

## Outline Development Brief - Orcombe Point, Exmouth

Date: 21.06.04

Status: Adopted



Revisions:

## 1.0 Purpose, Scope and Status of Document

This document has been prepared in order to define, in outline, the development potential for a contemporary, landmark two-storey commercial cafe/restaurant with external seating, associated amenities and static World Heritage Coast interpretation facility at Orcombe Point, Exmouth as shown on the defined study area map. Its intended use is by EDDC officers and members, other statutory bodies and potential developers as a non-prejudicial officer's guide to development on the site. This is an 'Interim' document at this time.

## 2.0 Development Objectives

- Maximise the potential of the site.
- Ensure a physically integrated commercial and public amenity development.
- Provide a high quality destination at the start/end of the World Heritage Coast.
- Create a positive link to the primary World Heritage Coast interpretation facility.
- Minimise detrimental environmental impacts on this ecologically sensitive site.
- Enhance the visitor experience and maximise visitor interest.
- Encourage repeat visits throughout the day and year.
- Enhance the perception of safety and security particularly in regard to vehicular traffic.

## 3.0 Site Information

### 3.1 Site Context and Character

The site is located at the eastern end of Queen's Drive below the Fox Holes Hill area and the start of the World Heritage Coast (WHC). Queen's Drive connects Orcombe Point to Exmouth Town Centre and the Docks via the Esplanade.

Queen's Drive provides access and parking to the beach and WHC. There are no amenities of note on the proposed sites other than public conveniences – Site B. Fox Holes car park at the junction of Queen's Drive and Foxholes Hill also has public conveniences and a small refreshments kiosk. A turning head is located at the end of Queen's Drive.

The site is generally flat and level with no perceptible changes in level along the length of Queen's Drive. To the north is a thickly vegetated cliff that forms part of the natural coastline. There is a sandy beach to the south that ends at the foot of the cliffs below the Geoneedle.

The site is busy especially in the warmer spring and summer months although it is used year round by local residents and visitors.



### Site Location



There is little development on or near to the site. Foxholes Hill is a residential area and has developed over the past 100 or so years. There is a fine Arts and Crafts Hotel – The Barn Hotel – towards the bottom of Fox Holes Hill. A slipway is located at the end of Queen’s Drive to launch small water borne craft.

The juxtaposition of beach, vegetation and cliffs make a beautiful and dynamic setting for the proposed development.

#### 4.0 Land Use and Ownership

The site has a limited number of uses other than vehicular access and car parking. However the following should be noted (refer to study area analysis diagram):

- Public conveniences, Fox Holes car park (1);
- Permanent refreshments kiosk, Fox Holes car park (2);
- Beach chalets, adjacent to Fox Holes Car Park (3);
- Public conveniences, Queen’s Drive (4);
- Seasonal refreshments kiosk, slipway on Queen’s Drive (5);
- Windsurfing school in temporary accommodation, Queen’s Drive (6); and
- WHC Geoneedle, Orcombe Point (7).

There are a number of land owners with interests in the Orcombe Point area including:

- East Devon District Council;
- Devon County Council;
- The National Trust; and
- Clinton Devon Estates.

#### 5.0 Transport Links

There is an existing EDDC controlled car park at the junction of Fox Holes Hill and Queen’s Drive as well as Devon County Council controlled on-grade car parking along Queen’s Drive. There are no public transport services serving Orcombe Point. Access is either on foot, by cycle or by motor vehicle.



View east along Queen’s Drive towards Orcombe Point



View east from Queen’s Drive



View west from Orcombe Point

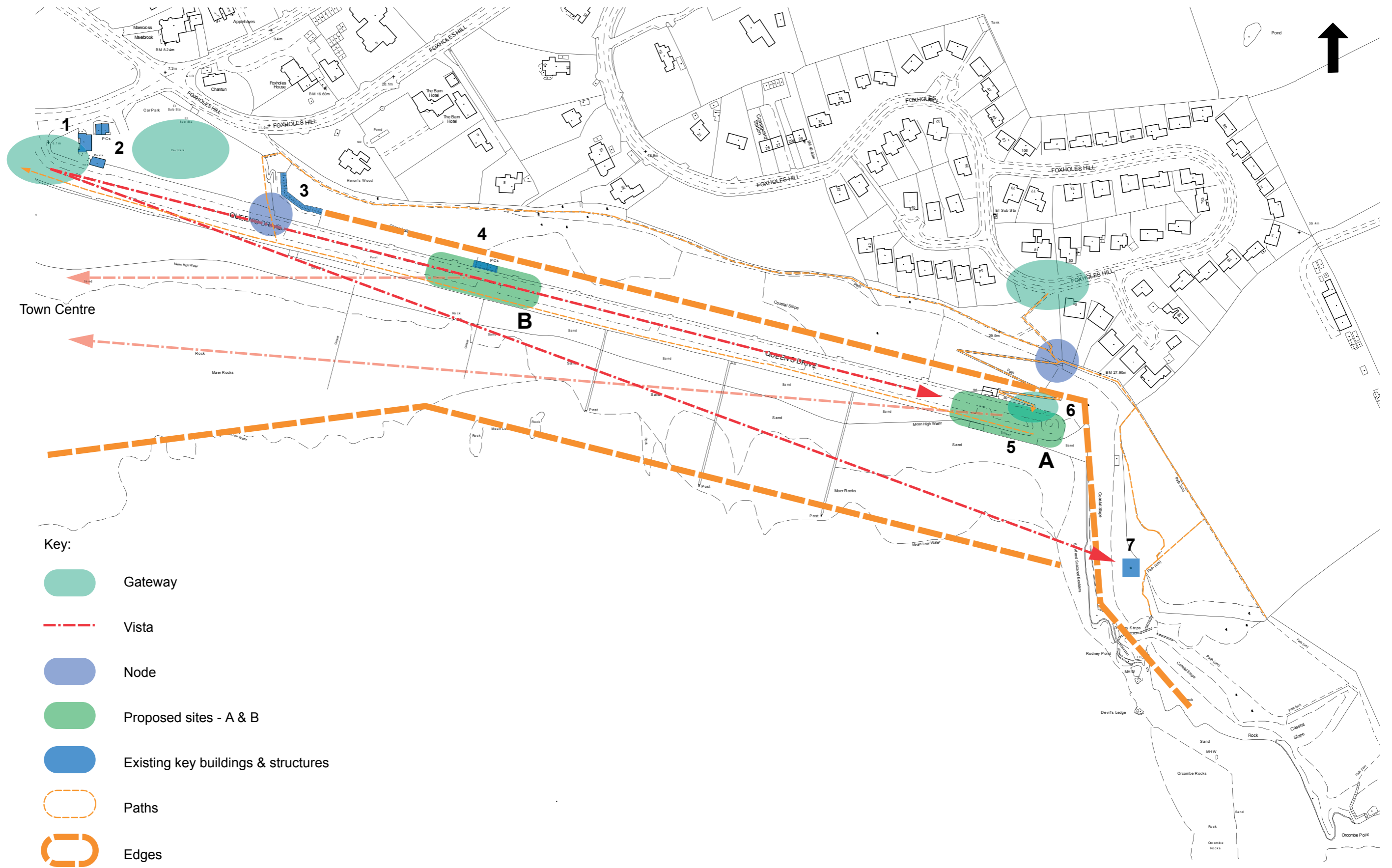


View west towards estuary and town centre



View south from Fox Holes Hill

# Study Area Analysis



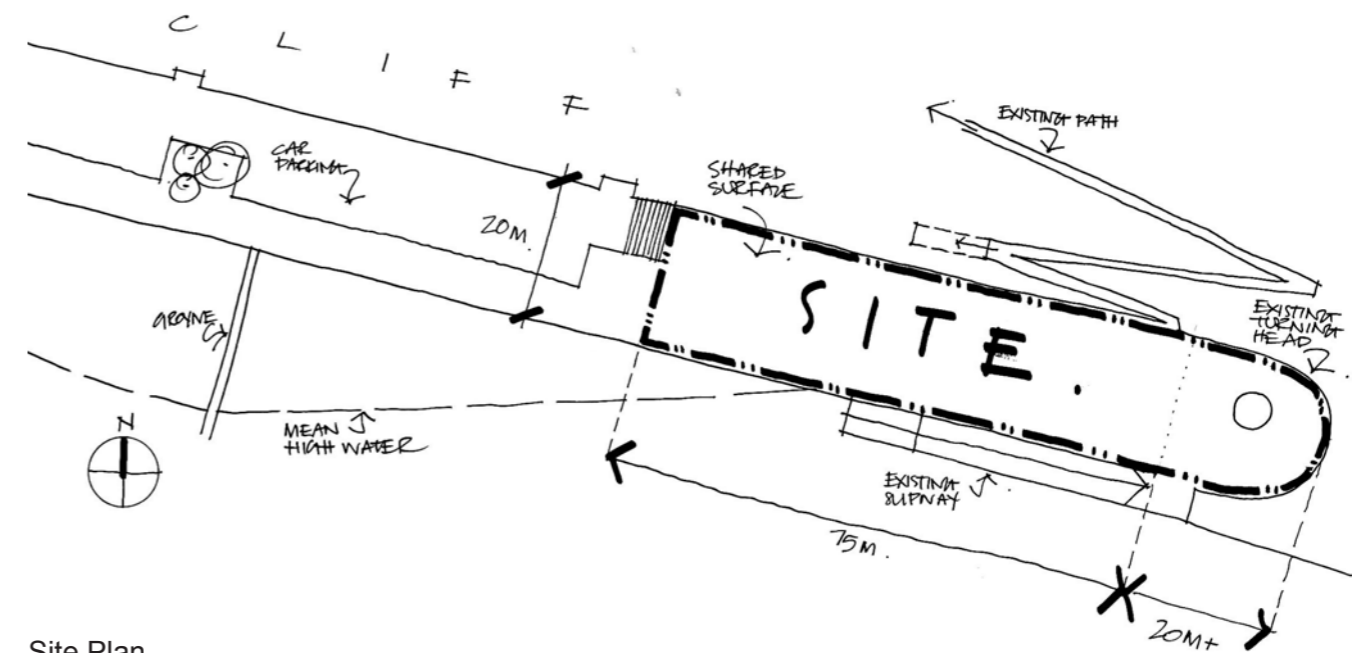
## 6.0 Indicative Design Concepts and Proposals

### 6.1 Opportunities and Constraints

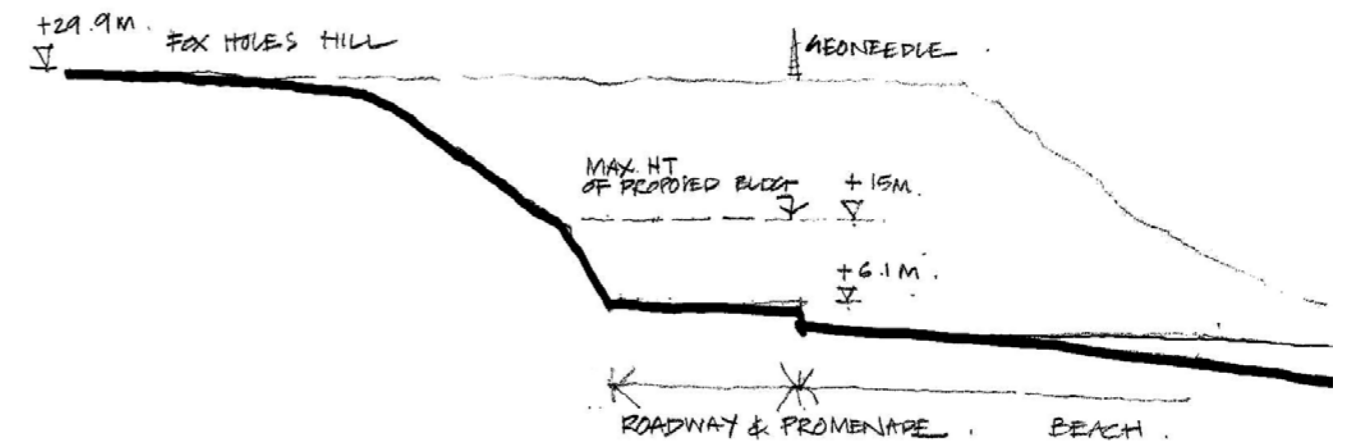
- To maximise the physical and visual link between the development site, WHC and the beach.
- Exploit the link to the planned WHC interpretation facility in the town centre in order to increase the numbers of potential visitors.
- Create a high quality public space.
- Develop a public art strategy that exploits the educational potential of the WHC.
- Creation a high quality year-round leisure destination.
- Retain the existing sea wall.
- Consider the stability of the cliff face and potential impact on the proposed development.
- Minimise detrimental environmental impacts and maximise the environmental sustainability.
- Investigate the implications of retaining a vehicle turning head along Queen's Drive.
- Possible retention of the slipway.
- Development of sustainable vehicular links back to the town centre.
- Help to raise awareness of Exmouth as a leisure and cultural destination in the South West.

### 6.2 Functional Issues

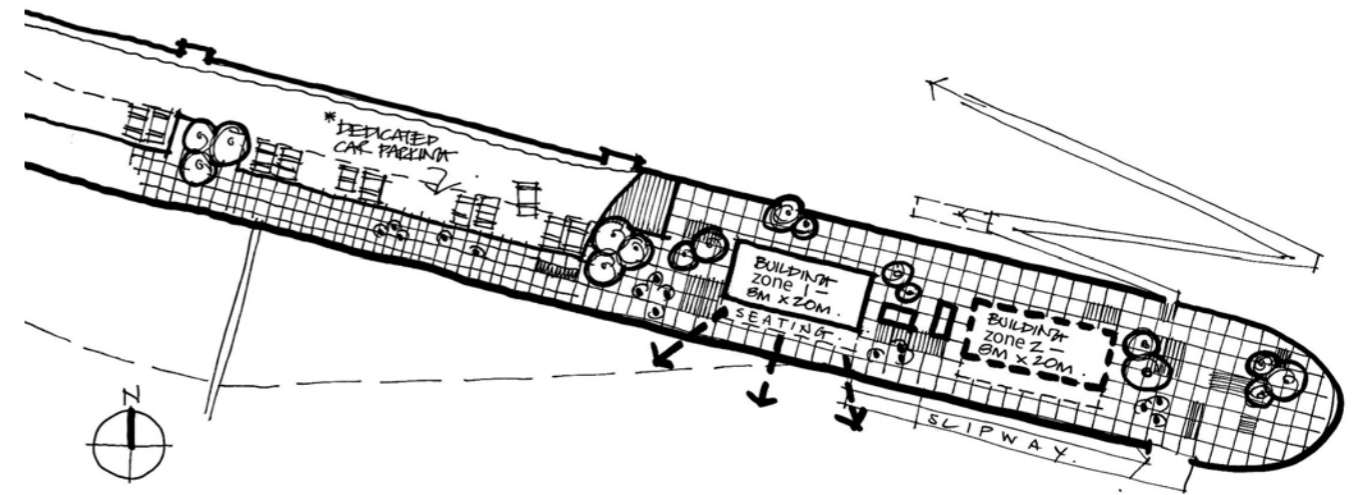
- The potential owner/operator - local, regional, national or international.
- Size and type of operation.
- Numbers of people to be catered for.
- Hours of operation - annually and daily.
- Philosophical relationship with the WHC and AONB etc.
- Part of a wider strategy/vision – how it ties in.
- Development of activities to sustain the business such as events, festivals and celebrations.



Site Plan



Site Section



Indicative Building Zones

### 6.3 Infrastructure

Technical considerations of the proposed development include:

- Maintenance of the proposed development site and wider public realm.
- Utilities provision.
- Environmental impacts and waste management.
- Access for maintenance vehicles and equipment, utilities and emergency services.

### 6.4 Public Realm

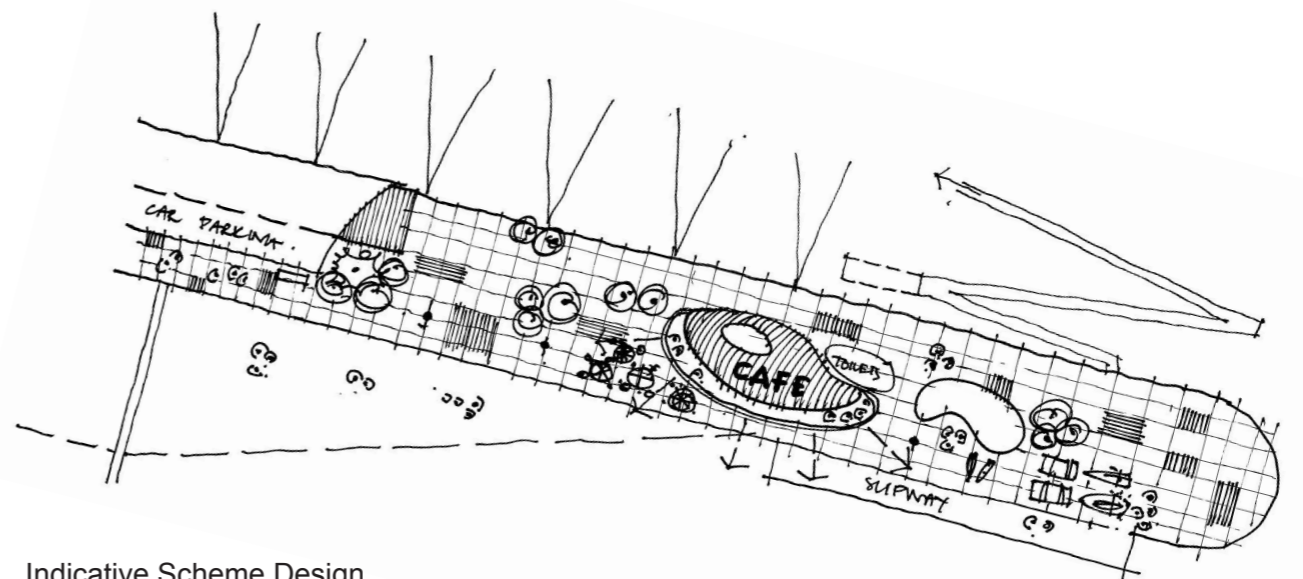
Issues related to the public realm that will need to be considered include:

- Inclusion of traffic calming measures to reduce vehicle speeds and increase 'ownership' of the public realm by pedestrians and cyclists.
- Development of a hard and soft landscaping strategy.
- Illumination of pedestrian and vehicular routes, landscaping and built form.
- The use of a coordinated palette of high quality, robust materials and finishes.
- The intergration of public art as a focus for social and community activity.

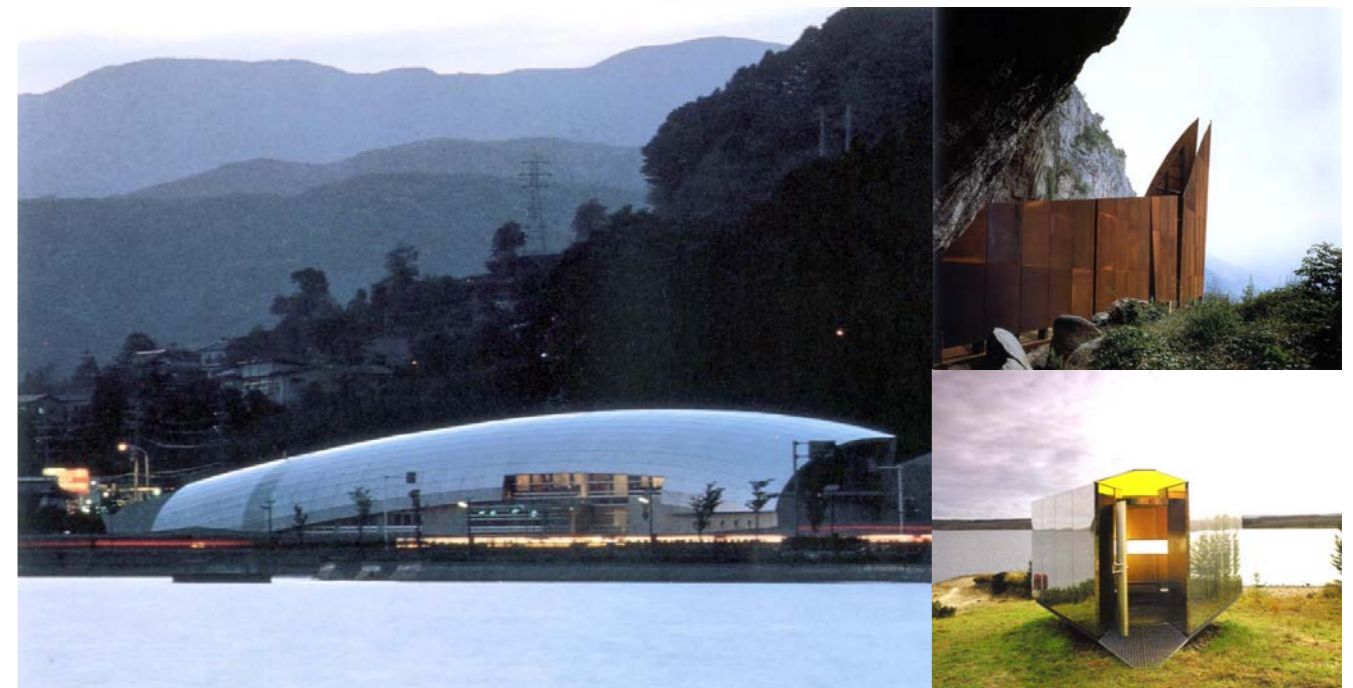
### 6.5 Accommodation

At this stage a building is proposed with the following proposed accommodation:

- A contemporary, landmark 1-2 storey café/restaurant.
- Overall height of building to be max. 9m above ground level.
- A building zone of 20m x 8m to allow, at least, a single storey development of 1500 sq/ft with external on-grade seating on a raised podium.
- External upper floor seating in the case of a two storey development.
- A facility to provide take away refreshments.
- A commercial kitchen/food preparation area.
- Food storage area.
- Refuse storage, recycling and collection area.
- Customer toilets.
- Staff facilities.
- A static World Heritage Coast interpretation display.
- Public toilets to replace those removed from Queen's Drive.
- Dedicated car parking for the development - quantity to be agreed.



Indicative Scheme Design



References

