Design & Access Statement

for

Replacement of the balconies on the front façade of the South View Flats, 40-42 Upperton Road, Eastbourne
Rev 02

Prepared by

Mackellar Schwerdt Architects
Chartered Architects and CDM Coordinators

On behalf of

Prideaux House Ltd

Any queries about this Document

should be addressed to

Mackellar Schwerdt Architects:

Lyell House
Daveys Lane
Lewes
East Sussex
BN7 2BQ
Tel: 01273 480608
email: info@mackellarschwerdt.co.uk
www.mackellarschwerdt.co.uk

Contents

1.0 Introduction

This Design & Access statement has been prepared to support the replacement of the balconies on the front façade at the residential block of flats at 40-42 Upperton Rd Eastbourne, known as South View. The existing set of balconies is suffering from structural deterioration of the cantilevered supports. To prevent further deterioration urgent replacement of the entire set of front façade balconies is recommended. This has been confirmed by the structural engineer. Current necessary safety measures include the installation of scaffolding and preventing the residents from using their balconies.

The proposed set of lightweight self-supporting balconies will provide safe, high-quality external amenity space for residents of South View and a safe approach to the building for visitors, service providers and residents.

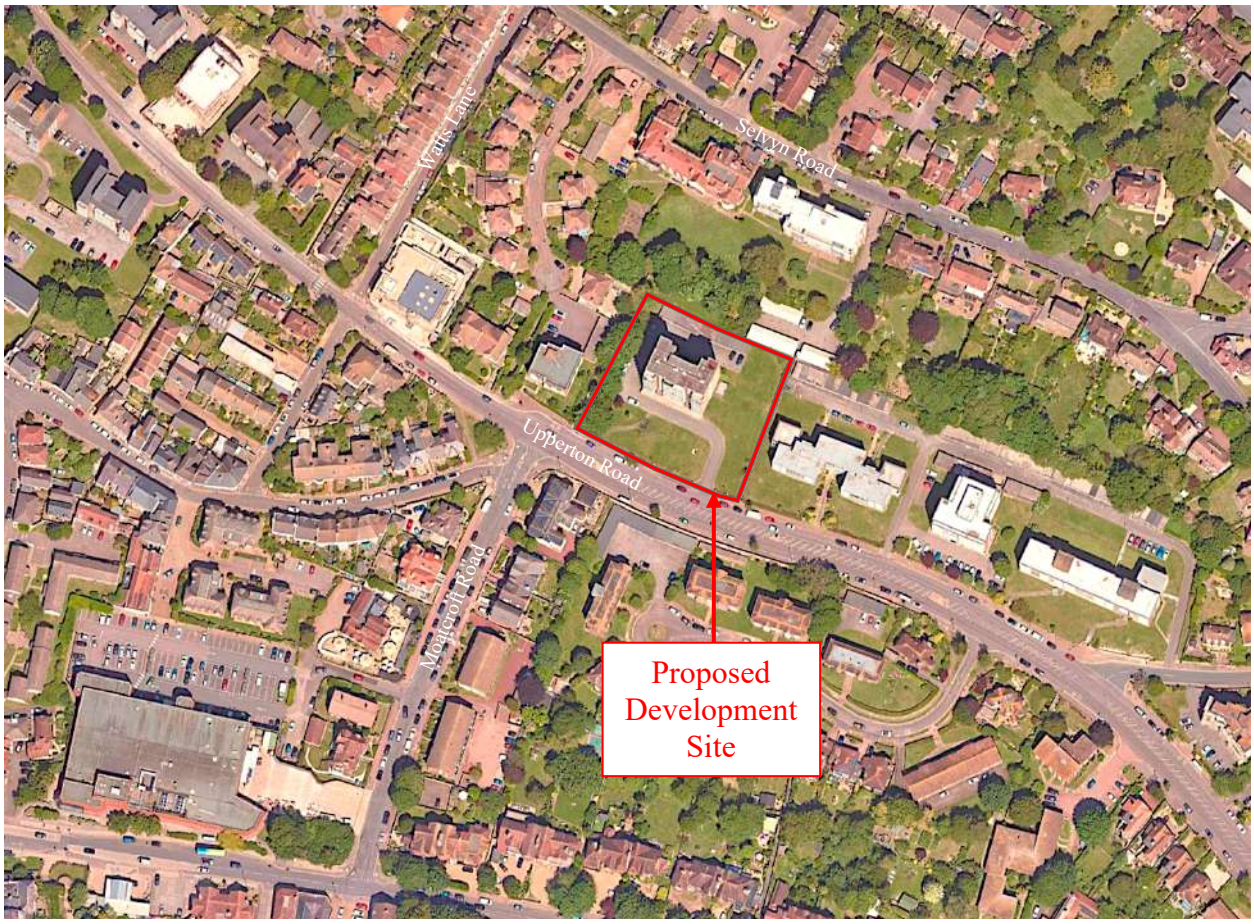

Figure 1 – Site Location

1.1 Relevant planning history

- 40-42 Upperton Rd: 07/04/1966 (Approved conditionally) – ERECTION OF 11/ST BLOCK OF 44 FLATS AND PENTHOUSE WITH 2 INTEG GARAGES & BLOCK OF 23 GARAGES & 19 PARKING SPACES

- 40-42 Upperton Rd: 08/10/1970(Approved unconditionally) – PROV OF SUN BLIND OVER F/BALCONY ON 10th FLOOR

- Laleham Court, Upperton Rd: 07/10/1971 (Approved conditionally) – DEM & ERECTION OF (A) 4/ST & PENTHOUSE BLOCK OF 10 FLATS AND PARKING OF 13 CARS OR (B) 4/ST BLOCK OF 12 FLATS WITH PARKING FOR 13 CARS

- 40-42 Upperton Rd: 21/06/1977(Approved unconditionally) – PROV OF SUN BLIND OVER F/BALCONY ON 10th FLOOR

- 40-42 Upperton Rd: 16/09/2002 (Approved unconditionally) – CHANGE EXISTING WINDOW AND DOOR WITH PVCu

- Flat 20, 40 - 42 Upperton Rd: 03/10/2012(Approved unconditionally) – Retrospective application under section 73A for the installation of replacement windows

- Flat 34, 40 – 42 Upperton Rd: 04/12/2012(Approved conditionally) – Installation of replacement windows

2.0 Principle of Development

The proposal includes carefully dismantling the existing balconies, removal of the external parts of cantilevered beams (that support existing balconies), repair of the façade where necessary and assembly of engineered, prefabricated, self-supporting balconies to the exact position of the existing set (see Fig. 2).

Figure 2 – Existing (left) and proposed (right) renders provided by the supplier

The foundation design and the structure specifications for the proposed balconies are to be determined by the appointed structural engineer and contractor. To prevent collision with vehicles, the driveway and parking spaces are proposed to be moved further away from the facade of the building. To protect the structural supports for the balconies, they are to be surrounded by raised masonry planters.

The existing area of hard standing in front of the building is proposed to be widened by 1.1m (the total area of new hard standing is 24.88 m^2). This will allow the retention of an appropriate width of the driveway for the access of fire and rescue vehicles, the preservation of the existing number of off-road parking spaces on site and the addition of an allocated parking space for delivery and service vehicles next to the front access to the building (see Fig. 3).

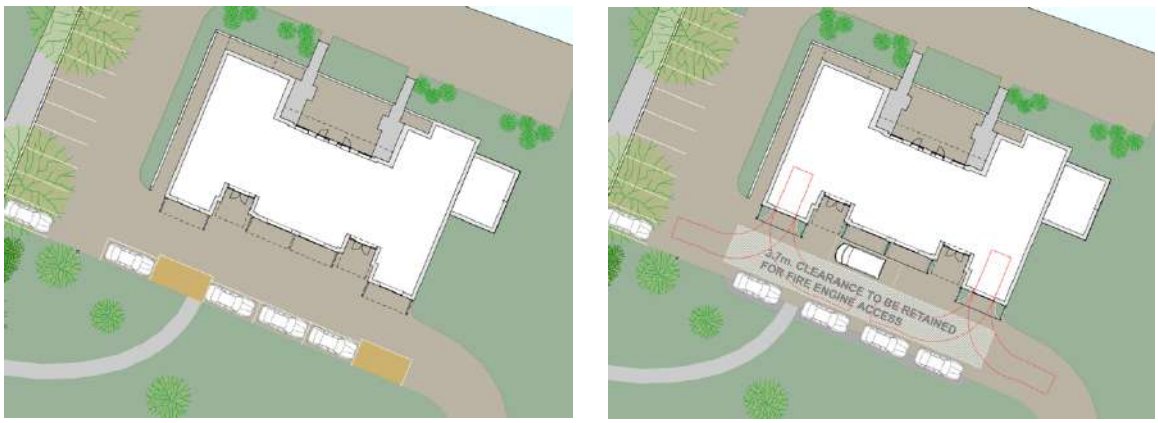

Figure 3 – Existing (left) and proposed (right) plans of the front parking area

3.0 Working with the Site and Context

3.1 The Site and Access

The site area is 3,622.69 m^2 with 1,610m^2 currently hard standing and 2,010m^2 of managed garden. The site descends to the south (see Fig. 4) producing a good view of Eastbourne with upper floors flats of the existing building enjoying sea views.

Figure 4 – Site plan as existing

The site has a row of mature trees along its western boundary, and a few smaller trees scattered around the southern part of the lawn. There are beds of ornamental shrubs, flowers and rockeries along the northern and western boundaries of the site and on a bank between the flat block and the rear car park.

South View has private vehicular access to Upperton Road. The existing hard-standing area around the block has 19 parking spaces, 2 built-in garage units on the ground floor of the block and a separate block of 23 garage units for the use of residents.

South View is 0.6 miles from Eastbourne train station and 0.5 miles from Eastbourne Old Town.

The pedestrian pathway connects the front entrance of the building with the bus stop at Upperton Road. The bus stop provides direct connections to the town centre, train station, Hastings, Heathfield, Uckfield, Hailsham, Lewes and Brighton.

3.2 Wider Context

South View belongs to the Upperton Ward of Eastbourne. This area became residential in the late 1800s (Using information from historic maps) and has remained residential since. The current block of flats was developed in the late 1960s.

Figure 5 – Buildings on the northern side of Upperton Road (Left to right: Laleham Court, the Chantry, Hamilton House)

Figure 6 – Buildings on the southern side of Upperton Road opposite South View (Left to right: Bramber House, side façade of the terrace row on Moatcroft Road

Most of the properties around South View are developed in a similar style to South View (see Fig. 5), however, the southern side of the road retains a more traditional character (with pitched roofs and bay windows) (see Fig. 6).

Figure 7 – South View From the Upperton Road

South View is clad in buff and red brick with white window frames, RWPs, garage doors and fascias. Existing balconies are supported by cantilevered concrete beams and slabs. The structural elements of the existing glass balustrades are painted white metal (see Fig. 7).

3.3 Topography and Flood Risk

Topographically, the site descends towards the main road on the south-west. The block of flats is positioned centrally with facades facing south-west, north-west, north-east and south-east. South View's ground floor level is circa 29m above sea level (see Fig. 8.).

Figure 8 – Site section shows site fall from north-east to south-west

Figure 9 – Sea and river flood risk map

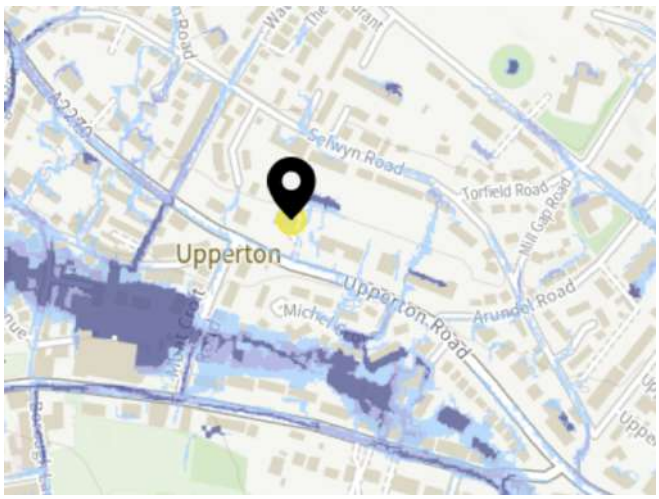

Figure 10 – Groundwater flood risk map

South View site is within Flood Risk Zone 1 and therefore is not at risk of sea, river, or reservoir flooding (see Fig. 9), however, accumulation of groundwater along the northern boundary of the site is visible on the groundwater flood risk map (see Fig. 10). The groundwater flood risk map also indicates an existing flow path along an area of soft landscaping on the east side of the site.

This proposal includes a small increase of the hard standing to the south of the existing building of 24.88m^2 to provide additional width to retain car parking. To offset this an area of existing hard landscaping measuring 17.17m^2 is to be taken up and laid to soft landscaping with wildflowers and native shrubs. This results in an overall reduction of soft landscaping on site of only 7.71m^2. The proposed change is not expected to decrease the site's current groundwater drainage capability as the area proposed to be hard standing is already outside of existing drainage routes. The bio-diversity net gain is discussed under item 6.0 below.

3.4 Ecology

Upperton ward of Eastbourne, although classified as urban residential, has a comparatively low density of population and with its gardens and woodland has relatively good potential to support a diverse urban ecosystem.

The continuous residential use of the site produces no risk of new ground or water contamination. Off-site fabrication of proposed balconies will minimise the construction waste and time of on-site works. This will help to reduce pollution and minimise disturbance to local wildlife.

The proposal will retain the existing ecological qualities of the site and enhance them where possible. Incorporating new planting of native flowering species into the design of the proposed structures will have the capacity to further increase habitat for pollinators in the area.

4.0 Design

The proposal is to replace the existing cantilevered balconies of the South View residential block of flats with a new self-supporting set (see Fig. 11-12). Whilst the HOP (structural Engineers) report raised repair of the existing balconies as feasible, it is not considered practical. Any repair would be time-limited, require regular attention and, in any condition, would require the construction of an additional support structure, and result in balconies of differing appearance across the elevation depending on the extent of deterioration found.

The standard modular 4-post self-supporting balcony stack structures are designed for safe and fast construction. The parts of the structure are prefabricated to the exact details and measurements and delivered to the site in time for construction. This method will minimise the on-site operation, noise and pollution, producing an overall more positive experience for residents and neighbours.

Where deemed appropriate after the demolition stage, repair of the existing façade of the building is to be carried out.

Figure 11 – Existing elevation

Figure 12 – Proposed elevation

4.1 Scale & Appearance

The proposed set of balconies is designed to match the size, position and, whenever possible, the appearance of the existing balconies (see Fig.13). However, the existing glass balustrade is proposed to be replaced with an aluminium balustrade with matching vertical infill balusters. This is necessary to ensure the new balustrade satisfies current building regulations and remains affordable for residents of the building.

Due to the building's height (above 18m.), current building regulations require that all the materials used in the structure of the new balconies must achieve class A2-s1, d0 or A1 (Regulation 7(2), Part B1, Requirement B4 of Building Regulations). The design and sourcing of glass balustrades that achieve the required standard is cost-prohibitive for residents of South View compared to the vertical bar aluminium balustrade that achieves this standard. Furthermore, the consultation with residents has shown that the majority of the building's residents would prefer the vertical bar balustrade not only just for cost reasons but aesthetically as well.

Figure 13 – Example balcony close view existing (left) and proposed (right)

Powder-coated galvanised steel columns are added all corners of each balcony stack to provide structural support, they are only tied back to the building for lateral restraint. The central stack of balconies also has a pair of columns in the middle with a powder-coated aluminium privacy screen set between them. All metal elements of the proposed balconies are to be galvanised and polyester powder coated to marine standards to ensure the best performance in a marine environment. (See further information on proposed tectonics in chapter 4.2)

The lower sections of the columns are to be protected with raised masonry planters constructed in red brick matching the walls of the existing building. Walls facing garage doors are to be curved to ease vehicular access.

No internal alterations to the building are proposed. All works are to be carried out on the external leaf of the front façade to preserve the use of the building during the demolition and construction stages. All strategic aspects of the use of the building, including fire protection strategies are to be retained during construction and subsequent use of the building.

4.2 Materials

The proposed materials below are manufacturer-specific and may change after the tender stage, therefore the below materials and finishes must be seen as indicative.

See the mapping of existing and proposed materials on drawings 140 and 145.

Concrete foundations to Structural Engineers specifications

Raised planter beds to be completed in a red brick matching the existing façade.

4-Column Steel Structural System to be finished to marine standard. All lower columns (below the first-floor slab) are galvanised and polyester powder coated (PPC) to marine standard in a Classic RAL 7016 (Anthracite Grey) with a gloss content of 70%. All upper columns (above the first-floor slab) are galvanised and PPC to marine standard in a Classic RAL 9010 (White) with a gloss content of 70%.

Confee concrete slab's underside to be painted white. The upper side of the slab is to be retained as cast. The managed drainage system is provided to allow water to run off the front edge of the slab.

Balco front fixed "Aluracke" aluminium vertical bar balustrade with 15-degree inward slope handrail and mitred corners is provided for stories 1-10 on both side rows of the front façade and for stories 1-11 on central row of balconies of the front facade. Lower aluminium flashings are to cover all balustrade fixings. All aluminium is galvanised and PPC to marine standard in a classic RAL 9010 (White) with a gloss content of 70%.

Balco top fixed "Aluracke" aluminium vertical bar balustrade with 15-degree inward slope handrail provided for "Penthouse" balconies on the top level of the building. Balustrade support posts are to be fixed directly to the balcony concrete slab floor. Lower flashings to cover all balustrade fixings.
All aluminium is galvanised and PPC to marine standard in a Classic RAL 9010 (White) with a gloss content of 70%

Balco privacy screens fixed between the 2 central stacks of balconies are to be produced in single-skin perforated aluminium set in a steel frame. Both elements are to be galvanised and polyester powder coated to marine standard in Classic RAL 9010 (white) with a gloss content of 70%

4.3 Landscape

The site's landscaping will be left largely unchanged, except for a 1.1 m wide stripe of soft landscaping directly in front of the building, which is proposed to be put to hard standing to move the existing driveway away from the structural elements of the new balconies (see Fig.14-15) to retain suitable access width and parking. To offset this the existing area of hard landscaping now between the central balconies in front of the ground floor units will be laid to soft landscape.

7no new raised planter beds are proposed at the base of the supporting columns. The raised beds are proposed to be planted with native flowering plants.

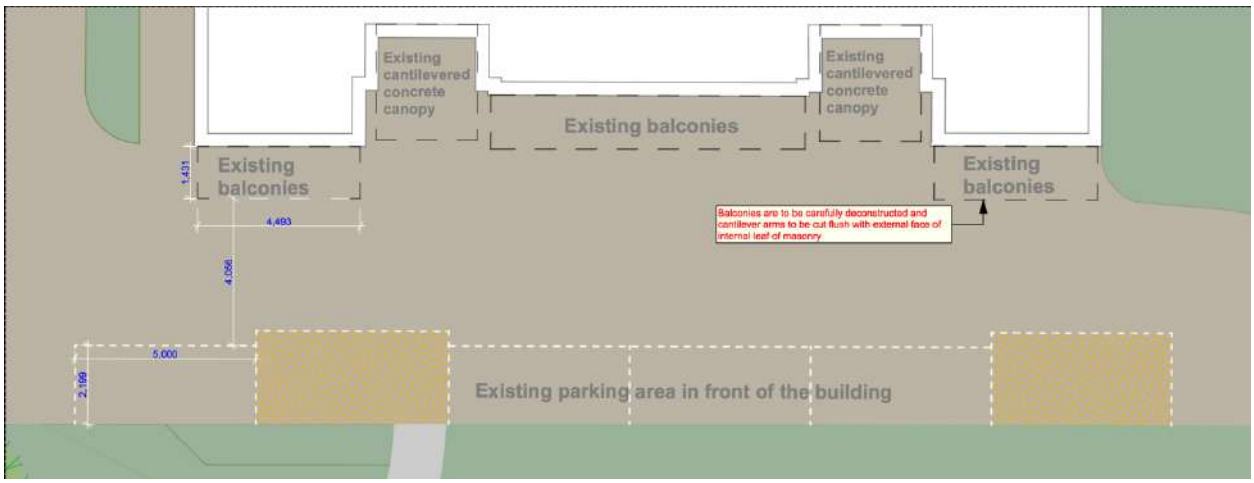

Figure 14 – Plan of the area of works as existing

Figure 15 – Plan of the area of works as proposed

4.4 Extent of Works

The proposed works will be limited to the southwestern façade of the building and the parking area in front of it (as indicated on fig. 16).

The exact plan of works including their site compound etc is to be determined by the appointed contractor in their construction management plan, therefore the works stated below are to be seen as indicative.

Scaffolding is to be erected to protect residents and visitors from any falling debris. To safely remove derelict structures from the façade of the building, balconies will be carefully dismantled and the external parts of the structural cantilevered beams will be cut off. Any necessary remedial works to the brick façade are to be carried out after demolition. Pending on the method of attachment for the concrete balcony planks that abut the building there may need to be repairs or replacement of some patio doors. However, this wouldn't be known until works to dismantle the balconies began and any replacement of patio doors would be on a like-for-like basis.

The foundations for the self-supporting structures are to be prepared to the structural engineer's details and specifications. The new balcony stacks are to be constructed on prepared foundations following manufacturer guidance. The prefabricated balcony parts are to be delivered on-site in good time for the construction to avoid cluttering the site and surrounding areas.

Figure 16 – The area of works

The raised planting beds are to be constructed after structural works are completed, followed by widening and remedial works to the driveway.

All works are to be completed in a safe manner and to the structural engineers' specifications.

Works will be completed during daytime hours on weekdays to ensure minimum disturbance to residents and neighbours.

No internal works are proposed, as all the proposed alternations to the building are external.

5.0 Consultation

The consultation with residents was held in April 2024 to determine the level of satisfaction with the proposed design. Overall, the proposal was well received with overwhelming preference given for the aluminium vertical bar balustrade as opposed to the replacement glass balustrade of similar appearance to the existing one.

6.0 Biodiversity Net Gain

The current proposal is subject to the exemption of de minimis to the biodiversity net gain requirements as it does not affect any priority habitats, affects less than 25m^2 of non-priority habitat and does not include any linear habitats.

The site is not included in the priority habitat inventory, England. The nearest priority habitat is found in Gildredge Park approximately 200m South of the site (see Fig.17). Stated priority habitat is set on significantly lower ground than South View. Two major roadways and several boundary fences are set between the development site and the priority habitats. Due to these factors, priority habitats are highly unlikely to be affected by the proposed development.

The area proposed to be put to hard standing is 24.88 m^2 of managed lawn. It is classified as modified grassland and belongs to non-priority habitats. The site does not have linear habitats (such as hedgerows of flowing bodies of water).

Despite being exempt from providing evidence of the net gain, 7 new raised beds planted with native flowering species (area of 6m^2) and an additional planted border (area of 11.17m2) are being proposed for the site.

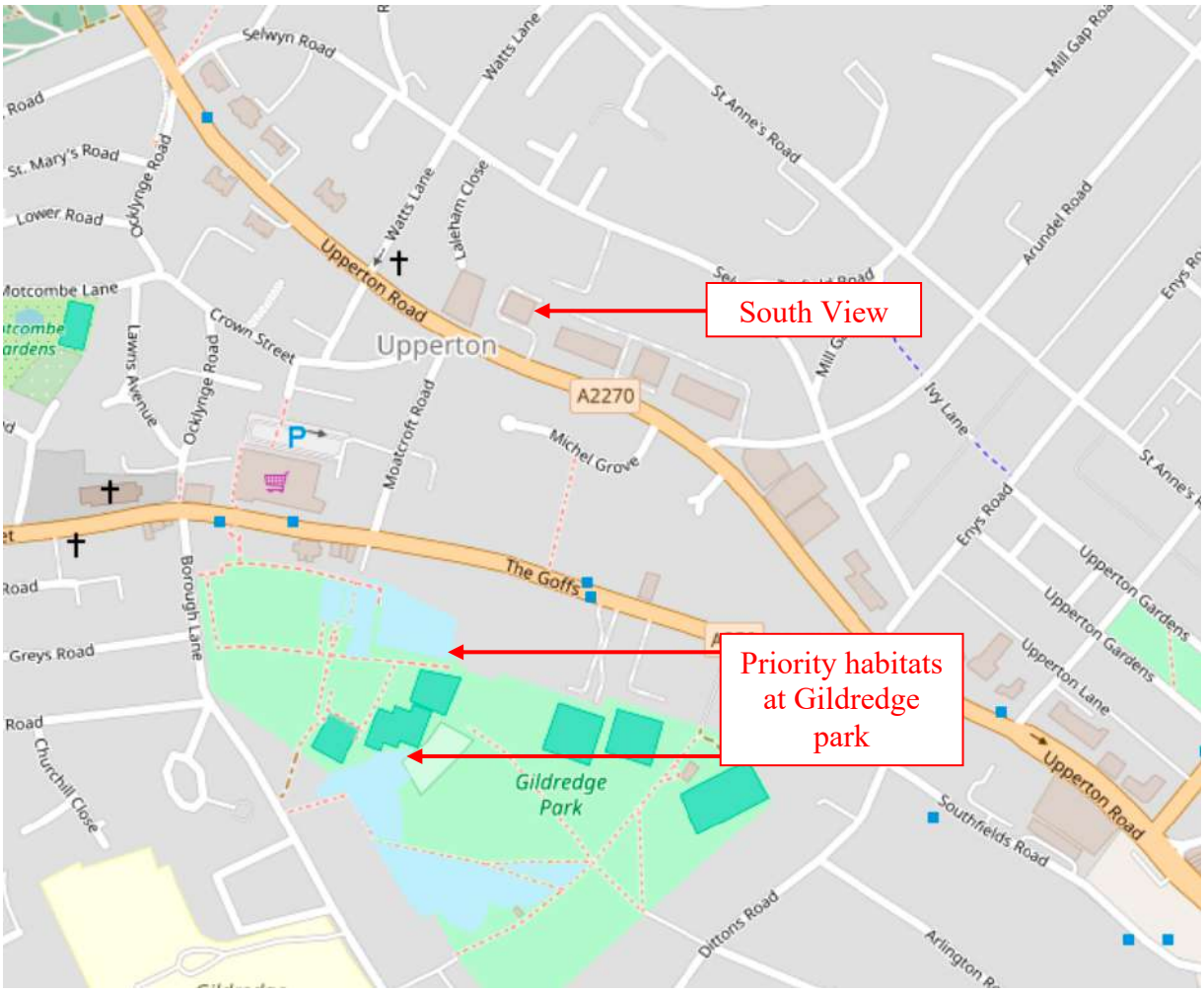

Figure 17 – Priority habitat inventory map (Defra)

7.0 Conclusion

The proposal for replacing a set of derelict concrete cantilevered balconies at the front façade of the South View residential block in Eastbourne with a new stack of prefabricated self-supporting balconies will preserve the amenity of safe personal outdoor space for the residents of the building.

We trust that this document provides clarity and background information when viewed alongside the drawings and other documents submitted and explains the reasoning behind the proposed changes to the site.

We hope that you can see the benefits of this proposal and can support this planning application.