

PPA MEETING 27TH NOVEMBER 2024

MEETING SUMMARY

This was the first opportunity for re engagement with the Horsham District Council planning team and was used to reconfirm within the group the status of the current Reserved Matters submissions and importantly the aspirations and goals for this new approach and full planning application. Discussions have by this time been ongoing in relation to the Muse Site so the collective goal to resubmit the entire site was in discussion.

Key points addressed during this session:

- Masterplan refinement and a proposed revision to the total unit mix and reduction in the overall quantum of development on site.
- The removal of the existing Blue Cedar trees and the replacement with a sustainable significant alternative.

Key feedback from this session:

BOULEVARD

- The boulevard appeared to have lost it's 'presence'.
- A loss of symmetry with the building forms situated along the main boulevard.
- A strong justification for the removal of existing trees is required.

RETENTION OF UNITS

- The removal and loss of the 4 apartment buildings to the front of the Locally Listed building to be explored further.

GATEWAY TO SITE

- The 'gateway' buildings are to be positioned to reinforce the gateway and maintain the 'unique' typology in order to ensure they stand out.

ARCHITECTURAL EXPRESSION

- Support for contemporary design upon this suite and a clean modern look to the Architecture was supported.



01

Diagrammatic masterplan presented in November 2024 - NTS

PARISH COUNCILLORS MEETING 4TH DECEMBER 2024

MEETING SUMMARY

This was an initial opportunity to re engage with the wider Horsham District Parish Councillors and discuss the latest approach for both the Lovell and Muse sites ‘collectively’ and the site-wide aspirations. It was a detailed question and answer session held at the council offices.

FEEDBACK

BOULEVARD

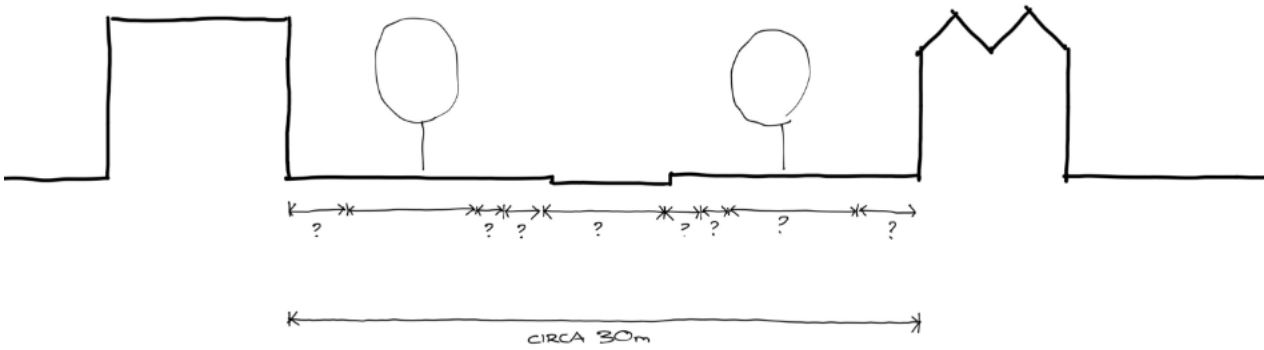
Following the recent HDC PPA meeting the design team developed a critical section through the boulevard to demonstrate the space available, its component landscaping elements and to validate the selection of tree species, in order to reinforce the presence that these will bring.

A strong justification was requested for the proposed tree strategy; confirmation of specimens to be removed and proposed replacements to be provided.

The symmetry within the Boulevard needs to be further communicated by developing the building frontages along with the location of critical tree specimens.

TRANSPORT STRATEGY

The total amount of parking to be provided as part of the revised masterplan was confirmed as being compliant with planning policy.



01 Developmental sketch of the proposed Boulevard and Section below as presented in December 2024 - NTS

PUBLIC CONSULTATION ENGAGEMENT 9TH DECEMBER 2024

CONSULTATION SUMMARY

This public consultation was an opportunity to re engage with the local residents and to discuss the proposals with a number of the wider Horsham District interest groups. The design team outlined the latest approach for both the Lovell and Muse sites ‘collectively’ and the site-wide aspirations.

There were a total of 68 pubic attendees, with 11 of those attending the initial stakeholder preview session, and the remaining 57 attendees arriving during the main exhibition.

Key stakeholders included:

- John Milne MP
- Cllr Tony Bevis
- Representatives of The Horsham Society
- Representatives of Wimbleshurst Road Resident's Association
- Representatives of North Horsham Community Land Trust

FEEDBACK

Throughout the course of the event, several themes were raised which included the following:

- General agreement with the level of affordability provided.
- Concern around vehicular access to the site.
- Concern around the impact on local infrastructure, particularly the local highways.
- Desire for investment into a footbridge over the local railway network.
- Support for the retention of the art deco tower.



01 Developmental sketch of the proposed 'Open Green Space' in front of the Locally Listed Heritage Building as presented in December 2024 - NTS

PPA MEETING 14TH JANUARY 2025

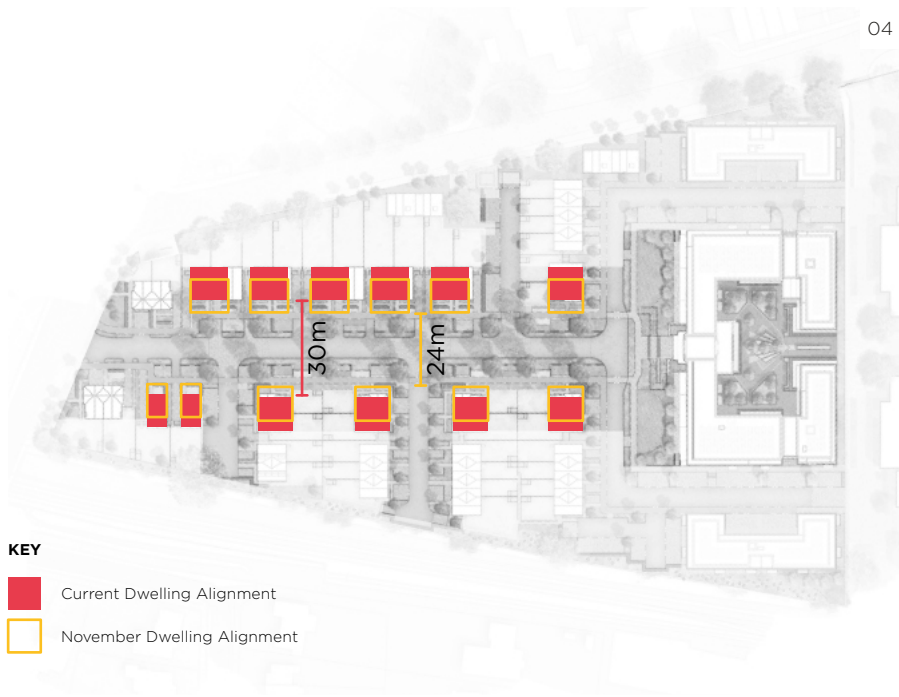
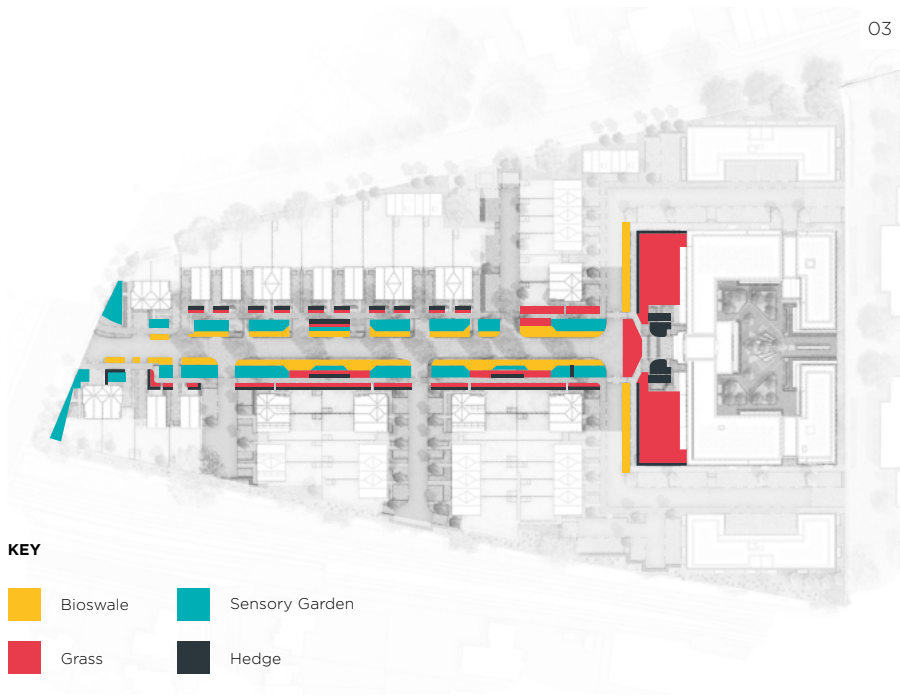
MEETING SUMMARY

Further opportunity to meet with the Horsham District Council planning team and review progress and responses to previous comments made.

Further to feedback that the boulevard had lost its ‘presence’ during an early meeting, the design team undertook a number of exercises to further develop the individual landscaping elements along the boulevard and to provide validation of the tree species and groundcover selections.

FEEDBACK

- Significant improvement to the boulevard was evident, it was feeling more ‘generous’ with the increased width.
- Positive landscaping moves and the use of the ‘gatehouse’ dwelling typologies have helped to delineate the main entrance to the site and provide the street presence necessary.
- The buildings facing the front of the heritage building were discussed. The dwellings located on the corners of the boulevard were questioned and requested to be accentuated in some way. These dwellings in question have now been modified to utilise a similar size plan and overall mass that will mirror the presence of ‘gatehouses’ located at the site entrance. This will ensure that feature properties will ‘bookend’ the boulevard at either end and both help to separate them architecturally from the adjacent terraced housing.



- 01 Diagram showing the symmetry of the masterplan - NTS
02 Main circulation routes within the masterplan - NTS
03 Ground treatments on main boulevard - NTS
04 Boulevard width comparison - NTS

06 DESIGN PROPOSALS

AYRE
CHAMBERLAIN
GAUNT

PROPOSED LAYOUT - MASTERPLAN DEVELOPMENT

OVERALL SITE PLAN

The site has been arranged to maintain and celebrate the locally listed heritage building (C14), the imposing 1930s Art Deco style building at the centre of the site. A central landscaped area is provided in front to enhance the significance of this heritage building and to provide a space for residents to enjoy. The position of the green space maintains and enhances the views from the boulevard.



01 Current Landscaped Masterplan - NTS

PROPOSED LAYOUT - CONCEPT

The following information describe the proposals in by building typology. All units are located within a 'Block' (C01-C26) and are described as a 'Type' (townhouse, mews house etc), which relate to their form and arrangement.

- Gatehouses form the site gateway & entrance to the Boulevard;
- Townhouses front the Boulevard and the side streets;
- Mews houses sit on the site boundary fronting Parsonage Road;
- Apartment blocks create a 'campus' feel around the heritage buildings
- The Heritage Block is the retained centrepiece with feature tower.

The following describes overall concept for site layout:

GATEHOUSES

Frame views into the site and along the central Boulevard.

BOULEVARD

Retention of the central Boulevard and introduction of landscaping and significant new tree species maintain the vista. Critical assessment of the existing Blue Cedar trees require their removal and replacement.

AXIS

Central tower to the heritage block C14 is restored as the focal point, with main entrance below giving a sense of arrival.

The primary elevation, (North West facing) is preserved as the key heritage feature, acting as the terminus of the Boulevard and movement around conversion block.

PARSONAGE ROAD

Activate frontage whilst preserving a verdant feel to the road.

FRONTAGE

Pedestrian priority space and formal entrance to C14.



PROPOSED LAYOUT - SCALE

BUILDING HEIGHTS

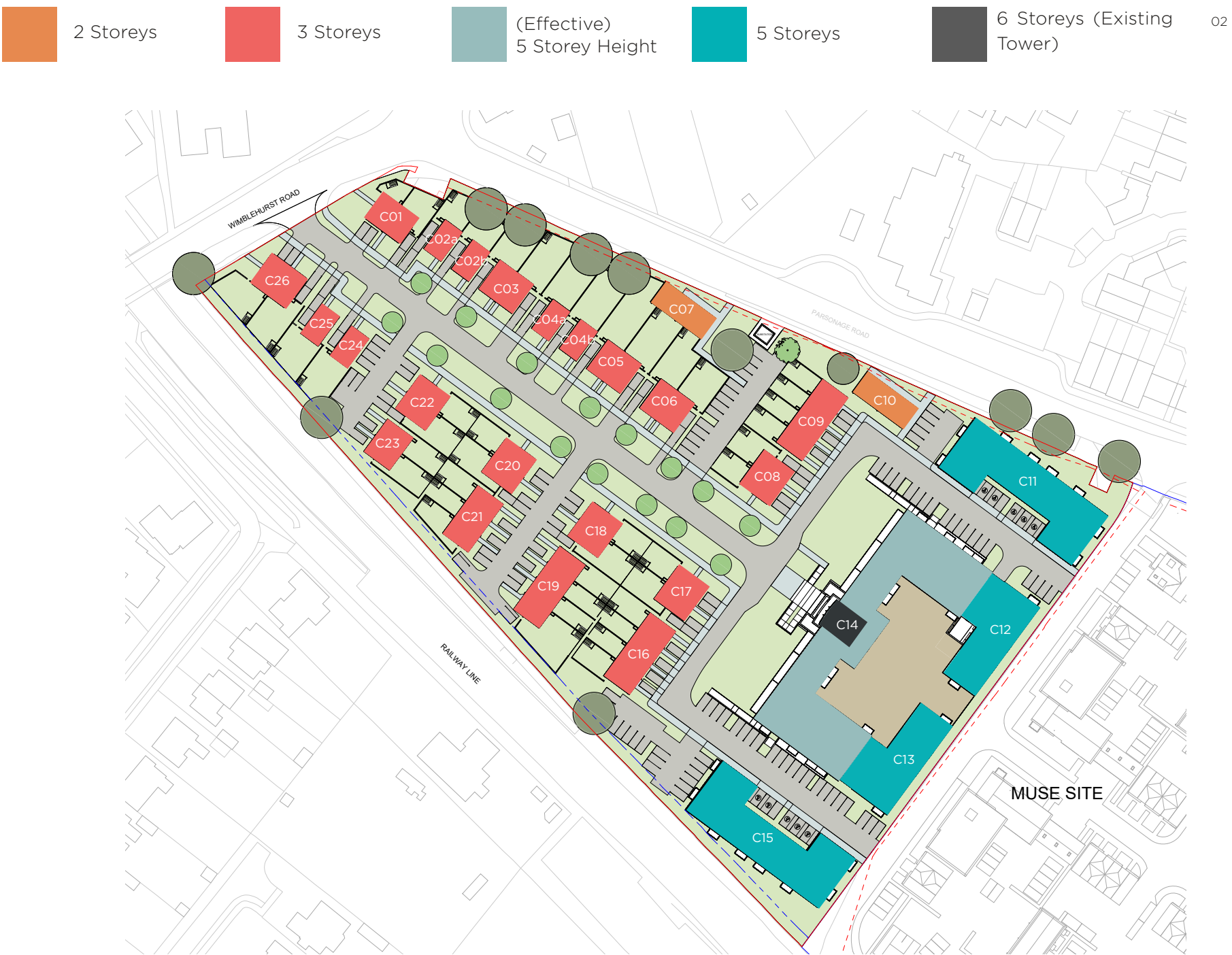
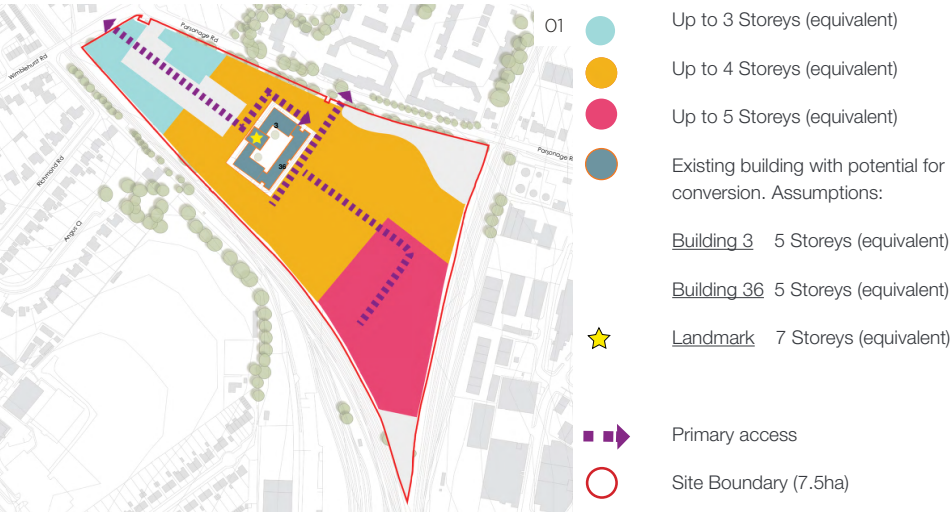
The proposals generally follow the 'Building Heights' parameter plan from the original Outline Application.

Within the 'Up to 3 Storeys (equivalent)' parameter, The Gatehouses and Townhouses enclose the Boulevard with 3 storeys. The Mews houses are 2 storey.

The flanking apartment blocks [C11, C12, C13 & C15 respectively] are 4 storeys to the top of the masonry parapet visual datum and 5 storeys overall. These buildings transition the site scale from the Boulevard to the locally listed heritage asset.

These buildings are aligned in height to the locally listed heritage asset where 5 storeys are equivalent to the 4 storeys height of the existing building which has a significantly higher floor to floor of approximately 4m.

The removal of the existing mansard roof to C14 will be replaced with a new lightweight structure to house the new 3rd floor. The introduction of a set back top storey has been adopted and applied rigorously across all the apartment blocks to unify the buildings as a recognisable core at the heart of the development.



01 Building Heights Parameter Plans - Original Outline Consent
02 Indicative Site Plan - Proposed Heights- NTS

PROPOSED LAYOUT - UNIT MIX

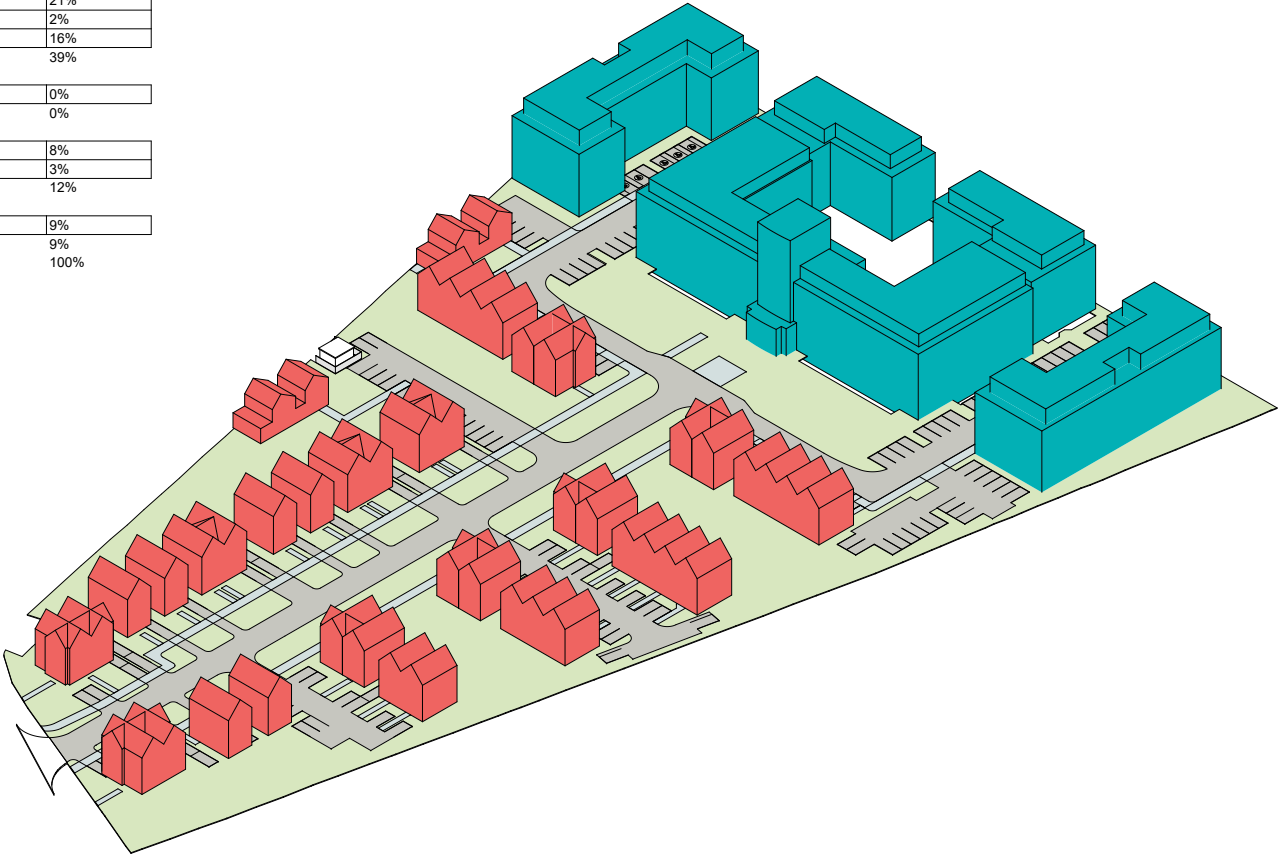
The site provides a mix of 1, 2 3 and 4 bedroom homes. Typically the larger 3 and 4 bedroom homes are provided as houses to the north of the site, along the Boulevard and the side streets. One 3 bedroom apartment is also provided in the heritage block.

The Heritage Block will be converted into a mix of 1 and 2 bedroom apartments, these will be supplemented with additional 1 and 2 bedroom homes in the surrounding apartment blocks. In addition to this four 2 bedroom Mews houses are located along Parsonage Road.

Schedule of Accomidation				
Block Type	Unit Type	Accessibility	Tenure	Units
C01				
Gatehouse	3B6P	M4(2)	Market	2
				2
C02a				
Townhouse	4B7P	M4(2)	Market	1
				1
C02b				
Townhouse	4B7P	M4(2)	Market	1
				1
C03				
Townhouse	4B7P	M4(2)	Market	2
				2
C04a				
Townhouse	4B7P	M4(2)	Market	1
				1
C04b				
Townhouse	4B7P	M4(2)	Market	1
				1
C05				
Townhouse	4B7P	M4(2)	Market	2
				2
C06				
Townhouse	4B7P	M4(2)	Market	2
				2
C07				
Mewshouse	2B4P	M4(2)	Market	2
				2
C08				
Townhouse	3B6P	M4(2)	Market	1
Townhouse	4B7P	M4(2)	Market	1
				2
C09				
Townhouse	3B6P	M4(2)	Market	4
				4
C10				
Mewshouse	2B4P	M4(2)	Market	2
				2
C11				
Apartment Block	1B2P	M4(2)	Affordable	12
Apartment Block	1B2P	M4(3)	Affordable	3
Apartment Block	2B3P	M4(3)	Affordable	2
Apartment Block	2B4P	M4(2)	Affordable	16
				33
C12/13				
Apartment Block	1B2P	M4(2)	Market	26
Apartment Block	2B4P	M4(2)	Market	16
				42

Schedule of Accomidation				
Block Type	Unit Type	Accessibility	Tenure	Units
C14				
Heritage Block	1B2P	M4(2)	Market	15
Heritage Block	2B3P	M4(2)	Market	7
Heritage Block	2B4P	M4(2)	Market	28
Heritage Block	3B5P	M4(2)	Market	1
				51
C15				
Apartment Block	1B2P	M4(2)	Affordable	12
Apartment Block	1B2P	M4(3)	Affordable	3
Apartment Block	2B3P	M4(3)	Affordable	2
Apartment Block	2B4P	M4(2)	Affordable	16
				33
C16				
Townhouse	3B6P	M4(2)	Market	4
				4
C17				
Townhouse	3B6P	M4(2)	Market	1
Townhouse	4B7P	M4(2)	Market	1
				2
C18				
Townhouse	3B6P	M4(2)	Market	1
Townhouse	4B7P	M4(2)	Market	1
				2
C19				
Townhouse	3B6P	M4(2)	Affordable	4
				4
C20				
Townhouse	3B6P	M4(2)	Market	1
Townhouse	4B7P	M4(2)	Market	1
				2
C21				
Townhouse	3B6P	M4(2)	Affordable	3
				3
C22				
Townhouse	3B6P	M4(2)	Market	1
Townhouse	4B7P	M4(2)	Market	1
				2
C23				
Townhouse	3B6P	M4(2)	Market	2
				2
C24				
Townhouse	4B7P	M4(2)	Market	1
				1
C25				
Townhouse	4B7P	M4(2)	Market	1
				1
C26				
Gatehouse	4B7P	M4(2)	Market	2
				2
Grand total				206

Unit Type Schedule				
Unit Type	Configuration	Tenure	Unit Count	Percentage
1B2P	Apartment	Market	41	20%
1B2P	Apartment	Affordable	30	15%
			71	34%
2B3P	Apartment	Market	7	3%
2B3P	Apartment	Affordable	4	2%
			11	5%
2B4P	Apartment	Market	44	21%
2B4P	House	Market	4	2%
2B4P	Apartment	Affordable	32	16%
			80	39%
3B5P	Apartment	Market	1	0%
			1	0%
3B6P	House	Market	17	8%
3B6P	House	Affordable	7	3%
			24	12%
4B7P	House	Market	19	9%
			19	9%
Total Units			206	100%



- Houses - Typically 3 and 4 bedroom homes
- Apartments - Typically 1 and 2 bedroom homes

PROPOSED LAYOUT -TENURE AND ACCESSIBILITY

The majority of the site is being proposed as homes for market sale, with an affordable housing provision to be provided in line with policy.

The scheme as been designed to be tenure blind with the same architectural expression accross the whole site. The affordable units are provided in Apartment Blocks C11, C16 and Townhouses C19 and C21. Provding the affordable homes within self contained blocks, and around the same side street ensures practice managemnt for affordable housing providers.

Wheelchair user homes will be provided on the ground floor of the apartment blocks flanking heritage block. Placing these dwellings on the ground floor allows for level access to all of these homes. Wheelchair parking spaces for these homes are provided adjacent to the relevent block entrances.



01 Proposed Tenure Plan Showing Location of M4(3) Units - NTS