

SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL

Date of meeting:	20.05.2021
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 John Hearn – Urban Design Maria Hawton-Mead – Sustainability Consultant Nadim Khattar – Architecture James Fox – Landscape Architecture
SDNPA officers in attendance:	Mark Waller – Gutierrez (Specialist Lead) Ruth Childs (Landscape Officer) Tania Hunt (Support Services Officer) Rob Ainslie (Case Officer)
SDNPA Planning Committee in attendance:	Diana Van de Klugt Andrew Shaxson
Item presented by:	Nick Waring (BE, Client) Annelies Early (HED, Landscape) Matt Cartwright (Twelve, Architect) Rob Shannon (Twelve, Architect) Simon Flatt (Flatt's, Sustainability /Energy) Hanne Puttonen (Chart Plan, Planning) Barry Kitcherside (Chart Plan, Planning) Mark Curry (Elysian) George Mackinnon (Pinebridge) Paul Crisp (JLL)
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 in this workshop; 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 and feel that the approach just needs some small refinements.

The key elements for concern are:

- Landscape character refinement.
- Chimneys/ dormers/overheating.
- Car parking to the west side and tarmac domination of the site.
- Incorporation of fittings, service details, rainwater goods etc. to the units and how they work within the architecture.
- Refinement of the movement network across the site and how it responds to expected desire lines.

Connectivity in the site is a vital element, for example, the link from KGE to SID. This needs to be explored in a way that respects the historic drive character. Ensure that rigour, elegance and order follows through the layers of refinement. The landscape character needs to be bolder. In terms of the woodland clearing character, is the planting informal or formal and how does this transition happen? The layering and the story need to flow together so it is seamless and convincing.

Ensure the adjustments and the refinements of the character of the buildings all work together in terms of architecture, sustainability and environmental conditions.

Landscape

- The feeling is that there could be an additional layer of refinement to the planting palette regarding the woodland clearing character. Every time a tree, shrub, or hedge is chosen, it is important to refer back to what the character of the existing woodland character is, and how you are trying to re-inform this. How this singular strong character is formed for the site, using planting that harmonises and is in keeping with the existing woodland character.
- The strategic character of the scheme in terms of the alignment, type and arrangement of the trees could reinforce the rigour of the buildings. There needs to be more courage to be either informal or formal as currently it feels in between the two.
- Connectivity within the site. The connection between KGE and SID needs further consideration and options for suitable connectivity studied as this is a clear desire line that needs to be catered for.

Architecture

- Strip of roof lights on the village hall. Consider the dark skies policy and how this could impact on this and demonstrate how this will be overcome.

- Consider integrating refuse and bike stores in the gardens of SID to limit walk time to the bin stores.
- Consider more outside storage space for SID and the possibility of incorporating the storage, including the bike and waste storage, within the design on the building, perhaps a porch or as part of the border design?
- Consider flexibility to extend bike storage in the future.
- Consider more evenly distributing blue badge parking on the KGE site to allow for better accessibility.
- To reconsider the hard tarmac surfacing of the road on KGE, as it dominates the site.
- Is there an opportunity to incorporate chimney and dormers together in the roof scape as part of an architectural feature? There is a danger that the dormers will compete with the chimneys in the roofscape when the chimneys have been designed to signal entrance points.

Post meeting suggestion from a panel member: Could we please see further design options for the various types of dormers where materials, detailing i.e. recesses, setbacks, framing etc. would be studied and assessed with a view to reducing the visual impact on the roofline?

Sustainable Construction

- Consider fixed external shading to the roof lighting on the village hall to limit the heat coming into the building and overheating.
- Visibility and height of electric car charging points to be considered to assist ease of use.
- West and south buildings on KGE scheme; need to consider overheating on the top floor and add external shading if overheating software shows it is needed. Fixed or sliding external shading should be considered to shade dormers and French doors onto balconies.
- Consider green wall planting and use of planting for shading, particularly on the ends of the units and over openings.
- The proposals need to demonstrate that the units will not overheat, and if problems are identified incorporate external shading to mitigate this.. Internal shading is not considered sufficient.
- Show the position of the plant on all floor plans and elevations to include the MVHR units, heat exchange tanks and ground source heat pump units with thermal stores on the SID houses.
- Ensure all insulation is continuous and that a continuous airtight layer is incorporated into each unit.
- Consider employing an airtightness specialist

Post meeting suggestion from a panel member: Consider separate contractors for the two sites to avoid materials getting mixed up and to ensure a specialist team used to building passive houses is used on the SID site.