

Proposed New Pedestrian Access & External Alterations
St Mary's House
52 St Leonards Road
Eastbourne
BN21 3UU



Planning, Design & Access Statement

Prepared by

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Proposed New Pedestrian Access & External Alterations

at St Mary's House
52 St Leonards Road, Eastbourne BN21 3UU

Planning, Design & Access Statement

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04 SUMMARY

To be read in conjunction with MSA Drawings:

9181-P-501_Location and Block Plans
9181-P-502_Existing Site Plan
9181-P-503_Proposed Site Plan
9181-P-504_Proposed New Site Access
9181-P-505_Proposed New Entrance

01 INTRODUCTION

Applicant: East Sussex County Council

Architect: Mackellar Schwerdt Architects

This statement has been prepared on behalf of the applicant as part of an application for full planning permission.

The application seeks approval for a new pedestrian access at St Mary's House, Commercial Road, Eastbourne, BN21 3UU. The proposals consist of a new pedestrian gate from Commercial Road, to be formed within the existing site boundary fencing, leading through the existing car park to a proposed new public entrance into the building. The new access will serve a new CSD Client Facing Hub facility to be located at ground floor level, facing Commercial Road. This function is being relocated from the nearby St Mark's House, Upperton Road, Eastbourne.

01.1 Location



St Mary's House site location.

01.2 Use

This site is presently occupied by East Sussex County Council corporate offices and supporting services with associated car parking. The Use Class under the use Classes Order 1987 (as amended) September 2020 remains unchanged by these proposals as Use Class E.

Currently, public facing services for Children's Services are provided at the nearby St Mark's House at 14 Upperton Road, Eastbourne, BN21 1EP. East Sussex County Council are in the process of vacating St Mark's House and consolidating services within St Mary's House to ensure provision for support services remain central in the local area.

St Mary's House is located less than a mile away from St Mark's House maintaining access for the Public to key Children's Services in the central local area. Meetings between Staff and the Public are often sensitive and confidential, and the separate entrance allows for the provision to be separated from the main office function of the building.

01.3 Planning History

Planning Application No. 160799 (July 2016) – approved.

Scheme of window replacement, from large double-glazed tilt before turn UPVC windows to an aluminium framed window with a top hung central opening casement. In addition to these works the redundant rotating entrance door will be removed and replaced with a glazed lobby and two sets of sliding doors.

Planning Application No. 131039 (July 2013) – approved.

Crown reduction of one sycamore by 20%.

Planning Application No. 030893 (Aug 2003) – approved.

Overall reduction of three elms by 20-30%; overall reduction of two sycamores by 20-30% and crown raising to 3m.

Planning Application No. 020494 (Sept 2002) – withdrawn.

Six storey extension on south west side of existing office building.

Planning Application No. 010190 (June 2001) – approved.

Replacement of existing windows with UPVC tilt and turn windows on all elevations.

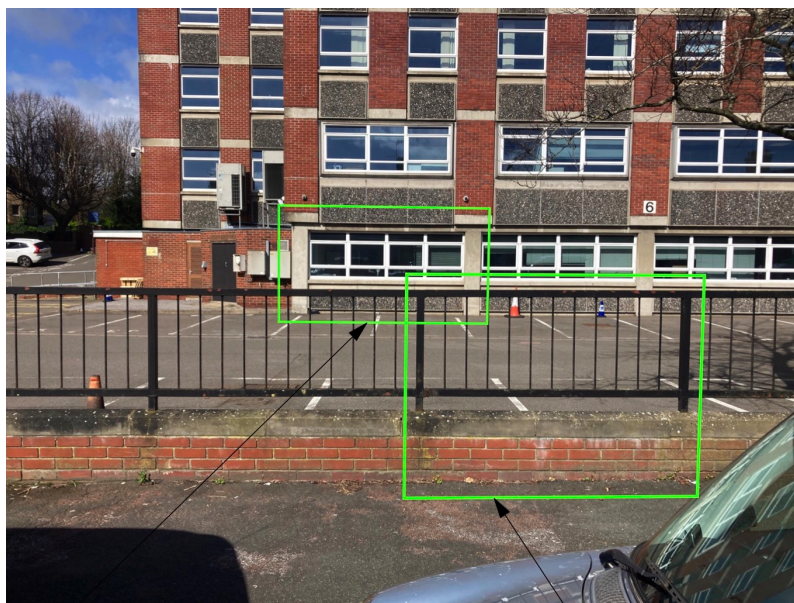
02 DESIGN & ACCESS

02.1 Proposed Design

Alterations inside the existing ground-floor building will be made to transfer the CSD Client Facing Hub facility from St Mark's House Children's Services at 14 Upperton Road to St Mary's House. This space is currently used by the St Mary's Adult Social Care Services staff as general office space/meeting rooms. It will be reconfigured to accommodate the new CSD facility and will provide capacity for staff meetings, but mainly for meetings between the staff and the public.

In terms of access, while the staff can use the existing approach to St Mary's House, internal stairs, lifts and corridors, visitors require external dedicated separate access to the new CSD facility.

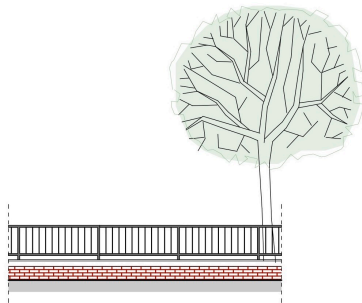
Therefore, it is proposed to create a new direct external pedestrian access from Commercial Road to and into St Mary's House, providing access to the relocated CSD Client-Facing Hub. A new delineated footway from the pavement and through the car park will lead to a new door into the building. The proposed new CSD facility will be served by a new dedicated reception and visitor waiting area.



Location of proposed new pedestrian access from Commercial Road and new entrance point into the building.

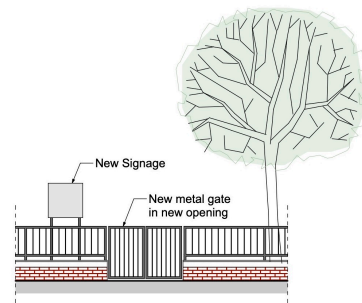
02.2 Scale, Appearance & Impact

As shown on the proposed drawings, a new opening through the existing fencing on the site boundary will be formed, with a pedestrian gate to allow access from Commercial Road. The new metal gate will be painted black and will match the look and height of the existing square tube black metal fencing.



Part Elevation (Commercial Rd) 1:100

EXISTING



Part Elevation (Commercial Rd) 1:100

PROPOSED

Two parking bays in the car park will be removed to build a new gentle tarmac incline from the pavement down to the car park level, with kerb edging and black metal railing on both sides. Where crossing the car park vehicle access, the new footway will be indicated by new road markings.

Another tarmac incline with kerb edging and black metal railing on both sides will be built from the car park up to the proposed new entrance door into the building, removing three parking bays.

The two existing regular parking spaces on either side of the pedestrian access will be turned into disabled parking, adding to the disabled parking provision.

At ground floor, the external wall currently consists of infill prefabricated panels with a band of windows above, spanning between structural concrete columns.

One of these panels within one structural bay will be removed to allow the installation of a new white aluminium double glazed door with side panel.

New white aluminium double glazing will replace the existing band of windows to the structural bay affected by works. The new window will include two sections with openable mid casements and fixed top and bottom casements to match existing, and a third obscured glazing fixed section.

The new public entrance will be covered by a black metal frame canopy with polycarbonate roofing.

A new external wall-mounted light will illuminate the proposed entrance, and a lighting bollard will provide light to the new gate area.

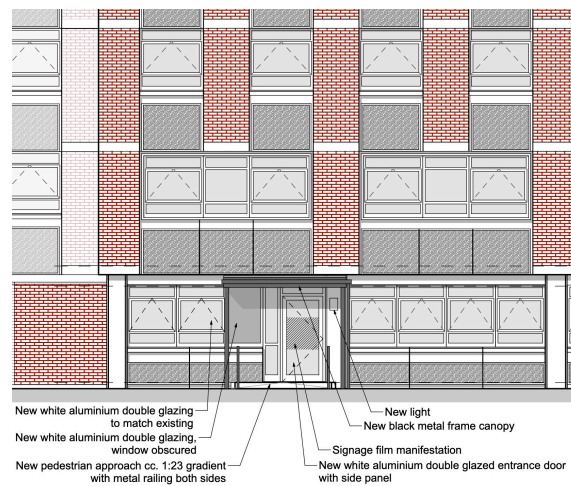
Signage will be installed to indicate the new CSD facility and access route, consisting of a panel located on the site boundary by the new gate, and film manifestation on glazing to the new building entrance door.

The new client-facing facility is proposed to be built in the area that was previously used as a drop-in facility. Although a new function will be added to the building, the staff numbers are not expected to change significantly. It is anticipated that visitor numbers to the building may increase by a maximum of 36 people if all of the proposed meeting rooms are to be fully occupied.



EXISTING

Part Elevation



PROPOSED

Part Elevation

The external intervention, which includes alterations to the boundary fencing, car park layout and building elevation, as well as the addition of new features such as the gate, railings, and entrance canopy, has been designed to have minimal impact on the surroundings. The changes are also intended to blend in with the existing architecture by using similar materials and colours.

02.3 Accessibility

The proposed route from Commercial Road through the carpark and into the new CSD facility at St Mary's House will benefit from a covered level approach to meet Part M requirements of the Building Regulations. Internally the facility will be served by accessible toilets.

03 IMPACT

03.1 Noise Impact

This proposal seeks to facilitate pedestrian access to and from the building through the existing car park, for a function similar in nature to the existing. It is anticipated that no additional noise above the site's existing use will be generated as a result. The location of condensers serving air conditioning will remain unchanged.

03.2 Flood Risk

The site is designated as having a high risk of surface water flooding and a very low risk of flooding from rivers and the sea.

There is no additional building footprint as part of this proposal and the flood risk overall will remain unchanged.

03.3 Parking & Transport

St Mary's House is conveniently located close to Eastbourne town centre and is within a 10-minute walk from the train station and bus services.

Currently, the site only provides parking for staff. Visitors can use the available on-street and local car parks. One disabled parking space with barrier access is provided for the public.

Five of the existing parking spaces will be removed to create the proposed pedestrian access.

03.4 Archaeology

The site is not within an East Sussex Archaeological Notification Area.

03.5 Sustainability & Biodiversity

External Lighting

All external lighting uses energy-efficient fittings, with low light pollution, controlled by a time clock.

Biodiversity

The site is of low ecological value. The proposed external works do not include any landscaping and have no impact on the existing biodiversity.

The existing tree in the proximity of the proposed works is located close to the site boundary wall and approximately 1.8m away from the proposed new gateway on Commercial Road. The proposals in this area involve building up the levels to form the pedestrian incline from the pavement down to the site car park level. The tree and its roots should remain unaffected.

04 SUMMARY

- This statement supports the planning application for a proposed new pedestrian access at St Mary's House. The access would create a separate, dedicated external route for visitors from Commercial Road into the building to serve the relocated CSD Client Facing Hub facility.
- The proposed external alterations are minimal, and the design includes materials and colours to match and integrate into the existing.