

REPLACEMENT DWELLING AND LANDSCAPING

Location: Lydhurst Estate

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1.0 INTRODUCTION

MELOY Architecture and Design have been appointed by our client to assist with the proposals for the replacement of the principal house, known as Lydhurst at the Lydhurst estate. The dwelling has been unoccupied for many years and has fallen into disrepair.

Historically, Lydhurst has evolved under different ownership, and the proposals here are to replace the existing dwelling with a new sustainable Net Positive Energy Building (NPEB) that meets the requirements of the new owners.

This document is further to a pre-planning enquiry and outlines in detail the nature of the existing site and its environs, the development proposals, and the design rationale for the approach adopted.

This application has been prepared in close collaboration with the client, Rural Solutions Planning Consultants, and Nicholas Dexter Landscaping, who have also prepared statements to accompany the application. Due to the location of the site within the High Weald Area of Outstanding Natural Beauty (AONB) and the landscape value of the estates’ parkland garden and wider landscaping, it is considered that the approach to landscaping, alongside that of the proposed dwelling, is integral to the design to ensure the proposals are appropriate for their context.

Lydhurst is a substantial existing house that sits within the estate at the eastern end of the mature parkland garden. To the southeast of the dwelling is a large pond with surrounding parkland. To the north of the dwelling are the approach road and remaining estate and farm buildings. The wider estate is approximately 90 hectares in size.

The client’s brief was to create a new dwelling of exceptional quality and design. The house was to be integrated into the site and parkland garden and take advantage of the distant views to the south. The initial brief also called for a new dwelling that is lower in height than the existing house, ensuring it constitutes a more subtle presence within its context.

The accommodation requirements have been refined as part of the design and planning process and include a primary bedroom, secondary bedrooms, an open-plan living area, kitchen, dining area, and a pool wing.

Great care has been taken to design a replacement dwelling that integrates within the wider context of the estate and landscape, which is designated as an Area of Outstanding Natural Beauty. It is considered that the replacement dwelling will represent a more appropriate and respectful form of development within the wider landscape. This is achieved by creating a sustainable dwelling on wholly developed land, undertaken in a sensitive way to ensure that the overall effect on the environment is positive.

Utilising our experience in award-winning Passivhaus design, it is proposed that the new family dwelling will use Passivhaus design to achieve a Net Positive Energy Building (NPEB). The principles have been confirmed with an initial Passivhaus Appraisal using the PHPP (Passivhaus Planning Package) and an assessment of the green technologies to be utilised in the dwelling.

The aim is to demonstrate that through good design, sustainability can be integrated into the construction with a design of the highest architectural standards.

This statement considers the local and national policy considerations relevant to the project including the Mid Sussex District Plan 2014-2031, adopted in March 2018 and the Slaugham Neighbourhood Plan 2014-2031, made in September 2019. Reference has also been made to the High Weald Design Guide, High Weald AONB ‘Guidance on the Final Selection of Colour’, the High Weald AONB Management Plan 2024-2029 and the High Weald planning advice note on Dark Skies. Read in conjunction with the supporting planning statement this presents a clear policy approach for the proposal.

This Design Statement, Landscape Design Strategy, and Planning Statement should be read in conjunction with the architect’s drawings and the other reports submitted with this application.

The site is outside an area designated at risk from flooding by the Environment Agency. Therefore, a flood risk assessment is not considered necessary other than for validation purposes.

To assist in the design process and support this application, the following reports, information, and assessments have been commissioned:

- The scheme has been developed in conjunction with Nicholas Dexter Landscaping to ensure the existing landscape value is retained and enhanced. This has also considered the wider site management and visual impact of the proposals in the wider AONB.
- An assessment of the existing dwelling and the proposed new dwelling has been undertaken to understand the carbon benefits of a replacement dwelling.
- ION consulting MEP engineers have undertaken an initial appraisal of the scheme that has informed viability and the inclusion of renewables technologies.
- The farm management of the wider estate has been highlighted in the submitted ‘Farming Vision Paper’ from the farm manager, Matthew Bennison - prepared in close collaboration with the new owners.
- A Preliminary Ecological Appraisal has been undertaken by Phlorum.
- QED structural engineers have undertaken an initial appraisal of the scheme that has informed the detail as submitted.



Lydhurst as exists today with the estate buildings extending behind to the north

- APE have undertaken a preliminary Passivhaus Assessment using the PHPP. This has confirmed the dwelling has the ability to be constructed as a fully certified Passivhaus.
- The scheme is based on a full measured topographic and building survey prepared by Murphy Surveys
- Worlledge associates have undertaken a heritage report to ensure the proposals will not negatively impact the setting of the landscape.
- Ion Consulting Engineers have assessed the dwelling in relation to the dark skies policy and highlighted the approach to minimise light pollution.
- QED Structural Engineers have prepared a Flood Risk Assessment and Drainage Strategy Report to accompany the application.

2.0 AERIAL PHOTOGRAPH



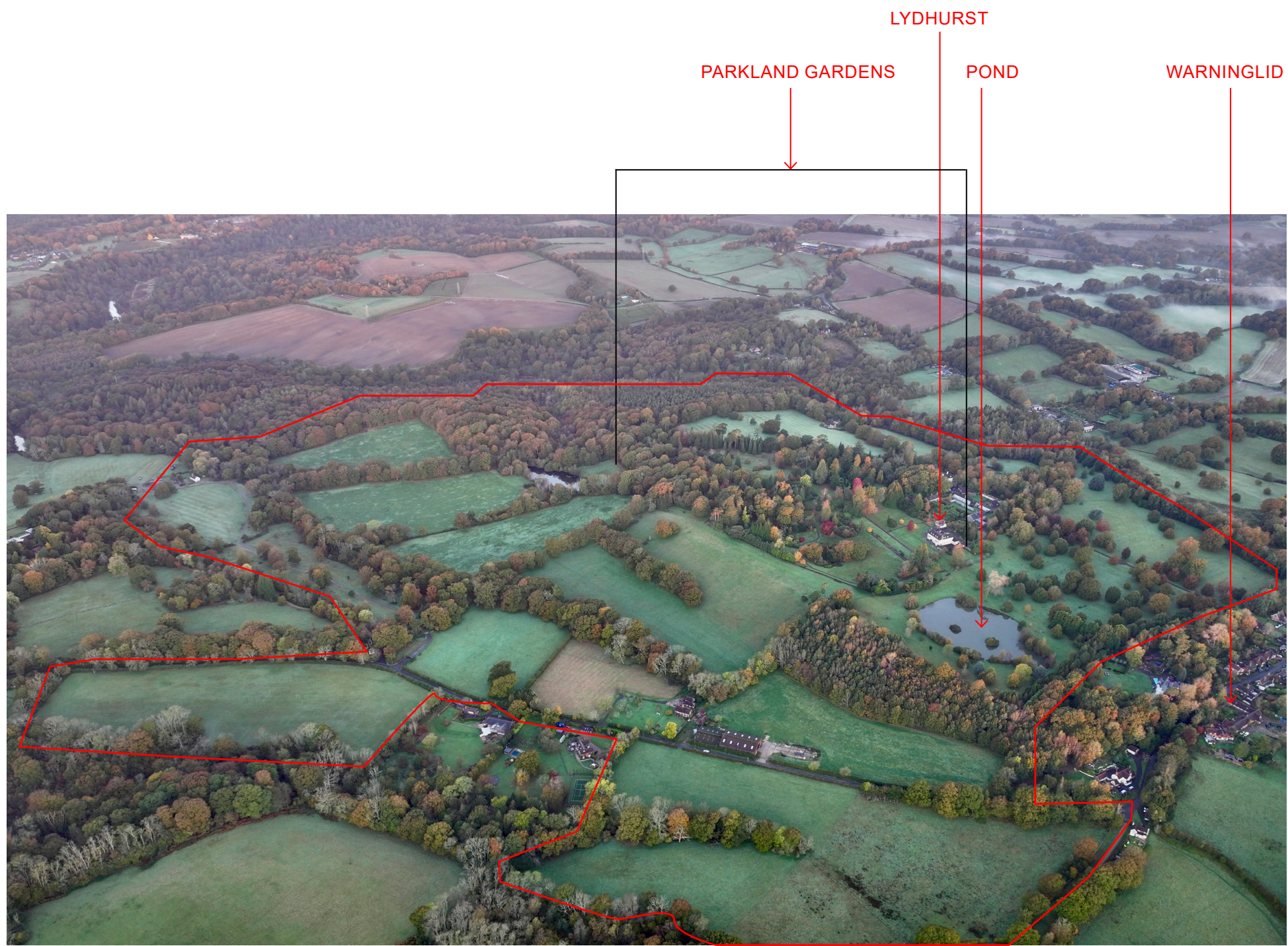
Lydhurst Estate with the main dwelling blocked in red
The aerial photographs shown on the following pages are also marked on the photograph above.

2.1 AERIAL VIEW 1

As part of the design exercise the client commissioned an extensive aerial survey of the site. The adjacent aerial view shows the position of Lydhurst within the wider estate. Warninglid can be seen to the east of the estate behind established landscaping.

It can be seen that Lydhurst occupies an outlying position in relation to the historic parkland gardens, which are of great value to the estate. To the south east of the dwelling the large pond is visible. It will be shown that the approach to design is one that makes a positive impact on the established parkland garden through the integration of the pond and its immediate parkland.

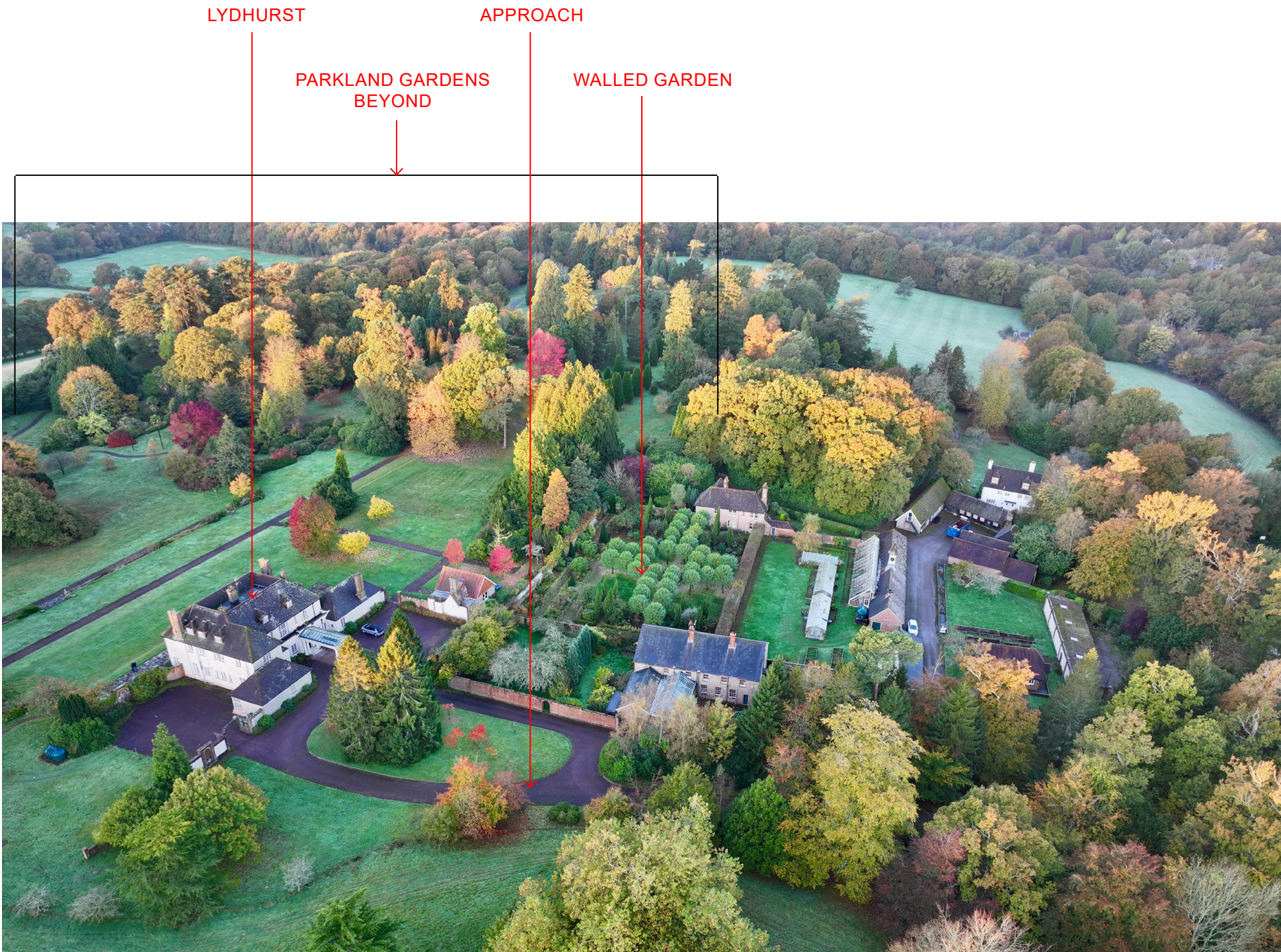
Detail on the landscaping approach is given within the statement prepared by Nicholas Dexter Landscape Design.



Aerial view 1. For approximate location see tag on preceding aerial photograph. The wider eastate is edged in red.

2.2 AERIAL VIEW 2

The adjacent aerial photograph shows Lydhurst and its immediate approach with the Parkland gardens beyond. The walled garden and remaining estate buildings can be seen to the right (north) of the main house. Through the aerial photograph, the mature trees can be appreciated - not just within the Parkland gardens but throughout the estate.



Aerial view 2. For approximate location see tag on preceding aerial photograph