

**Reserved Matters Application**  
**Proposed Hotel Mixed Use Development**  
**Queens Drive, Exmouth**

17/0099/MRES

EAST DEVON DISTRICT COUNCIL ECONOMY			
12 JAN 2017			
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Design and Access Statement - 17/0099/MRES



12/01/2017

<b>1.0 An Introduction</b>	<b>Page 03</b>
<b>2.0 The Process</b> Physical Context Constraints	<b>Page 07</b>
<b>3.0 Use</b> Existing Use Proposed Use	<b>Page 13</b>
<b>4.0 Layout</b> The proposed Development	<b>Page 14</b>
<b>5.0 Scale</b> Building & Space	<b>Page 19</b>
<b>6.0 Landscape</b> Design	<b>Page 20</b>
<b>7.0 Appearance</b> Design	<b>Page 21</b>
<b>8.0 Access</b>	<b>Page 31</b>
<b>9.0 Conclusion</b>	<b>Page 32</b>

## Introduction

This design and access statement has been prepared by GJR Architect Ltd to support a new Reserved Matters Application for development at;

Land Off Queens Drive

Exmouth

EX8 2AY

The application has been prepared on behalf of East Devon District Council

The Reserved Matters application follows on from the Outline planning approval granted in 2013 under reference 13/1819/MOUT

The location and extent of the site can be seen in Fig 3.1

Wider site context and adjacent used can be viewed on the following pages



Fig 3.1 Location of Site

## Introduction

We want Exmouth to be a better place, with improved facilities and a higher quality leisure offer that is available for both locals and visitors to the town all year round

This reserved matters submission will enable new investment and an improved modern leisure offer better than what is there currently to be delivered in Exmouth. It will facilitate new attractions that will extend the season and be available in all weathers. These attractions will be suitable for all ages, will offer places to play, to socialise, take part in Watersports or simply enjoy the spectacular scenery of the Exmouth estuary. We will have better looking attractions than were there before.

Exmouth has a national reputation as a venue for watersports and is increasingly becoming known as one of the best UK locations for kitesurfing and as a centre for training and competitions as well as windsurfing, sea kayaking and paddle boarding. A new Watersports centre is the cornerstone of this new leisure offer.

This reserved matters submission includes a new hotel, but there are no holiday apartments and no residential apartments included. It includes indoor and outdoor playspaces. Outdoor play space and open spaces cover 22.1% of the site area. Buildings cover just 8.8% of the site area (the remainder is infrastructure).

The new leisure area is expected to generate 133 direct jobs. We estimate that it will attract some 200,000 new visitors per annum.

The approval of this reserved matters submission will enable the Council to come forward with the new road and car park for which it already has reserved matters and funding. This will enable the existing car park to close and thereby unlock the key part of the site – the frontage to the beach, where the new Watersports centre will be located.



Fig 5.1

1.0 – site context



- A – Indoor Play
- B – Lawn Bowling
- C – Cricket Club
- D – Tennis
- E – The Maer – walking
- F – Beach Volley Ball
- G – Cycle Path / Promenade
- H – Park BBQ

1.0 – site context

This Reserved Matters application boundaries are set by outline approval 13/1819/MOUT.

The site therefore considered in this application is contained with the red line boundary as show on this page.

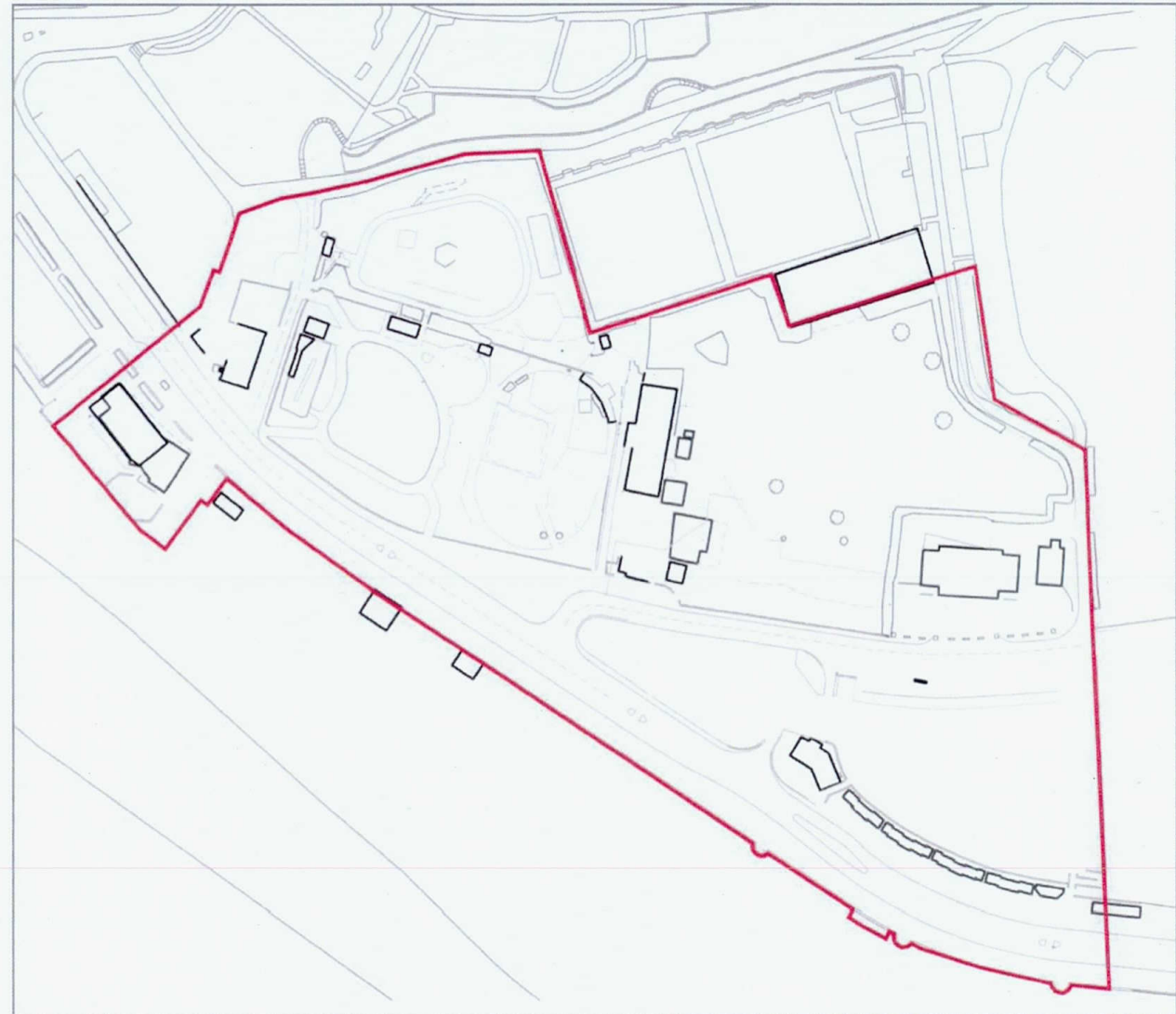


Fig 7.1 Location of Site. Refer to 564-001

## Planning background

Outline approval 13/1819/MOUT obtained on behalf of EDDC fixed the planning boundaries of the development. This outline planning approval established a number of key principles to be fixed for any future Reserved Matters Application, these include;

- **Physical site layout** – fixed by the outline approval
- **Building sizes** (area of development) – fixed by proposal description
- **Building heights** – fixed by condition 3 of the approval and scheduled in detail by the referenced Design & Access Statement. Extract of this can be viewed on the following page

The reserved matters application will need to promote a scheme that works within the above development boundaries.

## 2.0 the process


EAST DEVON DISTRICT COUNCIL Council Offices, Knowle Sidmouth, Devon EX10 8HL			
TOWN AND COUNTRY PLANNING ACT 1990 GRANT OF PLANNING PERMISSION			
<b>Applicant:</b>	East Devon District Council	<b>Application No:</b>	13/1819/MOUT
<b>Address:</b>	Council Offices Knowle Sidmouth EX10 8HL	<b>Date of Registration:</b>	8 August 2013
<b>Agent:</b>	Stride Treglown	<b>Date of Decision:</b>	24 January 2014
<b>Address:</b>	Promenade House The Promenade Clifton Down Bristol BS8 3NE		
<b>Proposal:</b>	Construction of new buildings on 3.6 hectare site for : watersports centre with storage (1450m2); holiday accommodation with parking and gardens (3000m2); indoor leisure activity buildings (1165m2) with external attractions and staff parking; new cafe, restaurant and retail use (1200m2); a minimum 250 space car park; landscaping; realignment of Queens Drive and continuation of pedestrian promenade; improved connectivity to the Maer and beach; and the selected demolition of existing buildings. Outline planning application with all matters reserved except layout.		
<b>Location:</b>	Land Off Queens Drive Exmouth EX8 2AY		

Fig 8.1 - Extract from planning approval 13/1819/MOUT

3. The details to be submitted as part of the Reserved Matters shall adhere to the key design principles, uses and heights set out within the Design & Access Statement and indicative Masterplan.  
(Reason - To ensure that the development proceeds in accordance with the design principles established at the outline stage in the interests of ensuring a development that is compatible with and appropriate for the area and to accord with Policies D1 (Design and Local Distinctiveness) and EN6 (Wildlife Habitats and Features) of the East Devon Local Plan.)

Fig 8.2 - Extract from planning approval 13/1819/MOUT – condition 3





Fig 9.1 – Extract from Outline Approval – Approved layout plan extract



Fig 10.1 – Extract from Outline Approval Design & Access Statement

## Approved Highway Layout

Further to the outline approval EDDC also received detailed planning approval for proposed highway and parking arrangements through the site.

This was secured under Reserved Matters approval 15/2487/MRES. An extract of the layout is shown on this page.

A full layout is shown on the following page.

The constraints of this approval need to be reflected in the new Reserved Matters application.



Fig 11.1 Existing entrance area arrangement

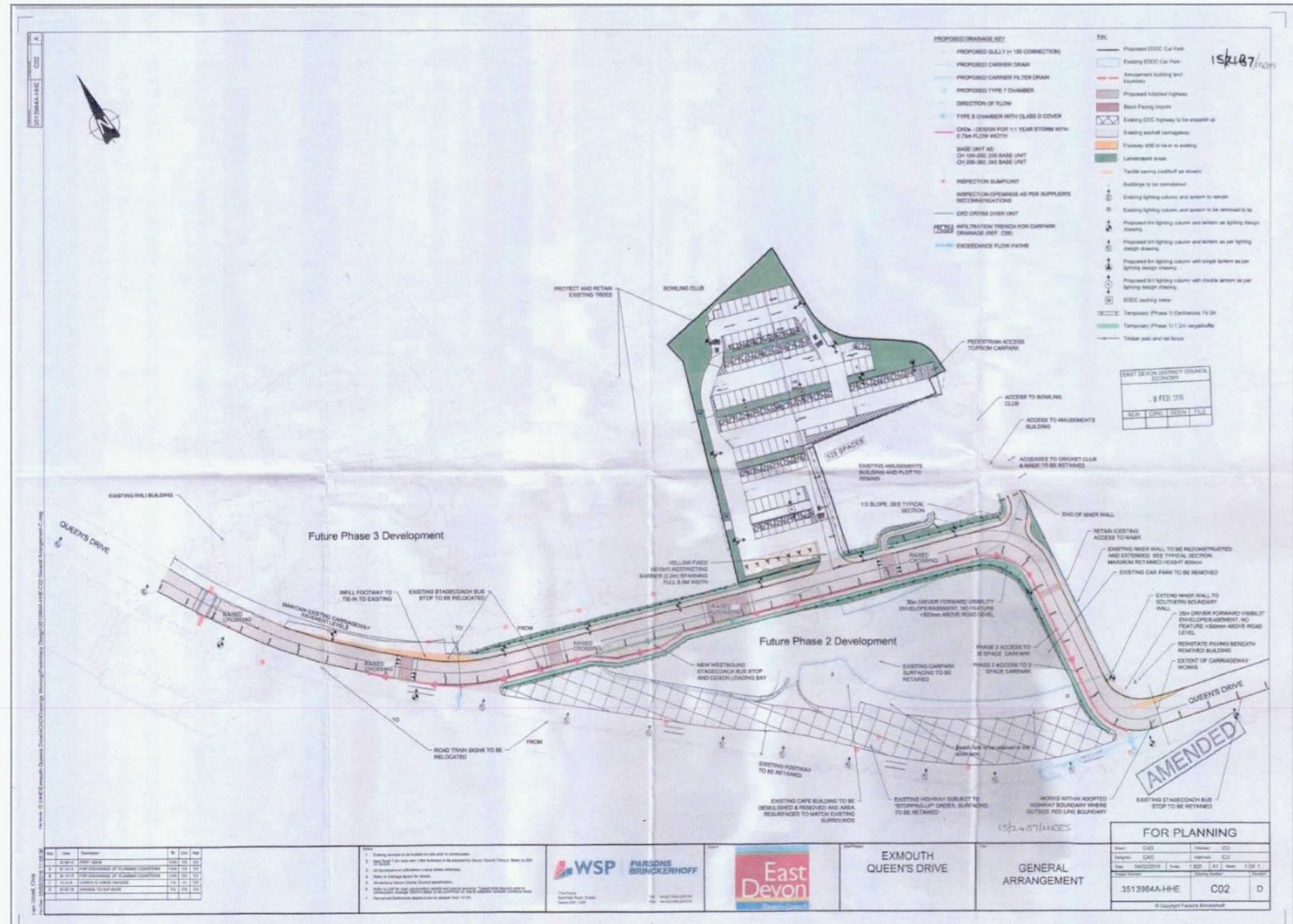


Fig 12.1 – Plan of planning approved highway access & car park layout

## The Site - Use

Outline approval 13/1819/MOUT obtained on behalf of EDDC fixed the proposed use of the development.

This Reserved Matters Application works within the established principles of this – including all the consented uses described in the approval notice.


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Fig 13.1 - Extract from planning approval 13/1819/MOUT

This Reserved Matters Application has been developed within the parameters already established for the site as highlighted on the previous pages. In summary these include;

- Building Layout.** Approved under 13/1819/MOUT
- Building Sizes.** (floor areas) Approved under 13/1819/MOUT
- Building Heights.** Approved under 13/1819/MOUT
- New highway alignment and partial car park design /** layout. Approved under 15/2487/MRES

Therefore previous planning approvals for this site have set the building 'silhouettes' for which the detailed design needs to fit within.

The site plan has been set by previous approvals. Effectively the approved site plan under 13/1819/MOUT needs to be adjusted to suit the finer detailed principles of highway and car parking approved under 15/2487/MRES. The updated site plan is shown on the following page



Fig 15.1 – Extract of proposed site plan. Refer to submitted plan 569-010

## Sustainability of the Site

The site wide proposals importantly improve the existing environmental and visual quality of this important area of Exmouth. The relocation of the car parking and also the road reduces their prominence and allows for a space which properly embraces the position along the sea front and gives much better beach access. Furthermore the dominance of the car is reduced and traffic is calmed thus improving safety and promoting a true promenade which links the site with the town.

Throughout the site, an assortment of green and public spaces are created that will be available for a variety of community uses during the year.



Fig 16.1, 2 & 3 – Indicative imagery of sustainable development



## Sustainability of the Buildings

The proposed development should promote good sustainable construction principles. The proposed design includes the following features;

- **Highly insulated building fabrics.** To limit energy loss
- **Use of solar capture.** Due to building orientation. This takes advantage of solar gain to warm the buildings when suitable
- **Use of solar shading.** To prevent over heating at peak temperature times.
- **Green roofs.** This provides thermal mass as well as offering ecology enhancements
- **PV Panels.** Zones are shown for PV installations. Size of each will be subject to detailed review on a building by building basis once the end users are identified.

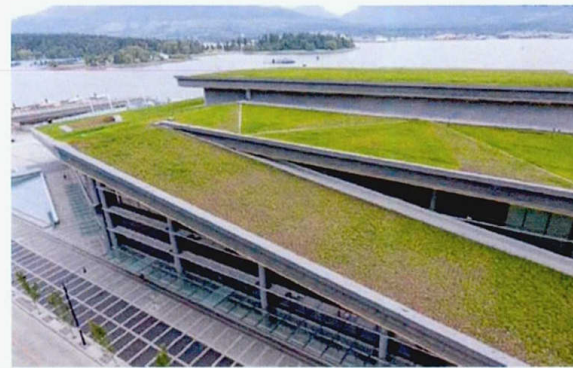
It is proposed that the new buildings should achieve at least a BREEAM 'Very Good' standard (or equal equivalent). The detailed assessment of each building should be completed to design level and submitted to the LA prior to each unit commencing on site.

Heating systems for the buildings should also fit with the 'sustainable principles' of good design and contribute towards the 'green' rating of the buildings. Of course the heating system will also need to be suitable and specific to the building use and user.

The proposed development will also promote the principle of recycling materials on site during construction. This will include the reuse of aggregates on site for new construction bases.

Also the importing of new material should be limited on site amend / fix new floor levels, thus limiting the embodied energy involved in trans locating bulk materials



Fig 17.1, 2 & 3 – Indicative imagery of sustainable development



The principles of direct percolation on the site is proposed due to the existing ground conditions and proximity to the coastline.

The approved car parking area 15/2487/MRES proposes the use of linear gravel filled trenches under the parking bays to provide drainage / under ground SUDs drainage principles. These principles shall be extended across the other parking's areas on the site.

The green landscape areas also provide limited options for surface features SUDs design elements which are indicated on the landscape design drawings submitted with this planning application.

-  Under ground drainage feature
-  Above ground drainage feature option

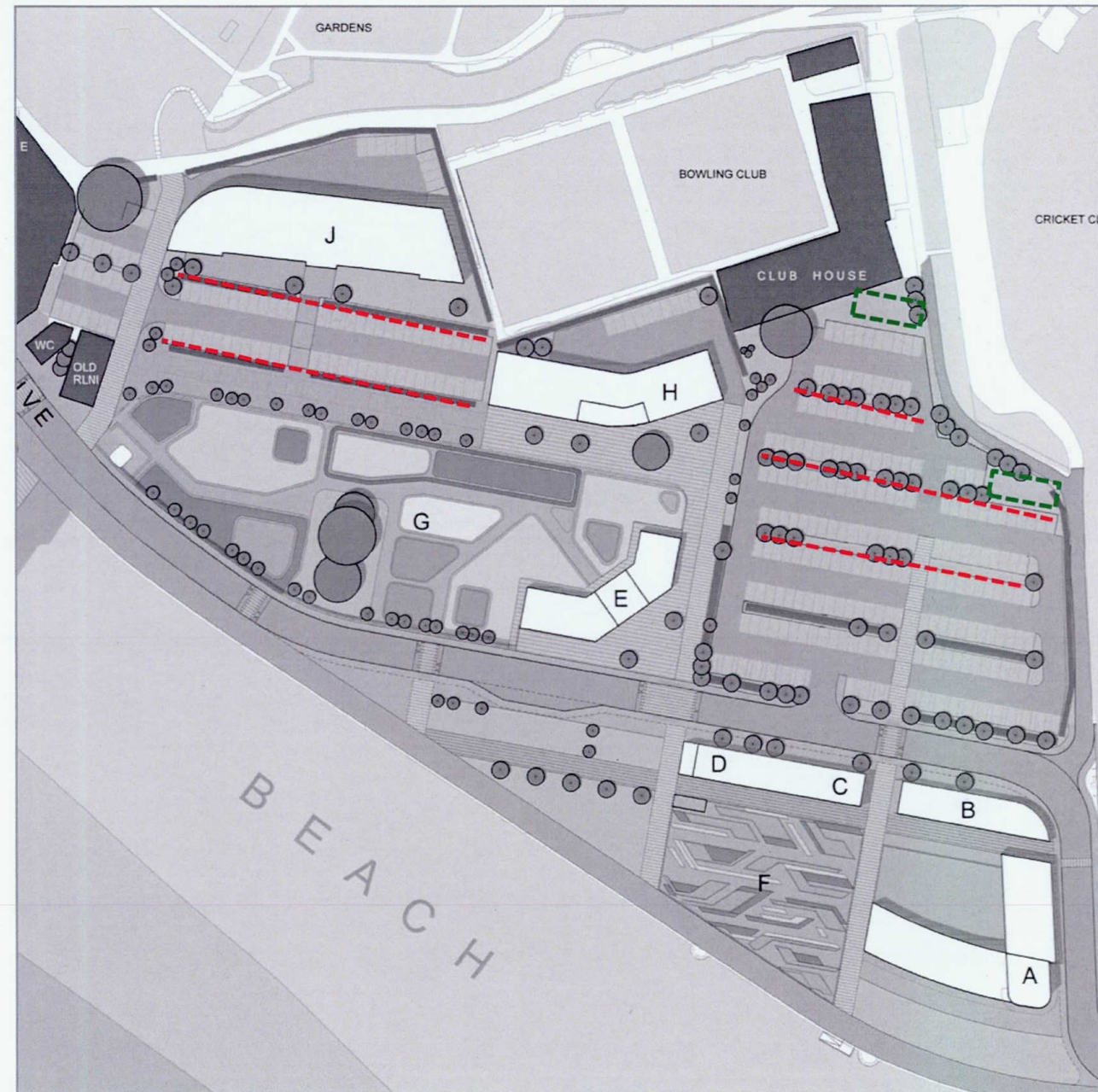


Fig 18.1 – Site plan extract

## Scale

The scale of the development has been established via the existing outline planning approval.

- **Building Layout.** Approved under 13/1819/MOUT
- **Building Sizes.** (floor areas) Approved under 13/1819/MOUT
- **Building Heights.** Approved under 13/1819/MOUT

Therefore previous planning approvals for this site have set the building 'silhouettes' for which the detailed design needs to fit within. This has defined the mass of the scheme.

This RM Application takes these established principles to form elevations and detailed plans as shown on the following pages



Fig 19.1 & 2 – Extract from Outline Approval Design & Access Statement

Building	Storeys	Height (maximum)
Holiday Accommodation	3	11.5m / 14m (tower)
Indoor	2	9.75m
Indoor 2	1	4m
Retail/food & drink	1	4m
Watersports Centre	2 / 3	7m / 10m
Harbour View Cafe	2 / 3	7m / 9m / 14m (tower)

Throughout the detailed design process the Landscape Architects, Swan Paul Partnership, have developed a sensitive landscape scheme to work within the constraints of the site.

With the layout fixed by previous planning consents and specific requirements for ecology issues to be promoted, the scheme has been developed to meet these sensitive requirements.

This has included translocation of existing grasslands within the new development and the creation of new habitats whilst at the same time creating an accessible scheme to promote the tourism use of the site and its wider connectivity to adjacent areas.

The design of the landscape has also been used as an opportunity to encourage all year round use by both townspeople and visitors of all ages. The relocation of the road has provided a coherent and accessible space which is car free improving pedestrian safety.

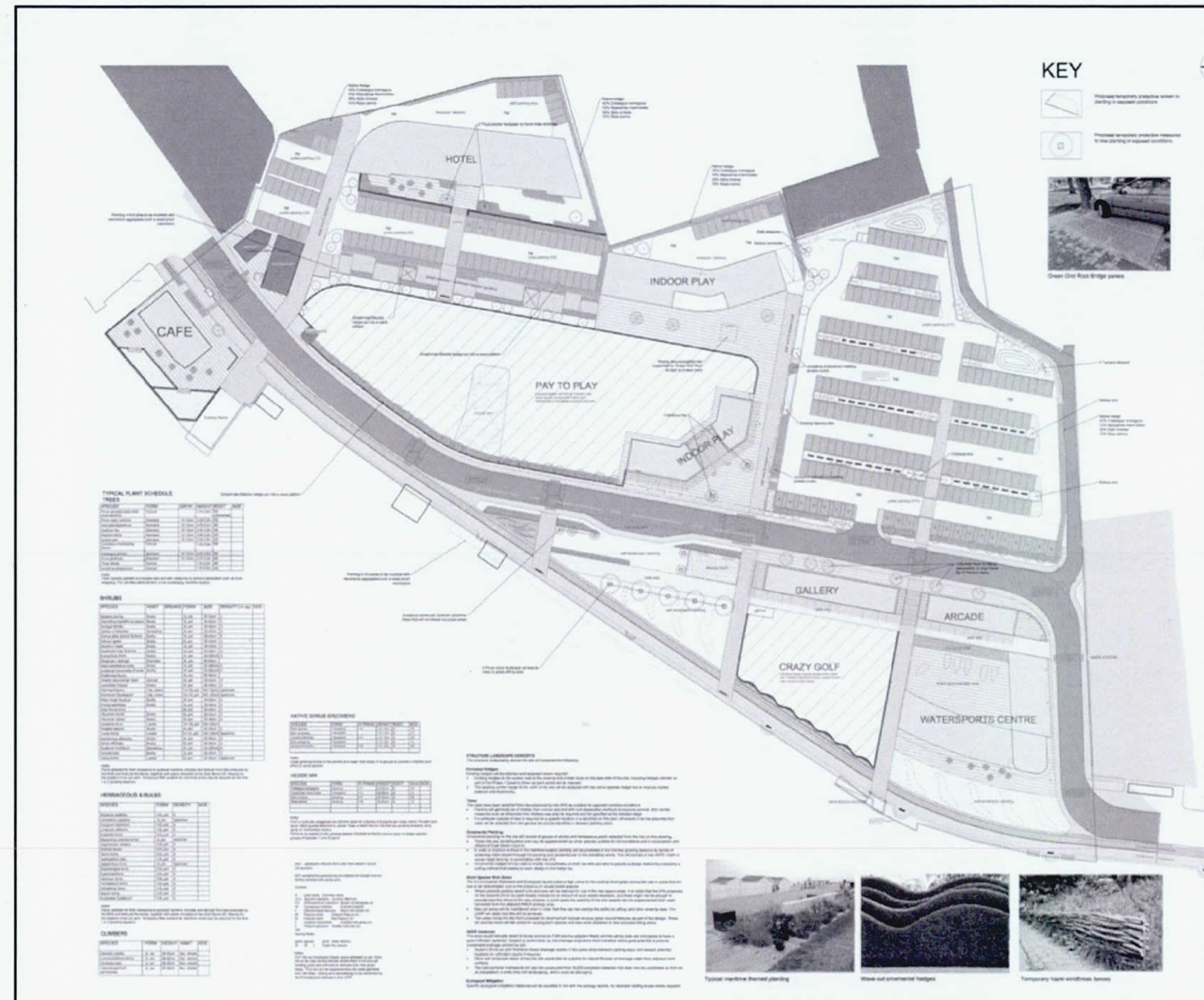


Fig 20.1 – Detailed landscape design is submitted as part of the proposals

## The Proposal - Overview

The following page illustrates 3 site perspectives taken from the viewpoints identified to the right. These are the key viewing positions of the scheme as one proceeds up or down the promenade or indeed views the site from the estuary. The perspectives clearly illustrate the design consistency of the scheme and its low impact upon the surroundings.

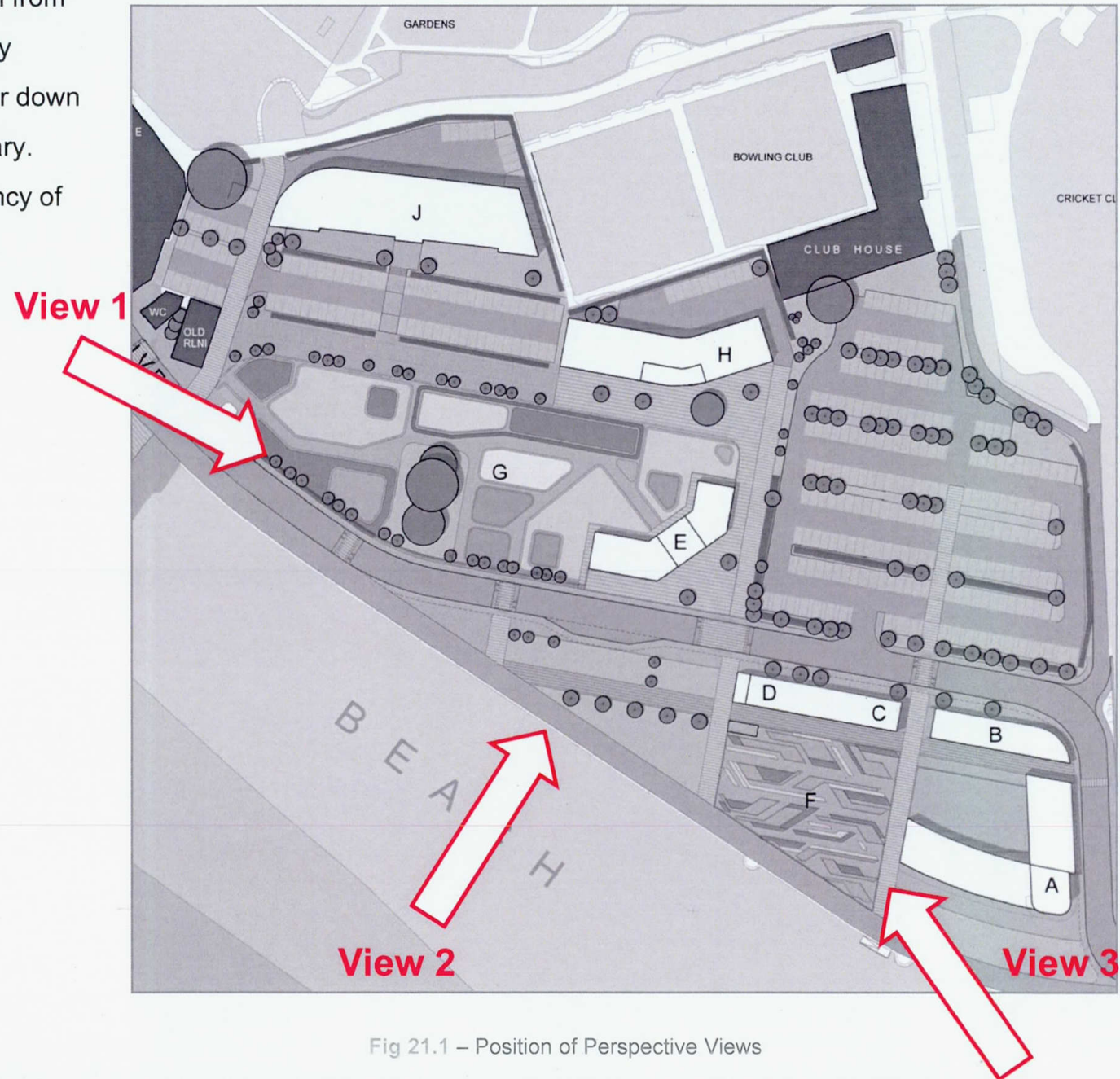
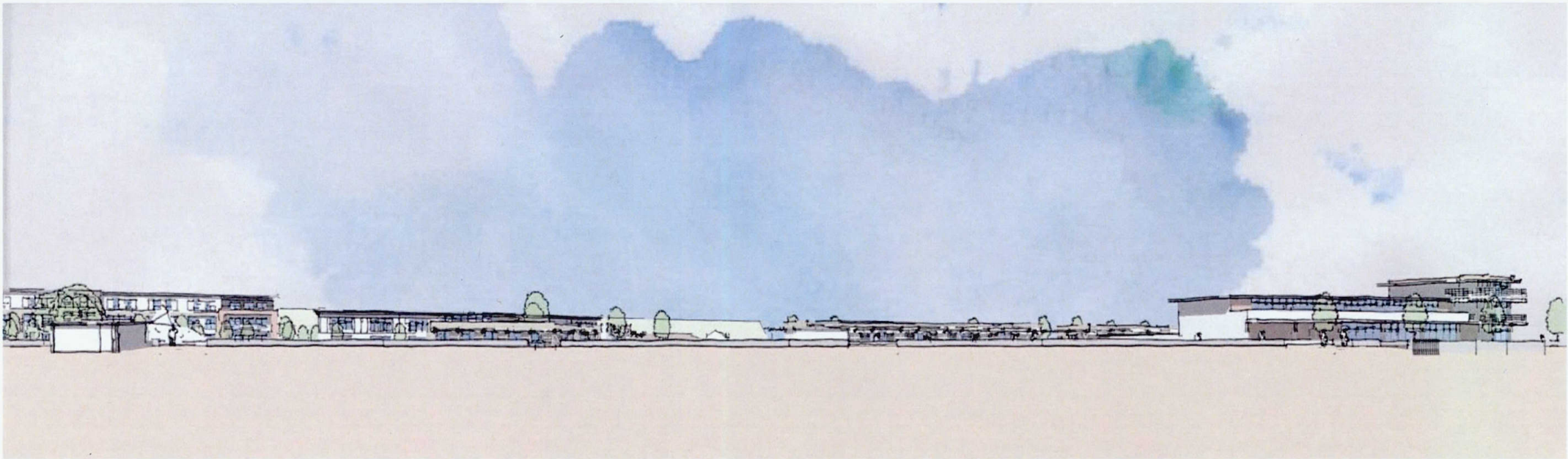


Fig 21.1 – Position of Perspective Views



View 2 – from the water



View 1 – looking east



View 3 – looking west past the Watersports Centre

Fig 22.1 – Indicative Perspective Views

## 7.0 - Appearance

## Building Design & Use

The Watersports Centre provides a hub for local people to train and partake in a variety of sports on Exmouth sea front. Using a combination of stone, render, timber and glass the building delivers flexible interior spaces that can be adapted for future uses. Its prominent position on the promenade allows for the occupants to spill out to the exterior spaces whilst the third storey element provides the opportunity for Race Office/Safety facilities.



Fig 23.1 – Indicative Perspective



Fig 23.2 – Potential Uses

BLOCK A - Watersports

## Building Design & Use

Blocks B, C & D allow for a variety of classic seaside uses in a flexible manner to suit future tenants. The low level buildings clad in stone purposely blend into the landscape whilst forming a robust edge to the new road. It is envisaged that future tenants could consist of small retail shops including seaside goods and water/beach sports equipment sales, craft businesses and galleries showcasing local artwork.

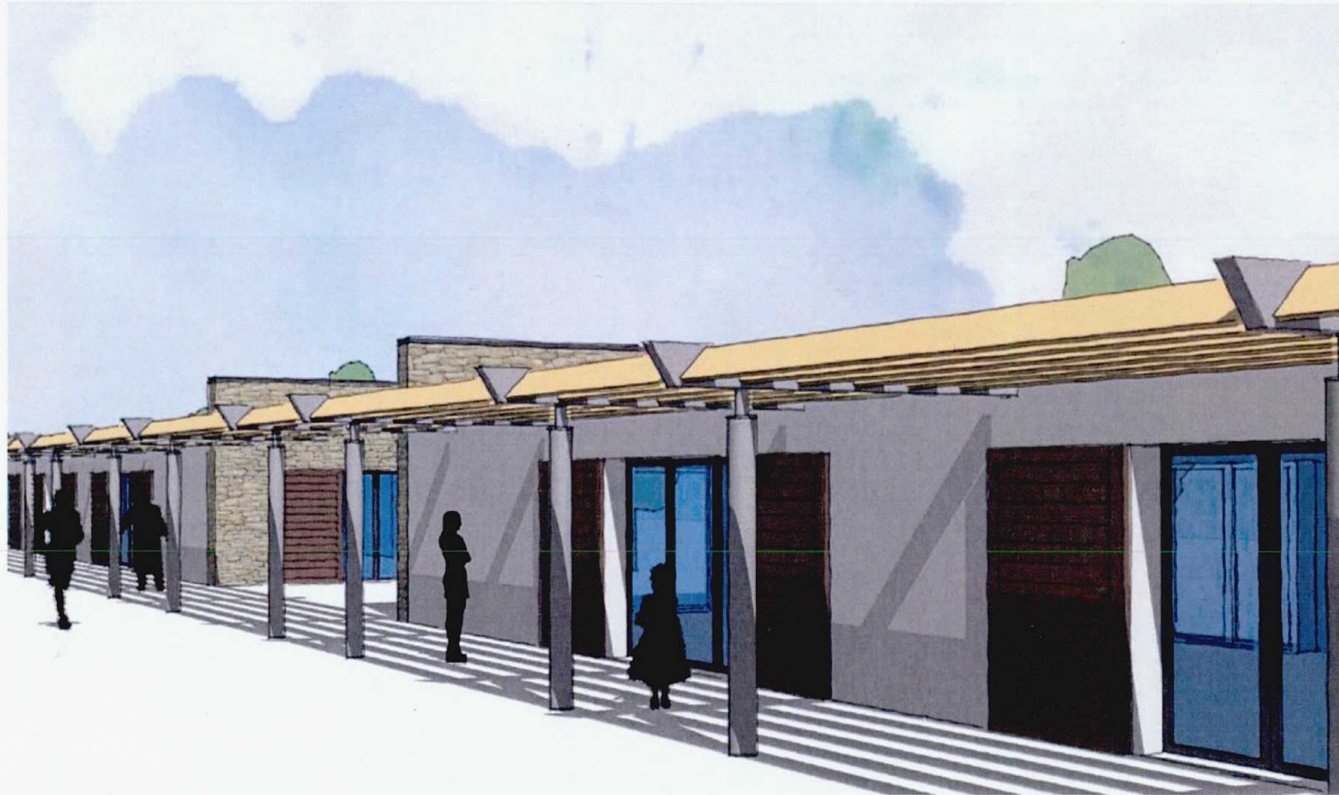


Fig 24.1 – Indicative View



Fig 24.2 – Potential uses

BLOCKS B, C & D – Retail & Gallery



## Building Design & Use

The indoor play building is also intended to be flexible in its interior layout to allow future tenants to design suitable spaces for the variety of types of indoor play available. This building forms the gateway into the water play area and thus its form and scale is treated accordingly. The use of stone and render ensures that Block E is read coherently with the other proposed buildings within the scheme.



Fig 25.1 – Indicative View of Entrance



Fig 25.2 – Potential Uses

BLOCK E – Indoor play

## Building Design & Use

The adventure golf installation will be subject to a final detail design by the end user.

The proposals are at this stage to create beach front areas with views to the sea. The course will be designed using beach themes and encourage players of all ages.

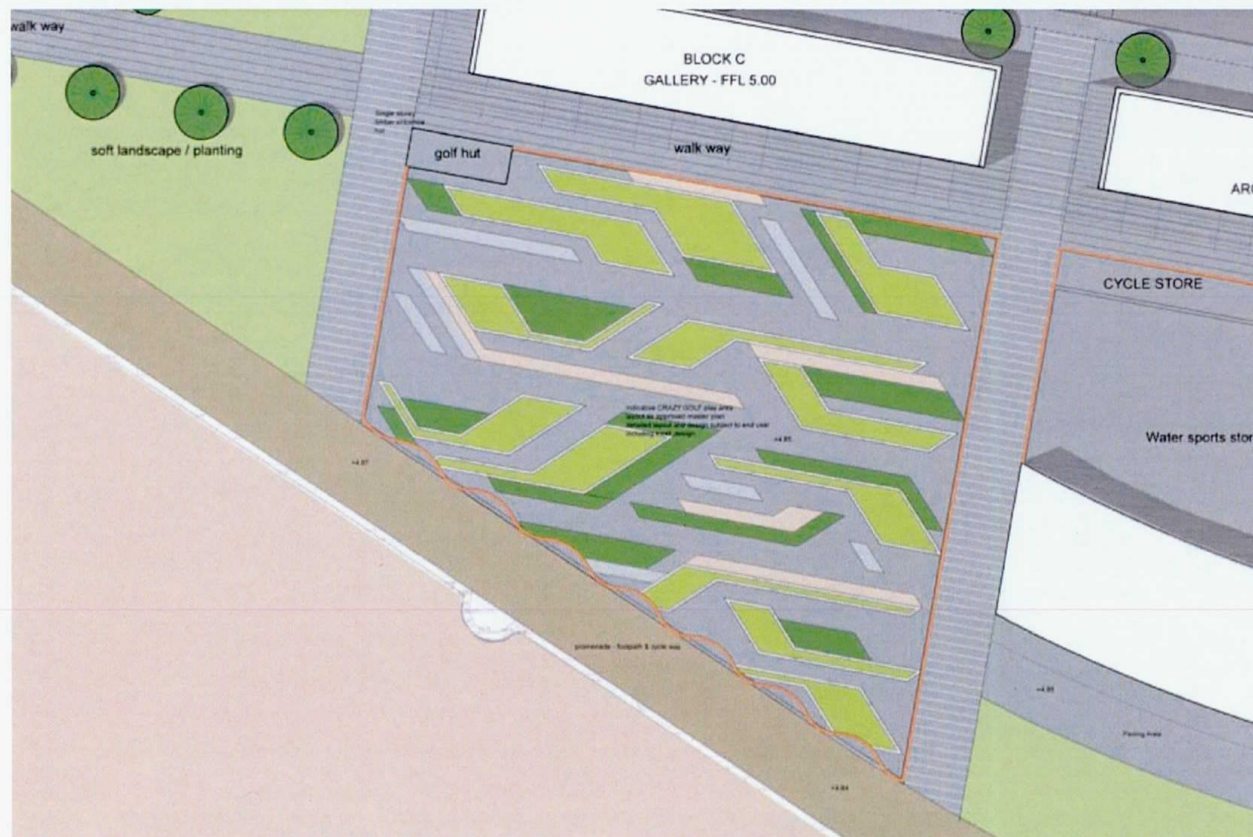
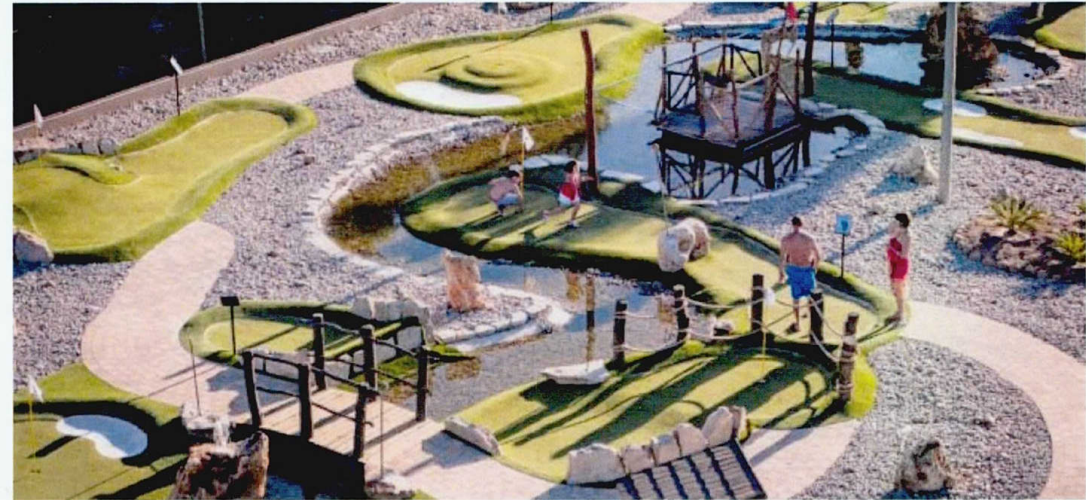


Fig 26.1 – Site plan view

Fig 26.2 – Indicative adventure golf views

BLOCK F – Out door adventure golf

## Building Design & Use

The outdoor water play area installation will be subject to a final detail design by the end user, but is intended to offer a full range of activities, including;

- Water Cascade – water jet play area, multiple levels
- Water Wars – water cannon / spray interactive play
- Water Fountain – Spray park and shallow pools
- Adventure play – equipped outdoor soft play space
- Sand pit – feature sized play area

The proposals will be tailored to the final site occupiers



Fig 27.1 – Site plan view



Fig 27.2 – Possible park views

**BLOCK G – Out door water play area**

## Building Design & Use

Block H is the larger of the two indoor play buildings, with its increased mass derived by its position on the site. Nestled towards the northern perimeter the two storey building forms a subtle backdrop for the remainder of the development. Once again the internal arrangements of the building provide flexible spaces for future tenants to adjust accordingly.



Fig 28.1 – Indicative View of Entrance

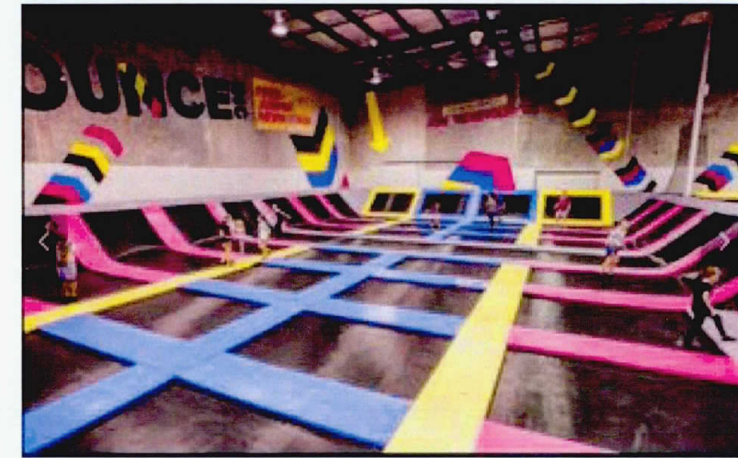
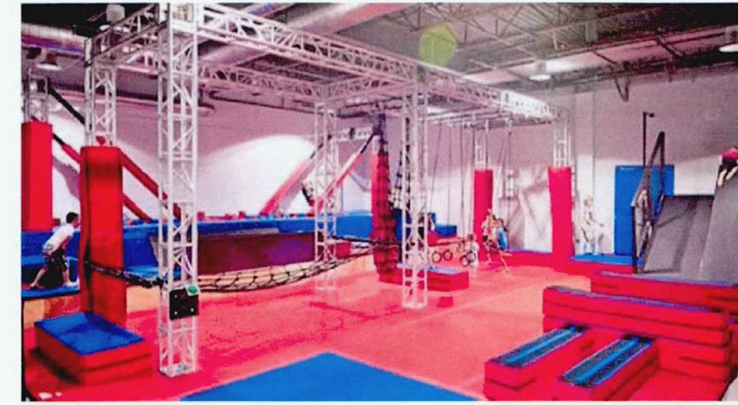


Fig 28.2 – Possible indoor play uses

BLOCK H – Indoor play

## Building Design & Use

The hotel sits at the most northern portion of the site and has the greatest mass of the proposed building in the scheme. That being said, it has been carefully designed through the choice in materials and form to ensure that a varied façade minimises its impact upon the landscape. A combination of render, stone, timber and rainscreen cladding provide the variety to the façade along with step backs and balconies.



Fig 29.1 – Typical External View



Fig 29.2 – Possible internal views

BLOCK J – Hotel

## Building Design & Use

The restaurant is the only building to sit on the southern side of the promenade and as a result it has a prominent location and has been designed accordingly. The excellent views and ability to eat outside on the terrace and balcony have been embraced whilst a third storey could be utilised for the Coastwatch Service.



Fig 30.1 – Beach side perspective

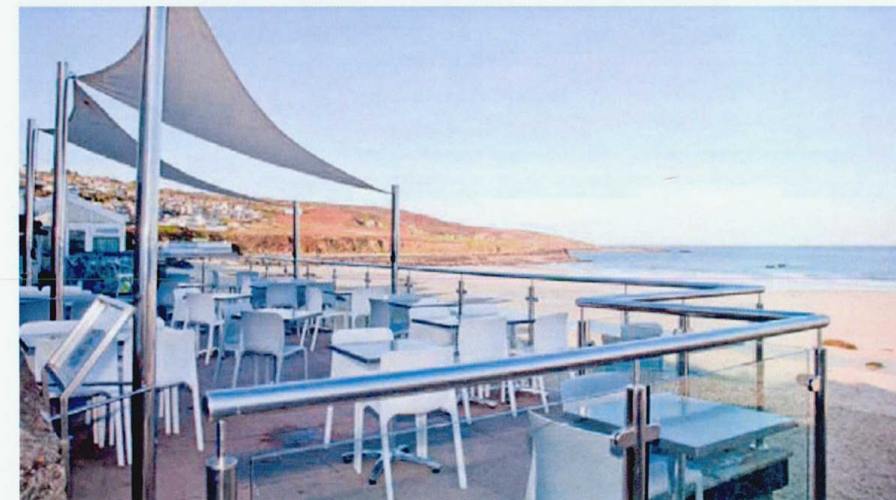


Fig 30.2 – Possible Internal and External Views

## BLOCK K – Restaurant

The overall design and philosophy of the site is to ensure all users can access and fully utilise the proposed development.

This includes the creation of access roads and pathways and dedicated cycle areas. Parking is provided for disabled access to the principle car parks. A drop off/ pick up point is also provided along the new road.

The new road layout will provide ramped crossings and traffic calming through its design. It will create a safer impact with greater pedestrian and cycle priority to the beach and along the esplanade.

Flush access and clear directional signage will all be included in the detailed design.

The new buildings will be constructed in accordance with part M of the Building Regulations to provide appropriate accessibility.

This document clearly states that the proposed scheme responds to the various constraints and opportunities and produces a coherent sustainable scheme befitting of Exmouth sea front.

The outline approval 13/1819/MOUT set out the fixed parameters for Building layouts, sizes and heights which this D&A confirms the proposals' compliance with.



## Acknowledgements

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