

SITE 1 LANGNEY POINT MARTINIQUE WAY EASTBOURNE

Purpose of Note: Daylight Impact Assessment
Date: 28.06.2024

The Daylight Impact Assessment, Version 2 dated 21st December 2023, assessed the potential impact to the available daylight to the adjacent properties. The results demonstrated there would be negligible impact to the daylight of Anguilla Close, 10 Martinique Way, 28 - 36 Martinique Way or 37 – 48 Martinique Way when the proposed development was compared with the already consented scheme.

The amended drawings to Planning Application 230847 show the following changes to the scheme:

1. Reduction of Block A at the northern end of the building by 1-storey.
2. The removal of an apartment at 4th floor of Block B, which allows for the roof to be discontinuous and reduce the apparent scale of this central block.
3. A revised materials palette with GRC retained for the horizontal balcony fronts on the eastern elevation, brickwork introduced on the western elevation and a grey render used as the 'background' material. The intention is that the GRC accentuates the horizontal lines and provides robustness in the areas of greatest exposure, while the brickwork responds to the adjacent buildings, helps to reduce the scale, and softens this elevation when viewed by neighbours. The horizontal layers are carried through on the western elevation as bands of soldier courses and balcony fronts are amended to be railing and metal work, to further break up and lighten the overall composition.
4. Overall unit total in this configuration is 128 apartments

Given the proposals shall result in a scheme with less massing, the daylight impact results shall only improve from the situation reported in the Daylight Impact Assessment. It can be concluded that the amended scheme shall have a negligible impact on the daylight availability of Anguilla Close, 10 Martinique Way, 28 - 36 Martinique Way or 37 – 48 Martinique Way from the situation with the consented scheme.