

Sorrel Drive Children's Resource Centre
29-41 Sorrel Drive
Eastbourne
East Sussex
BN23 8BH



Planning, Design & Access Statement

Prepared by

Mackellar Schwerdt Architects
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**Additional and Replacement Fencing
at
Sorrel Drive Children's Resource Centre
29-41 Sorrel Drive, Eastbourne, BN23 8BH**

Planning, Design & Access Statement

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To be read in conjunction with MSA Drawings:

9202-P-01-Rev 02 Location and Block Plans
9202-P-02-Rev 02 Existing Plan
9202-P-03-Rev 03 Proposed Plan
9202-P-04-Rev 02 Site Photographs

01 INTRODUCTION

Applicant: East Sussex County Council – Children's Services

Architect: Mackellar Schwerdt Architects

This statement has been prepared on behalf of the applicant to support the planning application for full planning permission.

The application seeks planning approval to replace existing and install new additional fencing at Sorrel Drive Children's Resource Centre, Eastbourne.

01.1 Location



Sorrel Drive Children's Resource Centre
29-41 Sorrel Drive
Eastbourne
BN23 8BH

01.2 Use

The site is occupied by the Children's Resource Centre and associated car park, outbuildings and external play areas.

01.3 Planning History

Planning Application Ref. EB/3467/CC (2023)

Extension and alterations to two areas (Areas A and B) of the existing Children's Resource Centre. Works area A proposes internal layout alterations as well as alterations to existing fenestration at ground and first floors to change an area of social services offices into additional respite care facilities. Works area B proposes a single storey pitched roof extension to the building to create a new communal lounge and more open circulation. Other works include the erection of a section of new boundary fencing.

Planning Application Ref. EB/2906/CC (2010)

New single storey four-bedroom residential unit for young adults with autism and new access to main entrance. Consent has now lapsed with only the new entrance approach being implemented.

Planning Application Ref. 940283 (1994)

Change of use from children's hostel to community resource centre for children with learning difficulties.

02 DESIGN & ACCESS

02.1 Proposed Design

Works have been carried out recently at the Children's Resource Centre in accordance with the previous 2023 approved planning application. This includes internal alterations, the addition of a new extension and external works, which allowed for catering for more complex needs by expanding flexibility and capacity. Improvements to the fencing were also implemented to increase the security, safety and privacy of both the site overall and the children's play areas.

It is proposed under this new planning application to install new additional fencing within the site, and to replace a section of the existing boundary timber fencing, to further improve appearance, security, safety and privacy.

02.2 Scale, Appearance & Impact

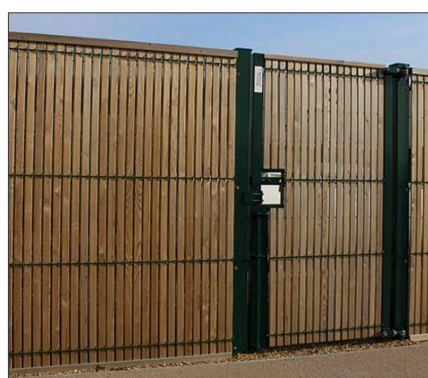
The existing 1.8m high closeboard timber fencing on the north and west boundary will be replaced with new, more secure, 2.4m high metal mesh fencing RAL 6005. Similarly to the rest of the existing security fencing along the boundary, the new metal fence will be combined with full height timber panels to provide privacy to both the residents of the Resource Centre and occupants of surrounding properties. It will include a new secure gate in existing location instead of the existing timber gate.

New 2.4m high RAL 6005 metal mesh fencing and gate will also be installed, within the site, to create an additional secure external play area for the children.

All new metal fencing, including the height, colour and timber privacy panels, will match the existing metal fencing at Sorrel Drive Children's Resource Centre.



Example of
welded mesh panel fencing



Example of
welded mesh panel fencing
with timber privacy screen

02.3 Landscape

There are no changes proposed to the site landscaping.

02.4 Accessibility

Accessibility will remain unchanged.

03 IMPACT

03.1 Noise Impact Assessment

It is expected that no additional noise will be generated above the sites existing use.

03.2 Flood Risk

The existing site is in an area of very low flood risk.

The proposed fencing alterations will create no additional risk of flooding to the application site or surrounding buildings.

E S C C, 29-41, SORREL DRIVE, EASTBOURNE, BN23 8BH

Surface water

Medium risk

▼ What this information means

This flood risk summary reports the highest risk from surface water within a 20m radius of this property.

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.

This information is suitable for identifying:

- which parts of towns or streets are at risk, or have the most risk
- the approximate extent and depth of flooding

It's likely to be reliable for a local area but not for identifying individual properties at risk.

Rivers and the sea

Very low risk

▼ What this information means

This flood risk summary is not property specific.

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

This service takes into account any flood defences.

03.3 Parking & Transport Matters

There is no change proposed to the existing parking layout or provision.

03.4 Archaeology

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

03.5 Sustainability & Biodiversity

Energy Efficiency

No changes proposed.

Lighting

No changes proposed.

Sustainable Transport

No changes proposed.

Biodiversity

The proposed fencing works do not affect the existing site biodiversity.

04 SUMMARY

The purpose of the proposed replacement and additional fencing is to improve the appearance, security, safety and privacy of the site and the external play areas at Sorrel Drive Children's Resource Centre. All new fencing is designed to match the existing security metal fencing.