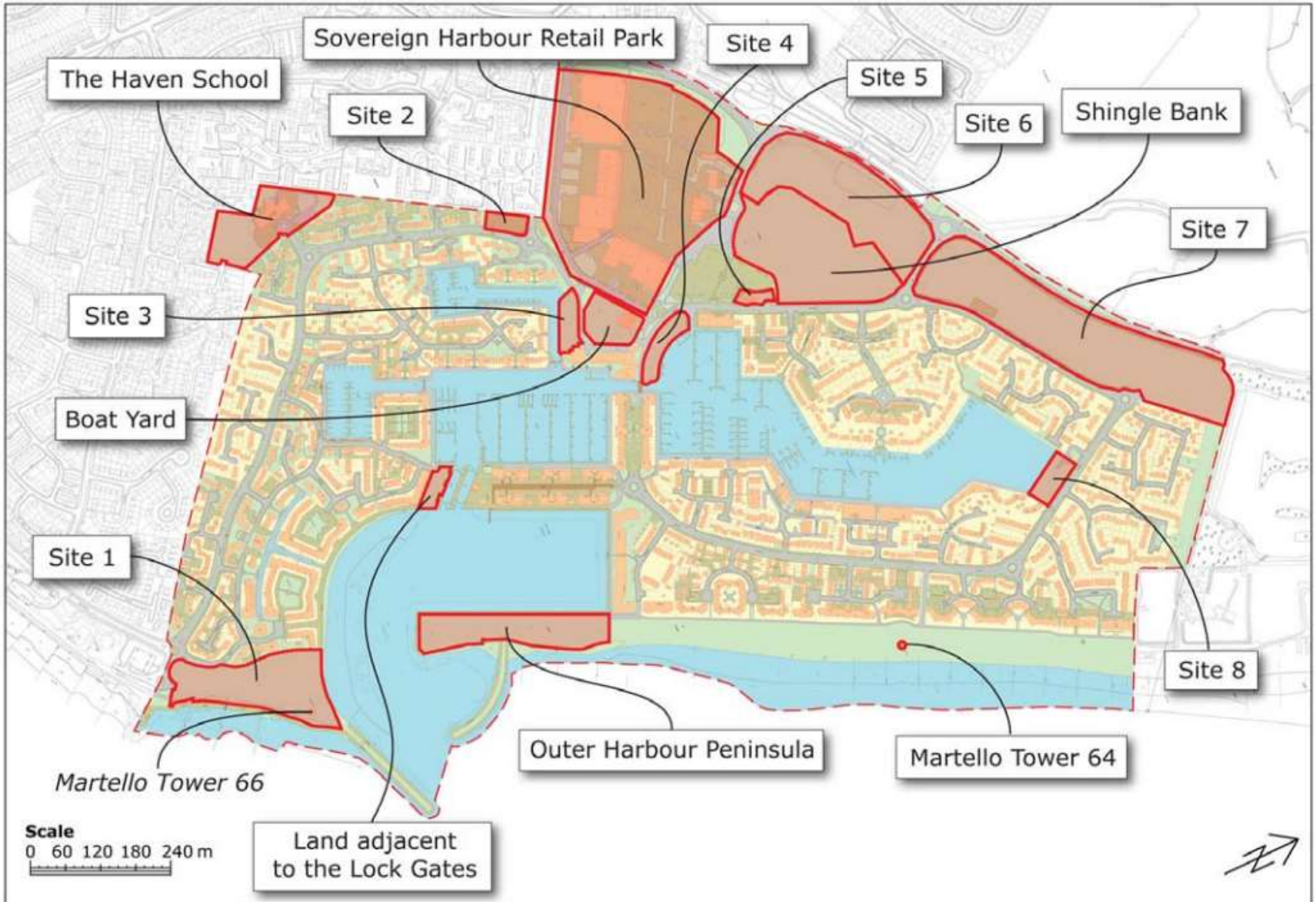
Site Location Plan.



Aerial View of Application Site



Sovereign Harbour SPD



Site photographs

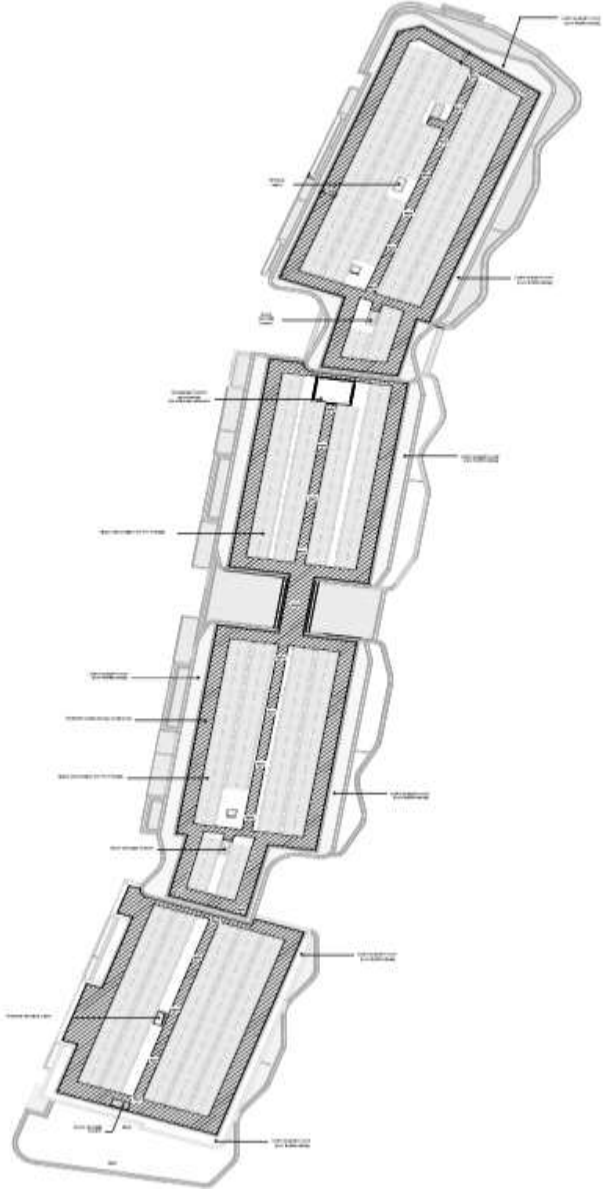


Page 6



Proposed Roof Plans

Page 7



Amendments to scale – northern portion of building original and revised

4.1 Design Amendments: Building Height

Gaunt Francis Architects/ Untold Living

Page 8



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

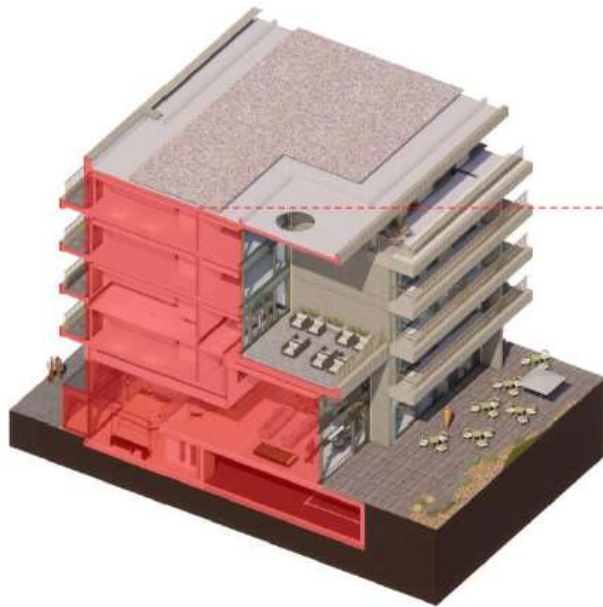


Section through Block A as amended. 6-storeys above car park level.

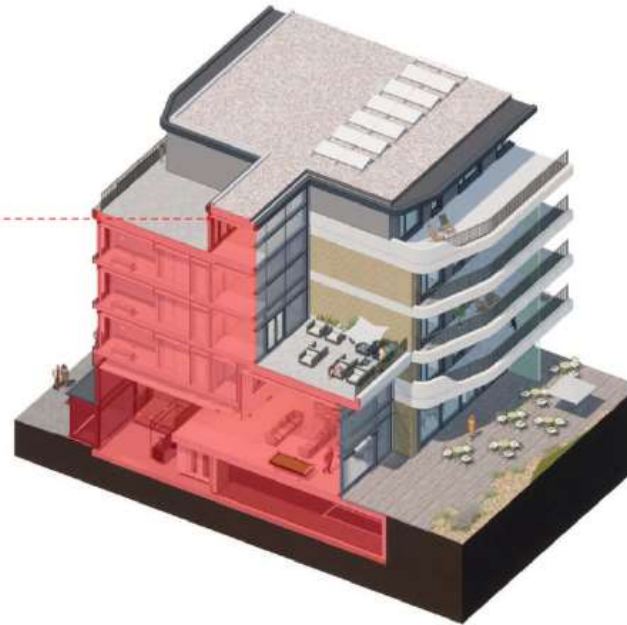
Amendments to scale – central portion of building original and revised

4.2 Design Amendments: Building Mass

Page 9



Section through block B as original application



Section through block B with 4th floor apartment removed



Amendments to scale – original and revised

4.2 Design Amendments: Building Mass

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Block C—Massing as per initial application



Block C—Massing with top floor apartments inset from the perimeter.

Lower Ground Floor Plan - Original and Revised



Lower Ground plan as original application



Lower Ground plan as amended with increased parking



Proposed Fifth Floor Plan (Revised)



Proposed West & North Elevations (Revised)

Page 13



Elevation AA-West



Elevation AA-North

M1	Shoring (200mm x 200mm x 200mm)	01	01/2024
M2	Shoring (200mm x 200mm x 200mm)	01	01/2024
M3	Shoring (200mm x 200mm x 200mm)	01	01/2024
M4	Shoring (200mm x 200mm x 200mm)	01	01/2024
M5	Shoring (200mm x 200mm x 200mm)	01	01/2024
M6	Shoring (200mm x 200mm x 200mm)	01	01/2024
M7	Shoring (200mm x 200mm x 200mm)	01	01/2024
M8	Shoring (200mm x 200mm x 200mm)	01	01/2024
M9	Shoring (200mm x 200mm x 200mm)	01	01/2024
M10	Shoring (200mm x 200mm x 200mm)	01	01/2024
M11	Shoring (200mm x 200mm x 200mm)	01	01/2024
M12	Shoring (200mm x 200mm x 200mm)	01	01/2024

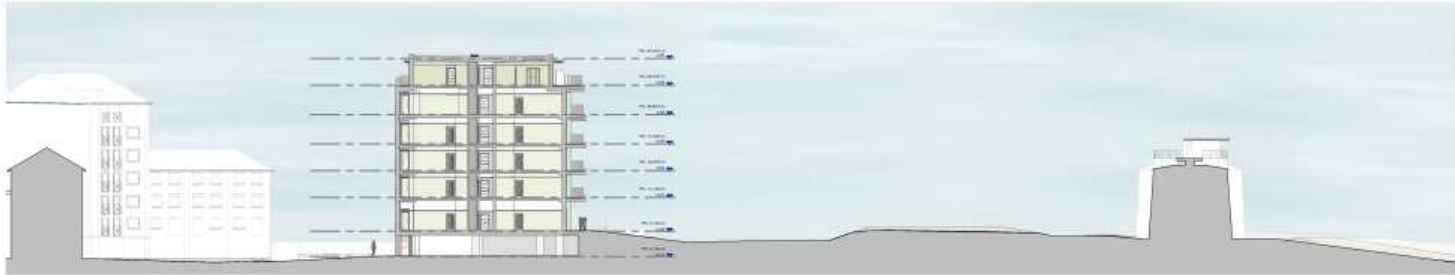
Unfold living

Sovereign Harbour, Eastbourne

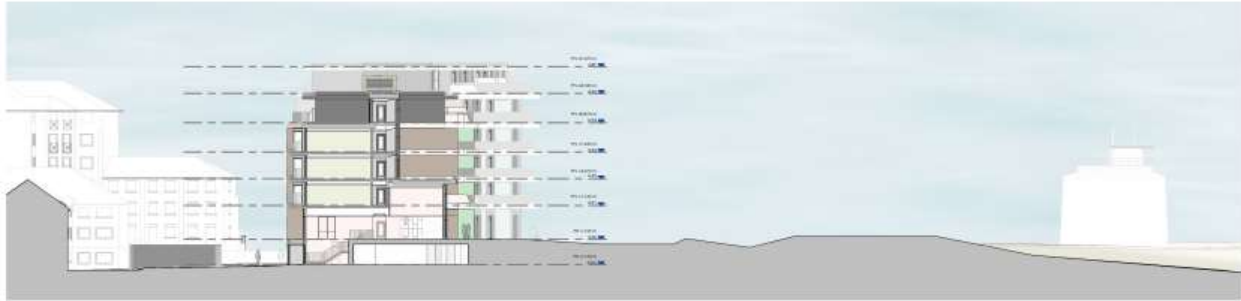
General Arrangement Elevations - Sheet 01 of 02

GAUNT FRANCIS ARCHITECTS

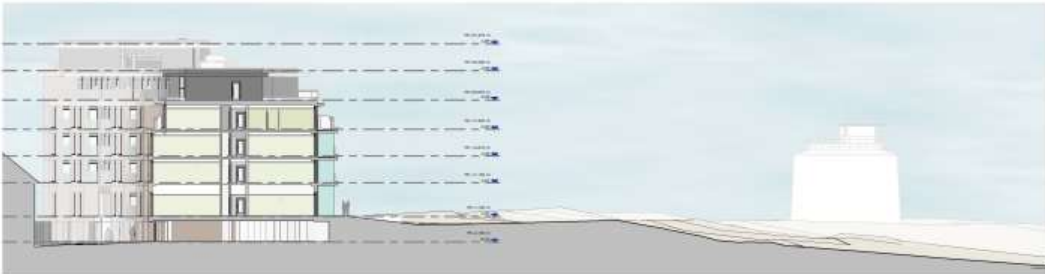
Proposed sections North Elevations (Revised)



Contextual Section - Block AA North



Contextual Section - Block AB North - Common Parts



Section Block AC North

Proposed East & South Elevations (Revised)

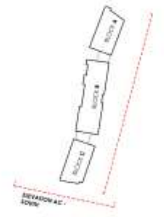


Contextual Elevation - East
1:50

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Section AC - South



NO.	DESCRIPTION	DATE	BY
001	Initial Design	10/2023	ABC
002	Final Design	11/2023	ABC
003	Construction Documents	12/2023	ABC
004	As-Built	01/2024	ABC
005	Final Review	02/2024	ABC

Unfold Living
Sovereign Harbour, Eastbourne

Visual of original proposal with Martello Tower

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View from north past Martello Tower 66

Visual of revised proposal with Martello Tower

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Visual of original proposal viewed from the harbour

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View from north across outer harbour

Visual of revised proposal viewed from the harbour

Page 19



Revisions to elevational treatment



Previous elevational treatment - materials



GRC cladding panels with linear texture



Metal balustrading adjacent GRC cladding panels



Aluminium windows adjacent glass cladding panels



Glass cladding panels at Paddington Station/ Elizabeth Line

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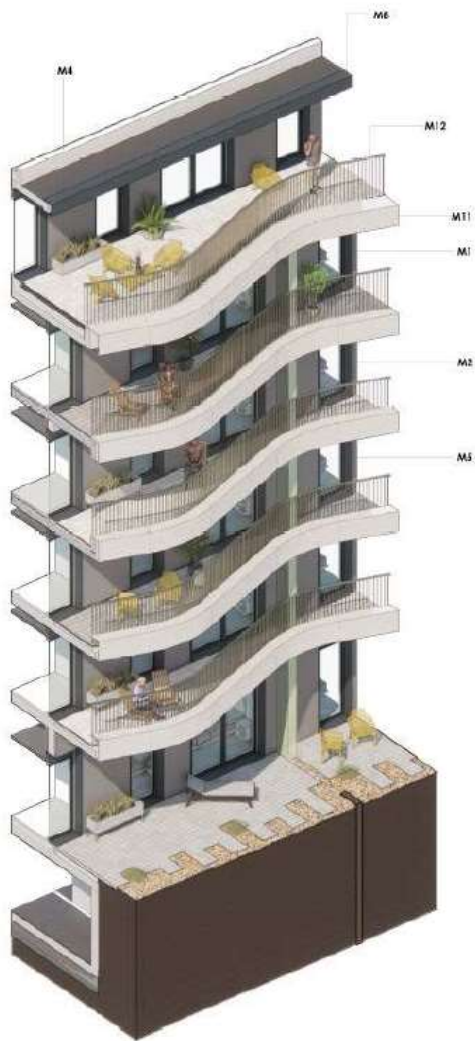
Eastern elevation study



Western elevation study

Revisions to elevational treatment - materials

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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.**

Proposed 3D Bay Section—Sea facing side

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

Visual of revised proposal with neighbouring context

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Visual of original proposal viewed from beach

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View from south adjacent to White Point houses

Visual of revised proposal viewed from beach



Aerial view from the south-west



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Aerial photo with the montage

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Aerial photo with the montage - focussed



Relocation of playspace

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Precedent Image: Balancing Logs



Precedent Image: Play boulders



Precedent Image: Conference speakers



Precedent Image: Wind harp



Precedent Image: Stroking seal

240410

Shropshire Court, Rockhurst Drive, Eastbourne,
BN20 8UZ

Replacement of existing windows and doors

Site Location Plan

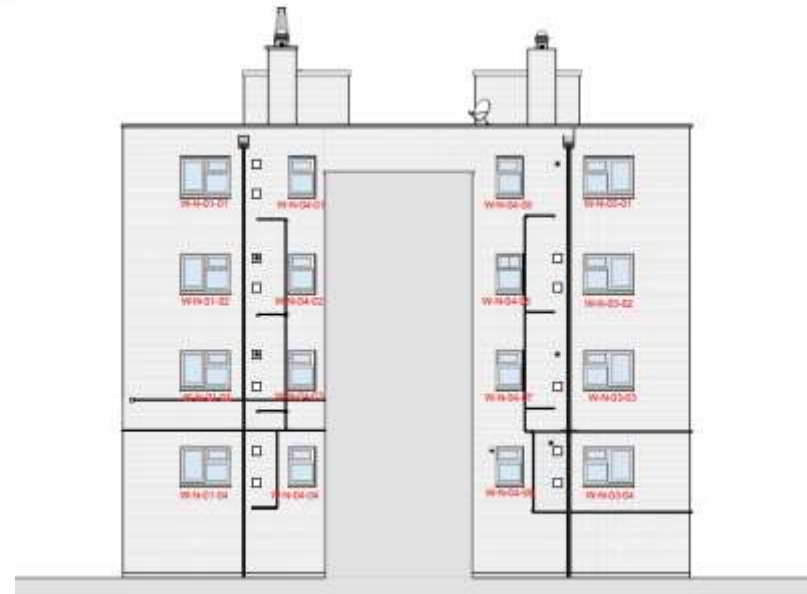
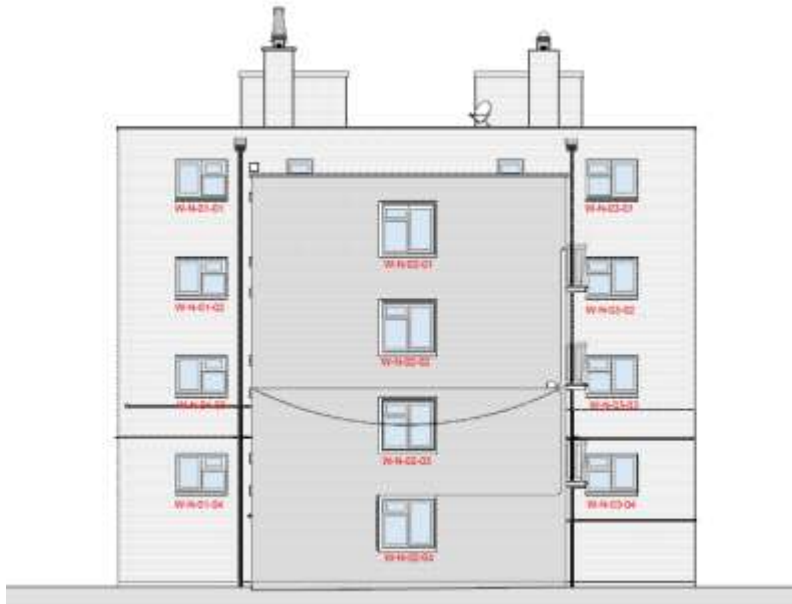


Aerial View of Application Site



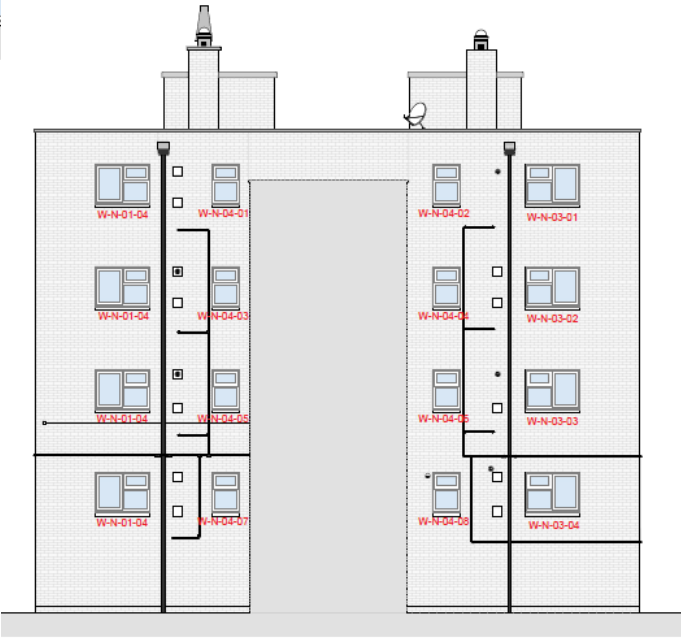
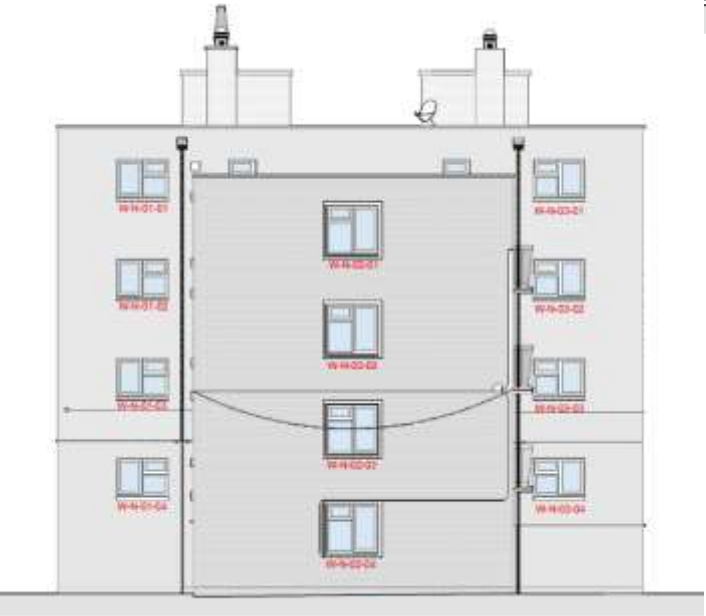
Existing South and North Elevations

Page 33



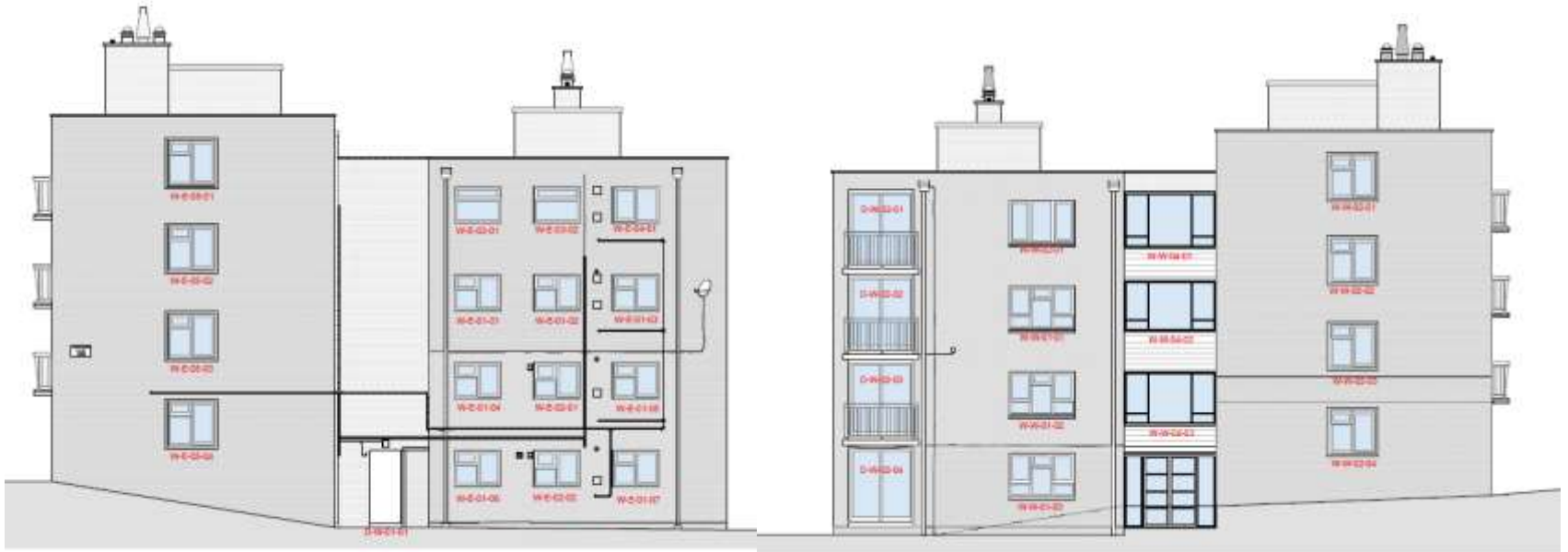
Proposed North and South Elevations

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Existing East and West Elevations

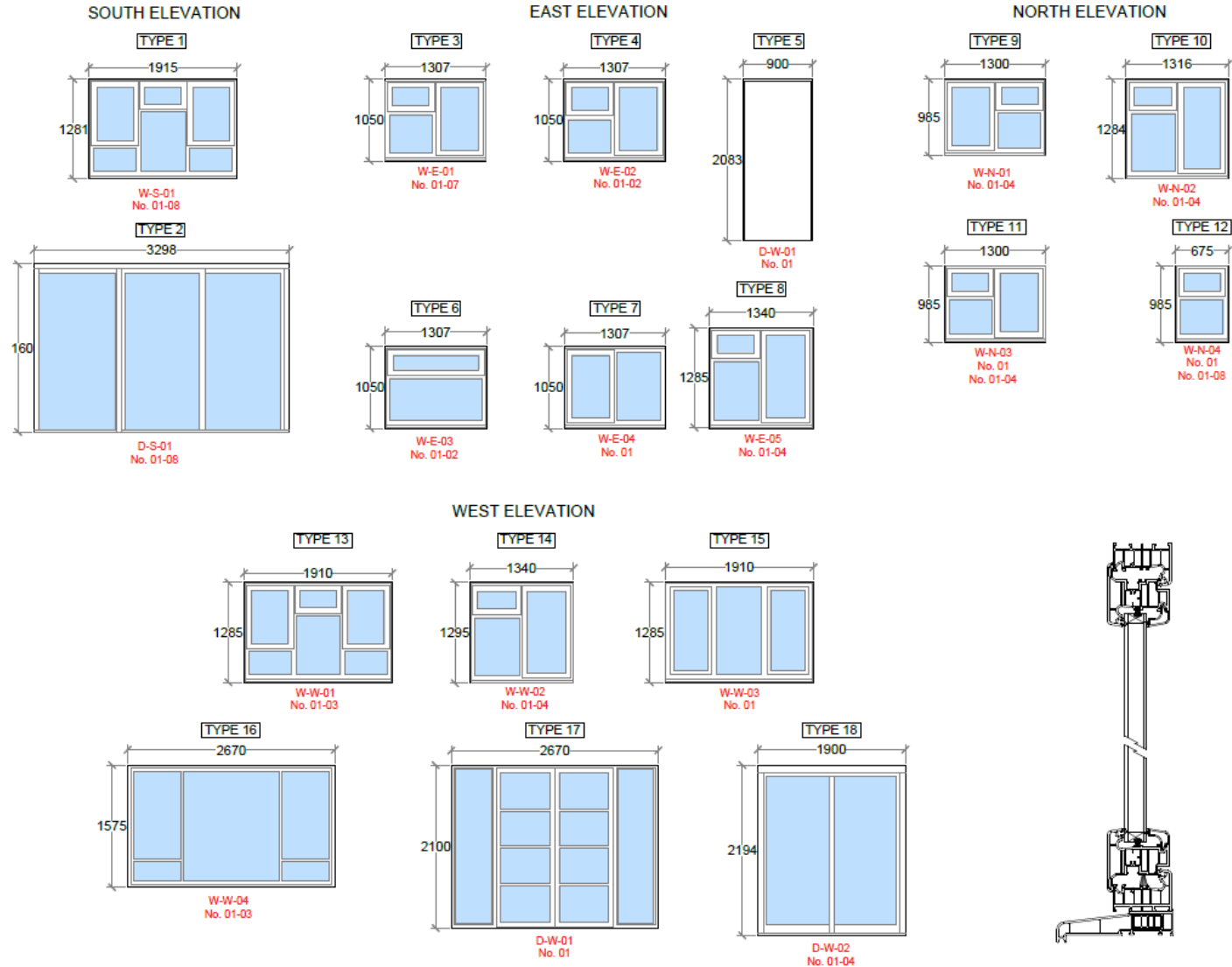
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Proposed East and West Elevations

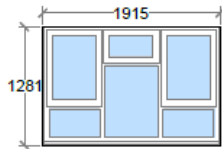


Existing Window Schedule

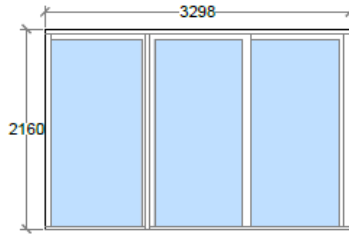


Proposed Window Schedule

SOUTH ELEVATION

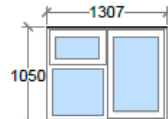


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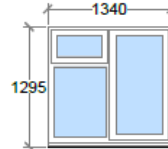


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No. 01-08

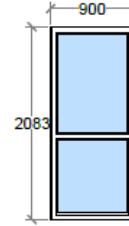
EAST ELEVATION



W-E-01
No. 01-012

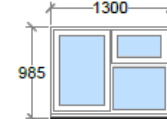


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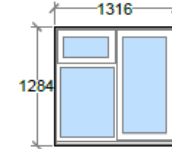


D-W-01
No. 01

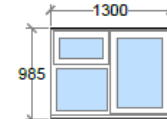
NORTH ELEVATION



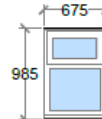
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No. 01-04



W-N-02
No. 01-04

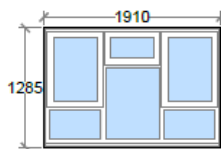


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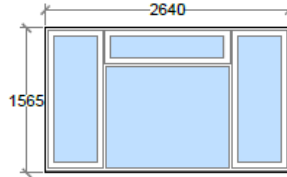


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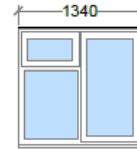
WEST ELEVATION



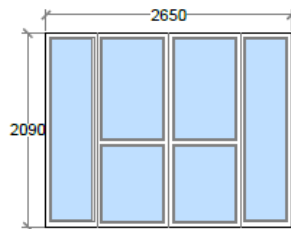
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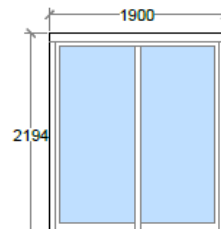
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No. 01-03



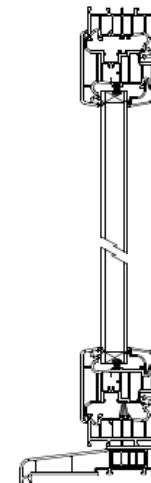
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No. 01-04



D-W-01
No. 01



D-W-02
No. 01-04

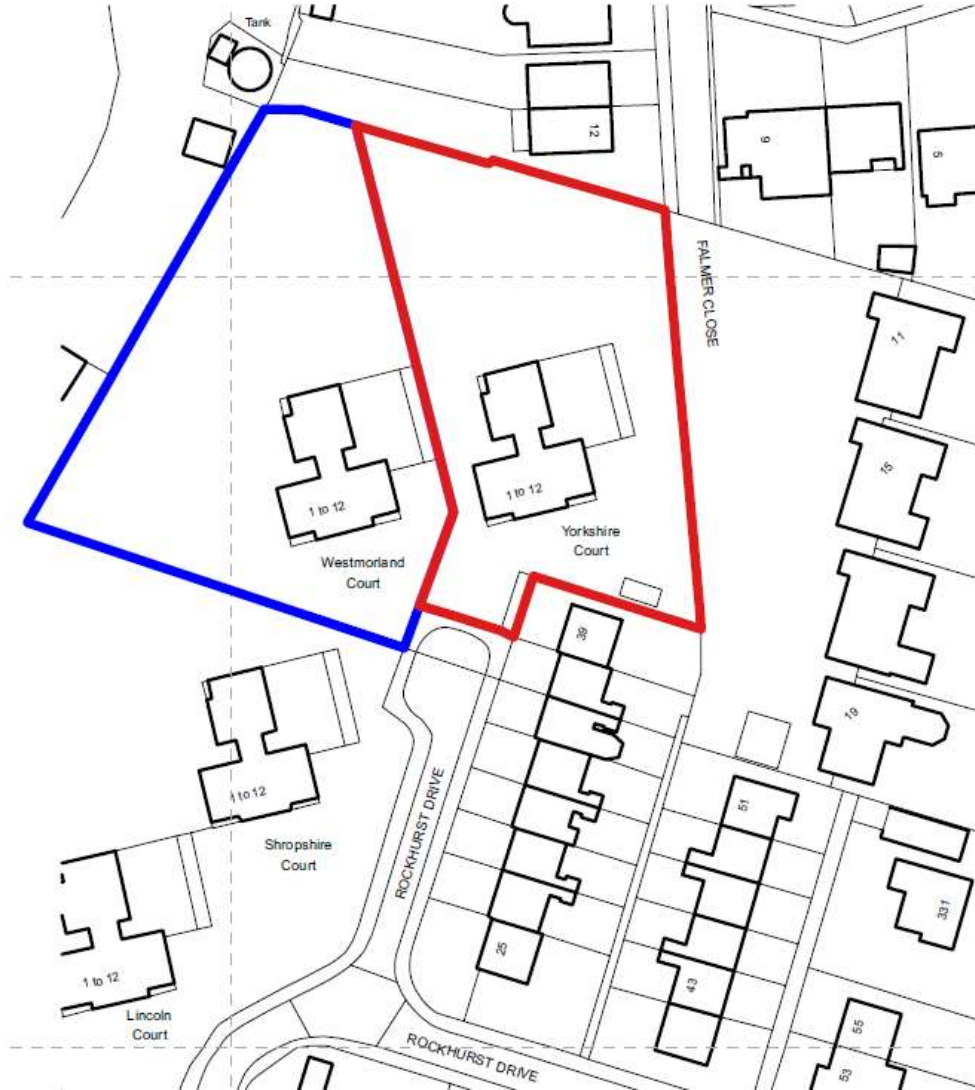


240464

Yorkshire Court, Rockhurst Drive, Eastbourne
BN20 8XB

Replace existing windows and doors with upvc double
glazing

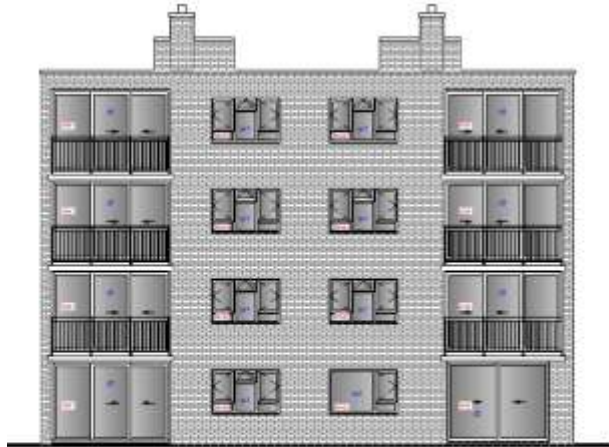
Site Location Plan



Aerial View of Application Site



Existing Elevations



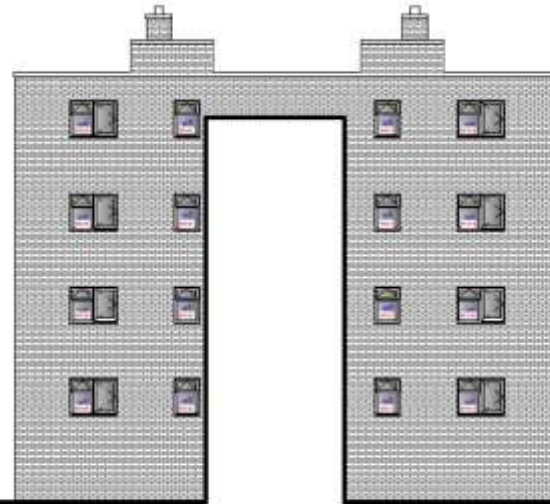
South Elevation



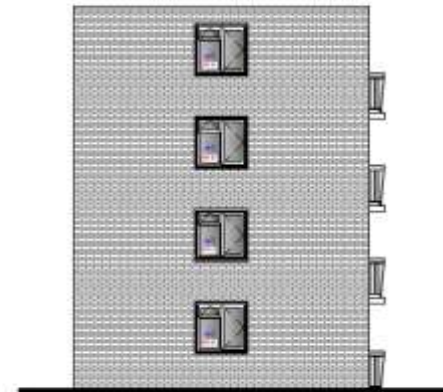
West Elevation



West Elevation

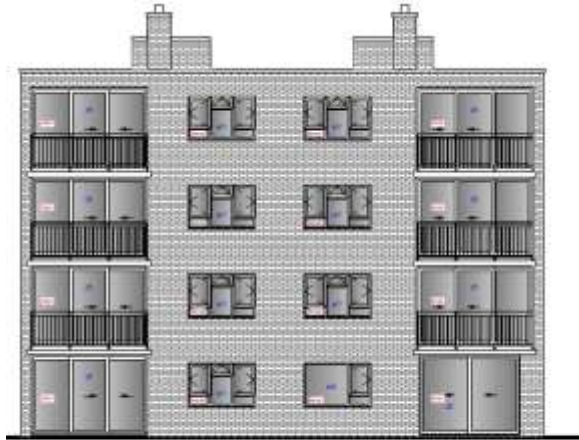


North Elevation



North Elevation

Proposed Elevations



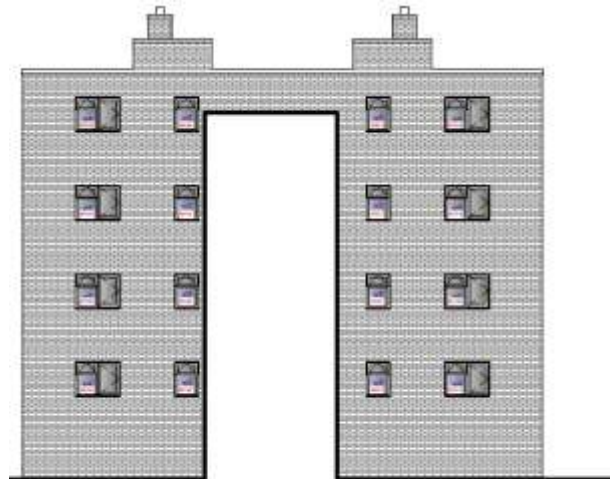
South Elevation



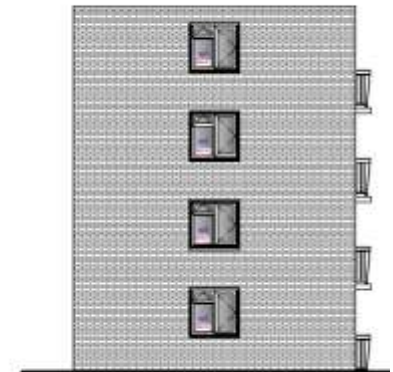
West Elevation



West Elevation

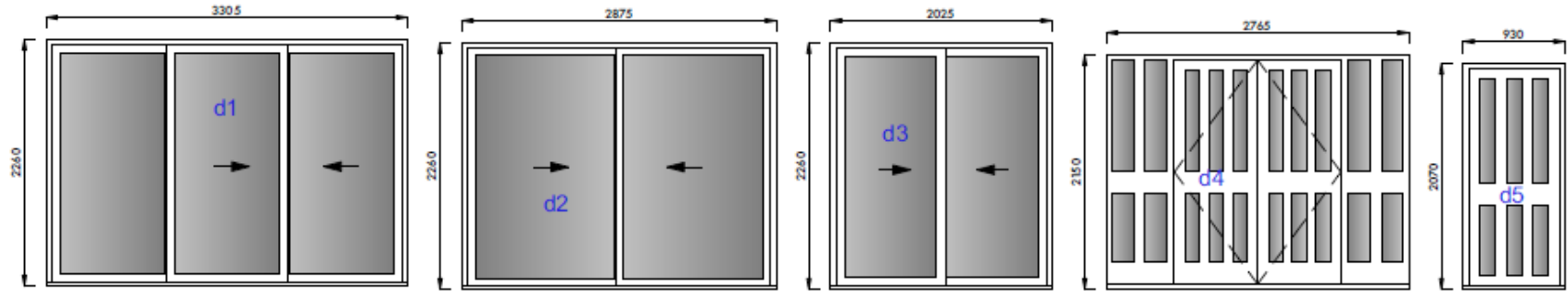


North Elevation



North Elevation

Existing window schedule



Door 1

D001
D101, D102
D201, D202
D301, D302

Door 2

D002

Door 3

D004
D103
D203
D303

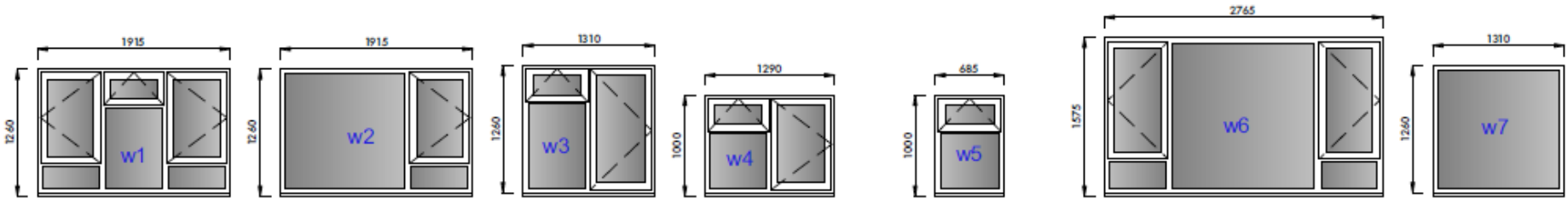
Door 4

D005

Door 5

D003

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Window 1

W001, W011,
W101, W102, W111
W201, W201, W211
W301, W301, W311

Window 2

W002

Window 3

W007, W014
W103, W115
W203, W215
W303, W315

Window 4

W007, W008, W009, W013
W107, W108, W109, W114
W207, W208, W209, W214
W307, W308, W309, W315

Window 5

W005, W012, W013
W105, W113, W104
W215, W213, W204
W315, W313, W314

Window 6

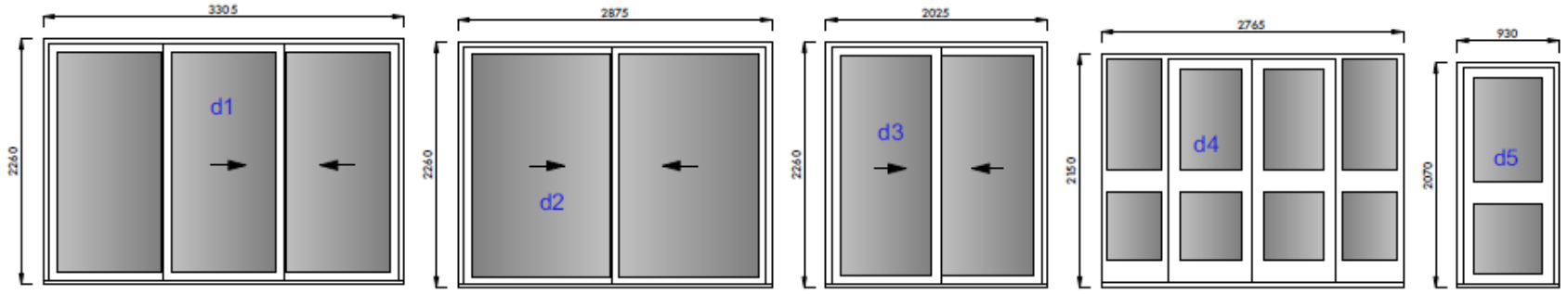
W014
W115
W215
W315

Window 7

W003

if applicable any glazing below
800mm above staircase landing
to be toughened glass and
opening to be guarded

Proposed Window Schedule



Door 1

D001
D101, D102
D201, D202
D301, D302

Door 2

D002

Door 3

D004
D103
D203
D303

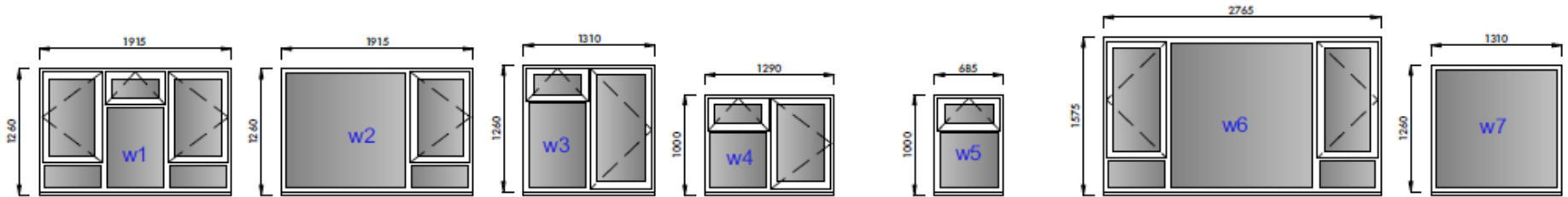
Door 4

D005

Door 5

D003

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Window 1

W001, W011,
W101, W102, W111
W201, W201, W211
W301, W301, W311

Window 2

W002

Window 3

W007, W014
W103, W115
W203, W215
W303, W315

Window 4

W007, W008, W009, W013
W107, W108, W109, W114
W207, W208, W209, W214
W307, W308, W309, W315

Window 5

W005, W012, W013
W105, W113, W104
W215, W213, W204
W315, W313, W314

Window 6

W014
W115
W215
W315

Window 7

W003

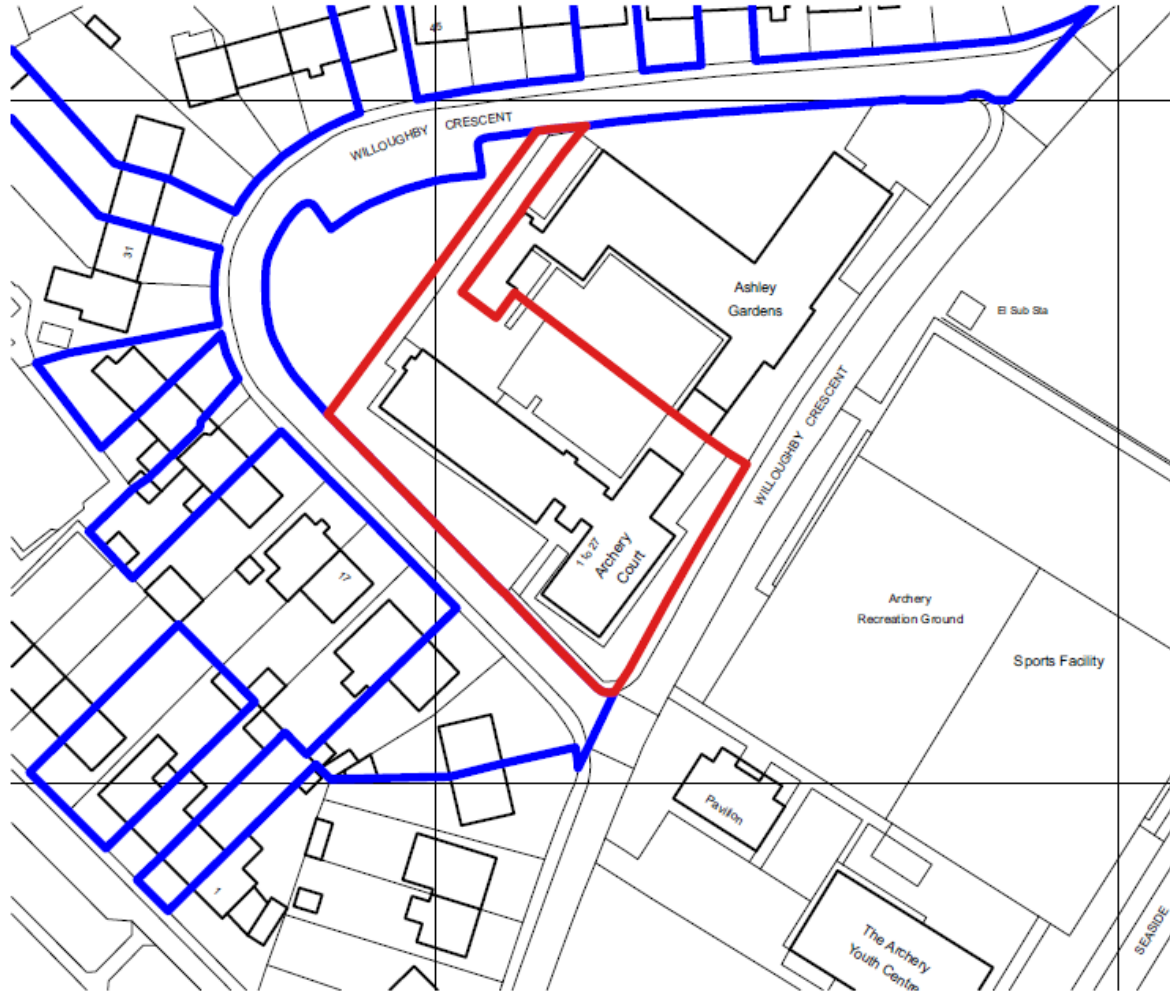
If applicable any glazing below
800mm above staircase landing
to be toughened glass and
opening to be guarded

240465

Archery Court Wiloughby Crescent Eastbourne
BN22 8RD

Replace existing windows and doors with upvc double
glazing

Site Location Plan



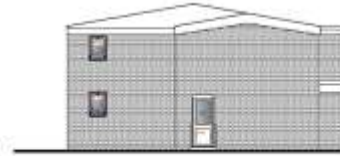
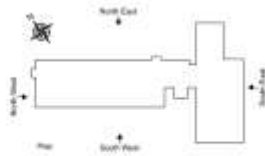
Aerial View of Application Site



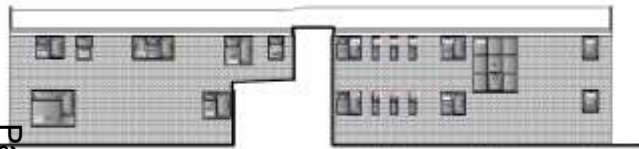
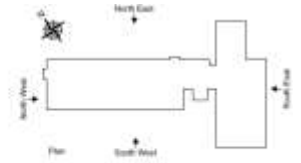
Existing Elevations



North West Elevation



North East Elevation



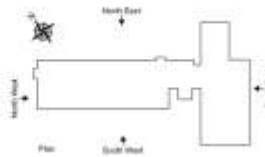
North West Elevation



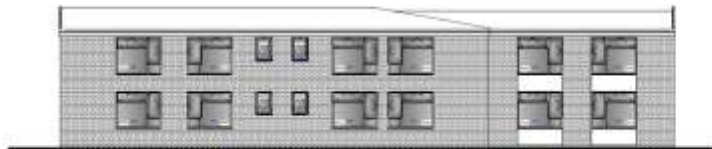
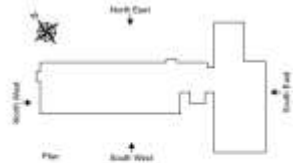
North East Elevation



South East Elevation



South West Elevation



South East Elevation

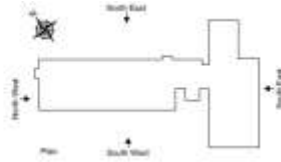


South West Elevation

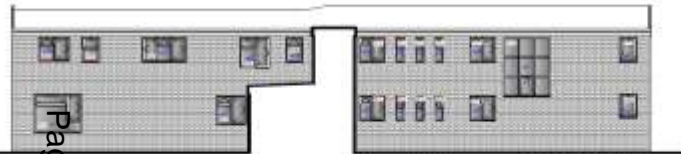
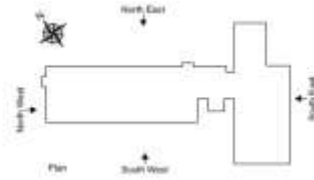
Proposed Elevations



North West Elevation



North East Elevation



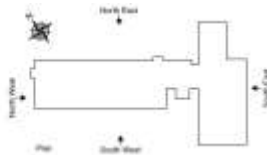
North West Elevation

North East Elevation

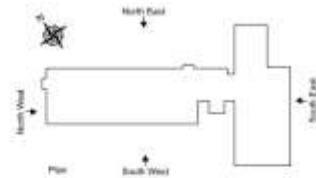
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South East Elevation



South West Elevation

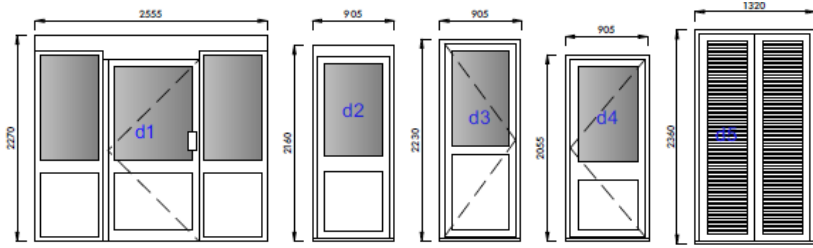


South East Elevation



South West Elevation

Existing Window Schedule



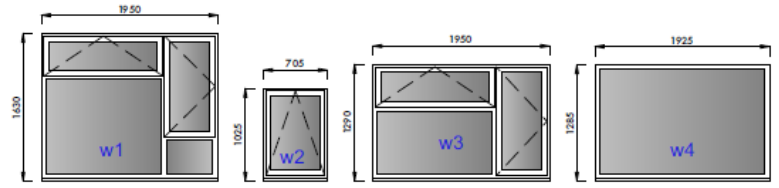
Door 1
D001

Door 2
D002

Door 3
D003

Door 4
D004

Door 5
D005



Window 1

Window 2

Window 3

Window 4

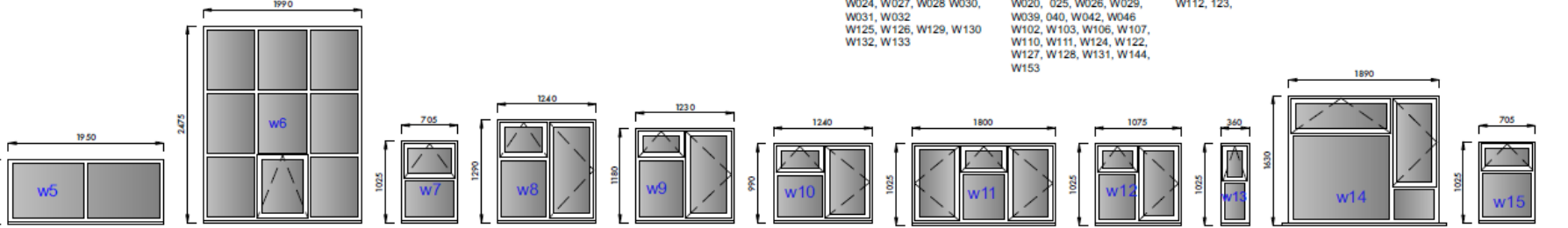
W001, W004, W005, W008, W009, W012, W021, W023, W024, W027, W028, W030, W031, W032, W125, W126, W129, W130, W132, W133

W002, W003, W006, W007, W010, W011, W022, W020, 025, W026, W029, W039, 040, W042, W046, W102, W103, W105, W107, W110, W111, W124, W122, W127, W128, W131, W144, W153

W101, W104, W105, W108, W109, W112, 123,

W013, W014

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Window 5
W113, W114, W115

Window 6
W121

Window 7
W047, W135

Window 8
W137

Window 9
W033

Window 10
W134

Window 11
W136

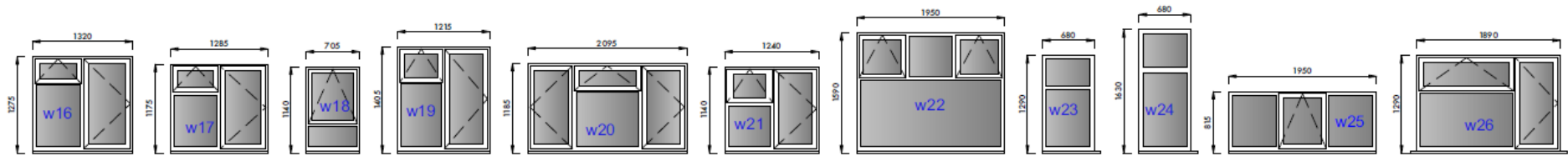
Window 12
W015, W019, W043, W044, W116, W120, W149, W150

Window 13
W016, W017, W018, W117, W118, W119

Window 14
W037, W049

Window 15
W138

if applicable any glazing below 800mm above staircase landing to be toughened glass and opening to be guarded



Window 16
W051, W152, W157

Window 17
W041

Window 18
W146, W148

Window 19
W034, W035

Window 20
W045, W151

Window 21
W145

Window 22
W147

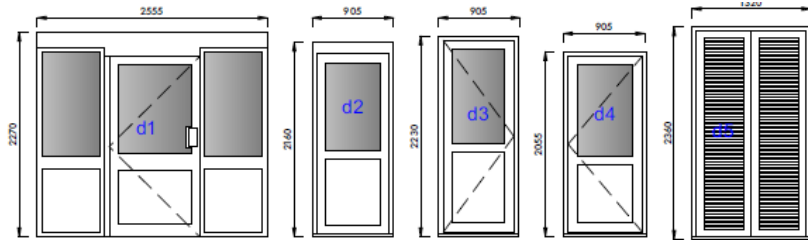
Window 23
W141, W143, W154, W156

Window 24
W036, W038, W048, W050

Window 25
W139

Window 26
W142, W155

Proposed Window Schedule



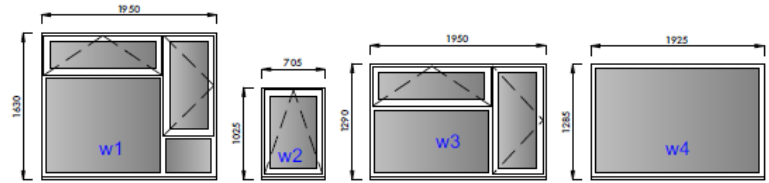
Door 1
D001

Door 2
D002

Door 3
D003

Door 4
D004

Door 5
D005



Window 1

Window 2

Window 3

Window 4

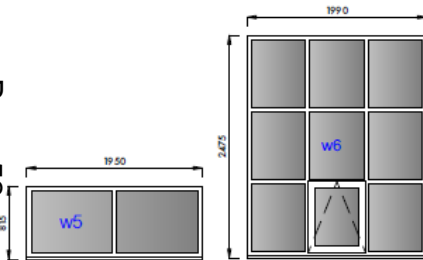
W001, W004, W005, W008, W009, W012, W021, W023, W024, W027, W028, W030, W031, W032, W125, W126, W129, W130, W132, W133

W002, W0003, W006, W007, W010, W011, W022, W020, 025, W026, W029, W039, 040, W042, W046, W102, W103, W106, W107, W110, W111, W124, W122, W127, W128, W131, W144, W153

W101, W104, W105, W108, W109, W112, 123,

W013, W014

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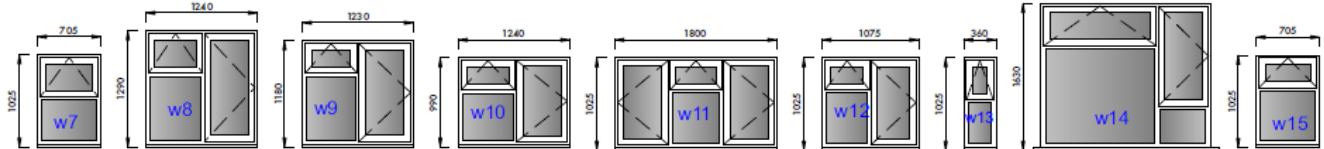
Window 5

Window 6

W113, W114, W115

W121

if applicable any glazing below 800mm above staircase landing to be toughened glass and opening to be guarded



Window 7

Window 8

Window 9

Window 10

Window 11

Window 12

Window 13

Window 14

Window 15

W047, W135

W137

W033

W134

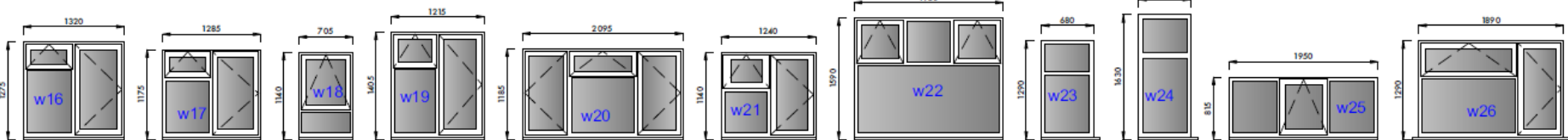
W136

W015, W019, W043, W044, W116, W120, W149, W150

W016, W017, W018, W117, W118, W119

W037, W049

W138



Window 16

Window 17

Window 18

Window 19

Window 20

Window 21

Window 22

Window 23

Window 24

Window 25

Window 26

W051, W152, W157

W041

W146, W148

W034, W035

W045, W151

W145

W147

W141, W143, W154, W156

W036, W038, W048, W050

W139

W142, W155