

Planning Committee Meeting 11 April 2019

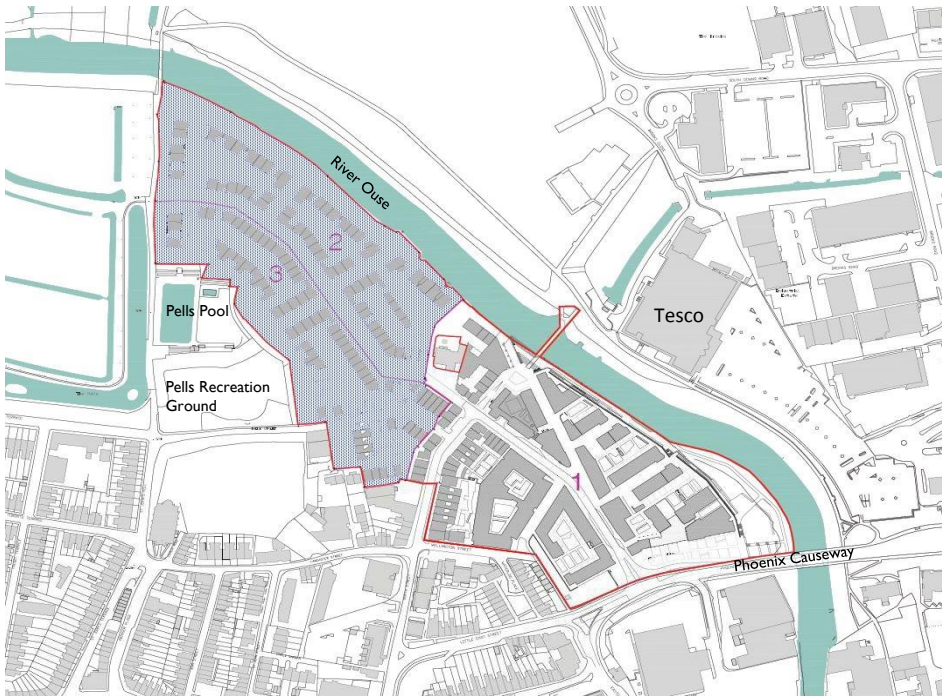
Agenda Item 8 SDNP/18/06615/REM

North Street Industrial Estate, North Street, Lewes, East Sussex

Reserved matters pursuant to permission SDNP/15/01146/FUL for Phases 2 & 3 consisting of the demolition of existing buildings, construction of flood defences, provision of infrastructure, enhancements to recreational facilities at Malling Fields and Pells Park, and the erection of new buildings up to 3 storeys comprising up to 178 residential units (Class C3) (Appearance and Landscaping to be considered).



Site Location



Existing Site



CGI Proposed - as approved under hybrid permission
SDNP/15/01146/FUL

SDNP/15/01146/FUL – Hybrid permission

- A hybrid planning permission (full permission for Phase 1 and outline permission for Phases 2 and 3) was granted in 2016 (planning reference SDNP/15/01146/FUL).
- Permission was granted for a mixed use scheme comprising **416 dwellings** (houses and flats), **4,185sqm of commercial floorspace**, a **Health Hub**, new **flood defences** and associated landscaping, new public realm and parking (including a **new public car park**).
- The only matters reserved for future approval under permission SDNP/15/01146/FUL – the **appearance** and **landscaping** for Phases 2 and 3.



SDNP/18/06615/REM

This application relates to Phases 2 and 3 only and is seeking approval for:

- The **appearance** (architectural style and detailing and the acceptability of the principle of the proposed materials) of the proposed 178 new dwellings (houses and flats), and
- The hard and soft **landscaping** proposed for the public realm (including the new river walkaway) and the semi-private and private spaces in and around the dwellings (including the courtyard areas and parking).



Key Issues

- Design (including materials and sustainability) and impact on landscape character and visual impact (including the Lewes Conservation Area and dark night skies);
- Impact of the proposed landscaping on ecology, and
- Impact of the proposed appearance and landscaping of the public realm and courtyard areas on access and parking.



Pells Cut - Example



Layout

architectural detailing

Elevations

Asymmetry

Main elevations have an ordering of asymmetry, with major and minor axes of facades. In Pells Cut two primary ordering devices are used.

Ordering elevation 1

Unit types are composed to have balanced, asymmetric elevations but are generally arranged to offer symmetry within the street.

Ordering elevation 2

Different unit types can be placed next to one another to create additional variety and to generate a broken roof line. This is done where specific emphasis is also called for - i.e. destinations, junctions, changes of direction.



PC 5: elevations

The ratio of solid to void on principal elevations is generally to be not less than 2.2:1

Elevation composition must follow clear ordering strategies, such as those described and illustrated.



variety is also created through a variety of bay types that can be single, double or triple height.

Design Code



Bay Type 4

Timber frame, medium: from ground level and used where the public are in close proximity and where boundaries are softer, such as the river bank and Pells Meadow. Sub frames of timber add intricacy and modelling. Return cladding to be of natural slate.

Single height bay



Double height bay



Triple height bay



Bays can be single height, double height or triple height and used asymmetrically to add accent.

PC 8: bay windows

Bay windows are to be distributed generally as shown on the approved outline plans and elevations and must be selected from types illustrated and described.

Bay windows must be single, double or triple height.

Bay windows must project between 215 & 1000mm depending on type.

Elevations



Corporation Wharf (and Street Elevations)



Layout

palette

Materials, tone and colour

In combination with the materials of the public realm, Pella Cut has a stronger emphasis on reds, yellows, oranges and grey tones, with accents to reflect the tonal range of the surrounding landscape.

PC 1: tone and colour palette

The choice of tones and colours utilised in Pella Cut must be within the range illustrated below.

Examples in textures that informed the palette



Pella Cut tone and colour palette



PC 2: primary materials palette

The principal palette of materials for Pella Cut is as illustrated below.

Soft brick



Red brick



Painted white brick



Slate roofing



PC 3: secondary materials palette

The secondary palette of materials for Pella Cut is as illustrated below.

Dark brick



Dark cladding



Clad timber



Slate cladding



Through coloured boarding



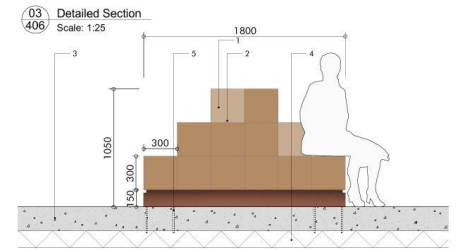
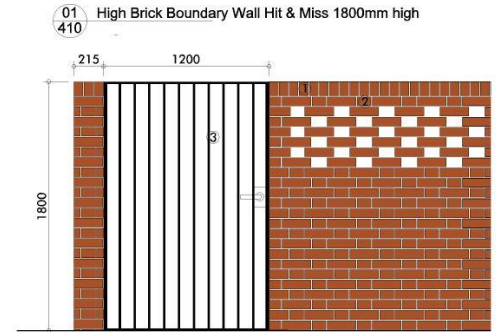
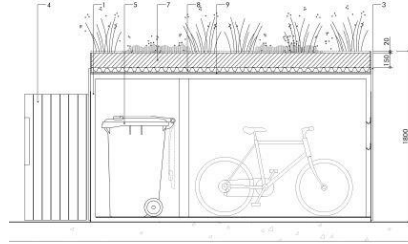
Design Code



Example Elevations and CGIs



Example Elevations, CGIs and Landscaping



Animation



Recommendation

That the reserved matters (appearance and landscaping of Phases 2 & 3) pursuant to permission SDNP/15/01146/FUL be approved, subject to the conditions set out in Section 10 of this report.

