

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## DESIGN AND ACCESS STATEMENT

18 / 0376 / MFUL



Design and Access Statement - 18/0376/MFUL



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# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

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# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 01- EXECUTIVE SUMMARY

This design report accompanies the planning application for the creation of a new water sports centre in Exmouth for Grenadier Estates. The proposals include the demolition and removal of an existing single storey outbuilding and car park to create space for a new water sports centre with restaurant, associated car parking and improved beach access.

This Design and Access Statement forms part of a wider suite of documents being prepared for this planning submission. The documents combined aim to explain the development of the masterplan and the finalised design proposals.

The report maps out the wider regional context for the project and then focuses on the site specific opportunities, constraints and characteristics that have been distilled to form clear design aspirations for the project. The report then examines the final project design following the CABA guidance for design and access statements and concludes with information on the access strategy for the project.

### The Team

Grenadier Estates have appointed a comprehensive multi-disciplinary team to assemble the new proposals. This has been a collaborative process with all disciplines working together to address the concerns and provide effective design solutions.

- Client: Grenadier Estates
- Project Manager: Drake
- Planning Consultant: Bell Cornwell
- Architecture: PBWC Architects
- Services: Hulley & Kirkwood
- Structure: Airey & Coles
- Drainage: WSP-PB
- Landscape and Visual Impact: Redbay
- Transport: WSP-PB
- Flood Risk: WSP-PB



Looking East Towards Orcombe Point

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 02 - GRENADIER

Grenadier is an Exeter-based sustainable property development company committed to delivering projects which are environmentally sensitive, in both construction and occupied use.

Grenadier has a portfolio of sustainable property projects in the local area. A good example of a successful coastal development recently completed by Grenadier is the Atlantic View Lodges. This project included the redevelopment of a range of beach-front properties in Widemouth Bay near Bude, creating six innovative beach cottages.

The environment was the driving force behind the entire development of Atlantic View, considered at every stage of the build. Atlantic View Lodges relies solely on renewable energy – Solar Photovoltaic (PV) panels, air source heat pumps with any extra energy required sourced from a 100% green tariff. The development won the 'Sustainable Project of the Year' award at the 2016 Michelmores Property Awards, the South West's premier property competition.

### Our proposed scheme

The proposed water sports centre for Exmouth will provide training and changing facilities alongside an outdoor events space and eateries, and is intended to enhance Exmouth's waterfront, water sports heritage and leisure amenities. Offering immediate beach access for all, the venue is expected to provide services throughout the year.

### Why Exmouth and why a water sports development?

Grenadier is focussed on sustainable projects which improve their immediate environment and have a lasting impact on mitigating climate change. Grenadier are a local company, employing local people. Grenadier have a number of water sports enthusiasts and we are passionate about the opportunity the water sports centre provides for promoting healthy living.

Exmouth has a unique natural environment which makes it a fantastic venue for a diverse range of water sports. The proposed water sports centre offers the opportunity to achieve a truly sustainable development and provide Exmouth with a year-round, multi-use facility which offers vastly improved access to water sports activities and the beach.

### Not-for-profit

The water sports centre will be developed on a not-for-profit basis. The cost of the development will be funded by Grenadier, which will be repaid over time through the rental income. Once the investment has been repaid (with no profit included), the entire facility will be handed over to a Community Interest Company who will use all future income entirely for the benefit of community based projects.

This represents a fantastic opportunity to create a significant and long-lasting legacy for Exmouth.



Atlantic View, Widemouth Bay, Bude

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## BENEFITS, LEGACY AND NOT FOR PROFIT

### Key Benefits and Long Term Legacy:

- This is a project which has local at its heart. We therefore hope that local businesses will be able to relocate, expand or start up at the centre creating jobs and income for the local economy.
- Having a water sports centre will allow Exmouth to bid for and hopefully host international water sports events.
- Creation of a leisure destination, which should hopefully help contribute to increasing footfall and visitor numbers into the town. This in turn will help retain spend within Exmouth.
- Create employment – depending on the tenants the development could create 50-60 new jobs in Exmouth.
- Establishment of a year round destination for cyclists, visitors and the community.
- Encourage more people to take up water sports which in turn drives healthier lifestyles.
- Create a place for staging community based events. For example, a Families and the Sea Festival.
- Easier access to the beach via the ramp and two sets of steps. No longer having to cross the road with equipment.
- The creation of revenue for a community interest company to be spent on community initiatives and events linked to water sports. This revenue will be available after the cost of the project has been repaid.

### Key terms of the Structure being proposed:

- East Devon District Council (EDDC) will own the freehold of the land.
- Grenadier will take a 125 year lease from EDDC.
- The lease will restrict the use of the site as a Water Sports Centre with ancillary restaurants and retail only.
- There will be no residential use or development under the lease.
- Once built Grenadier will provide a sub-lease of 125 years to Queens Drive Exmouth Community Interest Company (CIC) who will manage the land and buildings on a not for profit basis.
- The CIC's shareholders will be Grenadier and EDDC but neither can receive dividends.
- To repay Grenadier the cost of development it will charge the CIC a commercial rent until such time as the cost has been repaid. Likely to be 15-20 years.
- Such rent will be funded from rent charges to the occupying tenants who will operate as normal businesses.
- There is no interest payable on the repayment of the development cost other than inflationary increases.
- Once the cost of the project has been repaid to Grenadier the land and buildings will be transferred to the CIC and all revenue will be used to further the CIC's community objectives.
- EDDC will still look after and maintain the cycle way, footpath and sea wall.
- EDDC will receive no financial income or return from the Community Interest Company but the tenants of the centre will obviously pay business rates in the normal way.
- The CIC has a full asset lock. Any surplus profits are to further the CIC's aims of promoting water sports in the Exmouth Community.
- The CIC will not pay directors. The Directors will be made up of persons from EDDC, Grenadier, the water sports operator or another tenant and a community representative.
- We have specified that the Devon Wildlife Trust and RNLJ should receive the CIC's assets and cash on liquidation.

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 03 - SITE APPRAISAL

### Location

The final location for the proposed water sports centre was chosen to support the wider development of Exmouth. It was identified through consultation with the local authority as being a site within the approved outline application.

The project forms part of the second phase development for the area with phase one being the re-routing of Queens Drive and creation of new car parking on the former golf course site. This earlier phase is being managed and delivered by EDDC and once complete will allow the water sports centre to be delivered with minimal disruption to existing services.

The site is within close proximity of the town centre and has been designed to support a holistic transport strategy focusing on utilising existing bus services, cycling facilities and footpath routes that serve the site now and in the future.

### Site Context

The site is approximately 0.9 hectares and located to the South East of Exmouth along the seafront. It is a former car park and bounded to the South by the coast path and beach, to the East by the Maer area and to the North by Queens Drive.

The site has a strong opportunity for a frontage development along the seaward face to engage with the pedestrians, cyclists and all beach users.

### Connectivity

The site has a strong pedestrian link from West to East along the waterfront walkway. The footpath/cycle path is well used and connects the town to the West with Marine Drive and Orcombe Point to the East.

The outline application identifies key routes from North across the site connecting new areas of car parking and development to the beach. The proposed scheme utilises these routes and defined crossing points to achieve the most appropriate location for development.

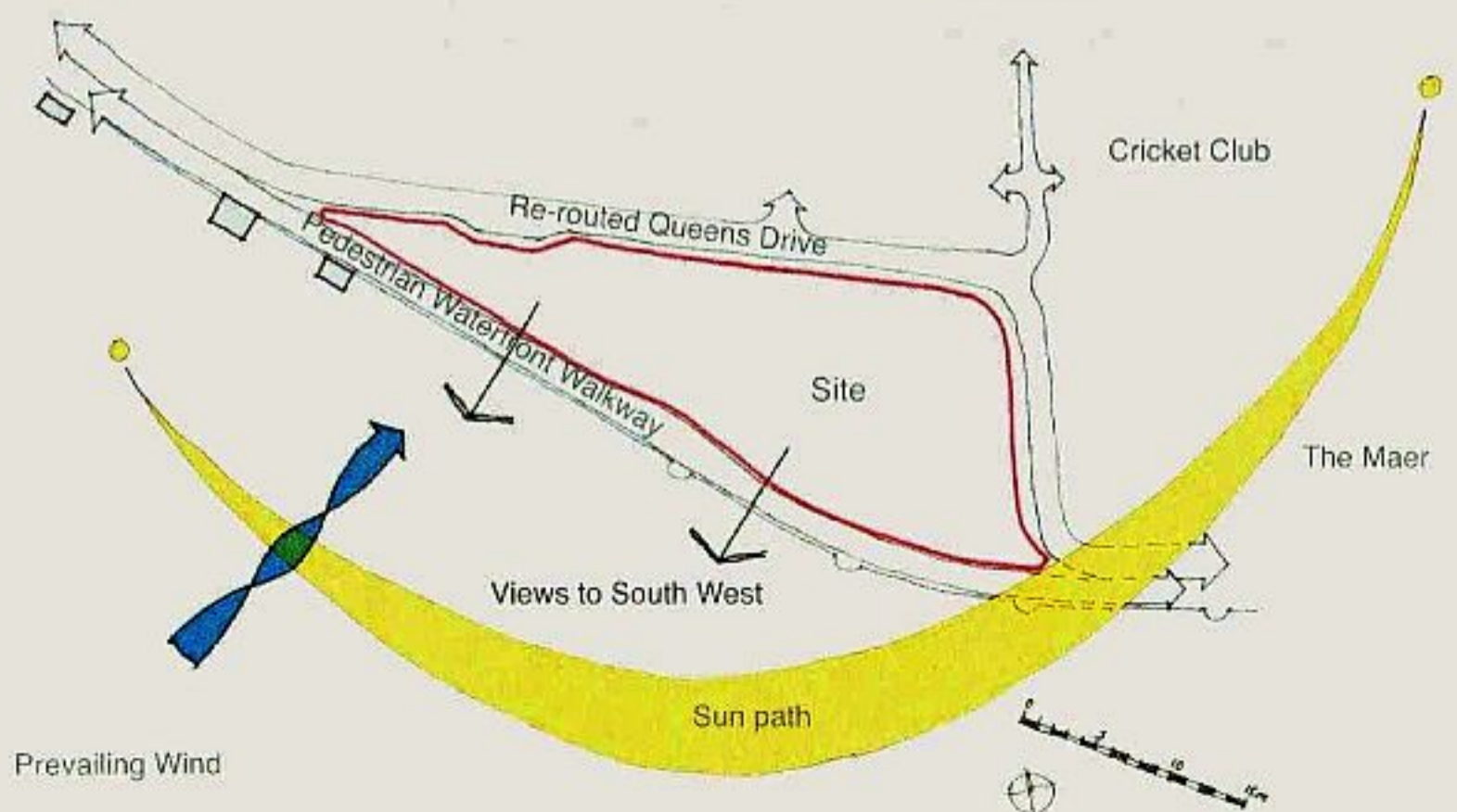


Aerial View with site highlighted in red

Town Centre

Bowling Club

Cricket Club



Prevailing Wind

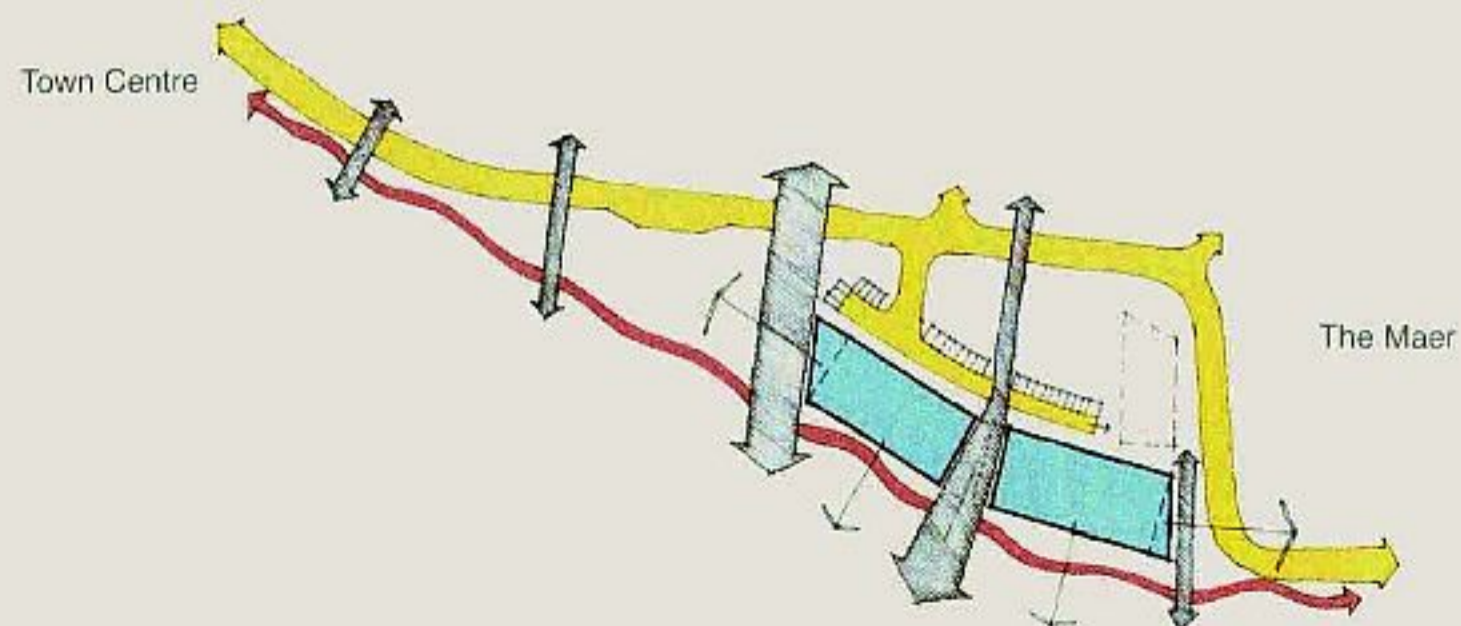
Sun path

Views to South West

Site

Re-routed Queens Drive

Pedestrian Waterfront Walkway



# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 04 - CONCEPT DEVELOPMENT

### Design Brief

PBWC Architects became involved in the project in January 2017 and started to work with Grenadier to develop a revised brief. This was distilled into the following:

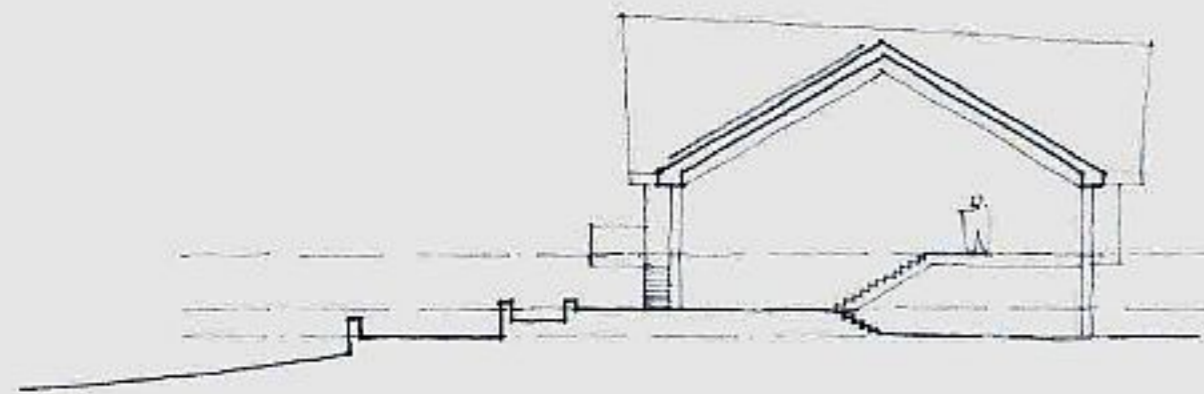
- Focus on sustainability
- Fit with natural surroundings
- Maximise frontage and ocean views
- Provide an efficient use of space
- Create the conditions for a high-quality water sports centre
- Provide attractive commercial space – retail, café, restaurant, wellness centre, etc.
- Separate dry and wet activities
- Provide storage/changing rooms/training space
- Pitch the roof to maximise solar potential
- Be highly efficient and consider a range of technologies
- Provide car parking spaces to support the water sports users.
- Provide easy access to the beach for all.

### Initial Concept & Development

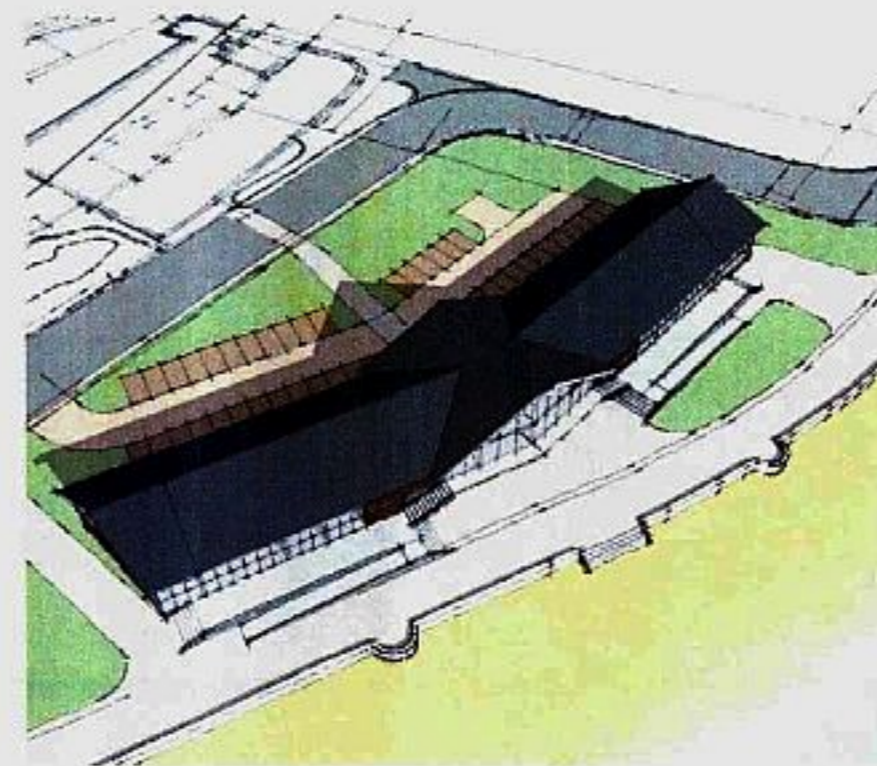
The project has been subject to a number of early design iterations that explored different options for development and scale of building. This original design development sketches utilised the parameters of the approved outline application as a starting point but looked to re-appraise the opportunities the site offered.

As the scheme evolved there was concern that the scale and form of the building did not respond to the specialness of Queens Drive and Exmouth and so the key parameters of the brief evolved to include the following for the building:

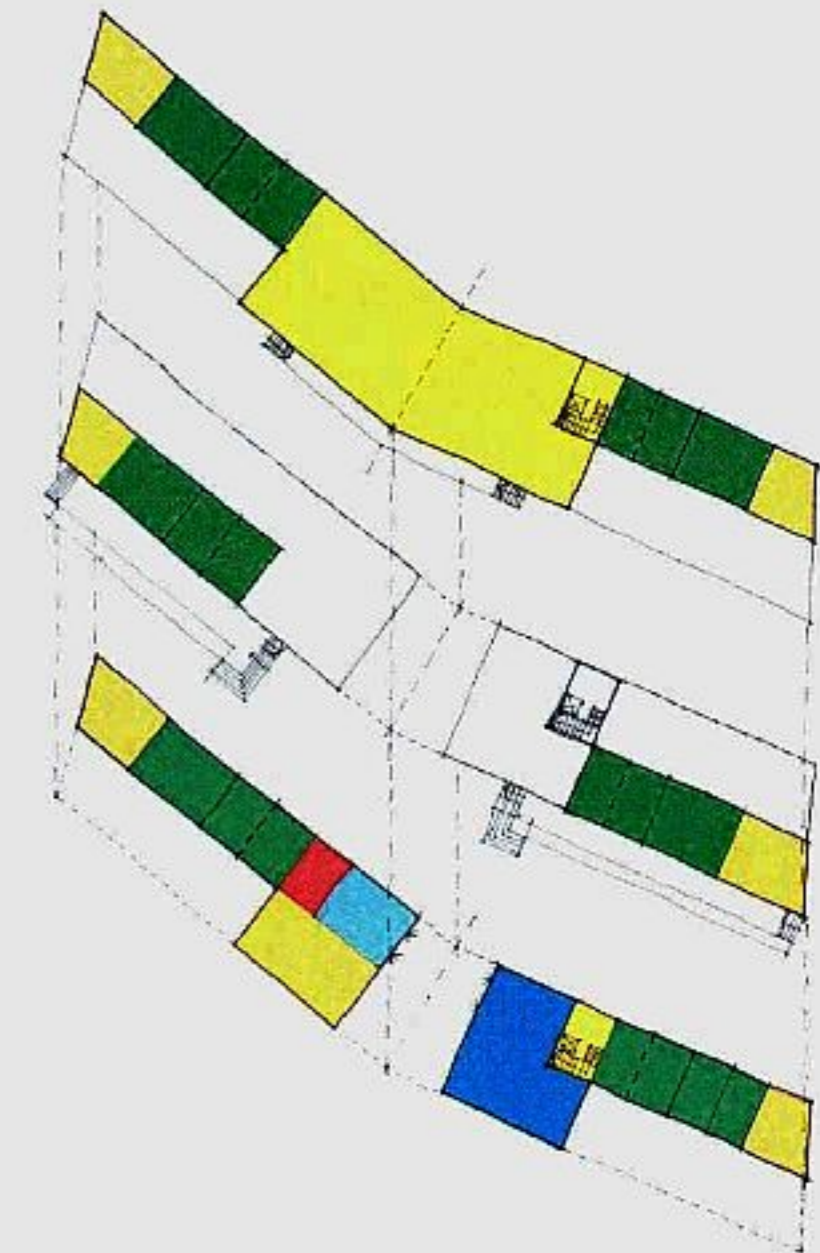
- Reduce its visual impact whilst maintain a strong connection to the water front.
- Acknowledge the specialness of the open space around the building and seek to make a small architectural intervention to complement it.
- Create a building with high quality natural materials and robust construction that sets a tone for future development in the area.



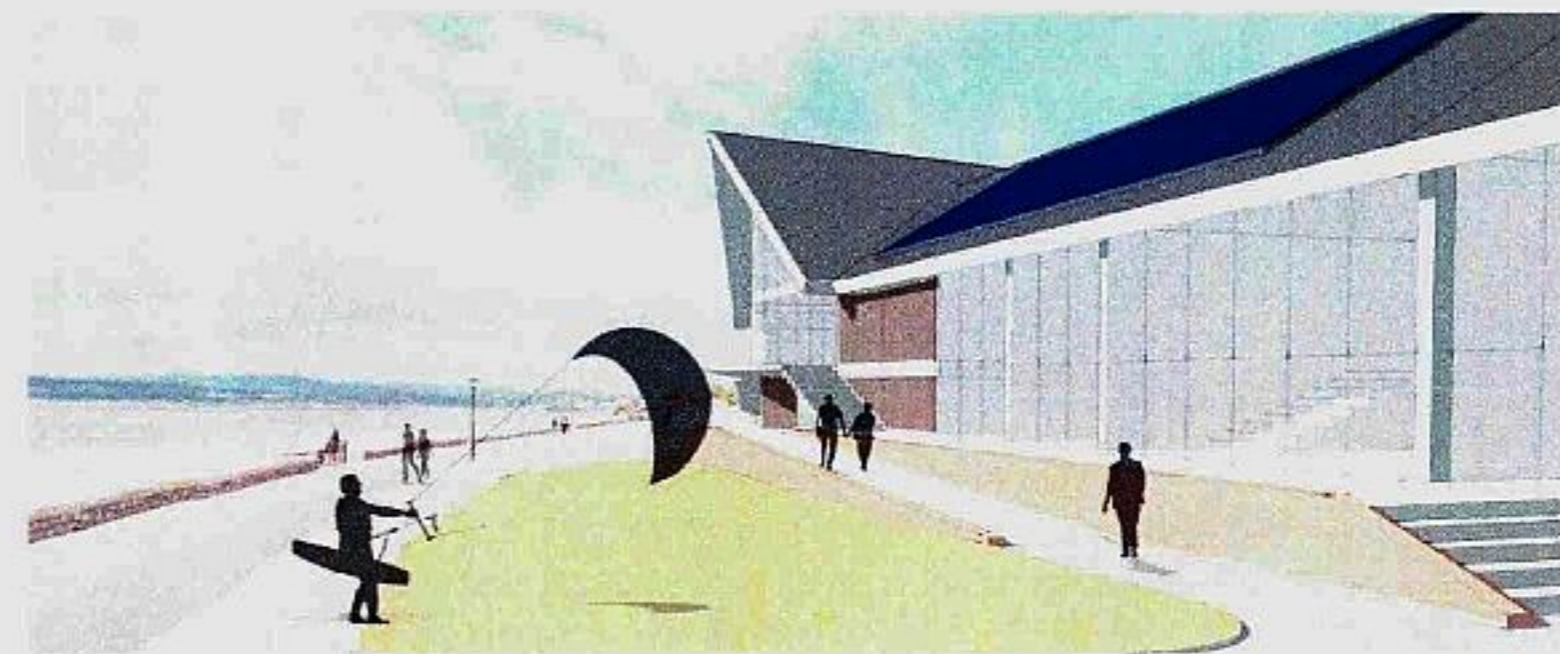
Early concept sketch



Early concept 3D



Early concept floor plan



Early concept view

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 04 - CONCEPT DEVELOPMENT

### Design Concept

The design proposals identified three key areas of the site:

- 'Public open space' to the West to provide space for events and activities
- Water sports building to the South East engaging with the public realm and beach front
- Car park and vehicle access to the North East minimising vehicle movement into the site

The building form is defined into two key areas; the first to the West is the two-storey restaurant and café area. This is orientated to suit the site, mark the main entrance as you approach from the West and maximise views across the water.

The second area is the water sports zone with wet changing, training, storage and space for retail or other water sports users. The water sports zone relates closely to a new timber ramped access onto the beach.

To avoid risks of seafront damage the existing sea wall defence will not be altered and instead the existing feature buttresses are re-purposed into stepped access onto the beach. Dedicated benches currently in these areas will be carefully repositioned into a new permanent home in the grassed open space to the West.

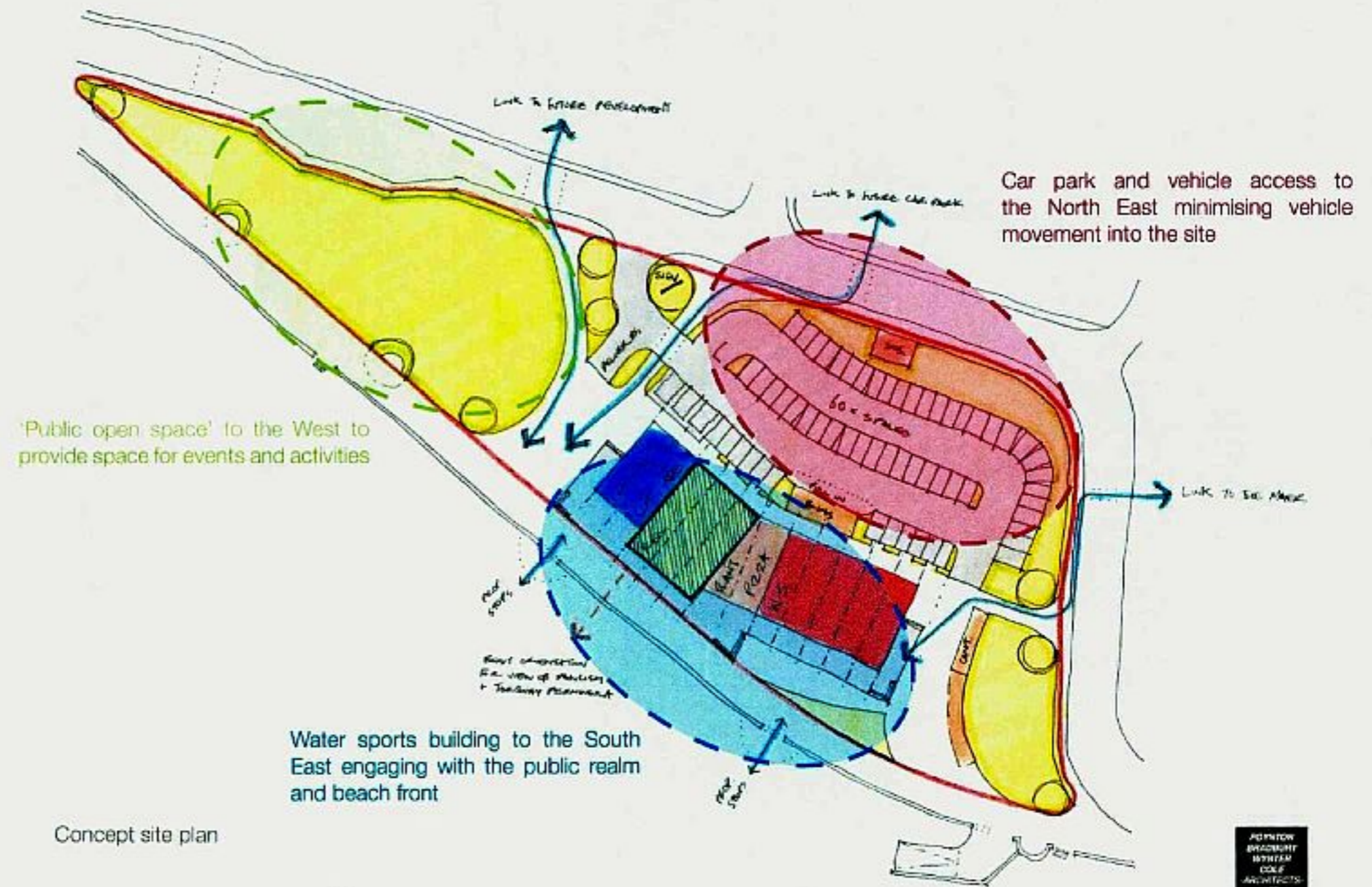
### Scale & Massing

As described earlier, the project initially followed the principles of the approved outline planning application which described an 'L' shaped building on the site two to three storeys high.

Following conversations with the drainage design team it became clear that there is a flood risk across the site and so a raised ground floor level (+0.5m) should be explored for the vulnerable areas of the building. This provided an opportunity to create a raised deck towards the front of the building to define the promenade from the cafe and water sports centre.

The project also explored the scale of adjacent buildings and identified that the nearby lifeboat station has a maximum ridge height of 15m above ground and the project team worked to ensure this scheme remained under that.

The design has developed to keep most areas single story except for the restaurant which creates additional dining spaces at first floor.



Concept site plan



Concept Artist impression of development



# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 04 - CONCEPT DEVELOPMENT

### Robust construction

The project is located in an extreme coastal environment and the design has been carefully designed to be sufficiently robust and withstand the elements.

Similar to the recently completed lifeboat station, the building will use natural materials such as stone and thick timber boarding to provide a strong external finish.

Detailing on the building will be expressed and simplified with guttering oversized and easily accessible for access and maintenance. All thresholds will be carefully detailed and care taken to specify the correct marine grade fixings and materials.

Surface finishes will be textured to minimise the risk of slipping in a wet environment.

### Parking, Travel & Transport

As identified in the site appraisal section the site is very well positioned for road and pedestrian access. The re-routed Queens Drive offers an opportunity to create a safe pedestrian zone directly off the beach and promenade and led to the desire to contain any car parking in the North East Corner.

The access road into the site replicates the current entrance into the existing carpark and will have good visibility. The re-routed road will also create a bus stop next to the green open space for good access to the building.

The car park and site access road is designed to include a delivery drop off zone and service vehicles can enter the site and turn around without reversing and making manoeuvres safer.

The car park will include electric car charging points.

Cyclists will have racks directly next to the promenade and existing cycle route and it is hoped that the smaller pop-up businesses see the opportunity to develop hiring facilities for equipment given the prominent location on the sea front.

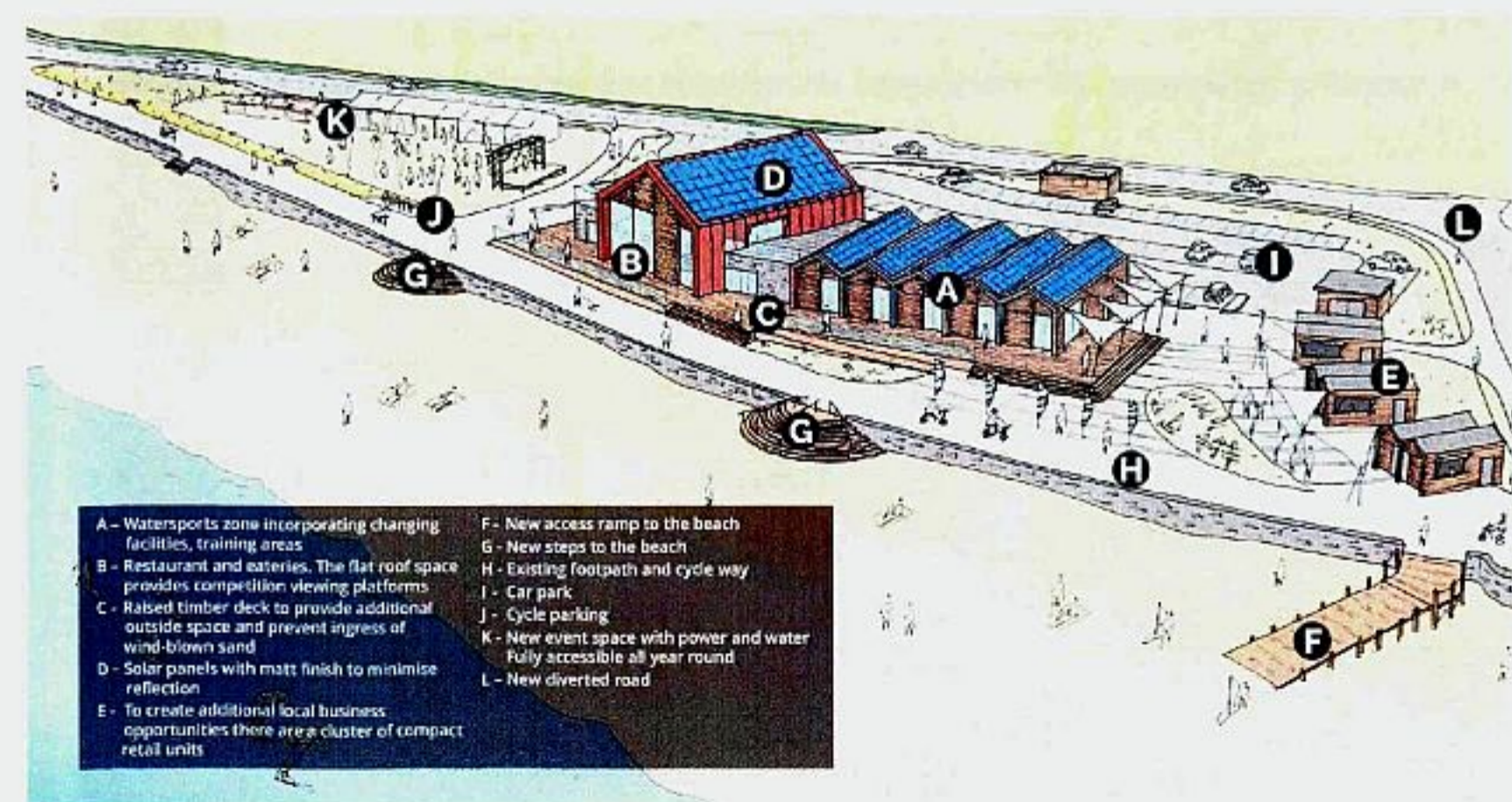
### Landscaping

A simple landscaping strategy has been developed to respond to the form and appearance of the adjacent Maer area. Existing material on the site will be encapsulated where possible and formed into low level bunds that will be grassed and seeded to provide robust dune grass inspired landscape zones. These bunds will be combined with feature landscaping at the main entrance and as you approach from the East and West to shelter and enclose the edges of the site.

The area will be designed to weather the harsh saline environment and provide flexible external spaces with grassed seating banks for community and water sports users to hold events and shared activities in summer months.



Looking West towards Exmouth



Concept Artist impression of development

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 05 - SUSTAINABILITY

### Project Initiatives

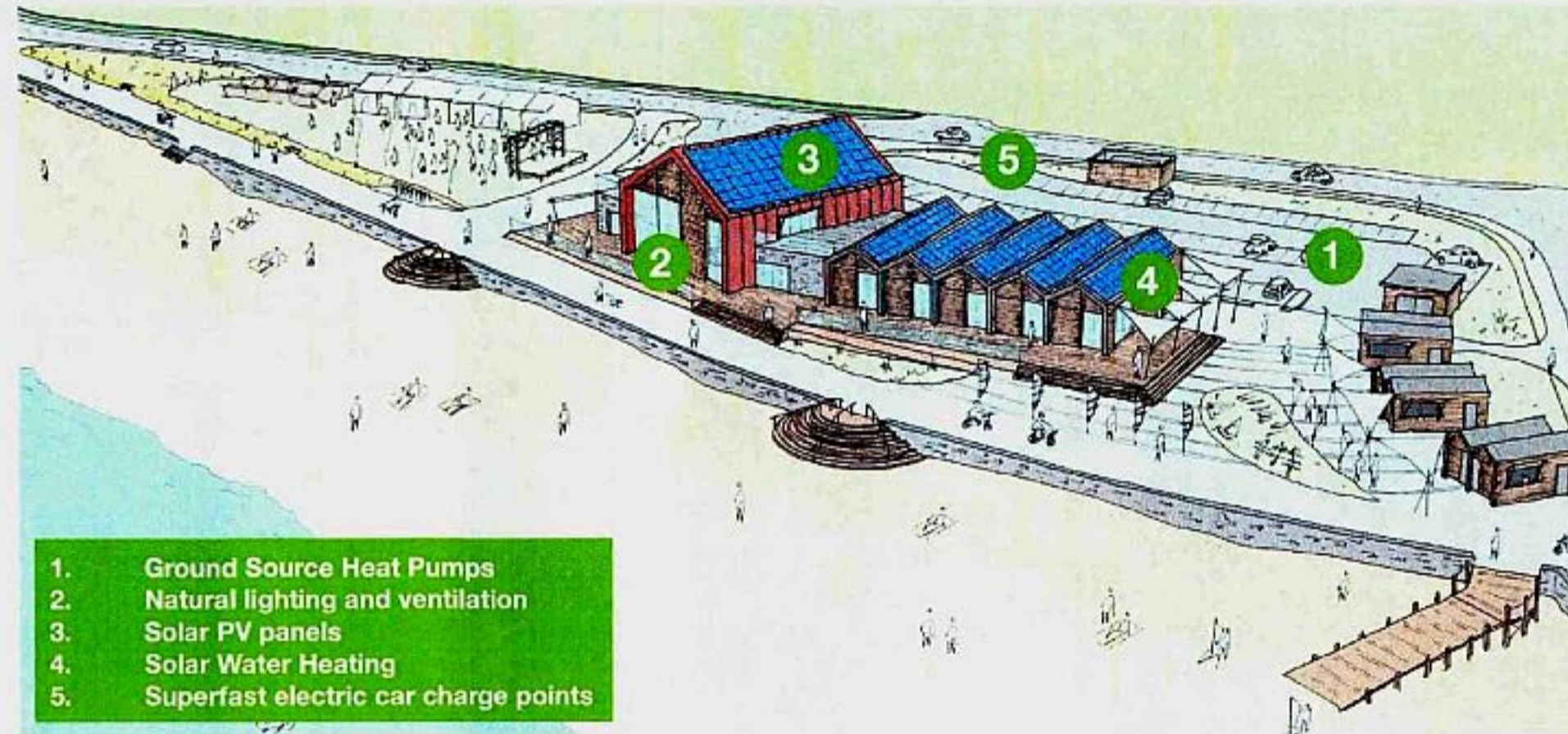
Grenadier have extensive experience in creating environmentally sustainable projects and will be drawing on this experience for Exmouth.

The aim is to create a highly efficient building which requires minimal energy to heat and power and has a low carbon footprint.

The proposed water sports centre has been located to respond to the environmental opportunities offered by the site with high performance solar PV panels on both roof pitches based on an East-West axis.

Where possible existing site materials will be encapsulated to minimise lorry miles and waste. Imported building materials will be recyclable.

The specification of products and materials for the project will be based on their sustainability, longevity and carbon footprint to ensure healthy spaces are created.



Concept Artist impression of development

### Objectives

- Rooftop solar PV panels for the generation of clean, renewable energy.
- The use of a site close to the town centre and with good public transport links will reduce the need for vehicular travel to the proposed water sports centre.
- The use of ground source heat pumps will harnesses natural heating and cooling from the earth.
- The extensive use of natural ventilation will minimise the need for mechanical ventilation, heating and cooling to general areas.
- The use of high levels of natural daylight reduces the need for artificial lighting.
- Centralised plant and sophisticated controls will minimise energy use.

- Considered orientation and external shading will reduce overheating potential.
- Careful selection of materials from renewable sources will minimise resource depletion, maintenance needs and ensures longevity.
- Retention of natural features to enhance diversity.
- Facilities to encourage waste management and recycling.
- Designs that are readily flexible in use and adaptable to allow change over their lifetime.
- Create an EPC A+ rated building. Currently only 0.05% of buildings nationally have achieved this rating.

### Implementations

The following measures have been identified and are currently being explored to incorporate into the designs:

- Ground Source Heat Pumps
- Natural lighting and ventilation
- Solar PV Panels
- Solar Water Heating to changing room shower areas
- EPC A+ thermal performance rating
- Airtight < 3ac/hr construction
- LED lighting systems
- Superfast electric car charge points

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 06 - CONSULTATION

### Consultation Response

A full public consultation exercise took place in November 2017. The exercise was extremely useful and the design team have absorbed the comments raised and looked for opportunities for improvements to the project.

Most comments relating to the operation and use of the building will be captured more fully in the planning statement but below is a list of some comments that had a key impact on the design of the project and the actions that have been taken to address them.

### Building position

Concern was raised about the proximity of the building to the promenade and the potential conflict between cyclists, pedestrians and water sports users. Additional comments were also raised about the visual impact of the building so close to the waters edge.

In response to both of these concerns the design team has moved the building Northwards approximately 4 metres and created a wider space in front of the building next to the promenade. This also serves to better protect the views along the promenade towards Orcombe Point.

### Space for Safety Signage

Whilst precise locations of water safety signage have yet to be determined, in principle there are various spaces in front of the proposal and promenade to locate the intended safety signage.

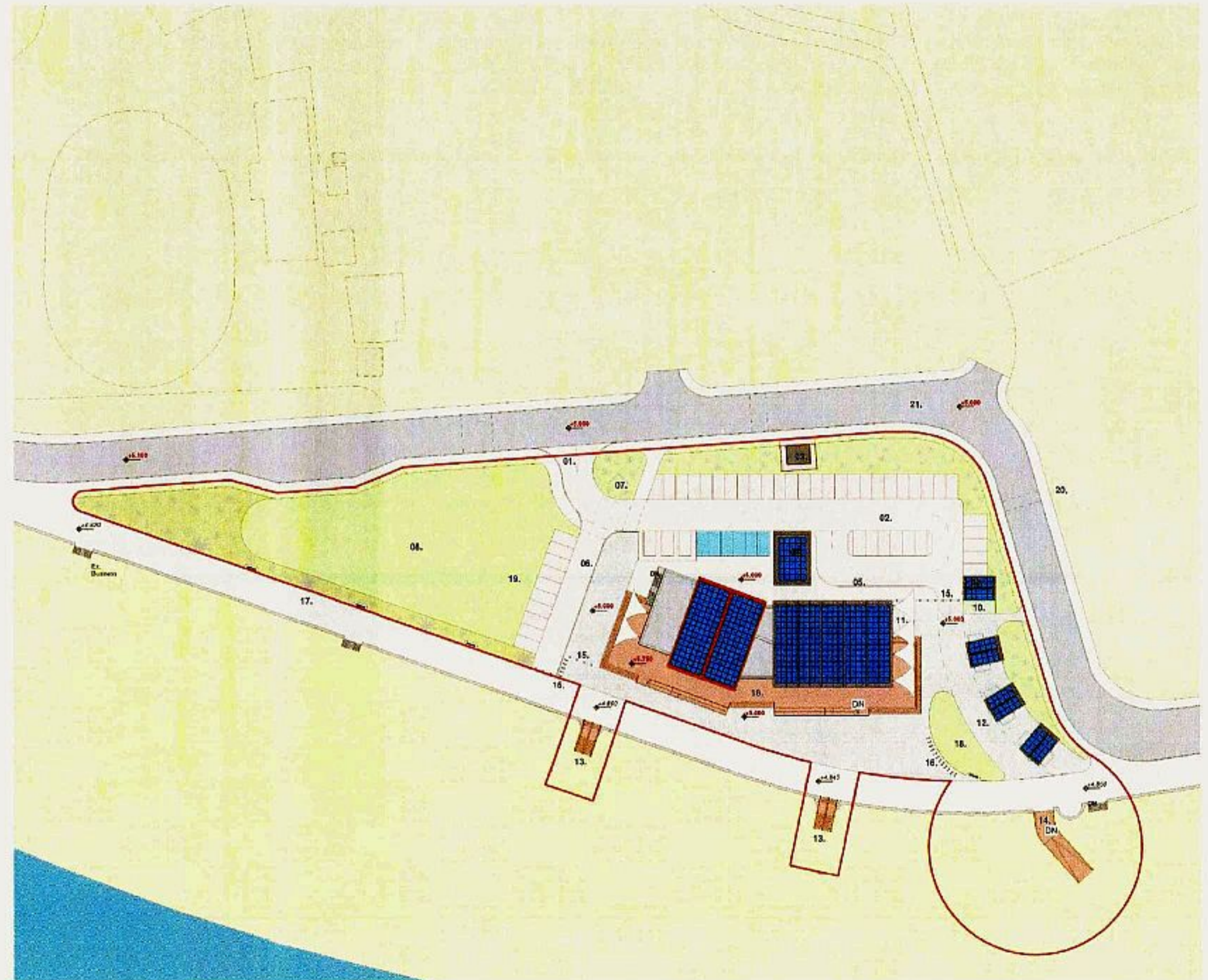
### Improved Water Observation

Both the proposed raised timber decking & promenade steps and first floor terraces provide improved opportunities for water observation, particularly in an event scenario.

### Car Parking

Concerns were raised about all the car parking being positioned towards the Eastern side of the site, the congestion this may cause in the 'Water sports Zone' as people load and unload kit and the restriction it puts on people with physical difficulties accesses the beach/ promenade.

As a response to this the design team have moved some parking to the side of the building next to the large open space, this allows people with equipment or physical difficulties two points of access onto the promenade.



Proposed site plan

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 07 - PROPOSED DESIGN

### Layout, levels and frontages

The final design for the building and site follows the principles established during the concept design development. The car park and access road align with the levels set by the preceding phase 1 road with material encapsulated on site where possible.

The Lower ground floor of the building giving access to storage and dedicated wet water sports facilities are level with this at 5m AOD.

The upper ground floor level on the promenade (Southern side) of the building is at 5.75m AOD and provides access to the dry retail parts of the water sports centre and restaurant.

Plant rooms, recycling areas and delivery drop off are all located in the car park towards the rear of the building.

To the East of the site the pods and further water sports centre storage is provided including services and drainage.

To the West is the new area of parking and access before the main open space for public events.

Along the Northern Boundary will be a service strip that includes further drainage and services to support future events in the car park and on the green open space.

### Building design

The building is principally in two parts with the restaurant and cafe to the West with water sports facilities towards the East. To better emphasise the contrast between these two parts of the building, the plan has been cranked which also responds to the shape of the site and route of the promenade.

In terms of overall form, the two storey restaurant creates a single strong anchor which is balanced against the saw tooth repetition of the water sports centre.

The break between the two elements of the building is created by the flat roof dining terraces and a strong roof line silhouette maintained through the use of frameless glass balconies.

The decked area towards the front of the building provides space for all businesses to expand without compromising pedestrian access along the promenade.

### Water Sports Centre

The water sports part of the building is based on a simple grid to allow flexibility for growth and adaptation in the future. At the Eastern most end is the main Water sports facility with training room, retail space and wet changing areas.

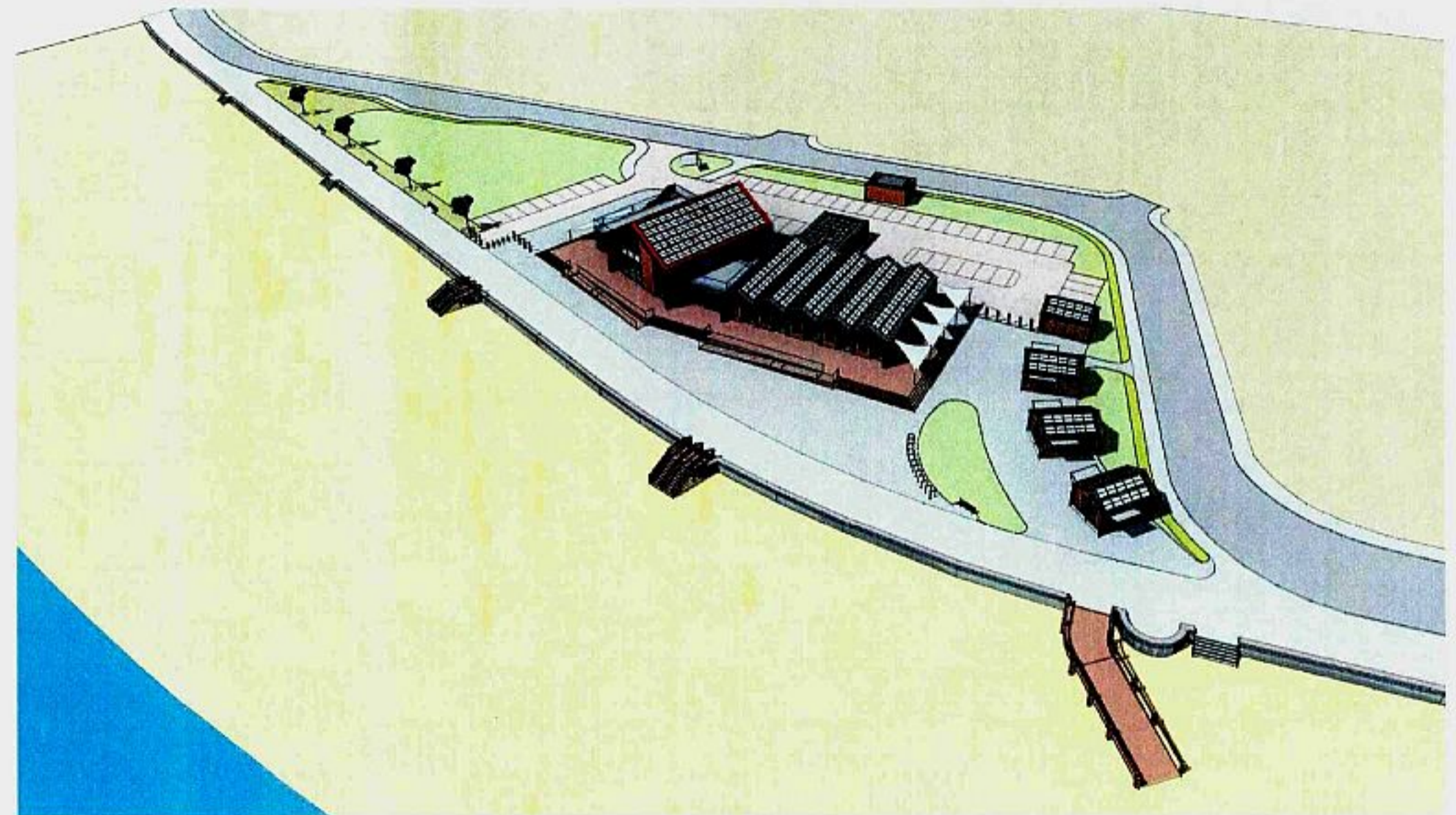
Next to this a smaller tenanted unit with storage and WC is provided either to be used by an alternative water sports provider or offer options for expansion. Finally next to the restaurant entrance there is a unit with dedicated changing spaces and the plant room distribution space.

### Restaurant

The restaurant element of the building includes a two storey restaurant and kitchen space. At ground floor in the restaurant is a bar, dining area, public WC's and towards the rear are back of house restaurant facilities and storage.

At first floor is further dining, the main kitchen and access to external roof terraces.

To the very Western end is a cafe at ground floor with a terrace for the restaurant above.



Proposed 3D View



# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 07 - PROPOSED DESIGN

### Appearance

The building has been developed to respond to the existing seafront context whilst also setting the tone for potential future development. The seafront and grassed Maer area is rich in low level dune grasses, stone walls and gently eroded forms and also low level stone walls and buff coloured textured paving will be used for feature areas.

To ensure minimal waste through the removal of site material existing tarmac in the car park area will be re-used and re-surfaced.

The existing architecture along the cliff top behind the site principally has a Victorian feel, it is clearly separated from the site but its pitched roof form provides context from the seaward views.

Along the seafront is a mixture of architectural styles with the modern curved roof ice cream kiosk and ocean centre with modern cladding materials. There are also a number of traditional pitched roofs and stone/masonry buildings most notably the rowing club (formally the lifeboat station). More recently is the new lifeboat station that uses a combination of metal (copper) cladding, timber windows and stone plinths.

Having reviewed this context and discussing the right approach to this project it was clear that the design forms should be simple and robust and so the chosen pitched roof solution echoing the earlier beach hut forms of the past and offer excellent opportunities for simple detailing, robustness and the inclusion of photovoltaic panels on the roof.

Simple clean interfaces of materials is important for detailing and the key finishes are therefore metal standing seam roofing, stone plinths to low level walls with chunky hardwood timber cladding above.

Windows and doors will frame crisp openings and be marine grade polyester powder coated aluminium.

Rainwater pipes will be galvanised and easily accessible for cleaning and maintenance.

Whilst a consistent overall palette of materials has been used for the building, externally a key part of the design was to try and express the contrast between the different uses, principally the restaurant and water sports centre.

The conclusion of this has been to increase glazing on the restaurant area to maximise views whilst the water sports element has smaller framed apertures.

The use of stone walling externally on the restaurant entrance also forms a clear demarcation between restaurant and water sports uses.

To ensure robust construction and protection from the elements, these ground floor glazed openings will be protected by demountable timber screens that fold or slide in front of the glazing offering improved protection for the seaward elevations during storms.



Proposed South Elevation 1:100



Proposed South Elevation - Ground Floor Demountable Screening 1:100



Proposed North Elevation 1:100

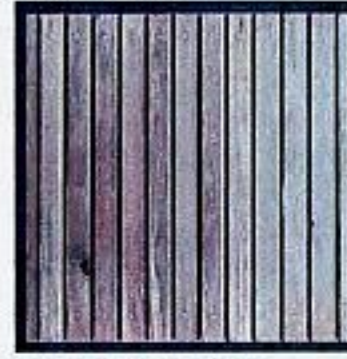
Proposed Elevations



METAL STANDING SEAM



STONE PLINTH



TIMBER CLADDING



FEATURE PAVING



GALVANISED GUTTERING



POWDER COATED FINISH

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 07 - PROPOSED DESIGN

### Precedent



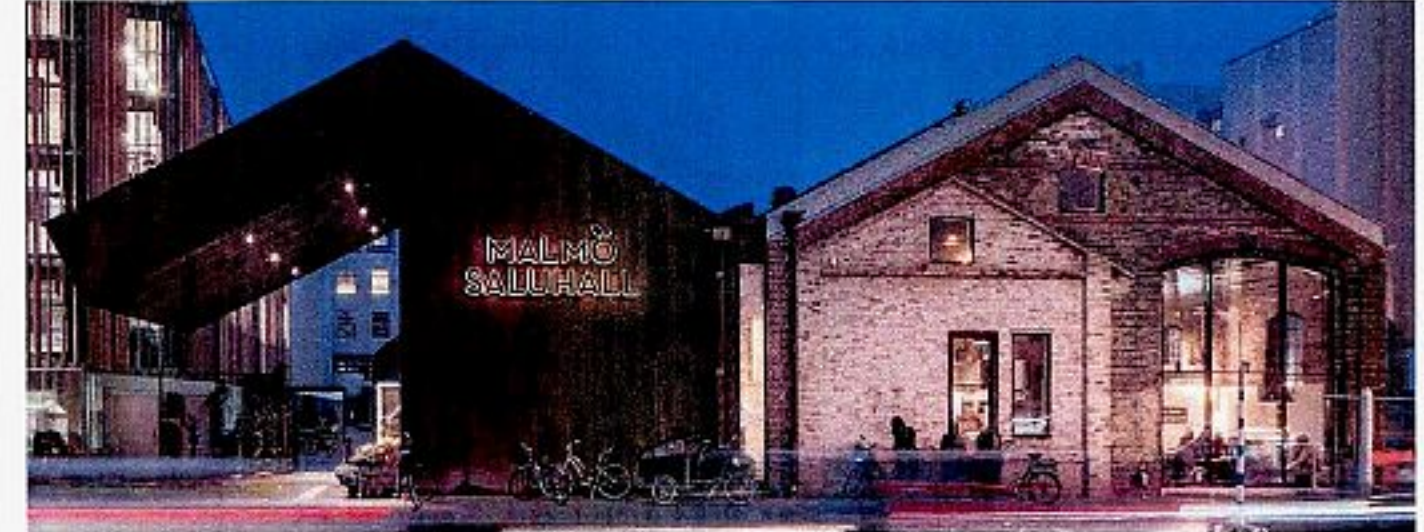
M HOUSE, NORTHCOTE - MAKE ARCHITECTS



THE LANES, CAMBRIDGESHIRE - MOLE ARCHITECTS



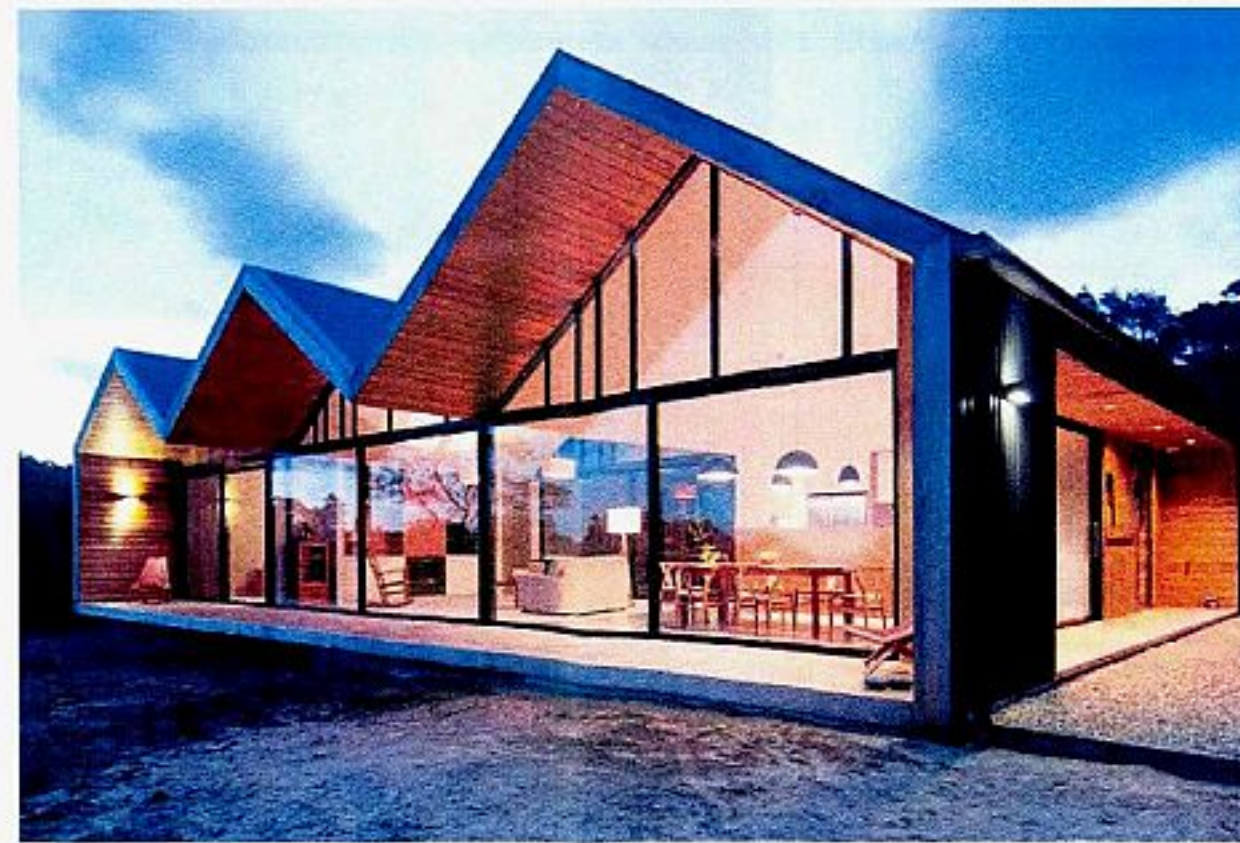
MALMÖ SALUHALL, MALMÖ - KJELLANDER SJÖBERG



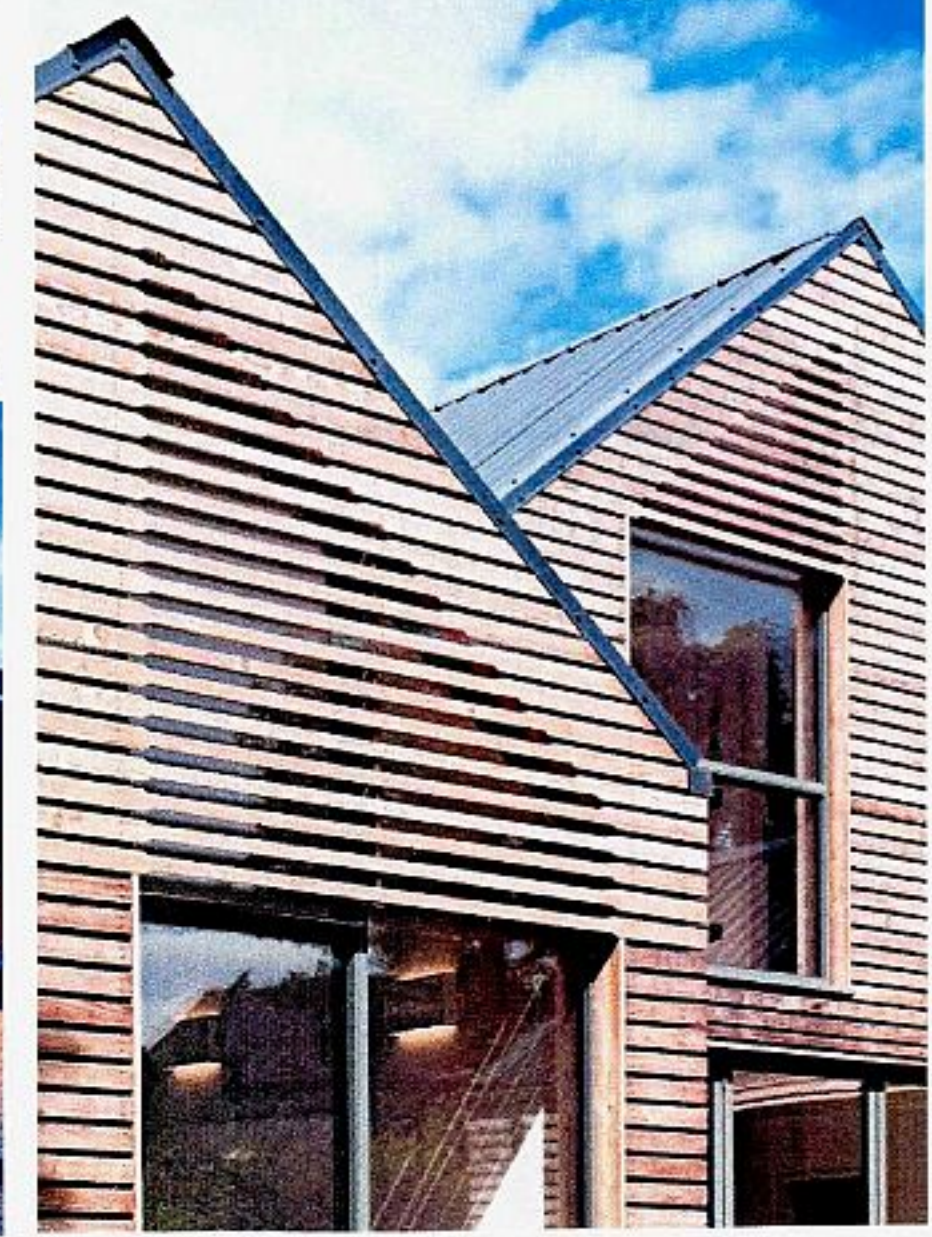
MALMÖ SALUHALL, MALMÖ - KJELLANDER SJÖBERG



LOOKOUT HOUSE - ROOM 11



LOOKOUT HOUSE, TASMANIA - ROOM 11



WATER LANE - OXFORDSHIRE - BACA ARCHITECTS

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

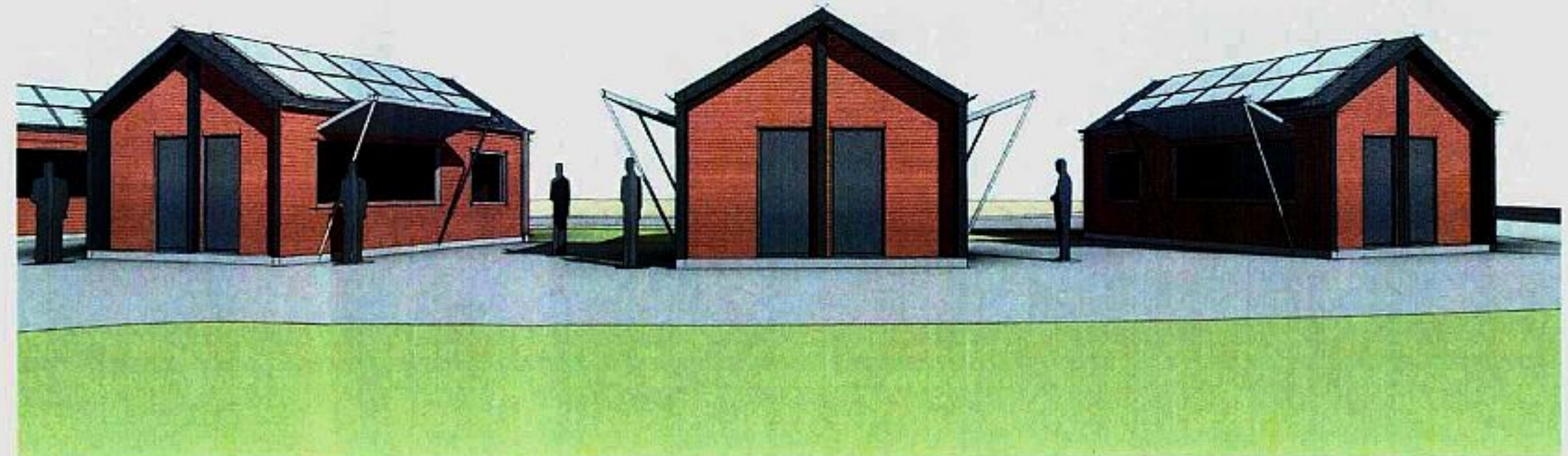
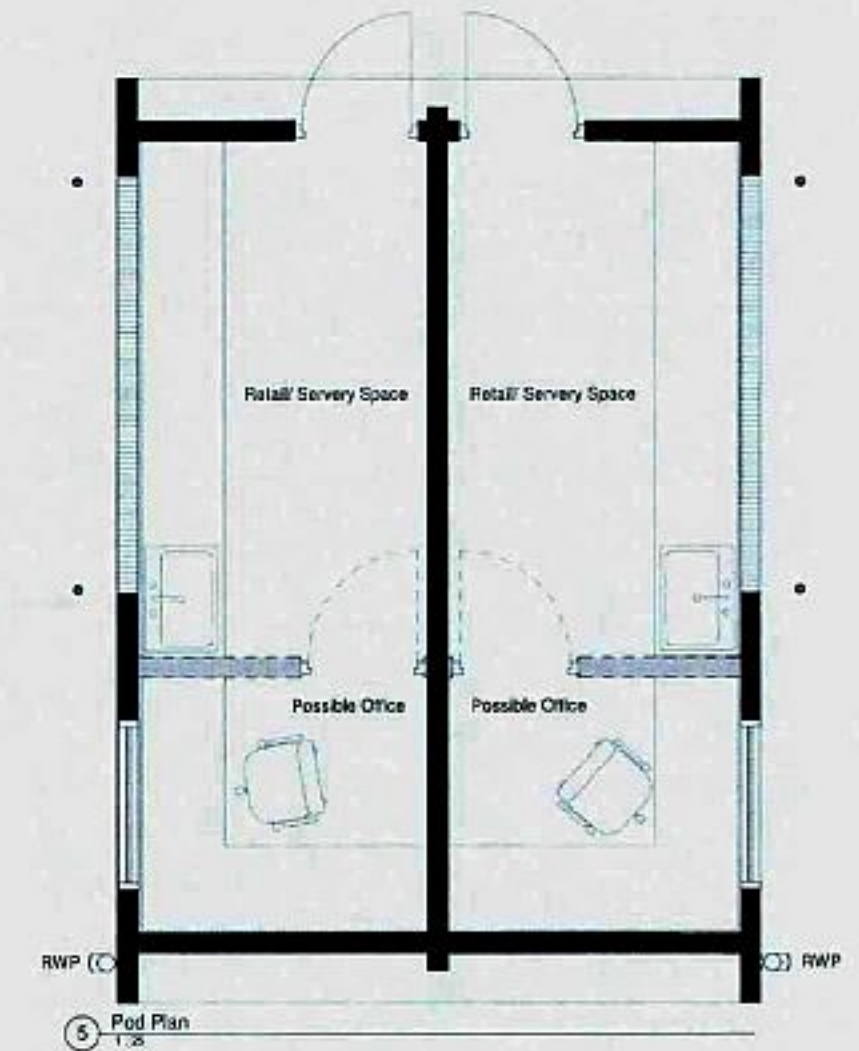
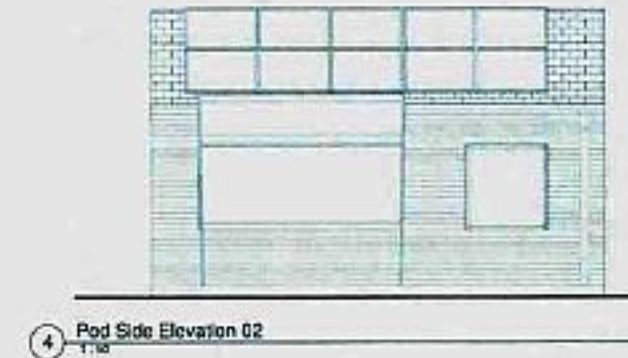
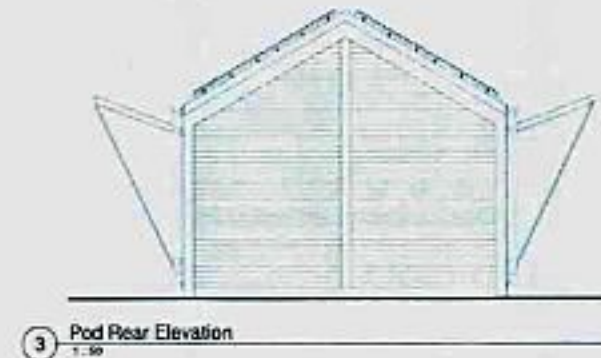
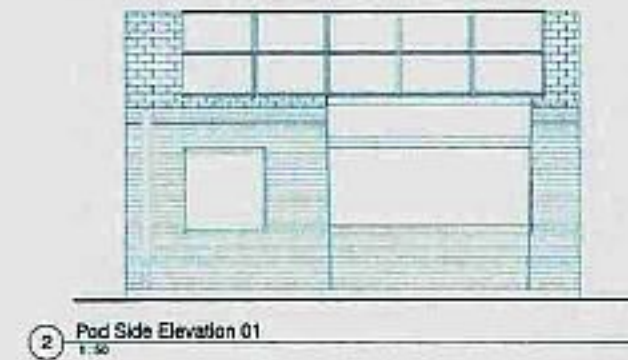
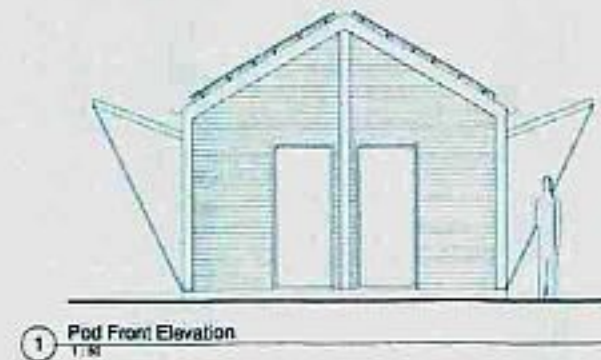
## 07 - PROPOSED DESIGN

### Water Sports Zone Pods

At the Eastern end of the site an open paved space is created that directly relates to the water sports centre and wet changing rooms. To provide flexibility for future growth, additional storage and space for smaller business an number of pods are being developed.

These follow the principles of the main building in terms of simple pitched roof form with stone plinth and robust timber boarding.

The final internal layouts will be flexible subject to the needs of particular tenants and layouts will be developed with services and drainage infrastructure included.



6 Pod Perspective



# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 07 - PROPOSED DESIGN



1 Planning Perspective - East Promenade View



2 Planning Perspective - West Promenade View

3D Views

# PROPOSED WATER SPORTS CENTRE FOR EXMOUTH

## 07 - PROPOSED DESIGN



2 Planning Perspective - Restaurant Entrance View



1 Planning Perspective - Watersport Entrance View



3 Planning Perspective - Beach View

3D Views

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## 08 - ACCESS

### Footpaths

The new footpath routes will provide clear pedestrian access to the main entrance of all the buildings. Within the site, footpaths and car park hard standing areas are developed to be level shared surfaces. Colour differentiation of the surface finishes will define the areas to be used by cars and those by pedestrians.

### Vehicle provision

As previously described a new bus stop is being formed as part of the first phase Queens Drive re-alignment. there will be a new footpath linking this to the front of the building and through the site.

### Cars

Cars will enter the site through the main vehicle entrance to the Northern side of the site and will be able to access a total of 3 disabled, 6 electric car charge and 45 standard parking spaces. (54 total)

### Facilities

Grenadier Estates ensure full access for all people visiting or working in their facilities. The detailed design for the new building will fully embrace this approach taking account of the needs of people with differing physical, visual, auditory and learning abilities and will include:

- Accessible approaches to ground floor building entrances.
- Lift access to upper floors in all buildings.
- All main stairs designed to ambulant disabled standards.
- Accessible WCs on all levels with options for left and right handed transfer.
- Provision of induction loops in all key public areas
- Clear signage incorporating pictograms and tactile areas.
- Full compliance with Part M of the Building Regulations.
- Ambulant disabled WC cubicles are included within both male and female WCs on all floors.
- Contrasting colours and guarding of obstructions will be provided throughout the scheme.

The design submitted with the planning application achieves level and accessible approaches to all main entrances into the building. Disabled parking spaces have been positioned to be clearly visible to all users as they enter the car park and all routes from these spaces are fully accessible to wheelchair users.

Service entrances on the northern side of the building will be level with the car park at 5.0m AOD.

Entrances towards the front will be accessible from two ramps raising the floor level to 5.75m AOD.

The main public building entrance into the restaurant will include automatic entrance and lobby doors, both on PIR sensor. The entrances are clearly defined in elevation and guide the visitor to a natural entry point.

The doors will provide a clear opening of 1m and will be provided with manifestation to suit those with impaired sight. The entrance will incorporate a flush, non-coir mat well and a well-lit entrance to suit the needs of disabled visitors and reception staff.

Access around the restaurant will include an ambulant disabled staircase clearly visible from the entrance lobby and bar areas. Stairs will include all visual contrasting nosings and handrails as described in BS8300 and Part M of the Building Regulations.

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### Service Deliveries and Refuse

Kitchen areas are located towards the Northern side of building close to the service access road. This ensures deliveries can be made without disruption to the main public spaces.

Secure refuse and recycling stores have also been located towards the north of the building next to the waste pick up space and close to the kitchen areas and service entrances. In these locations collection vehicles can stop out of the path of other vehicles.

### Safety

Re-development of the site will enhance its security through increased activity and investment. Future management of the building and site will be subject to a security plan in line with the secured tenants, EDDC and Grenadier.

All parking areas and routes are well overlooked from within the buildings and the close proximity of the parking helps ensure good 360° surveillance.

New boundary hedgerows and buffer planting will provide good natural security barriers and will be supplemented with fencing and re-inforcement planting where necessary.

Detailed work to consider CCTV provision on the site will be undertaken in consultation with the client and Crime Prevention Officers during the detailed design stage.

### Fire and Emergency

The building has good vehicle access to its perimeter in the event of an emergency.

Internal stairs are located to achieve safe egress from the building without passing places of higher fire risk. Alternative routes of escape are being provided to first floor areas.

### External Lighting

A full lighting study has been developed during the design stage which covers the car parking areas and building perimeters. The principles have been discussed with the client and there is an agreement to provide sufficient lighting to achieve secure and safe access to the building perimeters and illuminate the building signage at night.

As part of a proactive response to the potential ecological impact on the neighbouring Maer area, lighting will include all necessary baffles to reduce overspill lighting.

The utility areas to the building will include some additional lighting. This is being designed to be building-mounted to allow free movement of vehicles, but will be carefully directed to avoid overspill.

All other footpaths around the site will include low-level bollard lighting for way finding.

### Maintenance

All buildings have good hardstanding access to their perimeter either as roadways or footpaths. It is intended that all these areas will be suitable to support mobile elevated working platforms (MEWPs) for any high level maintenance on the buildings including gutter cleaning, roof inspections and PV installation/repairs. Internal high level and double height spaces will also be accessible either via MEWP or temporary scaffold platforms (subject to manufacturer restrictions).

It will be possible to carry out minor cleaning activities such as high-level window cleaning and gutter clearing at ground level with extended poles.

The restaurant balconies will also provide safe and secure access to plant equipment at first floor level.

Any level changes within the site leading to the risk of falling will include all necessary guarding.