

# 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

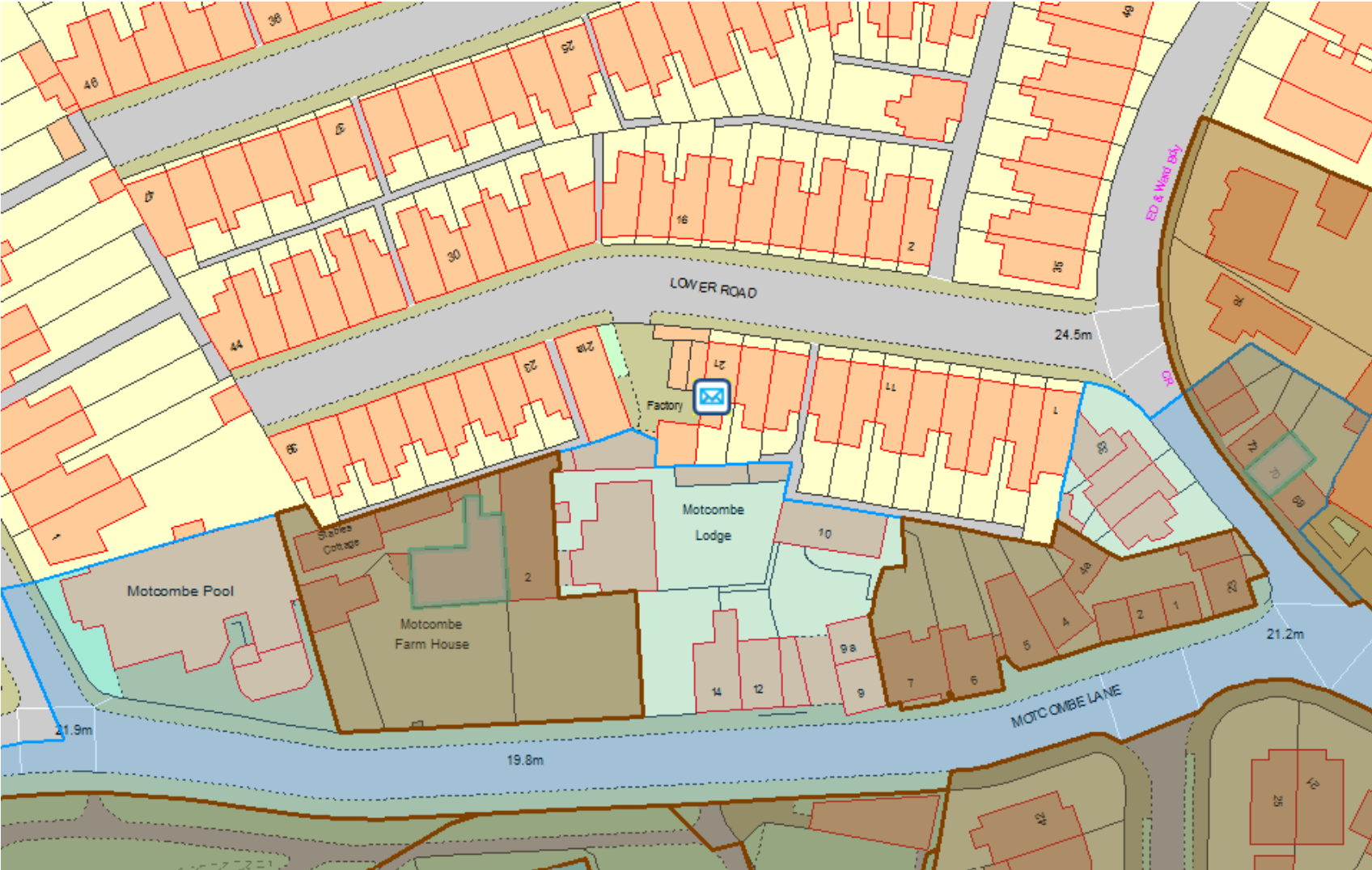




# Aerial View of Application Site



# Heritage assets





# Site photograph 1 – front of site



# Site photograph 2 – site and street scene





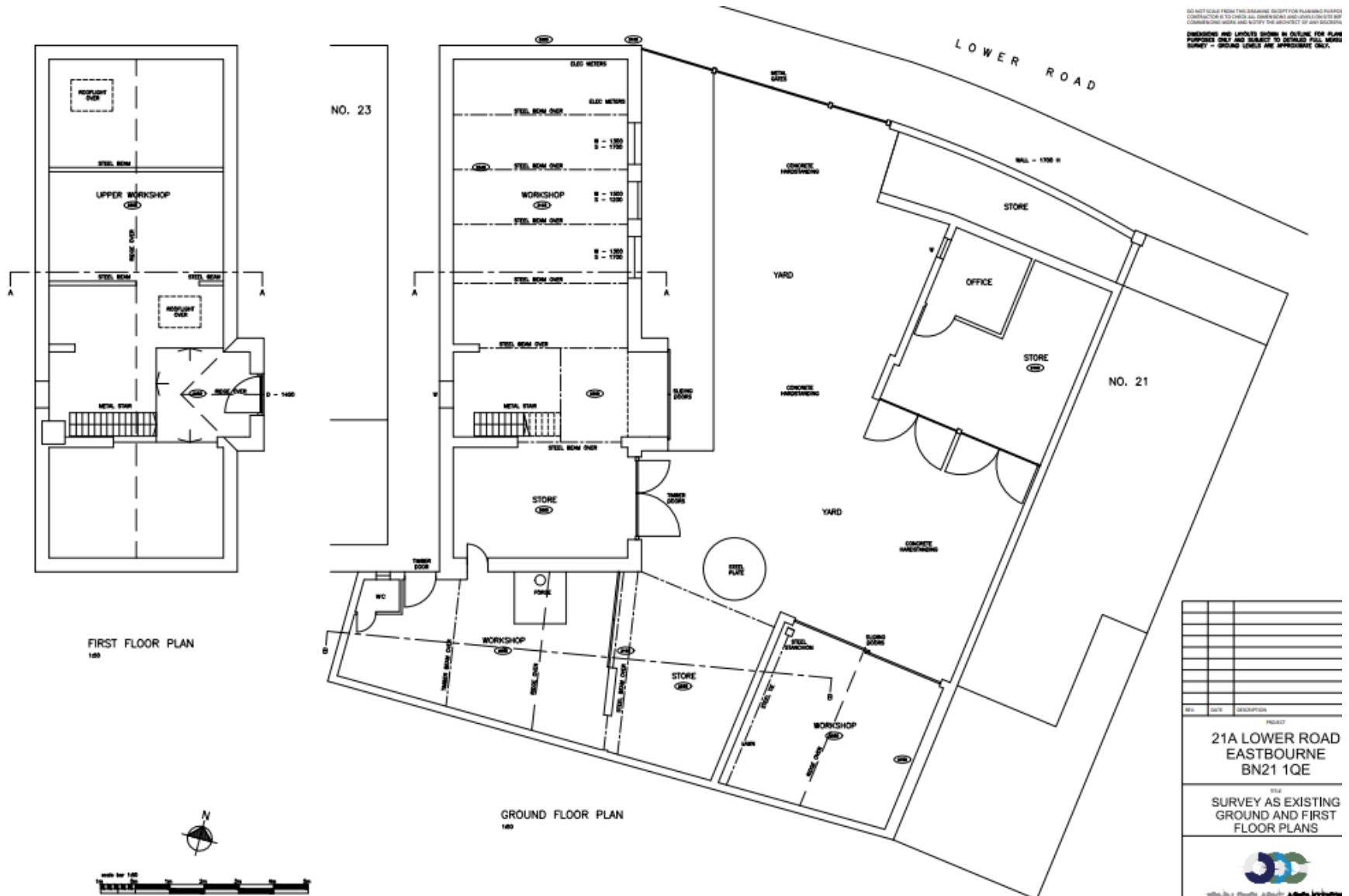
# Site photograph 3 – front of site



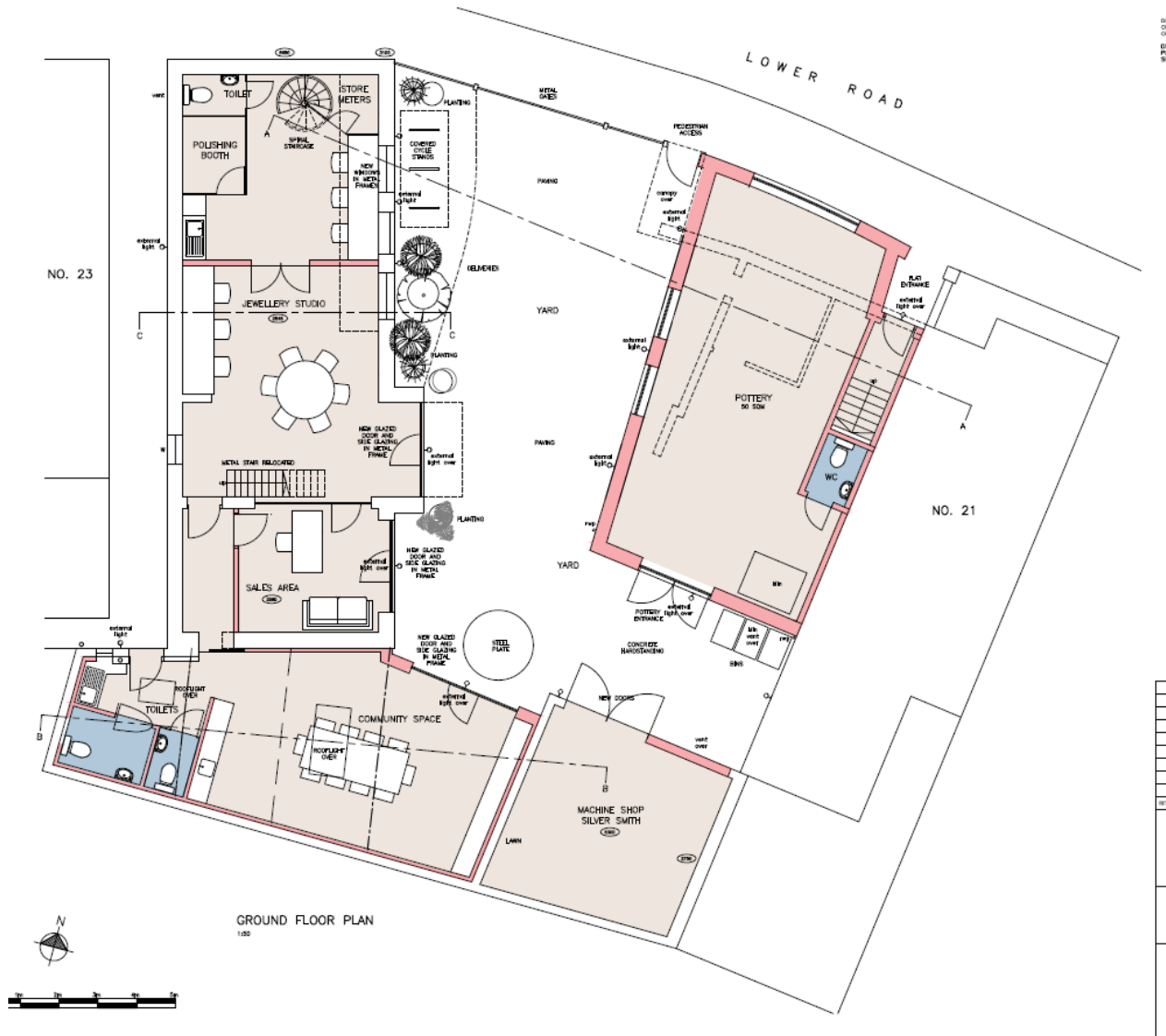




# Existing Floor plans

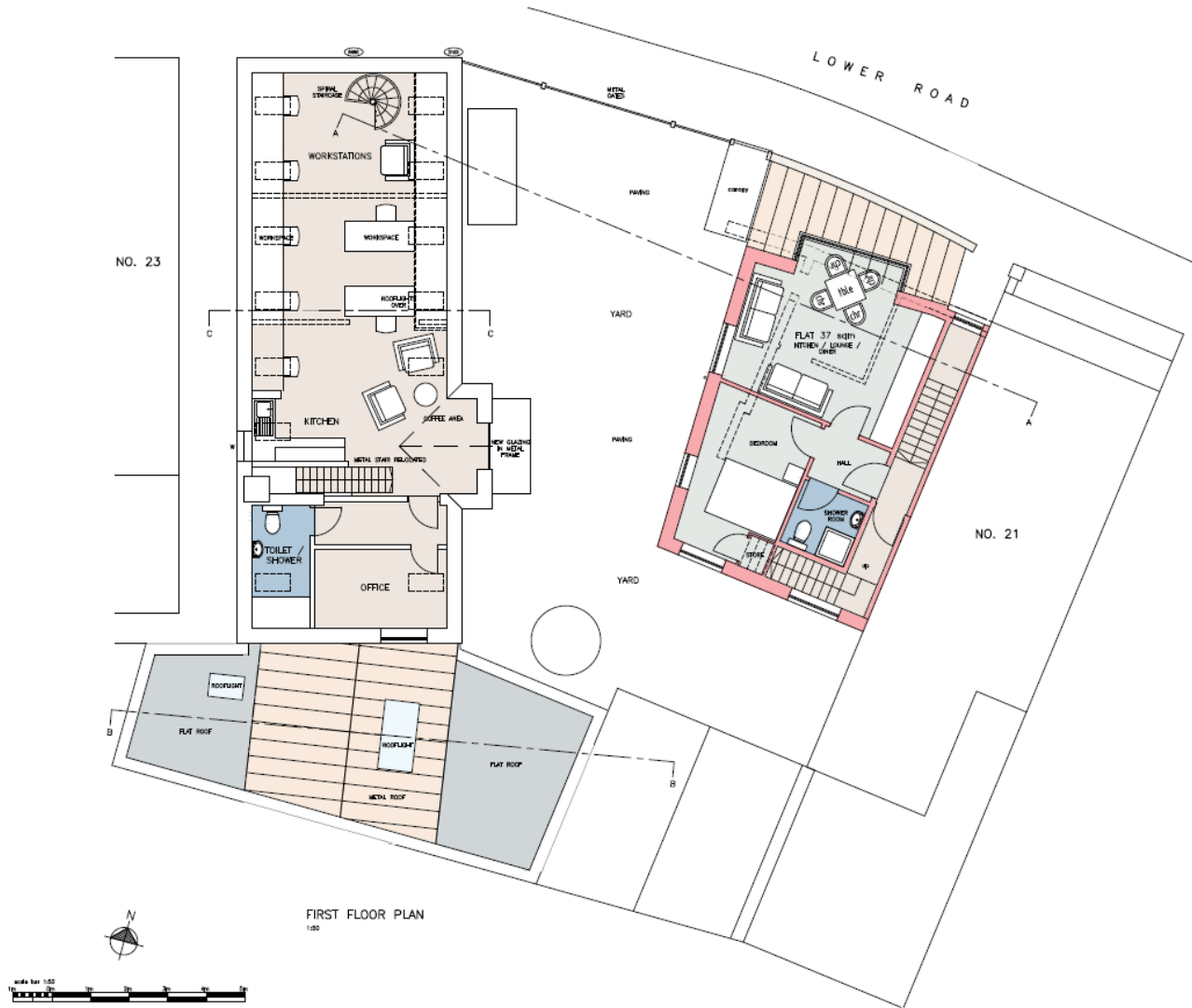


# Proposed Ground Floor Plan

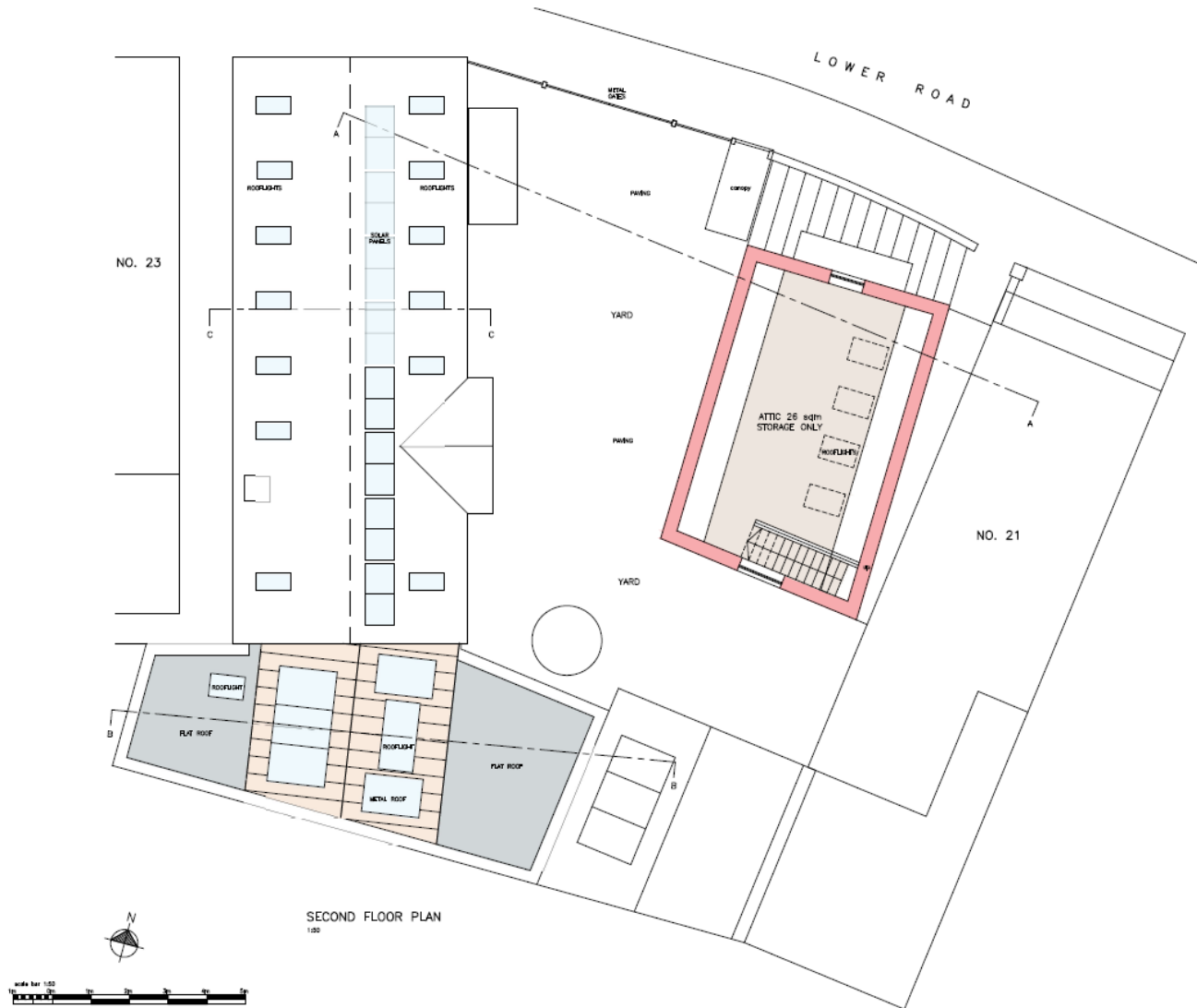




# Proposed First Floor plan



# Proposed Second Floor Plan



# Proposed Roof Plan



FIRST FLOOR PLAN  
1:50



# Proposed Elevations



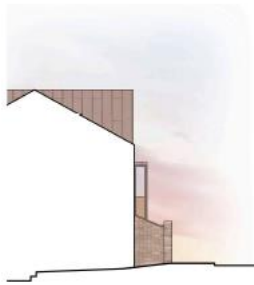
**NORTH ELEVATION TO LOWER ROAD**  
1:100



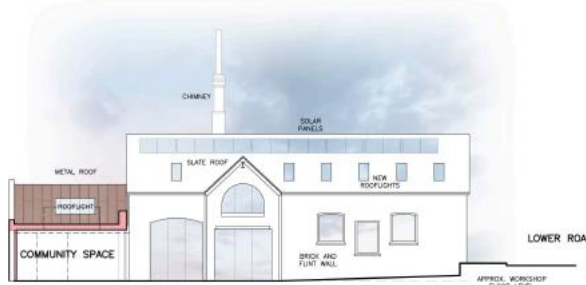
**NORTH ELEVATION TO WORKSHOP AND STORE**  
1:100



**SECTION B - B**  
1:100



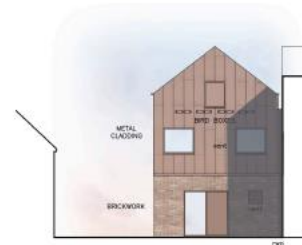
**EAST ELEVATION TO LOWER RD**  
1:100



**EAST ELEVATION TO MAIN WORKSHOP**  
1:100



**WEST ELEVATION**  
1:100



**SOUTH ELEVATION**  
1:100



REV.	DATE	DESCRIPTION
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

PROJECT		
<b>21A LOWER ROAD EASTBOURNE BN21 1QE</b>		
TITLE		
<b>PROPOSED SECTION AND ELEVATIONS</b>		
JOHN D CLARKE ARCHITECTS		
<small>The Studios, Suite 2, 25 South Street, Eastbourne, BN21 4JP Telephone: 01323 411939   john@jdcarchitects.co.uk   www.jdcarchitects.co.uk</small>		
SCALE 1:50 / 1:100	DRAWING No. <b>11260-10</b>	DESIGN BY TJW
DATE JUL 2024	REVISION F	Original Paper Size A3



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

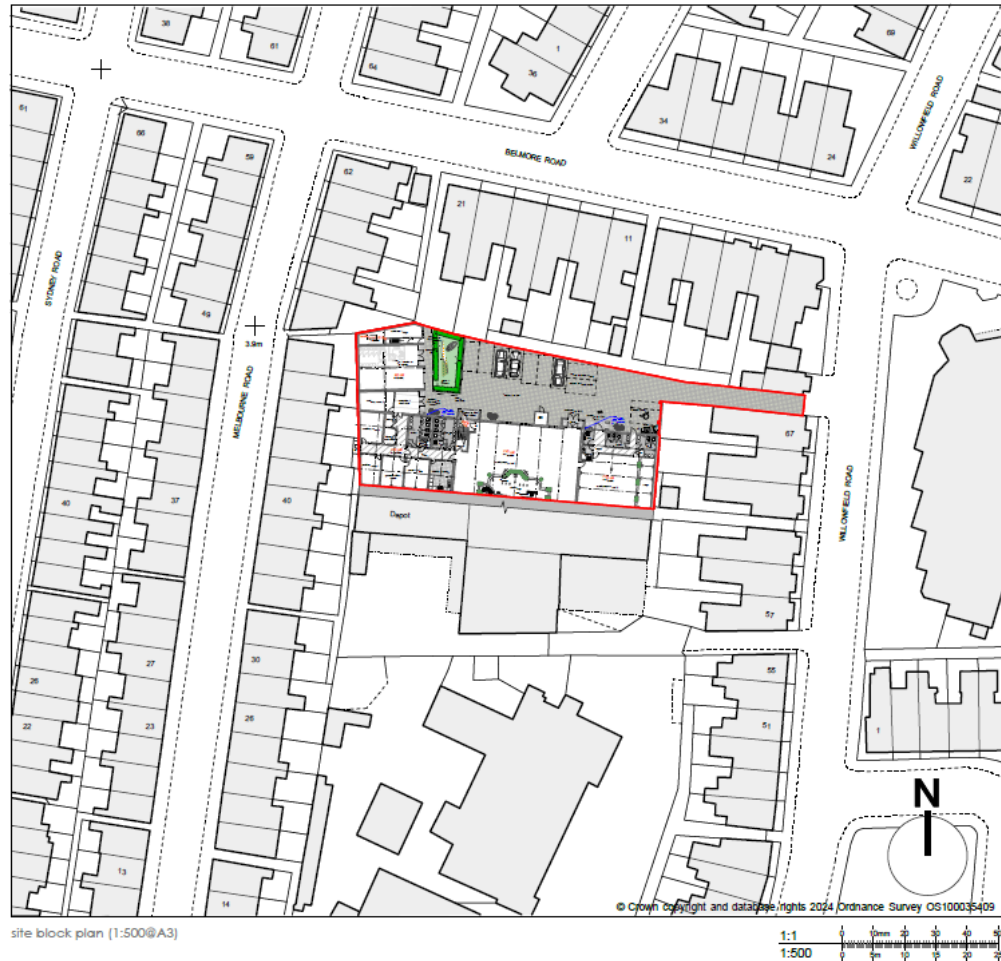
Change of Use of ground floor from martial art studio (Class E),  
garages, workshops and ancillary spaces to part F1-f(public  
worship or religious instruction) and part E-f (creche, day nursery  
or day centre)



# 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





# Site photograph 3 – showing nearest neighbours



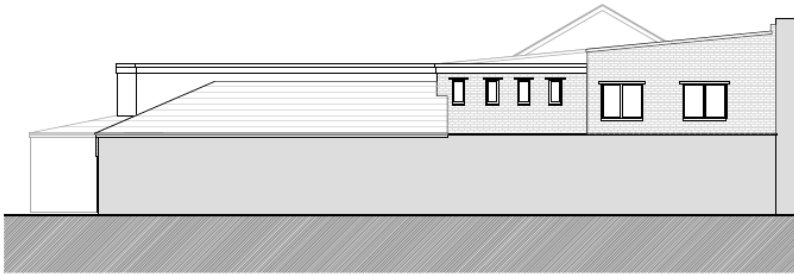
# Site photograph 4 – access to site



# Existing Elevations Plans



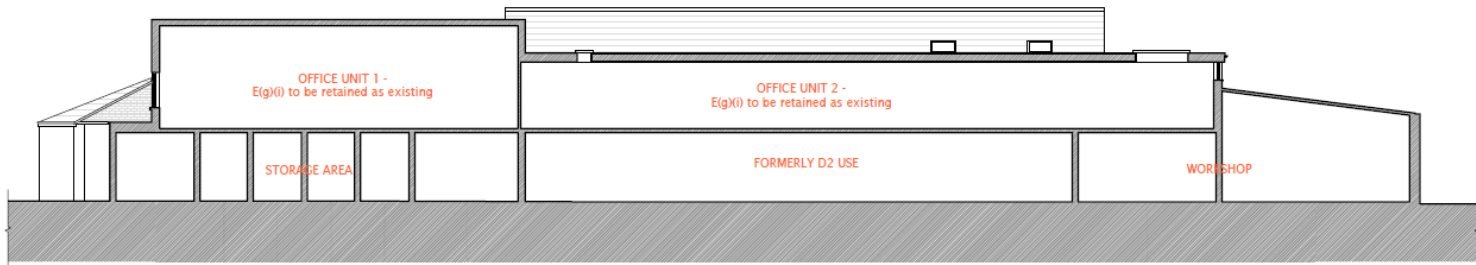
north side



west side



east side



south side



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

67a willowfield road  
change of use

1:1  
1:100

02.09.24

PLANNING



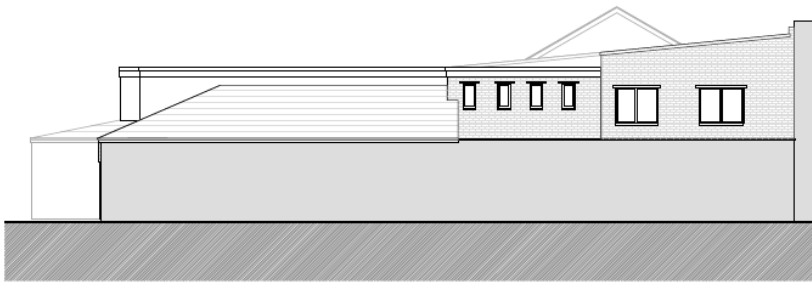
The Redeemed Christian Church of God  
House of Favour, Eastbourne  
67a Willowfield Road, Eastbourne BN22 8AP



# Proposed Elevations plans



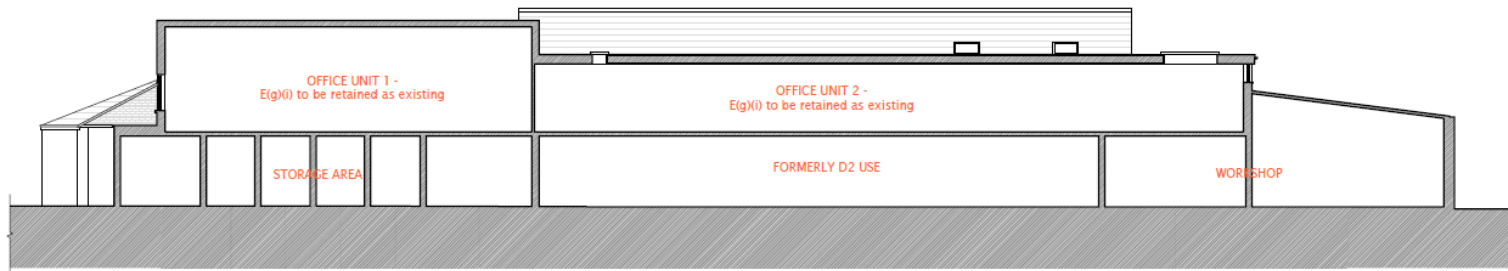
north side



west side



east side



south side

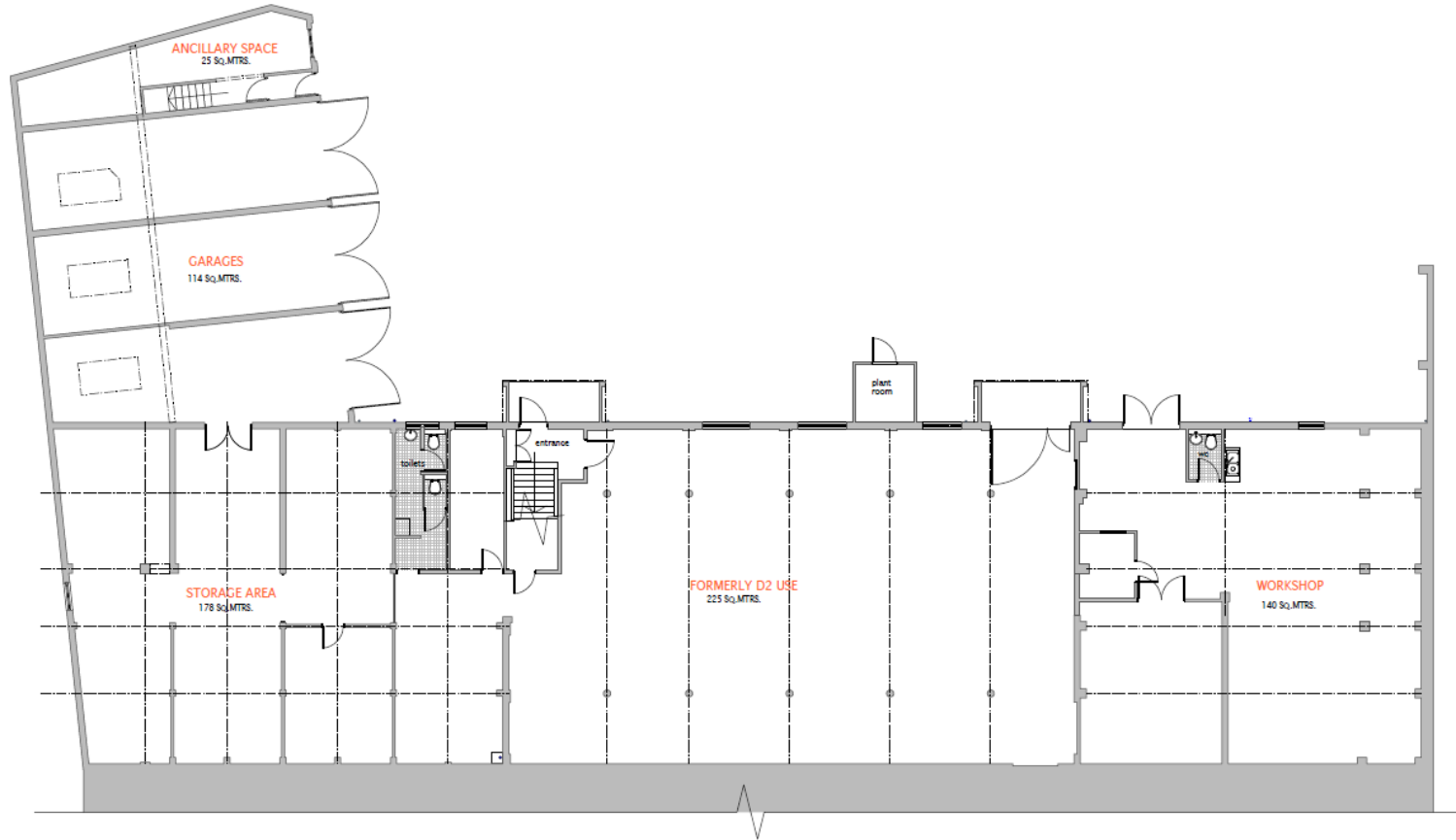


pa174/PL08 - existing elevations (1:100@A3)

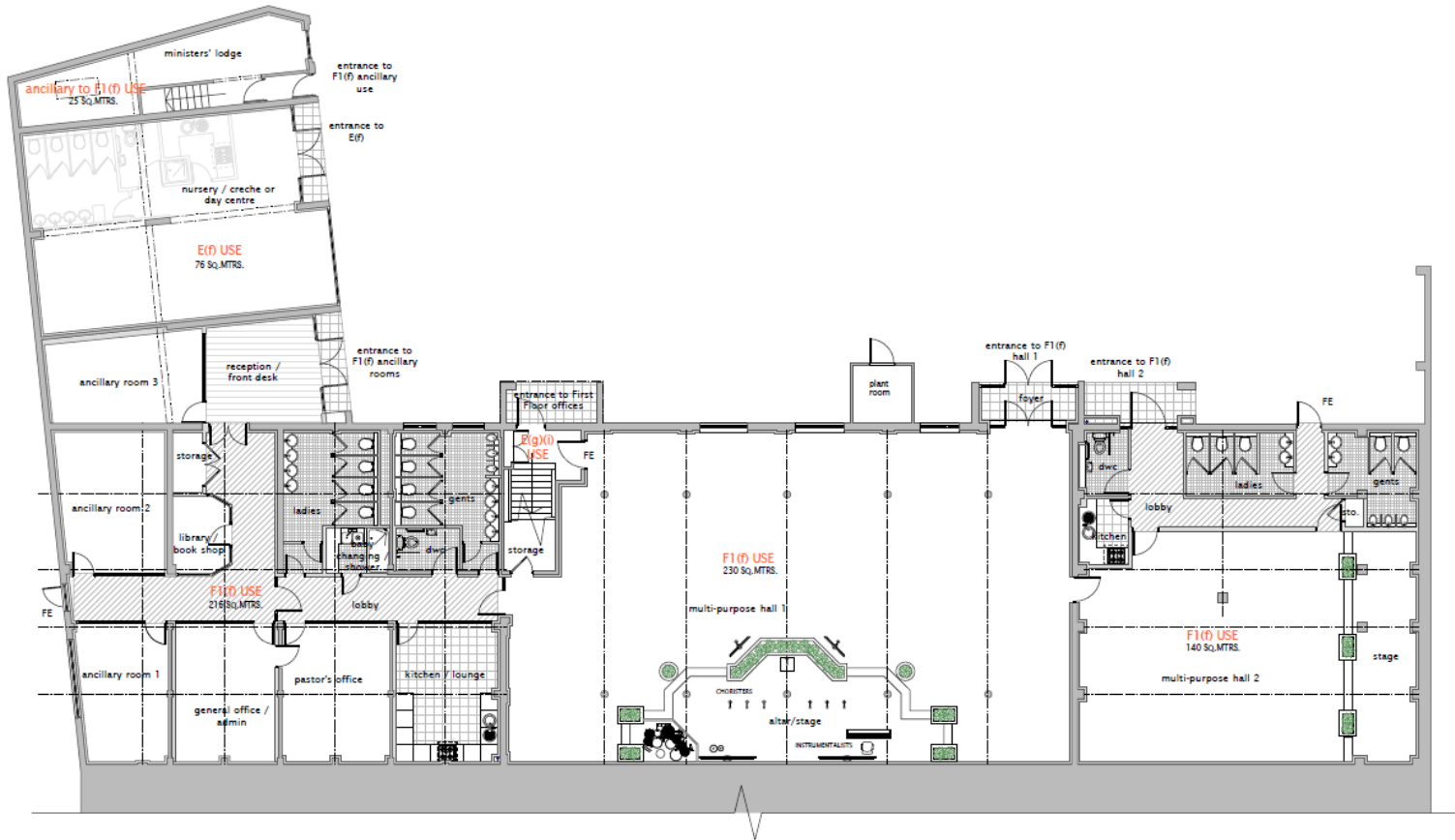


PLANNING

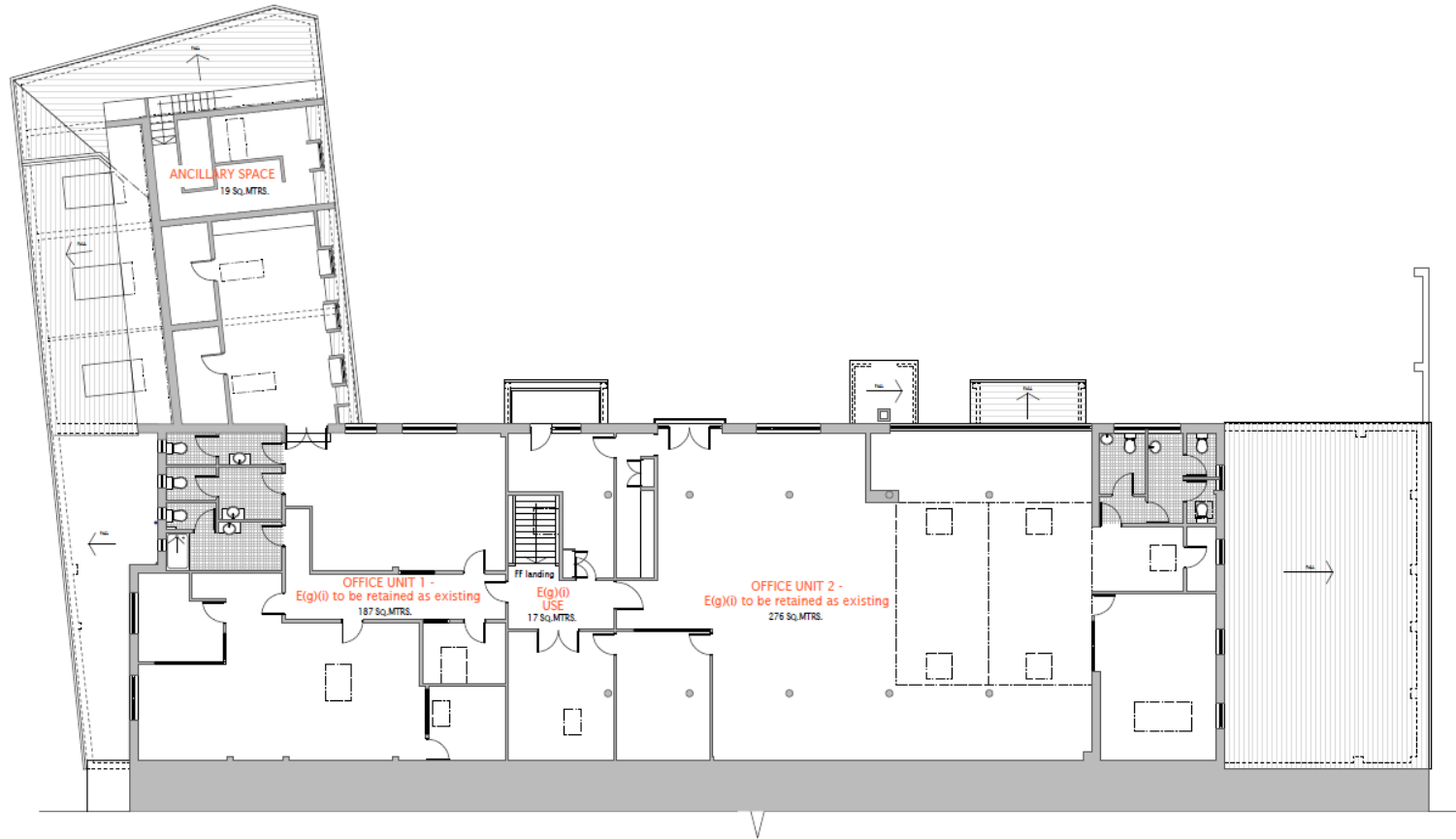
# Existing Ground Floor plan



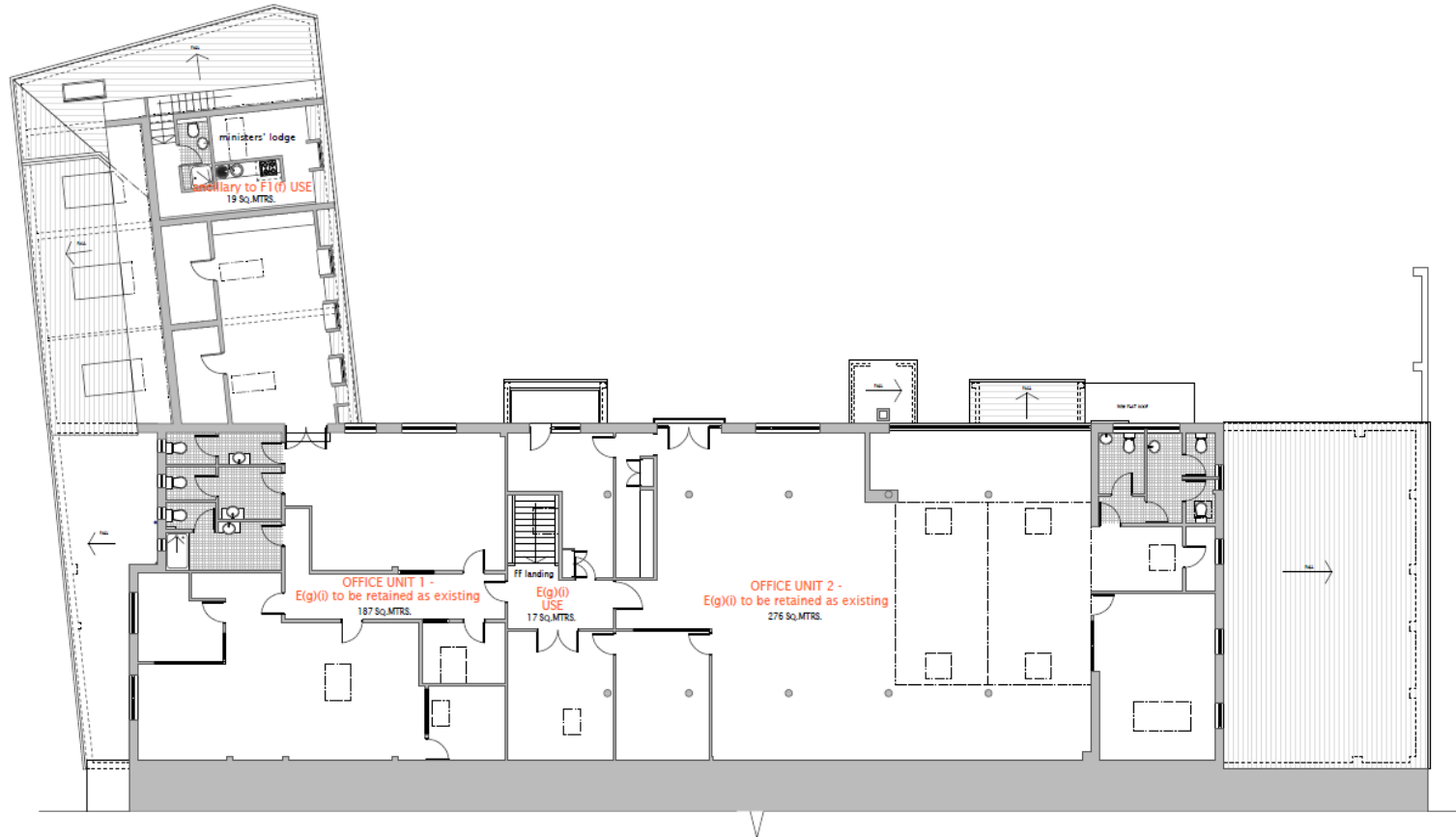
# Proposed Ground Floor Plan - 240542



# Existing First Floor plan

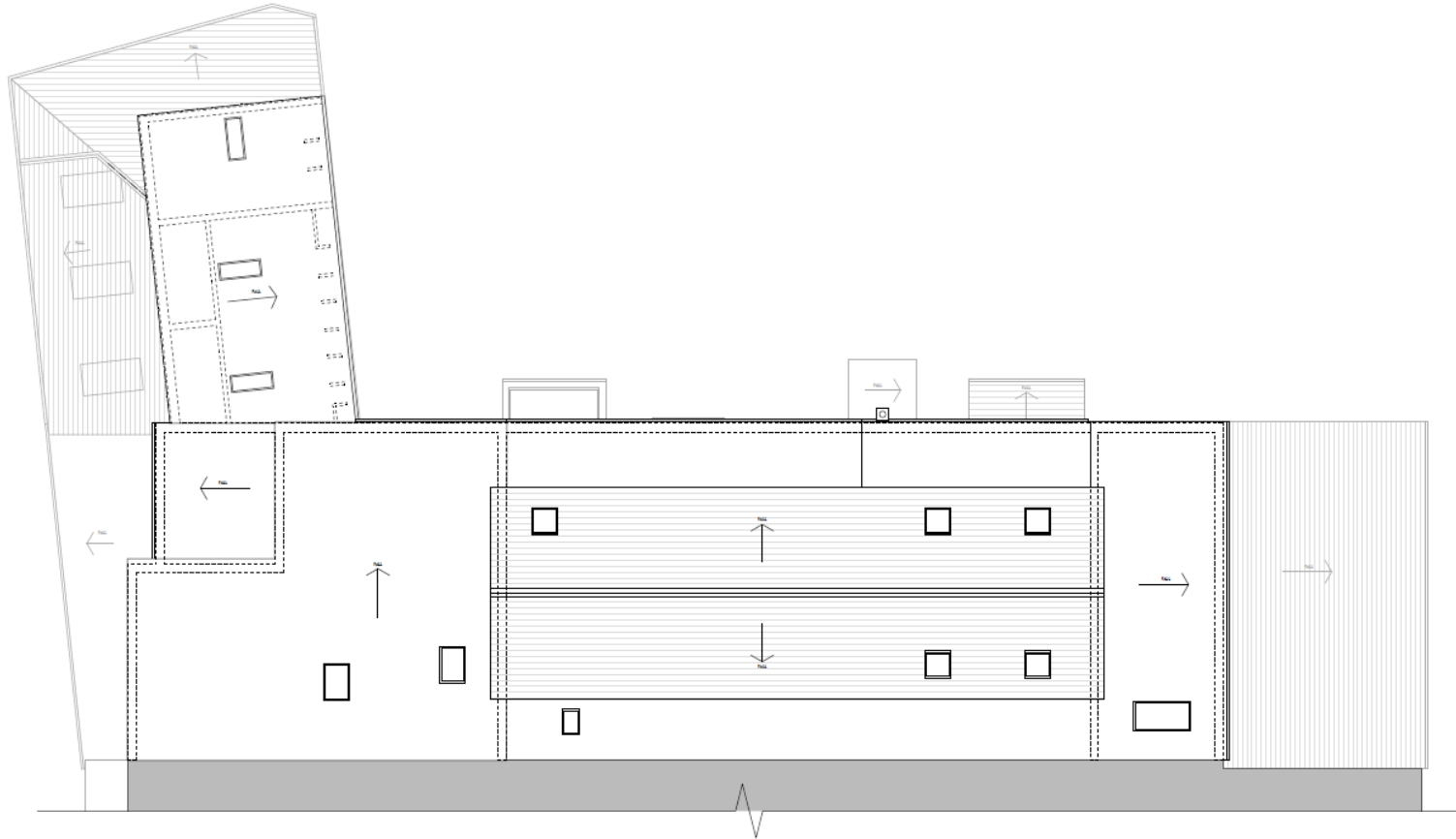


# Proposed First Floor Plan - 240542





# Existing Roof plan - 240542



# Proposed Roof Plan - 240542

