

Planning Committee Presentation

25th July 2022

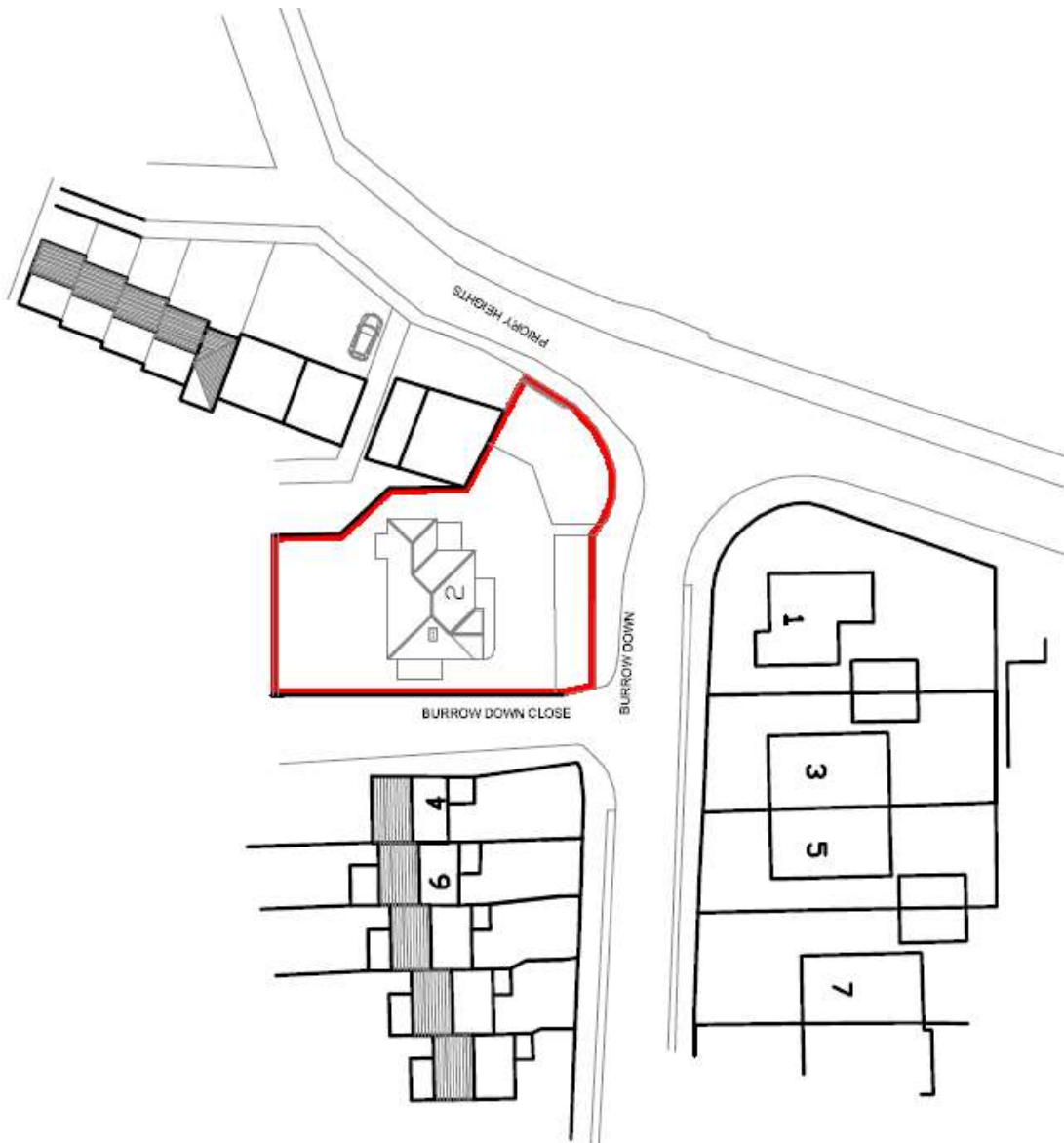
220109

2 Burrow Down, Eastbourne

Section 73a retrospective application for single storey side/rear extension, open sided glass roofed covered walkway to rear and gated parking area at front of property with new vehicular access and alterations to first floor extension approved under ref:180360

REVISED PROPOSAL DESCRIPTION

Site Location Plan



Aerial View of the Site



Aerial View of the Site



Pre-existing bungalow on the site – street view



Pre-existing bungalow on the site – street view



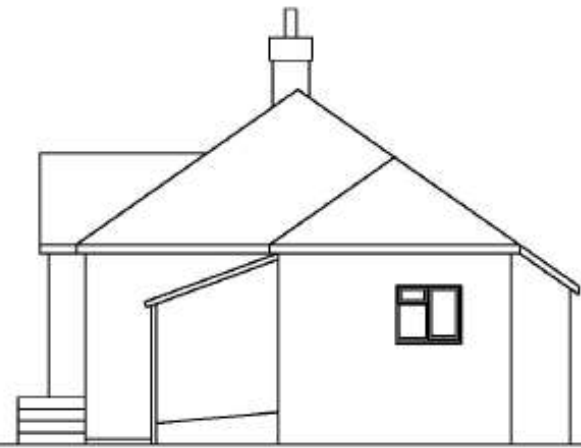
Existing view of site from Burrow Down



Pre-existing plans and elevations



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

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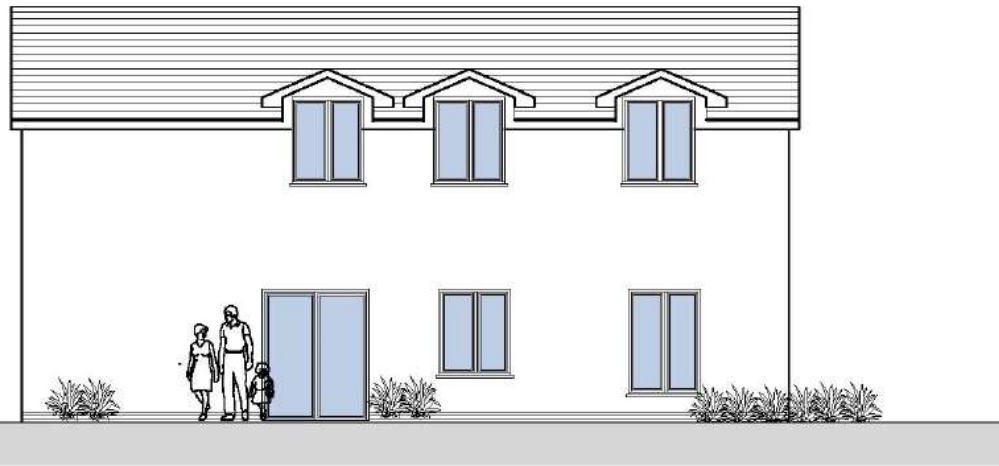
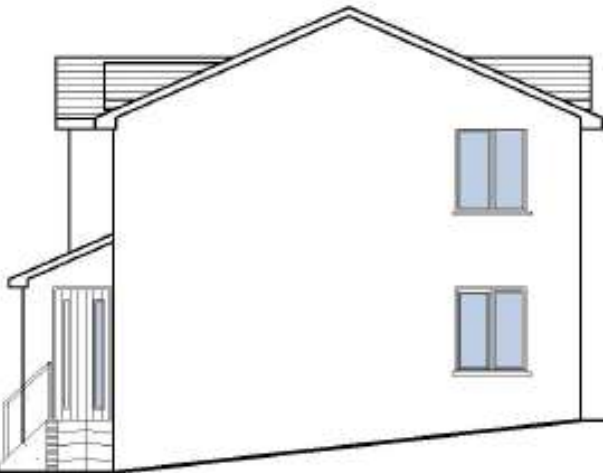
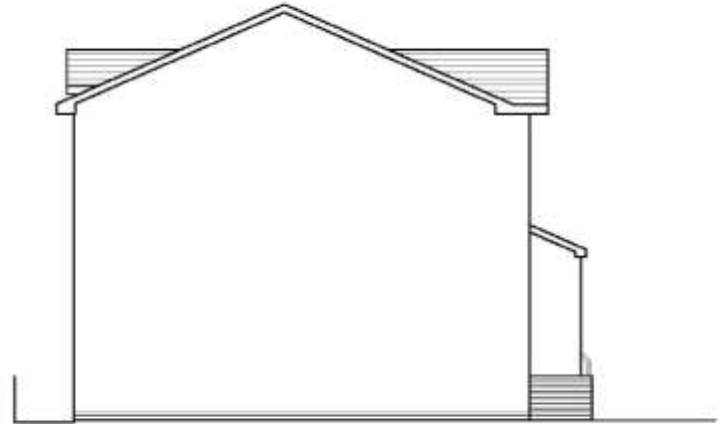
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

Approved alterations – Ref:180360

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Proposed Front Elevation

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Proposed Rear Elevation

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REAR ELEVATION

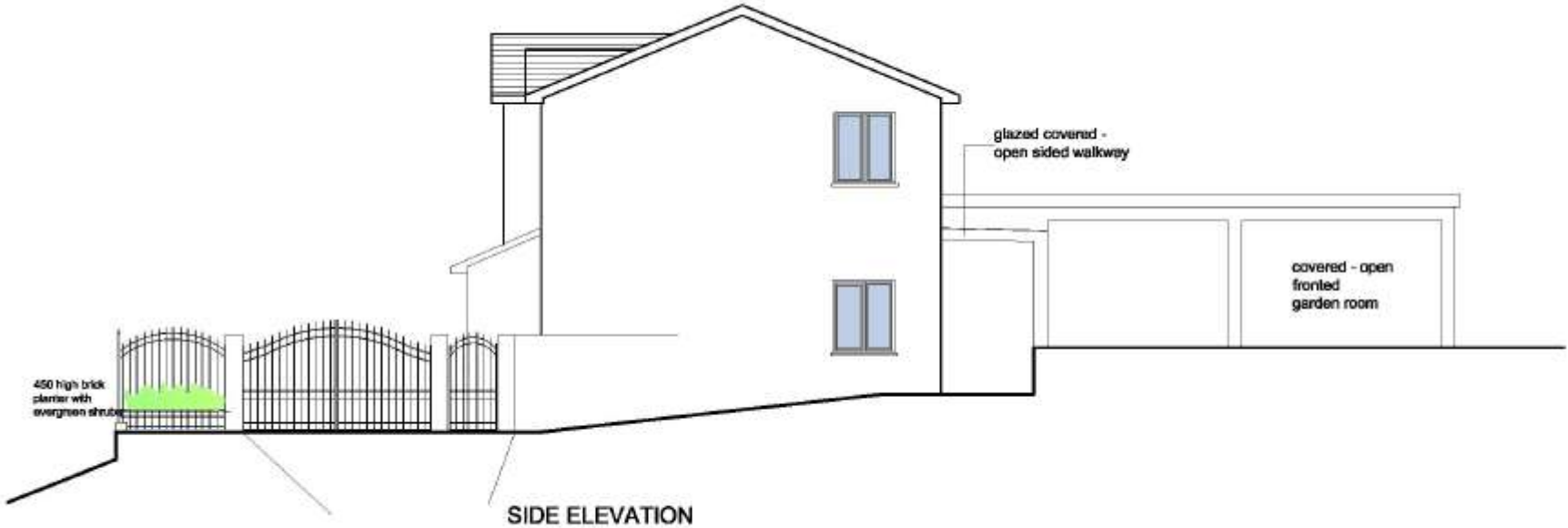
Proposed Side (south) Elevation

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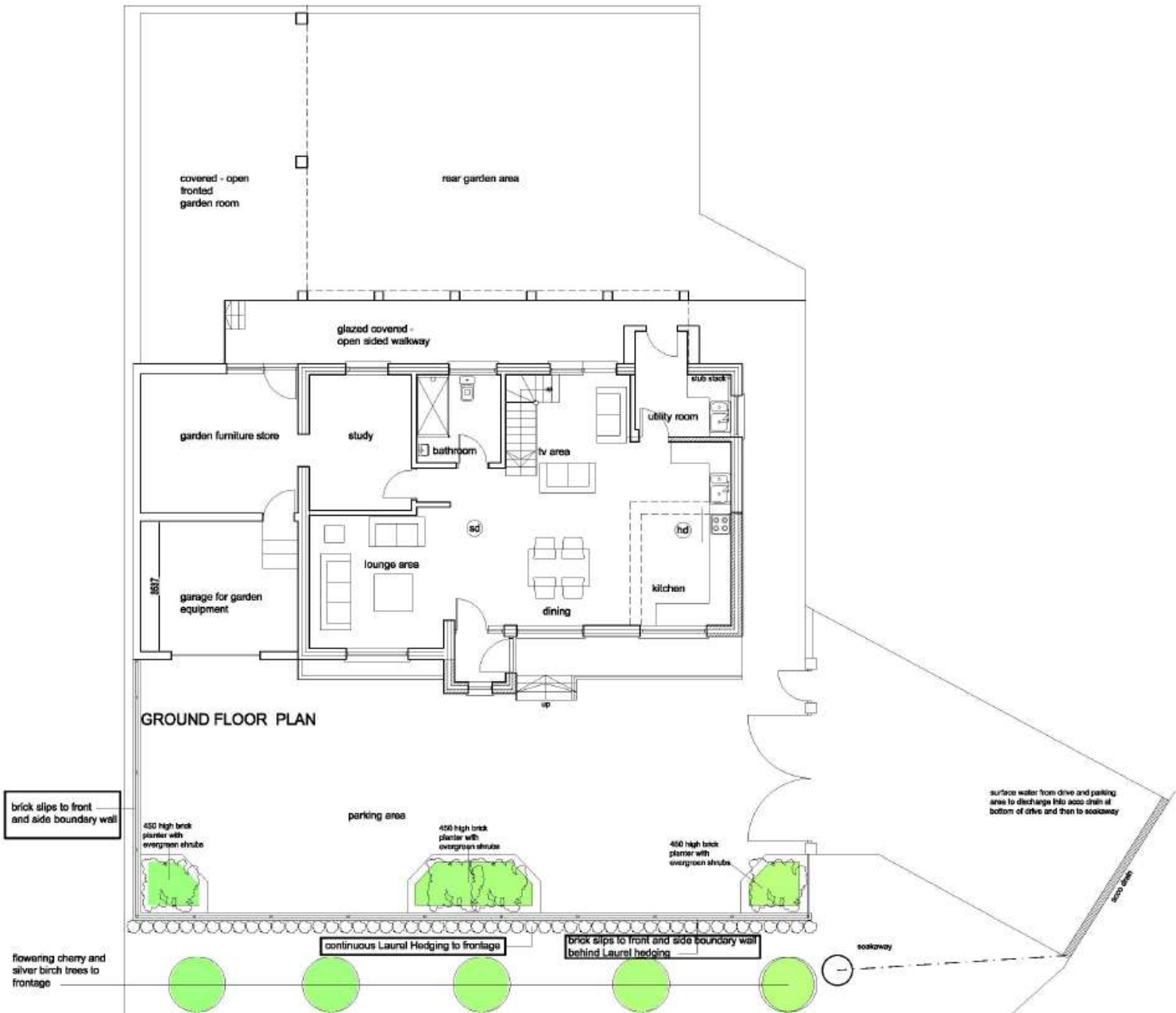


Proposed Side (north) Elevation

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Proposed Ground Floor Plan



Existing view of site from Priory Heights



Existing view of site from Burrow Down Close



Existing view of site from Burrow Down Close



Existing view of site from Priory Heights



Existing view of rear elevation and additions

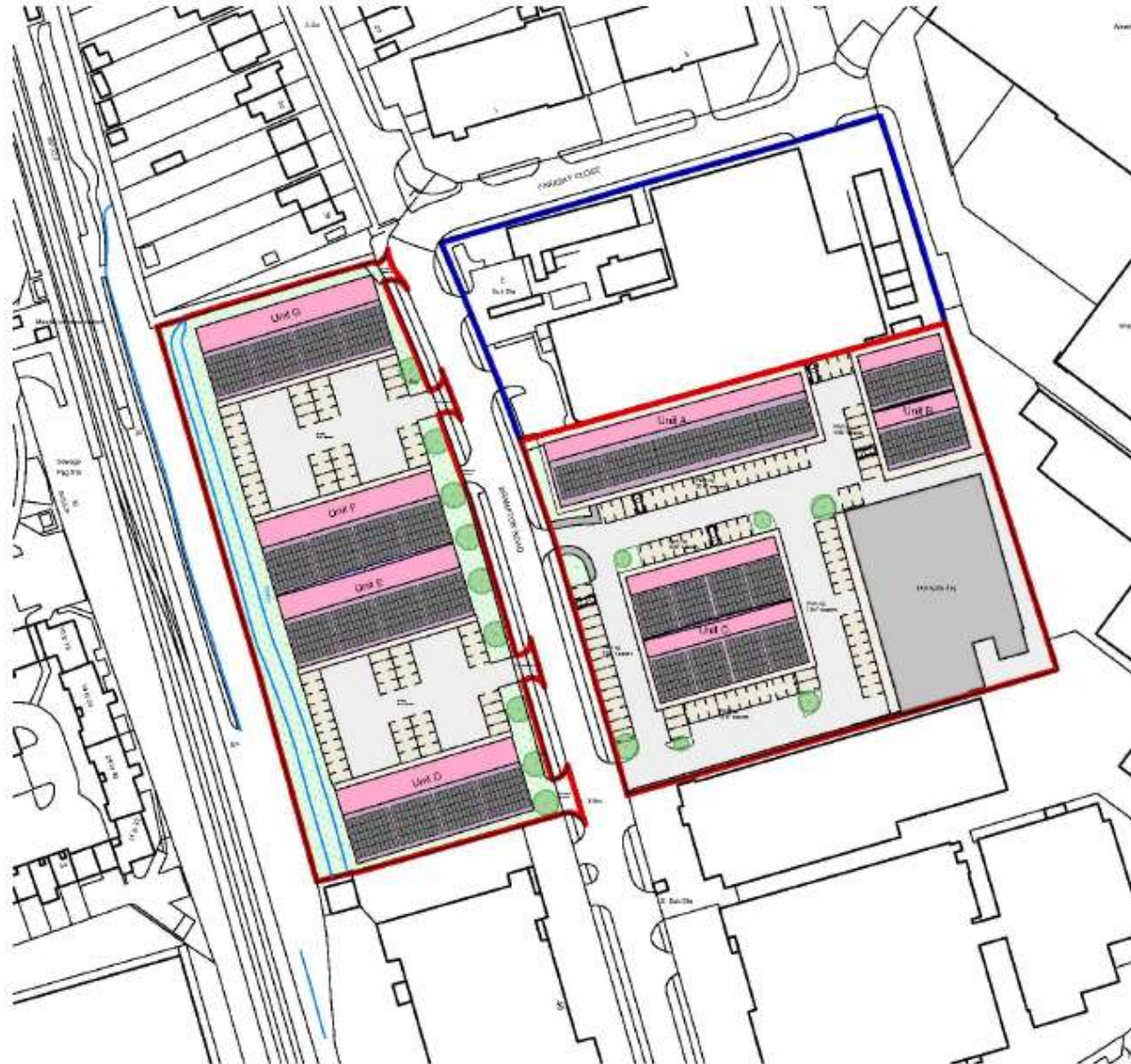


210882 – 41 Brampton Road

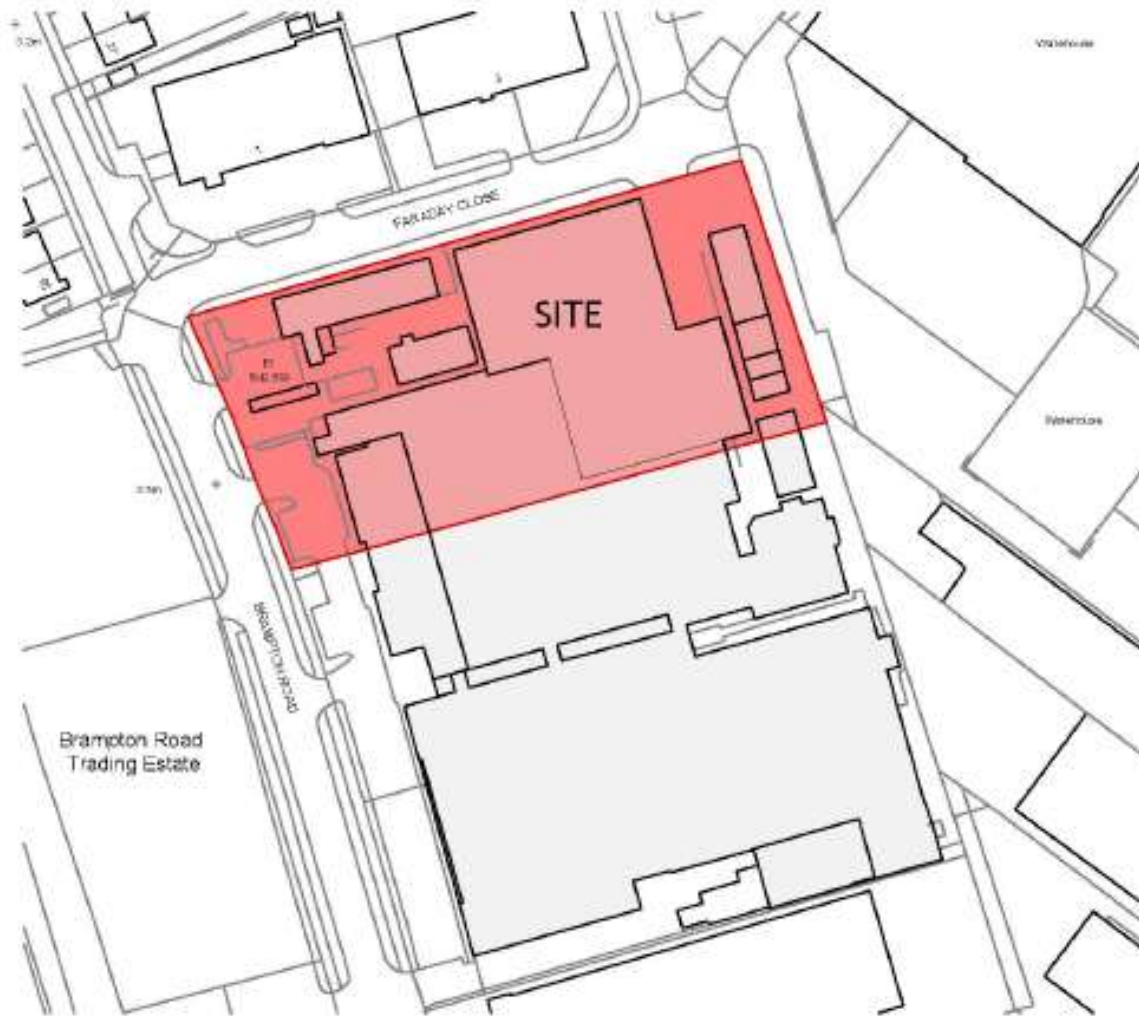
Change of use of existing building from light industrial to storage and distribution (Use Class B8), part-demolition of existing buildings and erection of bulk storage facility (B8)

REVISED PROPOSAL DESCRIPTION

Wider site prior to severance

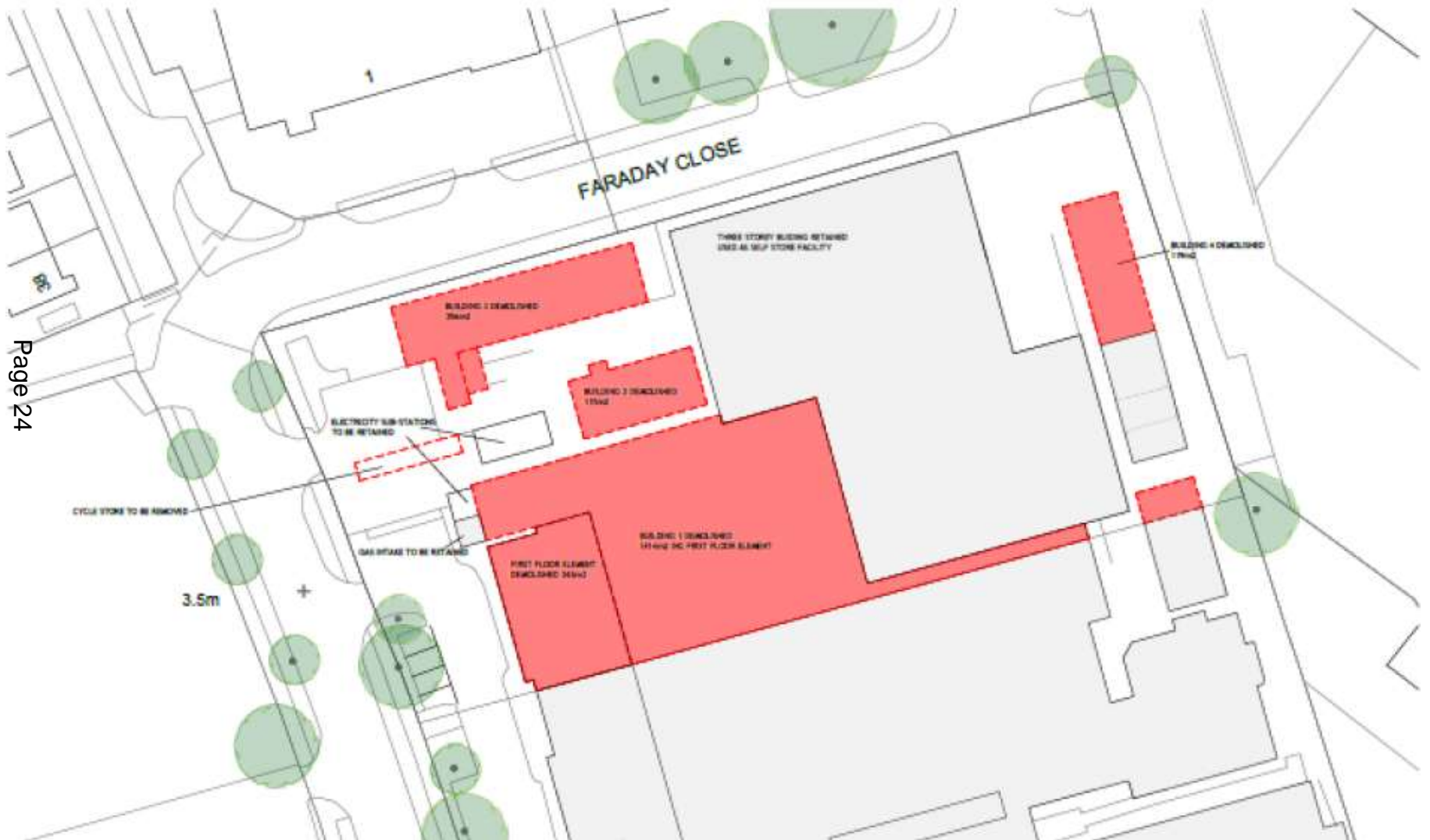


Application site



SITE AREA 0.54 HECTARES

Extent of demolition



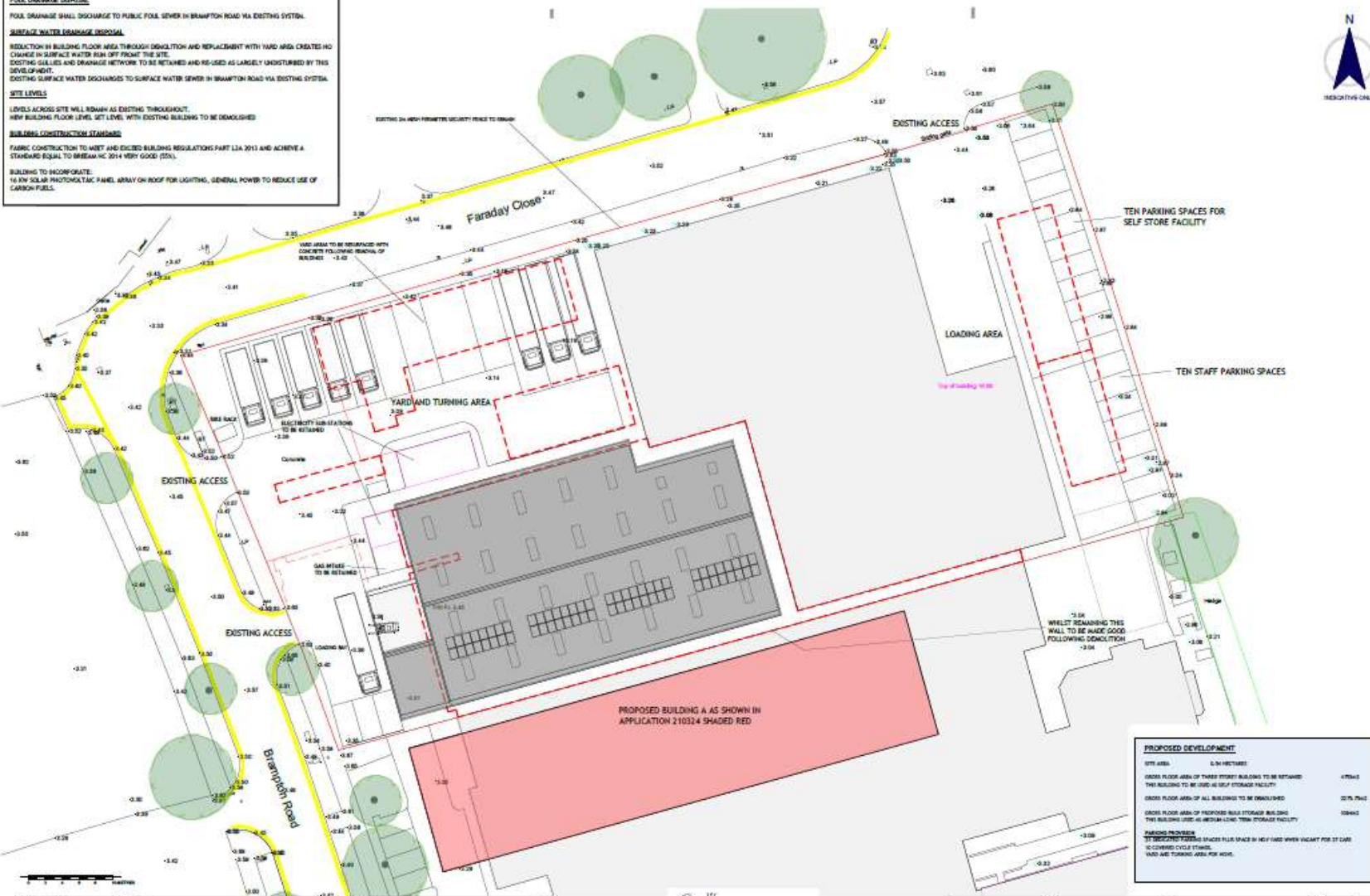
Original Proposed Site Layout

FOUL DRAINAGE DISPOSAL
FOUL DRAINAGE SHALL DISCHARGE TO PUBLIC FOUW SEWER IN BRAMPTON ROAD VIA EXISTING SYSTEM.

SURFACE WATER DRAINAGE DISPOSAL
REDUCTION IN BUILDING FLOOR AREA THROUGH DEMOLITION AND REPLACEMENT WITH YARD AREA CREATES NO CHANGE IN SURFACE WATER RUN OFF FROM THE SITE.
EXISTING GULLIES AND DRAINAGE NETWORK TO BE RETAINED AND RE-USED AS LARGELY UNDISTURBED BY THIS DEVELOPMENT.
EXISTING SURFACE WATER DISCHARGES TO SURFACE WATER SEWER IN BRAMPTON ROAD VIA EXISTING SYSTEM.

SITE LEVELS
LEVELS ACROSS SITE WILL REMAIN AS EXISTING THROUGHOUT.
NEW BUILDING FLOOR LEVELS SET LEVEL WITH EXISTING BUILDING TO BE DEMOLISHED.

BUILDING CONSTRUCTION STANDARDS
FABRIC CONSTRUCTION TO MEET AND EXCEED BUILDING REGULATIONS PART L1A 2013 AND ACHIEVE A STANDARD EQUAL TO BREACHING 2014 VERY GOOD (25%).
BUILDING TO INCORPORATE:
16 KW SOLAR PHOTOVOLTAIC PANEL ARRAY ON ROOF FOR LIGHTING, GENERAL POWER TO REDUCE USE OF CARBON FUELS.



| PROPOSED DEVELOPMENT | |
|---|----------------------|
| SITE AREA | 0.24 HECTARES |
| FLOOR AREA OF THREE STOREY BUILDING TO BE RETAINED THE BUILDING TO BE USED AS SELF STORAGE FACILITY | 4750 M ² |
| FLOOR AREA OF ALL BUILDINGS TO BE DEMOLISHED | 2076 M ² |
| FLOOR AREA OF PROPOSED SELF STORAGE BUILDING THE BUILDING USED AS MEDIAN LONG TERM STORAGE FACILITY | 10840 M ² |
| PARKING PROVIDED | |
| 27 BICYCLE PARKING SPACES PLUS SPACE IN NEW CARDS WHEN VACANT FOR 17 CARS | |
| 10 COVERED CYCLE STANDS | |
| YARD AND TURNING AREA FOR MOVES | |

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| Drawn | Revised | Date | Revised | Date |
|------------------|---------|------|---------|------|
| David Stoddart | | | | |
| www.tbarch.co.uk | | | | |



| | | |
|--------------------|--------------------------------|-------------------------------------|
| By : eph | Drawing : Detailed Site Layout | Project : Proposed Development at: |
| Scale : 1:200 @ A1 | As Proposed | PLANNED TOWN UK SITE, |
| Date : August 2021 | Eng No : 0621/PS | 41 Brampton Rd, Eastbourne BN23 2HG |
| | Rev : 1 | Client : BECKWITH (BRAMPTON) LTD |



Revised Proposed Site Layout

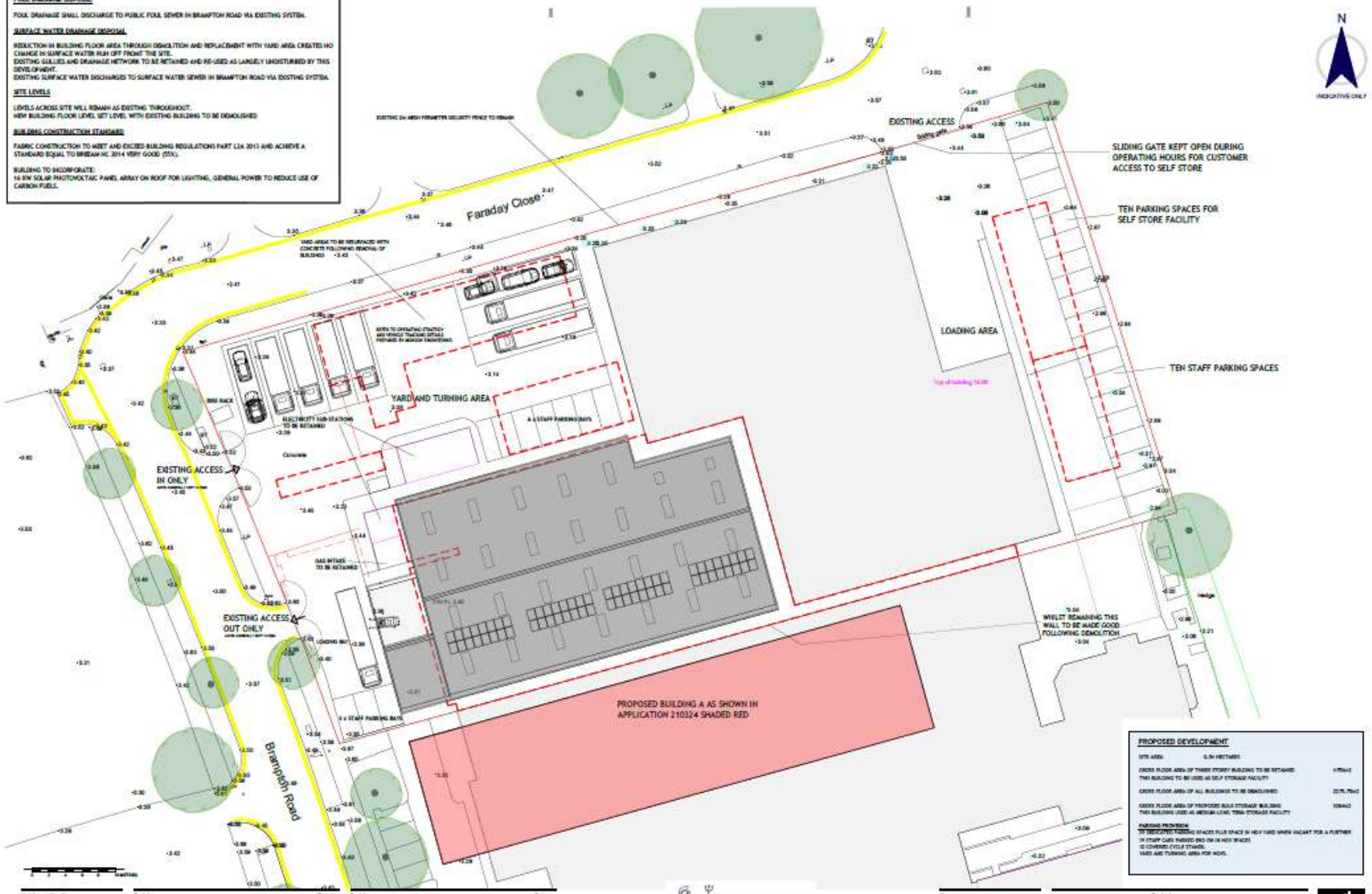
FOUL DRAINAGE DISPOSAL
FOUL DRAINAGE SHALL DISCHARGE TO PUBLIC FOUL SEWER IN BRAMPTON ROAD VIA EXISTING SYSTEM.

SURFACE WATER DRAINAGE DISPOSAL
REDUCTION IN BUILDING FLOOR AREA THROUGH DEMOLITION AND REPLACEMENT WITH YARD AREA CREATES NO CHANGE IN SURFACE WATER RUN OFF FROM THE SITE.
EXISTING GULLIES AND DRAINAGE NETWORK TO BE RETAINED AND RE-USED AS LARGELY UNDISTURBED BY THIS DEVELOPMENT.
EXISTING SURFACE WATER DISCHARGES TO SURFACE WATER SEWER IN BRAMPTON ROAD VIA EXISTING SYSTEM.

SITE LEVELS
LEVELS ACROSS SITE WILL REMAIN AS EXISTING THROUGHOUT.
NEW BUILDING FLOOR LEVELS SET 1.0M WITH EXISTING BUILDING TO BE DEMOLISHED.

BUILDING CONSTRUCTION STANDARDS
FABRIC CONSTRUCTION TO MEET AND EXCEED BUILDING REGULATIONS PART L1A 2013 AND ACHIEVE A STANDING EQUAL TO BREEMAN KC 2014 VERY GOOD (V3).

BUILDING TO INCORPORATE:
16 KW SOLAR PHOTOVOLTAIC PANEL ARRAY ON ROOF FOR LIGHTING, GENERAL POWER TO REDUCE USE OF CARBON FUELS.

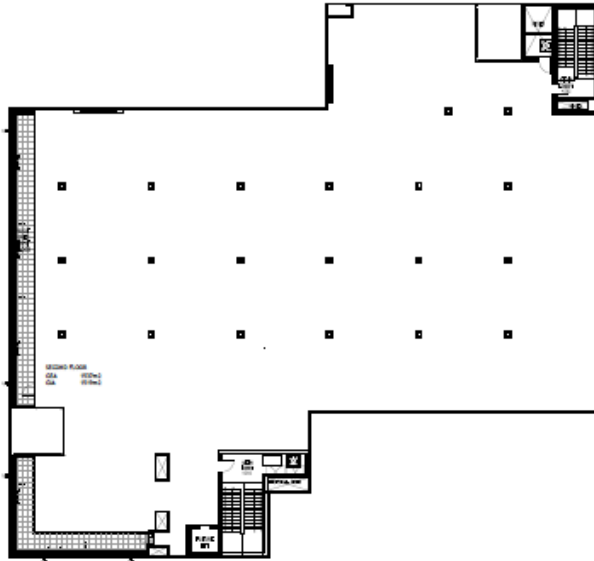


| PROPOSED DEVELOPMENT | |
|--|------------------------|
| SITE AREA | 0.56 HECTARES |
| GROSS FLOOR AREA OF THREE STOREY BUILDING TO BE RETAINED THE BUILDING TO BE USED AS SELF STORAGE FACILITY | 4750M ² |
| GROSS FLOOR AREA OF ALL BUILDINGS TO BE DEMOLISHED | 12717.75M ² |
| GROSS FLOOR AREA OF PROPOSED SELF STORAGE BUILDING THIS BUILDING USED AS AREA FOR LONG TERM STORAGE FACILITY | 10840M ² |
| AMOUNT PROVIDED: OF REQUIRED PARKING SPACES PLUS SPACE IN KEY VIEWS WHEN VACANT FOR A FURTHER 10 STAFF CARS PARKED ONE ON IN KEY SPACES 10 COVERED CYCLE STANDING YARD AND TURNING AREA FOR HOV5. | |

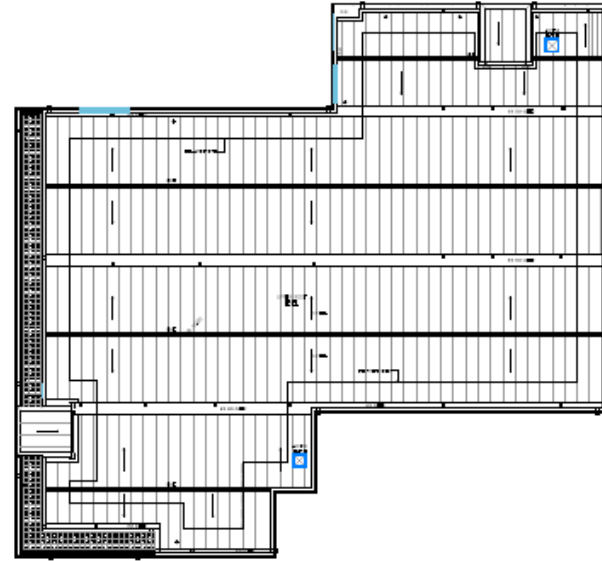
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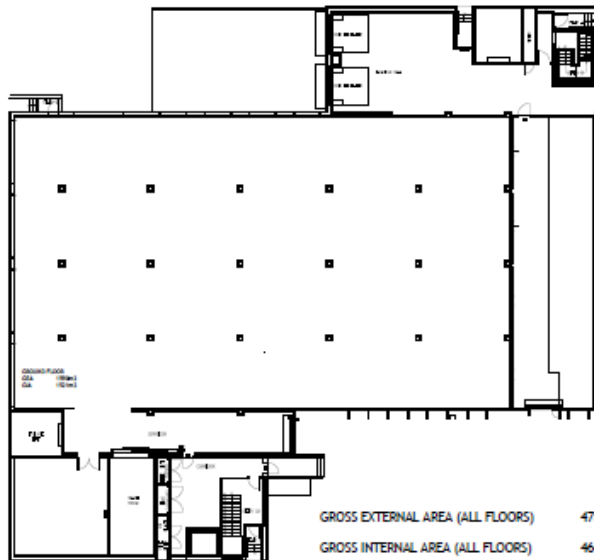
Existing floor plans of retained building



SECOND FLOOR PLAN



ROOF PLAN



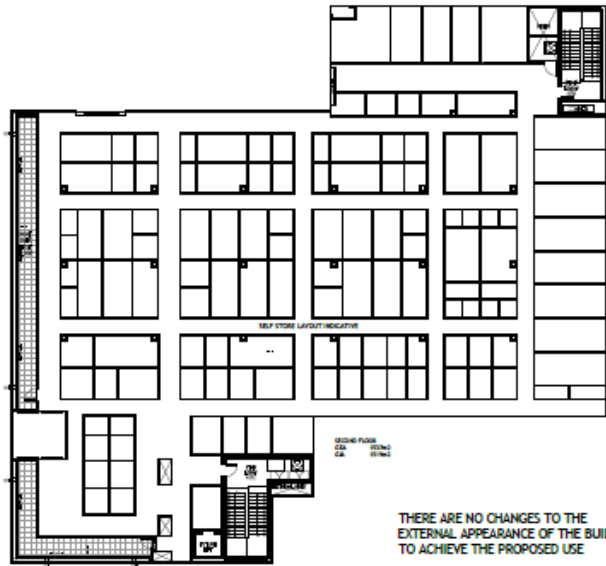
GROUND FLOOR PLAN

GROSS EXTERNAL AREA (ALL FLOORS) 4753m²
GROSS INTERNAL AREA (ALL FLOORS) 4647m²



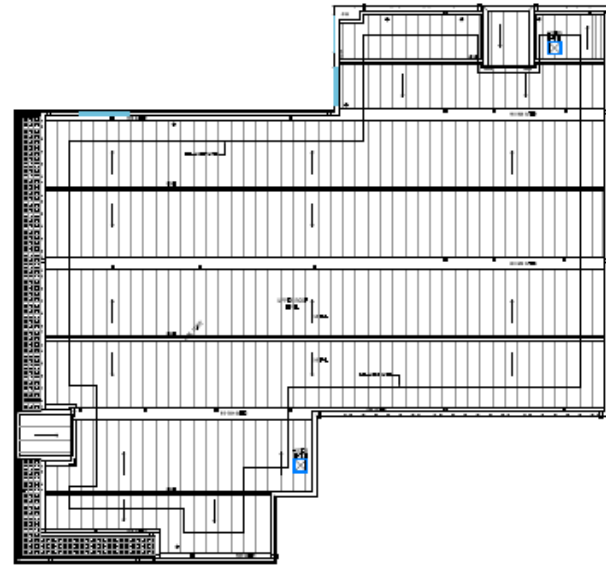
FIRST FLOOR PLAN

Proposed floor plans – retained building



SECOND FLOOR PLAN

THERE ARE NO CHANGES TO THE EXTERNAL APPEARANCE OF THE BUILDING TO ACHIEVE THE PROPOSED USE



ROOF PLAN



GROUND FLOOR PLAN

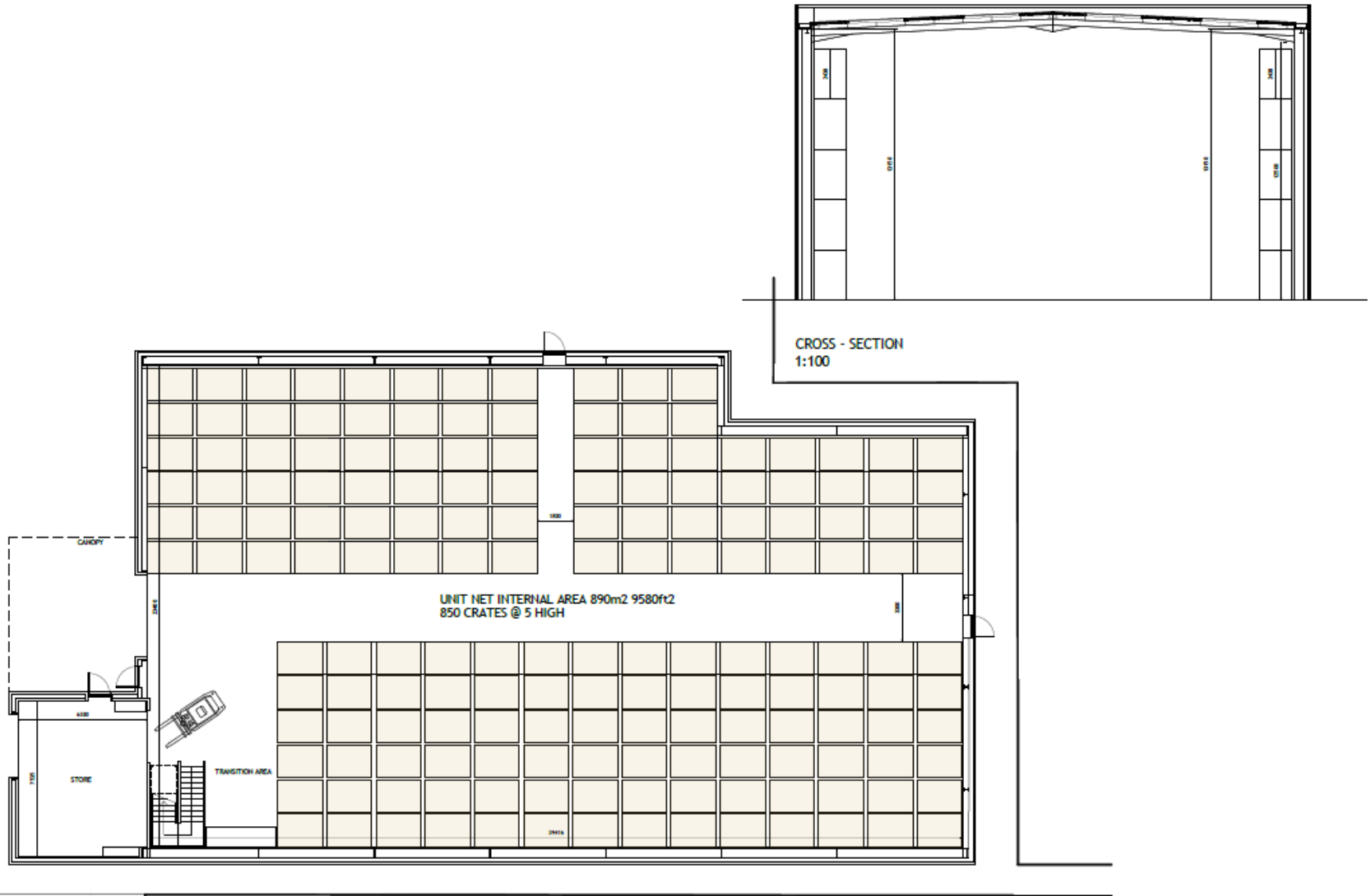
GROSS EXTERNAL AREA (ALL FLOORS) 4753m²
GROSS INTERNAL AREA (ALL FLOORS) 4647m²



FIRST FLOOR PLAN

Proposed building – floor plan and section

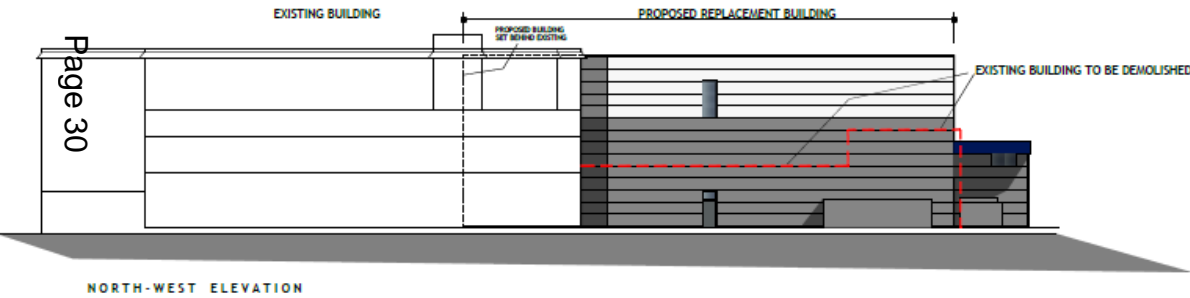
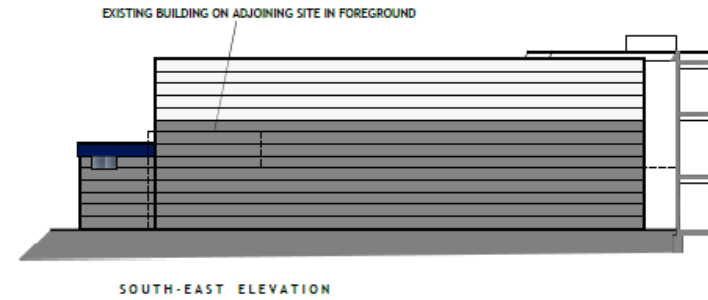
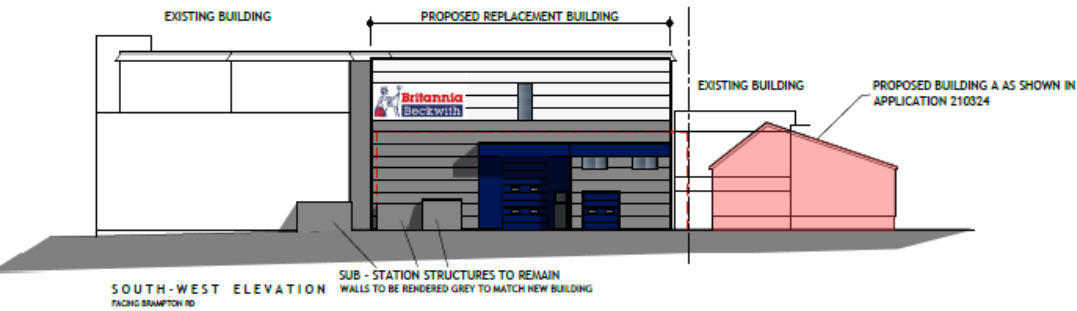
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GROUND FLOOR PLAN

| | |
|----------------------------------|-------------------------|
| GROSS EXTERNAL AREA | 1084m ² |
| GROSS INTERNAL MAIN UNIT | 890m ² |
| GROUND FLOOR STORE | 47m ² |
| OFFICE/WELFARE AREA | 47m ² |
| <u>TOTAL GROSS INTERNAL AREA</u> | <u>984m²</u> |

Proposed building – elevations



View of site from Brampton Road



View of site from Faraday Road



View of site from Faraday Road



211058

Unit 7 The Crumbles

Change of use of former cinema (sui generis) to Class E(a) and erection of external garden centre.

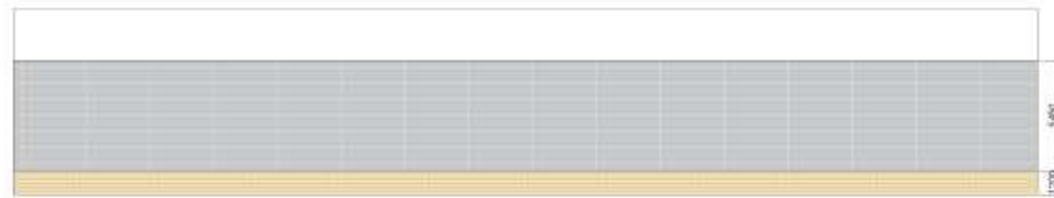
Site Location Plan



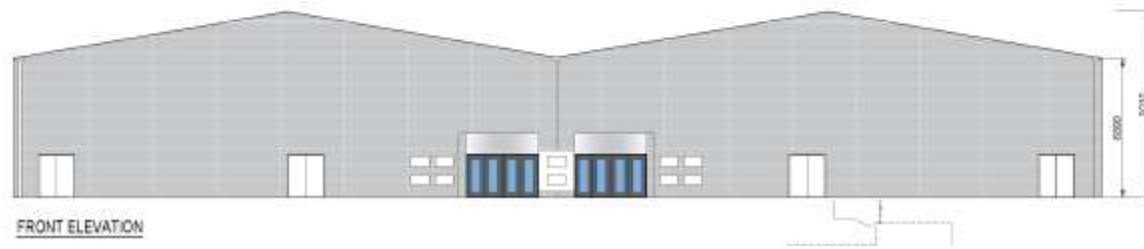
Aerial View of the Site



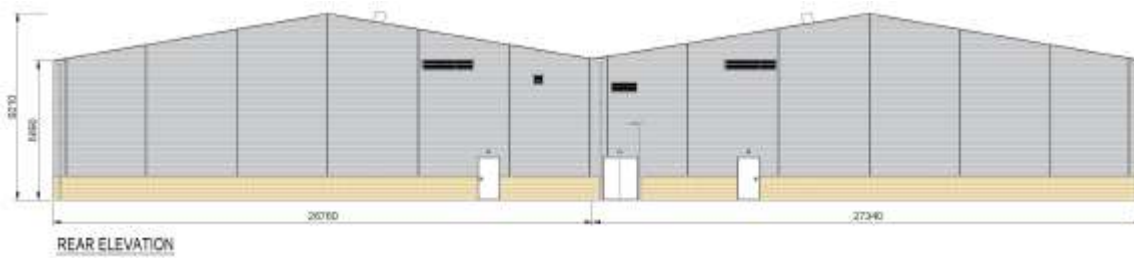
Existing Elevations



LEFT ELEVATION

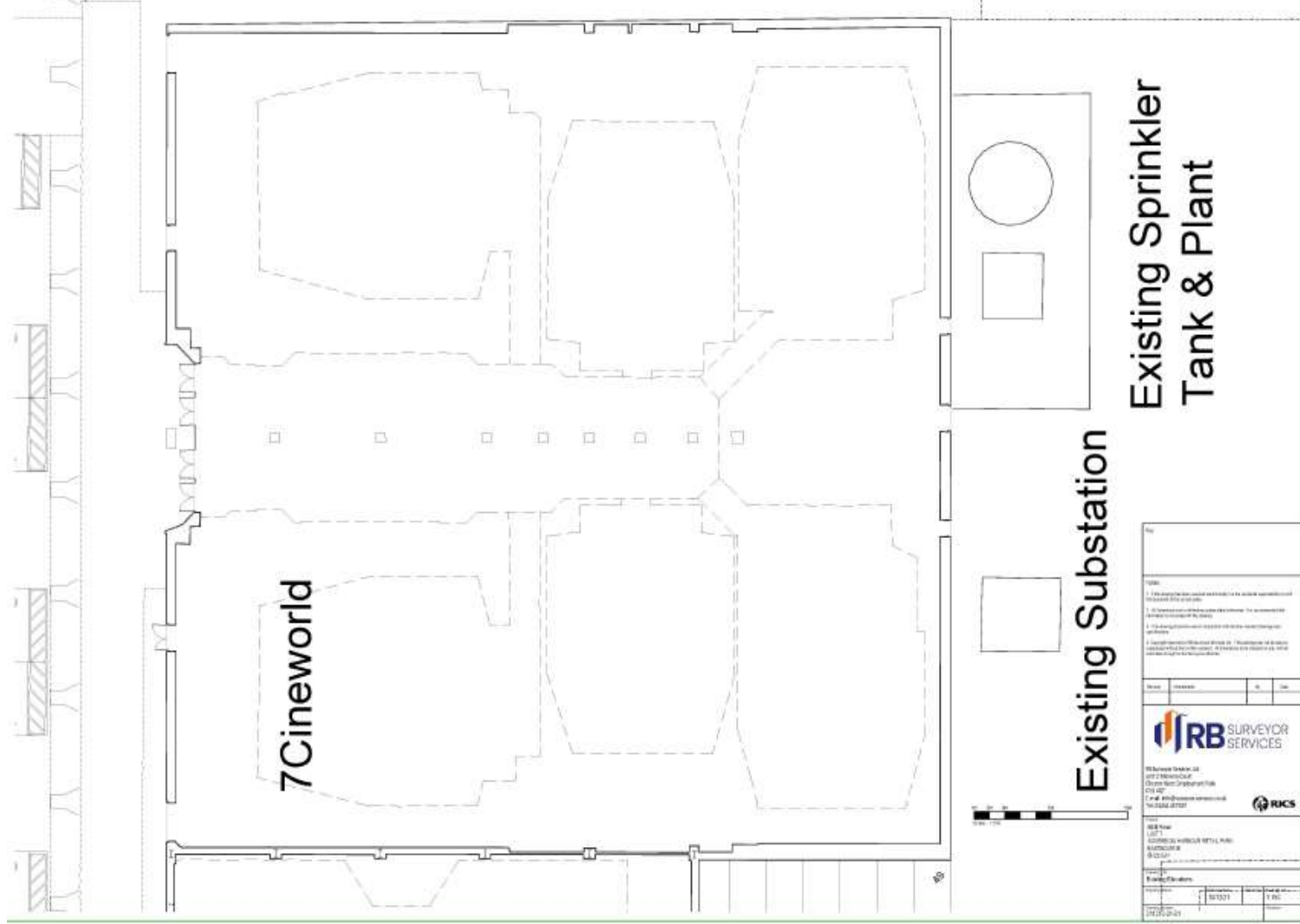


FRONT ELEVATION



REAR ELEVATION

Existing Floor Plan



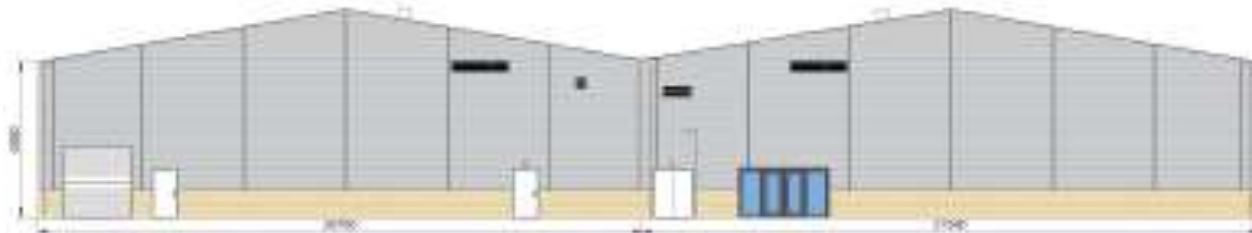
Proposed Elevations



LEFT ELEVATION



FRONT ELEVATION

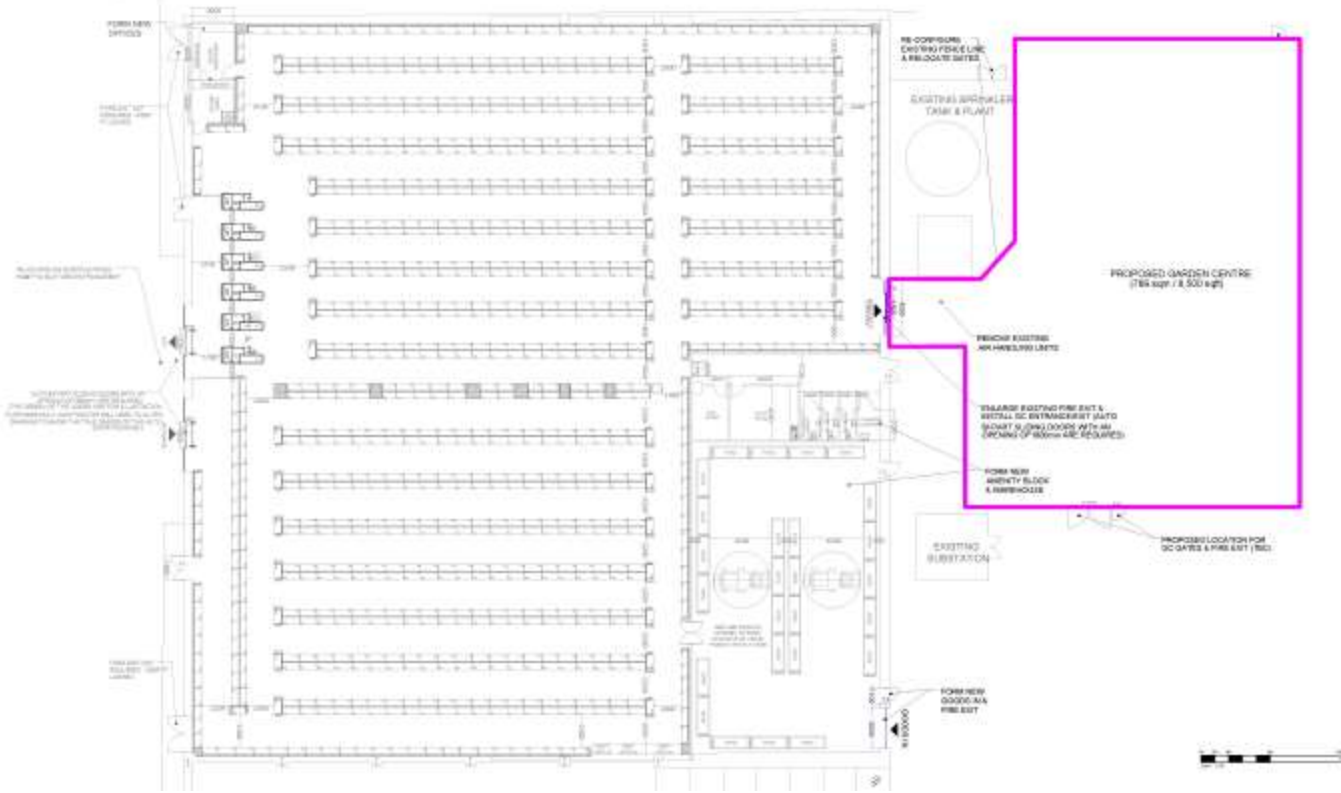


REAR ELEVATION

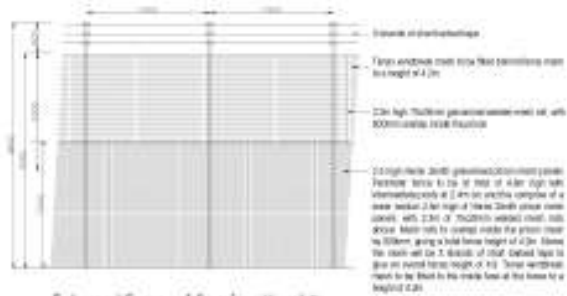


REAR ELEVATION WITH GARDEN CENTRE FENCING

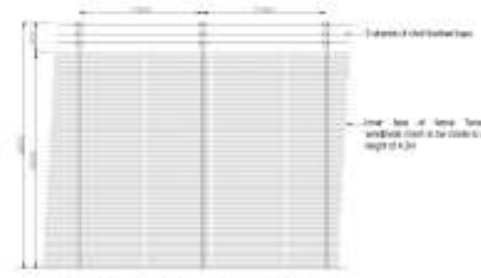
Proposed Floor Plan



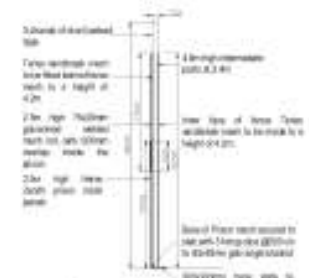
Proposed Garden Centre Fencing



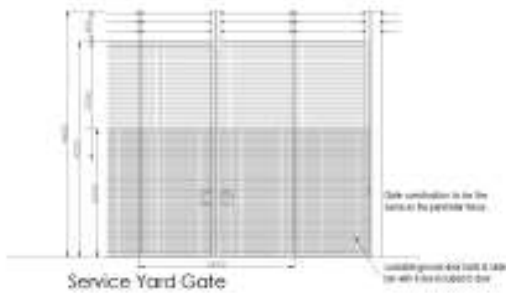
External face of Service Yard & Garden Centre Perimeter Fence



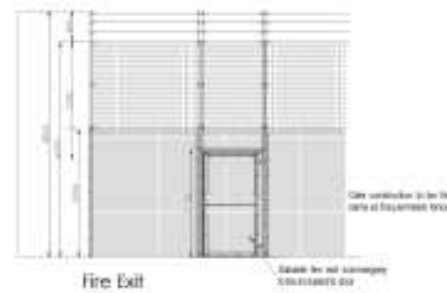
Internal face of Service Yard & Garden Centre Perimeter Fence



Fence Section



Service Yard Gate



Fire Exit



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