

# Stage 3 - Design Statement

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Mustoe House  
Burgess Hill, West Sussex

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Client Jane Mustoe + Rachel Baxter  
RIBA Workstage 3  
Published May 2026  
Project Code 25166\_MHS

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## Introduction - A Reflection of Context

This ‘Design Statement’ has been prepared in support of a Planning Application for a new build dwelling at the land adjacent to Parklands, Keymer Road, Burgess Hill, West Sussex, RH15 0BA.

The enclosed application presents a high-quality, low-energy, new build dwelling.

This design statement documents the rigorous research undertaken by our studio and continues upon themes of region and place-making explored over the last two decades and evidenced in our work.

We believe passionately in a timeless metaphysical architecture that is closely aligned with region and place. Since the formation of our studio back in 2006 we have constructed, written and lectured whilst sharing the principle ideals of an architecture imbued with purpose. An architecture that is legible, intelligent, deeply meaningful and enriches place.

The proposal is to be understood as a timeless home that turns towards and fully appreciates the surrounding landscape within the site's context. The design fits to the client's way of living, as well as being future-proof through its sustainable strategies.

The work presented integrates ongoing developments in material and environmental technology and incorporates sustainable insights and strategies that allow us to live in harmony with the earth's ecosystem.

The proposal also conforms to national and local planning policies as outlined within this document and in further detail within the Planning Consultant Statement - Appendix 2.

# Mustoe House

## Site Introduction

### Introduction

Hyde + Hyde Architects were approached during the Spring of 2025 to develop a design for a high quality, highly contextual new build dwelling outside the town of Burgess Hill, West Sussex. The following diagrams give a brief project overview.

### Site Location

The site is located just south of Burgess Hill in West Sussex, within a well-established residential area characterised by large detached houses and generous plots typical of southern England. Positioned to the rear of an existing property, the plot sits within a private back garden setting surrounded by mature greenery. A striking ancient oak stands at the heart of the site, accompanied by a rich variety of tree species that create a secluded, woodland-like atmosphere. Despite its quiet character, the site remains well connected. Burgess Hill train station is a short 20-minute walk away and provides direct mainline services to London.

### Location Plan

The site forms part of a previously subdivided plot, historically associated with the neighbouring property, Parklands. It benefits from direct access off Keymer Road and holds existing planning permission for a single dwelling. The plot is well screened by mature trees along all boundaries, affording a strong sense of privacy. The site is relatively flat, a former pond at its centre and the dense tree coverage introduce a sense of natural containment. Combined with limited visibility from the street, these features contribute to its seclusion.

### Site Diagram

- a: Plot
  - b: Neighbouring properties
- Ownership boundary



Site Location



Location Plan



Site Diagram

# Mustoe House

## Aerial Photo-montage

Image by Hyde + Hyde Architects:

Captured: 07/08/2025



# Mustoe House

## Site Analysis

### Geographical Analysis

With a slight south-easterly orientation, the site will benefit from morning light and sustained daylight through much of the day. However, mature vegetation along the southern and eastern boundaries will provide enclosure and increased shading. This will help to moderate the microclimate and frame filtered views across the site, whilst reducing overlooking.

Prevailing south-westerly winds are softened by established tree belts and neighbouring residences to the west, creating a sheltered garden setting. The relatively level topography mitigates some access and construction difficulty caused by the long narrow driveway. Boundary conditions provide natural screening and privacy.

Vehicular access is taken directly from Keymer Road to the west, the same approved entrance serving the previous consent. A footpath also serves the site which is located opposite the vehicular entrance and traverses neighbouring fields.

To the east, the boundary adjoins an ongoing housing development, contrasting with the mature, semi-rural character of Parklands. This edge condition presents an opportunity to mediate between garden landscape and emerging suburban fabric. The housing development has positioned a balancing pond adjacent to the site boundary which provides a natural buffer to the more private end of the site.

Mature oak and beech trees offer a strong landscape structure and will inform placement of the new dwelling to balance sunlight, privacy, and ecological sensitivity. The result is a secluded and well-connected site, naturally screened yet close to local services, ideal for a single dwelling of crafted architectural response.

image: googlemaps.com

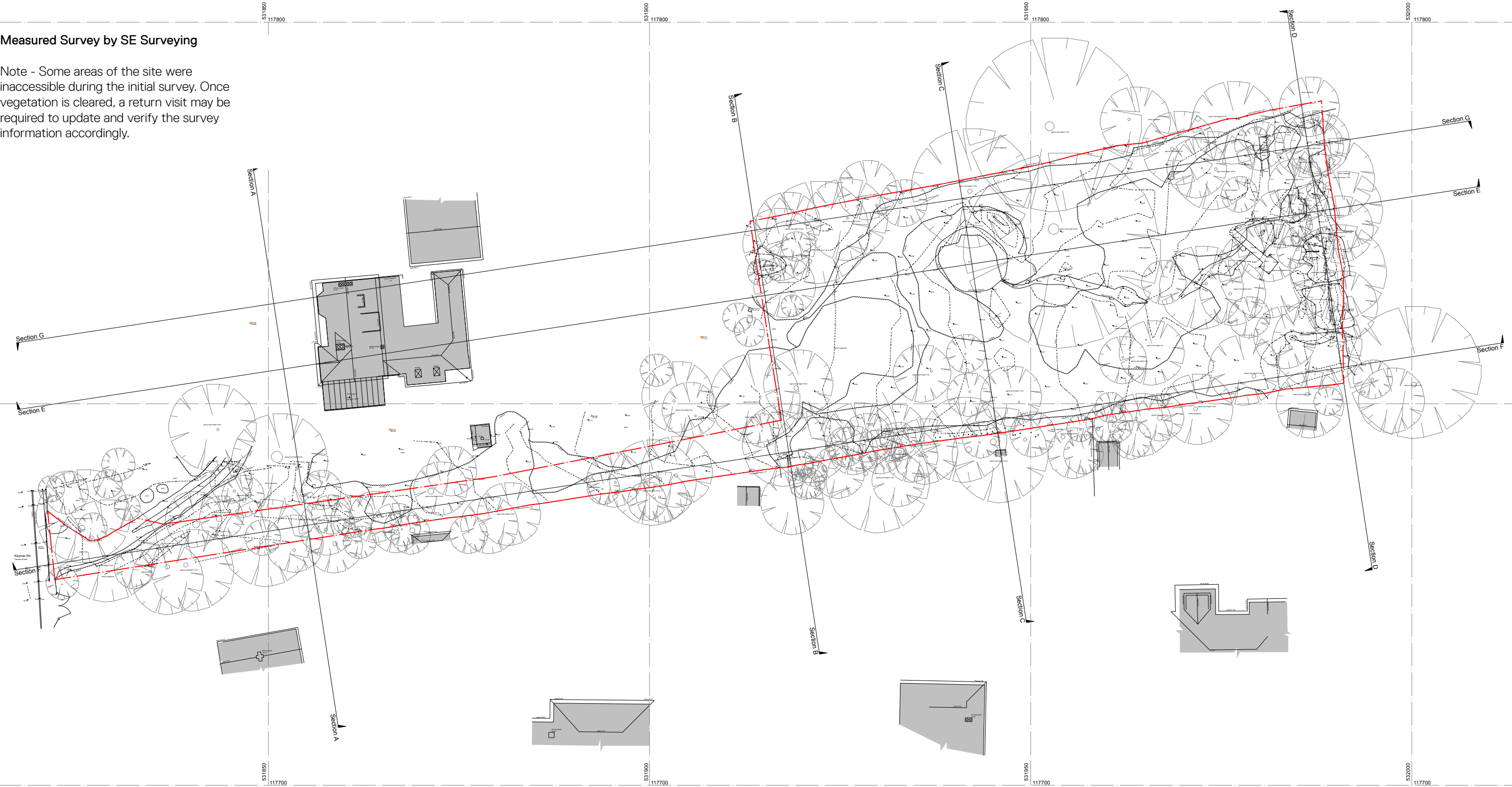


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## Existing Survey - Topographical

### Measured Survey by SE Surveying

Note - Some areas of the site were inaccessible during the initial survey. Once vegetation is cleared, a return visit may be required to update and verify the survey information accordingly.



# Mustoe House

## Promoting Thriving Ecosystems - Woodland + Wildflowers

### Landscape First:

The position of the new low energy home will be surrounded by tall swaying grasses with ferns at the boundaries and beyond external terraces. The proposed planting and rewilding throughout the site will aspire to increase the diversity of insects and small animals on the site. The proposal moves radically away from hard surfaces and artificial environments that limit the natural world’s ability to thrive. This approach is the primary thesis of the proposal; to live authentically with the natural ecosystems and environments of our planet.

### Wildness

The area beyond (to the East of) the proposed dwelling will be filled with tall swaying grasses and other native vegetation to host a wide array of insects and small animals. The proposal will compartmentalise any hard surfaces and artificial environments that limit the natural world’s ability to thrive. This approach is the primary thesis of the proposal; to **live authentically with the natural ecosystems and environments of our planet.**

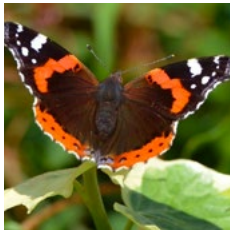
### Using natural colonisation for the creation of new woodland.

Natural colonisation is the process by which trees colonise new ground from existing local sources. This can happen through seed which has been dispersed by birds, mammals, wind or gravity, or by vegetative colonisation where new growth sprouts from the stem or roots of adjacent trees.

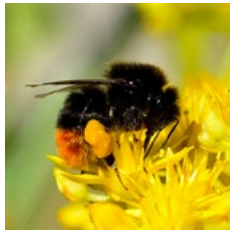
Source: <https://www.gov.uk/government/publications/using-natural-colonisation-for-the-creation-of-new-woodland>



Dormice



Butterflies various



Bees



Birds various



Owls

Image sources:  
<https://www.wildlifetrusts.org/>



View of the currently dense, overgrown site.

Source: H+H own photography.

# Mustoe House

## Promoting Thriving Ecosystems - Fresh Water Pond

Provision of new habitats through the **creation of a freshwater pond.**

Almost 70% of ponds have been lost since the 19th century, largely due to drainage and infilling. More lakes have survived but they support less biodiversity than they did.

Source: <https://www.gov.uk/guidance/create-ponds-and-lakes#about-ponds-and-lakes>

During early site visits an existing pond was identified in the east of the site. This pond is currently dried out but fills during heavy rainfall. As part of the site's rewilding plan this small pond becomes the inspiration for **a new permanent wildlife pond**, creating vital refuge for many fresh water plants and animals that are now rare or threatened. It will also provide resources for amphibians and small mammals to access fresh water.

Populations of a wide variety of freshwater amphibians like newts and frogs, invertebrates like pond skaters, diving beetles and damselflies, freshwater plants like stoneworts, hornwort, frogbit and marsh marigold.

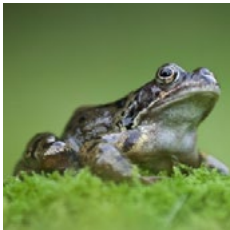
This proposal will likely also be seeking BNG exemption under the self-build exemption criteria.



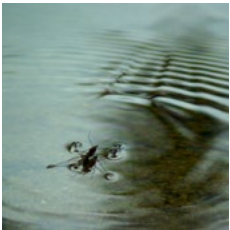
Water voles



Damselflies



Common frogs



Water boatmen



Water fowl various

Image sources:  
<https://www.wildlifetrusts.org/>



View of existing dried up pond + watercourses.

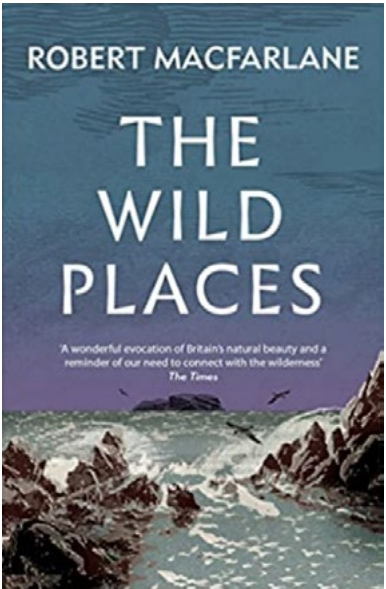
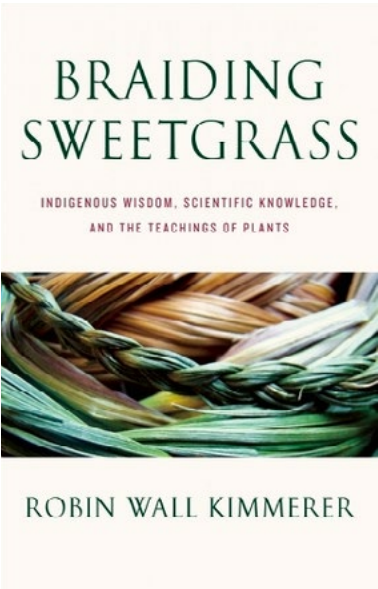
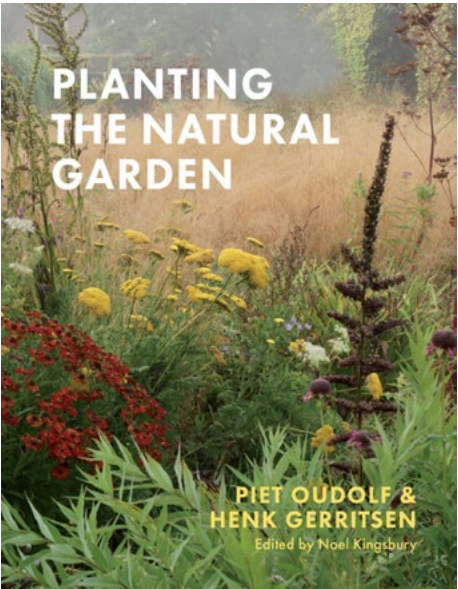
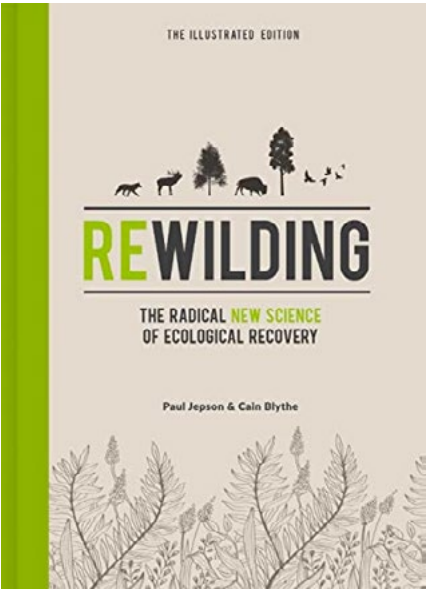
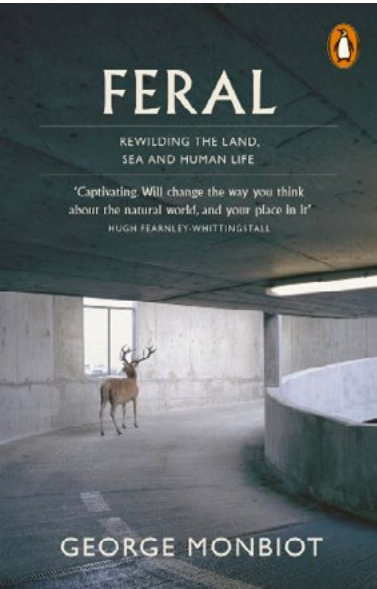
Source: H+H own photography.



# Mustoe House

## Research

The small selection of books outlined here provide the backdrop to many of the ideas explored in our approach to supporting biodiversity through rewilding and the desire to create a truly low impact architecture.



# Mustoe House

## Concept - A Home within a Secret Garden

“And the end of all our exploring will be to arrive where we started and know the place for the first time.”

— T. S. Eliot, *Four Quartets* (Little Gidding)

### Site Visit, First Encounter

When we first walked through the blurred threshold of this secret garden, we were drawn instinctively to the great oak at its centre. At this point we knew nothing about its age or history, only that it seemed to hold the entire site together and defined a focal heart, datum or node. On that warm day in summer, standing beneath its broad crown, there was a sense of being protected, encapsulated by this immense canopy, solitude reigned supreme. This grand oak represented everything architecture should be, all encompassing protection mixed with vitality and effortless place making. Here was a quiet gravity, as if the tree with its presence was keeping watch over its territory and for now we were its guests.

### Research

Later as we researched deeper, we discovered that this majestic oak had likely begun its life around 1775. It has lived through revolutions, the founding of America, the dawn of the industrial age, and the rise of electricity and flight. Ten generations have passed in the time it has taken to build its form, year upon year of light, rain, and wind, now all stamped into its hidden rings. Even within its fibres we learned that there are traces of volcanic ash, frost, drought, and storm. A silent witness to the world’s slow turning.

We wondered how the tree enacted with the now empty water pond that cuts through the site like a knife, opening it up. We wondered whether this life giving source could be replenished to encourage a complete system of nature; encouraging the abundance of flora and fauna to create a cyclical equilibrium in this landscape. How would these elements form a dialogue with a new home?

### Gifts of Meaning

These discoveries give birth to an awareness of something sacred. Something immeasurable is undoubtedly revealed in our research. Truths that are simultaneously beyond our lives and part of a deeper time frame and yet also connected intimately to the now and the concept of dwelling. These gifts of knowledge and revelation of site specific discoveries will help uncover powerful, dormant meaning. These contextual discoveries will begin to inform the structure and narrative to creating a timeless home that belongs and feels in retrospect - inevitable. Let’s probe deeper...

### Family

What we first took for a single oak revealed itself as a family of three. A triad, joined by hidden roots and an underground web of threads, communicating beneath our feet like a fibre-optic network of biological information. Through this system they exchanged carbon and nutrients, sending signals of danger through the soil. Oaks are rarely solitary. Together they form a living geometry that shapes both the site and, perhaps, us.

This discovery altered our approach entirely. We began to see the value of these trees and the future home as part of one breathing system. Two families in quiet dialogue. The human family, three in number, would take their place alongside the triad of oaks, becoming custodians rather than owners.

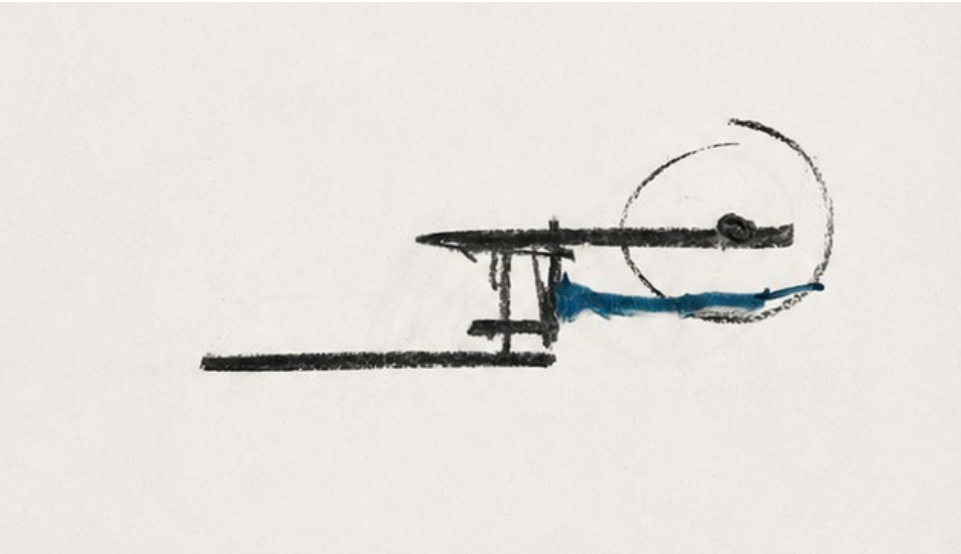
### Uncovering Deep Meaning

The house grows from this silent revelatory relationship. It sits within the same field of air, light, and shade, so that architecture and canopy speak the same language. As Bachelard wrote in the Poetics of Space, “*The grace of a forest dwelling is born of the dialogue between shelter and the immensity of the world. We live the house in its cosmic power.*” We are connected on the site to something local in living and planetary in terms of the systems at play.

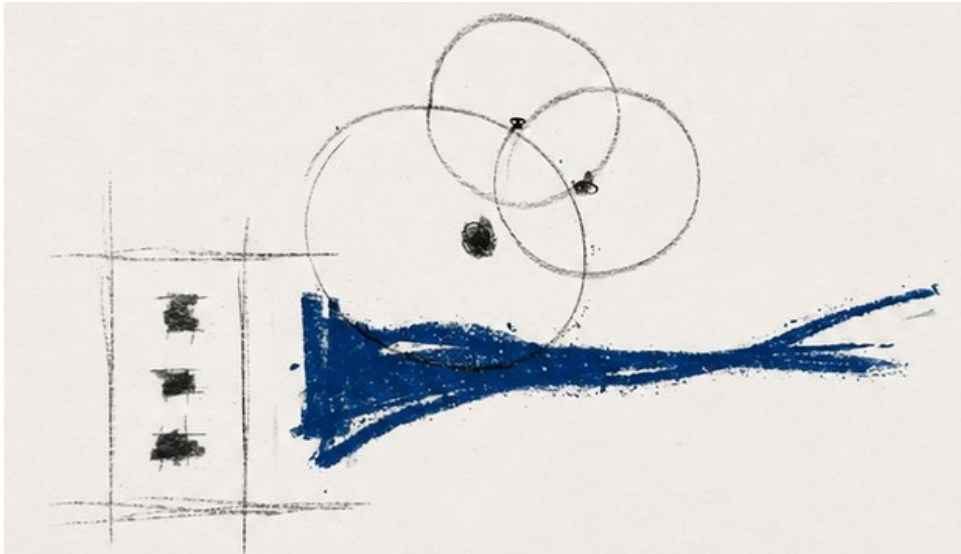
### Let It All In

Beneath each canopy, “*a tree becomes a house for the imagination.*” (Bachelard) These shaded clearings are the first rooms, open, breathing and alive. The house extends that sense of belonging, opening to the site with large areas of glazing that will feel invisible, allowing the family to live within the rhythm of the trees.

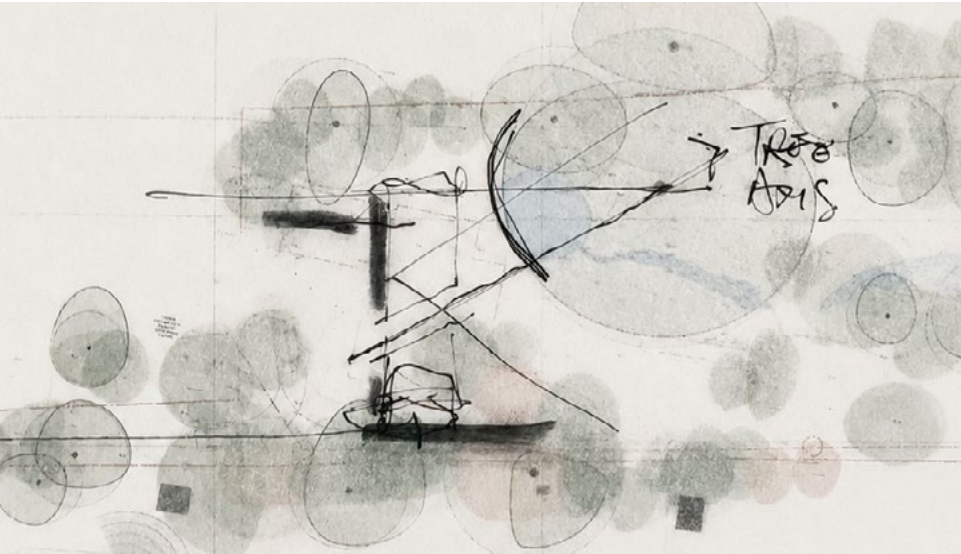
This is not a house placed upon the land but one discovered through moving through it. It is formed through research, client rituals already established, kinship, and the intelligence of the living world outside. We see the oak triad as both witness and guide, reminding us that the home belongs to the same breathing living earth.



Concept sketch: In the studio we discussed the importance of the entry driveway and parking, and the natural position of the home situated between two axis; one defined by entry and the other by the grand old Oak. The water draws the building into the landscape and comes to meet it.



Concept sketch: Family - 3 by 3.



Concept sketch: The diagonal entry was set on axis with the oak and will form part of the outdoor rooms of the garden, in a circular landscape journey, home and nature are unified.

# Mustoe House

## Design Ethos

### Design Summary:

The approach to the proposed design is relatively simple and is as follows:

1. Modern living standards and home working requirements set out the spatial dimensions of the ground floor.
2. A “core” of solid rooms flanks the western side of the house, metaphorically shielding the occupants from the neighbouring Parklands.
3. The front door and a circulation route through the home are oriented towards the ancient oak tree, respecting its position and authority in the site.
4. The ground floor living spaces benefit from generous glazing to harness views into the wild gardens of the site to the east.
5. To prevent overheating in summer months, and to provide shelter between the carport and front door, oversailing canopies are added.
6. Above, timber screens shield the first floor with minimal openings looking back (west) towards the neighbouring house Parklands to ensure mutual privacy.
7. The ground floor is clad with a dark grey/black finish, non-reflective and visually unobtrusive. The first floor is wrapped by exposed timber battens, mirroring the surrounding mature vegetation and visually nestling the home into its woodland setting.
8. The overall height of the building has been carefully controlled and is reduced when compared with the extant permission.

### West Elevation Studies (right):

#### Diagram 01:

This first diagram sets out the basic outline of the home. The upper volume is read as a single wrapped form, held lightly above a series of grounded elements below. Even without material detail, the composition shows how the house establishes its relationship with the site. A more porous and open ground floor welcomes, whilst the upper floor appears more private.

#### Diagram 02:

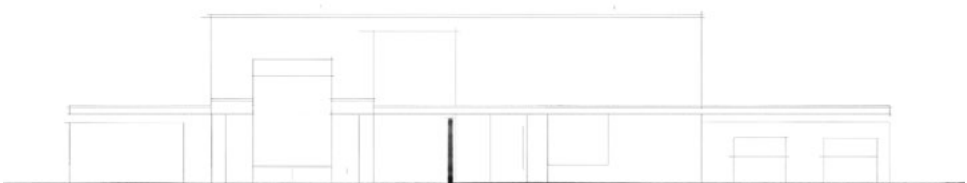
Here the introduction of a field of timber fins is shown in isolation. This surface brings coherence to the first floor, creating a continuous skin rather than a collection of openings. The fins are all orientated on the axis of the oak, so every face of the upper volume holds a direct reference back to this single anchoring element in the landscape. This alignment roots the house to its setting and reinforces the core concept wherever the facade is viewed. The depth of the fins gives the building a layered, shifting quality as light moves across them, capturing different readings throughout the day. In the lower landscape, the same rhythmic spacing is used for screens, allowing filtered views and light while maintaining a sense of enclosure. Like the surrounding trees, the timber fins rise above the grounded mass below, lifting the upper level and giving it a lighter, more elevated character.

#### Diagram 03:

With the fins reinstated over the shaded massing, the full intent becomes clear. The stereotomic elements below carry more weight and are positioned where privacy is needed, while the fin screen softens the upper volume and ties it to the orientation of the oak. Large format panels sit within the shaded massing where the building turns its back on neighbours, creating quiet, solid moments that contrast with the elevated rhythm above. The interplay of these two systems adds depth and temporal layering to the facade, giving the building different readings throughout the day.

#### Totality:

Windows and openings are concealed behind the fin screen. By embedding them within the continuous field, the usual fragmentation of facade elements is avoided. Privacy is strengthened on the western side as the fins close their angle and the massing deepens. At night, light filters through the gaps between fins, hinting at life within while maintaining opacity. The facade becomes a soft lantern, reversing its daytime character and completing the sense of layered time and controlled disclosure.



01 Initial outline of proposed dwelling with first floor inset from ground floor to reduce and stagger visual mass.



02 Introduction of timber fins sheath parts of the home, visually bedding it into the surrounding trees.



03 Timber fins soften stereotomic mass of the home beneath, these fins are oriented towards the great Oak.

# Mustoe House

## Build Area Analysis

### Woodland-led concept

The proposal is shaped by the site's exceptional sense of enclosure and vegetation density, with the mature oak tree acting as the primary ordering element. The design intent is to retain the feeling of a "secret garden" setting, where the building sits quietly within the clearing and the landscape remains the dominant experience.

### Physical and Arboricultural analysis

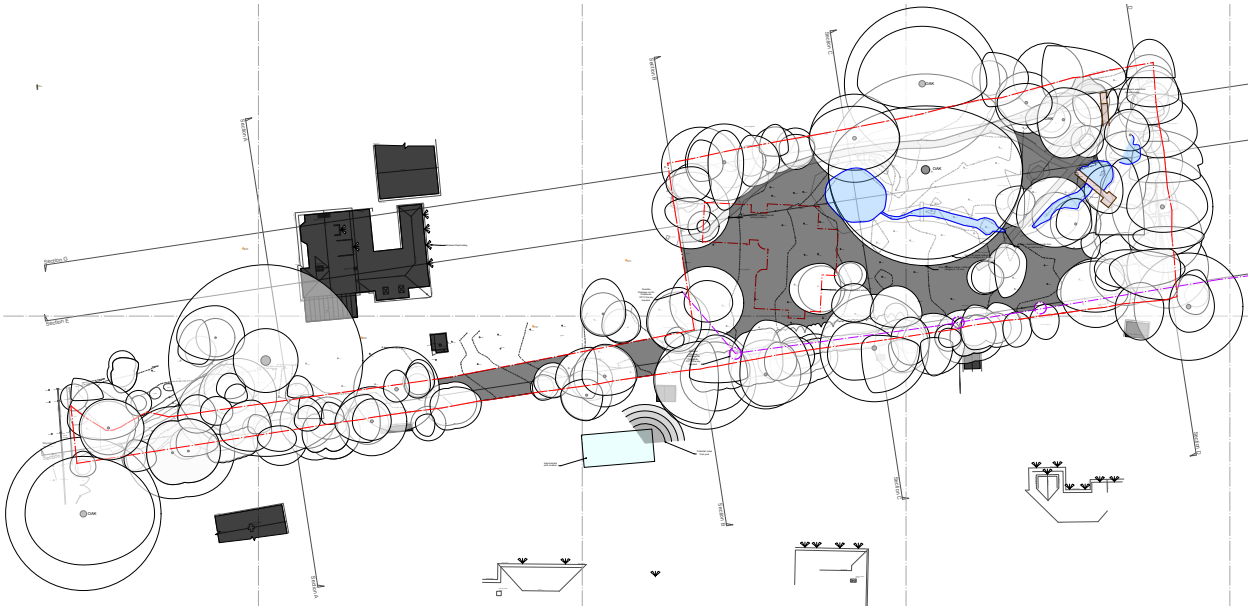
At the commencement of stage 2, a figure ground study was undertaken to allow us to visualise the constraints highlighted within the tree survey and imposed by the trees' root protection areas and canopies.

The three plans to the right show varying degrees of allowable development area, depending on the interpretation of the tree survey. Each option showing an increasing development area in grey.

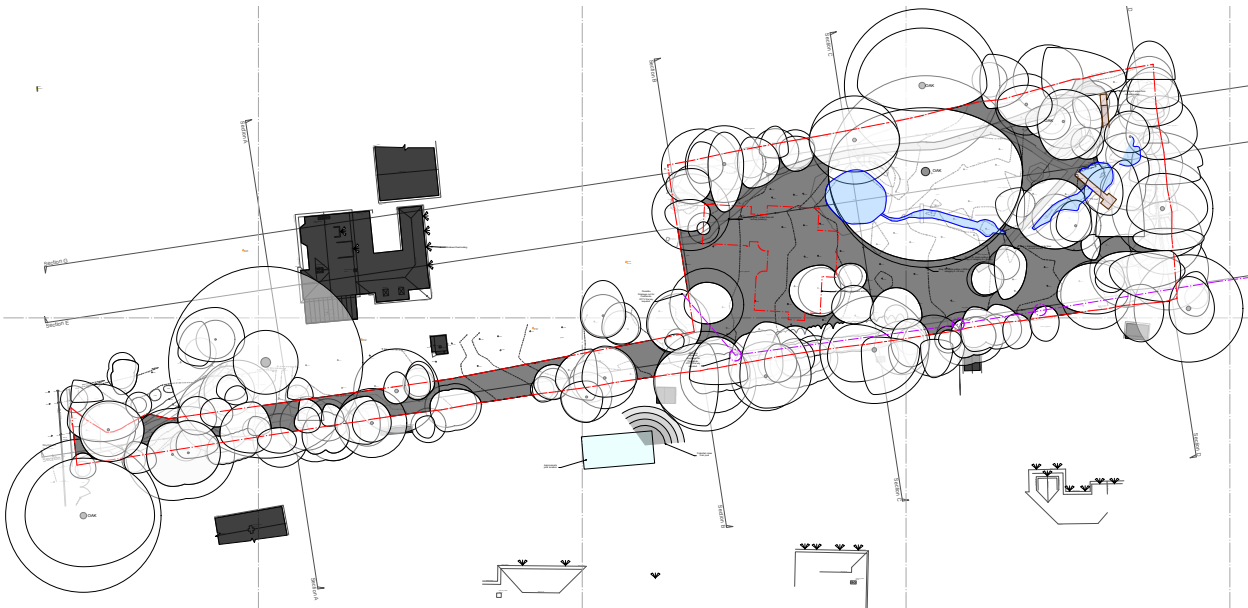
**The proposal has been carefully positioned within the existing clearing to integrate with the site condition, minimise disruption to retained trees and root protection areas, and preserve boundary screening so neighbouring privacy and the enclosed character of the site are protected.**



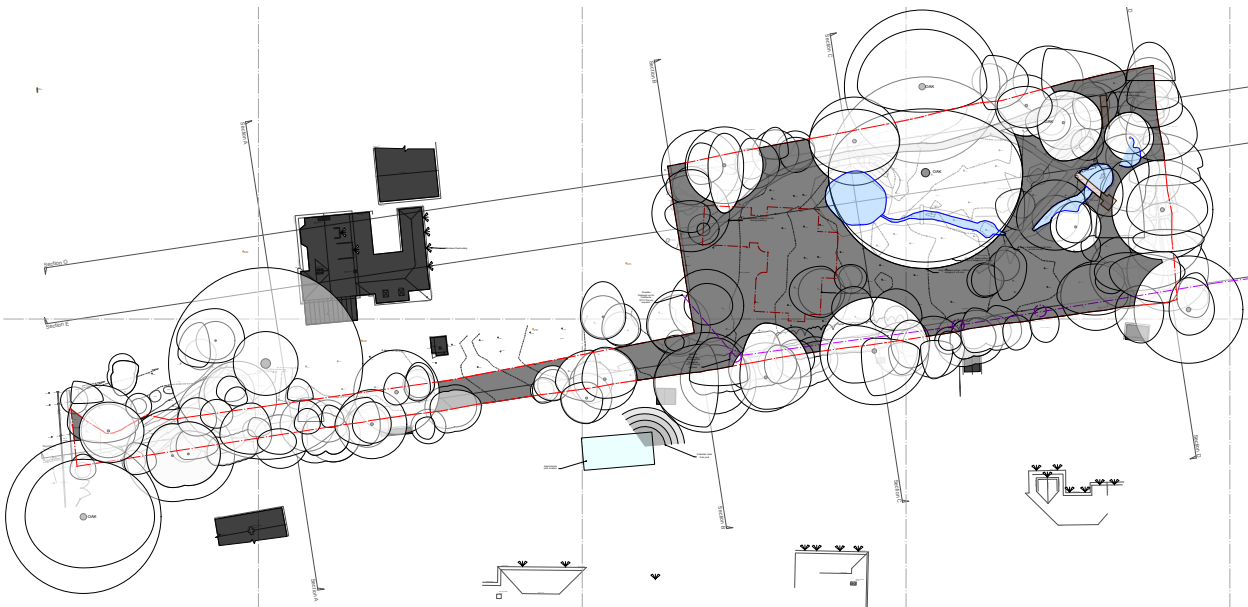
Analysis 1 : All RPA's and Canopies



Analysis 2 : Canopies only



Analysis 3 : RPA's and Canopies, Cat A and B Trees only.



# Mustoe House

## Planning History

### Note

Previous planning approval granted on 28th October 2016, Mid Sussex District Council

Planning ref: 16/0392

Previous Designer: George Baxter Associates

### Approved Heights [AOD]

- Approved Eaves Height: +62.980 (measured)
- Approved Chimnery Height: +64.315 (measured)
- Approved First Floor FFL: +59.690
- Approved Ground Floor FFL: +57.000

### Approved Area [m²]

- Approved First floor: 136m²
- Approved Ground floor: 197m²

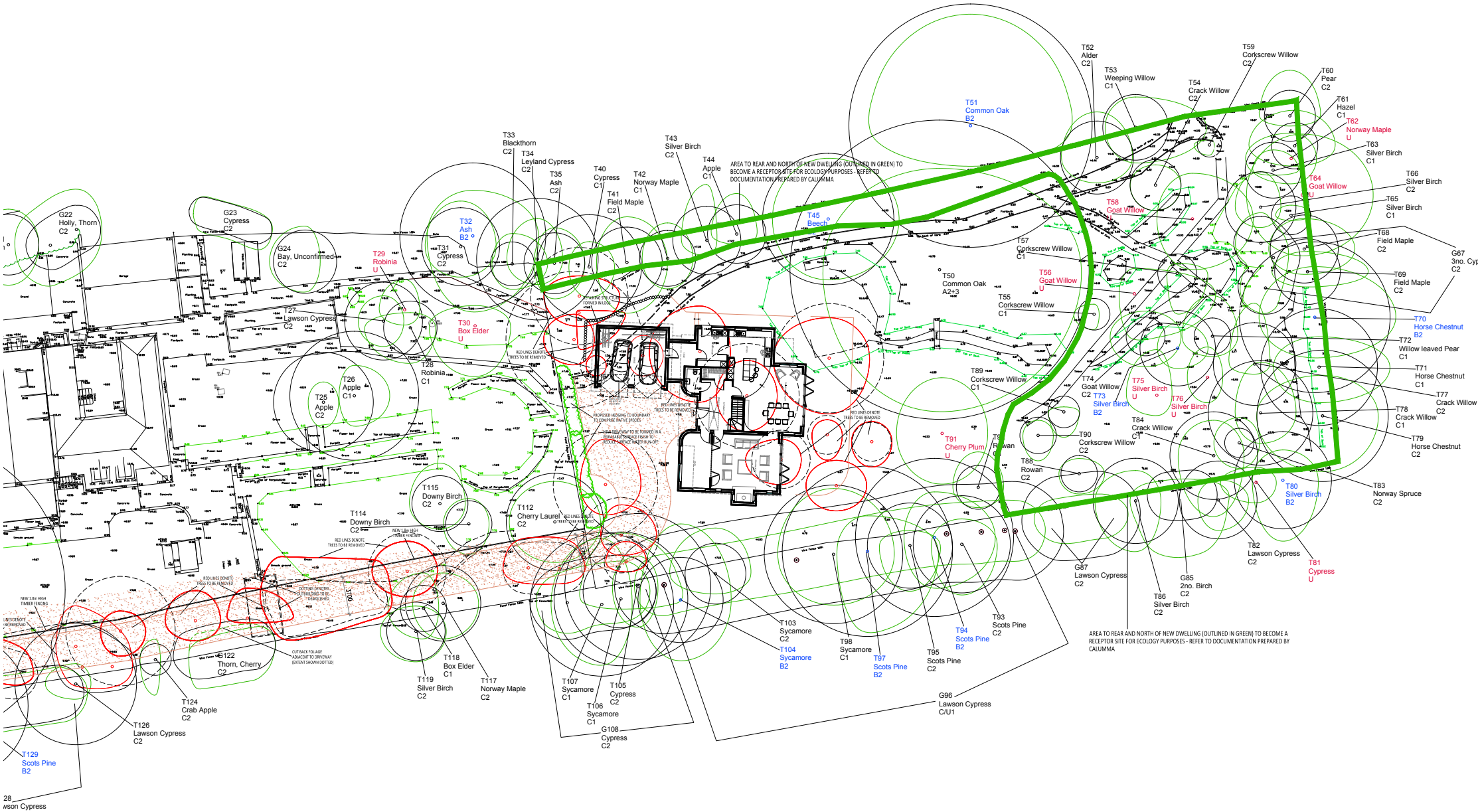
**Total Area: 333m²**

- Approved Footprint: 227m²

[Above areas measured to the internal line of the envelope (GIA)]

Drawing not to scale

 Trees to be removed (development and condition)



# Mustoe House

## Analytical + Process Diagrams

### a. Entry point

A clear, welcoming threshold begins the journey and establishes orientation from the first moment.

### b. Vehicle approach

Cars follow one smooth line across the landscape and arrive at the edge of the semi public area facing the garden. This keeps every day access effortless and calm.

### c. Circulation spine

A central spine runs from the entry towards the grand old tree. It becomes the natural route through the site and sets the structure for all movement and organisation.

### d. Oak

The circulation spinal axis dissects the East: West axis set by the mature Oak.

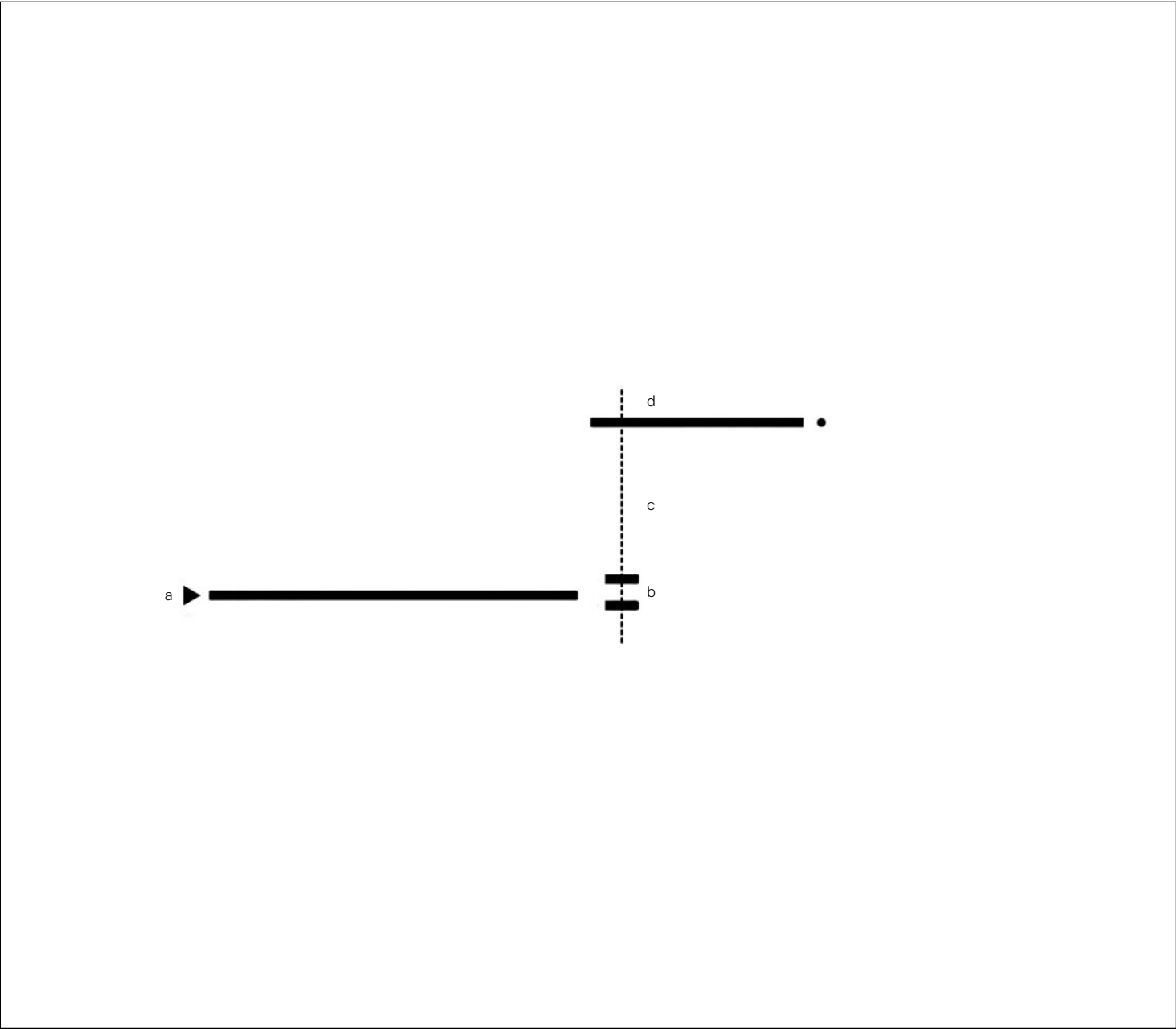


Diagram - Establishing the axes and architectural promenade.

# Mustoe House

## Analytical + Process Diagrams

### Core

A solid core is introduced as a quiet buffer between the semi public arrival zone and the private secret garden. It works as a screen that creates a natural threshold. At the same time it holds the essential programme that supports the open plan spaces facing east towards the woodland garden.

A linear belt that serves the home and provides privacy.

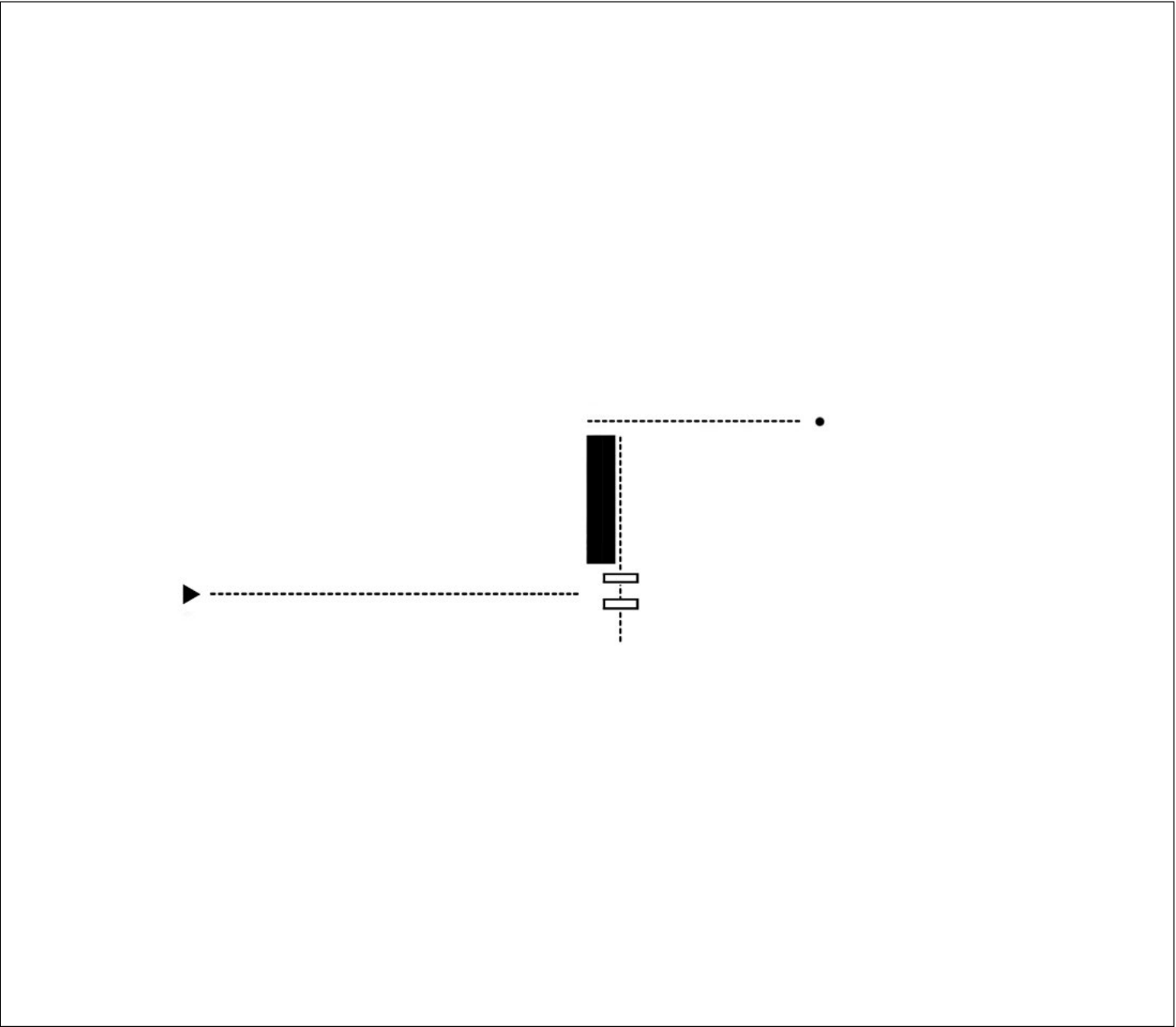


Diagram - Core + Privacy

# Mustoe House

## Analytical + Process Diagrams

### Open plan volume

An open plan volume is placed to the east as the heart of the home. It anchors daily life and opens fully to the panorama of the garden. It is served longitudinally by the core.

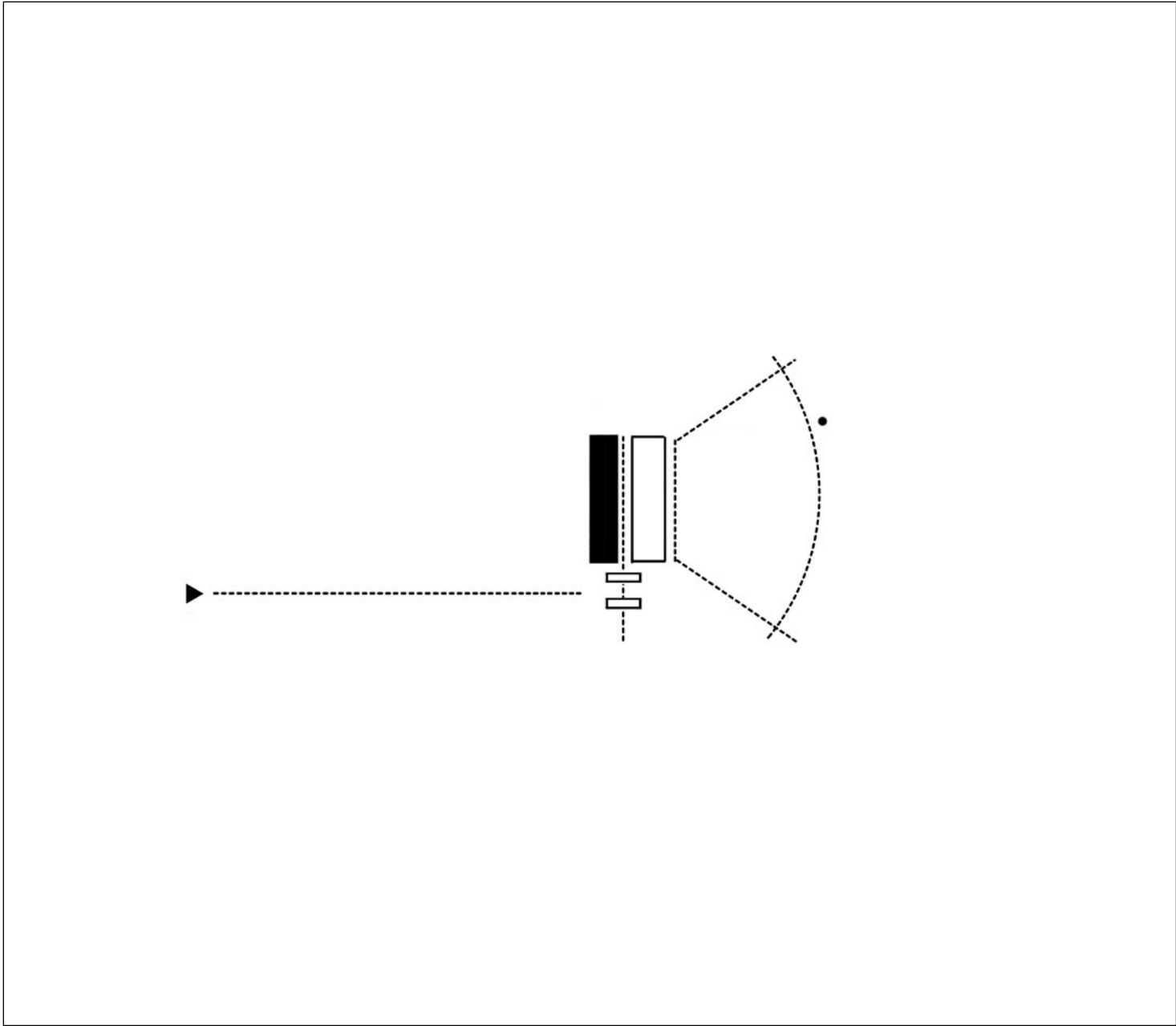


Diagram - Opening up

# Mustoe House

## Analytical + Process Diagrams

### Main entry sequence

The primary approach begins in the new entry courtyard and aligns directly with the grand oak. This creates an immediate physical and visual connection to the most significant element on the site and roots the home in its spirit of place. Guests move towards the oak and then turn to the full panorama of the garden as they enter the open plan heart of the home to the east. This sequence establishes a strong hierarchy and a confident flow that naturally separates the northern and southern parts of the programme within the main living spaces. The sense of passing through the buffer also enhances the sites experience of sanctuary - a place to escape from the world outside.

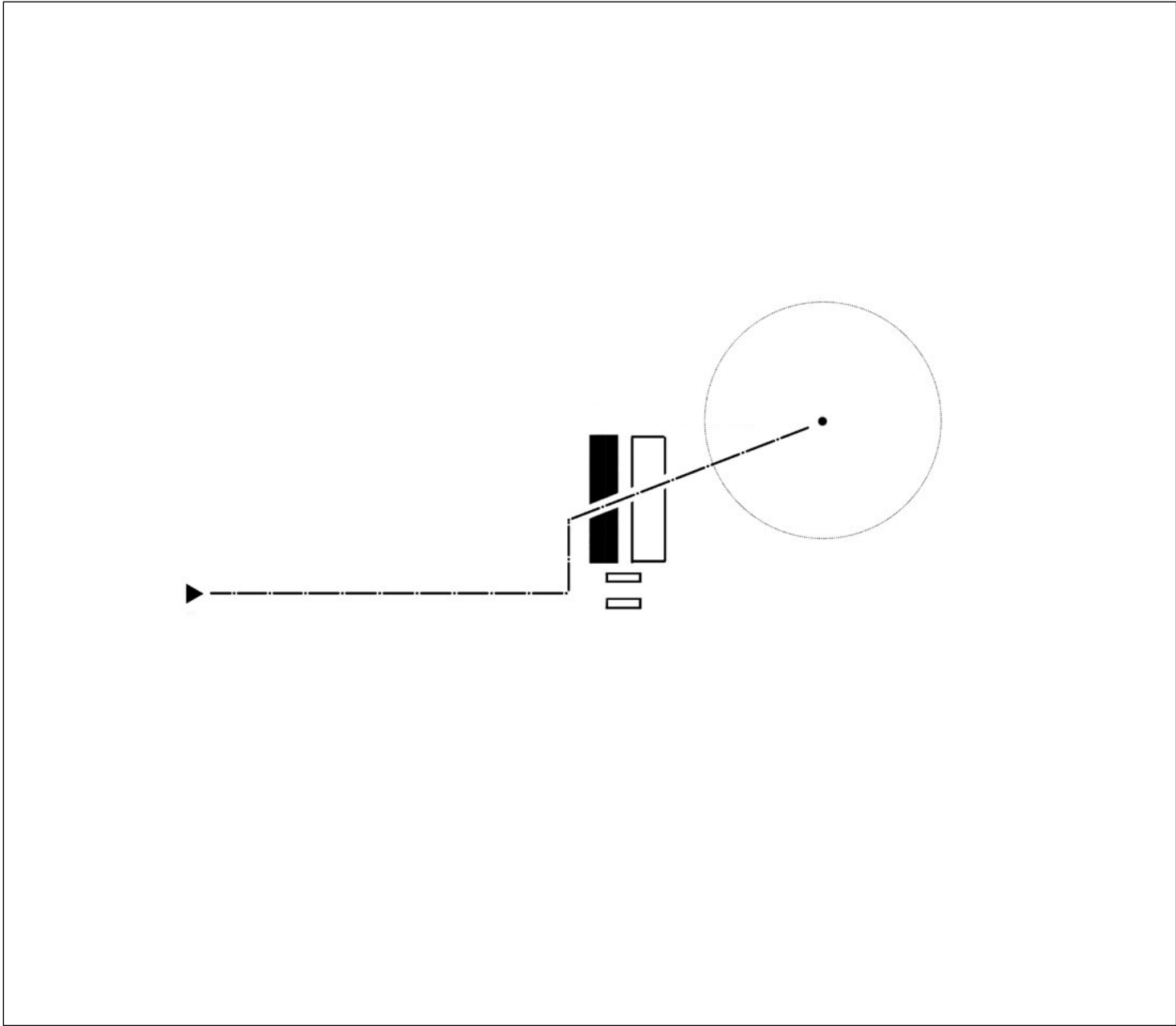


Diagram - Connect with the site

# Mustoe House

## Analytical + Process Diagrams

### Landscape walls

A series of landscape walls are introduced to gently subdivide the garden into distinct outdoor rooms which are located around the home to take full advantage of the passing day. The existing tree canopies work with these walls to define space, gather movement, and create a sequence of peaceful, naturally enclosed areas.

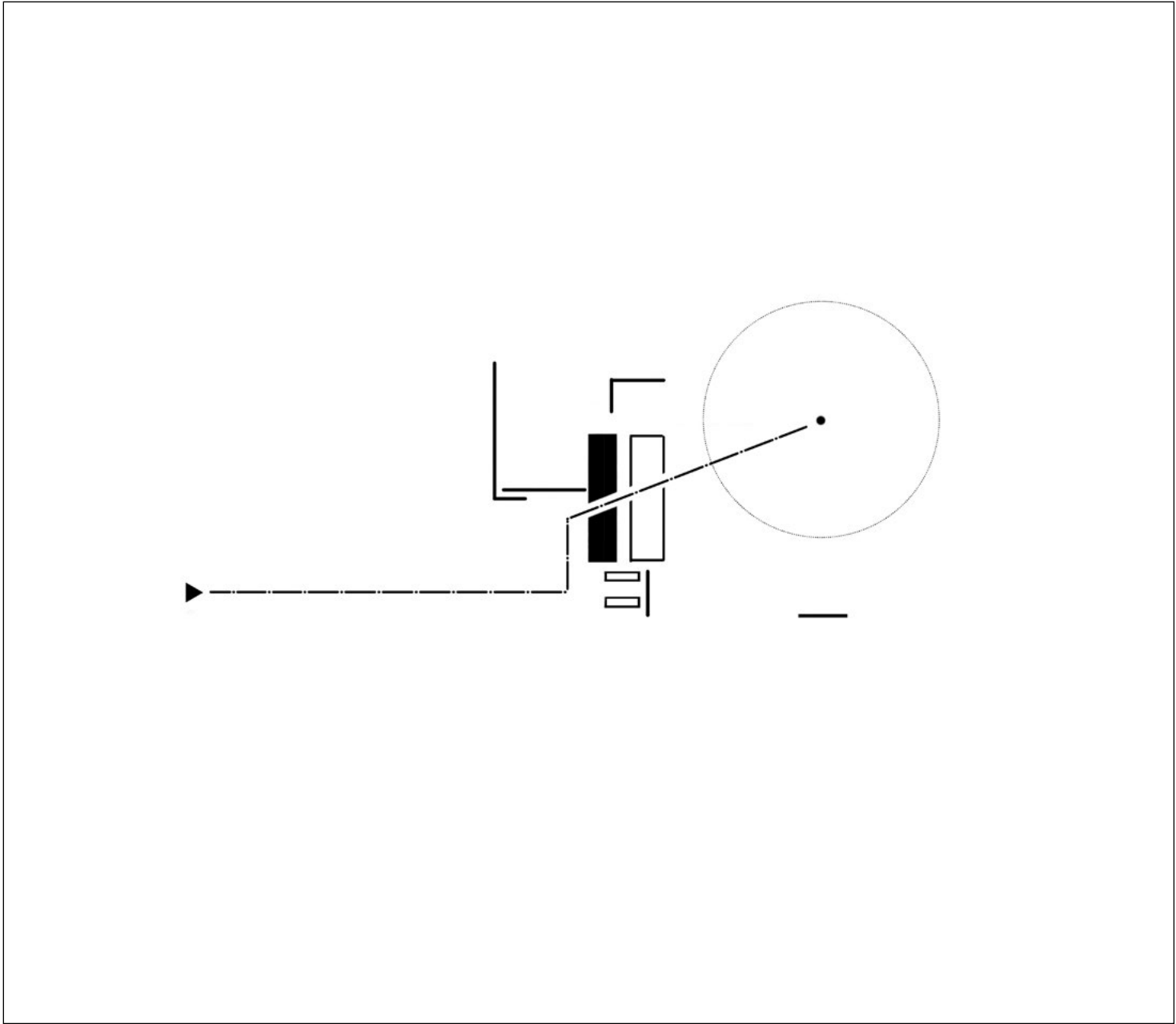


Diagram - Outdoor enclosure and experience

# Mustoe House

## Analytical + Process Diagrams

- a. Entry courtyard,
- b. Private evening sun court.
- c. Evening eating terrace and barbecue with view to oak.
- d. East main deck garden terrace.

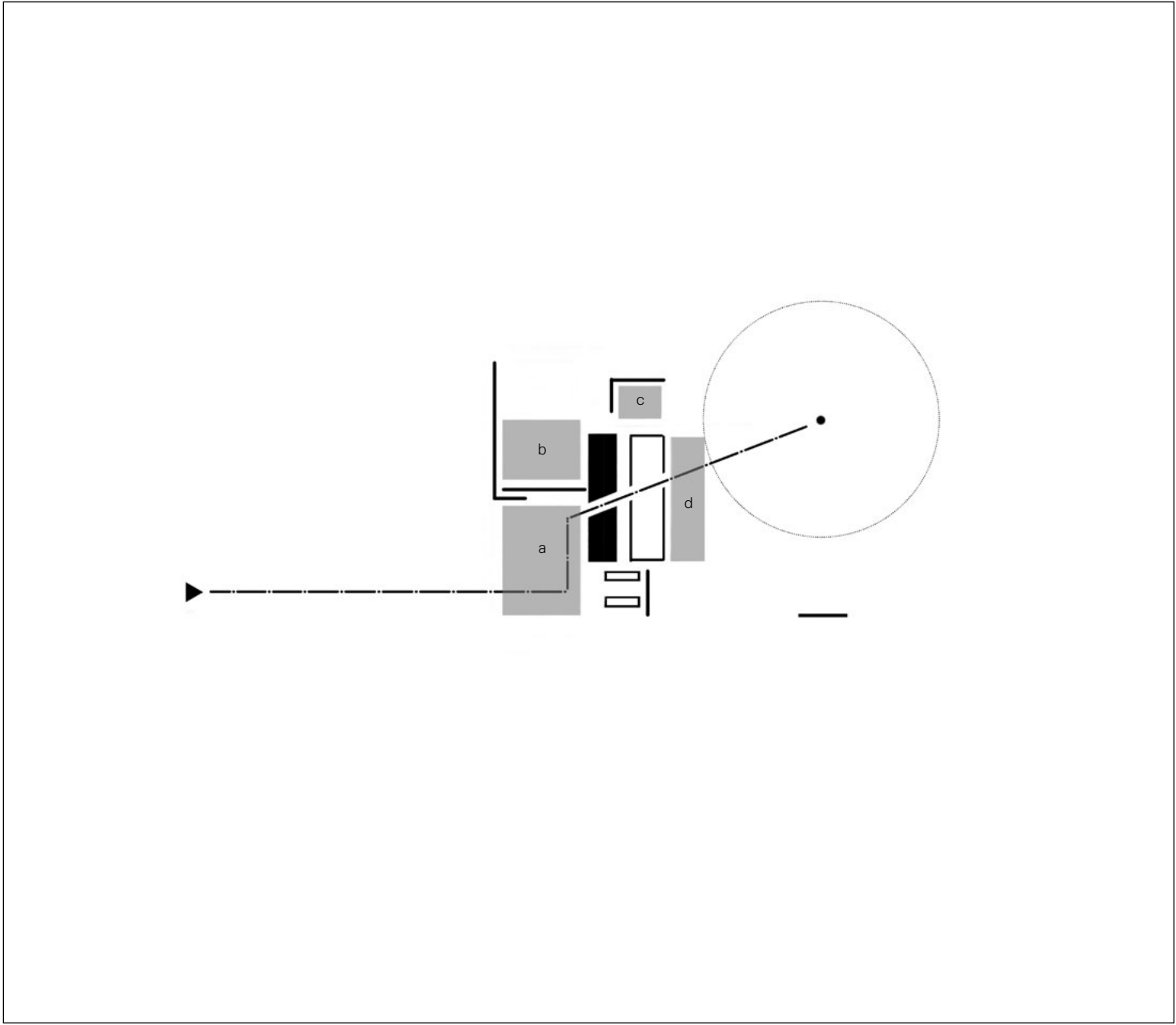


Diagram - Landscape: creating outdoor rooms.  
Note: the grey filled spaces are external gardens, not built form.

# Mustoe House

## Analytical + Process Diagrams

### Guest Suite

A ground floor guest suite is added to the secret courtyard with discrete independent access from the main entry court. The guest annexe is disconnected from the main home and forms its own private world, however it is also easily accessible from the main circulation spine.

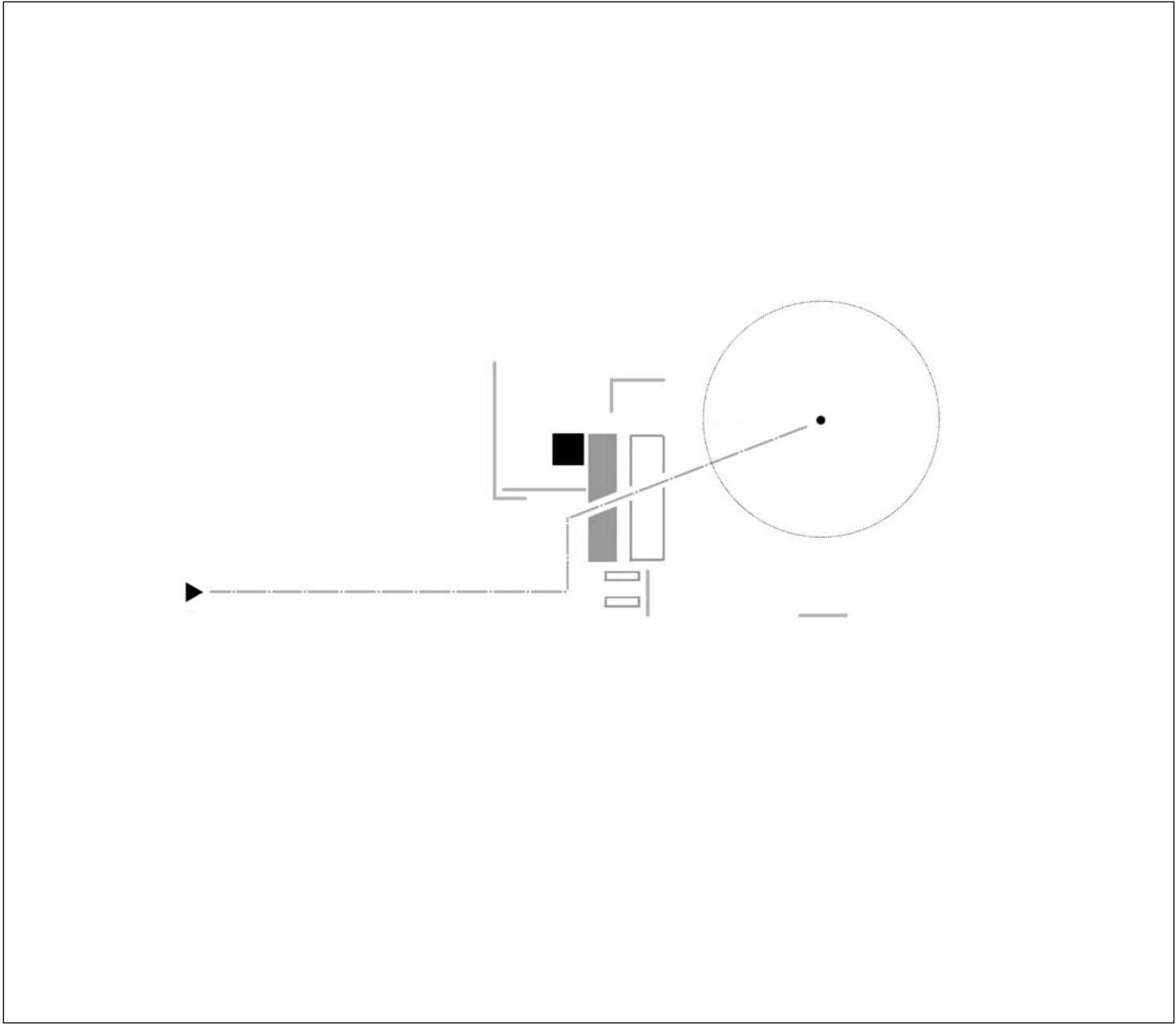


Diagram - Adding spaces

# Mustoe House

## Analytical + Process Diagrams

### Elements

Living spaces become defined in relation to sun path, views, light and circulation.

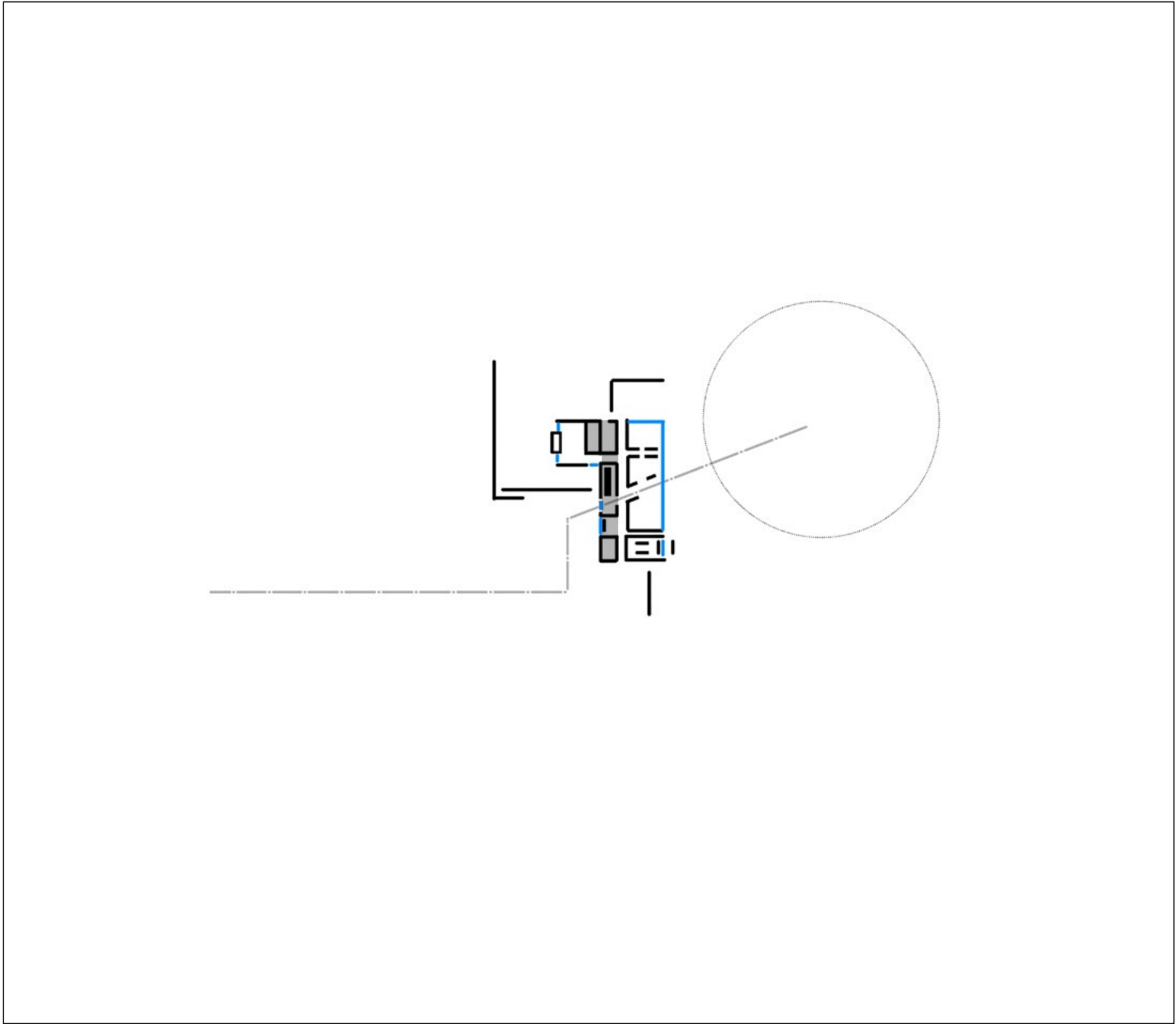


Diagram - Internal experience

# Mustoe House

## Analytical + Process Diagrams

### Up in the canopies

The first floor layout creates two distinct external terraces positioned for privacy and proximity to trees. These terraces or courts are completely private and surrounded by large walls that form the main confident platonic volume of the home. A timber volume is formed and holds dear its occupants shielded from the world yet open to nature and solitude.

Rooms are arranged in hierarchy with each space affording a different depth of field.

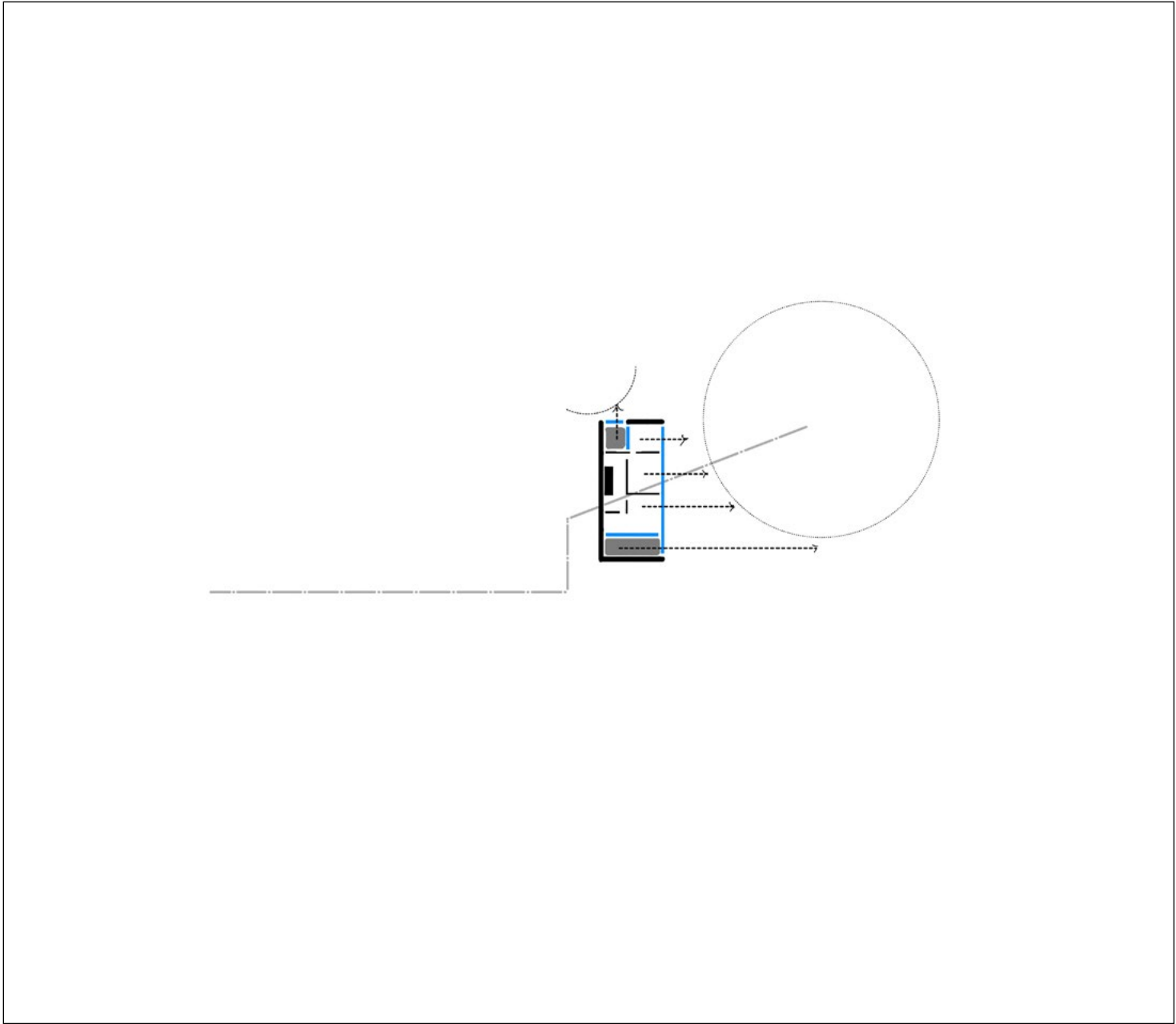


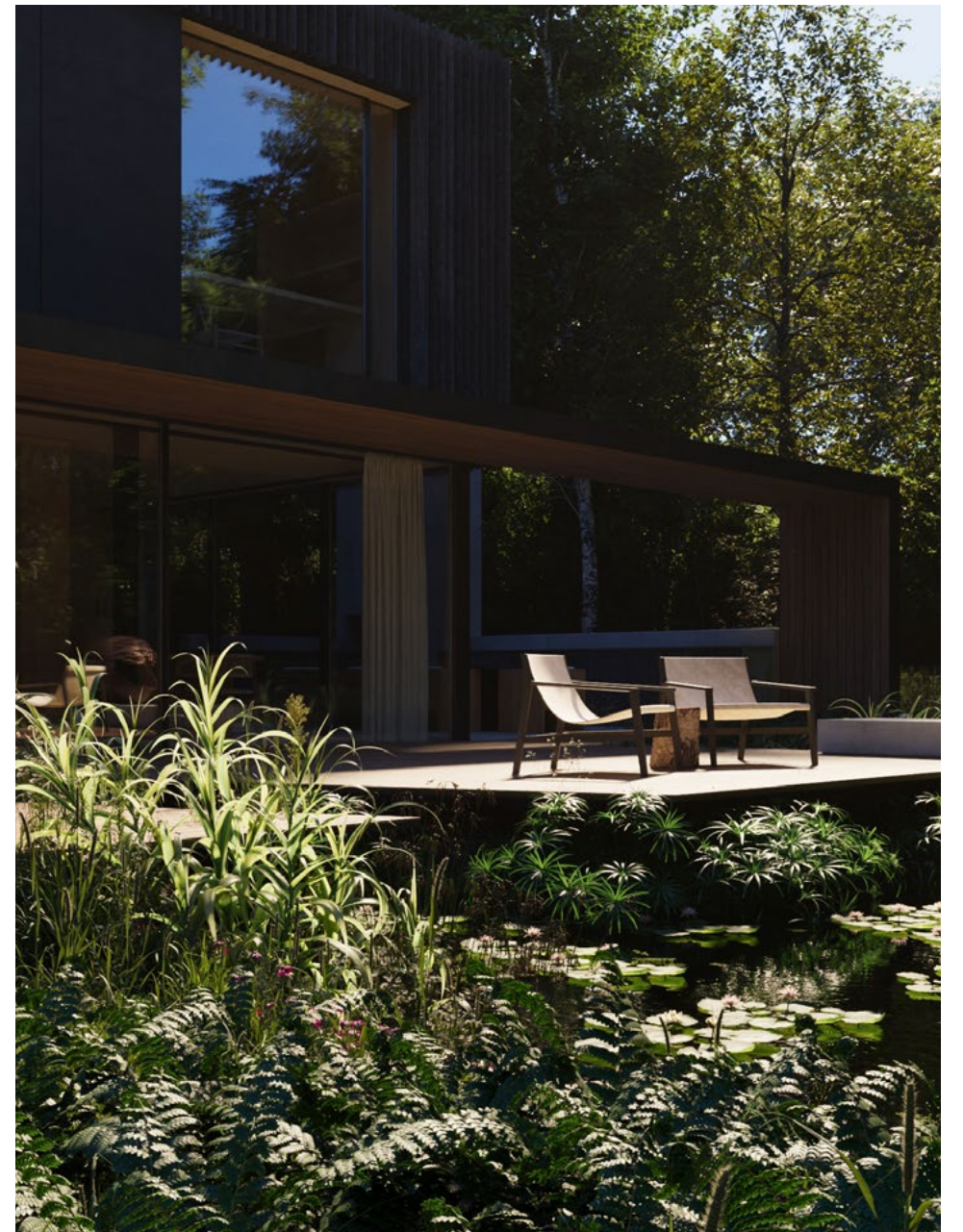
Diagram - First floor connections

# Mustoe House

## Proposed Site Plan

Approximate Scale: 1:500 @ A3





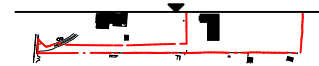
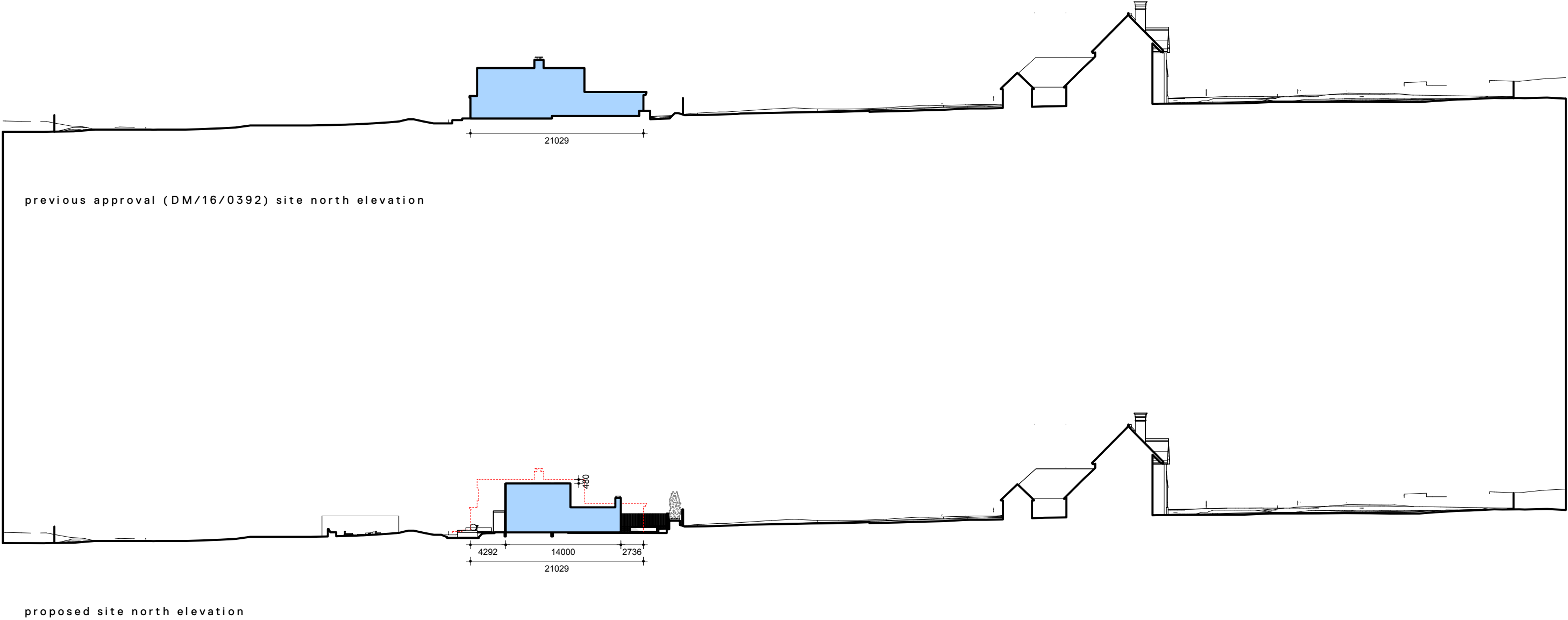
Details and moments that show a heightened connection with architecture and landscape, anchored around the Grand Oak.

# Mustoe House

## North Site Elevation Comparison

Approximate Scale: 1:500 @ A3

Proposed design is ~7.0m (or 33%)  
**narrower** than the previous approval, as  
well as ~480mm **shorter** in height.

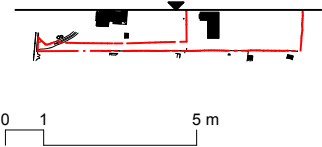
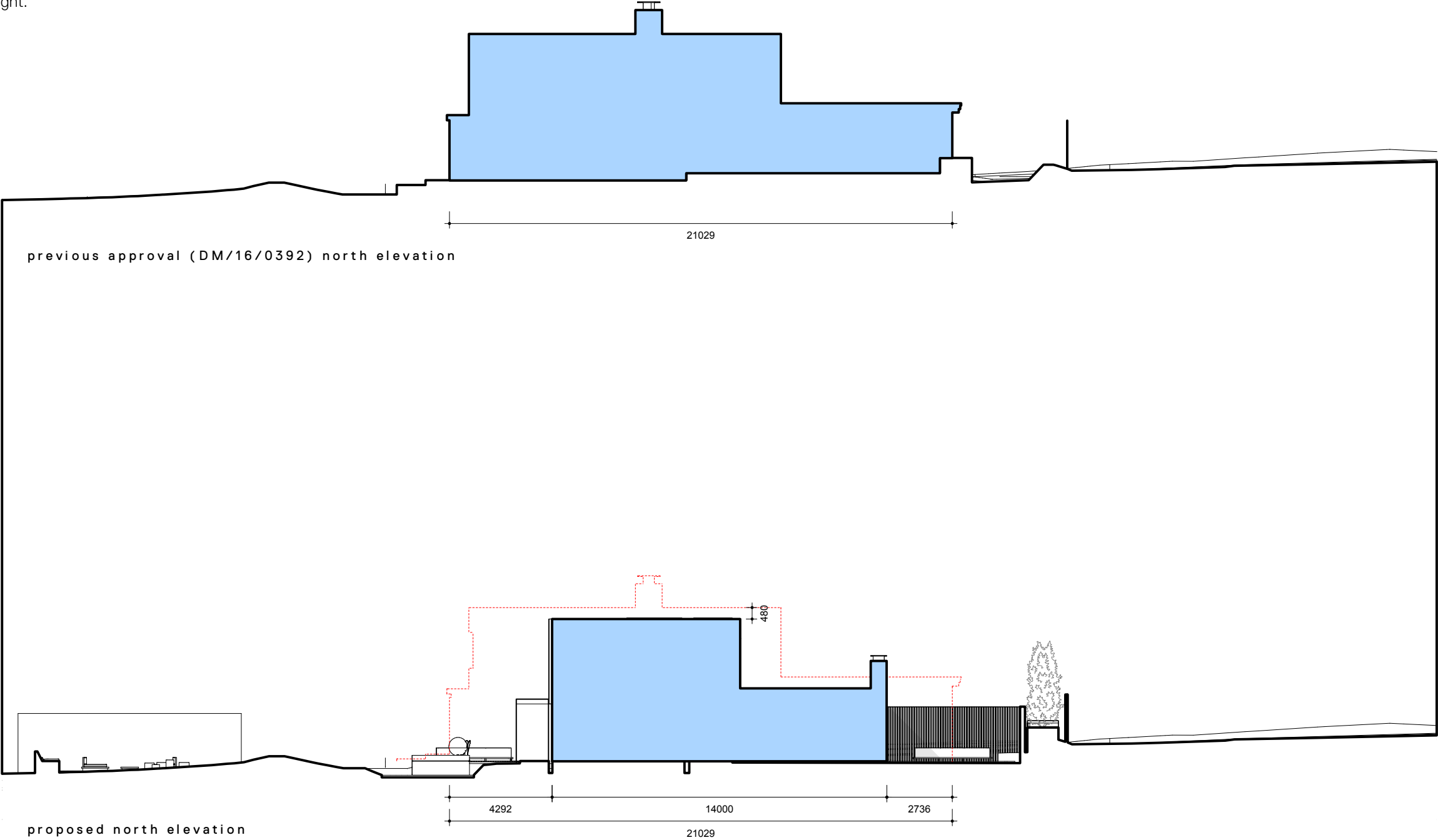


# Mustoe House

## North Elevation Comparison

Approximate Scale: 1:200 @ A3

Proposed design is ~7.0m (or 33%)  
**narrower** than the previous approval, as  
well as ~480mm **shorter** in height.

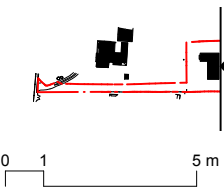
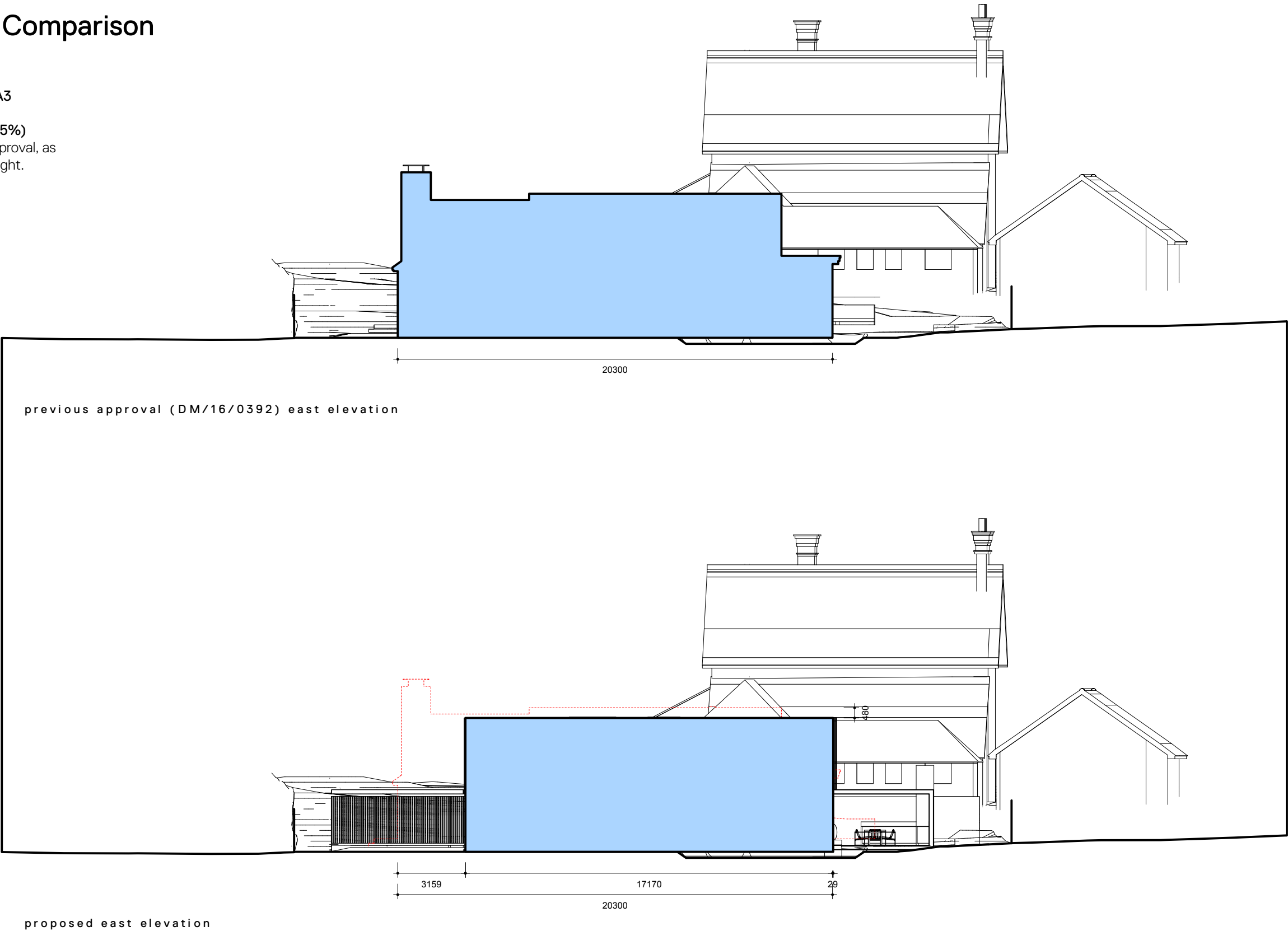


# Mustoe House

## East Elevation Comparison

Approximate Scale: 1:200 @ A3

Proposed design is ~3.1m (or 15%)  
**narrower** than the previous approval, as  
well as ~480mm **shorter** in height.

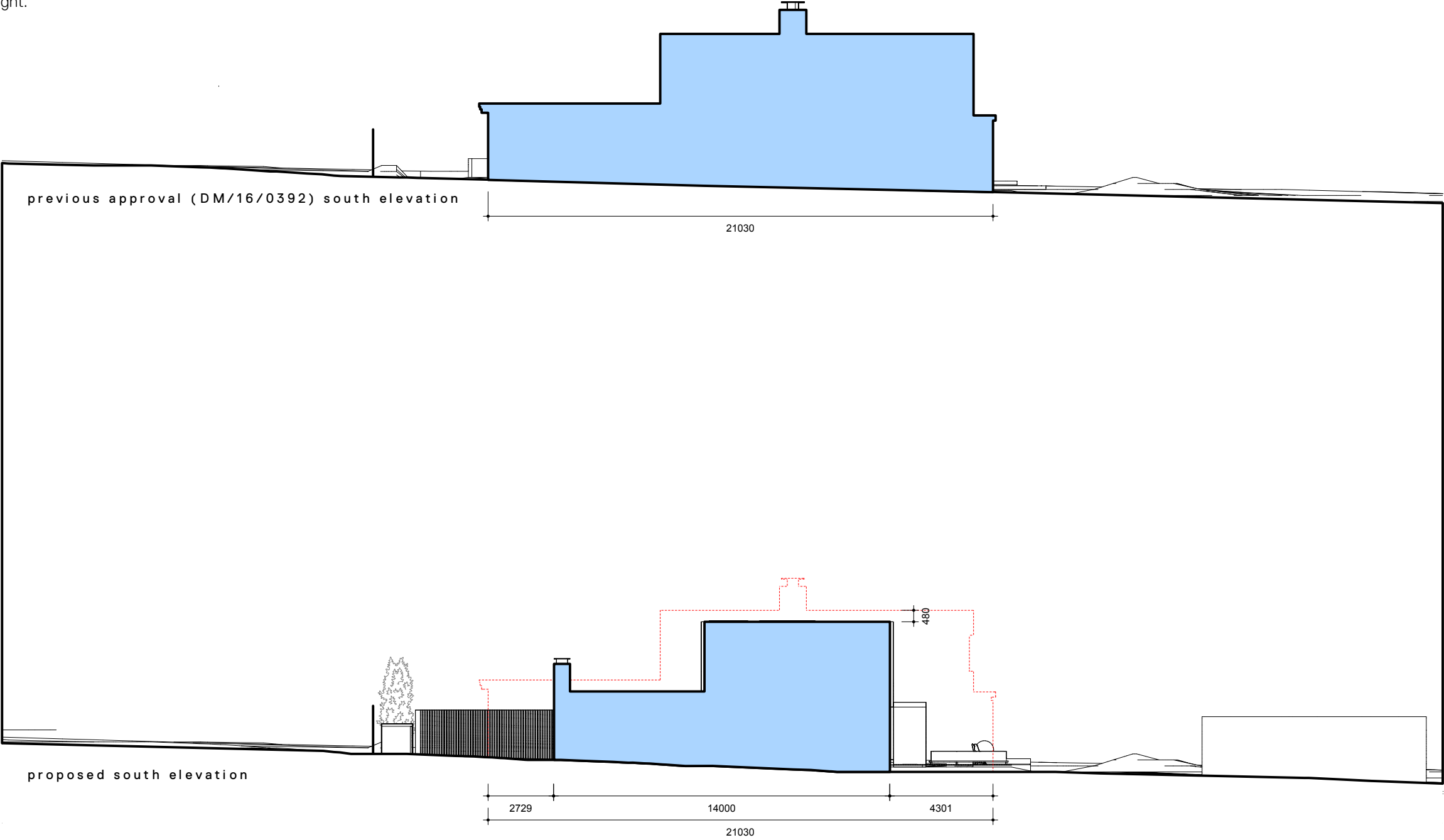


# Mustoe House

## South Elevation Comparison

Approximate Scale: 1:200 @ A3

Proposed design is ~7.0m (or 33%)  
**narrower** than the previous approval, as  
well as ~480mm **shorter** in height.



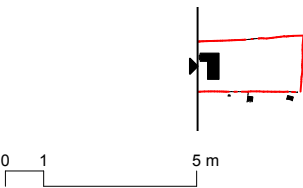
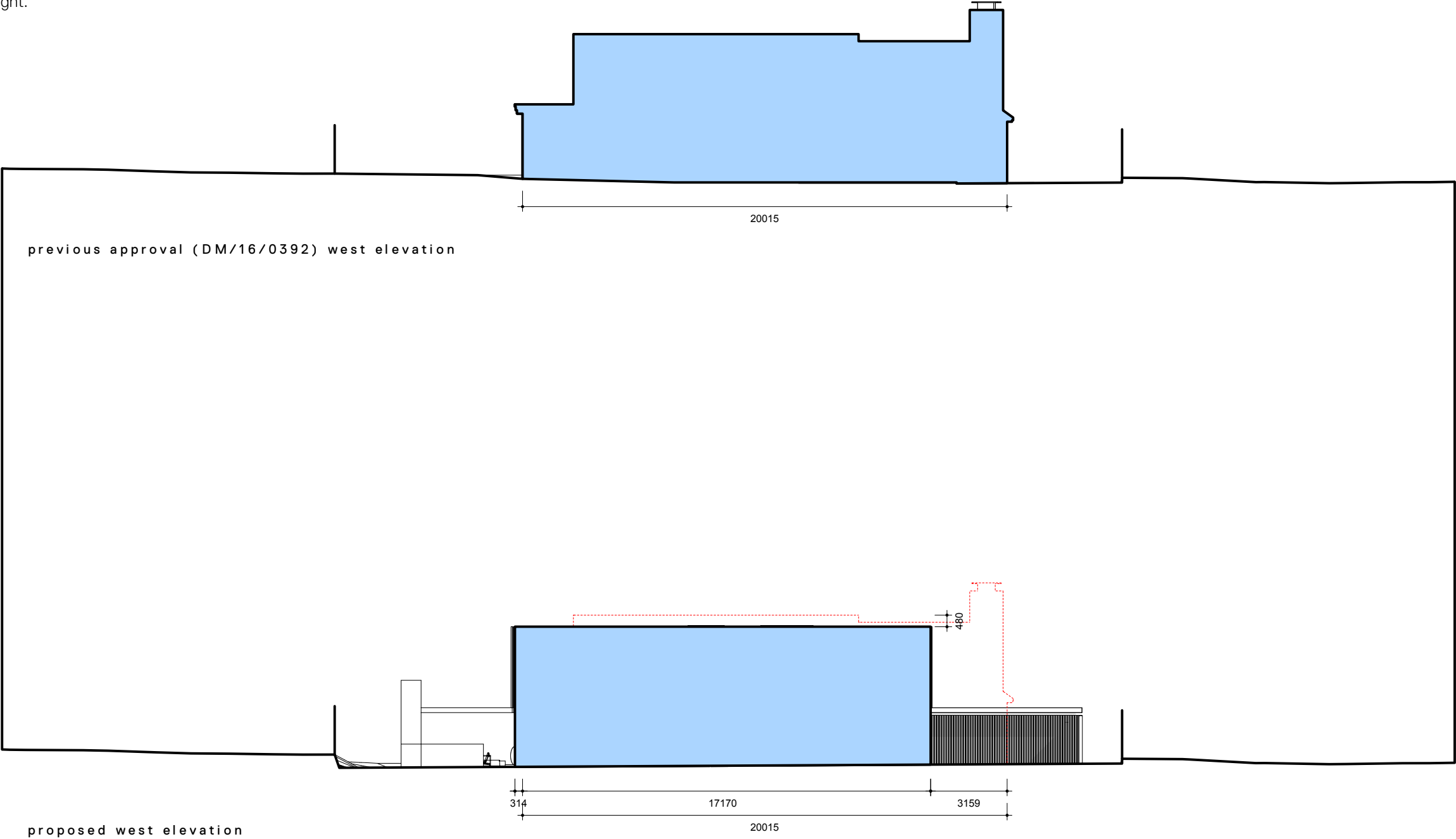
0 1 5 m

# Mustoe House

## West Elevation Comparison

Approximate Scale: 1:200 @ A3

Proposed design is ~2.8m (or 14%)  
**narrower** than the previous approval, as  
well as ~480mm **shorter** in height.

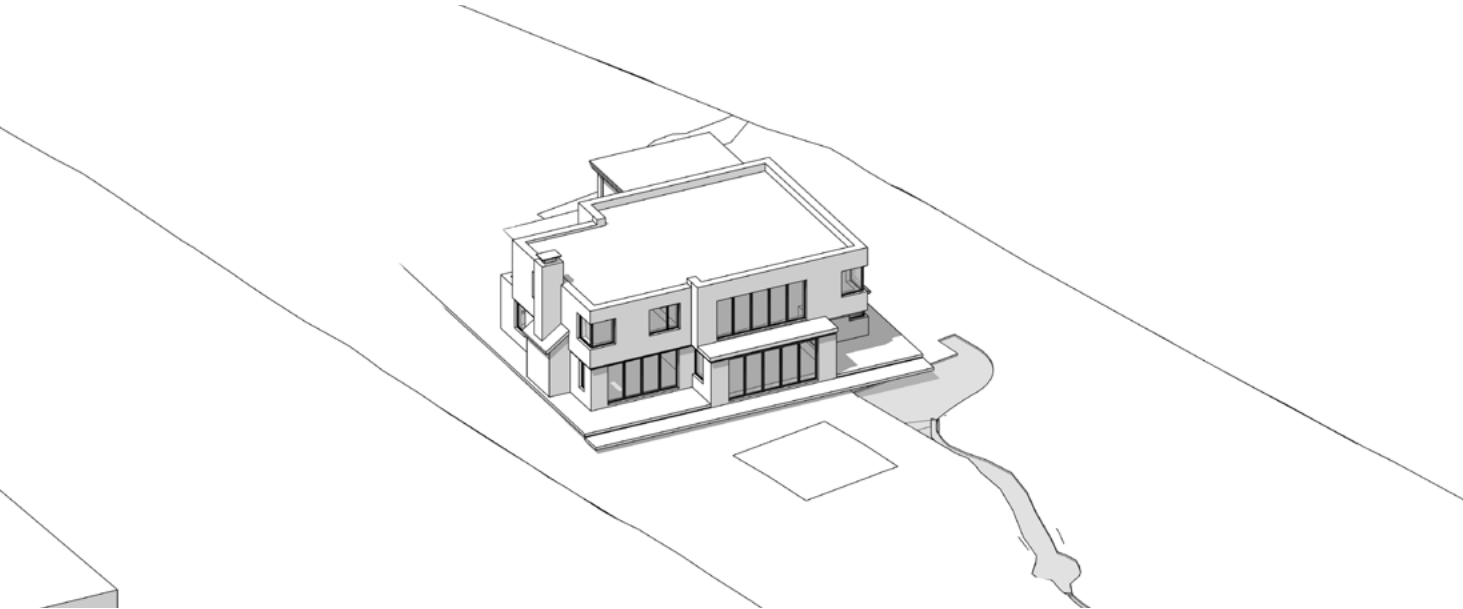


# Mustoe House

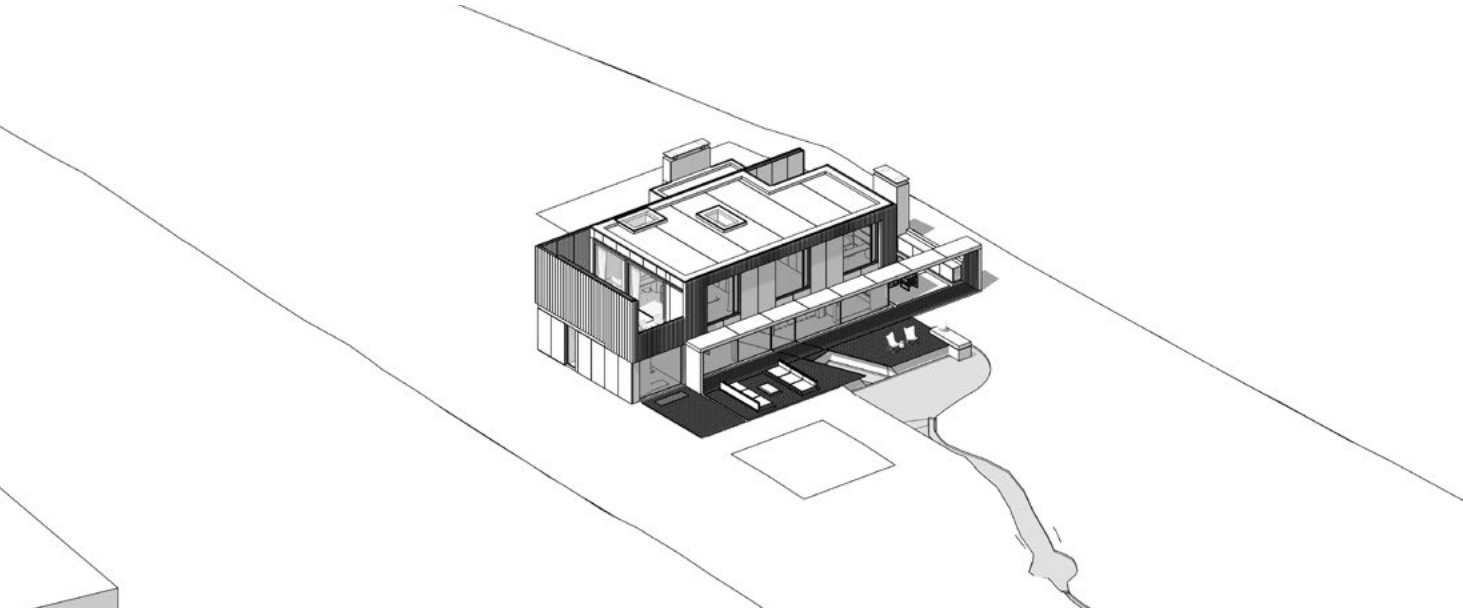
## Executive Summary

- 1. The proposed design is **~480mm shorter** in height than the previous approval.
- 2. The proposed design is **~7.0m (or 33%) narrower** than the previous approval East to West.
- 3. The proposed design is **~3.1m (or 15%) narrower** than the previous approval North to South.
- 4. The proposed design is **63m2 (or 28%) smaller** than the previous approval in footprint.
- 5. The proposed design is **107m2 (or 32%) smaller** than the previous approval in total gross internal floor area.
- 6. The proposed design presents a darker, visually muted material palette that blends into the surrounding landscape and **reduces visual impact**.

The proposal represents a substantial reduction and refinement of the approved building envelope, rather than an intensification of development. This clearly demonstrates that the reduced scale, controlled footprint and muted material palette lessen visual impact, preserve more of the existing site condition, reduce pressure on the trees and boundary screening, and therefore provide a more sensitive architectural response to the site and neighbouring context.



Previously approved design  
Source: Visual comparison based on H+H modelling.



Proposed design  
Source: Visual comparison based on H+H modelling.

# Mustoe House

## Material Strategy

### Introduction

The material strategy has been developed as an integral part of the woodland led design approach. Timber is proposed as both a structural and external material because it supports a lighter and more controlled method of construction within a constrained arboricultural setting. The use of prefabricated timber components, including cross laminated timber, can reduce time on site, limit disturbance during construction and assist careful working around retained trees, root protection areas and existing boundary vegetation.

Externally, the darker stained timber and muted panel elements have been selected to reduce visual prominence and allow the building to sit within the shadow, bark and understorey tones of the site. The intention is to create a restrained building that settles into the existing clearing and allows the mature landscape to remain the dominant visual experience.

This approach also helps preserve the existing boundary screening, which is important to neighbouring privacy and the enclosed character of the site. The use of timber therefore has a practical, environmental and contextual purpose. It supports a lighter construction process, can contribute to a lower embodied carbon approach when responsibly sourced, and gives the proposal a direct material relationship with its woodland setting.

### Form and external character

The building is conceived to read as dark and grounded externally, with depth and relief coming from the scale and articulation of finishes rather than colour. Internally, the material direction is deliberately warmer and more inviting, using timber and crafted detailing to create a calm, lived-in atmosphere.

### Material palette

The material palette has been developed to suit a woodland microclimate and to weather robustly in shade and leaf fall conditions, while maintaining a restrained background character to the landscape.

As part of cost testing, alternative cladding and window system options have been explored to reduce overall build cost while protecting the core architectural intent and lack of visual impact.



### 1. Dark Grey/Black Timber Fins

The dark fins bring timber and steel into a shared process, drawing on both family histories. Their darkened surface creates a finish that filters light and provides a clear architectural rhythm. They sit comfortably within the character of the site, echoing the presence of the established oak.

### 2. Stained Timber

The stained timber retains its natural grain while offering a deeper, more uniform tone. It provides a subtle reference to the darker boundary planting on site, and works as a calm, consistent backdrop that allows other materials to take focus. The finish strengthens the underlying timber rather than masking it.

### 3. Black Panels

Blackened panel cladding creates a grounding element within the palette. It complements the darker timbers without competing with them, offering a refined, durable counterpoint that supports moments of shadow and structure throughout the design.

### 4. Cross Laminated Timber (CLT)

CLT introduces a light, structural timber element with clear layering and direction. Its composition delivers strength, stability and a warm internal character. It reflects the site's mixture of mature tree species, bringing a sense of ordered natural material into the building fabric.

### 5. Natural Timber

Natural timber and oak have a direct relationship to the site's central tree and the wider ecology. Used internally in an oiled, natural state, it provides warmth, clarity and longevity. The material supports a calm interior environment, carrying the softness and stability associated with the species without unnecessary treatment.

### 6. Ecology and Vegetation

The vegetation samples reference the site's mix of willow, birch, cypress and oak, and the varied habitats they create. Together they help frame an understanding of how the proposed materials sit within the wider landscape, aligning with its textures and seasonal character. The selection reinforces a connection between the building and the ecological setting it inhabits.

# Mustoe House

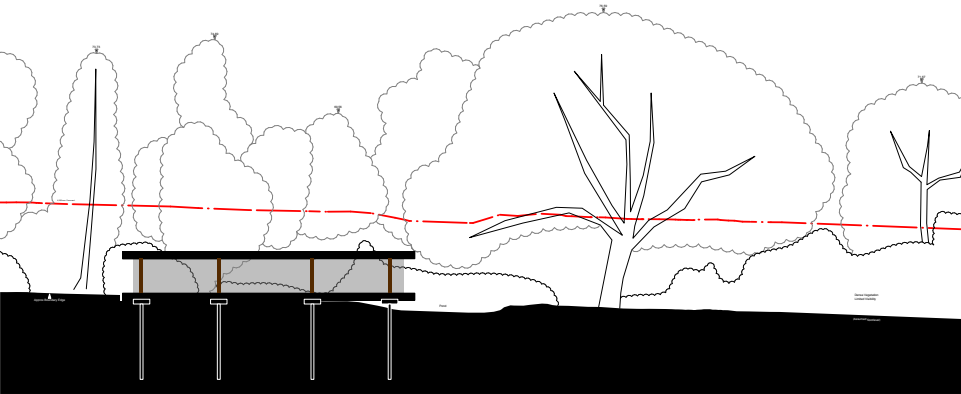
## Buildability, Structure + Tree Protection

### Foundation strategy (engineering-led response to ground and trees)

The substructure strategy has been guided by early engineering input and the expectation of clay soils and significant tree influence. Subject to confirmation through site investigation, the most suitable foundation approach is anticipated to be a piled raft solution, providing a stable and predictable response to ground variability and tree-related movement risk.

### Efficient footprint and storey strategy (ground impact)

Engineering studies have informed a compact, efficient building arrangement. A more stacked, two-storey form reduces footprint and limits the extent of foundations and disturbance at ground level when compared to an equivalent single-storey solution. This is particularly important on constrained woodland sites where trees, access, and abnormal groundworks can be a disproportionate driver of decreasing buildability.



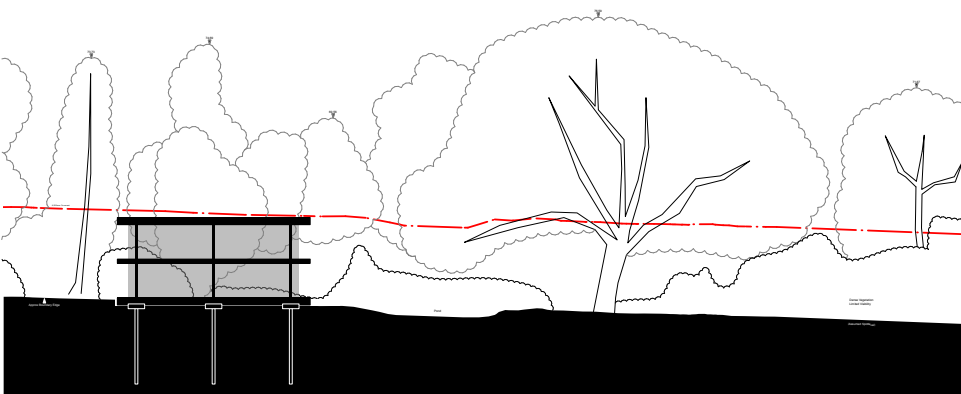
Single Storey, Timber frame, Concrete or Steel Frame Slabs, Piled foundations.

### Superstructure rationalisation (spans, supports, and buildability)

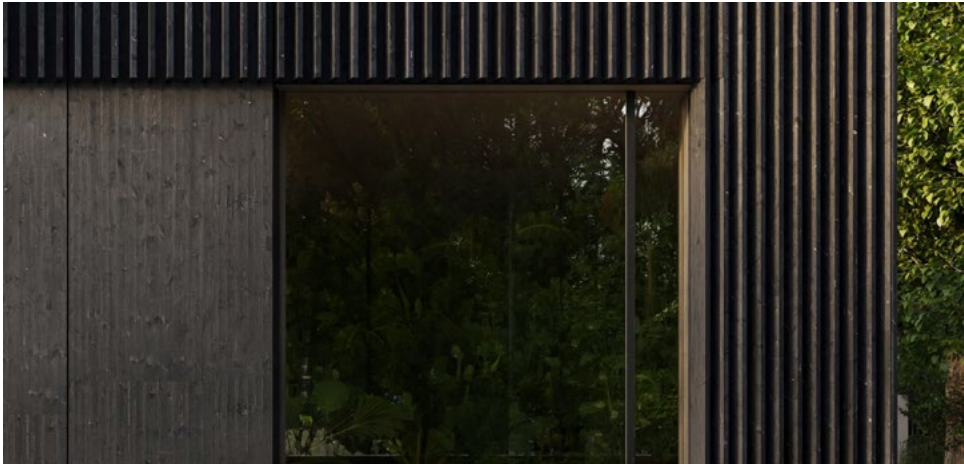
The superstructure has been developed in response to engineering advice to avoid unnecessarily long spans, which increase member sizes and practicality. The structural layout is therefore being coordinated to introduce logical supports and align load paths from roof to foundations. This reduces structural depth, improves efficiency, and supports a simpler build sequence.

### Timber-led structure with pragmatic hybridisation (holistic view)

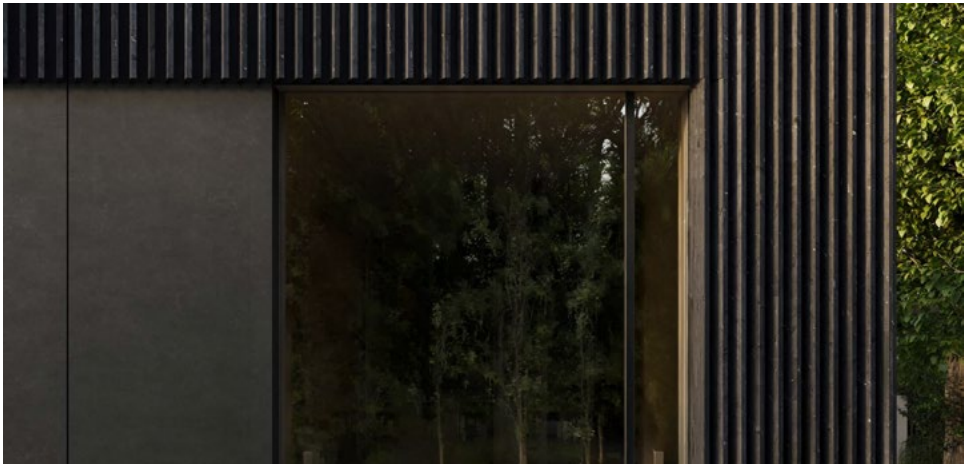
A CLT-led approach has been pursued for speed of enclosure, construction efficiency, and internal material coherence. At the same time, the design is being pragmatically refined where engineering indicates better value, including selective use of steel where required and rationalisation of certain elements from CLT to timber stud construction. This keeps the overall intent intact while ensuring the structure remains deliverable and reasonable.



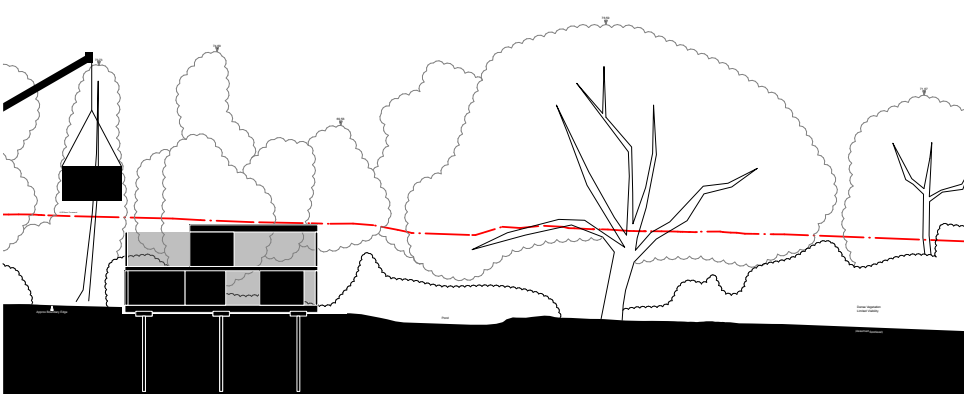
Two Storey, Timber frame, Concrete or Steel Frame Slabs, Piled foundations.



Visualisation showing elevation option studies of dark grey/black timber cladding.



Visualisation showing elevation option studies of visually similar, but more affordable dark grey/black panels.



2 Storey, CLT/Off-Site Manufacture.

# Mustoe House

## Conclusion

The proposal for Mustoe House has been developed as a direct response to the distinct conditions of the site, its verdant mature vegetation and emphasis towards the ancient trees and the family who will live amongst them. The scheme begins with the landscape and works with the existing trees and watercourse, setting the building carefully into the site and reducing physical intervention to the trees that matter most.

The development builds on the established planning principle set by the extant consent (ref. DM/16/0392), while delivering a clear betterment in scale, massing and landscape impact. The proposed design is shorter in height, narrower in all aspects and smaller in area.

The design consolidates accommodation into a building form that is shorter/smaller in all dimensions. This shift, alongside the reconfiguration of external terraces and ancillary elements, results in a substantial reduction in overall built and external area when compared with the approved scheme.

Landscape, ecology and access are treated as a design process, not an after-thought. Significant efforts have been made to minimise impacts on surrounding trees and species, adhering to the ecological conditions and licensing of the previous application whilst supporting the proposed design, this aims to strengthen ecological continuity and reinforce the landscape-first approach. Planting strategy prioritises locally prevalent and native species, layered in height and density to sustain the site's wild character, provide habitat, and improve screening to neighbouring properties.

Tree protection, ecology, landscape planting, boundary screening, materials and construction method are addressed in the submission and can be secured by condition if required.

The proposal is a betterment against the previous approval, and does not adversely affect its setting. In addition, key considerations previously assessed and secured through the extant permission, including ecology and tree protection principles, remain directly relevant and can continue to be addressed through appropriate detailing and conditions.

Taken as a whole, the proposal represents a careful, proportionate and high-quality response to its setting. It retains the principle of a dwelling on the site while materially reducing the development's overall impact, strengthening landscape structure, and supporting the long-term ecological and visual character that defines this magnificent site.

Thank you.



A glimpse at the evening courtyard.

# Mustoe House

## About Us

Hyde + Hyde Architects are a progressive award winning architecture practice operating throughout the UK and Europe. Our team has a passion to evolve design through research and a true belief that carefully considered buildings, embodying innovative design principles can enrich our local environment, for generations to come.

Precedent has shown that this is possible. Our team strives for exemplary quality in construction and design through research, dedication and creativity. Studio awards:

- Archello Awards - Best Unbuilt Housing Project - Finalist 2025
- Build It Awards - Best Architect for Self Build - Shortlisted 2025
- Home & Gardens Design | Best Sustainable Project - Winner 2025
- Structural Timber Awards | Edge House Recognised 2024
- British Homes Awards High Commendation for Edge House 2024
- RSAW for Edge House 2024
- Eisteddfod 2024 - Project of Particular Note - Edge House
- Build It Awards: Best Self Build Architect for Design 2023
- RIBA Regional South Architecture Award 2023
- RSAW Welsh Architecture Award 2023
- AJ Retrofit Awards Shortlisted 2023
- British Homes Awards Shortlisted 2023
- RIBA Regional South Architecture Award Shortlisted 2022
- ENKI Magazine Architect of the Month June 2021
- Elle Decoration 25 Best Architects in the UK 2020
- RIBA Welsh Building of the Year Award 2017

- RIBA Welsh Architecture Award 2017
- Nordic Built Cities Awards Shortlisted 2016
- Faroe Islands Housing Awards Shortlisted 2016
- RIBA National Architecture Award 2015
- RIBA Welsh Architecture Award 2015
- RIBA Welsh Architecture Award 2013
- Sunday Times Best Homes In Britain 2013
- Plaque of Merit National Eisteddfod of Wales 2010
- Best Contemporary House, Daily Telegraph Awards 2010

### Mustoe House

This scheme for Mustoe House, Burgess Hill, has evolved to promote the best use of the location. Innovative design principles have been discussed in previous sections but in summary include the following:

- The home will comply to the rigorous updated regulations as outlined with Part L of the Building Regulations to ensure that the building performs as well as it can and to promote sustainable design.
- Passive strategies have been considered in the design to ensure a sustainable proposal is reached.
- The home will investigate the latest sustainable and low impact materials such as glulam timber construction.

### Vision Statement

In summary the challenge through analysis and research presented here is to provide a contextual and sensitive response to a beautiful landscape. Creating an architecture that responds to the intimate needs of our clients and in a small way contributing to the enhancement of the area as a whole.

Through digital model making and design analysis, we have developed a local architecture for future generations that has evolved through an intimate understanding of the site; devoid of stylistic mannerisms, passing fashion and trends. With the aim of creating a timeless architectural form seen as an appropriate response to a unique site.

Thank you for taking the time to read this document.  
Hyde + Hyde Architects.

[www.hydearchitects.com](http://www.hydearchitects.com)



