

LANDSCAPE-LED CASE STUDY 3: NON-RESIDENTIAL

Site Name: Harvey's Depot, Pinwell Road, Lewes East Sussex

Status: Permitted 27th March 2015

Description: The conversion, adaptation and extension of the former Harvey's Depot building to house a 3 screen digital cinema, film education/training facilities, multi-use room for training/community use, ancillary cafe bar and restaurant, ancillary back and front of house accommodation (including visitor toilets, staff welfare accommodation, office, server room, kitchen and store, hard and soft landscaping of the former tarmac service yard).

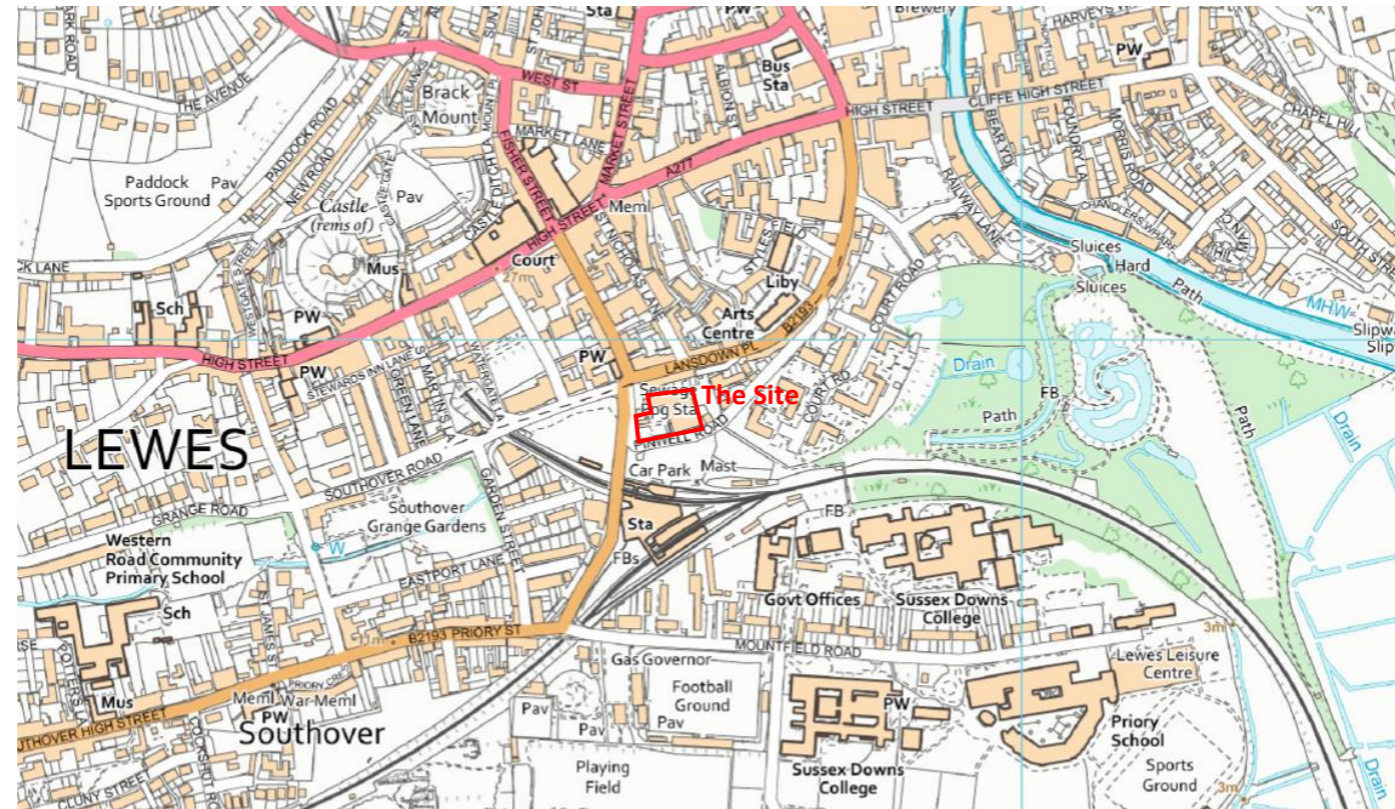
South Downs Integrated Landscape Character Area: Ouse Valley Sides (G2)

Summary

The key landscape characteristics that were identified for this site are listed opposite. The balance between the site's important industrial heritage and its largely residential context has been well struck.

The attention paid to the building height and wider chalk downs generates an enhancement of local views to Lewes's characteristic downland setting, and respect for residential neighbours. The retention of so much space within the site helps the new building sit comfortably on the site and offers needed public amenity space. The decision to select and showcase the highly characteristic local material of flint, helps root the building in its locality. The green roof secures space for nature, while delivering additional benefits within Lewes town. The development improves the movement network around the site.

Retention of the existing building and subtle reference to the site's layer of history, with small interventions such as the fruit trees, provide quiet, but tangible acknowledgements of the site's history and so produce a strong character and sense of place today.



OS 1:25,000 map showing site location and context © Crown Copyright and Database right 2021. All rights reserved. Ordnance Survey lic. 10050083



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Key Landscape Characteristics of existing site and context

- ① **Woodland 1:** Site was historically an orchard at one stage. Trees relate strongly to buildings and infrastructure throughout Lewes.
- ② **Landform, Soil & Water:** Site lies within the flood zone. Surface water flooding identified as a problem.
- Field Patterns:** N/A
- ③ **Settlements & Buildings 1:** Existing buildings have industrial heritage value.
- ④ **Settlements & Buildings 2:** Locally characteristic materials include red brick, clay roof tiles, natural slate, 'mathematical tiles' flint, timber, but also in town centre, a more eclectic mix.
- ⑤ **Settlements & Buildings 3:** Buildings with public function typically address the street.
- ⑥ **Settlements & Buildings 4:** Town centre forms include larger buildings and more varied massing but with tradition of alleys and intimate spaces
- ⑦ **Roads, Tracks & Paths:** Dense pattern of routes in town centre and around the station.
- ⑧ **Perceptual Qualities 1:** Tranquillity/Sense of Place
- ⑨ **Perceptual Qualities 2:** Dark Night Skies – reserve status and valuable perceptual quality
- ⑩ **Views & Visibility:** Views out from town to hills and cliffs and locally, to attractive train station, are all valued.

Summary of Landscape-led Design Proposals

Woodland & Trees

① Multi-functional trees and hedges within new open space.

Landform, Soil & Water

② Design response to the flood zone. Overall increase in permeable surfaces and green-space

Settlement & Buildings

③ Existing buildings retained and given new use.

④ Locally characteristic flint used. Modern materials, such as glass and steel appropriate, as well as green roof.

⑤ Community building faces and addresses street.

⑥ Development is relatively large but still respectful to domestic buildings to the rear.

Roads, Tracks & Paths

⑦ Existing street and thoroughfare enhanced by development.

Perceptual Qualities

⑧ New tranquil space provides positive amenity and local relief from hard-standing.

⑨ Dark Night Skies respected with louvered windows

Views & Visibility

⑩ Enhanced views out to chalk downs and improved views into Lewes



Landscape-led Proposals

Woodland & Trees

① The scheme provides trees which bring multiple benefits (fig 1):

- a reference to historic orchard character
- contributes positively to sense of place.
- edible hedge and orchard provide community focus, food and shade

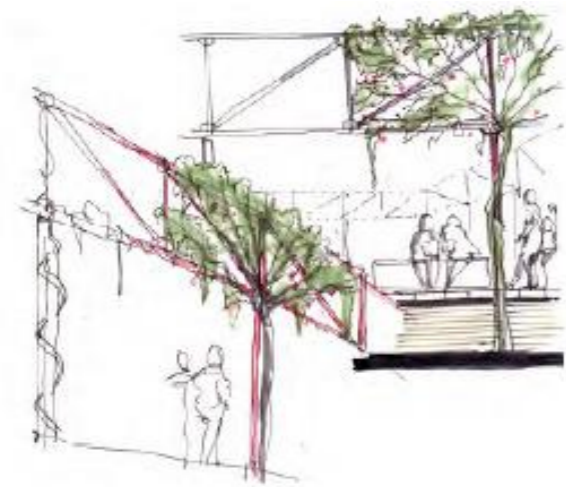


Fig 1

Landform, Soil & Water

② Characteristic permeable hard surfacing, grass and trees contribute to improved water management on the site. A chalk green roof manages water while maximising opportunities for characteristic wildlife. No changes to landform were proposed – the raising of the finished floor level of the building responds to flood risk.

Settlement & Buildings



Fig 2: The original Depot building

③ The re-use of the existing Depot building supports the form of development within Lewes, provides a tangible historical link to the former use and is a sustainable solution.



Fig 3: Traditional flint references

- ④ Flint on building elevations provides characteristic material finished to a high quality – celebratory of the local landscape. (fig 3)
- ⑤ New building is public-facing in the tradition of public buildings (fig 4) helping to animate the street.



Fig 4: Café terrace faces onto street

⑥ The building form is complementary to the eclectic mix of forms found in the town centre while massing respects neighbouring residential properties (fig 5). Building addresses and enhances

narrow street and development provides new intimate spaces within site.

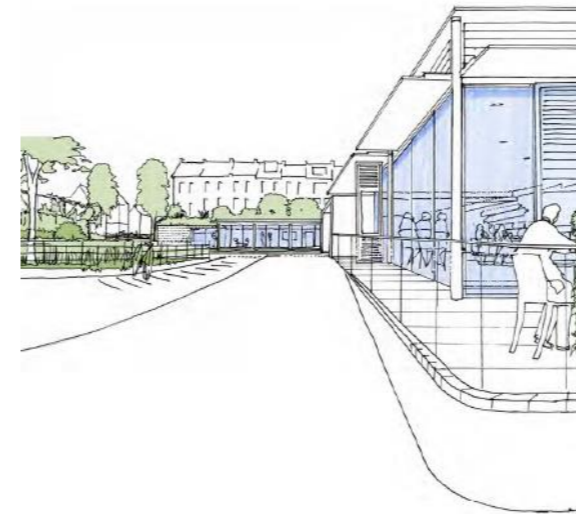


Fig 5: Sketch of proposal with existing residential behind

Roads, Tracks & Paths

⑦ The layout maximises links for pedestrians to existing network of routes. Development animates street and enhances visual quality of pedestrian thoroughfare (Fig 6).



Fig 6: Illustration of view towards Railway Station

Perceptual Qualities

⑧ The unfussy treatment of the open spaces ensures the former industrial building drives the character of the site (Fig 7). Green space provides positive well-being benefits; allowing people to enjoy being out of doors and to linger and congregate socially.



Fig 7: extract showing green space design

⑨ The building design includes significant fenestration along southern elevation. However, large moveable louvres (Fig 8) help to minimise heat in winter and reduce night time light-spill in response to the dark night skies issue.



Fig 8: Precedent used as inspiration for louvres

Views & Visibility

⑩ Enhanced view of the chalk downs from the platform at the railway station (Fig 9). Improved view of Lewes from the South Downs Way.



Fig 9: Sketch of view to Downs from Railway Bridge