



Planning Brief

**The Wish Tower
Restaurant
(King Edwards
Parade)**



**Supplementary
Planning
Guidance**



Planning Brief for the Wish Tower Restaurant (King Edwards Parade)

Supplementary Planning Guidance
Approved by Council
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1.0 Introduction

- 1.1 The Wish Tower Restaurant and outdoor patio area are leased on a 21 year full repairing lease, which terminates in 2010. The Council has recently been in contact with the current lessees regarding the condition of the premises and their trading potential. As a result of the discussions the lessees have carried out a number of refurbishment works. Therefore, the Council has taken the decision to look at the Wish Tower Restaurant and its surroundings to assess what changes could and should be made to the site, should an application for planning permission be received.
- 1.2 This Planning Brief will therefore look at the planning constraints associated with the restaurant and adjacent Martello Tower and will also provide advice to any future prospective developers on the redevelopment potential of the site.

2.0 Background

- 2.1 The Wish Tower Restaurant is located in a prominent position in an environmentally sensitive location. It is within the Town Centre and Seafront Conservation Area, immediately next to the Wish Tower Martello Tower, which is a Scheduled Monument and Listed Building. The land is part of an Archaeologically Sensitive Area and designated as Primary Open Space and a Tourist Enhancement Area in the Borough Plan. Vehicular access is constrained and limited to servicing with no on site car parking. Redevelopment of the site will require planning permission and because of the proximity of the Scheduled Monument, consent will also be required from the Department of Environment, Transport and the Regions. As part of any redevelopment, English Heritage are keen to enhance the setting of the Martello Tower. (Site Plan – Appendix 1)
- 2.2 The Wish Tower Restaurant is within an area that has seen considerable development and improvement over recent years. The restaurant is in a key location and plays an important role in extending the facilities for tourists and local residents. However, the existing restaurant building is of little architectural merit. Redevelopment or significant improvement of the site will therefore enhance the character and appearance of this part of the Seafront.

3.0 Description of Site

- 3.1 The Wish Tower Restaurant and adjoining sun lounge comprise a single storey structure measuring approximately 41.5m by 19m and is 4.5m high, with attached toilets and other accommodation measuring 26m by 6.7m and 2.7m high. The site area is approximately 1000 sqm. The restaurant and sun lounge are constructed of brick, with glazed

front and sides and what appears to be a fibre glass covered flat roof. The toilets and other accommodation are constructed of brick with felt covered flat roofs.

- 3.2 The adjacent Martello Tower is a Scheduled Monument (No. 73) and is also a Grade II Listed Building. (Site Layout – Appendix 2)

4.0 Martello Towers

- 4.1 Martello Towers were built as a response to the threat posed by France under Napoleon.

- 4.2 In 1804 the Government decided to build fixed defences along the vulnerable parts of the coast between Dover and Beachy Head. Round "bomb-proof" towers were decided upon and these were to be similar to a defensive tower built by the French at Mortello Point, Corsica which had stood up to considerable bombardment by our forces in 1793.

- 4.3 The towers became known as Martello Towers, Martello being a corruption of Mortello.

- 4.4 There were originally 14 Martellos between Pevensey Bay and Beachy Head but only 6 of these remain, the others having been washed away by encroachment of the sea or destroyed by explosives. The most westerly of the original towers was the Wish Tower. This tower was different from most of the others in this area, as it was surrounded by a dry moat and an embankment. Half of the embankment was removed when the café was built on the site in 1961.

- 4.5 The Wish Tower Martello Tower was erected in 1806. The walls are 2.4 metres (8ft) thick, built of brick with a rendered coating. The door is 6 metres (20ft) above ground. Inside was a magazine room to store the explosives, with two rooms above it. On the roof was a gun emplacement.

- 4.6 The Wish Tower has been included in the list of Scheduled Monuments since 1959.

5.0 Policy

- 5.1 Brighton & Hove and East Sussex Replacement Structure Plan, 1991-2011 Deposit Draft Plan – March 1999 has the following relevant policy

Policy EN23

Sites and features of demonstrable historical or archaeological importance and their settings, including ancient monuments, listed buildings, conservation areas, historic parks and gardens, battlefields and other historic features will be protected from inappropriate change and development.

5.2 Eastbourne Borough Plan adopted January 1998 has the following relevant policies

- Policy CT1 – New development to harmonise with existing
- Policy CT2 – Height of new development similar to existing
- Policy CT3 – Retention of existing features
- Policy CT5 – Protection of primary open space
- Policy CT9 – Advertisements to be sensitive to location
- Policy CT13 - Protection of Listed Buildings
- Policy CT15 - Retention of historic buildings
- Policy CT16 - Protection of archaeological sites
- Policy TO1 - Environmental standards for tourist developments
- Policy TO16 - Tourist enhancement areas
- Policy TO17 - Improvements in tourist enhancement areas
- Policy NE10 - Definition of developed and partly developed coastal zones and direction of development to developed coast
- Policy DA1 - Access for the disabled in non-residential buildings
- Policy LE25 - Sites for leisure activities at Redoubt and Wish

Tower

6.0 Covenants

- 6.1 The Council is tenant of the Wish Tower Martello Tower and surrounding land under a lease dated 1 June 1885, for a period of 999 years. The lease was granted by the Secretary of State for War, but the Chatsworth Estate acquired the reversion in 1898 and now have the benefit of the covenants. Eastbourne Borough Council pay an annual rent of £15 per year.
- 6.2 There are many covenants found in the lease. Primarily they are concerned with keeping the property in good condition and not permitting any alterations to the property.
- 6.3 In 1960 the Trustees of Chatsworth Estate gave a licence for the erection of the café and sun lounge in return for a number of covenants, which can be summarised as follows:
- The café shall only be used for the supply or sale of refreshments, which shall be served only within the café or on the lawn.
 - The sun lounge shall only be used as a place for sitting and resting in shelter.

- No advertisements shall be displayed inside or outside the building.
- No machines for the sale of goods or games shall be installed.
- No musical performance of any kind shall be permitted on the

land.

- 6.4 The existing café and sun lounge were built with the aid of a Deed of Gift. Mr Councillor Foyle arranged for a gift to be made to the then corporation towards construction of the sun lounge and café. The gift was made up of sums from three members of the Foyle family.
- 6.5 Any redevelopment of the site will need to take account of the effects of the Foyle gift (if any) and respect the covenants and any constraints that they impose. It will also be necessary to apply for formal consent from English Heritage and formal consent under the covenants from the Chatsworth Estate. (Wish Tower Covenants – Appendix 4)

7.0 Development Guidelines

Design Principles

- 7.1 The design of the restaurant building is considered most inappropriate given its juxtaposition to the important landmark building; the Martello Tower, being constructed of brown multi-brick, aluminium framed glass and corrugated fibre glass roof. It is therefore considered preferable that the building be demolished and the site redeveloped.
- 7.2 It is considered that the replacement building should be of a modern design, however careful thought will need to be given to the choice of materials. The building could have a nautical theme, with extensive use of glass to create a light and transparent building.
- 7.3 It is considered that the existing uses are acceptable and therefore redevelopment of the site should include a replacement restaurant. This facility could be expanded to meet up-to-date expectations of a bar facility, with a possible cabaret/entertainment room as well.
- 7.4 The front building line of any replacement building should follow the line of the existing retaining wall. Therefore a new building will need to be set back from its present position. This will make structural sense and allow a larger balcony (see below).
- 7.5 It is felt that the replacement building should be totally separate from the Martello Tower. The footprint of any new building will therefore be reduced. However additional floorspace could be provided under the building at the lower promenade level. This would compensate for any floorspace lost as part of the redevelopment and could be used to accommodate the suggested cabaret/entertainment room and also to house the kitchen and toilets. However careful consideration will need

to be given to the siting of any extraction equipment and associated flues.

- 7.6 It is also felt that the building should be flat roofed. The height of any new building on site should not exceed the height of the existing restaurant, in order to protect the views and setting of the Martello Tower, particularly from the south west, from either the Middle or Western Parade. However the roof could perhaps have a lantern light installed on the top to add interest to the development.
- 7.7 It is recommended that the building is translucent with extensive use of glass. Colours such as white and silver should be used throughout the construction. Glazing lines should be simple. It is felt that the use of brick should be avoided, however when it is considered essential, it should be buff coloured.
- 7.8 Any replacement building on the site should have a balcony, which could be deeper than the existing one to encourage its use. However it is felt that it should not extend beyond the forward most part of the existing balcony. It should also blend better with the curve of the seafront at this point. It should organically grow out of the building and not jar like the existing structure.
- 7.9 The use of light could play an important part in contributing to the design of any new building on site. The appearance of the development could for instance, be enhanced with neon or coloured underlighting. Furthermore, flag poles could be positioned around the frontage of the building to contribute to the suggested nautical theme and could also act as a form of advertising for the business.

Scheduled Monument

7.10 As referred to above, because of the proximity of the site to the Martello Tower Scheduled Monument consent will be required from the Department of the Environment Transport and the Regions (DETR), in consultation with English Heritage.

7.11 Officers have consulted with English Heritage upon the effects of any redevelopment on the Martello Tower and it is recommended that:

The original position of the moat wall, where it no longer physically survives (i.e. on the south west side), should in some way be delineated. This could be done by way of marking the ground, which would not therefore require the reconstruction of the wall itself.

The opportunity should be taken to remove part of the existing building from within the moat area and no part of any replacement building should encroach into the area of the original moat.

The opportunity should be taken to provide some interpretation information about the Martello Tower.

Access and Servicing

- 7.12 As a result of the constraints of the site, the servicing arrangements will have to remain as they are. However the situation could be improved with the provision of a turning area in the north east section of the retained bank, as this would have little effect on the Scheduled Monument. The turning area would encroach into the embankment to such an extent that a retaining wall of varying height would have to be constructed. This would create a drop from the grassed area and barriers would have to be provided to protect the public. Locating the turning area further down the slope would reduce the impact on the planted area. However this would be less effective in minimising the problem associated with reversing vehicles. A compromise could therefore be considered. (Extract from East Sussex County Council "Manual For Estate Roads" – Appendix 5)
- 7.13 There should be no parking outside the replacement building, instead dedicated spaces could be provided for staff and persons with disabilities, along with secure cycle parking at the bottom of the Wish Tower slope. If additional spaces are required then consideration could be given to making some provision on King Edward's Parade.
- 7.14 Consideration will need to be given to the point of access from the north east, up the slope from the Lifeboat Museum. Access from the south west could be ramped from the Western Lawns on to the balcony. There should also be ramped access for persons with disabilities from the promenade into a new lower ground floor facility.

8.0 Finance

- 8.1 The Council has a statutory duty to ensure that it obtains the best rent for the site and will seek independent advice on the level of rent to be charged.
- 8.2 The lease on the building should be of a sufficient term to act as security for any development finance.

9.0 Plans Accompanying the Brief

Appendix 1 - Site Plan
Appendix 2 - Site Layout
Appendix 3a – South West Elevation
Appendix 3b – North East Elevation

- Appendix 3c – North West Elevation
- Appendix 4 - Wish Tower Covenants
- Appendix 5 - Extract form East Sussex County Council "Manual
For Estate Roads"
- Appendix 6 - Photographs

10.0 Contacts

- 10.1 Should you require any further information, or wish to discuss this Planning Brief in more detail, please contact Miss L. Rawlinson, Senior Planning Officer at 68 Grove Road, Eastbourne. Tel No. 01323 415255.