



Exmouth Watersports Centre Consultation

Transition Exmouth's comments to Grenadier – November 9th 2017

Thank you for holding the Ocean consultation.

Overall **Transition Exmouth like the project** as presented at the consultation. We can see that Grenadier and their designers have stayed **true to the original concept** originally outlined to us some time ago. **We like the visual design**, which is in keeping with the existing vernacular and seaside location.

We appreciate that details of **materials** utilised in the construction have not been specified at this time but you have assured us that they will be **sustainably sourced and derived locally where possible**.

You have said that your designers and contractors will be tasked to construct a building that achieves the EPC A+ thermal performance rating and we welcome that.

We particularly like the inclusion of a range of renewable energy-saving/energy generating technologies. we list these below and endorse any ambition to make this building self sufficient capable of operating 'off-grid' wherever possible.

- Ground Source Heat Pumps
- Natural lighting and ventilation
- Photovoltaic panels, linked to a 'power wall' for storage.
- Solar Water Heating to changing room shower areas
- Airtight < 3ac/hr construction
- LED lighting systems
- Superfast electric car charge points

An obvious use of the latter would be to enable the deployment of **electrically-powered mini-buses**. The possibility that your operators would rely on leased diesel vans for transporting clients around, would not fit with the aims of the project.

Could you also give consideration to incorporating an **energy generating car park surface, possibly extending to include walkways around the building** and a **vertical axis wind turbine**?

As an alternative to your PV solar panels illustrated, could you consider **energy-generating roof tiles**? These are a 21st C technological advance and would attract much interest as well as enhancing the aesthetics of the buildings.

These additions would provide further evidence of Grenadiers' commitment to sustainable thinking and forward looking innovation. In this context we would also encourage you to consider the **additional role this development could provide as an educational facility** for both adults and children in the area of sustainability for the community, as well as visitors to the town.

It is our intention at Transition Exmouth to encourage the adoption of sustainable thinking in the design, construction and forward thinking technologies in the area of renewable energy, waste and water management in the built environment of Exmouth. If possible therefore as you clearly embrace these principles, can you ensure that they are on **public display, exposing the technology** alongside appropriate digital screens (children love digital education) to amplify the communication of your applications and educational possibilities in these areas.

While your operators will naturally concentrate on promoting water-sports and providing hospitality we are in no doubt that an **educational emphasis** will add further value to the development and provide additional benefit to the community. We also believe this will further secure your leading position as an exemplar and developer in the sustainable space.

We would also urge you to **publish all design specifications**, standards and data that relate to the Centre's sustainability credentials. As planned, this development **will set the standard for future developments**, not only in the immediate area but also throughout the town. It will be **harder for developers of other sites to ignore the precedent** that you are setting.

We recognise that a car park is essential to operation as a water-sports centre and are pleased to note the inclusion of electric charging points and your intention to work over time towards **reducing the number of spaces available**.

We point out that since the prime purpose of the site is to enhance water-sports facilities in the town, the **area set aside for parking/rigging such equipment is too small**. Additionally, considering that the area is likely to be heavily used, a yielding and permeable surface is most appropriate but we feel that **grass might not be the most practical solution**. Recycled tyres/rubber/plastic could be an option?

Although the provision of a ramp to the beach will enhance the usability of the site, the **ramp might occasionally funnel waves** up into the centre. <https://www.youtube.com/watch?v=ukOe-YXQd3U>

We hope that Grenadier have considered **future maintenance of the ramp**.

We urge consideration of **rain-water harvesting**. Fresh water is valuable and a water-sports centre will generate significant demand for water for showering and wash down purposes and while sea-water is not suitable, there is no need for this supply to be potable.

We understand that although not obvious on the graphics, you intend bunds or berms featuring salt-resistant planting around the perimeter but no **trees or shrubs**, without which the site will appear bare.

Could you incorporate a **weather station**; vital data for water-sports of any sort.

Whilst promoting environmental sustainability in all endeavours, not least in construction and use of buildings, **Transition Exmouth is also conscious that this prime site must demonstrate sustainability in the economic and social spheres**. We have no brief to examine commercial considerations with regard to future operation of the facility nor to comment on change of use, but must rely on your having tuned your business model so as to safeguard commercial viability and achieve full occupancy as intended.

We understand that your intention is to prioritise the involvement of **local businesses and management** to ensure that the Centre contributes significantly to the economy and social wellbeing of the town; this we fully endorse and further suggest that there is a chance here for contribution to our **cultural development**.

It is well recognised that developers and architects strive through the built environment to make unambiguous statements about their own status and reflect civic pride, ethical values and permanence. **It is clearly time to view our community buildings as embodying positive environmental values, the values that we shall have to adopt if our culture is to thrive** and continue to enhance the recreational space of Exmouth.

We wish you well and would welcome any opportunity to be formally involved in the future of with this project.

ENDS