

# Eastbourne Borough Council Planning Committee

11<sup>th</sup> February 2025



# 240535

## 21a Lower Road, Eastbourne, East Sussex, BN21 1QE

Refurbishment and redevelopment of existing site to include change of use from B2 (General Industrial) to Class F1 (Local Community and Learning), alteration and replacement of doors and windows, installation of roof lights and solar panels, demolition and erection of replacement single storey rear extension and demolition of detached storeroom and erection of two-storey building for use as a pottery studio and ancillary residential flat over

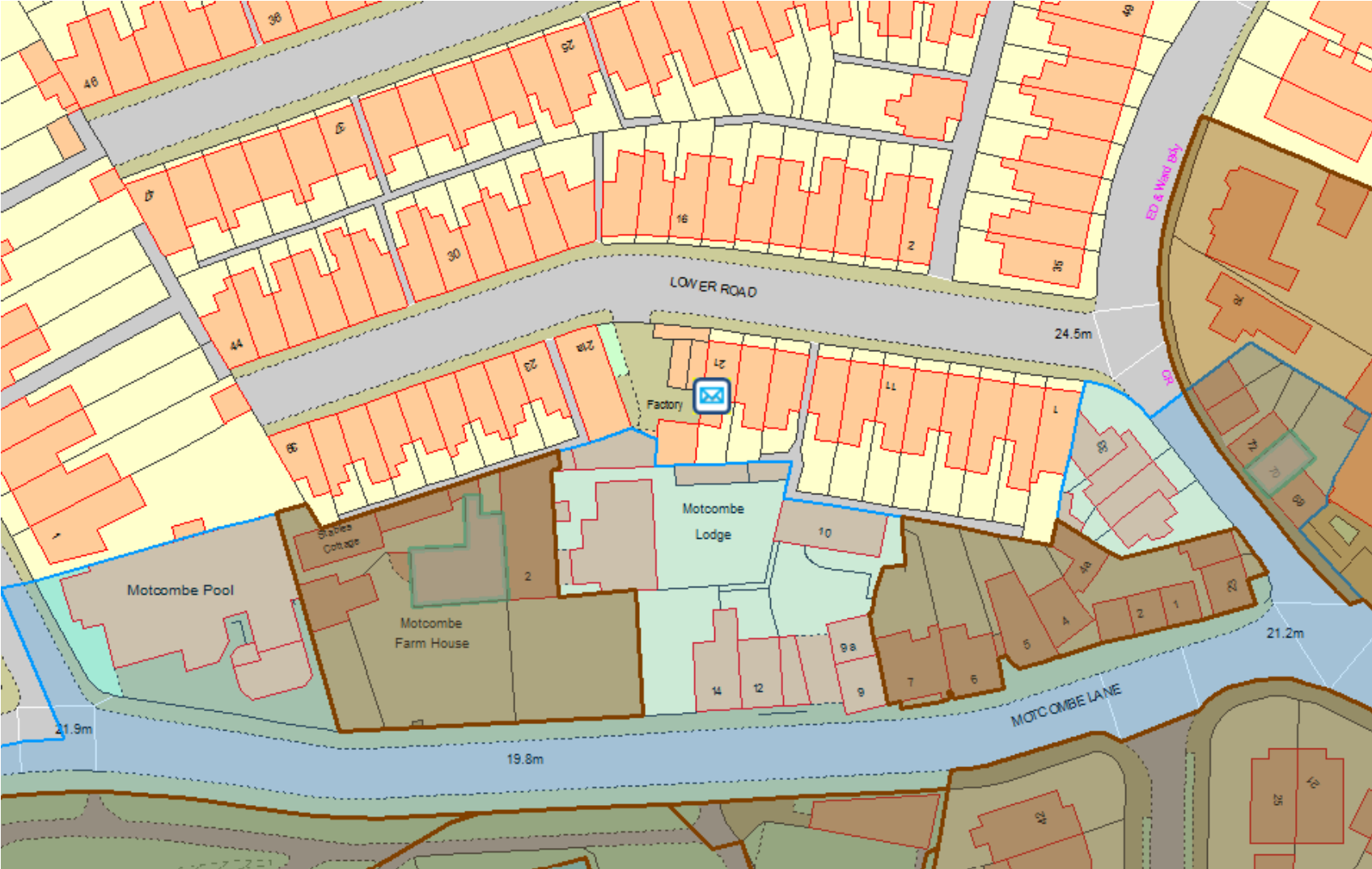
# Site Location Plan



# Aerial View of Application Site



# Heritage assets



# Site photograph 1 – front of site



# Site photograph 2 – site and street scene



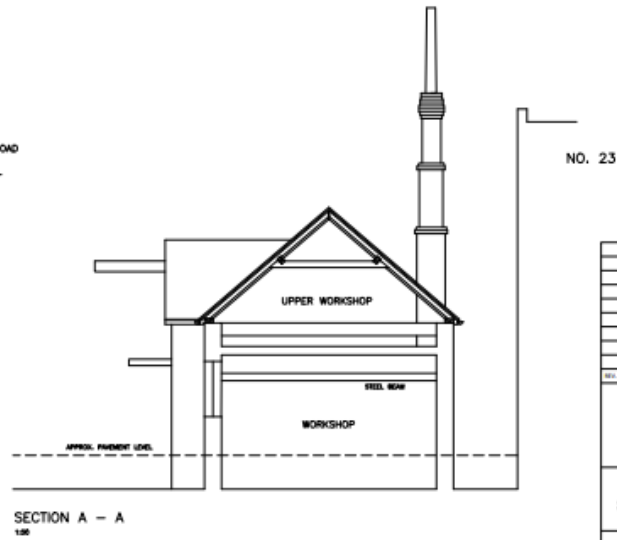
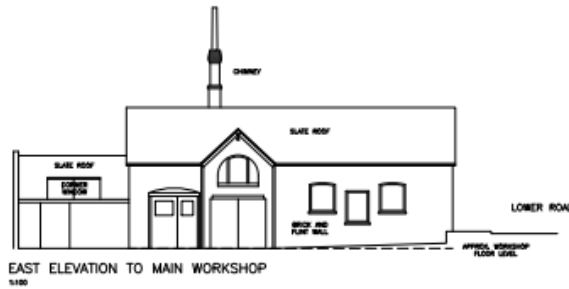
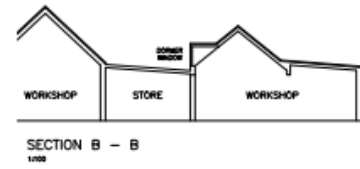
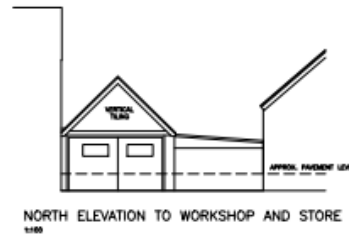
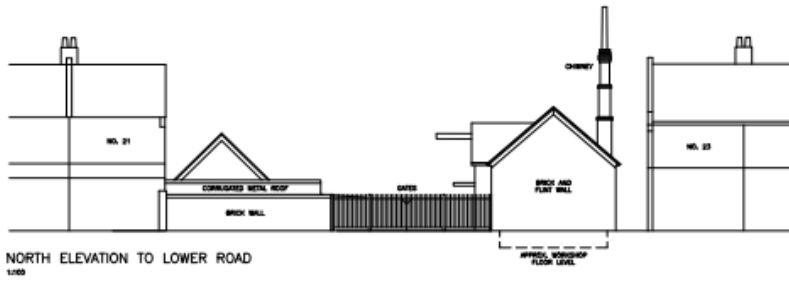
# Site photograph 3 – front of site





# Existing Elevations

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.  
DIMENSIONS AND LEVELS SHOWN IN OUTLINE FOR PLANNING PURPOSES ONLY AND SUBJECT TO SURVEY. THIS DRAWING SURVEY - SPONGE LEVELS ARE APPROXIMATE ONLY.



PRELIMINARY

REV.	DATE	DESCRIPTION

PROJECT  
21A LOWER ROAD  
EASTBOURNE  
BN21 1QE

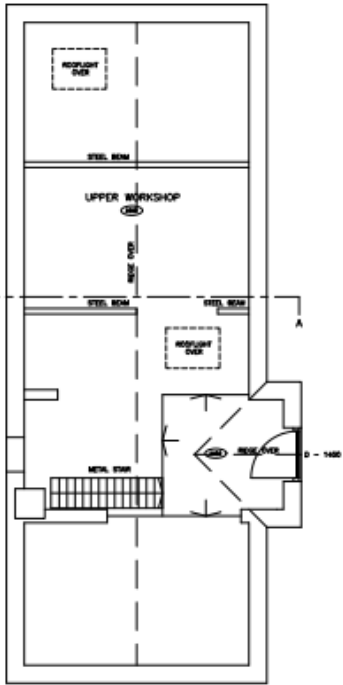
TITLE  
SURVEY AS EXISTING  
SECTION AND ELEVATIONS



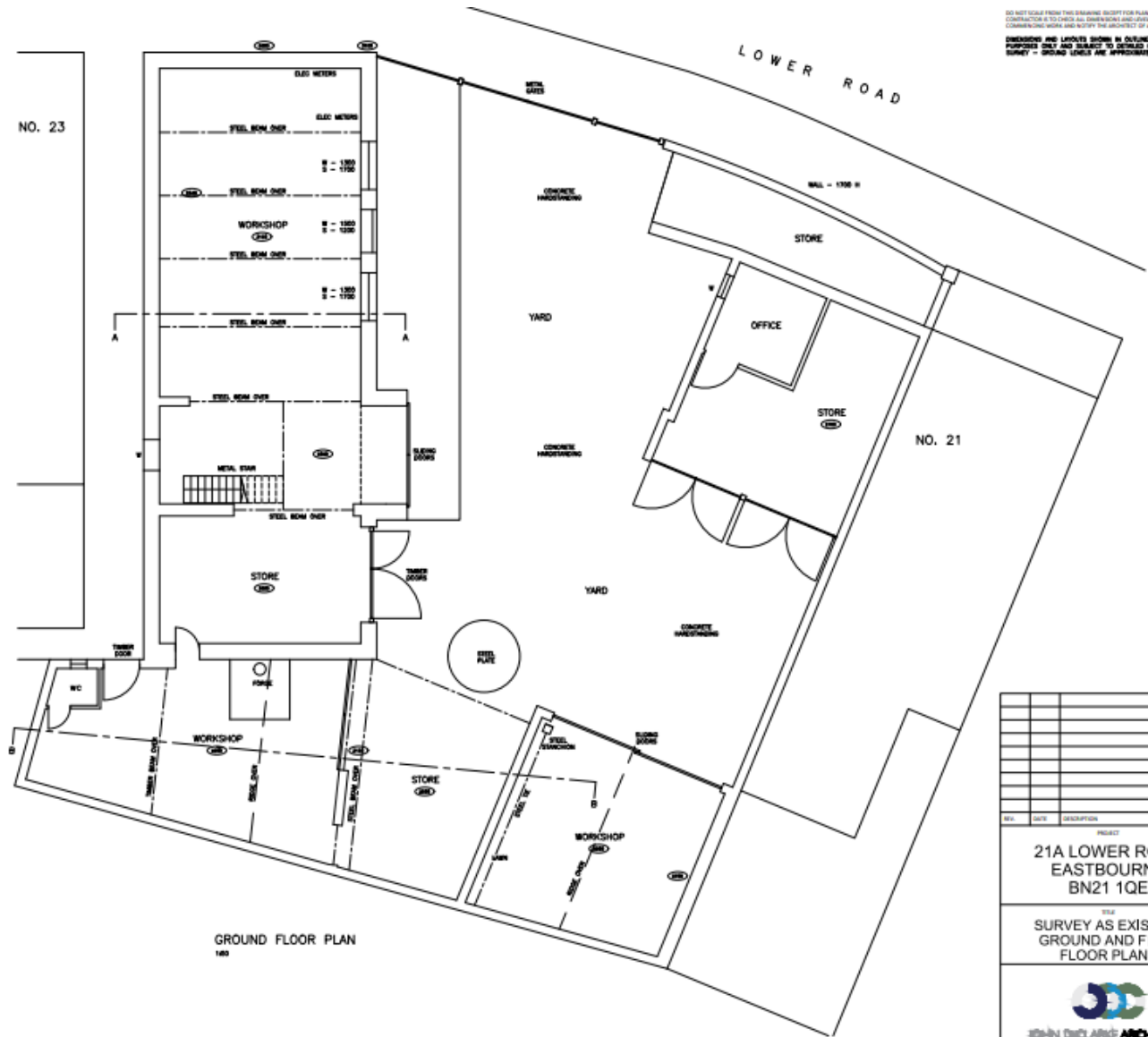
The Studio, Suite 1, 25 South Street, Eastbourne, BN21 4AP  
Telephone: 01323 811200, email: john@johndeane.co.uk, www.johndeane.co.uk

DATE: 1/20 / 1/100  
DRAWN BY: 11260-03  
CHECKED BY: TJW

# Existing Floor plans



FIRST FLOOR PLAN  
140



GROUND FLOOR PLAN  
140

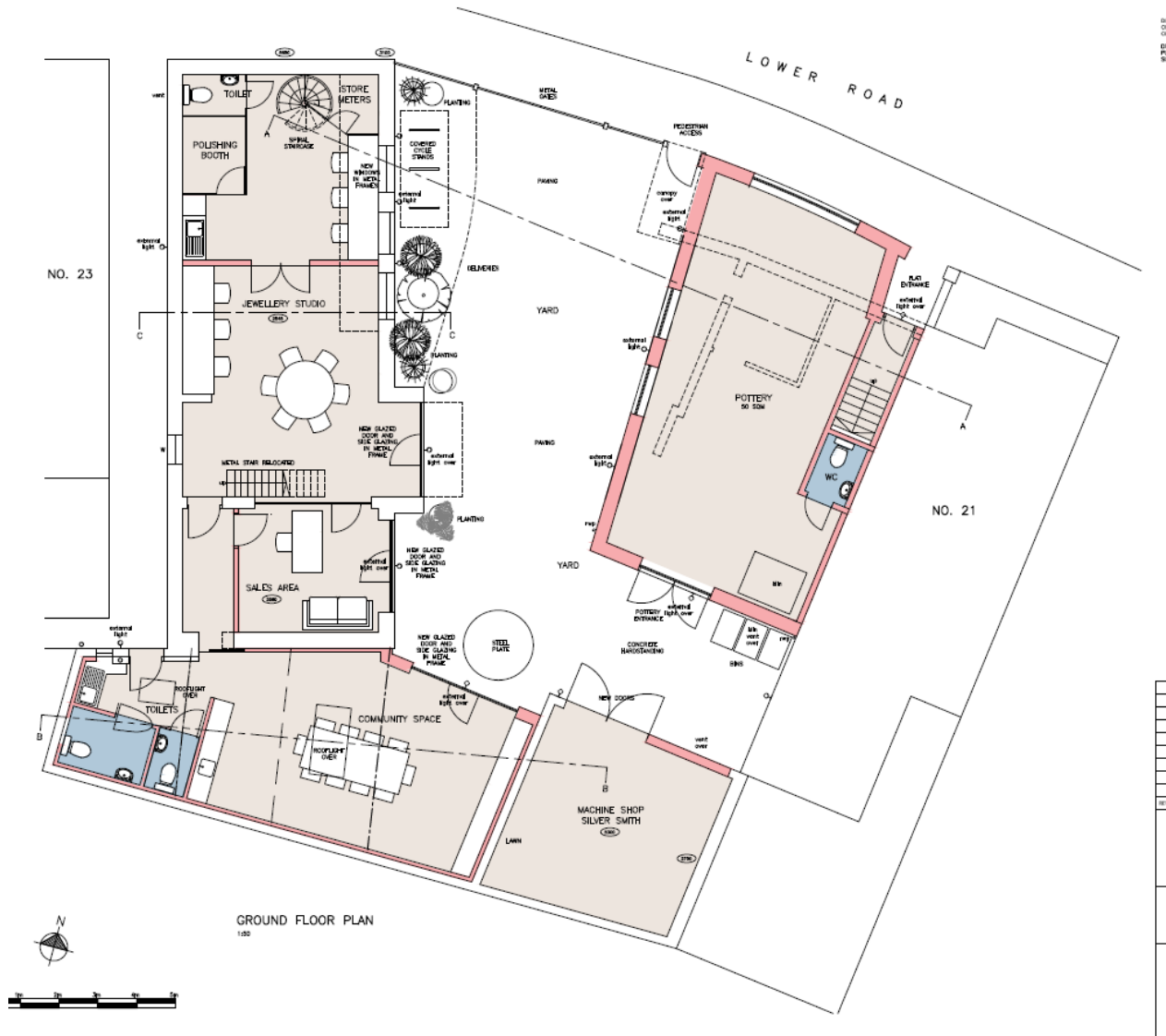
DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES  
CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE AND  
CONSIDER THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY  
DIMENSIONS AND LEVELS SHOWN IN OUTLINE FOR PLANNING PURPOSES ONLY AND SUBJECT TO UTILITY AND LOCAL AUTHORITY SURVEY - GROUND LEVELS ARE APPROXIMATE ONLY.

REV	DATE	DESCRIPTION

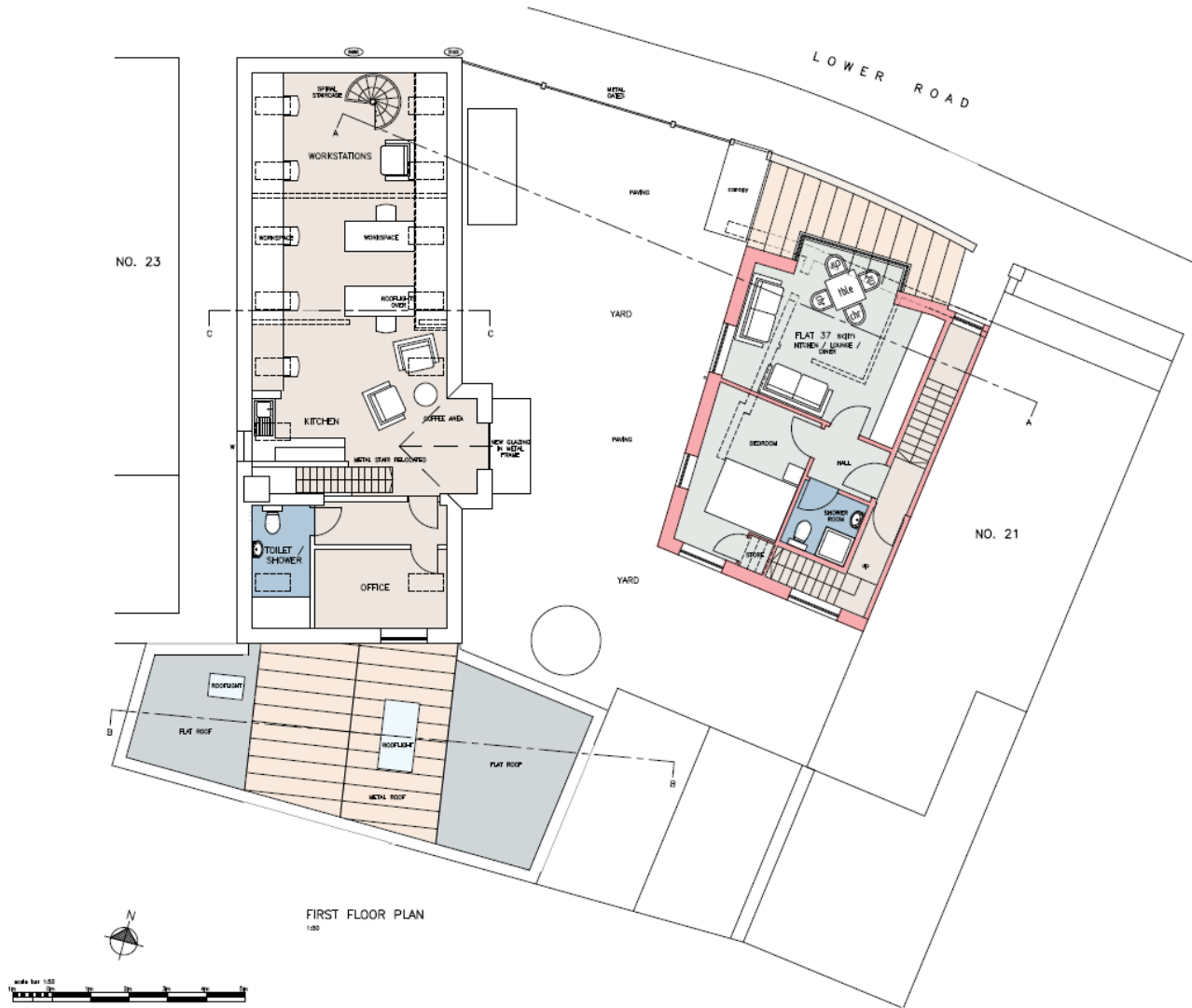
PROJECT  
**21A LOWER ROAD  
EASTBOURNE  
BN21 1QE**  
TYPE  
**SURVEY AS EXISTING  
GROUND AND FIRST  
FLOOR PLANS**

**JOHN DICKSON ARCHITECTS**  
The Station, Lane 2, 20 South Street, Eastbourne, BN21 6BP  
Telephone 01323 811000, admin@johndickson.co.uk, www.johndickson.co.uk  
SCALE 1:100

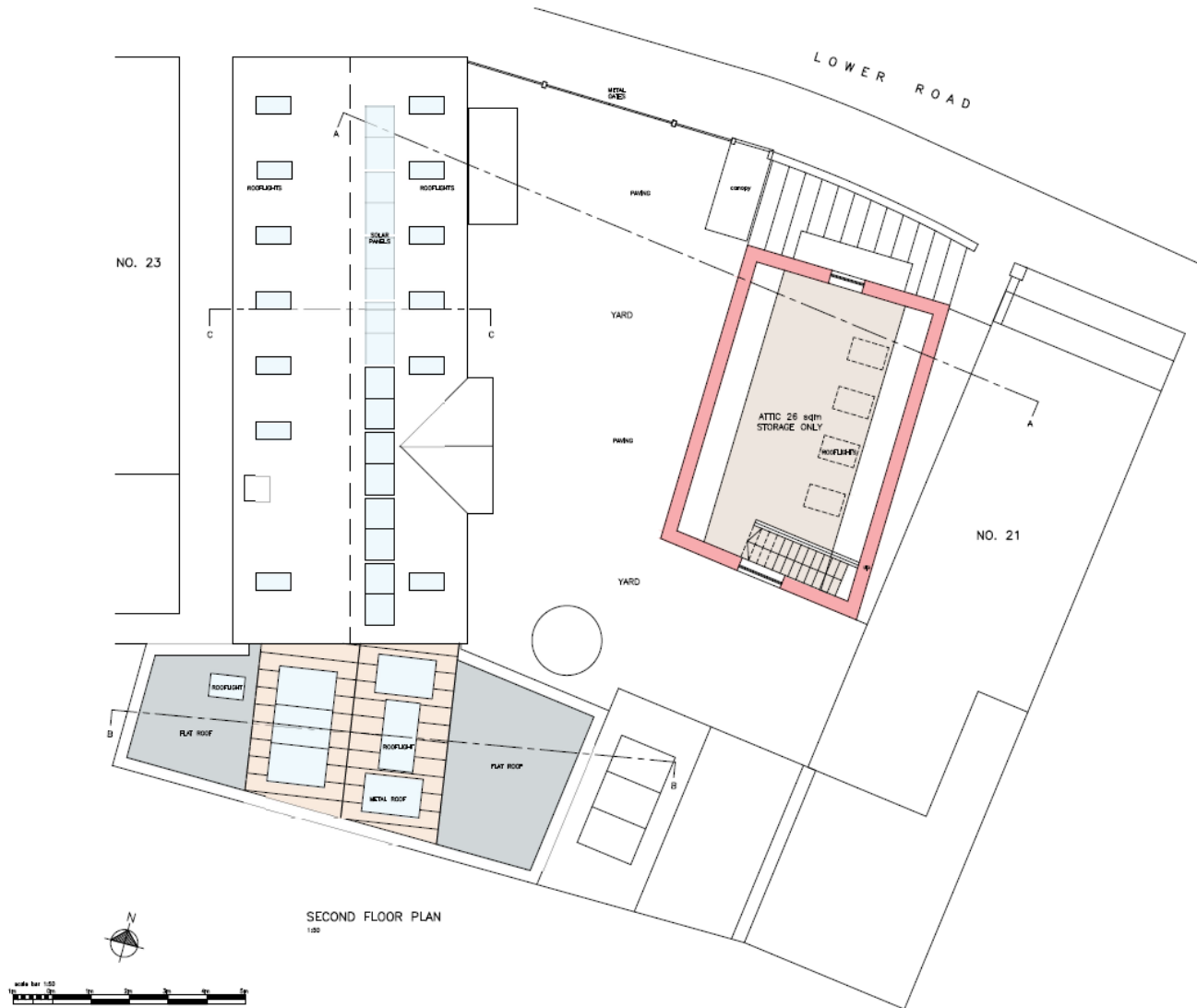
# Proposed Ground Floor Plan



# Proposed First Floor plan



# Proposed Second Floor Plan



# Proposed Roof Plan



# Proposed Elevations



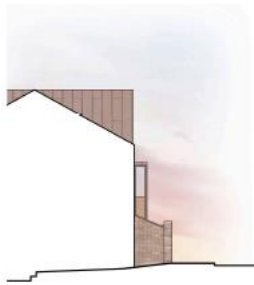
NORTH ELEVATION TO LOWER ROAD  
1:100



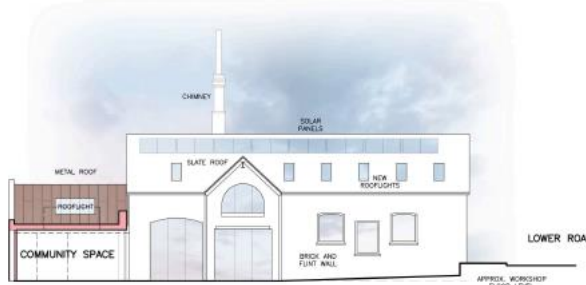
NORTH ELEVATION TO WORKSHOP AND STORE  
1:100



SECTION B - B  
1:100



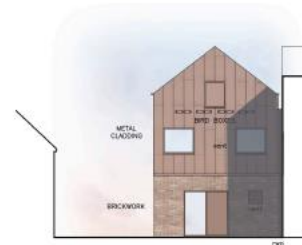
EAST ELEVATION TO LOWER RD  
1:100



EAST ELEVATION TO MAIN WORKSHOP  
1:100




WEST ELEVATION  
1:100

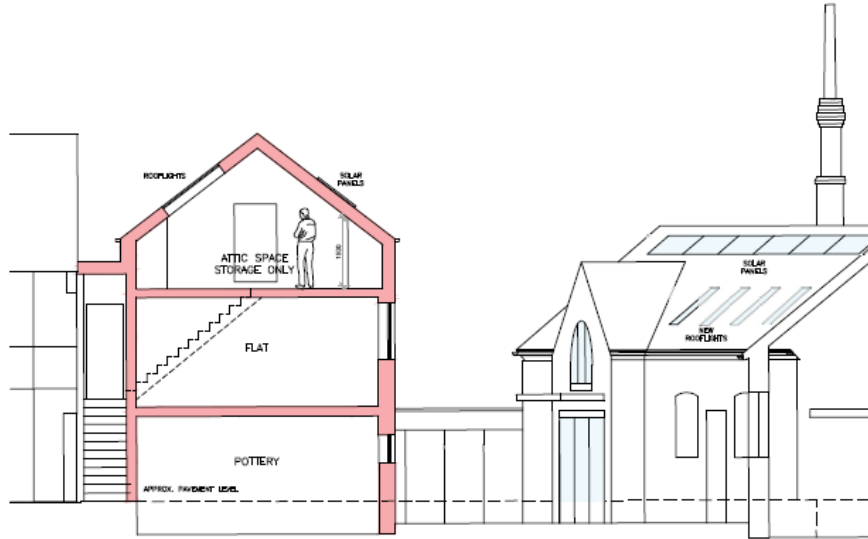


SOUTH ELEVATION  
1:100

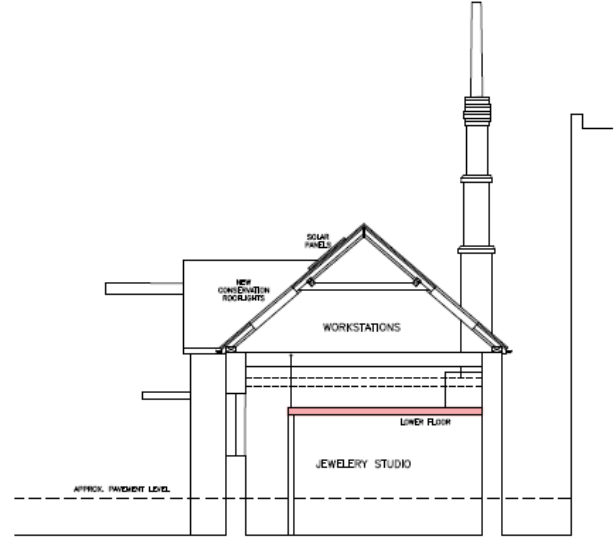


F	20.11.24	PLANNERS COMMENTS
E	09.08.24	MINOR AMENDMENTS
D	30.08.24	POTTERY AMENDED, SECTION TO SHEET 12
C	21.08.24	MINOR AMENDMENTS
B	05.08.24	AMENDMENTS FOR PLANNING
A	02.08.24	CLIENTS COMMENTS INCORPORATED
REV.	DATE	DESCRIPTION
PROJECT		
<b>21A LOWER ROAD EASTBOURNE BN21 1QE</b>		
TITLE		
<b>PROPOSED SECTION AND ELEVATIONS</b>		
 <b>JOHN D CLARKE ARCHITECTS</b>		
<small>The Studios, Suite 2, 25 South Street, Eastbourne, BN21 4JP          Telephone: 01323 411939   info@jdcarchitects.co.uk   www.jdcarchitects.co.uk</small>		
SCALE	DRAWING NO.	DESIGNER
1:50 / 1:100	<b>11260-10</b>	TJW
DATE	REVISION	Original Paper 10x43
JUL 2024	<b>F</b>	

# Proposed Sections



SECTION A - A  
1:50



SECTION C - C  
1:50

NO. 23

A	REV/DATE
REV	DATE

21A  
E

**JOHN**

The Station  
Telephone: 02022 811

SCALE  
1:50 / 1:100



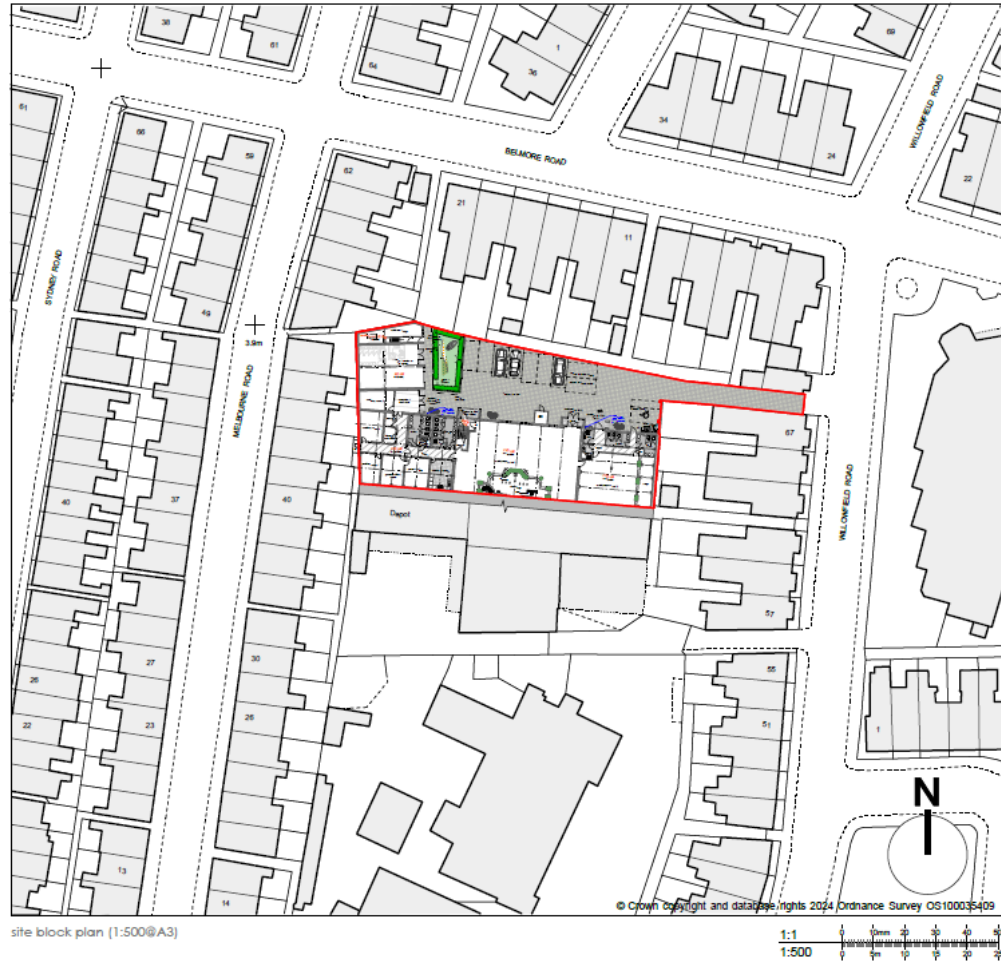
**240542**  
**Willowfield Studios, 67a Willowfield Road**  
**Eastbourne,**  
**East Sussex, BN22 8AP**

Change of Use of ground floor from martial art studio (Class E),  
garages, workshops and ancillary spaces to part F1-f(public  
worship or religious instruction) and part E-f (creche, day nursery  
or day centre)

# Aerial View of Application Site - 240542



# Site Location and Block Plan



# Block Plan



# Site photograph 1 - front of building



# Site photograph 2 – front of building

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# Site photograph 3 – showing nearest neighbours

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# Site photograph 4 – access to site

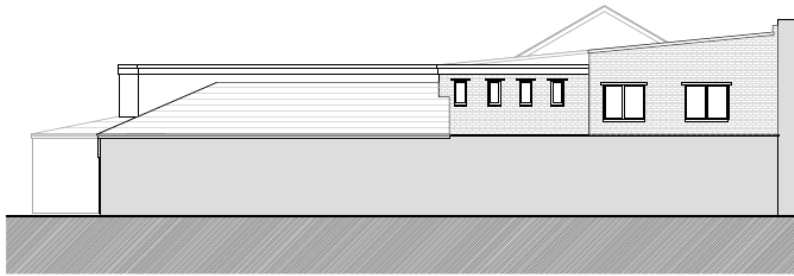




# Existing Elevations Plans



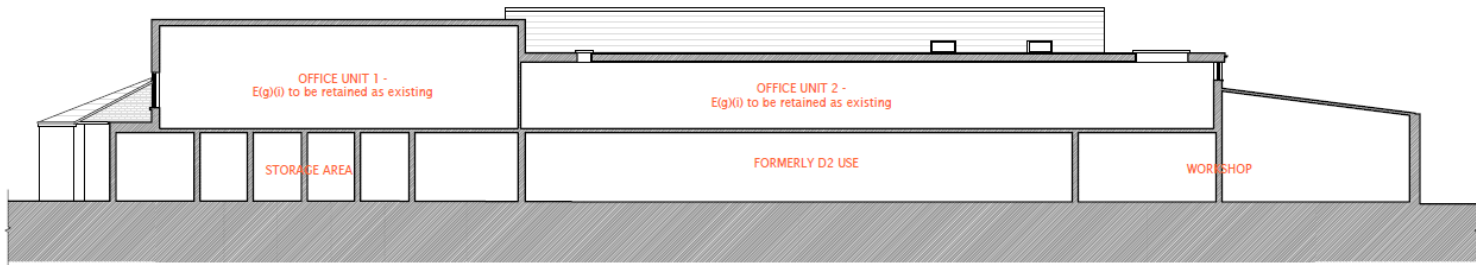
north side



west side



east side



south side



pa174/PL08 - existing elevations (1:100@A3)

67a willowfield road  
change of use



02.09.24

PLANNING

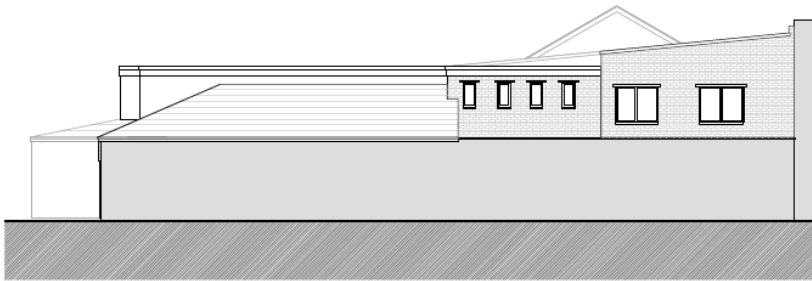


The Redeemed Christian Church of God  
House of Favour, Eastbourne  
67a Willowfield Road, Eastbourne BN22 8AP

# Proposed Elevations plans



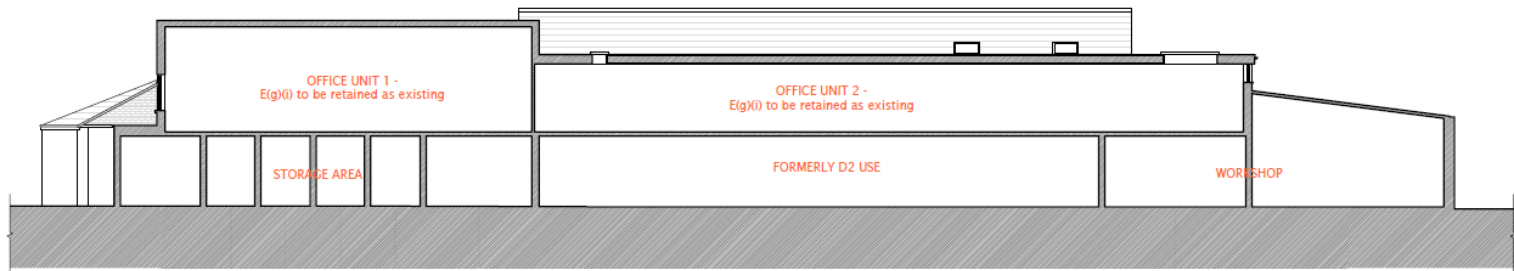
north side



west side



east side



south side



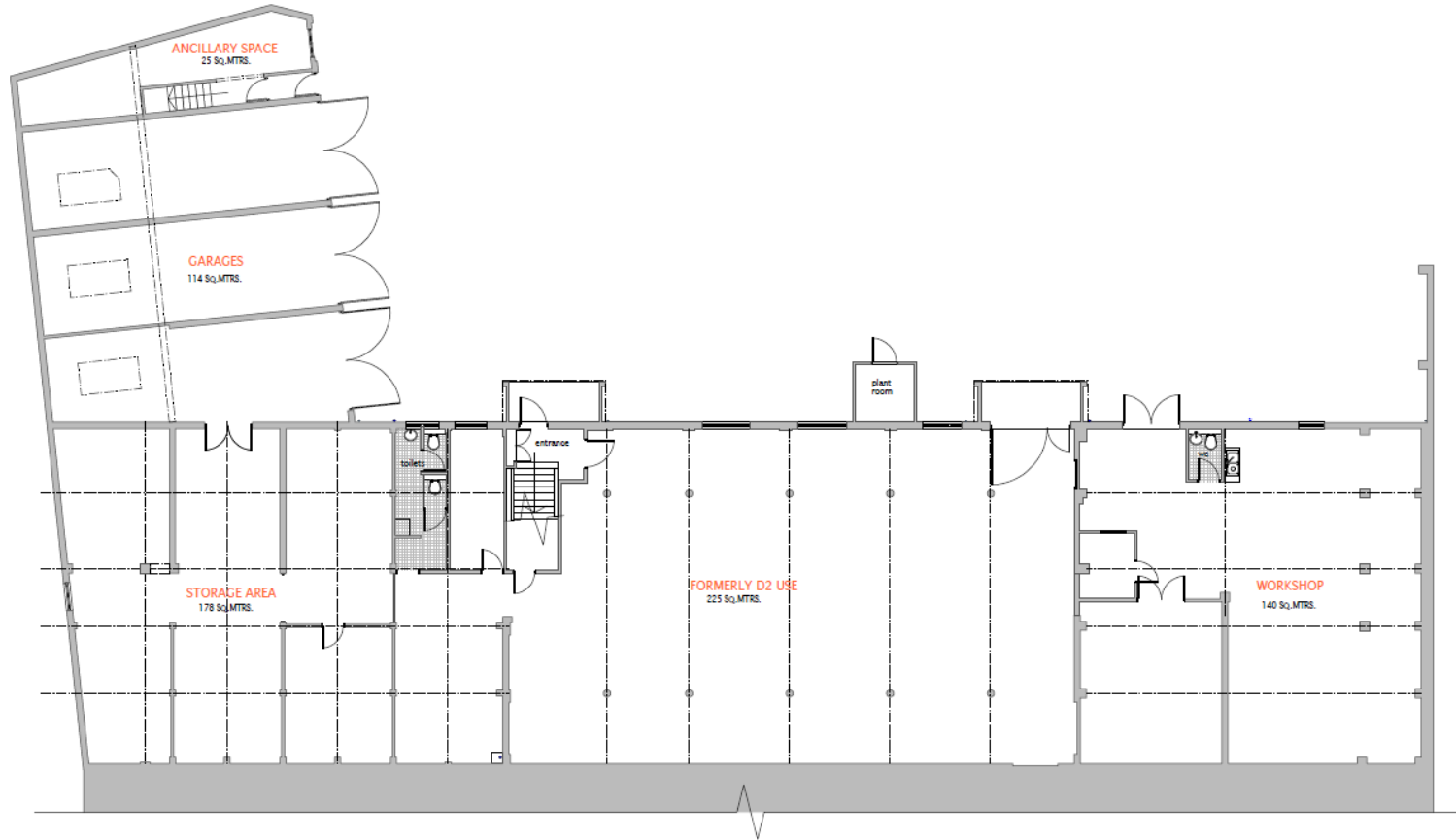
pa174/PL08 - existing elevations (1:100@A3)



PLANNING

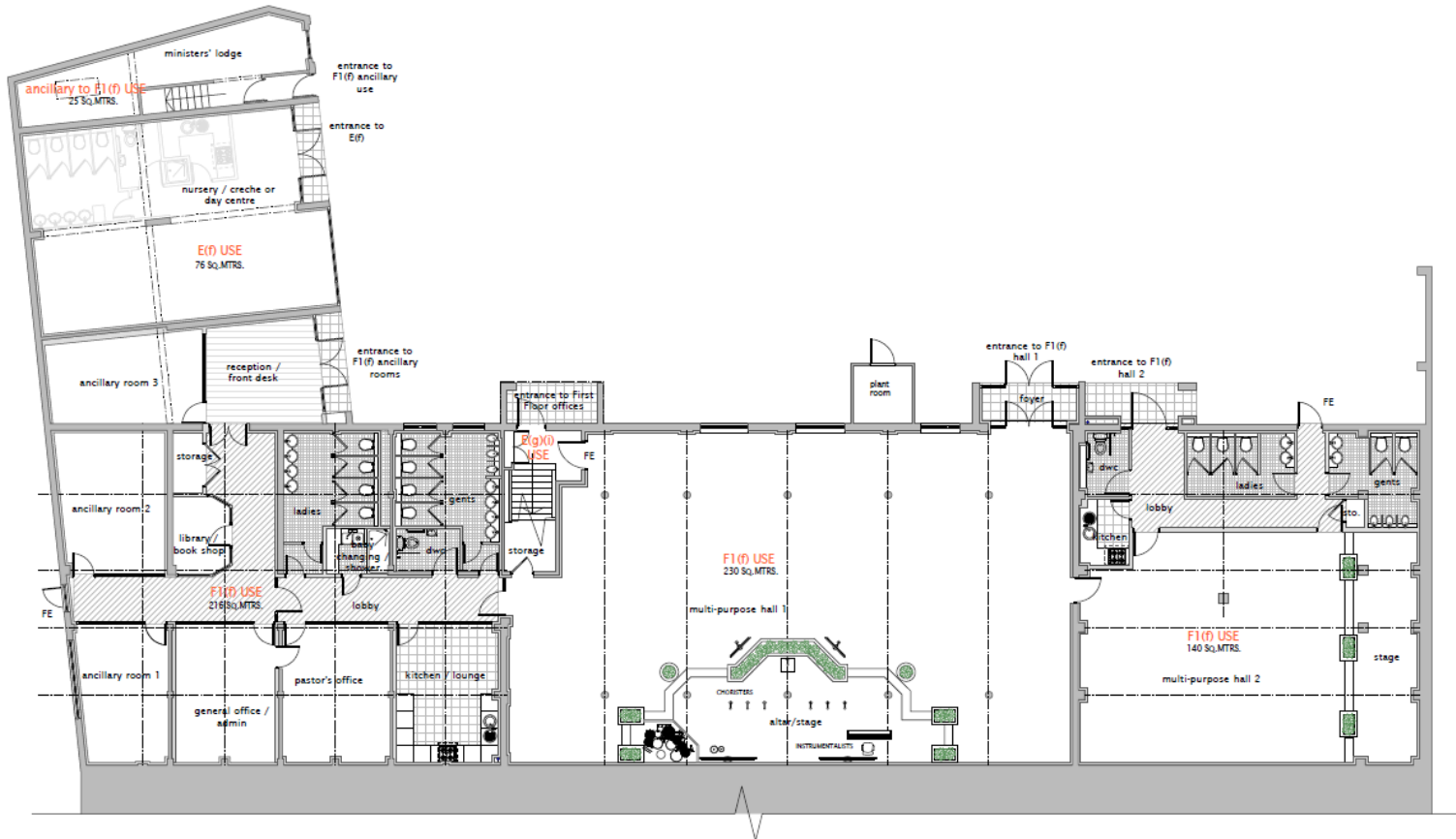
# Existing Ground Floor plan

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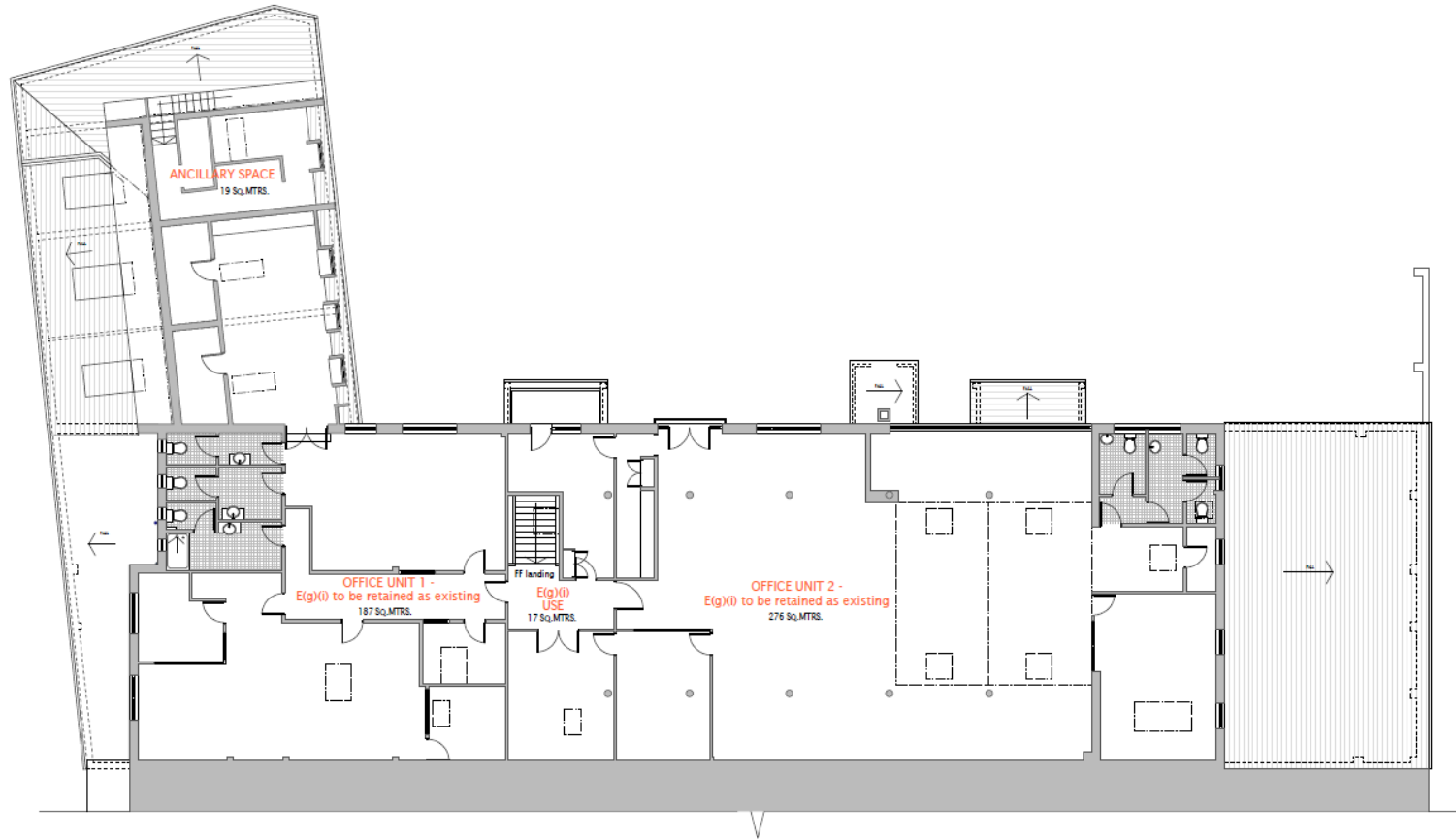
# Proposed Ground Floor Plan - 240542

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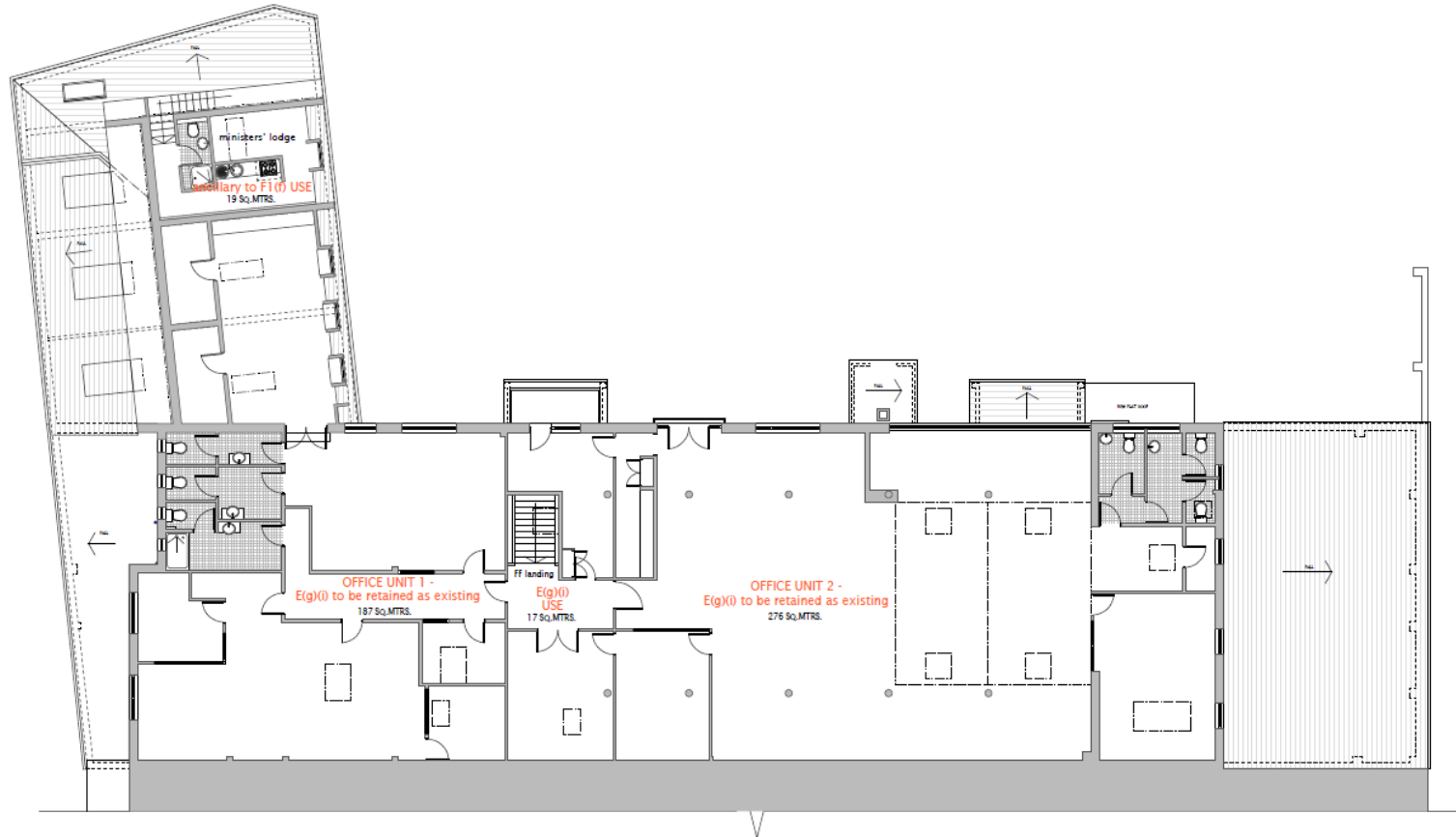
# Existing First Floor plan

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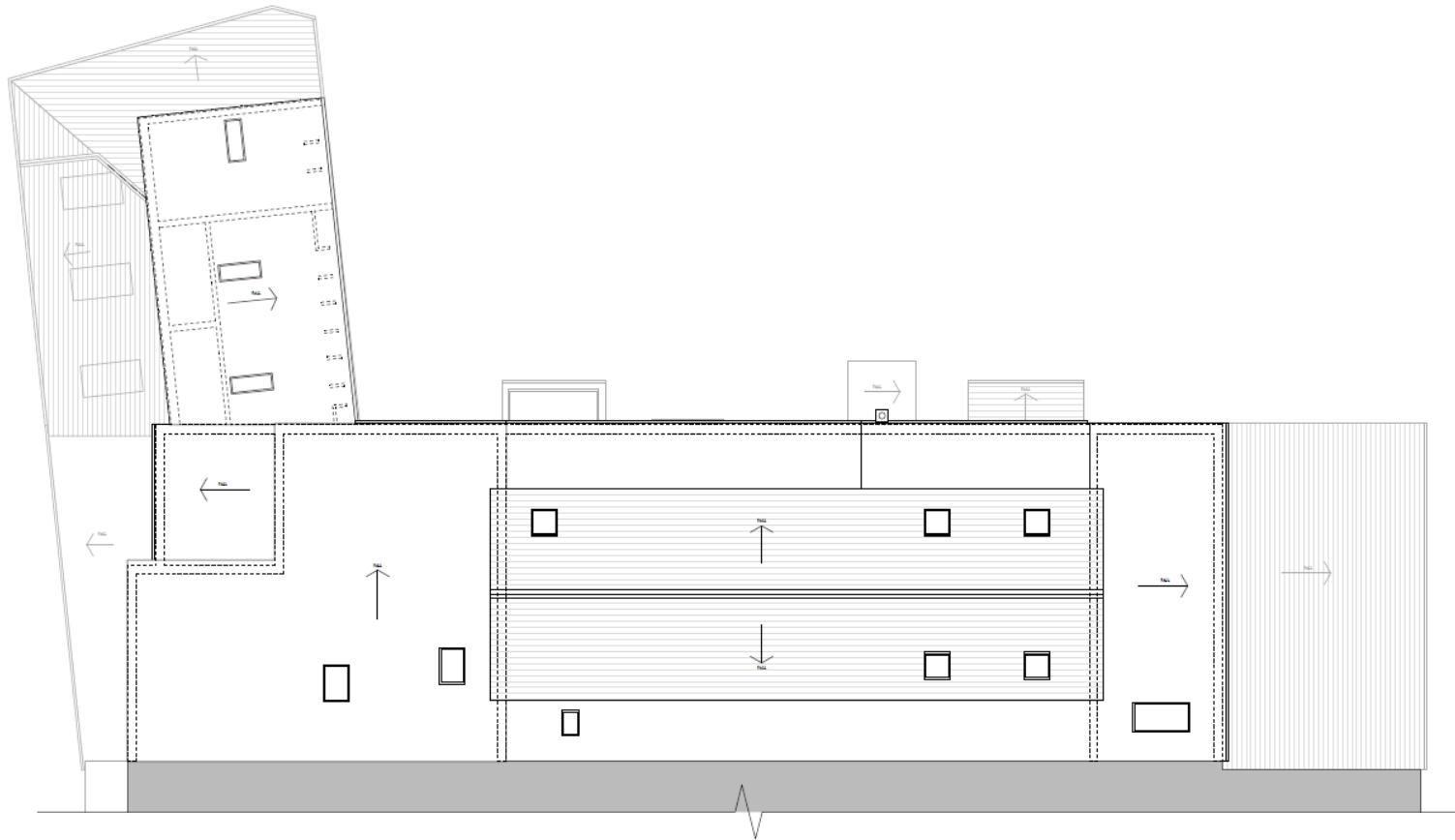
# Proposed First Floor Plan - 240542

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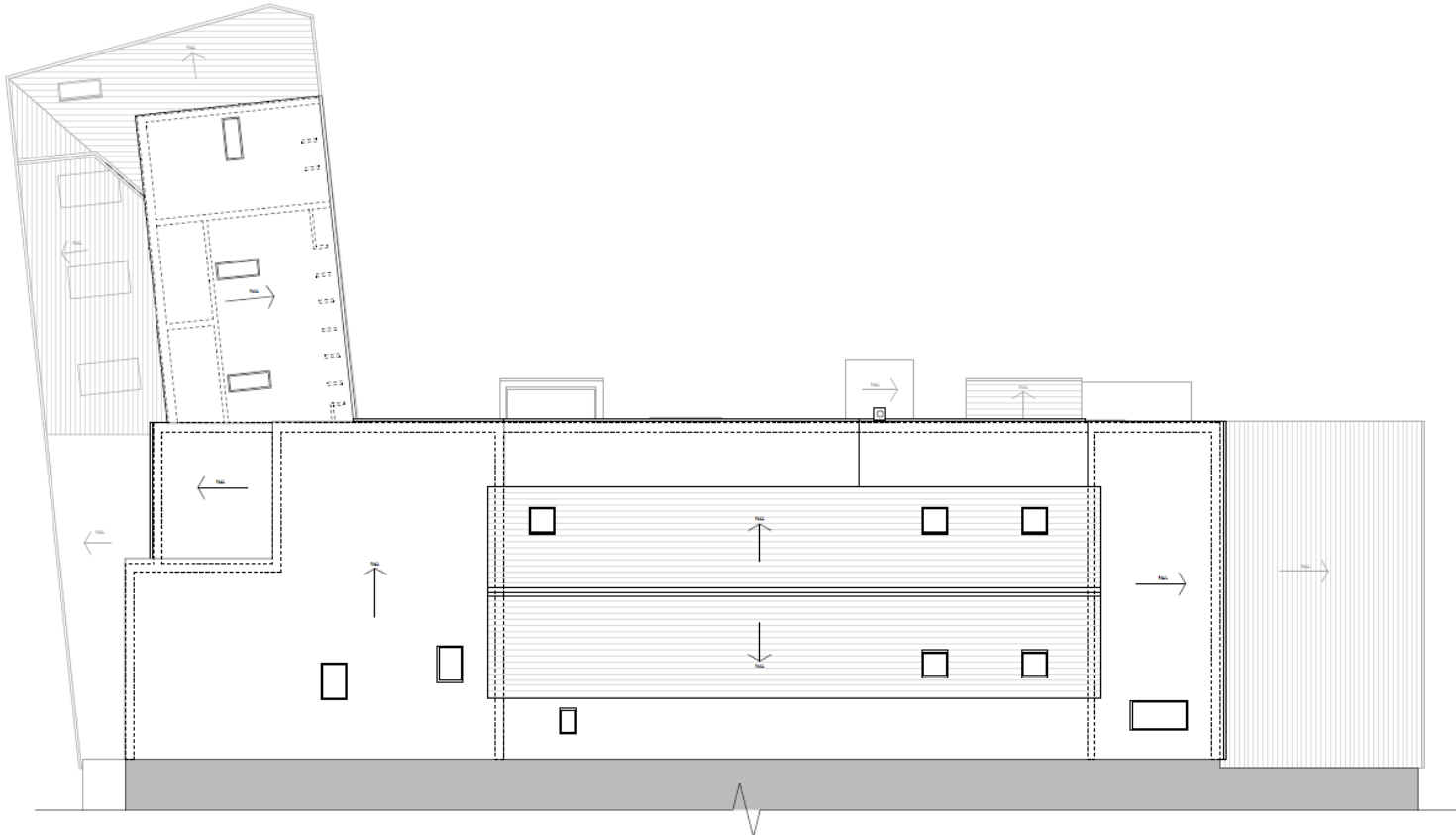
# Existing Roof plan - 240542

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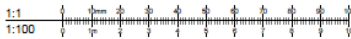


# Proposed Roof Plan - 240542

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pa174/PL07 - proposed roof plan (1:100@A3)



PLANNING