

2.11 SITE PHOTOGRAPHS



View of the house from the south. The main facade is arranged over three storeys with additional roof height above the inhabited part of the roof. The principally 'flat' facade presents as a bold presence within its context.



View of the house looking along the formal avenue of trees to the east. It has been ensured that this axial feature within the parkland garden has been incorporated into the design.

Formal pre-application advice was sought on the 19.11.24 in the form of an A3 pre-planning design statement, drawings, planning statement and additional document submitted to Mid Sussex planning department. This additional documentation included a landscape masterplan statement to highlight the development of the dwellings design alongside the consideration of the wider landscape.

A site visit with the case officer was held on the 10.12.24 with written advice received on 10.01.25. This initial response raised further questions which requested additional information to assist with the assessment of the project. Pre-planning comments were concluded in a response from the officer on the 24.01.25.

The conclusion of this pre-planning process accepted the principle of a contemporary replacement dwelling subject to its assessed impact on the landscape setting. It was also accepted that the house is not considered a non-designated heritage asset and its demolition is unlikely to be resisted on heritage grounds.

It was highlighted that the gardens and some of the more historic estate buildings/walled garden etc, may be considered as non-designated heritage assets and it was suggested that the team seek to ensure the new house responds positively to these within a full application.

Key advice was given on what would need to be addressed in the full planning application. A summary of which is as follows:

- *Based upon the submitted information the Conservation Officer is of the opinion that the existing house at Lydhurst would not in itself be considered to possess sufficient architectural or historical interest to be regarded as a non-designated heritage asset (NDHA): This full application has moved forwards on the basis of replacing the existing dwelling.*
- *Given the lack of interest of the house itself, I consider it unlikely that the principle of its demolition and replacement will be considered contentious in heritage terms. The proposed replacement dwelling will however directly impact the formal gardens around it due to the increase in footprint of the building. It may also affect the relationship of the house to its gardens in terms of features such as designed views. Any formal application should be informed and accompanied by an appropriately detailed Heritage Impact Assessment, which should in particular include an assessment of the date and level of interest of the gardens and wider parkland around the house, including any features within them, and the impact of the proposed works on this interest, including both direct impact on the gardens themselves and the relationship between the proposed new house and its setting. She recommends that an appropriately qualified and experienced Garden Historian is commissioned to produce this document, possibly with input*

from a Built Heritage Specialist. Given the proximity of the Warninglid Conservation Area to the eastern boundary of the estate, this assessment should also include an assessment of the impact on the setting of this designated heritage asset, based on the staged approach set out in the relevant Historic England Guidance GPA Note 3 'The Setting of Heritage Assets': This full application has moved forwards on the basis of replacing the existing dwelling: This full application has been submitted alongside a landscaping heritage impact assessment to ensure the proposals will not negatively impact the setting of the landscape.

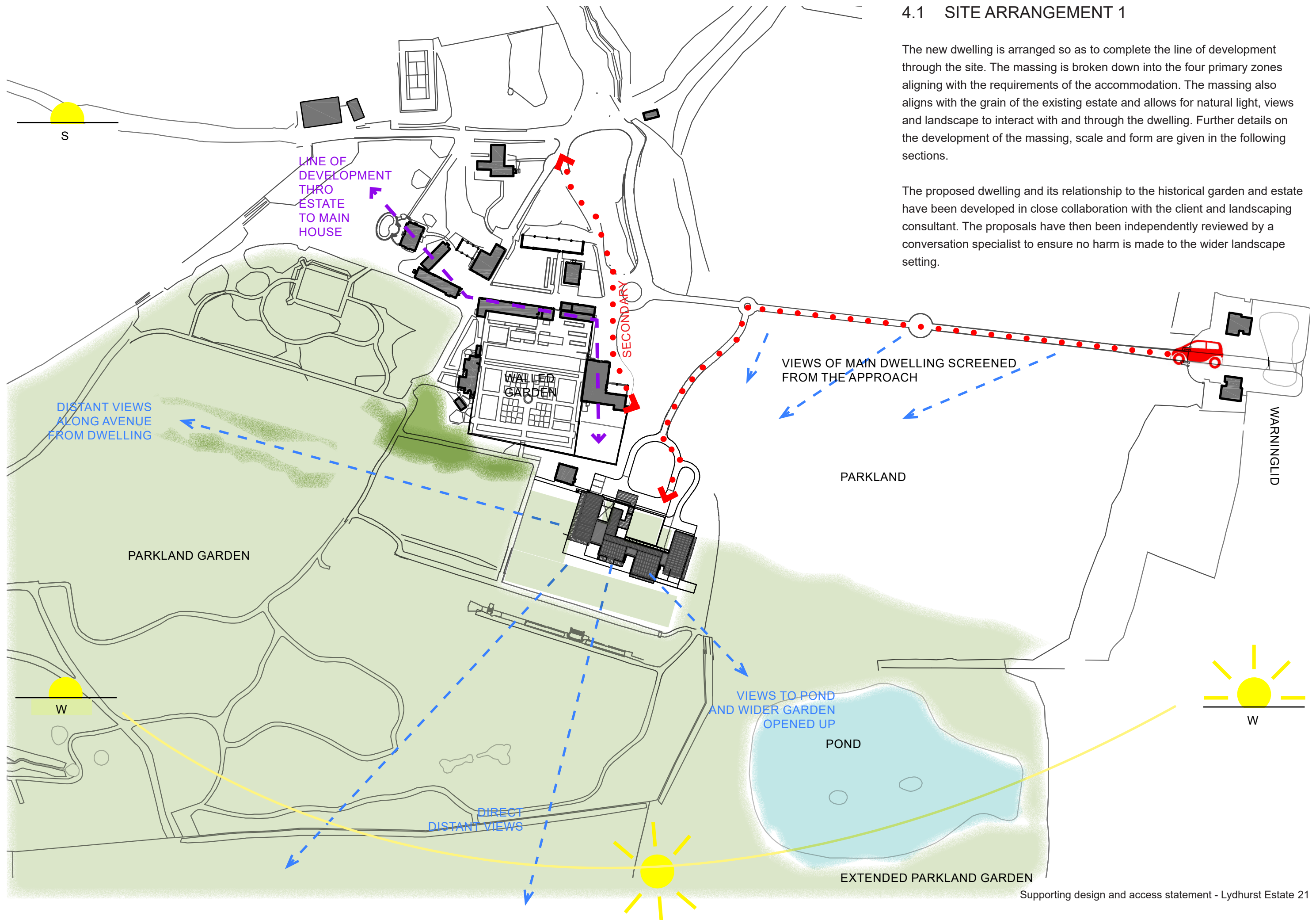
- *Thank you for supplying the Comparison Table of the existing and proposed habitable and non habitable areas, development areas, developed volume and ridge height reduction. I am of the opinion that these calculations support the proposed scale and design of the contemporary designed replacement dwelling on this site: A detailed assessment of the existing and proposed areas was submitted as part of the pre-planning application. This supported the conclusion that the scale of the development would be acceptable. It is highlighted that the proposals that are now submitted are consistent with the scheme as submitted at Pre-Planning. An area comparison table is given in Appendix A at the end of this document.*
- *I urge your clients and the architects to consider the use of vernacular materials in the new dwelling design, drawing on the materials used in the other older buildings on the site. The external walls of the replacement dwelling could be constructed in stock bricks, for example, rather than Horsham Stone, which could be difficult to source. Information on vernacular building materials and colour palettes is available in the High Weald Colour Study and Design Guide and in the High Weald National Landscape AONB Management Plan 2024-2029: It is still proposed that the dwelling makes use of Local Stone. The supply of Horsham stone has been discussed with the quarry and it has been confirmed that the material is not in short supply. Indeed it is believed that its use in the dwelling could help to revive the wider use of this local material if utilised. Alternative local stones are to be assessed at the next stage and it is suggested that this selection could be secured by way of condition. Alongside the use of natural local stone complimentary materials have been selected so as to confirm with the colour palettes in the High Weald National Landscape guide as highlighted in section 4.7.*
- *I advise that the future planning application should be supported with the Schedule for reuse of materials, to explain how the development can reuse and repurpose resources and building materials from the existing dwelling: A schedule for the re-use of materials is given in Appendix B at the end of this document. This highlights the commitment to reusing components of the existing dwelling elsewhere in the estate and minimising the removal of demolition waste from site.*

3.0 PRE-PLANNING COMMENTS

- *I note the details that you have provided on the thermal and energy performance of the existing house and I understand the difficulties of raising this from a F to a D rating. I believe that convincing details have been provided on the energy and CO2 emissions savings that the proposed 'passivhaus' dwelling could achieve: It has been confirmed that the dwelling could be constructed as a fully certified Passivhaus. This is a fabric first approach which aligns with the allowance for insulation and airtightness detailed in the scheme. This approach combined with the M&E strategy and photovoltaic array will ensure the dwelling is net positive with regards to its yearly energy use. Further details are given in sections 4.10 & 4.11 of this report and the submitted documentation prepared by ION consulting.*



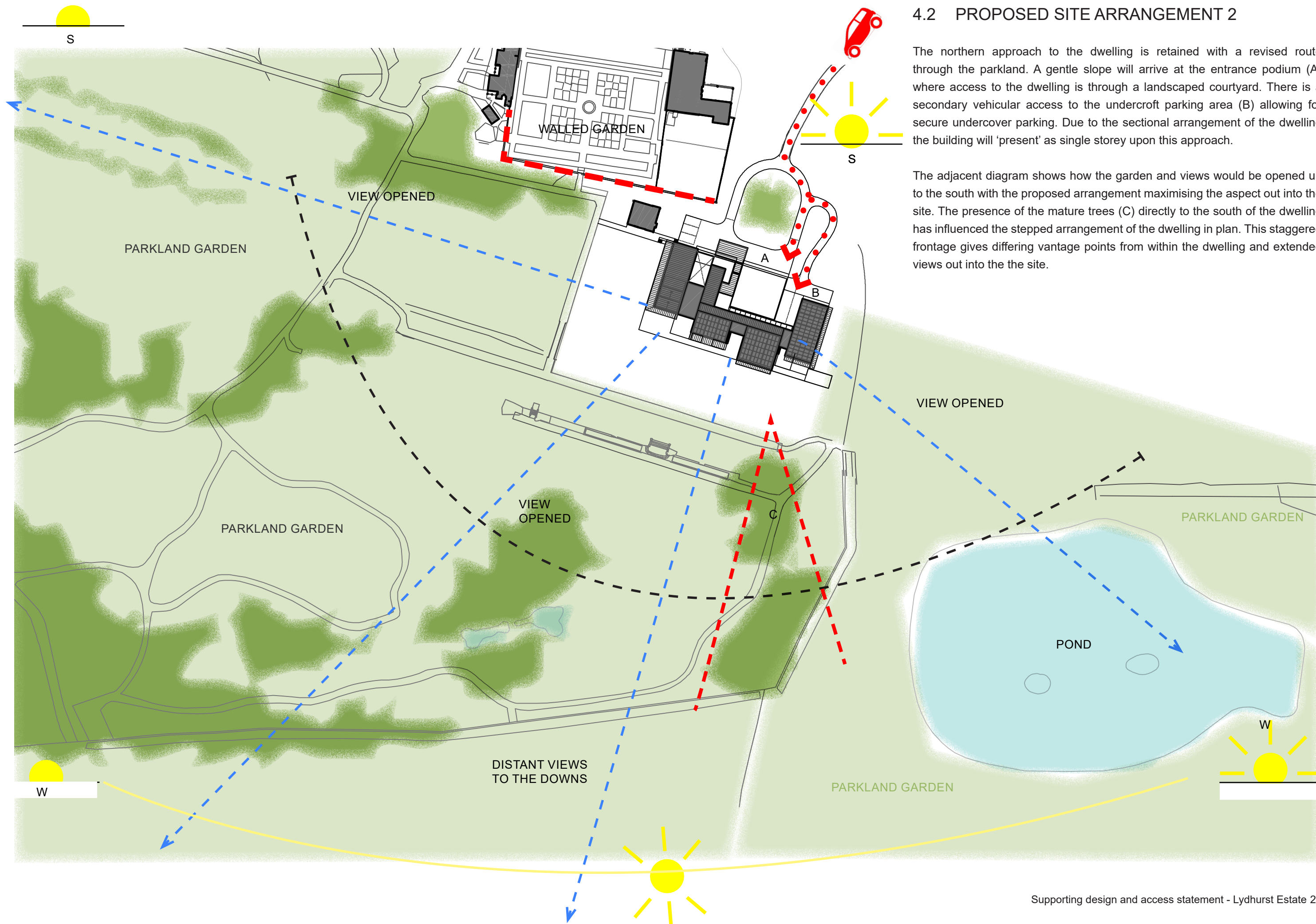
Aerial view looking south west of the proposed replacement dwelling in the context of the wider estate.



4.1 SITE ARRANGEMENT 1

The new dwelling is arranged so as to complete the line of development through the site. The massing is broken down into the four primary zones aligning with the requirements of the accommodation. The massing also aligns with the grain of the existing estate and allows for natural light, views and landscape to interact with and through the dwelling. Further details on the development of the massing, scale and form are given in the following sections.

The proposed dwelling and its relationship to the historical garden and estate have been developed in close collaboration with the client and landscaping consultant. The proposals have then been independently reviewed by a conversation specialist to ensure no harm is made to the wider landscape setting.



4.2 PROPOSED SITE ARRANGEMENT 2

The northern approach to the dwelling is retained with a revised route through the parkland. A gentle slope will arrive at the entrance podium (A) where access to the dwelling is through a landscaped courtyard. There is a secondary vehicular access to the undercroft parking area (B) allowing for secure undercover parking. Due to the sectional arrangement of the dwelling the building will 'present' as single storey upon this approach.

The adjacent diagram shows how the garden and views would be opened up to the south with the proposed arrangement maximising the aspect out into the site. The presence of the mature trees (C) directly to the south of the dwelling has influenced the stepped arrangement of the dwelling in plan. This staggered frontage gives differing vantage points from within the dwelling and extended views out into the the site.

4.3 SCALE, MASSING & FORM

The detailed Landscape Visual Appraisal (LVA) study undertaken by Nicholas Dexter Landscaping has confirmed that the new dwelling will have no impact in the wider context of the AONB. The adjacent diagrams here and on the following page show the formulation of the proposed massing and its relationship to the context of the existing estate. Whilst these having been updated from those presented in the pre-planning documentation, the principles are still the same. The concept allows for a dwelling that is considerably lower than that which currently exists. It achieves this through a wider east/ west footprint that is more site responsive with a form that is more akin to the grain of the existing estate.

The approach breaks down the massing into a number of smaller, primary wings which are related to the use of the building and their relationship to the wider estate. The composition of smaller elements gives the scale of the proposal greater connection with a residential use as opposed to a single mass.

The scale of the dwelling is carefully considered within the context of the developed estate and wider landscape where it will be read as a lower and more muted form whilst retaining the presence needed as the principal dwelling within the estate. The overall height will principally present as an enhanced single storey on the approach to the dwelling. The elevation to the rear (south) will be two storey with a roof datum approximately 5m lower than currently exists.

It is considered that this approach to the Scale, Massing and Form adheres to the requirements of the High Weald AONB Management Plan which seeks to ensure 'new development reflects the character of the High Weald in its siting, scale, layout and design'.

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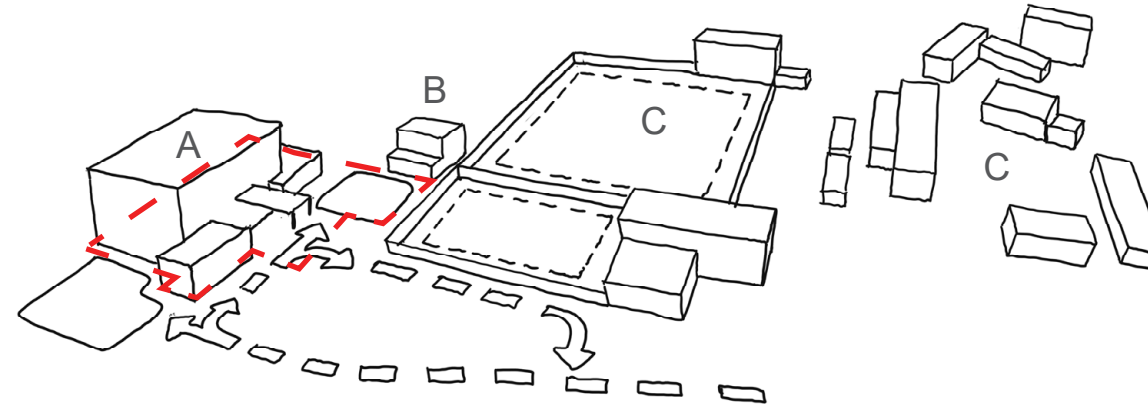
EXISTING CONTEXT

The existing site is evaluated along with a recognition of the previous dwellings on the site:

A The Neo Georgian existing dwelling and its predecessor/s

B The remains of the original Gothic Revival dwelling

C The remaining estate buildings with development focussed around courtyards and walled gardens



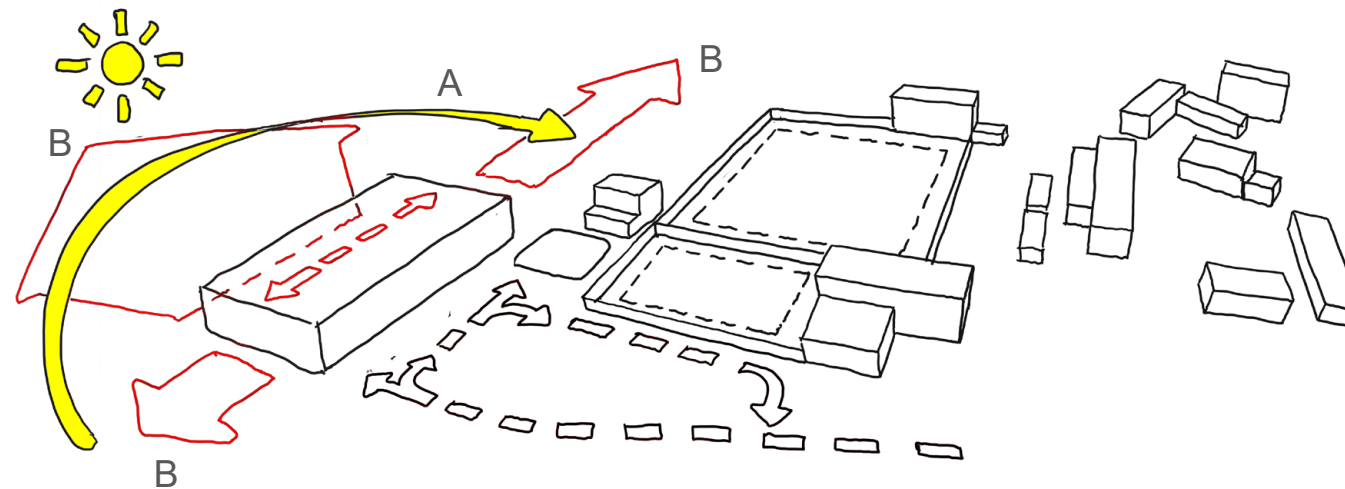
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CONTEXT RESPONSE

The new dwelling responds to its context. The massing is principally arranged east/west with a larger/ wider footprint but lower overall height.

A The arrangement of the massing responds to the solar orientation

B The dwelling is arranged to respond to the landscaping with a response to the widened parkland garden



3

AMENDED MASSING 1

The massing is initially focused on the entrance sequence and site.

A The massing is wrapped around an entrance court

B The dwelling resulting wings are given focus into the wider estate

