

Layout



The layout of the proposed development has been carefully to respect the focus towards the gateway to the beach, creating an arrival destination. a place that offers community uses, food & drink facilities and events space.

The public realm boardwalk has been expanded from the gateway along the front of the development to link with the light railway and the beach to the east

The residential proposal offers an accessible walkway through the centre of the development and joins the boardwalk at the south east corner of the site. The design style and landscaping of the proposal differs significantly from its neighbouring proposal and thus clearly defines itself as having a different function from the more public space of the commercial centre.

The ground floor of the buildings is set above the external lobby floor level with the lowest residential areas of the buildings being set at 6.87m above AOD. This ensures the residential property is protected against flood risk. In addition, the site is surrounded by a flood wall with a top height of 6.35m above AOD, whilst the wall has openings along the southern wall these will be fitted with self-closing flood barriers, provided by Lakeside Flood Solutions or similar approved (details provided) the self-closing system resides below the ground in a steel or concrete basin. It automatically rises with incoming water, creating an effective barrier. As the water level lowers again, the system works in reverse and lowers back to the ground. It should be noted that several areas of the site are not in the

flood risk area as shown on drawing A129 however we have protected the whole site to ensure safety in the future.

The upper floors are accessed through accessible lift and stair cores which are clearly visible as part of the design and indicated by the landscaping and pathways. These cores lead to internal hallways that provides access, and fire escapes.

The proposed residential units are all located above flood risk. The ground and first floors contain flats, whilst the second and third floors contain maisonettes, with their own internal staircases. Every flat has a private balcony, with a focus on achieving a sea view wherever possible as well as screening to provide privacy.

Scale and Massing

The proposed development comprises 55 residential units over 4 floors and is in scale with the surrounding buildings. The proposed buildings are sited to maximise sea views and to provide pleasant and tranquil open green space between the buildings to be enjoyed by residents and the public.

Parking and refuse collection have been kept accessible whilst not being allowed to infringe on the core greenspace at the centre of the development.



The design contrasts with the neighbouring proposal in a similar way to other buildings on the Seafront and this helps identify the different use of this area of the overall site. The landscaping and the wrap round nature of the board walk help pull the two proposals together.

Ecology

The landscaping proposals have been designed to provide a significant increase in biodiversity over the current use of the site and have taken into account the Ecological reports produced by Arbtech. See other documents for details.

Landscaping

The landscaping proposals have taken the opportunity to greatly improve the green space and biodiversity of the site and have aimed to keep parking and green space separated

The existing concrete ground conditions will be removed to be replaced by permeable surfaces, planted beds will also be located throughout the site with open grass and seating areas all of which will be accessible from the pedestrian walkway

As the site is located at the seafront, the beach will also provide additional amenity.

Appearance & Materials

The lobby floor will be a cavity wall with grey engineering bricks to the outside, the ground floor structure will be cavity wall concrete blocks with white silicon render

This structure will use Bison beam floors to aid fast construction and to provide a structural base to build the SIP or Timber frame floors above, these will be clad in brown or grey (see drawings) vertical composite cladding as shown. The roof structure will be clad in white cedar click to the underside and then finished in an alwitra single ply membrane.

Balconies will have 1.7m frosted screens to two sides with a glazed 1.1m rail to the viewing side.

All windows and doors will have slate grey composite frames

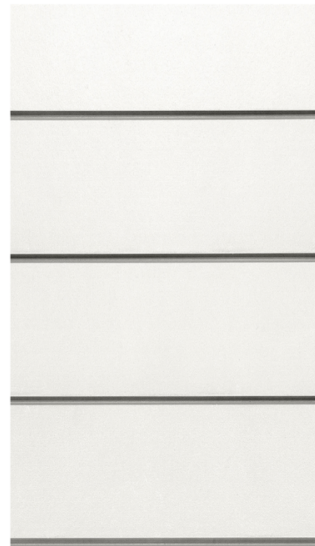




Brown Cladding



Grey Cladding



White Cedar Cladding



Alwitra Single ply roof

4 024 x 768



Grey composite windows and doors

Access

The site will be accessible on foot from the north and also from the beach to the south east and south west. The footpath runs through the site and offers crossings over the access road. Parking is provided for the flats with an additional excess for visitors as per HBC policy in addition parking can be found in beach car parks to both the east and west of the site.

Please see the provided transport statement and the site plan for full details.

Waste and Cycle Storage

Cycle storage for the residential units to comply with the Transport Plan can be found in the base of each stair well and additional guest spaces are provided at points throughout the site. Placement of refuse storage has considered distances for residents as well as access and turning for refuse lorries. Please see the provided transport statement and the site plan for full details