



£6.5M Peglar Way, Crawley, Sussex

Client

Moat Homes

Duration

2007-2010

Value

£6.5M

Services

Architect
Planning Consultant

Contract

Countryside Properties

Funding

HCA Grant

Sustainability

EcoHomes 'Very Good'

This development site is located in a very prominent position on the edge of the town centre shopping area. In planning terms, it was very sensitive and had been the subject of previous failed planning applications.

We applied for permission to develop a 6-storey mixed use landmark building that was configured to preserve the path of a historic site line running from the Victorian High Street to the local Church. The new building has a dramatic non-orthogonal footprint that hugs the site boundaries and accommodates undercroft parking. There are 55 Lifetime Homes compliant flats for affordable rent, shared ownership and private sale over retail and commercial space which, even as a shell construction, meets Building Regulation SBEM requirements and offers maximum flexibility to allow for fitting out in various configurations depending on the leaseholder requirements, without there being any impact on the residents living above.

The scheme was produced using 3D modeling techniques via Sketch Up and AutoDesk Revit which allowed for a fully collaborative design development process encompassing the appearance of the building and integration of space planning, structures and services into a coordinated design. We were able to provide our Client with realistic images of the emerging design and using this information as part of our stakeholder consultation.

We held pre-application discussions with the Planning Authority to ensure that the scheme we presented at planning application stage would receive support. Thereafter, we met with Planning and other Council Officers to monitor progress and address outstanding issues and objections prior to the application being reported to Planning Committee. It was notable that demonstrating our design and its sympathy to the planning constraints in 3D at an early stage and verbal representation from our Planning Consultant at Committee were key in achieving rapid and smooth planning approval.

Following the grant of Planning permission, we coordinated the submission and approval of conditions with the Contractor and were then novated for the provision of a full working drawings package.