

# Design & Access Statement

689 \_ Old Loom Mill

July 2020

Project Address

Old Loom Mill  
Ersham Road  
Hailsham  
BN27 2RH

ecotecture  
ecological design

## Planning Application for Housing Development

This design statement is in support of 24 new dwellings at Old Loom Mill.

This document must be read in conjunction with the full plans associated to this application.

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Note:

Artistic impressions in this document are indicative and not a true representation of the actual master plan layout.

# 01 Site & Brief



Aerial View of The Site  
Google Earth 2020

## The Site and Brief

The Old Loom Mill is situated to the south of Hailsham directly off the B2104.

The site is currently occupied by a collection of buildings totaling 23000sqm. The Cuckoo Trail runs adjacent to the site on the west, with an existing connecting gated access.

The prior use of the buildings provided a craft centre with many local craft people exhibiting, small shop spaces sold wool and fabrics and a small tea room provided refreshments and snacks.

Sadly the Old Mill is closed and has been sold for redevelopment as the existing building are considered unworthy of conversion or retention.

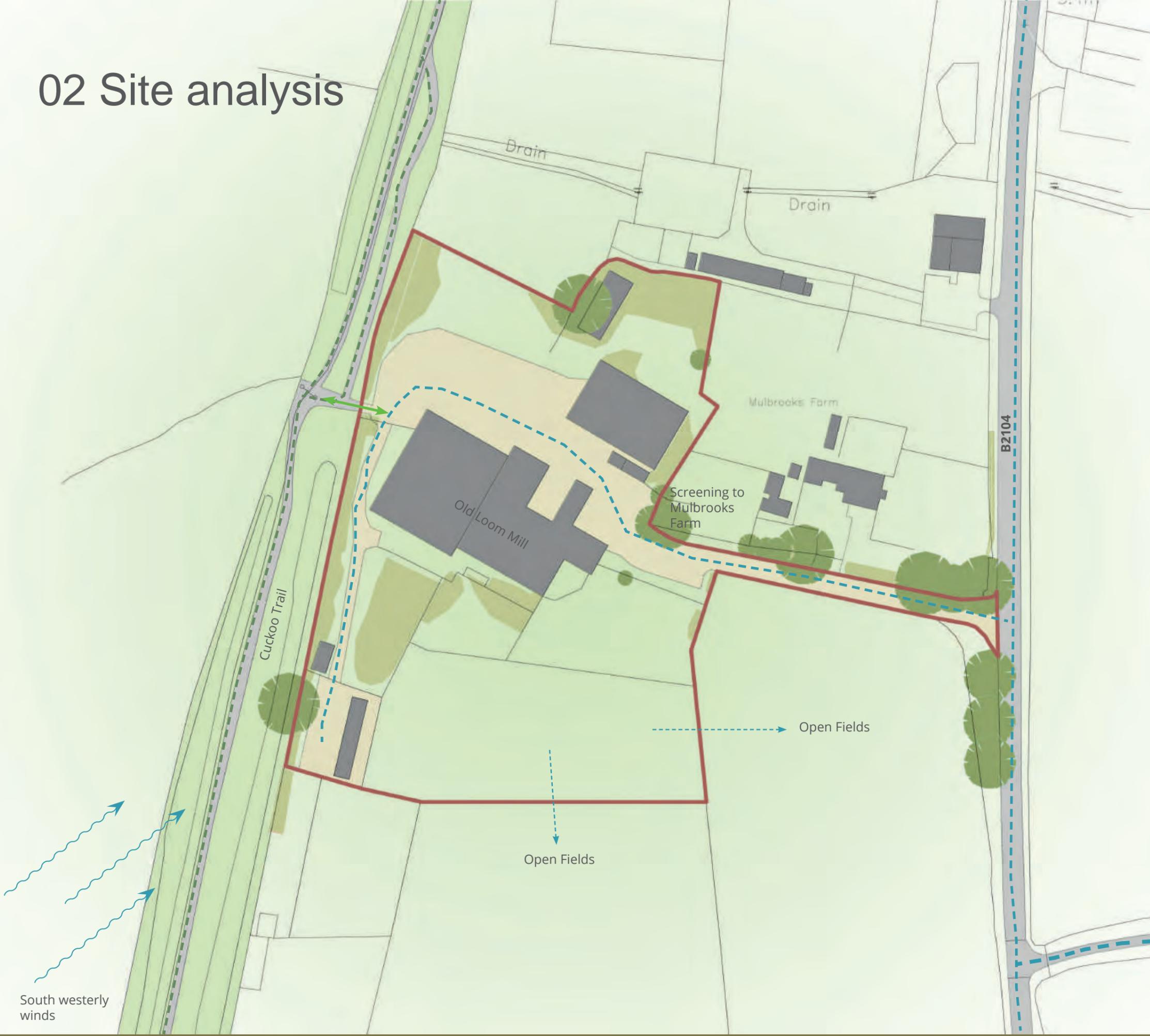
This proposal is for the demolition of the existing redundant buildings and the erection of 24 family sized homes, including 35% affordable units. These houses will provide a mix of house types, each with allocated parking and private gardens. The scheme also provides a communal green which is the heart of the development and a pond area to the south of the site.

This proposal provides an alternative layout and addresses the conditions related to reserved matters to enact planning permission for application WD/2017/0839/MOA.

This scheme aims to provide a layout that is more in line with the High Weald Design Guide, Wealden Design Guide, The NPPF, National Design Guide 2019 and Building For Life 12.

This scheme demonstrates a better understanding of good and appropriate urban design, deploying local characteristic design and place-making strategies to create a higher quality landscape-led design that reflects intrinsic High Weald character, and is embedded with a true sense of place, without stifling innovation and creativity.

# 02 Site analysis



### LEGEND

- Boundary
- - - Cuckoo Trail (pedestrian & cycle routes)
- ↔ Link to Cuckoo Trail
- - - Vehicular Access

Site Analysis Plan (NTS)

# 03 Solar study



16 Jun  
Sunrise 4:44AM  
Sunset 21:15PM  
Daylight 16h31m  
Altitude: 62.53°  
Azimuth: 180.10°



15 Jan  
Sunrise 7:55AM  
Sunset 16:21PM  
Daylight 8h26m  
Altitude: 17.15°  
Azimuth: 192.62°

# 04 Heritage



Aerial View Old loom Mill



Old loom Mill Building

## Historical Background

The historical footprint of the original building is shown in the 1842 tithe map, with a small apportionment field 175 attached to the side. At this point it is clear the original main barn stood alone without the current later additions, but with a piggery style building attached to its southern side. It is unknown if the barn was originally constructed to stand alone, however its isolated nature is clear, it does not appear to be linked to any particular farm located nearby at this time and the tithe schedule does not list a house in the vicinity.

Looking at the elevational materials on the northern elevation of the barn a dark weather boarded portion demonstrates that a large opening was located on this side, which suggested the barn would have been use for the storage of hay or straw, as well as potentially for farm animals. Generally the old buildings are constructed of red brick, flint, and boarding. It would originally have had a tiled roof in keeping with the local vernacular.

The Old Loom Mill Lies in the parish of Hailsham, just within the southern boundary of that parish. Historically there have been changes around this portion of Hailsham so that the area was originally in the Liberty of Pevensey and would have been regarded in Hailsham as being 'foreign'!

The progress of the site has been charted using old OS maps. The Yeakell & Gardeners map of 1775 shows no sign of a building so the tithe map is our first evidence. The farmhouse now known as Mulbrooks was formerly called Moorbrook or Moorebrook. The additions seen on later maps after 1842 were constructed at a similar time as the adjacent Farmhouse now known as Mulbrooks. The two sites probably remained connected until The Old Loom Mill was presumably sold off and its use became commercial.

The online HER record at The Keep in Brighton, Monument type 1800 – 1899 refers to 'Two extant buildings known as Old Loom Mill on the south side of the yard. According to the present owner they were rebuilt in the 1940's after being hit by a WW" bomb. The east facing gable features a WW2 memorial plaque commemorating Richard Barnes and Freda Goldsmith who were killed by a V1 bomb that fell on the building after being shot down'. The actual use of the building at the time is not known, there is no historical evidence that links the building to a mill and it is believed this name was adopted when a commercial wool shop took occupation of the old brick building as other commercial trades grew in the industrial style building you see today.

A very striking historically connected feature of the site is the adjacent pedestrian Cuckoo Trail which is the pathway of the defunct railway line constructed in 1849 by the London, Brighton and South Coast Railway. The name came from an old Sussex tradition of releasing a cuckoo at the Heathfield Fair, the original line was referred to as the Cuckoo Line.

Hailsham was a terminus station servicing passengers and livestock for the nearby market until 1880 when the line was extended to Eridge, before falling foul of increased road use and finally closing in September 1968. It is probable that the railway line construction is connected to the sudden growth in the Old Mill Buildings. The Sustrans website describes the Cuckoo Trail as the most popular cycle path in the South East. It provides a level easy walk of ten to 15mins from Bellbanks Common Pond in Hailsham, and this was a popular day out for Hailsham residents before the Old Loom Mill closed its doors, with lots of artisan stalls and providing a café.

Ecotecture specialises in ecological design and follows passivhaus principals in their design methods. The basic principle of passivhaus design is that the surface area to volume ratio depicts the coefficient performance of the building envelope. The more simple a building envelope is the more efficiently it performs. This is because every junction increases the potential for thermal breaks, so traditional details like dormer windows and chimneys are at variances with energy efficient design.

The design of this site has been developed to demonstrate that passivhaus design can be at once historic, drawing on the rich tapestry of our Sussex heritage, and local vernacular material whilst delivering a pleasant living environment.

Each house design has been developed to meet national house standards whilst keeping the form as efficient as possible with focus on the need to reduce materials in construction and deliver houses that perform to the standards that they were intended to meet. The houses are intended to be a modern interpretation of the old way of seeing.

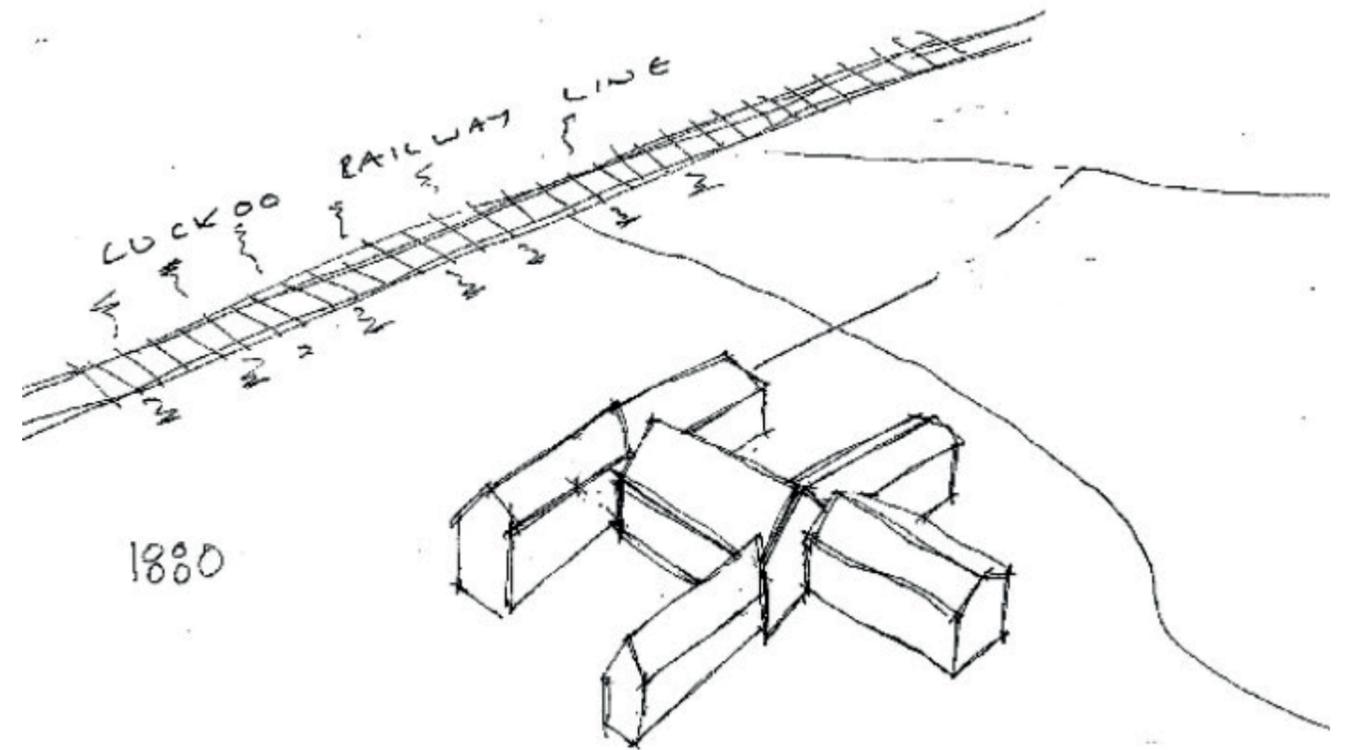
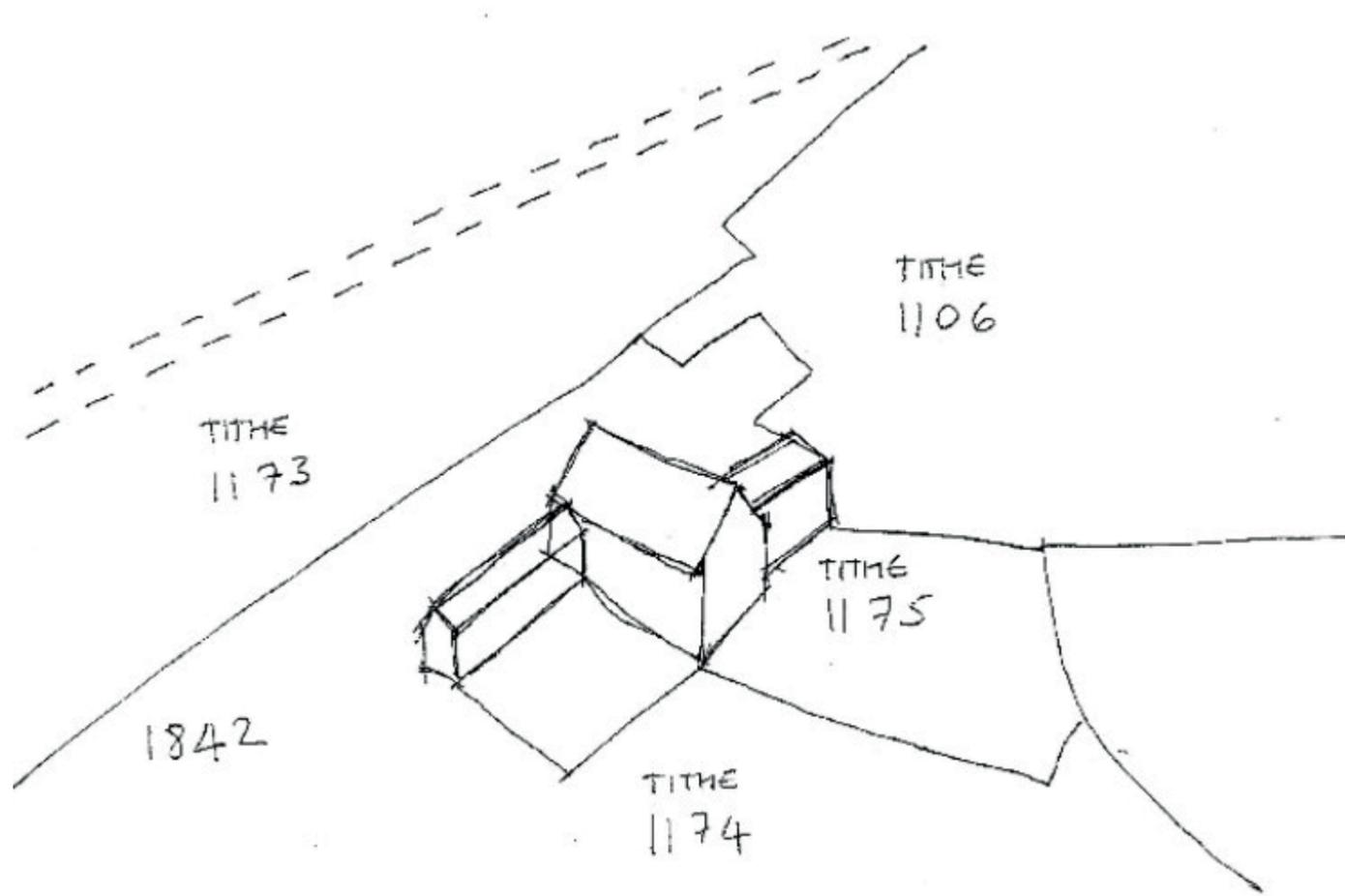
The design of this site has been informed by the historical position, shape and form of the original farm barn which is a very simple ecological shape. The existing site buildings were modelled in 3D and then stripped back to reveal the original barn shape. The position of the old barn is the corner stone of the proposed design, being used to position the 'Street' fronting onto the green.

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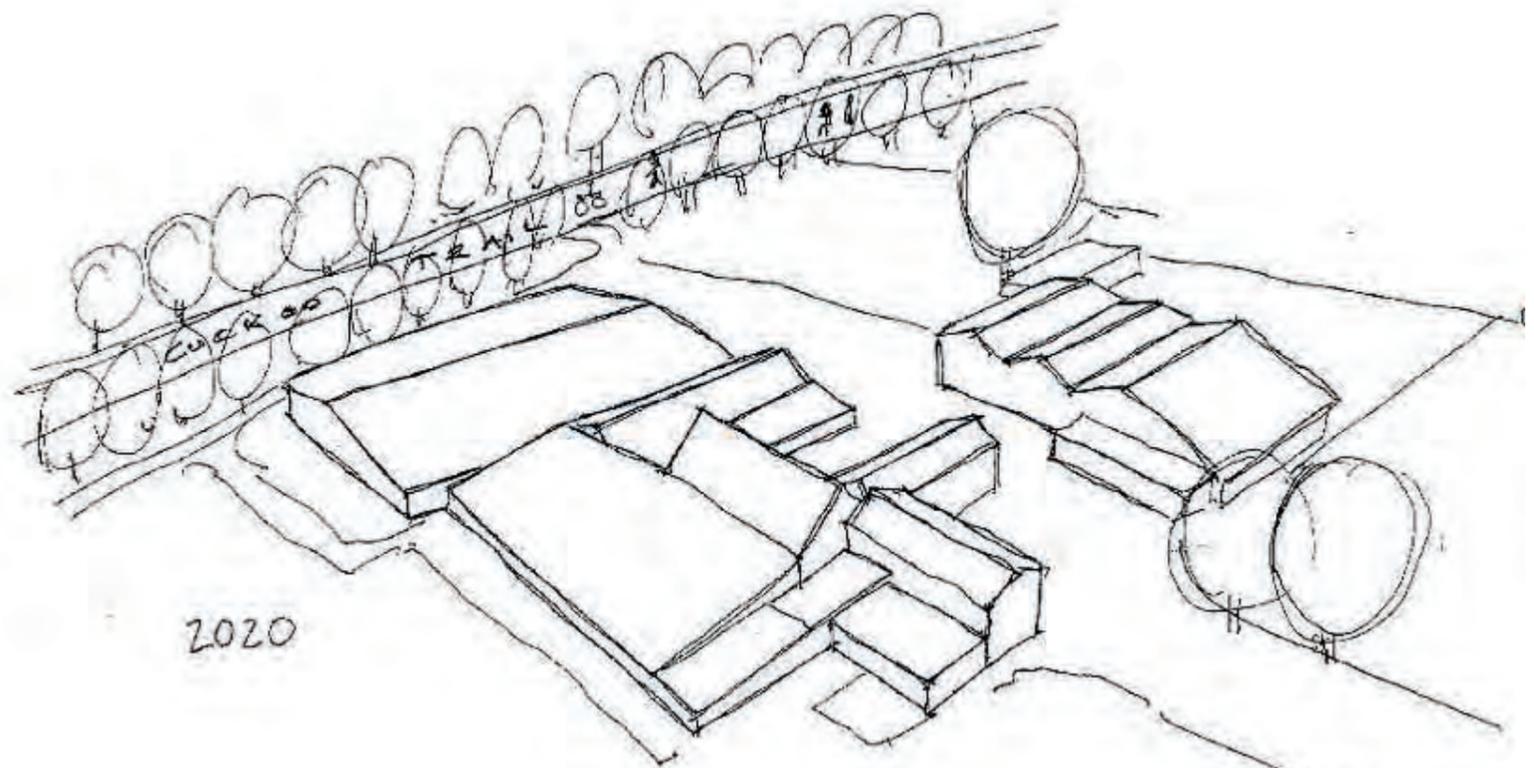
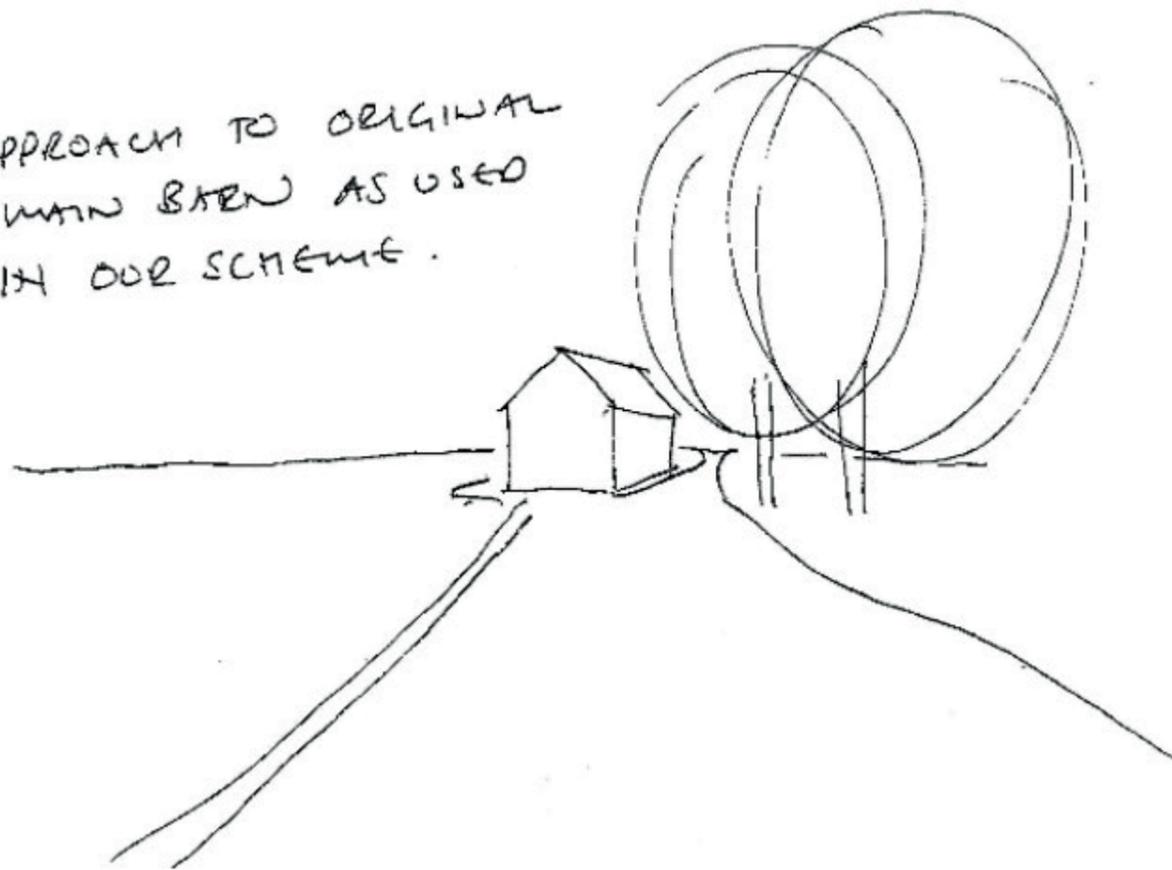
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With special thanks to Richard Goldsmith for his assistance in research on Old Loom Mill.





APPROACH TO ORIGINAL  
MAIN BARN AS USED  
IN OUR SCHEME.



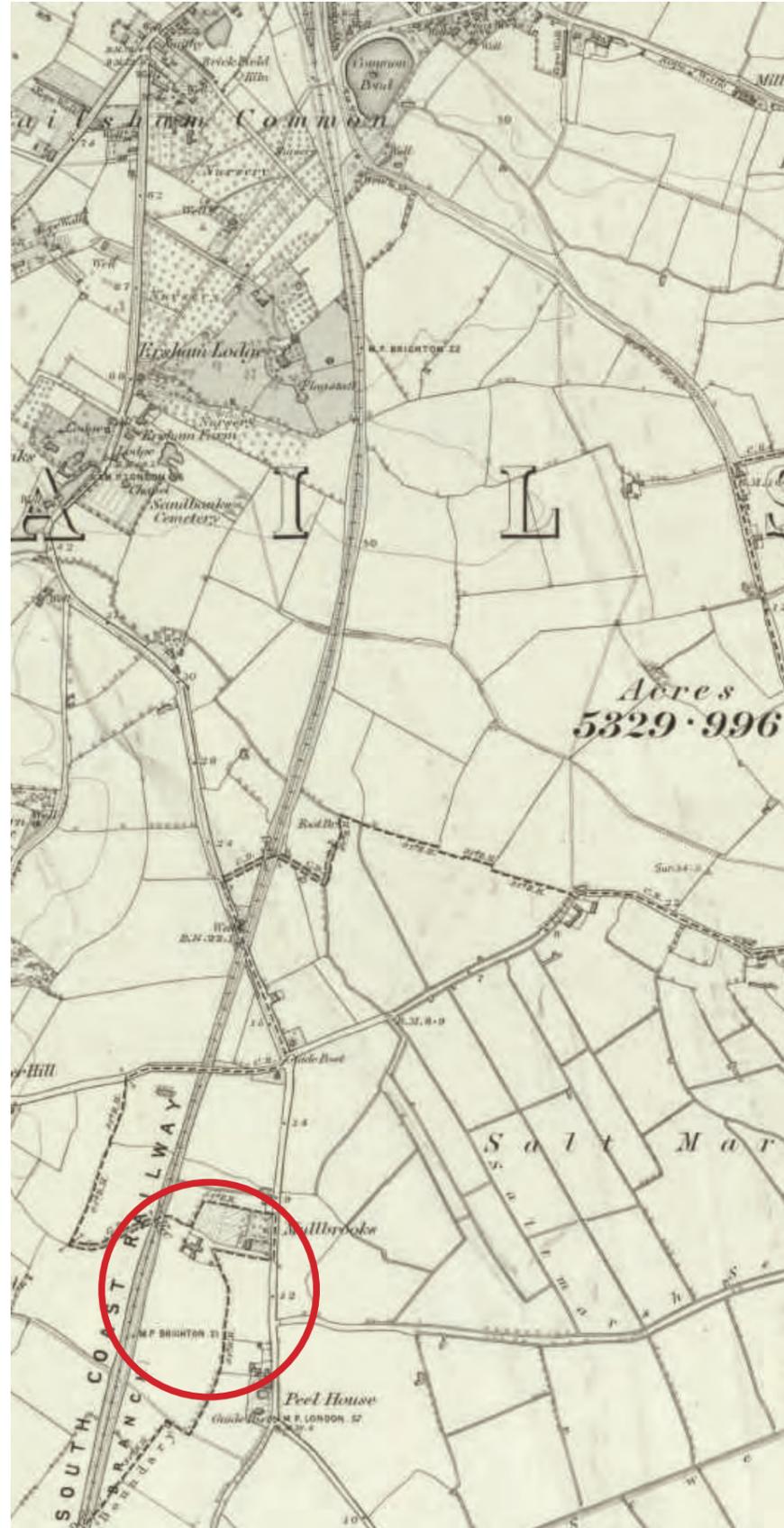


Historical Tide Map of Site NTS

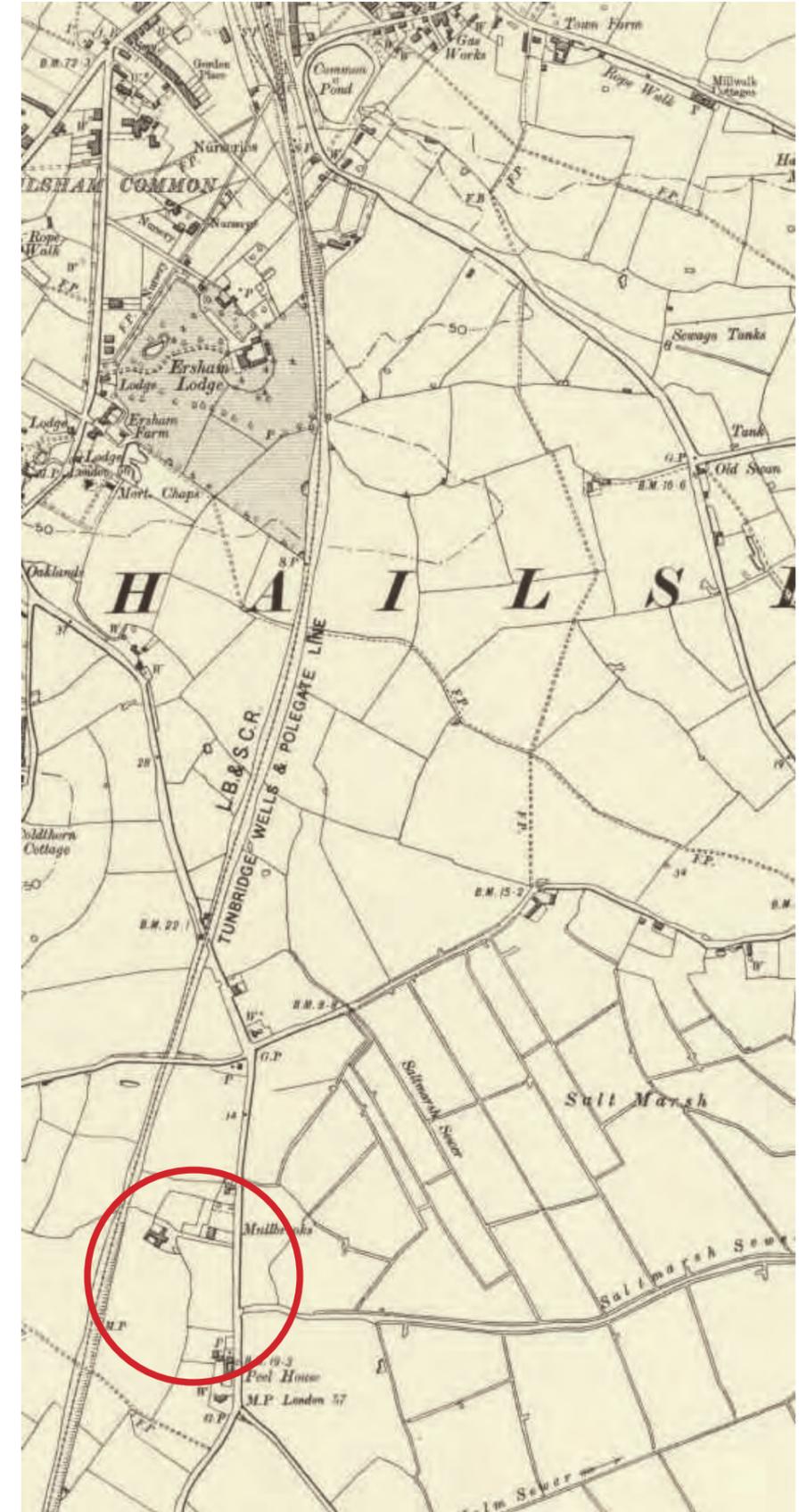
1873



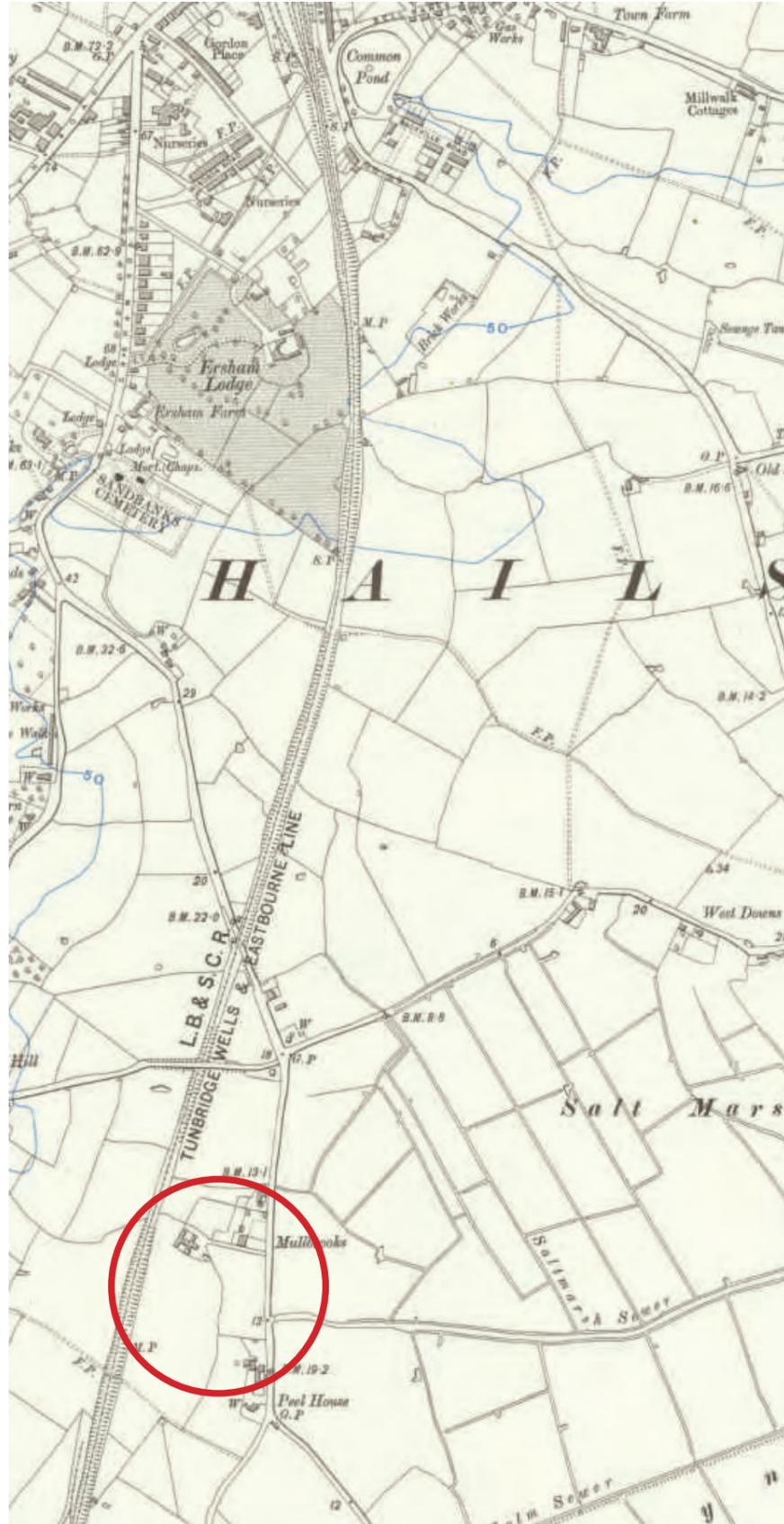
1879



1899



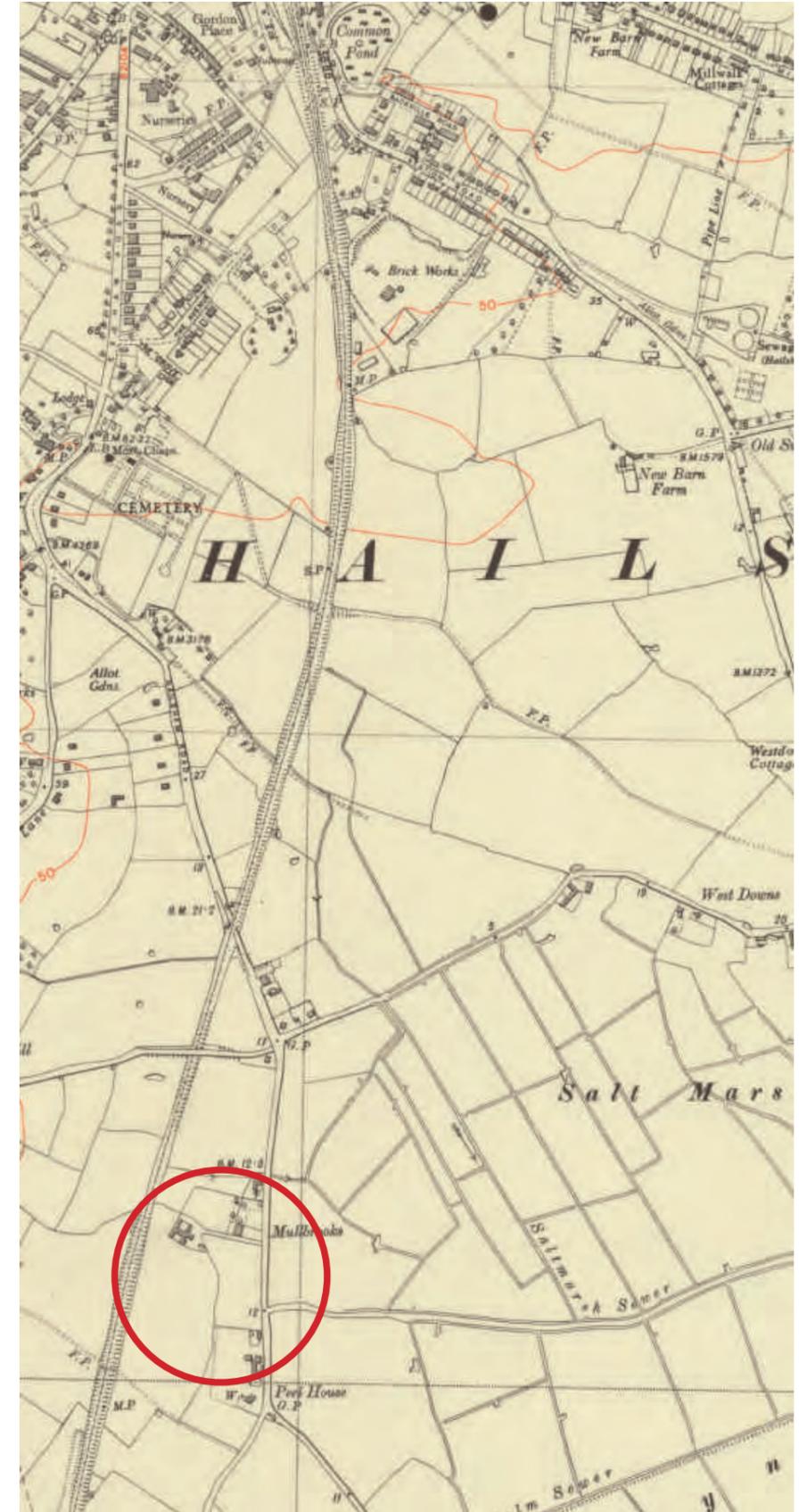
1910



1928



1952





Ordnance Survey Dated 1887 NTS



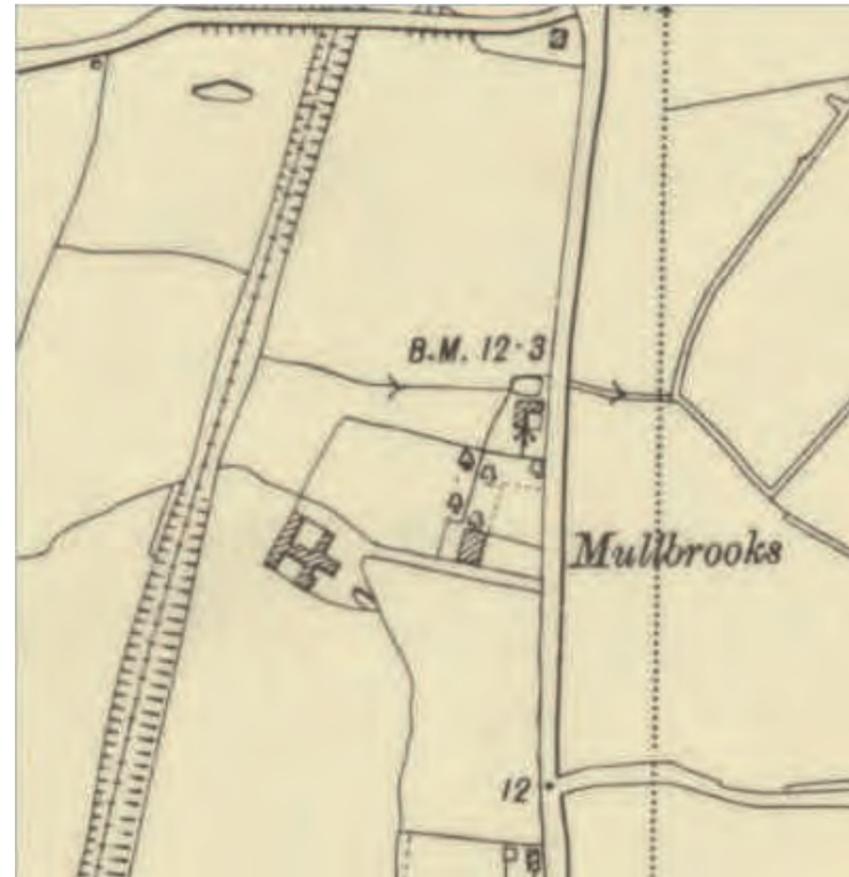
Ordnance Survey Dated 1899 NTS



Ordnance Survey Dated 1910 NTS



Ordnance Survey Dated 1928 NTS



Ordnance Survey Dated 1952 NTS



Ordnance Survey Dated 2020 NTS  
 Demonstrating the huge amount of building in the 20thC

# 05 Site Photos

The Loom Mill was originally attached to Mulbrooks Farm. Its name is not historically linked to a mill on this site but was renamed at later date. The original buildings were farm buildings serving the Mulbrooks Farm estate.



Farm building and adjacent store



Farm building



Store



Cafe to rear of farm building



Farm building



Farm building and adjacent store



Old workshop and stores



Farm building entrance



Old craft hall entrance

<b>Monument Type:</b>	1800 - 1899 (1800 to 1899)
<b>Summary:</b>	Partially extant 19th century farmstead. Two buildings on site are apparently former industrial buildings.
<b>Description:</b>	Mulbrooks Farm, Halsham. Partially extant 19th century farmstead. The farmstead is formed of a regular courtyard of U-plan and featuring a small secondary yard. The farmhouse is set away from the yard. The farmstead is in an isolated location. Large modern sheds have been identified on the site and may have destroyed or obscured historic buildings. There has been a partial loss (less than 50%) of traditional buildings. [1] [2] [3] [4] Two extant buildings known as Old Loom Mill on the south side of the yard. According to the present owner they were rebuilt in the 1940s after having been hit by a WW2 bomb. Photo attached to record [5] The East facing gable features a WW2 memorial plaque commemorating Richard Barnes and Freda Goldsmith who were killed by a V1 bomb that fell on the building after being shot down. (Photo Attached) [6]

Inspiration for the 'barn' and connecting garage cartlodge buildings



Inspiration for semi detached buildings



To honour Richard Barnes and Freda Goldsmith we have replicated in the approach building the Old Building so the plaque can be resited to continue this memory.

The farm house design is based on original Georgian scale proportions, playing with the symmetry to give a tradition imposing form with a contemporary twist.

It is the intention to use reclaimed materials from the site for these elevations.



The rear of Mulbrooks Farm as seen from the site, with right the front elevation just meters away from the entrance to Old Loom Mill site. This building is traditional 19th Century High Weald architecture. The new scheme proposes two house types to replicate the farmhouse one for each yard.



Inspiration for the terrace street and white buildings around the green



Inspiration for the porches



The idea is to keep the two bed and three beds relatively simple giving them individually with different feature windows and different porches.



# 06 Design Evolution



Early designs site layouts focused on looking at the historical development of the site using this, and the strong axis for routes through to create connectivity and a sense of place. This approach is intended to give you a sense of arrival as one drives into the site

Early concept site plan NTS

# 07 Master Plan Layout



Proposed Site Layout  
(Red line is indicative, please refer to legal deeds for definitive line)

# 08 Access

## Vehicle Access

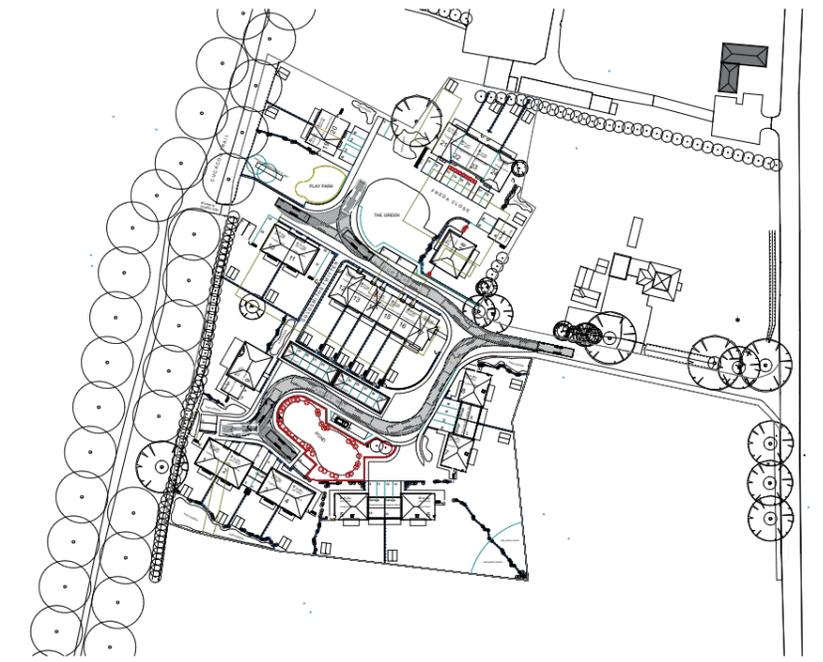
Ecotecture engaged early on with a transport consultant to ensure the road network and access worked, it has been designed in accordance to Manual For Streets and the local authority requirements.

The existing access track will be slightly widened and a new footpath added to the south edge, this will give pedestrians a direct route from the main road into the site.

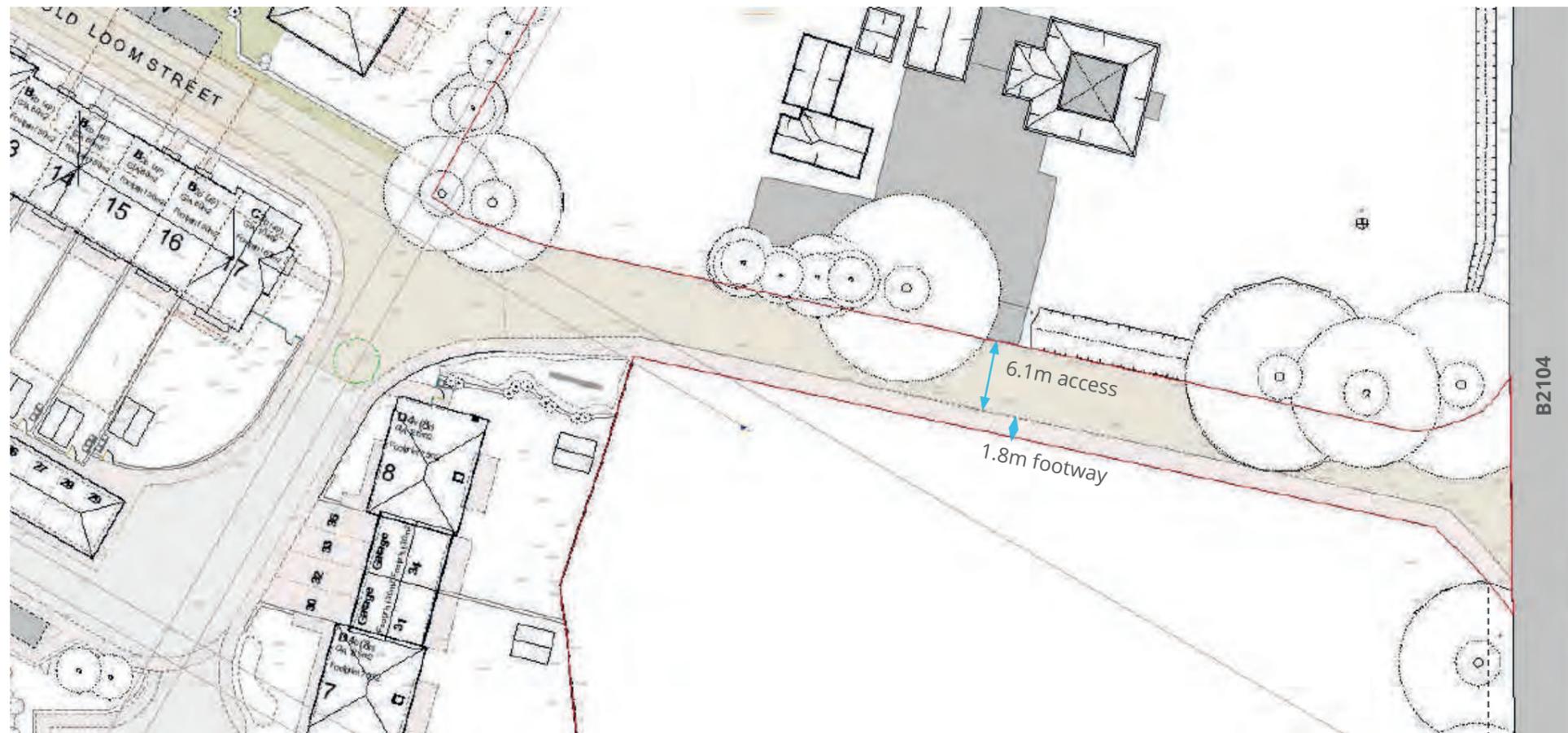
The previously approved scheme has proposed a bust stop just south of the acces smouth, the footway will run along to this point. Please refer to the drawings in application WD/2017/0839/MOA for further details.

All roads and footpaths are in accordance with the necessary requirements and the layout has been designed to give pedestrians priority throughout the development over cars.

Road bends have been designed to be as gentle as possible, avoiding any sharp turns and turning heads have been designed to be incorporated into the wider landscape with soft edges that flow into the grassed areas.



Plan showing vehicle tracking



Revised access track

# 09 Design Principles

## Connected streets, lanes and route-ways

An important characteristic of the local area is extensive network route-ways. The proposed site has an existing gated access to the Cuckoo Trail, this access will be opened up to encourage active pedestrian and cycling connectivity from the site to the trail. This access through the development will aid permeability, and integrate it into the wider settlement, rather than creating an estate where people have to travel to.

The site layout itself provides a safe and easy network of shared surfaces to ensure pedestrian and vehicular zones are defined. Traditional street layouts, foot-ways, carriageways are separated by a kerb. In a street with a shared surface, this demarcation is absent and pedestrians and vehicles share the same surface. Shared surface schemes work well in calm traffic environments, and the main aims are to encourage low vehicle speeds, create an environment in which pedestrians can walk, or stop and chat, without feeling intimidated by motor traffic, make it easier for people to move around, promote social interaction. In the absence of a formal carriageway, the intention is that motorists entering the area will tend to drive more cautiously and negotiate the right of way with pedestrians on a more conciliatory level.

Twittens are characteristic of the High Weald, the scheme proposes a twitten to provide connectivity from the south segment of the site to the north. Including such features includes richness and a sense of place to a new housing scheme.

## Way-finding and Views

Visual connectivity is provided, with open vistas to both the countryside and the existing settlement beyond.

A majority of the rear gardens back onto vast empty fields, providing rural views beyond, with little interruption to the views. By maintaining these views, helps people gain a sense of orientation and helps identify connectivity routes.

The top segment of the site focuses onto a village style green, which is the heart of the development. Providing a shared social space for recreation and socialising. The green helps to create a buffer between the houses, but provides a common visual link. Adjacent to the green is a play area, which is over looked by the surrounding houses to provide natural surveillance.

To the lower segment of the site is a pond, this provides an interesting and characteristic focal point by landscape led design and will assist with the sustainable drainage system and form a meaningful interlinking system for wildlife.



View down Old Loom Street, main principle street with characteristic terrace housing



View down Goldsmiths Twitten, connecting to the south of the site



Outlook onto The Green

## Forming site edges and transitions

The existing site boundary comprises of low level split post and rail fence and indigenous hedgerows which are characteristic of the local area.

The new flank boundaries to the dwellings will be defined by indigenous hedges to ensure soft transitions between public and private space. The boundaries to the rear will not be hard and defined by adding planting and trees which will flow into the existing landscape and will enhance the long views outwards.

Active frontages have a direct relationship to the rest of the development by being open and overlooking either the green or the pond. Low level planting and hedges will be used to provide some soft defensible space between the private and public realms.

The boundary which curves round from Old Loom Street to Barnes Way is a stone and flint wall, this is characteristic of the local area and provides a more robust defensible edge where key vehicular movement and parking occurs. The wall will help to break up the material pallet of the boundary treatment, but will also create a feature on this corner.

## Street Layout

The street layout has been informed by the historical layout of the site and has been arranged to create a pattern of development which is appropriate to the character of the High Weald and adheres to the principles of Manual for Streets. The streets with shared surfaces and the network arrangement provides a pleasant walking and cycling experience, rather than being designed just for vehicular movement. This has been achieved by early engagement with the highways consultant to ensure that the layout complies.

The roads have been formed by a series of straight runs with gentle curves turning into the next part of the street. This layout has helped to achieve access to private parking and also provide some visitor parking.

## Street Hierarchies

The new streets have been arranged to form a clear street hierarchy which follow the historic tradition of being determined by their movement and function, to create integrity in the development and so that people can understand the role of the street they are on.

The main approaching street 'Old Loom Street' is the dominant main street, giving the feeling of a village 'high street'. The street hierarchy has been expressed by using a different surface materials, a traditional permeable red brick paver gives depth and status to the street. The street also has the longest site lines that run from the access off the main road, right through to the connection with the trail.

The street also runs alongside the main green space and play park, giving a direct link to the heart of the development and also direct access to the Cuckoo trail to the west.

The subservient streets which gentle curve off the main Old Loom Street have a lighter permeable block paver creating a uniform style for these side streets.

The lowest order of streets have softer grass edges and lead onto the green or a planted pocket.



## Street character

The character of the streets in the High Weald are integral to the wider character of the area. The scheme has been designed predominantly for pedestrians over car movement. The new streets have been designed to reinforce the identity of the area, taking on the look of rural streets, intentionally avoiding urban housing estate appearance.

Soft edges to the streets are key to the design, including grass and planted rain gardens, these not only contribute towards the visual value of the development, but also provide spaces for ecology.

## Accessing Gardens

Rear garden access was considered early on in the design process, gardens that form the terrace house types, have access from the back gardens, the houses to the north of the site have incorporated a twitten style walk through at ground floor level to give access to the two middle terrace dwellings.

## Street geometry & junctions

The junctions on this development have been designed in accordance to the Manual for Streets. Corner radii has been minimised and pedestrians have priority on the streets and at the mouth of junctions, this is to ensure a more intimate, human scale and characteristic development.

The turning heads that are necessary as part of the road layout have been designed to become part of the public realm, creating meaningful break out spaces that help to define the character of the area.

## Locating meaningful public realm

The public open spaces have been designed to reinforce local landscape character and sense of place, but will also enhance habitats and wildlife. The open public spaces will add value to the development and become an important amenity to the community, it will help encourage active and healthy lifestyles and promoting good wellbeing.

The green has been designed to be the main focal point in this scheme, creating a community gathering area. The green is prominent and accessible, located off the main street and can be overlooked from the north part of the site by the surrounding houses and accessed through the twitten to the south segment of the site. The green has been located on the lower level of the site topography to enhance the feeling of it being at the heart of the development, drawing in the connectivity from the higher and perimeter parts of the site.

The play park has been located to the west of the main green, providing some separation to allow for different activities, but maintaining a visual link between the two. The play area will comprise of a soft permeable wood chip space with simple timber play equipment. The play-space benefits from natural surveillance from the surrounding houses and can be accessed easily through the twitten from the south.

The pond creates another focal point to the south of the site, mirroring the design rationale of the northern part of the site, creating a central hub and a meaningful public space that is overlooked by the surrounding houses. The pond will provide another meeting point and will encourage social interaction as well as promoting ecology within the development.



Examples of housing looking onto a central green



Proposed play park

## Multi-functional green spaces

The green spaces in the scheme have been designed to be multi-functional, but to ensure all add visual interest and value to the development.

Separate spaces have been allocated for:

- Recreation
- Social
- Play
- Planting
- Water management
- Ecology

This mix ensures there is no wasted open space and maximises opportunities for a rich experience.

The green spaces provide connectivity for pedestrians and cyclist, making car movement secondary to the circulation in this development.

The sustainable drainage strategy will interlink the wider network of the site and create not only pleasing public spaces, but also offer a high ecological value. Pockets of rain gardens will be incorporated to fill gaps within the site, these small depressions filled with native shrubs, perennials, and flowers will help to hold and soak in rain water runoff that flows from roofs, driveways, patios and lawns and also provide an attractive feature and edging to the street networks.

The proposals for embedded wildlife in the landscape will include connectivity along the site boundaries and green spaces to enhance the sites value as a green corridor for wildlife. The green will be a wildflower lawn mix to ensure the area can be used as a recreational space, but also provide diversity for wildlife.

Opportunities for wild planted areas with log piles will also help to promote natural habitats and provide additional spaces for adventure and play.

## Relating buildings to the street

The way the houses relate to the street is a distinct landscape character of the High Weald. The house types have been arranged to create a strong and positive frontage in the main street where a more permeable frontage is present in the secondary streets, with pathways leading to the dwellings, this is very characteristic of the local area.

The houses have been placed to ensure that the public and private realms have been delineated with a cohesive design, but with a strong sense of connectivity and permeability. The main street houses demonstrate a clear and purposeful relationship with the street and create an active and attractive edge.

## Street Definition

The houses in this scheme use a variety of relationships with the street, the main street houses sit fairly tight on the back edge of the shared surface foot-way with a small defined front curtilage between building and street and the detached house sits and fronts the green.



Example of a depressed rain garden full of lush planting. This adds to the landscape character.



Example of a cleverly designed rain garden that becomes a sculptural play space with changing experience depending on the amount of surface water.

## Turning Corners

The main principle corner house that hinges Old Loom Street and Barnes Way provides a key corner and has been animated with windows that emulate the existing mill building.

## Grain & Density of Development

The developments density closely relates to the street pattern so that the way buildings are distributed relates to movement. There is also variation in the density across the site, this helps enhance the character and place-making of the development and avoids generic estates. The houses are more denser and more tight-knit around the key junctions and green spaces, then more spread out towards the north and south boundaries of the site to help make a transition from the centre of the site to the edge.

## Scale, form and massing of buildings

The form, massing and scale had been considered in the early concept stages of the design, playing true to the High Weald tradition of a hierarchical grouping, this has been achieved by having larger 'manor' or farmhouse style houses in the centre, facing the green, surrounded by terrace cottages arranged in small groups and rows, moving out to clusters of mixed size detached cottages and terraces. Developments around greens has its own distinctive pattern, often reflecting the way artisan cottages were built ad-hoc on the edge of roads and commons.

The design of the house types for this scheme has been based on variations of theme. The principle of scale and massing loosely repeated within a local context. Domestic buildings in the area are typically two storey with steeply pitched roofs. The house types are all two storey with some potential for attic spaces to be converted.

The houses also have a fairly consistent building line, with some variation to add rhythm and interest to the elevations and plan.

The houses are either gabled or hipped with some gablets, varying roof orientation also helps to add some character.

All front doors are placed on the front elevation to help animate the street-scene and reinforce local character and create a cohesive sense of place.

Where a repeat house type occurs, the external material treatment has been varied, to avoid monotonous repetition.



Key corner end of terrace house Old Loom Street into Barnes Way



Large detached house fronting the green, surrounded by smaller rows of cottage style dwellings

## Building Typology

The house types proposed for this scheme have all drawn from different characteristic styles in the surrounding High Weald area.

The terrace housing creates a strong street scene of regular rhythm, and cottage style houses reference later Victorian workers cottages, these are typically narrower modules and plays with varying size and styles of windows to avoid repeated symmetry.

The materials and proportions of the terrace houses has been carefully considered and draws from examples within the local area. The terrace houses comprise of a combination of soft weathered red brick, tile hanging, white weatherboarding, timber windows, slate tiles and a mix of flat and pitched porches.

## Parking Strategies

The parking strategy in this scheme aims to incorporate the parking as a positive contribution to the street scene. Some visitor parking has been integrated into the road layout for convenience, whilst private allocated plot parking has been provided either to the front of the dwellings or in characteristic style carport with open sides. These provide protection from the elements, and reference courtyard typologies in the High Weald, which often feature open fronted timber cattle sheds.

There are no anti-social modular car parking areas which dominate the site, the parking has been neatly arranged and scattered to provide the appropriate parking provisions for the scheme.

Some of the houses also have garages, this provides additional parking and storage.

Electric car charging points will be provided in the covered carport areas, this will include a renewable PV system to charge the vehicles.

Secure bicycle parking is provided in rear garden sheds.



Proposed Carports



Direct connectivity to the Cuckoo Trail



View along The Cuckoo Trail

# 10 Building Appearance and Materials

## Building Appearance

The house types have been designed to reflect the prevailing colours and materials of the local area and to continue to shape local distinctiveness and character of the built towns and villages.

The house forms and features have been extrapolated from the local vernacular and reinterpreted in a slightly more contemporary way, with clean modern detailing and robust finishes.

The form of the building has intentionally been kept simple, by designing around a passive form factor ensures better detailing for a thermal efficient and air tightness building.

This scheme has also specifically drawn reference from the existing mill building on site and has emulate many of its distinctive features, as already discussed in the heritage section of this document.

This scheme creates a development that is genuinely 'of the place' by using the right pallet of materials and key elements in a well executed fashion.

The scheme uses materials and details which have been successfully translated into contemporary housing styles. These characteristics include:

- Steep roof pitches in clay roof tiles.
- Porches with simple canopies, either flat or open gabled, with some mono-pitches.
- Stone window sills.
- Chimneys to the barn houses, this emulates distinct character found in the local area.

## Colour

The colour pallet used in this scheme references the local landscape qualities, Ecotecture have reviewed the High Weald Colour Study of the built and natural environment and have reflected these tones and hues into the chosen building materials.

## Materials

To achieve a sense of place, the scheme uses roof-scape as one of the key defining built characters in this scheme. Clay tiles have been used on a majority of th house types to reflect the local vernacular, with some end terrace housing using slate to provide a book end effect and add some visual interest to the street-scene. The tiles used will be small and modular to give an undulating appearance to the roofscapes.

Tile hanging is used widely in this scheme and will be sourced locally and will weather naturally to give a rusty authentic look.

Locally sourced stone will be used for window sills and surrounds on some of the house types, stone features within the High Weald area and is reflected in this development.



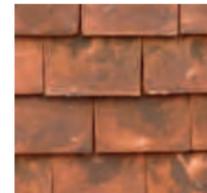
Retro cottage stock brick



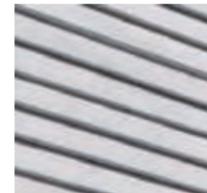
Clay roof tiles



Slate roof tiles



Clay tile hanging



White painted timber cladding



Dark stained timber cladding



Stone window sills



Timber painted windows



Barn house type.



Brick house type with stone window surrounds.



White timber cladding at first floor, semi-detached house types.



Tile hanging at first floor semi-detached house type.



6 terrace houses mixed materials.



4 terrace houses, mixed materials.













# 11 Sustainable Design Construction

## Reduction of Water Consumption

In addition to the dwelling complying with Building Regulations Part G 2010 for water conservation, the development will utilise 2/4 Litre Low flush toilets and aerated taps and shower heads to reduce water consumption and achieve less than 105 Litres/Person/Day.

Rainwater butts will be provided for each household in the rear garden areas.

An overall SUDs strategy has been formulated and designed in to manage surface and waste water.

## Energy Efficient Design

The new dwelling has been designed using the principles of Passivhaus; the German fabric energy efficiency standard. The form factor has been key to the design of the house types, creating simple box like forms, and animating them with external features to give them character and contribute positively towards the streetscape and fit in with the local vernacular.

The orientation of the buildings has been key in maximising natural solar gain and to create naturally lit, healthy spaces.

The buildings have been designed based on a fabric first approach, the houses will use high levels of insulation to get good U-values and reduce heat loss.

Using a simple form allows for better quality construction detailing, a more energy efficient and airtight building.

## Renewable Energy & Sustainable Heat

Renewable energy technology will play a big part in this development, each dwelling will have an air source heat pump (locations to be agreed at technical design stage). There will also be an option to have PV panels for each dwelling.

Electric car charging points will be provided in the houses with garages and also a PV solar car charging system to the carports.

## Ventilation Strategy

There will be an option for installing MVHR systems in the houses. When designing a low energy dwelling, the accommodation layout is developed at the same time as the design of the mechanical ventilation and heat recovery system. The ventilation system design has been designed to wrap around a void in the ceiling. The building will be designed at technical stage with a solid airtightness strategy.

# 12 Conclusion

The proposed scheme maximises the full potential of the existing site, it has considered gradients, conditions, history, aspect and orientation, natural features, trees and hedges. The new development aims to create a positive place and healthy spaces by considering the scale and form of the house types, looking at how they are grouped, the street geometry and layout and the in-between green spaces.

The overall site layout ensures all areas within the site have clear functions, good circulation and a distinct hierarchy of space and sense of place and ownership. The visual quality of the site is maximised through good layout, detailing and internal / external vistas.

The form and arrangement of the houses and access routes have been developed on good urban design principles and in accordance with the High Weald design guides. This has resulted in creating a cohesive and attractive new residential area. Houses have been designed to meet national space standards and provide generous private and shared amenity space with convenient parking arrangements and good connectivity around the site and to the Cuckoo Trail.

During the design process and taking into consideration the need to complement the surrounding areas, Ecotecture have achieved a scheme of high-quality design. A contemporary and well executed palette of materials have been selected which not only are sympathetic and in keeping with the local vernacular, but will set a standard for housing development in the local area. This scheme will inspire high quality design in future developments which respect the transitional building character and wider landscape of the High Weald area.

By delivering a fusion of existing design rationale behind place making, Ecotecture's multi-faceted approach to the planning design and management of public space proposes a scheme which is of excellent design quality, and its use of materials is acceptable and will enhance the disjunctive character and special scenic value of the High Weald area, resulting in a positive impact.