A MEANINGFUL APPROACH

We believe this development will make a lasting contribution to Lewes but will only do so if it is also comprehensive in addressing a range of sustainability issues and integrates seamlessly with the existing built and natural environment.

To this end we will work with the community and stakeholders to provide practical, meaningful and pragmatic sustainable design solutions and have created a three principle approach to sustainable design and construction that moves away from ‘eco-bling’ and embraces low tech solutions that really work.

SUSTAINABLE DESIGN AND CONSTRUCTION PRINCIPLES

Principle 1: USE LESS FIRST

This applies to both the construction process; to reduce waste, and to the scheme in use; where the future use of resources is minimised. This will be achieved through (for example):

• Consideration of orientation and building elevations to control the effects of solar gain and work with natural ventilation.
• The use of deciduous trees in the streets to provide passive cooling.
• Use of modern methods of construction with high levels of insulation and control of unwanted infiltration.
• An integrated water management strategy with sustainably managed rainwater run-off.

Principle 2: MULTIFUNCTIONAL LANDSCAPE

This means delivering solutions that can create multiple benefits for the environment and the community;

• Using amenity space at street level and roof level as opportunities to grow food, improve biodiversity, reduce the urban heat island effect and improve the aesthetic of the development.
• Use planting in the streets to help cool buildings passively, improve air quality, reduce traffic speeds and provide places for play and for socialising.
• Prioritising pedestrian and cycle routes and making them quick and pleasant to use, thereby encouraging less car use.
• Supporting this with shared car clubs as well as providing electric charging points in the streets.

Principle 3: SUSTAINABLE INHABITATION

A development will only be sustainable as long as people want to, and can afford to, live there.

• Buildings will be adaptable to respond to differing needs as people move through different stages of their lives.
• All dwellings will be built to Lifetime Homes standards and the whole development will incorporate the principles of Building for Life.
• Linked to Principle 1 & 2, buildings will need to be adaptable to changing climate.
• Spaces and buildings will be designed whilst considering their maintenance and management such that the appearance and quality of the development can be sustained.

BIODIVERSITY & WATER MANAGEMENT STRATEGY

The current industrial estate makes no valuable contribution to local biodiversity so our strategy seeks to provide new opportunities within the site, whilst ensuring it is both integrated with, and reinforces the adjoining, existing habitats. Indigenous plant species, grasses, pioneer tree species together with bioswales, rain gardens and biodiversity roofs, will all provide opportunities for promoting biodiversity and ecology throughout the development. The result will be a considerable increase in the ecological value of the site.

The Water Management Strategy for the North Street Quarter is a key driver in the design of the landscape and public realm. In respecting the patterns of historic drainage ditches and mill races both within the site and immediately adjacent to it, the proposals align new swales and rain channels and link them to Sustainable Urban Drainage systems (SUDS), extensive green roof systems, rain gardens and bioswales. These form a cohesive and organising environment that integrates visually with the surrounding landscape and its natural planting and ecology regime.

As a priority in creating a sustainable design do you agree that it’s right to ‘use less first’?

Is it right to combine biodiversity with good street design and rainwater drainage strategies?

Do you think our proposed plan reflects this?