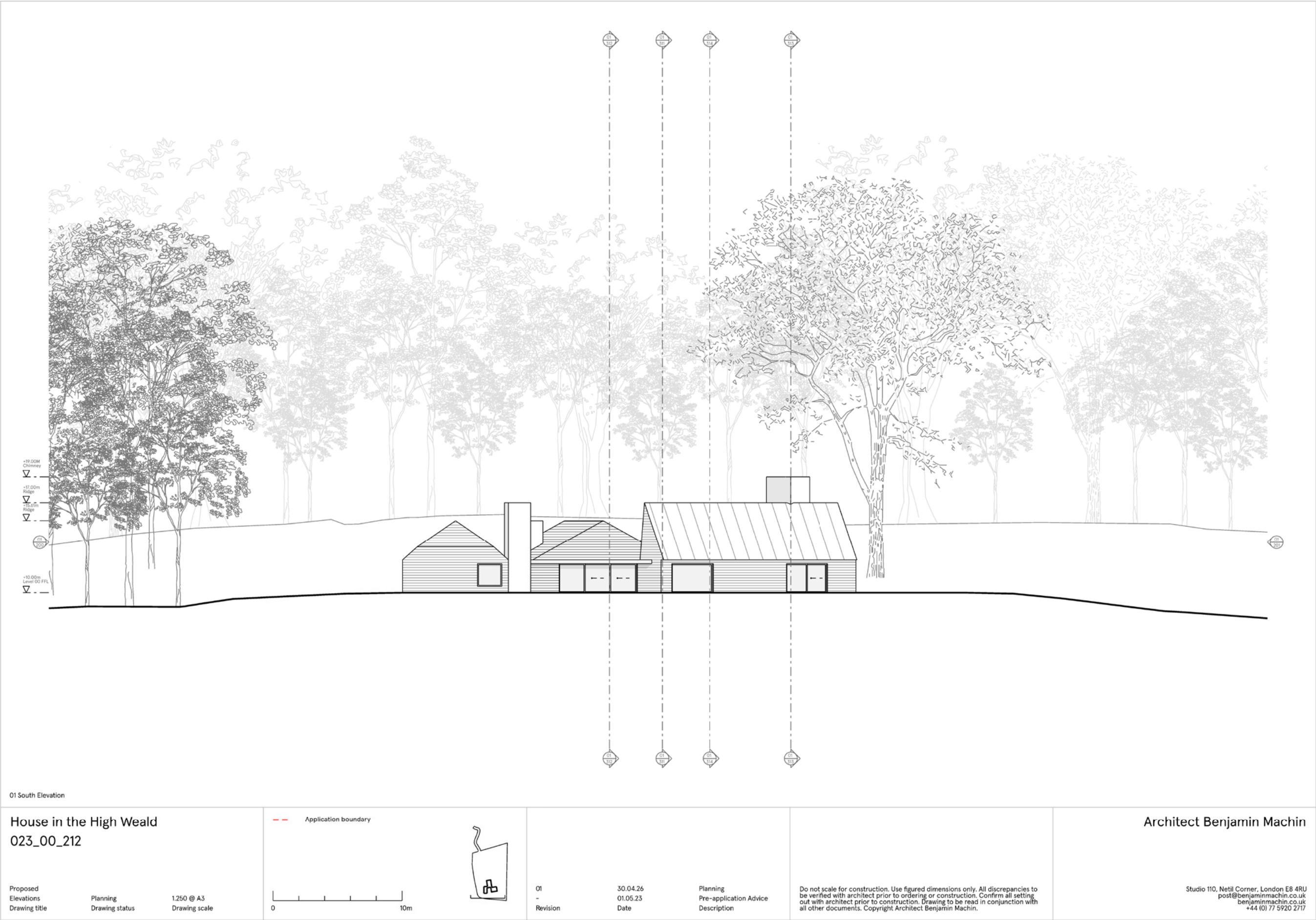




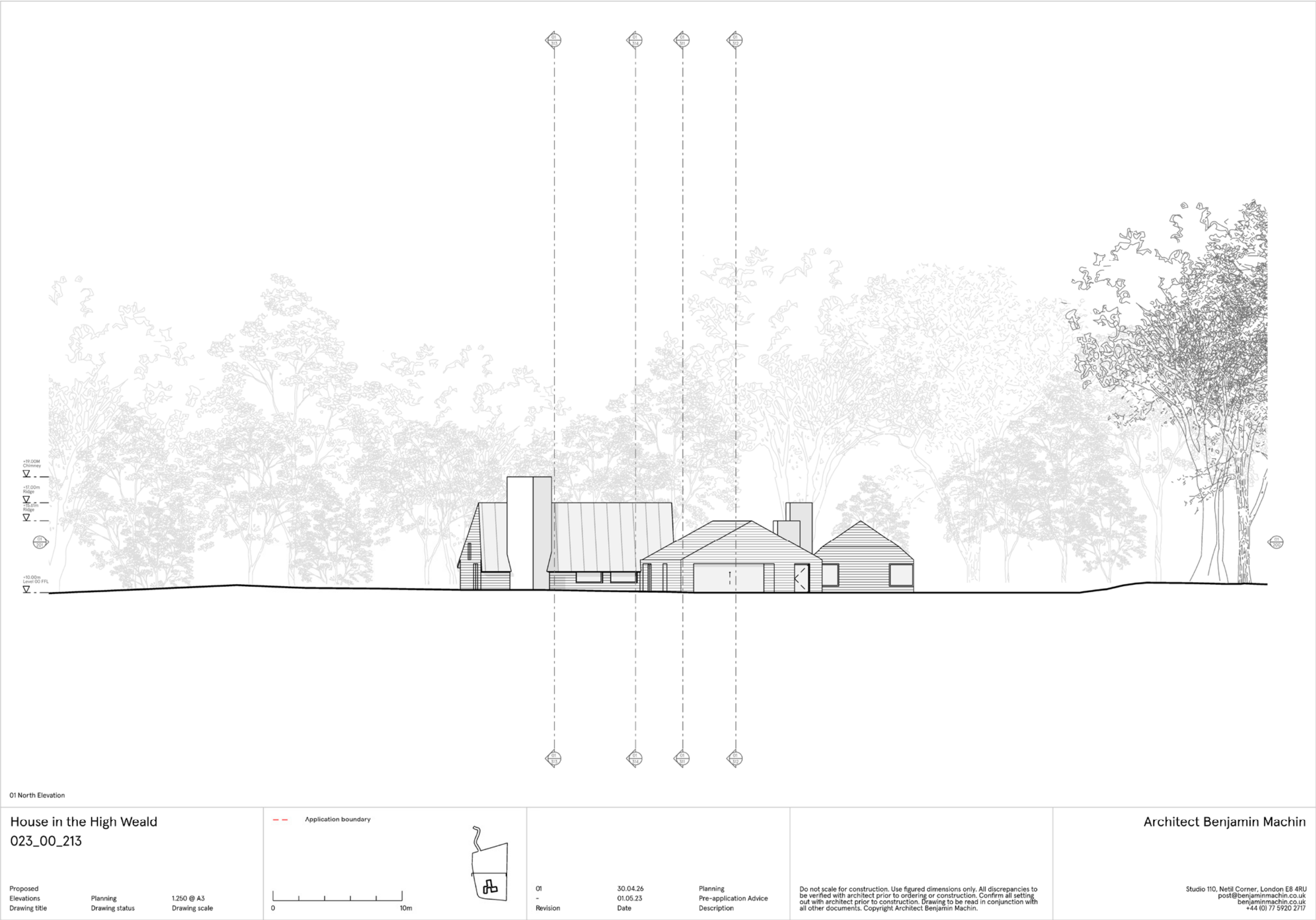
Proposed west elevation



Proposed east elevation



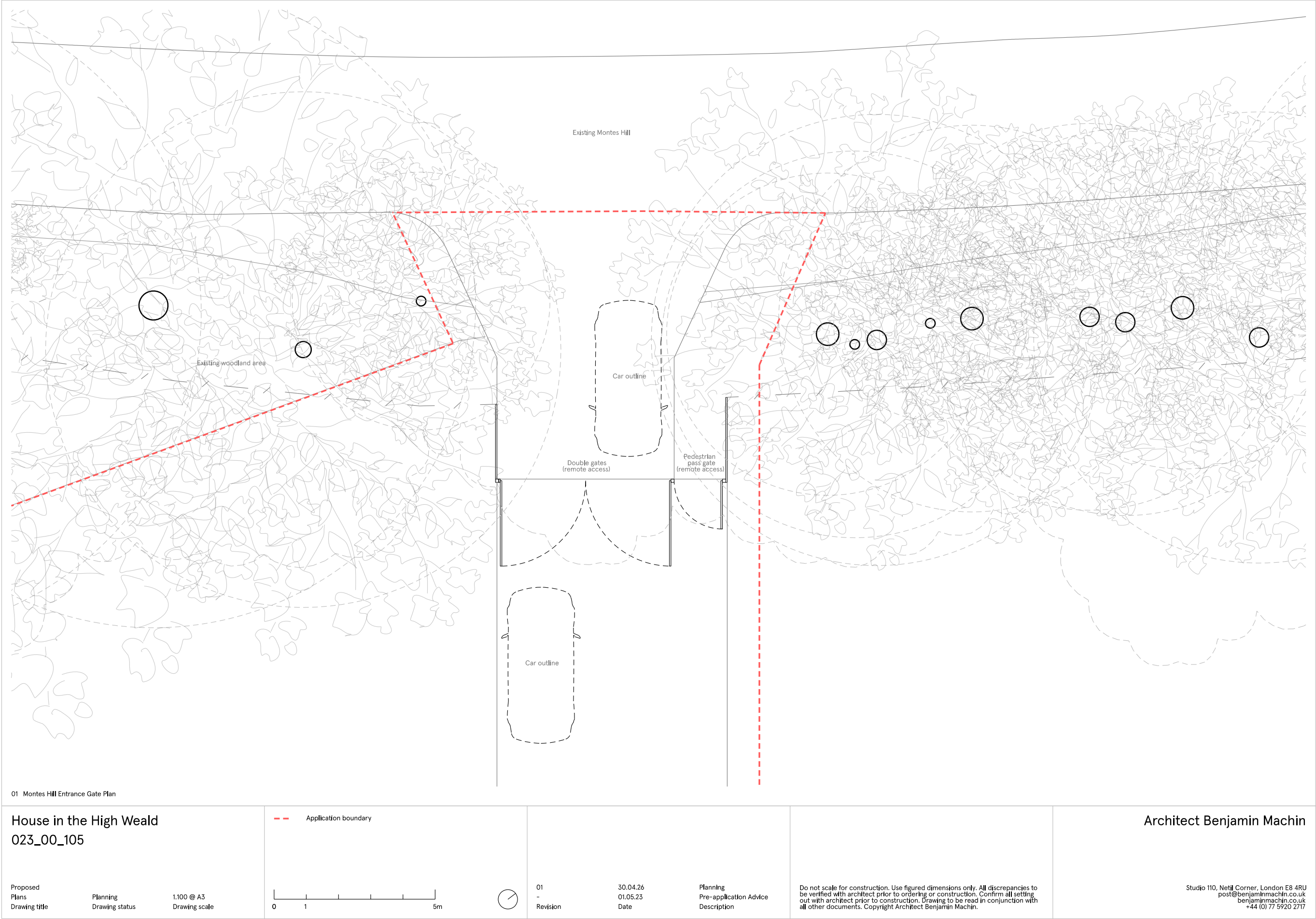
Proposed south elevation



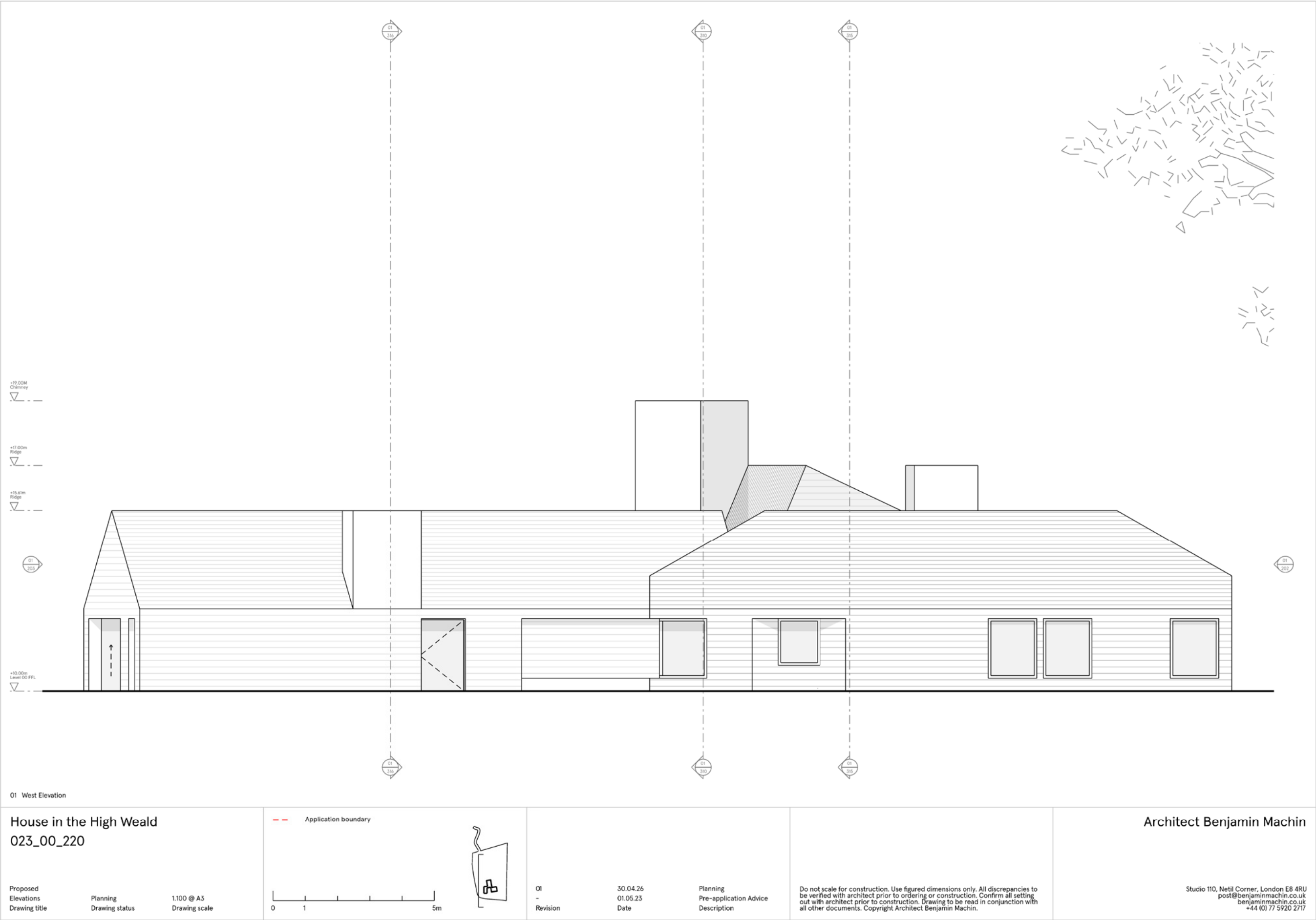
Proposed north elevation



Proposed Montes Hill gate elevation



Proposed Montes Hill gate plan



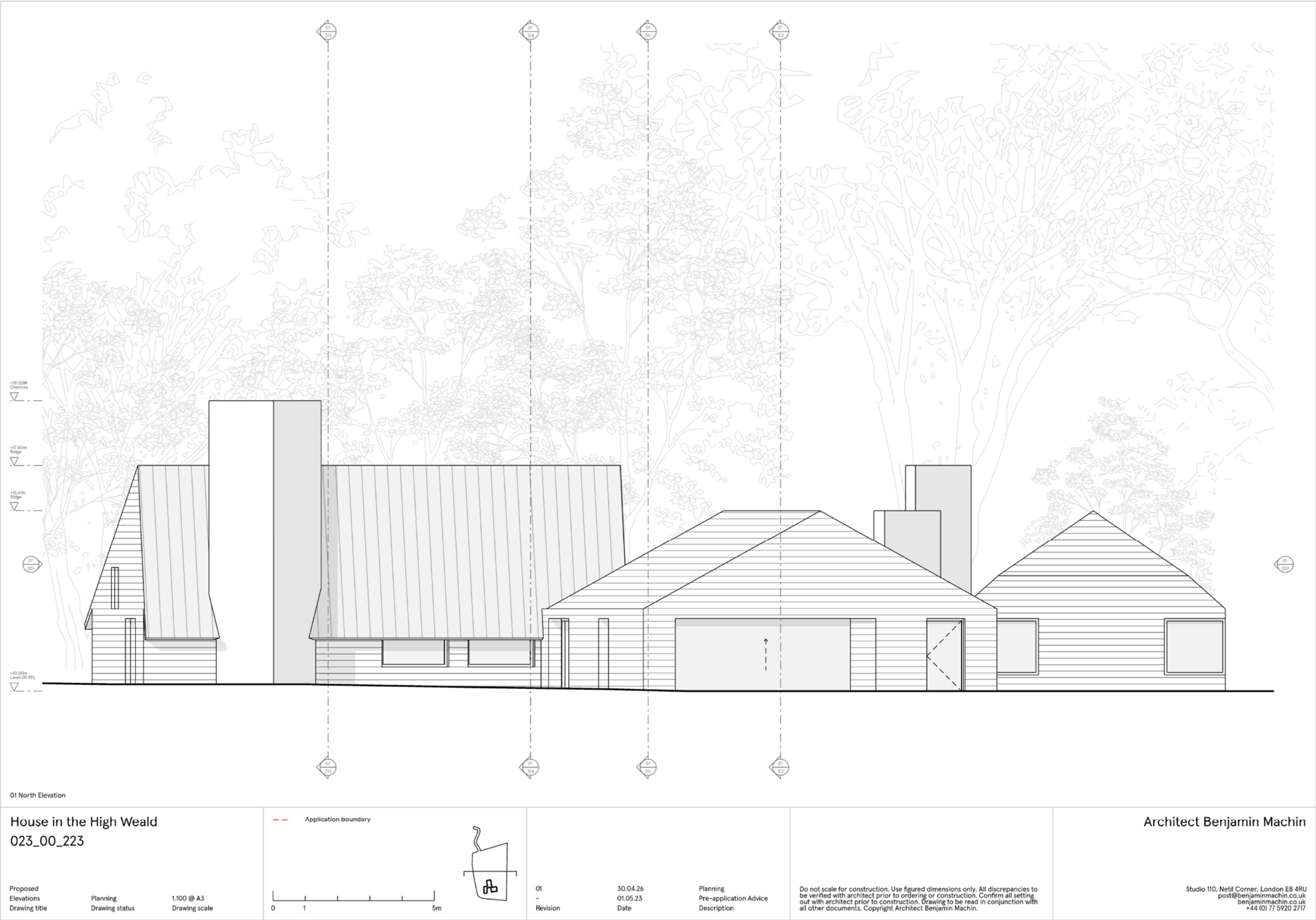
Proposed west elevation



Proposed east elevation



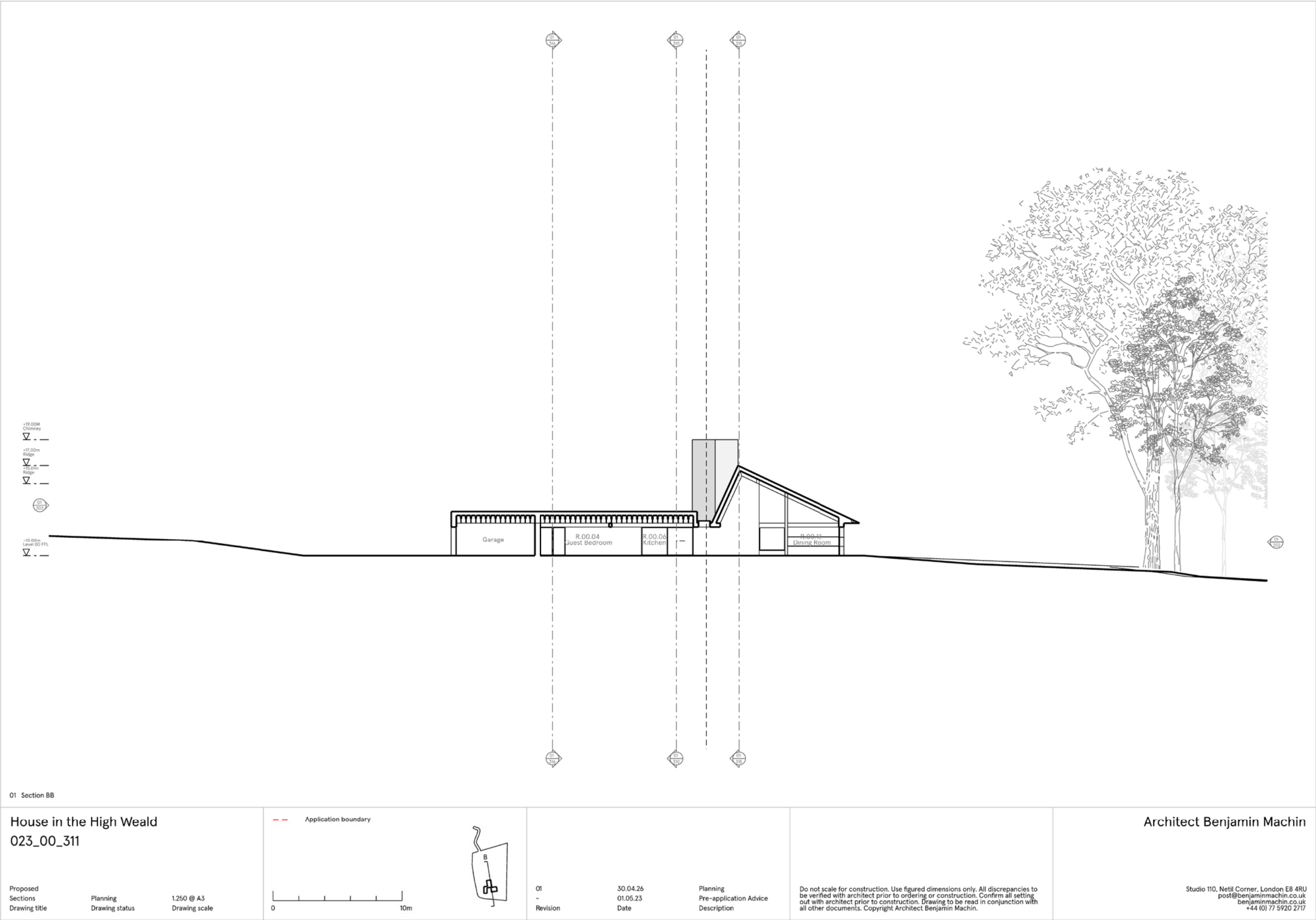
Proposed south elevation



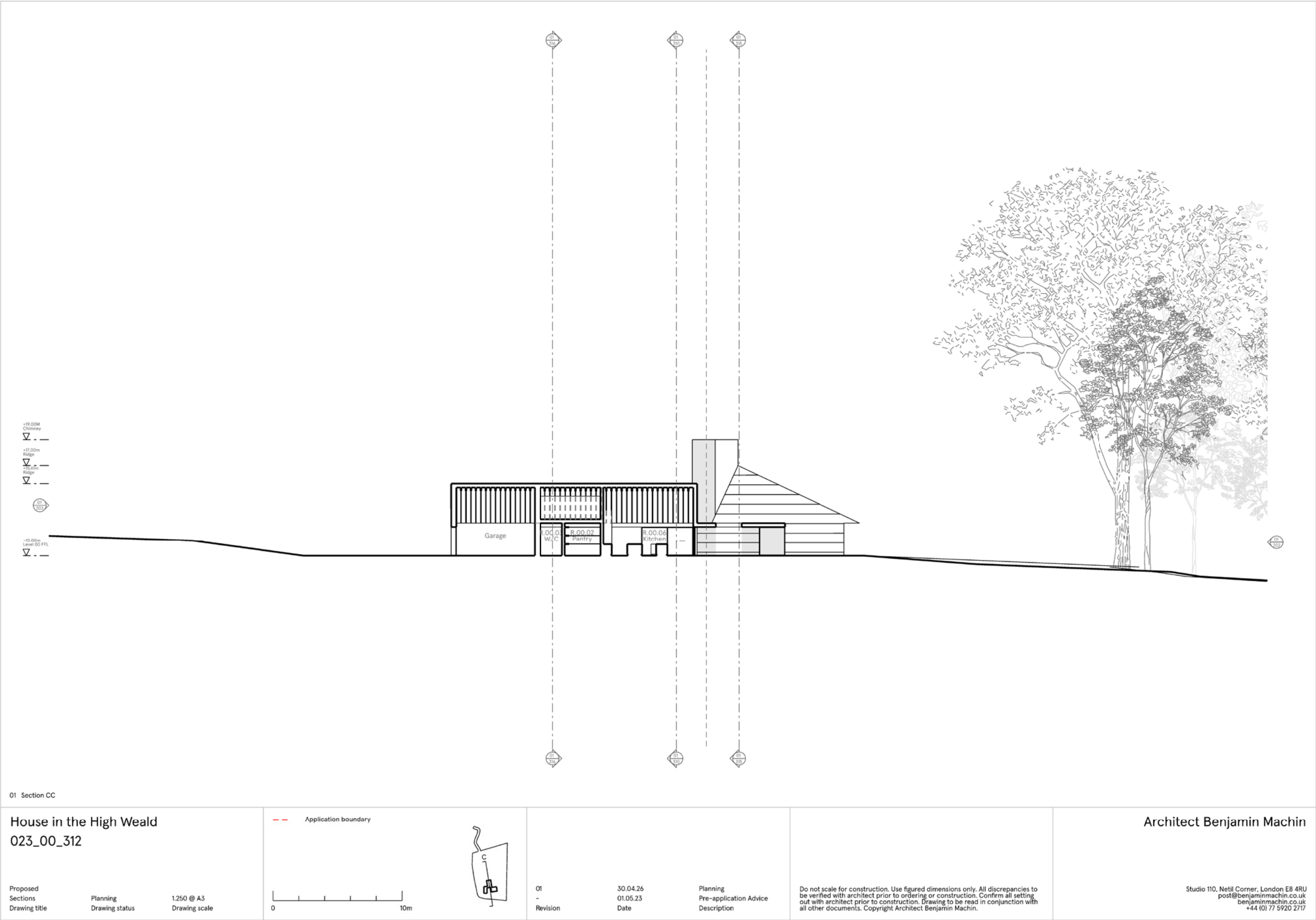
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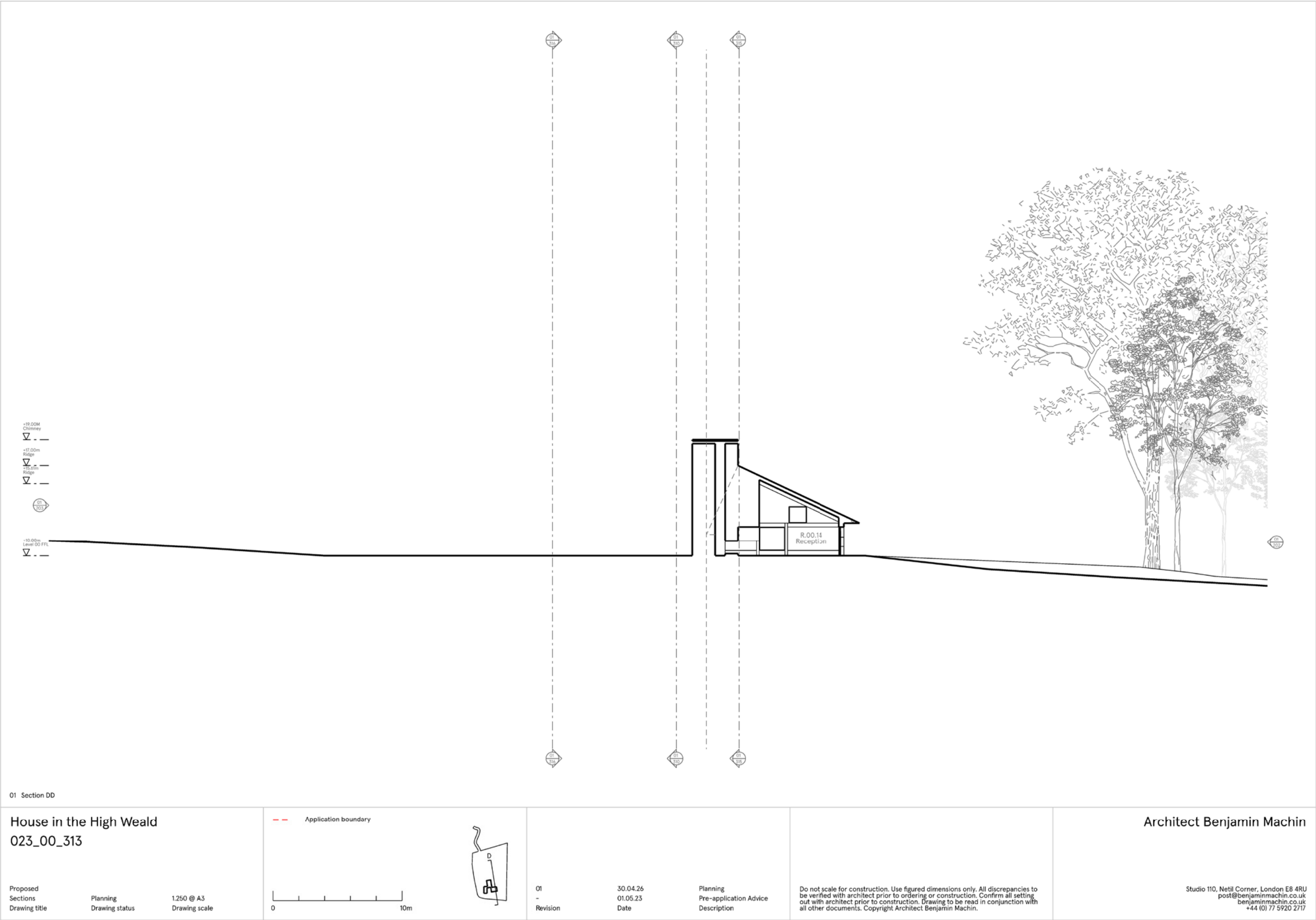
Proposed section AA



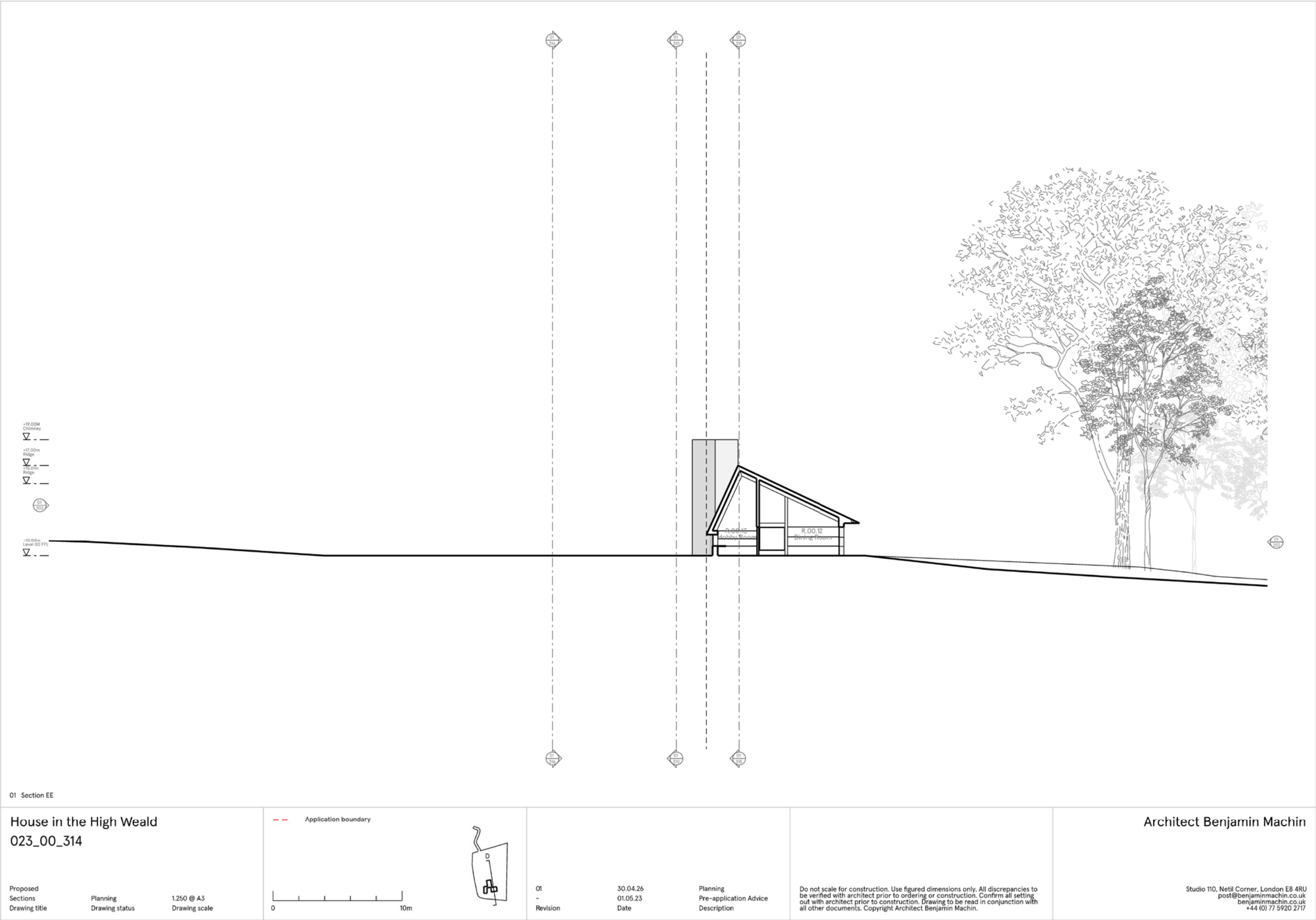
Proposed section BB



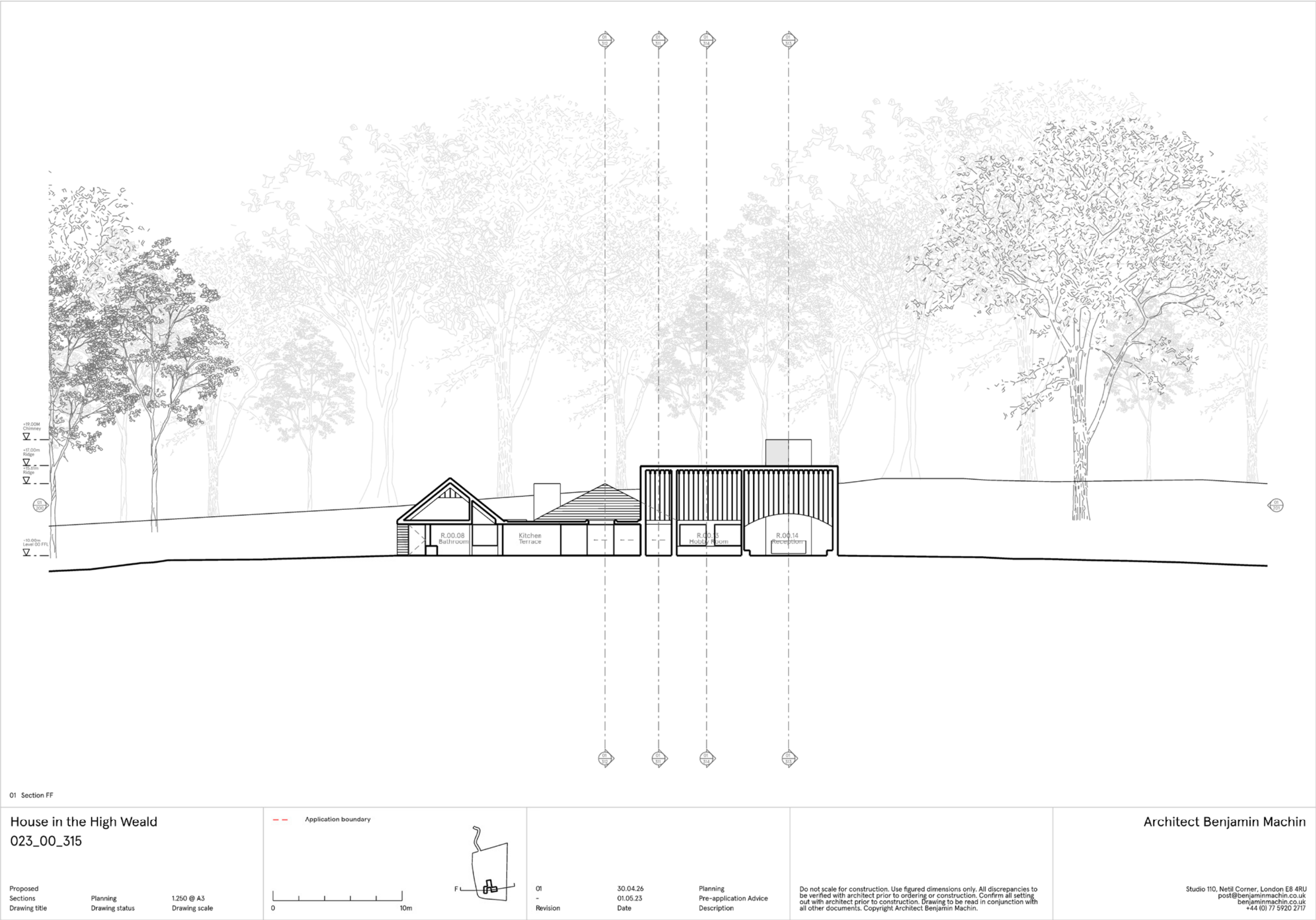
Proposed section CC



Proposed section DD



Proposed section EE



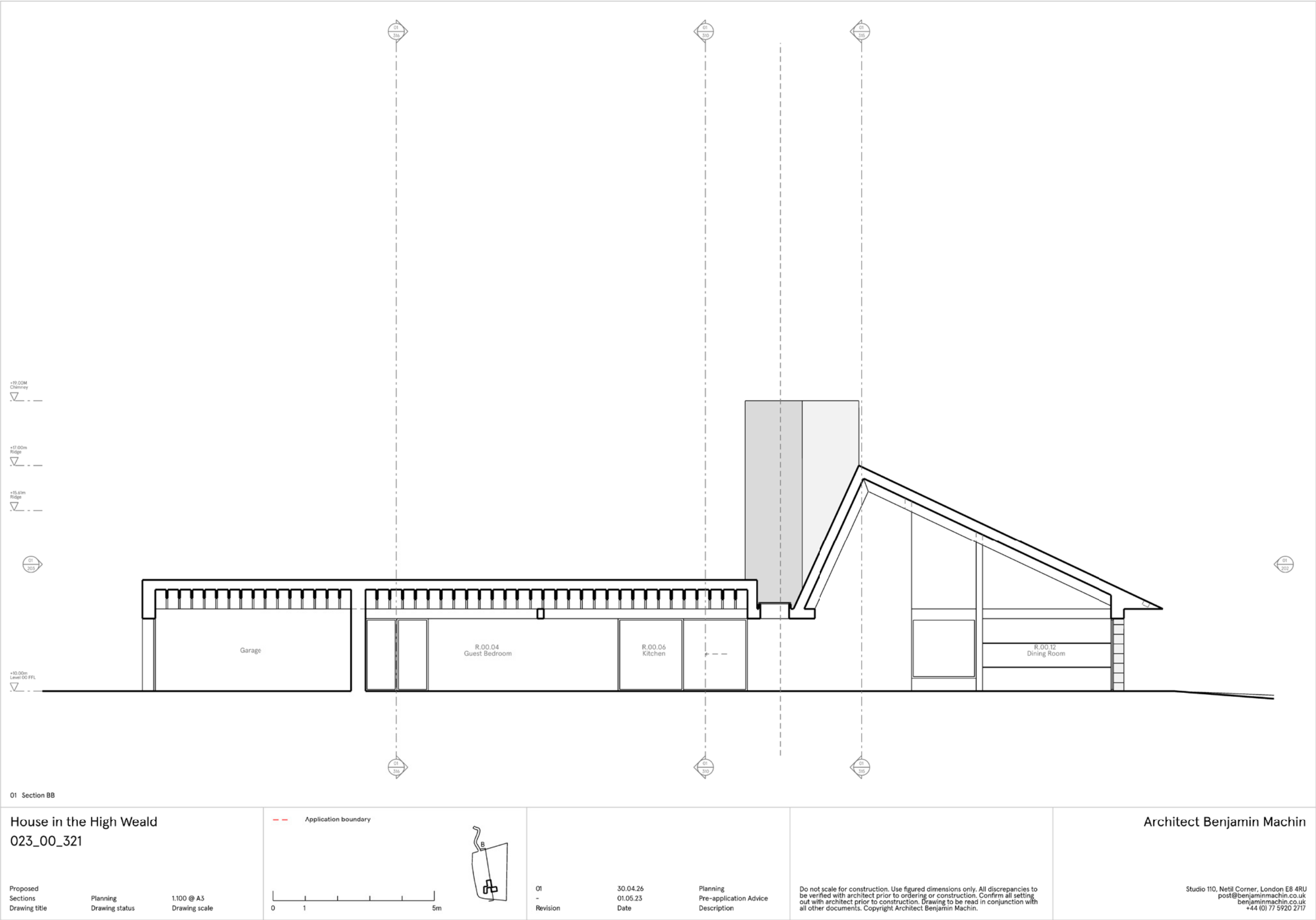
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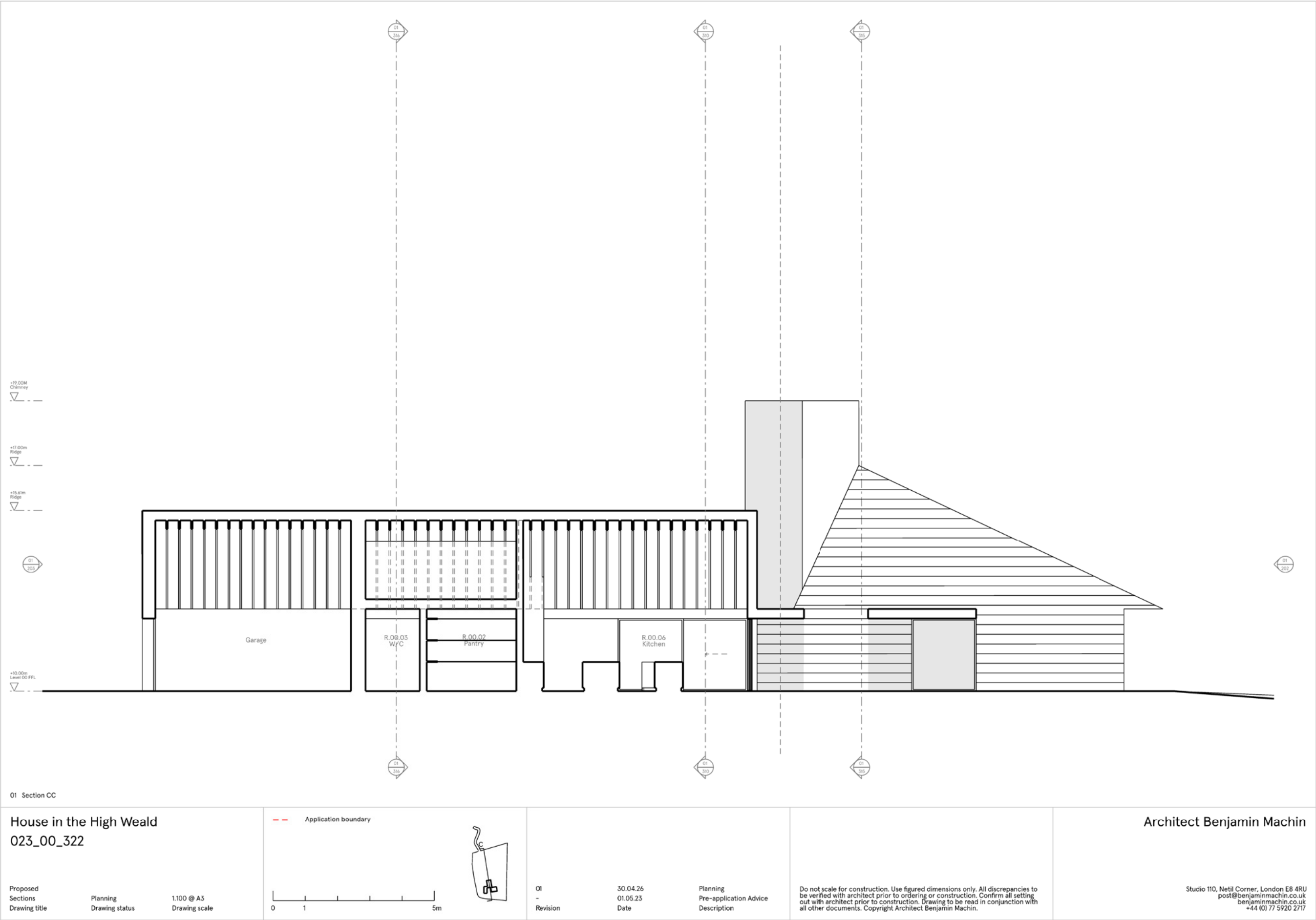
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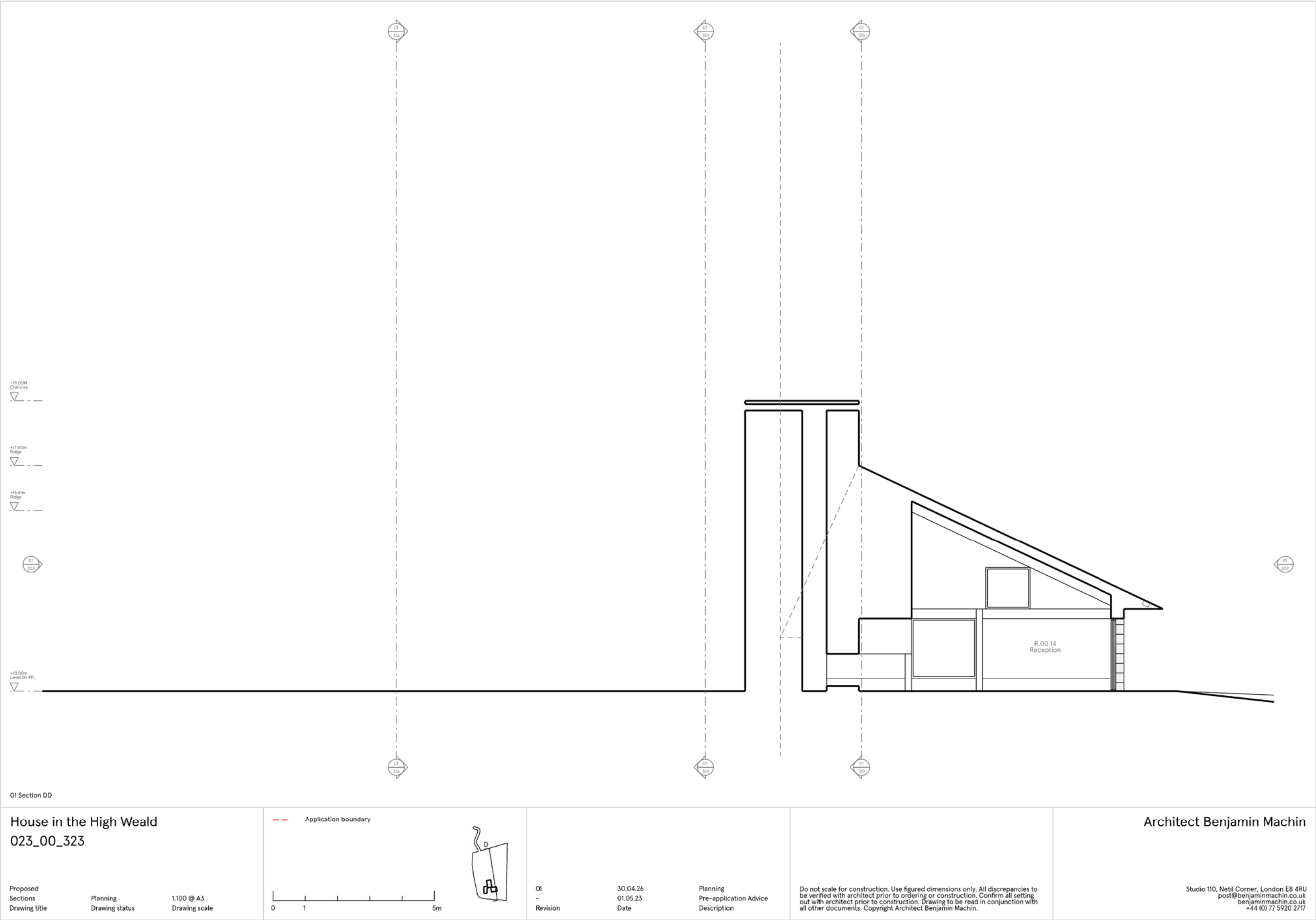
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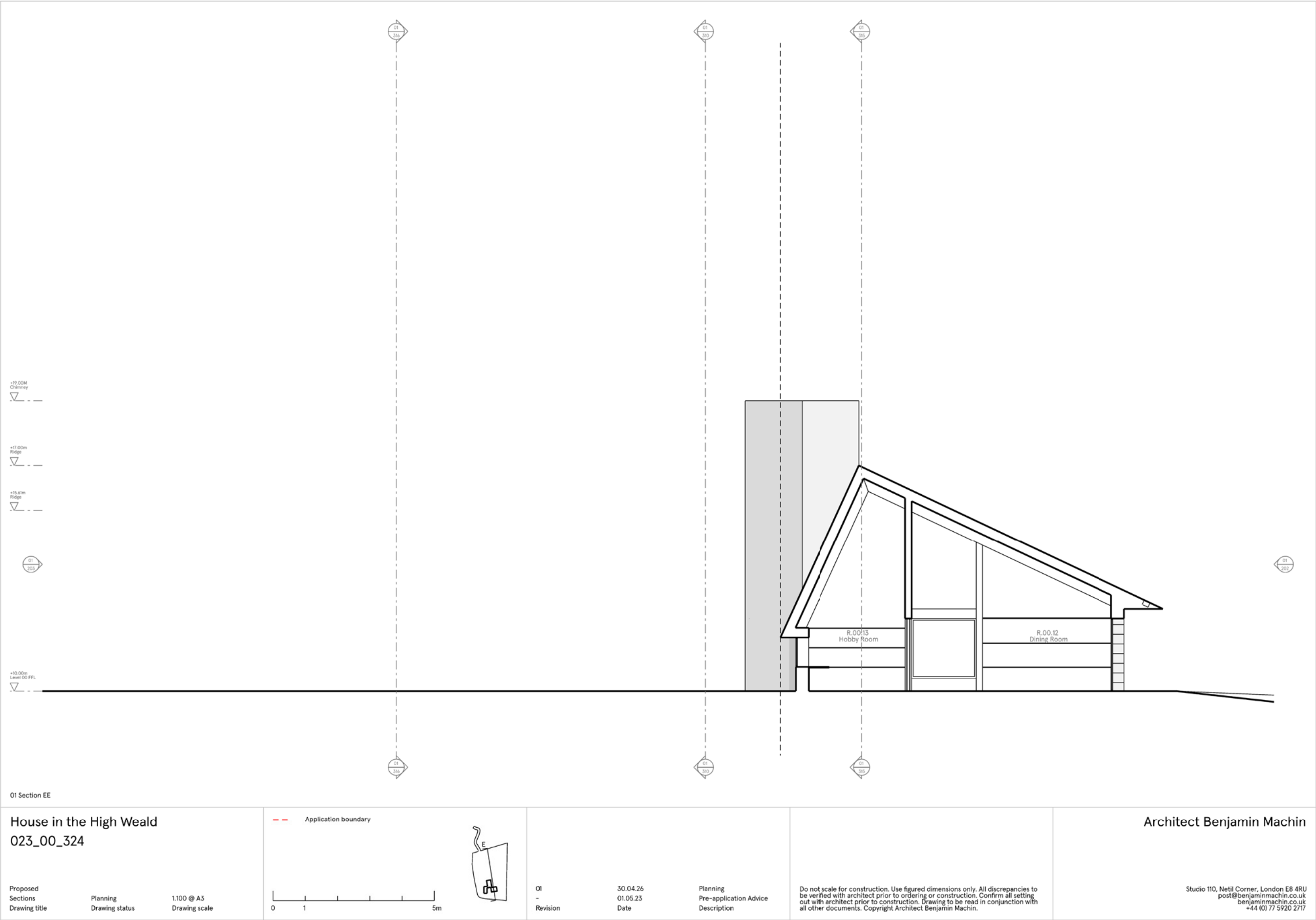
Proposed section BB



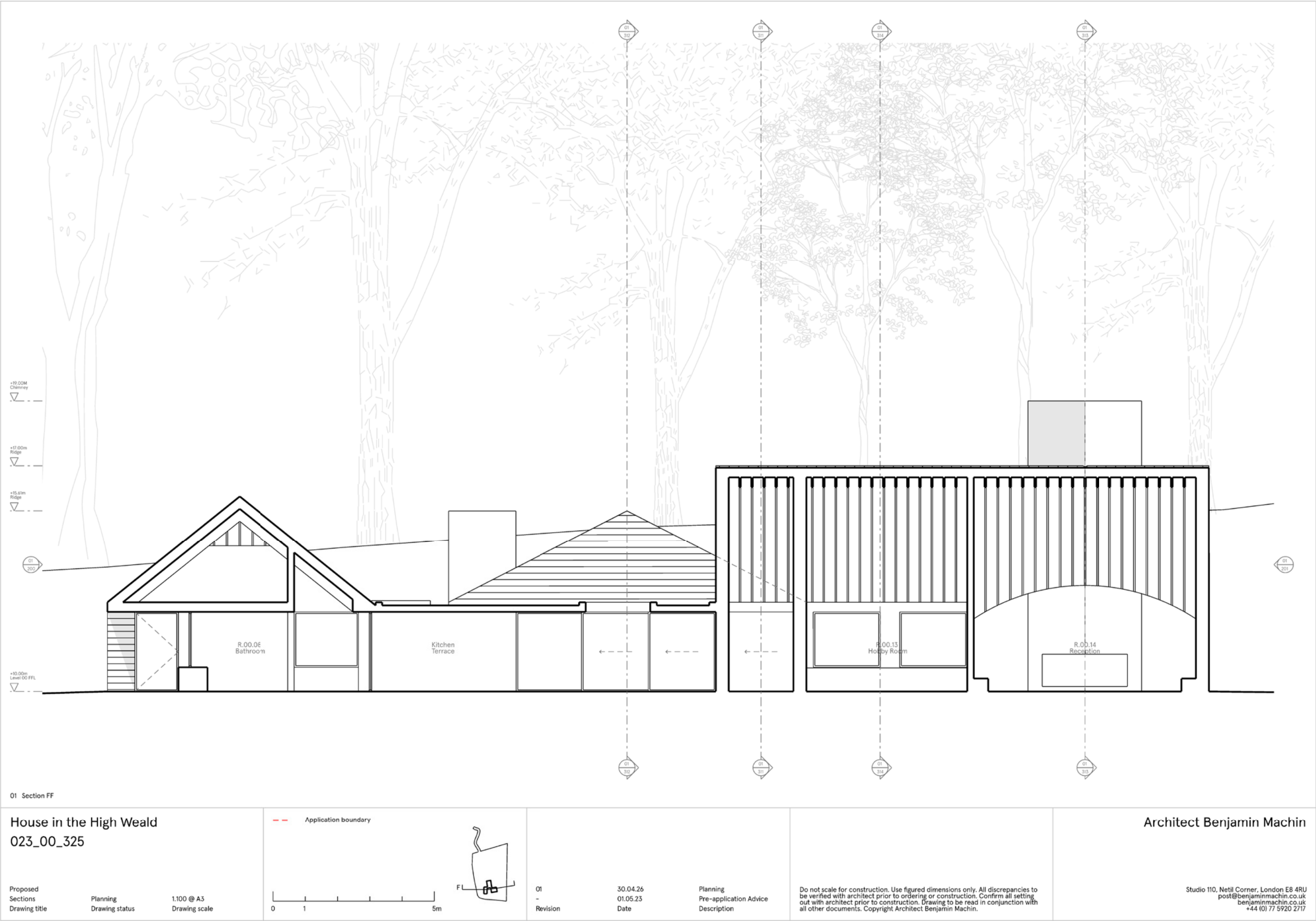
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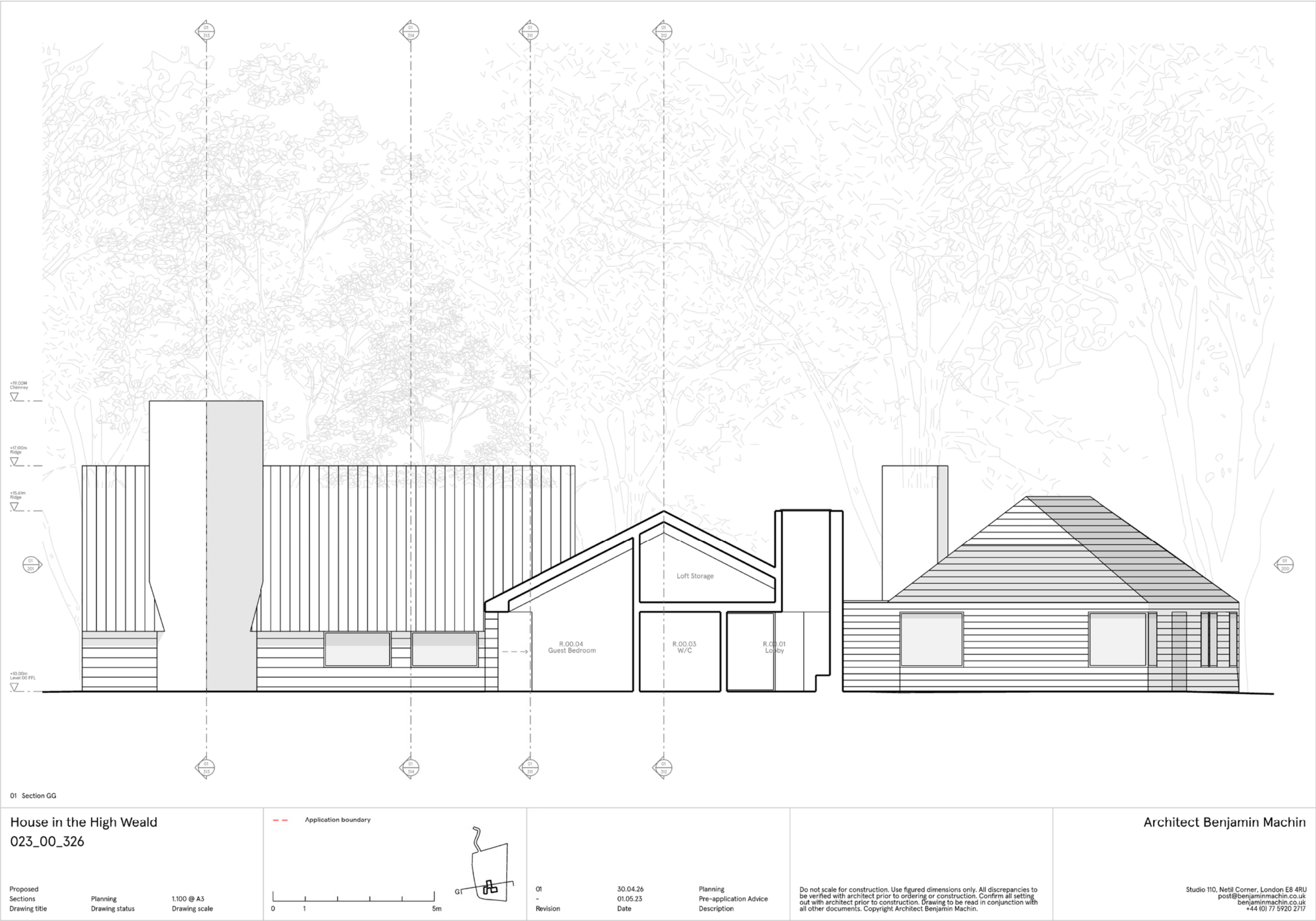
Proposed section DD



Proposed section EE



Proposed section FF



Proposed section GG

Urban Design Observations

To: Development Management

From: Anna Kramarczyk-Dillon, Architect/Urban Designer, Mid Sussex DC

Application ref: DM/23/1191 Date: 27/06/23

Address: Land At Grid Reference 536908 125825, East Mascalls Lane, Lindfield, West Sussex

Description: The erection of a unique new home of exceptional design quality on a rural site adjacent to Cockhaise Farm, High Weald.

Overall, the design quality and approach to the design of the building itself shows a refreshing contemporary approach to traditional form with a variation and mix that works well. The use of sculptural form, roof shapes, skilful play with the massing of the building and fenestration pattern and use of materials; all results in a building of high quality. The presented high quality 'modern vernacular' design has all the makings of the highest standard architecture and should be used as a marker for others to follow.

Although all care was taken to place the proposed house carefully into its context I still have doubts about whether the scheme successfully responds to the nuances and characteristics of the site and I question if it's enhancing its immediate setting.

There is a risk, that by proposing a new dwelling so removed from the collection of buildings forming Cockhaise Farm creates a more scattered figure ground map of the area, and further expands already established settlement right into the untouched strip of the countryside.

Overall, the massing was very cleverly broken into a collection of buildings which is helping. Arrangement of the buildings (3 linked buildings) is creating an impression of a new high quality farm complex rather than a big dwelling and although the footprint of each of the three wings is comparable in size to some of the existing farm structures, which are bigger than an average dwelling – the complex on its own doesn't read as overbearing.

However, presenting it in this exposed spot, clearly visible form the Public Right of Way could emphasise its scale possibly more than necessary and either a reduction of the massing or relocation in current shape, and form to a less visible spot might be necessary. More information is needed to prove that the proposal would not be too intrusive in this exposed spot.

As presented, the proposed structure is well screened on the west side by woods, and at least the top half of it visible from the PRoW running past the proposed site. The proposed access road would cross the PRoW which is not desirable, but would not require any removal of the trees.

This 'intrusion' into the previously untouched landscape could be mitigated by:

- clever use of material for the road surface to blend it in with the existing informal access tracks (used for farm vehicles)
- strategic re-introduction of previously lost in the storms majestic tree or trees along PRoW (to create vistas and frame the views along the PRoW)
- demonstrating how existing landscape slopes away from PRoW in the direction of western boundary and what view would users of PRoW have

But those mitigations might not be sufficient. More information presenting the setting and its impact is needed.

To help to form more solid view on following:

- If new access road is at all acceptable as a solution in this setting and if not reduction of massing or relocating proposal closer to existing access roads servicing the farm and existing clusters of buildings would not be a better solution.
- If massing of the building is not too intrusive or damaging to the existing landscape and does it respond to topography and strategic views from PRoW
- If there is an argument that proposed structure and landscape could in fact enhance and positively contribute to wider context and PRoW the proposal will enhance its immediate setting and increase the quality of the walk by members of the public/ users of PRoW

Other notes:

- Greenhouse position would be clearly viewed from PRoW, more details are needed.
- The ownership of the site is creating a possible problem for the future; if the site were to be separated legally, nothing would stop future users to fence it off and create a visual barrier .

Notes of Mid Sussex Design Review Panel – 5 September 2023

Present: Lap Chan (Chair), Michael Alete (Vice Chair), Nick Dexter, Giles Ings, Jenny Lewin, Nick Lomax, James Rae

Apologies: None

In attendance: Anna Kramarczyk (MSDC Urban Designer), Andy Watt (Senior Planning Officer), Peter Davies (Trainee Planning Officer)

Land west of Cockhaise Farm, Monteswood Lane, Lindfield

Description of the Scheme
Proposed new dwelling in the countryside under paragraph 80 of the NPPF (Pre-application DM/23/1191)

Presenters
Architect/Designer: Ben Machin (Architect Benjamin Machin)
Planning Consultant: Don Messenger
Developers: Nick and Lucy Barr-Hamilton

In attendance
Ward councillor: Cllr Lorraine Carvalho
Case officer: Rachel Richardson

The Panel's Comments

The Panel commended an interesting and enjoyable presentation, which placed the clients at the heart of the 'homemaking' concept. However, the scheme is at a very early stage and further justification is needed through visual impact assessment to demonstrate that the scheme is of its place and ideal for its chosen location in a sensitive landscape. This should include analysis of the proximity to the ancient woodland and the public right of way and how the north and east boundaries will blend into the landscape.

The Panel supported the farmstead-inspired design but the modern courtyard layout and angular arrangement of inter-connected forms needs to be clearly explained when set against historic precedent. In addition, the varied roof pitches have the potential to work successfully, particularly when they are intended to be the first view of the development. However, care needs to be taken to ensure that the simplicity of the shapes is not compromised when the detailing is worked up.

The Panel felt that the palette of natural materials and exclusion of cement was inspired. The intention to use hempcrete, coppiced wood from the farm and clay tiles and recycled brick from the nearby brickworks was laudable, particularly allied with an aspiration to work with local college students to build the dwelling.

The Panel agreed that the building could not be considered an exemplar without a discernible energy strategy to inform the architecture. Concern was expressed that the ambition for the dwelling to be off-grid had not been worked up and the environmental performance of the building had not been assessed. This should include a ventilation strategy, placement and extent of solar panels and air source heat pumps, with consideration of biomass and ground source heat pumps. Only once these elements are known will the layout, orientation and volume of internal spaces be able to follow. At present, the layout will not be naturally energy-efficient.

The Panel felt that the dwelling could result in a great internal experience that could be exceptional in quality, drawing on its attachment to the land and being made from the land. The concept therefore needs to be re-worked up from this, informed by a coherent energy and landscape strategy. The Panel look forward to seeing the scheme again at the pre-application stage.

Overall Assessment
Object. However, the Panel wish to encourage this interesting scheme which has potential.

I

Notes of Mid Sussex Design Review Panel – 6 March 2024

Present:	Lap Chan (Chair), Michael Alete (Vice Chair), Nick Dexter, Giles Ings, Jenny Lewin, Nick Lomax, James Rae
Apologies:	None
In attendance:	Anna Kramarczyk (MSDC Urban Designer), Andy Watt (Senior Planning Officer)

Land west of Cockhaise Farm, Monteswood Lane, Lindfield

Description of the Scheme

Proposed new dwelling in the countryside under paragraph 84 of the NPPF (Pre-application DM/23/1191) (Re-submission of pre-application DM/23/1191 to the DRP)

Presenters

Architect/Designer:	Ben Machin (Architect Benjamin Machin)
Landscape Designer:	Faye Johnson
Planning Consultant:	Don Messenger
Developers:	Nick and Lucy Barr-Hamilton

In attendance

Ward Councillor:	Cllr Lorraine Carvalho
Case officer:	Rachel Richardson

The Panel's Comments

The Panel commended another enjoyable presentation and were pleased to see the scheme had been improved in response to the previous Panel comments whilst retaining the original vision.

The Panel felt that there would be a definite improvement to views from the public right of way for passers-by. Rather than concealing the building, the concept is to enrich the views of the immediate landscape, while at the same time safeguarding the privacy of future occupants.

The Panel felt that the architecture and the landscaping was beautiful, and the use of local materials and educational connection with the community laudable. The modern vernacular would enhance its setting. The simplicity of the building worked.

In particular, the reduction in the floor plan was welcomed from a sustainability point of view. Although the Panel recognised that achieving passive house certification may be difficult due to the form of the building, an overheating study should accompany the planning application.

To safeguard the landscaping and boundary treatments, a long-term management plan should also form part of the submission.

The Panel look forward to seeing the scheme again at the planning application stage.

Overall Assessment

Support.

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