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Pipit Mews, Southwick

Information Pack

Pipet Mews, Southwick, West Sussex

Pipet Mews, Southwick develops a brownfield suburban site along the coast between Worthing and Brighton, to create 22 homes overlooking a new central village green. The scheme offers a mix of family houses: two-, three- and four-bedroom homes, 30% of which are affordable with a mix of shared ownership and affordable rent properties allocated to local people from Adur and Worthing district.

All homes are dual or triple aspect, balancing excellent internal daylight levels, with cross-ventilation to avoid overheating whilst demonstrating a 50% energy efficiency improvement over Part L of the Building Regulations. The scheme is fully electric, using air source heat pumps for heating and hot water and the layout protects an existing pond creating a dedicated ecology area while improvements to the existing cycle path across the site

The design references the local architectural context to give a clear character and identity to the development with a robust palette of materials and clean detailing.

Details	Project Team
Sector	Client
Residential	Kinstead Homes
Location	Architect
Southwick, West Sussex	Allford Hall Monaghan Morris
Address	Delivery Architect
Pipit Mews, Manor Hall Road, BN42 4NF	Boyle & Summers
Client	CDM Coordinator
Kinsted Homes	Frankham
Start	Structural/Civil Engineer
2022	GTA
Completion	Planning Consultant
2025	Nexus
Contract type	Landscape Architect
Design & Build	HED
GIA	Transport Consultant
00,000m² / 000,000ft²	Vectos
NIA	Ecology Consultant
6,997m²	EHM Ltd
	Environmental Consultant
	Waterstone Design
	Main Contractor
	Lovell

AHMM Team Members

Paul Monaghan, Cormac Farrelly, Lyndon Lewis, Jason Ramlugon, Ben Bradish, Hannah Payne, Matthew Lambert, Jonathan Davidson

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Project Description

The development provides twenty-two dwellings arranged around three sides of a new community village green. These two-, three- and four-bedroom family homes are split between private sale, affordable rent, and shared ownership, delivering a sustainable housing mix.

Living rooms and bedrooms face the street, providing surveillance to the public open space, and improving security to the existing cycle path. To the rear, the layout creates a defined boundary to the neighbouring homes. The street that loops around the green prioritises pedestrians, with a shallow sustainable drainage system (SuDs) swale bounding the village green.

The pitched gable roofs face outwards, giving the development a distinctive character and identity. This is enhanced with a simple palette of robust materials and a subtle brick bonding pattern on the primary facade. The use of this detail creates architectural links to the context of Southwick and the wider Coastal Plain by referencing the Flemish masonry bonds used traditionally throughout the surrounding area.

Dark timber has been used as the porch material to both provide a visual highlight for the dwelling entrance as well as to reference the historic use of blackened or tar coated timber used extensively throughout West Sussex. Fluted cast stone spandrels below upper floor window openings assist the architectural proportion and share the vertical rhythm of the timber porches. The porches provide a small bench next to the front door, with meter boxes hidden behind an access panel.

Existing trees and hedgerows are retained around the perimeter of the site with new street trees placed in the central green and at dwelling boundaries. A key area of dedicated ecological planting is protected to the southeast around a small pond and badger set. Native hedges separate front gardens, with further native trees and planting provided around the site.

The principal design drive for the development is placemaking and the creation of a new community within an existing wider neighbourhood. The village green open space is key to this, providing a safe, welcoming area for children to play and people to meet, with front doors opening out onto the space giving future residents a space to interact with neighbours.

The development is also outward looking with the three-sided layout deliberately opening onto the cycle path, which will with improved improve the safety and visibility of this key route. The ecology area protects existing wildlife for future generations

The site



The site

Sitting directly north of the Southwick Recreation Ground, the site was formerly occupied by the Eastbrook Primary School which vacated in 2013, to a purpose built building next to the site, leaving a series of low-quality single storey educational buildings which had reached the end of their functional life span. These had begun to attract anti-social behaviour including a major fire in 2017.

To the north and east there is a post-war residential development and the new Eastbrook Primary Academy situated to the west.

Adur and Worthing's Strategic Housing Land Availability Assessment recommended the site as a highly sustainable brownfield site to be developed to meet local housing needs, planning permission for 22 new homes around a new village green was unanimously granted in September 2022.



View of Park Way entrance



Cycle path adjacent to the development leading to Southwick Fields



View of existing single storey education buildings 2014

Design Concept

A simple, legible site layout was developed, that improves the rear garden boundaries to the north and east. The preferred option created a central public open space with houses facing into this as a “village green”.

Early site layouts retained a grassy mound in the south west corner of the site as it was initially assumed that it was a heritage asset. This was included within the public and play space for the site, but placed a significant constraint on the road layout and scale of the central green. Further investigations showed that the mound was of no significant interest, and could be removed, freeing up the southern boundary of the site allowing the trees in the south east corner to be retained as part of the biodiversity and ecology strategy.

The green open space was also of importance to the developments’ neighbours in Orchard Close and removing the mound allowed for an expanded central green which would benefit more of the community.

Houses line three sides of the green providing excellent passive surveillance and creating a safe place for children to play.



Early site layout



Axio showing dwelling layout and green space to centre and south west of site



Design Drivers



Legible Development Grain - layout allows back-to-back relationships to be established along existing boundaries providing security and privacy to new and existing residents. Variation in dwelling typologies:

1. Short terraces of two storey houses
2. Array of semi-detached dwellings with shared rear access
3. Two-storey detached dwellings with single storey garages



Central Community Green - Passive surveillance placing community assets at the heart of the development; a shared central green allows for interaction, play and leisure on the doorstep of each dwelling.

Security of both the new development plots and the surrounding area is enhanced through the prioritisation of shared communal space. The additional overlooking this provides ensures passive surveillance occurs throughout the scheme.



Existing Pedestrian and Cycle Access - Clear sight lines along the existing cycle and pedestrian access ensures the new residents will be connected to the wider community.

The opening up of the previously disused site allows for further passive surveillance on the cycle path which is currently under-lit and obscured from view.

Parking provided on plot for a clearer street-scape and greater space available for shared landscaping



Ecology and Landscape - Protected ecological zones ensure the development works with existing landscape and ecological habitats within the disused site; protecting native species.



Site Layout

The current proposal arranges two storey, semi-detached dwellings around a generous central village green shared by all residents, creating the heart of the new community. This is overlooked on three sides by houses.

Four terraced houses are arranged to face the site entrance creating a street frontage onto Park Way and the cycle and footpath. The group of existing trees in the south east of the site are retained as a biodiversity area.

- 1 Dedicated ecology area
- 2 Undulating play space
- 3 SUDs channels / biodiversity planting
- 4 Vehicular access
- 5 Pedestrian routes
- 6 Cycle path
- 7 Existing trees retained
- 8 Southwick Recreation Ground
- 9 New Street trees
- 10 New landscaped community green
- 11 Eastbrook primary school
- 12 Bin and bike stores



Site masterplan

Site Layout

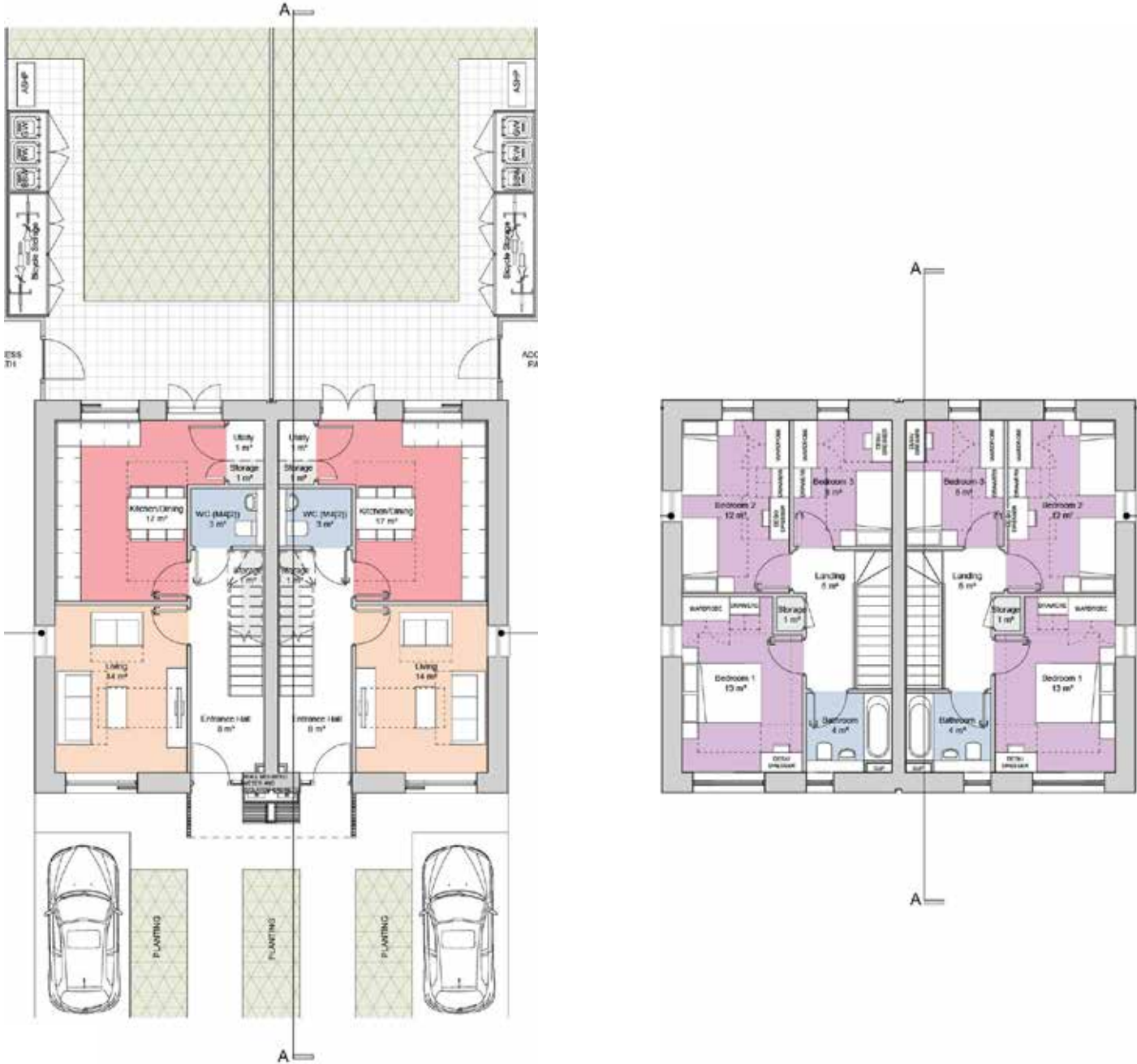


Proposed Site Section - East-West



Proposed Site Section - North-South

House Layout - Semi detached dwelling



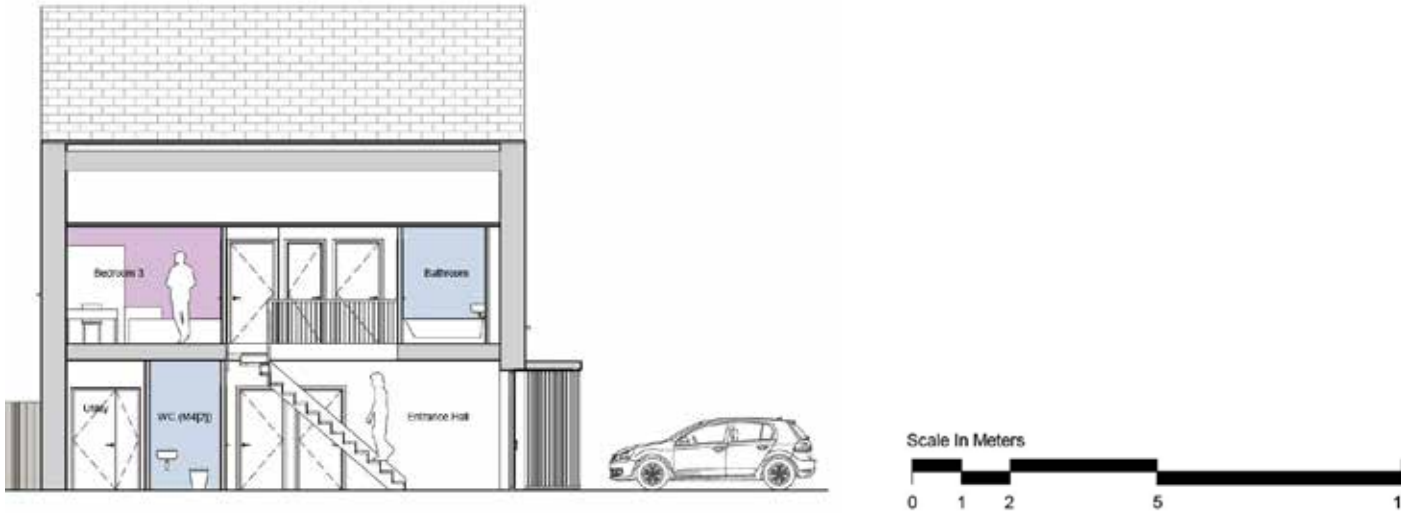
Typical Semi detached dwelling

The pitched gable roofs face outwards, giving the development a distinctive character and identity. This is enhanced with a simple palette of robust materials and a subtle brick bonding pattern on the primary façade to create architectural links to the context of Southwick and the wider Coastal Plain and referencing the flemish masonry bonds used traditionally throughout the surrounding area.

Detail & material

1. Pale, textured brick: variation in colour - colour matched mortar
2. Bonded brick pattern: pale textured brick/darker textured brick with colour matched mortar
3. Composite window with 200mm reveal min./ Composite door (polyester powder coated warm grey bespoke RAL colour TBC) Soffit lined in brickwork.
4. Cast stone sill (colour to compliment brick)

5. Artificial slate/tile roof (all rainwater goods, verges, flashings, facias etc to be slim profile pressed metal polyester powder coated bespoke RAL colour to match windows.)
6. Recessed brick vertical channel. (Highlight Brick)
7. Fluted reconstituted stone spandrel panel
8. Metal canopy with internal concealed RWP. Metal soffit panel with recessed lighting above door. All exposed flashing, facias etc to be slim profile, pressed metal polyester powder coated bespoke RAL colour to match windows TBC.
9. Metal rain water goods (polyester powder coated bespoke colour)
10. Valley gutter draining to the rear.
11. Darkened timber porch with integral seat and access hatches - Timber to be finished above ground-line.
12. Darkened timber side access gates to match porch materiality and specification.
13. Darkened timber louvre panel to mitigate overheating. Extent of louvre area subject to detailed design.





Semi detached house



View looking south from community garden



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Double porch entrance



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Typical living space



© Rob Parrish

Kitchen



© Rob Parrish

Bedroom

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