

## SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL

Date of meeting:	10.02.2021
Site:	King Edward VII Estate. Land at Superintendents Drive and Kings Green East Easebourne, West Sussex GU29 0FB
Proposal:	Proposed 2 phase residential development
Planning reference:	SDNP/20/03357/PRE
Panel members sitting:	Mark Penfold (Chair) – Architecture Adam Richards – Architecture John Hearn – Urban Design Maria Hawton-Mead – Sustainable Construction Nadim Khattar - Architecture
SDNPA officers in attendance:	Ben Terry (Design Officer) Ruth Childs (Landscape Officer) Tania Hunt (Support Services Officer) Rob Ainslie (Case Officer)
SDNPA Planning Committee in attendance:	None
Item presented by:	Nick Waring (BE, Client) Annelies Early (HED, Landscape) Paul Crisp (JLL, Heritage) Matt Cartwright (Twelve, Architect) Rob Shannon (Twelve, Architect) Simon Flatt (Flatt's, Sustainability /Energy) Hanne Puttonen (Chart Plan, Planning) Barry Kitcherside (Chart Plan, Planning) Aloy Vora Mark Curry (Elysian)
Declarations of interest:	None

The South Downs National Park Design Review Panel is an independent assessment of development proposals by a panel of multidisciplinary design professionals and built-environment experts, who aim to inform and improve design quality in new development. It is not intended to replace advice from the planning authority or statutory consultees and advisory bodies, nor is it a substitute for local authority design, landscape advice and community engagement.

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.

## Summary

On behalf of the South Downs National Park, I would like to thank you for bringing your proposal to the Design Review Panel. We would like to thank you and your design team for their presentation and the supporting information you provided to us; it created numerous points for discussion and generated some interesting ideas during the session. Overall, we support the current approach and the changes you have made since the last workshop.

That said, whilst you have established a sound understanding of your architectural precedents, many of them can be explored further and developed: to better inform your approach of how the buildings, spaces and the landscape work together. You can improve key areas of the site, including the role (its function and architecturally) of community buildings, the function and benefits of amenity spaces, and parking (the amount of and the need for).

Similarly, we suggest you develop an architectural language for the building design(s), one that is appropriate for the King Edward VII estate and, equally, one that has its own unique identity, following the precedents you have identified. The landscape precedents and how sustainable construction informs your design will also contribute to the identity of your proposal.

We have listed some key points from the workshop (below).

## Landscape

- The landscape precedents are less evocative than the architectural examples.
- There should be a clear link between your site analysis and the detailed design, using concept designs to illustrate your ideas.
- The spaces between buildings need to be functional and demonstrate a net-gain, in terms of drainage, ecology and amenity.
- Landscape design and architecture should happen concurrently and iteratively.
- The landscape setting of the community building should complement the setting of the lodge building.
- Parking strategy should be reviewed with SDNPA and WSCC, we talked about:
  - Parking is visible from the public realm, for both visitors and residents. Consider smaller, enclosed, less visible spaces that make car parking less dominant in public spaces.
  - The parking area to the south should be multi-functional and adaptable (future change of use).
  - Car club and the electric minibus is supported, as it would reduce the number of car parking spaces and improve areas of the public realm.

## Architecture

- The function and appearance of the community building should be developed – it needs architectural status within your proposal.
- You could review the University of Virginia <https://www.nps.gov/articles/images/92Draw2bh.jpg?maxwidth=1200&autorotate=false>

- and Niall McLaughlin's scheme at University College, Oxford <http://www.niallmclaughlin.com/projects/university-college-oxford/> which uses a hierarchy of outdoor spaces and courtyards
- There was support for the contemporary architectural precedents, with order and rigour in a traditional form.
- We talked about roof forms; using precedents studies to test ideas.
- ...aim to create an inspiring roofscape that fits into long distant views and the historic landscape.
- 3D modelling will aid your assessment of form and materials; related to the topography studies and a strategy of building hierarchies.
- There is potential for several mono-pitched or asymmetrical roofs; pitched to the south or west.

### **Sustainable construction**

- The heating and hot water strategy is supported.
- The energy performance of buildings is supported.
- Passive design measures should be identified.
- All Certified Passive Houses' are located on SID.
- Car charging and refuge strategy should be incorporated.
- As should, storage for bikes - either communally, or in individual units.
- Communal seating area and solar shading structures should be considered.
- Solar shading on the buildings should be considered.
- Lifetime homes standards should be considered.
- PV panels could still be incorporated.
- Consider a community allotment with a garden shed for community tools.
- The ventilation strategy using mechanical ventilation with heat recovery along with good airtightness for KG site (as discussed in the chat option) is supported
- Stacking wet rooms to minimise pipe runs and reduce associated heat loss.