

Design & Access Statement **Outline Application – All matters reserved.** - **Redevelopment & change of Use from Education to Housing.**
Former Grove School/ St Leonards Academy - **Darwell Close, St Leonards, Hastings, East Sussex.**

Process

This Outline application should be seen as the start of a formal process rather than an end. The intention is to show the potential of the site for housing to permit the Planning Authority to approve the principle of housing & access at Outline stage whereupon the land can be sold for development with all issues of Design, Layout, appearance etc to be reserved for subsequent consideration/approval in a Reserved Matters Application by the developer.

The site has been the subject of a full topographic survey prior to the intended demolition of the school buildings. A plan has been produced showing the site's physical features including roads, paths, buildings, hard standings, trees, and adjacent highways/points of access.

An independent highways consultant has been appointed to ensure the roads, junctions, layout, parking, and traffic volumes will work and permit fire and refuse access to all appropriate areas in the illustrations.

Photographs have been taken of housing in the vicinity to see if there is a prevalent style or type that can be used to inform the design of new buildings. There do not appear to be any prevalent architectural styles with the bulk of the local housing dating from the 1960s and 70s.

Darwell Close homes would appear to be the most recent developer style housing from the 1990s.

A plan of site constraints was produced whilst the topographic survey was awaited and Information was collated from public utilities and circulated to the design study team.

The Topographic Survey has been merged with the Ordnance Survey map to show the surroundings of the site to a lower standard of detail to ensure that surrounding buildings are placed in context with the site.

It was quickly established that a secondary entrance from Wishing Tree Lane (suggested in the local plan documents) could not be relied upon as Wishing Tree Lane is a private road.

Specialist surveys have been commissioned to establish the type and condition of trees, the presence of wildlife including Bats, birds, mammals, reptiles, aquatic and surface invertebrates, flora and fauna.

The Ecology Consultancy has produced a report concerning wildlife etc. prior to demolition of the school buildings. The report is included with the Planning Submissions and includes emergence and return surveys with regard to bats. Although initial inspections suggested the potential for bat roosts, **No evidence of bat roosts has actually been found on the site.**

Various layout studies have been produced prior to a consultation with the local Planning Authority and a number of changes have been made to these studies to reflect the comments made including a redesign of the flats, in particular to suit the requirements of the housing officer and the required low cost housing mix along with a change to the road layout to improve circulation and access.

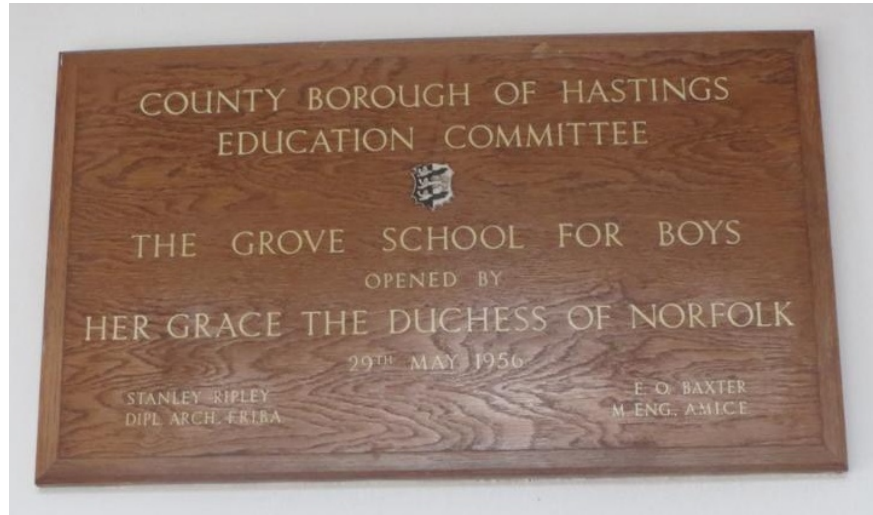
Various other changes have been made to ensure that the layout represents a possible arrangement that supports the number of homes shown in outline.

The studies produced have followed the evaluation of all of the information gathered preceding meaningful consultation with the public and neighbours of the site based upon the studies produced to date.

Market consultations have been embraced in minor changes to the studies. If the Outline application is approved, the site will be sold to a housing developer or Association who will have to produce final designs for the site layout, house types, flats design, landscaping etc and submit a Reserved Matters application to gain approval of all reserved design issues.

Use (existing)

Prior to becoming part of the St Leonards Academy The Grove School for boys, which was mostly constructed in the North East Corner of the site, was opened in 1956.



The last use of this Brownfield site was as part of The St Leonards Academy, known as Darwell Campus. The School and its amenities became surplus to requirements and closed in the summer of 2013.

The County Council have made applications to the Secretary of State for Education under Section 77 of the School Standards and Framework Act 1998 (SSFA) as amended by Schedule 4 to the Education and Inspections Act 2006 to dispose of the school site which has become surplus to requirements.





A pedestrian access from Crowhurst Road in the North East corner of the site rises from a controlled pedestrian crossing point.



Vehicle access was via Darwell Close in the South West Corner of the site. The school drive descends to a dip before rising up to the school buildings.



The school was endowed with a large area of school playing fields to the south of the main building complex. This photograph shows the playing fields looking South East toward the Southern end of Wishing Tree Lane.



The former school site is largely concealed from casual public view by the existing housing that surrounds the site fronting Harley Shute Road to the South, Crowhurst Road to the East and Darwell Close etc to the West. A public footpath within the edge of Dog Kennel Wood skirts the northern boundary. The public footpath in Dog Kennel Wood is just beyond the fence to the left in this photograph which shows the Northern Boundary fence and the edge of Dog Kennel Wood beside the Old School drive.

The site has a Multi Use Games Area in a location that would reduce the availability of land for new homes unless this public amenity is moved to another part of the site. The size of the area required is the same as is currently provided and this facility can be relocated to the West of the existing school driveway onto an area that was formerly a basket ball court. This is an area that is not suitable for new housing development because whilst it is easily drained of surface water it does not have access to foul drainage without reliance on pumping and this low lying area is close to a watercourse. The surfacing and marking of the area would be brought up to current standards as part of the move preceding any housing development. The flood lighting has been carefully considered in the location and orientation of this facility in the application illustrations & studies and it is considered that some additional dense tree screening is required to the West as is shown in the layout study.





The former Basket ball court is adjacent to the existing Woodland Area in the South West corner of the site.

Use (proposed)

Whilst there are parts of the site which seem unsuitable for new housing development, such as the pond and woodland in the South West Corner and the 15m undeveloped margin from the edge of Dogkennel Wood at the northern boundary, the bulk of the site seems entirely suitable for redevelopment as housing. – **See Access.**

Plans have been produced to study & illustrate the feasibility of the site for use as Housing. These plans and associated illustrations are not meant to show a specific proposal – merely to illustrate, to scale, the potential of the site for use as housing and to show that a number of practical issues have been considered to overcome some of the site's challenges that the position and topography of the land create. The photograph opposite shows the relatively level access potential from Darwell Close to provide a second vehicular access from this point. The sports pitches can be seen in the centre of the picture and the logic of this location as a second access to the site can be clearly seen from the shape of the land straight ahead.

The site has been identified for housing within the Hastings Borough Council - Proposed Development Management Plan document.



The former Basket ball court is at a much lower level than the bulk of the site area that is useable for housing.



The Hastings Borough Council document identifies that the site has a capacity for approximately 240 dwellings at a density of 30 dwellings per hectare. The Council have prepared a development brief for the site indicating points of access and potential areas of open space. This document does not however address the fact that Wishing Tree Lane is a private road and overlooks the potential of a second access from Darwell Close. Highway Consultant Mayer Brown has been appointed to consider the suitability of existing and proposed access issues from an independent highways design perspective and their report is appended to the application.

Amount

There is a balance to be drawn between maximising the use of available land to make best use of the land resource and preserving such valuable amenities as Ancient Woodland, wildlife habitats, natural watercourses and public open space etc.

The 15m margin of undeveloped land adjacent to the northern boundary & ancient woodland combined with the need to retain the watercourse and woodland area in the South West Corner of the site, whilst maintaining a green lung/wildlife highway along the western boundary (to link the onsite woodland to the Ancient woodland to the north Dogkennel Wood) significantly reduces the available land for development on this former school site. However these facilities provide such a rich natural amenity, they reduce the need to add further public open space on land which can be used for housing. The illustrations of the sort of development that can be provided on a site such as this show, in a fairly conventional way, an emphasis on connected homes either in semi detached or terraced form with a small number of three storey apartments because these homes are naturally more sustainable where the area of external wall is reduced, limiting heat loss through the fabric of the buildings when compared to detached dwellings. A number of detached dwellings are also shown because there is a strong demand for this type of accommodation which fits in well with the “grain” of the local housing area and works well with road layouts in making use of spaces that would be too small for multiple dwellings.

The retention and improvement of the existing school driveway has a practical benefit in providing a road for construction access which would also need to be widened and re laid ultimately but which will chime with memories amongst many of the local population of their or their children’s school days. The retention of the woodland to the West of this old driveway provides an opportunity to retain public open space, wild life habitat and a green central amenity space for the Darwell Close area of housing as a whole.

Part of this lower area of the site would be ideal to accommodate a relocated MUGA and the potential to combine a number of family play, recreation and fitness uses as well as a space for general recreation, wildlife observation (with natural shade) and potential for both screening and natural security resulting from being overlooked from a distance by the suggested Elevated Houses opposite.

This amenity is situated more than 30m from any other housing in the location shown on the layout study.

Studies suggest that the best dwelling numbers that the site can accommodate is slightly lower than the HBC draft Development Management Plan Document by providing in the region of 210 to 220 dwellings. Please refer to Miller Bourne layout study and house and flat plans to see how this might work for 210 homes.

On the plan below, the areas shaded green represent existing or replanted public open space in addition to the Dogkennel Wood to the North which together provide substantial public amenity space both within and immediately adjacent to the site.



Scale

Whilst the school was largely three storeys in height, with individual storeys considerably taller than residential buildings require, we have shown the illustrations as being mostly two storeys and of domestic scale. The flats adjacent to Crowhurst Road and the elevated houses which are shown adjacent to the lowest part of the developable site would amount to three storeys of residential scale. The elevated houses have been positioned to permit their foul drainage to emerge from the rear into higher land levels to assist the development of a largely gravity foul drainage scheme however the potential need for attenuation storage and delayed pumped discharge to suit local sewer sizes is dealt with in a separate drainage strategy document. The lowest road level is too low to provide gravity drainage to the nearest local sewer without pumping and is close to a water course.

In the location shown the grounds around flats provide publicly accessible green space which links in to the 15m margin against the north boundary to add to the sense of green space in this area and with careful design this could be a very attractive feature. The flats have also been shown with some full height wall panels ideal for climbing shrubs or perhaps even sustainable living walls. The flats have been laid out to break down their mass and height and to blend with the house styles drawn.

The scale of the flats is illustrated on the drawings and whilst the building is three storeys as illustrated, it sits against a backdrop of large woodland trees and fits in with the generally domestic scale of two storey housing when dealt with in this way.

By accommodating the topography and common features into the building form illustrated, the sites features can be exploited to provide new homes in an attractive setting with some re grading. The elevated houses fronting the Old School Drive will balance the height of existing trees opposite to produce an attractive street scene. The flats near Crowhurst Road would provide a degree of natural supervision of the adjacent pedestrian and cycle access point and will not impact on existing homes nearby which are at least 66m away and well screened.

The use of a two storey bay element for houses and corner windows for flats, would help to keep these buildings to a domestic scale and if the elevated housing were constructed as shown there would be good natural surveillance of the park space opposite and landscape reflections of the woodland in the glass face of bay windows and landscaped banks would retain an attractive setting for the existing entry to the site.

Between the flats and Crowhurst Road, a large number of existing woodland trees can be retained and the nearest existing property on the West side of Crowhurst Road is to the south and presents its side to the flats some 66m away and screen by trees and new houses.



Elevated Housing opposite woodland amenities viewed from Darwell close entrance

All of the buildings shown in the drawings illustrating the potential of the site would, if adopted, provide an attractive built environment that is domestic in scale & well balanced for the needs of the community. Any potential for overlooking can be screened out easily and the proximity of buildings would be efficient whilst offering a generous impression of open space.

The illustration opposite shows an artists impression of the road, named for convenient reference as Field Avenue, looking around the curve toward the North with South Mews to the right. The layout produced retains distant views and glimpses of the Ancient woodland beyond.

The emphasis on the layouts and studies produced for feasibility purposes is the creation of traditional street scenes of good proportion and as much interest as possible in the built form to create an attractive environment.

The principles adopted in the illustrations reflect what a housing developer might consider appropriate for the site and makes good use of the existing site levels and amenities.

The typical proportion of height to width of the housing as drawn for illustrative purposes is 1:4 where houses face and occasionally 1:3 where a house faces a gable wall opposite.

Layout

The layout follows a conventional street format to produce a friendly environment to residents and visitors alike. Houses generally face the road to provide a traditional street scene, moving away from a former trend for houses to face a Cul-de-sac and present the main estate roads with garden fences and gables. Roads have been named for ease of reference and to suggest a theme acknowledging the history of the site. These names are merely suggestions at this stage related to the road locations on the site and may have to change for postal addresses etc., later but have been chosen to aid communication.

Junctions are formed with kerb lines of 4m radius to permit adequate turning space but also provide relatively short crossing distances and place pedestrians in a good position to see traffic movements on adjoining roads. Road crossing should be further enhanced by the use of “raised tables” at junctions to encourage slow traffic manoeuvring speeds and natural crossing points. Other crossing points have been suggested which would be dealt with in a similar raised manner to assist ease of access for wheelchairs and push chairs etc.

Parking for visitors is shown as frequently as possible to minimise the walking distance for those using them and hopefully discourage casual parking on the roads. Parking areas for visitors are as discreet as possible whilst conforming generally to the County Parking Standards.



Field Avenue adjoining Link Mews looking North.



A typical junction with 4m radius kerb lines & raised table.

The “Manual for Streets” has been relied upon for an approach to layout design that places pedestrians and cyclists safety in the forefront of the layout objectives whilst placing house frontages as much as possible facing the main streets. In this way there will be fewer sections of street where only fencing or garden walls dominate and the streets are subjected to natural surveillance by the adjacent houses.

The houses are arranged to provide a minimum of 20m between directly facing windows and gables are shown a minimum of 12m from nearby facing windows (but usually more than this).

The site is accessed by vehicles from two locations; the first via the existing school gateway from Darwell Close and a second access also from Darwell Close further to the South. Additionally pedestrians can access Crowhurst Road from the North East corner of the site and in two locations, subject to local agreement, onto Wishing Tree Lane which is a private road to the East of the site.

It is proposed to permit pedestrian access for recreational purposes at two locations along the northern boundary into Dogkennel Wood.

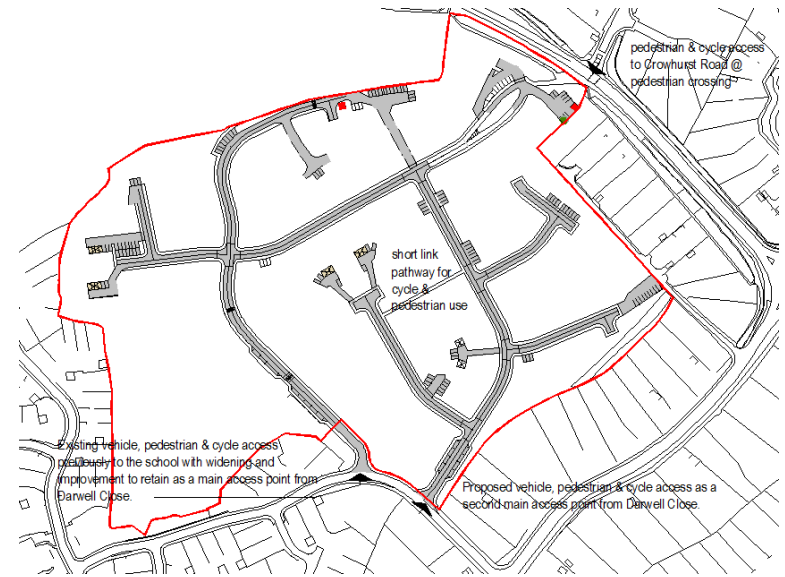
The road layout has been configured to provide distant backdrop views of the wooded boundaries of the site and trees are a major part of the thinking in laying out the estate roads with new trees both sides of the main routes into the site.

Affordable Housing is included in the required ratio of 25% of the overall numbers offering a mix of accommodation preferred by the Borough Housing department and affordable homes are generally inter mingled with free market homes of identical design.

Affordable home plot numbers are identified on the site layout study & individual house design does not vary in this study between free market homes and affordable homes.

Landscaping

The illustrated layout requires the removal of many mature trees. However it is suggested that the use of a Betula Pendula “Obelisk” tree type would enhance the street scene, because this vertical Silver Birch variety provides interesting dappled shade and a light softening of the hard edges of the built environment whilst offsetting the loss of trees to the local environment that the change of use requires. This tree variety offers a compact crown to minimise nuisance overhangs but can grow to a height of 10m. This approach is used to good effect in the nearby Wishing Tree Close where a similar tree is planted in grass verges. We have suggested planting by the developer at the back of footpath where ownership of the trees would pass to the householder. Maintenance obligations can be passed to the freeholder during property conveyance. The photograph opposite shows how these trees develop and overlap in perspective to soften the hard edges of buildings. By placing the trees further back, the effect would be similar but slightly more open.



The site road pattern with access points marked.



Wishing Tree Close - Street view

These ideas are suggested along with 4 x LEAPs play space of 1,600 square metres in two sections of approx 800m² each located conveniently to the housing accommodation in well supervised locations, a MUGA location and raised walkway decks for a fitness or wildlife trail in and by the woodland area to provide general amenities in the most suitable location whilst making the most use of the available space for housing.

In public open spaces, a mixture of lawns, hardy ground cover shrubs and trees would be desirable but at this stage this has not been finalised and the layout is likely to change to adopt particular developer's house types with differing spatial requirements.

The layout has been arranged quite specifically wherever possible to permit long views toward the mature woodland trees around the site in all directions which characterise this location.

Curves in the road layout permit new trees to overlay each other in the street views and make more of their impact on the street scene. The suggested trees are particularly elegant for this purpose.

It is important that landscaping is designed with the assistance of a local specialist who knows the best varieties for local soils when shrub planting is considered.

The site has a number of different levels and where roads are laid out there will need to be some cutting and filling. It is envisaged that material on site is likely to be kept on site.

The Ecologists Report identifies three small areas of Japanese Knotweed and this makes it very important to retain sub soil on site and to control where soil is moved from and to. It is likely that the knotweed can be controlled or eradicated by chemical treatment but this is a specialist subject requiring expert involvement and early treatment has already taken place.

Appearance


The building style used for the house illustrations which accompany these proposals is essentially a current version of a traditional format with pitched roof shapes but with the addition of a repetitive contemporary glass bay window form, rendered upper storeys and brickwork facing to the ground storeys. The rendered finish could be through coloured in perhaps three or four colour ways to provide some variation whilst unifying the buildings and being broken by glass bay window forms and occasional brick or timber panels.

Combined with the landscaping and tree format we visualise a softened building form with the emphasis on gentle uniformity with subtle colour variation.

The use of single storey attached garages with many of the larger types is deliberate in our studies to permit larger buildings to share the same footprint and this would also permit extension with the addition of a bedroom above the garage for buyers whose initial

Betula pendula 'Obelisk'

Medium. Upright form which is probably tighter than *Betula pendula* 'Fastigiata'. Useful tree for tight spaces.



	GIRTH	BR	RB	CG
2m	8-10cm			
After 25 years	10-12cm	✓		✓
	12-14cm	✓		✓
	14-16cm	✓		✓
WET SOIL	16-18cm	✓		✓
DRY SOIL	18-20cm		✓	✓
LIFE	20-25cm		✓	✓
TOLERANCE	25-30cm		✓	
HARBI-NESS	30-35cm			
	35-40cm			

Super semi-mature trees (40-60cm)

requirement is for a smaller house with room for extension.

The actual appearance of the dwellings will be the subject of later applications and at this stage the road layout may also change. The purpose of the drawings is to show potential and encourage debate to evolve the layout into a desirable, attractive, safe and comfortable extension of the local community whilst increasing the local housing stock to meet a growing need.

The existing woodland trees around the pond are substantial in height and housing opposite elevated above the road by up to a storey would balance this to provide an attractive entry along the Old School Drive.

Garages are, wherever possible recessed from the house frontages to partially conceal vehicles that park on the driveways and wherever possible visitor parking can be partially concealed to minimise its impact on the street scene. This articulation also permits some interest in the massing of the larger houses and potential for a change of material for the recessed part.

Flats are shown adjacent to the Crowhurst Road frontage because their surroundings can be more open than house owners would accept. In this way a landscaping scheme around the flats can contribute to the closure of the gap at this point and produce an attractive end to the approach for visitors.

These Flats have been shown at the Eastern End of Crossway to offer some supervision/security where the footpath provides access to & from Crowhurst Road. This is a helpful notion that came out of the pre application meeting with the Planning Authority. Again the flats would have a backdrop of mature woodland trees with softer avenue type trees following the road and leading up to the building. Curves in the road layout permit trees to overlay each other in the view and make more of their impact on the street scene whilst blending the new trees into the backdrop.

Two Bedroom Houses are drawn with car ports in front with only a few houses at the ends of cul-de-sacs having car ports a short walk from the frontage. The car ports are envisaged with pyramid tiled roof forms and with cycle storage enclosures either behind them or in the rear garden as an option for residents.

The bay window form used for the house illustrations is used both in two storey form and for smaller houses only at first floor level (where it sits above the entrance forming a canopy).



The bay window can form part of an entrance canopy or be two storeys using curtain wall sections and with opaque elements which conceal the wall within but appear to be dark tinted glass.

Access

The site has three main points of access;

The first is the existing vehicle gate from Darwell Close via the Old School Drive. This can be used by vehicles, pedestrians and cyclists. The proposal is to widen the road to 5.75 metres and install a 2m footway on both sides. Vehicles speeds would be naturally planned to be at or below 20mph on the roads so a separate cycleway is not considered necessary.

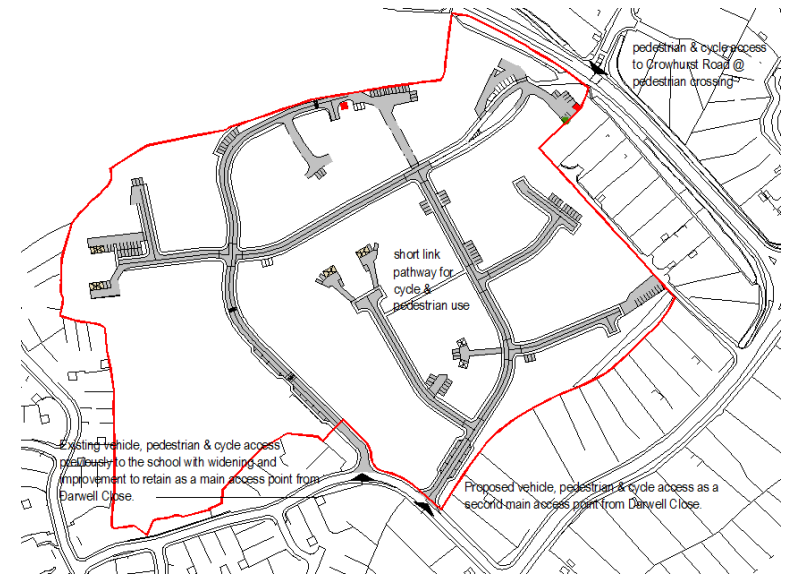
The existing access was considered to be inadequate mainly because it was the only vehicle access and could be vulnerable to causing considerable inconvenience if it had to be closed for maintenance or by obstructions during day to day activities by Refuse vehicles and the like.

A second access for vehicles has always been considered desirable for this site and the most logical option is to provide a new junction access from Darwell Close at the former playing field level which is some 8m (26ft) above the lowest point of the existing access. The site levels continue to rise at the North Eastern end to a level 12.5m (40 ft) above the lowest point on the Old School Drive.

This point of access links to the Old School Drive via the Cross Way to form a loop with traffic calming tables at junctions and crossings to ease the management of the roadway in the long term and provide alternative access for vehicles pedestrians and cyclists residing in different parts of the site.

A third point of access is only for pedestrians and cyclists from Crowhurst Road in the North East corner of the site. At this point the path from Crowhurst Road rises approximately 2.5metres (8ft) from Crowhurst Road pedestrian crossing. Although this is too steep for wheel chair access when self propelled the gradient that exists varies from 1 in 8.6 to one in 14.95. To improve this would require a loss of many trees in a sensitive place to form a serpentine walkway and it might be considered that electric powered scooters and chairs can cope with these gradients satisfactorily as they are not uncommon on public highways. It is not too steep for ambulant pedestrians and cyclists.

The houses and flats are designed to cater for Lifetime homes standards. The only houses that would not comply with these standards are those on raised ground with a stepped approach overlooking Old School Drive toward the woodland. Whilst the houses would comply the approach would be rather steep to incorporate wheelchair access although an external wheelchair lift could be installed.



This is a diagram of the roads and shows the various points of potential access.

The road arrangement has been tested by Mayer Brown for fire and refuse vehicle access – see their separate report.

Public Open Space can be provided by making use of the existing woodland area in the South West corner of the site. The relocated MUGA (Multi Use Games area) combined with public open green space and the existing woodland is shown in the South West Corner of the site in the illustration opposite. Access to this area would ensure a good quality green space giving also a safe access to a fitness trail/nature walk on an elevated walkway in the woodland providing the potential for excellent shared amenities central to the Darwell Close housing district as a whole. It is necessary to look beyond the strict confines of this housing development site and look at the integrated outcome as part of the local community. A raised walkway permits wheelchair access to an area that would otherwise be inaccessible to anyone with mobility problems.

This area is relatively low lying and by arranging it as shown on Miller Bourne's study layout drawing, a green lung is maintained with mature trees and natural shade for all to enjoy.

In this way the wildlife is available to view with only minimal disturbance during construction and the green margin along the West boundary maintains the link between the onsite woodland and the Ancient Woodland known as Dog Kennel Wood to the north giving concealed access for wildlife to forage for food undisturbed by people. The wildlife corridor and woodland would be secured from casual use either by fences or walls & the guarded sides of the raised walkways, reducing public access to more dangerous potential hazards such as the pond and drainage ditch which are presently freely accessible by foot.

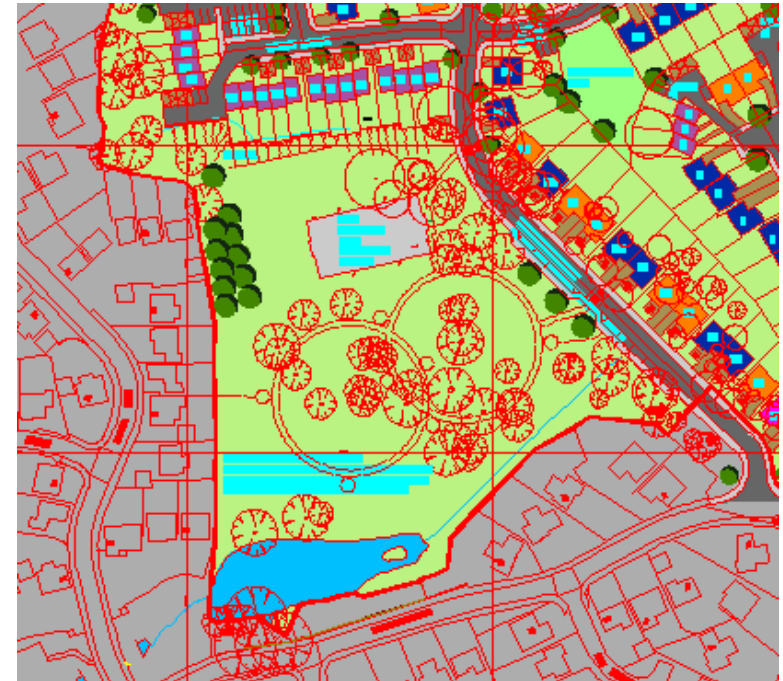
Two areas of LEAPs play spaces are located conveniently in well supervised locations where children would be safe to play, not too far from their homes which can be particularly important for younger children. The space set aside for this exceeds 1600m²

Pre Application

A pre application meeting was held with the local Planning Authority and representatives of the Housing, Planning Policy and Ecology sections. The outcome of the meeting is recorded in the Planning Officers letter to Miller Bourne Architects dated 14th March 2014. Subsequently a Public forum was held at the St Leonards Academy which was lively and well attended by local councillors and community representatives as well as a large number of local residents. This was productive and along with feedback from the Planning Officer a revised layout has been produced along with further consultation with the County Council Highways office to address issues raised at that meeting.

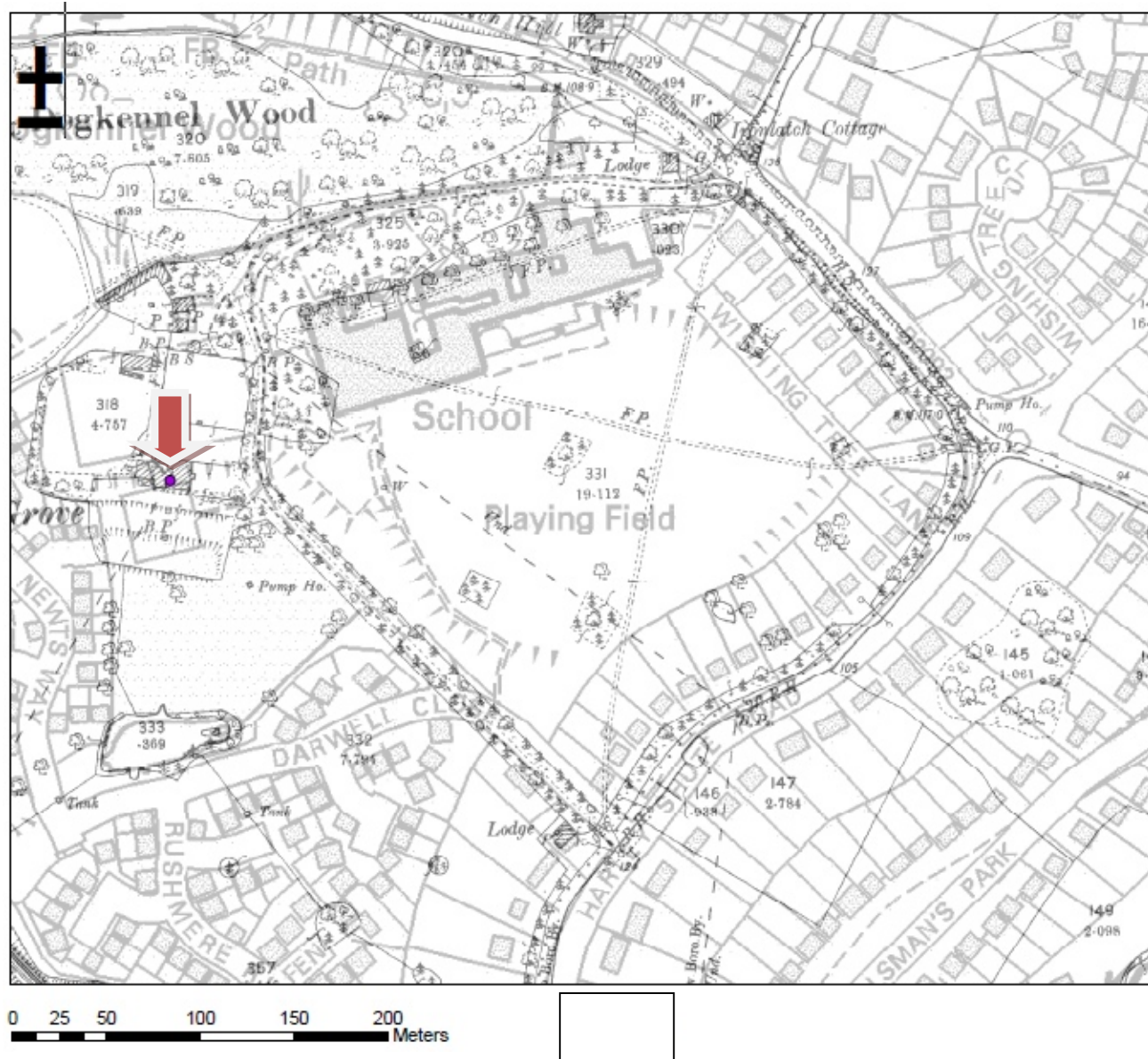
Most of the issues raised at that meeting have been acknowledged in the illustrations that accompany the Outline Application. In particular;

- A right turn lane into Darwell Close from Harley Shute Road has been shown. The Highway Authority do not require vehicle access from Crowhurst Road.
- Play spaces have moved into the housing area to be closer to homes with improved natural overlooking/supervision
- Flats have been rotated and moved to provide even better supervision of the Crowhurst Road pedestrian & cycle access with improved screening.
- No access is shown to Wishing Tree Lane from the site and we have concluded that gardens are the best way of separating new houses from existing.



Developments in or affecting an Archaeologically Sensitive Area.

The County Archaeologist has been consulted and has expressed interest in the area where there was once a Medieval Country House on the Western side of the Old School Drive around plots 178 to 190 on the illustrated layout and in the area of the existing basket ball courts (which the suggested layout shows as 4 Leaps play space). It is suggested that developers reach an agreement over how to deal with this during the submission of a Reserved Matters application. Below is a copy of a map which plots the approximate location of the building which no longer exists above ground level. A broader overview of the Archaeological value of the site will require further assessment.



This map from 1860 is merged with the Ordnance Survey showing a building which elsewhere is noted as a ruin but it also suggests that levels have been changed to create a basket ball court which may mean that any archaeology has been lost. The red arrow shows where this building was located

After a visit to the site, the County Archaeologist requested an Archaeological Assessment of the Stable Block which it is acknowledged retains very features that would have existed prior to the loss by fire of most of the former outbuildings. There is also a requirement for further study of the remainder of the site as indicated by the County Archaeologist as follows;

- (a) The key surviving historic building on site appears to be part of the former stables. As only a small part of the former stables survives and that part which does survive has little in the way of surviving fabric (e.g. the roof appears to be recently replaced, window casements are missing, there are no obvious historic fittings etc.). I do not think that it is sufficiently significant to warrant retention. However, before demolition I recommend that there is a record made to English Heritage Level 2: This will be a descriptive record of the building which it is judged does not require a fuller record but where the record will serve a wider project post-demolition. Both the exterior and the interior will be viewed, described and photographed. The record will present observations regarding the building's development and use. A plan and other drawings may be made in such a way that they can be tied into the wider project for understanding the heritage of the site post-demolition. In order that the archaeological interest of this area can be understood I recommend that demolition of this building does not include footings or below ground remains. In addition I recommend that a basic photographic record is made of the exterior of the school buildings (particularly those of the earliest phase of development) and that these are later linked to site plans (which I assume exist for the school) so that a basic record of the development and form of the school can be archived for the future. This data can then be incorporated, perhaps as an appendix to the desk-based assessment described below. This would be consistent with the approach to recording adopted for Hillcrest School. It may be the case that a photographic record already exists and can be supplied to the archaeological contractor in which case this work should not be duplicated. I do not expect that interior photographs would be taken at this stage due to the health and safety implications.
- (b) The results of (a) should be incorporated into an archaeological desk-based assessment for the full site which will include an assessment of past impacts at the site. This report would then be used to allow informed decisions about the future development of the site. The archaeological desk-based assessment should follow IfA and ESCC guidance and include consideration of the following: the nature of the historic and archaeological interest, evidence for past impacts at the site such as terracing, the potential for future impacts to heritage assets with archaeological interest, whether any archaeological evaluation (such as geophysical survey and/or evaluation trial trenching) would be necessary and what options would be available to mitigate any potential impacts that are identified.

Such a report has been commissioned from Archaeology South East and the full report is submitted separately.

It is suggested that the brick colour & texture of the stable block is used as the basis for the selection of bricks for the plinths & panels of the proposed houses and flats. As this is the only surviving original element, there is not a great deal more to be taken from the existence of the stable building, however since it dates from a period when materials were locally sourced it does suggest a reason for selecting a brick of similar colour & texture as a local material. If this can be locally sourced then this would also assist in keeping embedded energy to a minimum aiding the sound principle of achieving the best affordable carbon footprint.

Historic Sale Records describe the "The Grove" as a "fine old country residence, stuccoed with tiled roof". It makes considerable sense to use a modern insulated render (as a form of Stucco) for upper storeys of the suggested houses to take a reference from the old Country house and provide a good link to the past which could be a benefit in marketing publicity for the new homes. In these ways historic reference is seen to guide the future and the choice of materials can be seen as more than the designer's whim.

The photograph at the top of the following page was taken by F. J. Palmer (1956) and is taken from the National Monuments record (English Heritage Copyright ref AA57/00435) and shows The Grove in ruins. The photograph shows the building on higher ground looking up from the South East.



The Grove in ruins. The photograph shows the building on higher ground looking up from the South East.

08/05/2014 - revised 12th February 2015

Miller Bourne Architects
332 Kingsway
Hove
BN3 4QW