

SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL

Date of meeting:	18/5/2017
Site:	The Opera House, Glyndebourne, New Road, Ringmer, East Sussex, BN8 5UU
Proposal:	New Production Design Hub building containing workshops for props, carpentry and costume-making over two storeys, with a total area of approximately 2,500 sqm.
Planning reference:	SDNP/17/01670/PRE
Panel members sitting:	Mark Penfold CHAIR Kay Brown Luke Engleback Paul Fender James Fox Graham Morrison
SDNPA officers in attendance:	Genevieve Hayes (Design Officer) Paul Slade (Support Services Officer) Emily Anderson (Planning Officer)
Observers:	Lisa Rues
Item presented by:	Nicholas Hare

Declarations of interest:

The Panel's response to your scheme will be placed on the Planning Authority's website where it can be viewed by the public.

The SDNPA operate a transparent service, whereby pre-application and application details, although not actively publicised will be placed on the online planning register. This is unless the applicant gives reasons why the enquiry is commercially sensitive.

COMMENTS

	Notes
<p>1.0 Discussion/Questions with applicants</p>	<p>1. The Panel asked for further explanation of the movement of vehicles around the site. The Applicant said that they have done tracking for large vehicles to confirm that they are able to turn around. They also highlighted that larger vehicles would be able to park to one side to allow others to pass while they're making deliveries.</p> <p>The Panel asked whether there were any covered areas to protect users from rain and other weather. The Applicant said that there were not any covered areas but the people who would be using it would be used to working with the weather and it will not be especially heavily used. As an additional point, the Applicant expressed that this would be a circular route where entry is monitored to the South West. Deliveries and visitors coming in are not expected to coincide, which will help with access. Finally, the staff car park is going to undergo some landscaping works with a 4 foot hedge planned to reduce its visibility to visitors on their way in. These will be undertaken by an onsite landscaping person.</p> <p>2. The Panel said that one thing that would be good to see was a masterplan to help show the context of the site. The Panel feel that there are a lot of things the Applicant may want to improve in future. By creating a masterplan that lays out their thoughts for the next 15-20 years, they can predict where further development might be needed and be confident that their current scheme will not impact on future works that might be needed. The Applicant explained some of their reasoning for the application's siting, giving details about the evolution of the current building. They feel certain that this is the right site for this development, as it lets them continue to concentrate the audience attractions in one area. They have no intention to make any changes to the opera house itself.</p> <p>The Panel asked whether the initial experience of the visitor arriving at the house is something that the applicant might yet want to change? Further to that, could they imagine any more buildings being constructed in the future and where could they be located? The Applicant expressed that this application should cover their needs in this area for a long time. While they do have other concerns to address, they are on other parts of the Glyndebourne Opera House site. They acknowledged that there is a problem with access and the initial customer experience, but it is not an issue that can be easily resolved. They are doing what they can to find out more, including user questionnaires and a customer audit. Finally they reiterated that, while they do have more plans for the Opera</p>

House, none of them relate to this particular site, so they are confident that this site will not conflict with any future schemes.

- 3. The Panel asked about the building itself and its colouration. While they find the dark colour of the roof compelling, they note that the opera house features a dark lead roof, while all the other roofs use a lighter, clay-tile style. This sends a clear message that the other buildings are subordinate to the opera house which the dark roof of this building would go against. Why make this decision?**

The Applicant said that the other buildings are not necessarily supposed to be seen as subordinate. Regarding this application, the building is intended to be a craft/industrial building; to put clay tiles on it would seem at odds with that. They are curious about what people think about the colour; they think that the building would be interesting if it were darker and that they would like to echo the lead roof of the opera house.

The Panel said that the dark colouration makes it seem like a large, industrial barn, which is entirely appropriate to the rural location. Additionally, darker colours are recessive in the landscape, reducing the impact.

- 4. The Panel raised a concern about the impact of the roof lights at night time and in line with the dark skies policies.**

The Applicant said that the question of roof lights is an important issue. They have looked in to the matter of dark skies and resolved it with any external lighting, but roof lighting is a more complicated matter. Having roof lights is really important, as well as decent windows, as good quality daylight for the occupants to work in is vital.

- 5. The Panel asked about the plans to reorganise the car park. Currently they feel that the landscape on the approach is quite poor. By growing up the planned hedges and closing off the back of the house they could reduce the clutter visible to visitors and help draw them in. With the back of the house cut off, drawing them in like this would result in a sudden reveal of the front of the house.**

The Applicant agreed that the presence of the staff car park is confusing and that by reducing its visibility and create a more coherent journey for visitors to the main car park they could mitigate this. They also agreed that closing off the back of the house to encourage a reveal of the front would be an interesting option.

- 6. The Panel asked whether there is a series of open windows on the link and whether it was an unheated space.**

The Applicant said that they were intending to primarily use passive ventilation solutions, with opening panels and louvres to help ventilate the building even while blinds are closed. They plan to put underfloor heating in to the build and some

	<p>of it will extend in to the link, but for the most part a decision has not been reached as to whether the link will be heated comprehensively.</p> <p>7. The Panel asked about any external break out spaces for the staff and the approach in to the building. The space between the buildings could be made in to a more attractive space.</p> <p>The Applicant said it could be made more attractive. The paint shop is keen that they can have a way out of the building close to the entrance.</p> <p>The Panel suggested that there was an opportunity to introduce rain gardens that can harvest rain water off the roof, which would provide some functional greenery.</p>
<p>2.0 Panel Summary</p>	<ol style="list-style-type: none"> 1. The Panel opened by recommending that the applicant develops the views of the building, as there is a chance to improve the entrance sequence. They felt that the hedges should be a more definite feature to guide people through to the car park. They also suggested that the ash trees might not be as important as first thought, and removal could help allow the new building form out to contribute to that route. 2. The Panel thought that the car park could be more efficient than the fanned design, which could result in more space for the landscape sequence. 3. The Panel recommend more work is put in to justifying the choices of colours and materials, but they feel that the barn aesthetic and the triple-pitched roof were the right approach for this site. 4. The Panel felt that consideration needs to be given for external spaces. People will likely be in this building all day and having access to good quality external spaces would help the whole building work better. 5. The Panel said that the link seems like it has been less considered and needs more effort. 6. The Panel noted that it is possible to install automated blinds on the roof lights, which would allow them to be retained without running foul of the dark skies policies. 7. There was a suggestion that the building could be turned through 90° but there was not full panel consensus on this matter