

## **SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL**

Date of meeting:	20 April 2022
Site:	Stables, East Lavant SDNP/22/00615/PRE
Panel members (DRP):	Chris Blandford (Chair) Graham Morrison Andrew Smith William Hardie Luke Engleback Nadim Khattar
SDNPA officers in attendance:	Rafa Grosso-Macpherson (Design Officer) Ruth Childs (Landscape Officer) Jess Riches (Case Officer)
Applicant and Project Team:	James Potter (JPA)
Observers:	Paul Slade (Support Services Officer)
Declarations of interest:	None

**The South Downs National Park Design Review Panel is an independent assessment of development proposals by a panel of multidisciplinary professionals and 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, or be a substitute for local authority design and landscape skills or community engagement**

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

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 are incredibly grateful to review a proposal so early in the process and look forward to participating in further DRP sessions in the future. We would like to thank you for your presentation and the supporting information you provided to us. It created numerous points for discussion and generated some interesting ideas during the session.

The discussion mainly focused on the elements that should be considered in the early stages of evidence gathering and analysis of the site and surroundings, before any intervention is designed. A summary of the comments made by the Panel is outlined below:

- How does the village work and look? Development should fit its roofscape.
- Analyse the arrival to the site from Pook Lane. Reflect local character.
- Carefully design to avoid negative impacts of parking.
- Trees in the village-scape should be considered.
- How scale works for the proposal and the village? Sections are needed.
- Long views: these could indicate patterns of village and colour scheme.
- Frontage of buildings: look for characteristic precedents in the area.
- Height of buildings would impact light/shade on Pook Lane and lower lane.
- Consider orientation in light of passive house design principles.

## Evidence and analysis

The Panel commented that without a site and context analysis (as required by the landscape-led approach to design) it is difficult to comment on the merits of the three options proposed. It is too early for three options without a contextual analysis.

However, the Panel suggested a series of considerations that should be included in the analysis of the site, which should influence the design. These are discussed below:

- a) **Structure of the village.** Understand the structure and grain of the village. Its organic growth should be understood and inform the proposal.
- b) **Views:** long distance views (including Goodwood) and short distance views from Pook Lane.
- c) **Street scene** needs to be understood. It is advised to walk in and out of the village of East Lavant and identify the characteristics that this development should respond to. The existing gable end and bay window at 16 Pook Lane are attractive features in the street scene, as well as the existing stable flint walls. These create interest.
- d) Existing **historic stables** adjacent to the site and doorway through, which link both sites. Further understanding of the relationship of the existing (remaining stables to the east) and the proposed residential development should be considered when designing the residential element. The existing doorway through to the stables is an interesting feature and an asset. How would this integrate with a layout? How would the residential development support and be compatible with the remaining stables?
- e) **Roof profiles** along Pook Lane (from east to west: countryside, house, barn, stables, site, house, village...)
- f) **Vehicles:** how and where would these be parked in the development? Cars have a negative impact on Pook Lane. There is an example across the lane of parking arrangements at the front that causes harm to the local character. This is a negative precedent that the Panel would discourage you from parking solutions at the front.
- g) **Trees:** Trees in the village need to be better understood. There is a large Willow Tree at the front. Consider whether to keep it or remove it. Its removal would make a more efficient space for development and avoid issues with roots and structures in the future. Willow is an alien species.
- h) What is the **ecology/biodiversity** baseline? This should be understood at an early stage.
- i) The **relationship with buildings and lanes** is important and therefore the recess of the new development as well as its scale would be important factors. The house next door (16 Pook Lane) is only 1 and ½ storeys high. Scale should be re-considered as proposed buildings (2 and ½) are too high.  
The lane is small in scale, narrow, intimate, and this character should be retained. Boundary treatments are important: there is a variety of characteristic treatments in the village: brick, flint, hedges.
- j) **Local materials** locally characteristic of Lavant would be supported.
- k) **Dark night skies** is an important consideration in this area of the National Park.

## Next steps

- Gather and analyse the relevant evidence as outlined above.
- Understand the Lavant Neighbourhood Development Plan, which is full of useful material.
- Produce a series of sketches with potential design interventions to the space, nothing detailed, but just iterative ideas responding to the analysis. **Analysis must inform design.**
- Explain the narrative of the design.
- Re-convene with the Panel, which would be happy to comment on future stages.