

From: John Dryden <john.dryden@russsdrage-architects.com>
Sent: 17 July 2025 15:01:57 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Cc: "sanjkrajput@yahoo.co.uk" <sanjkrajput@yahoo.co.uk>;
"greg@eagleplanning.co.uk" <greg@eagleplanning.co.uk>
Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill
Attachments: 2025.07 - DSO Adequacy Report- 34 Cyprus Road.pdf

You don't often get email from john.dryden@russsdrage-architects.com. [Learn why this is important](#)

Hi Katherine

We have now received the daylight report, please see attached, which demonstrates that all rooms significantly exceed the daylight levels as set out within the BRE guidelines.

With this report and the amendments to the plans we sent over earlier in the week, I trust that the application will now be recommended for approval?

Kind regards

John Dryden

for and on behalf of

russsdragearchitects

architecture masterplanning urban design

t 01273 667993
m 07872 566442
mail@russsdrage-architects.com
www.russsdrage-architects.com

3 the offices
10 fleet street
brighton
east sussex
bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact mail@russsdrage-architects.com.

From: John Dryden
Sent: 15 July 2025 15:36
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: sanjkrajput@yahoo.co.uk; greg@eagleplanning.co.uk
Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill

Hi Katherine, thank you for your email.

Please see attached revised plans to show a larger accessible bathroom to the accessible studio with no obstruction to the wheelchair turning circle. We have also swapped the staff room and well-being room as requested.

A daylight report is currently in hand and we should be able to get this to you by the end of the week.

Kind regards

John Dryden

for and on behalf of

russsdragearchitects

architecture masterplanning urban design

t 01273 667993

m 07872 566442

mail@russsdrage-architects.com

www.russsdrage-architects.com

3 the offices
10 fleet street
brighton
east sussex
bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact mail@russsdrage-architects.com.

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 10 July 2025 13:59

To: Russ Drage <russ@russsdrage-architects.com>

Cc: sanjakrajput@yahoo.co.uk; greg@eagleplanning.co.uk

Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill

Dear Russ,

Thank you for your email.

As no daylight survey has been provided with the proposal the daylight levels set out within your email cannot be confirmed, it is therefore still requested that this information is provided for consideration.

Although a C2 use, this is still a residential use which is covered by policy DP26, which requires application to no cause significant harm to the amenities of nearby residents and future occupiers, taking into account of the impact on privacy, outlook, daylight and sunlight. This is also a requirement of high quality design as set out within the Mid Sussex Design Guide and the NPPF.

In terms of the justification for the impinged wheelchair turning circle this is not considered acceptable as the level of obstructions shown is considered to be significant and would prevent wheelchair users from being able to use the space.

The quality of the staff accommodation should not be at the expense of the space provided and amenity of the residents, and this is not considered to be a justification for the current arrangement.

It is considered that further amendments and information is required, should this not be provided by the 25th July the application will be determined as it stands and will be recommended for refusal.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex



- SAVE A TREE Only print this email if absolutely necessary.

From: Russ Drage <russ@russdrage-architects.com>
Sent: 01 July 2025 11:01
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: sanjakrajput@yahoo.co.uk; greg@eagleplanning.co.uk
Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill

Dear Katherine,

We will forward the section and ventilation details requested.

In relation to other matters raised;

Daylight

In relation to daylight, we confirm that all new main windows serving living spaces have unobstructed access to daylight that exceeds the BRE 27% of VSC. This is based on the fact that there are no obstructions within a 25° daylight angle drawn from the centre of any window. Of the 16 main windows serving rooms (14 studios, the staff room and social space) 14 are

completely unobstructed enjoying maximum visible sky and two (upper ground floor facing Cyprus Road) have an obstruction angle of 16°, again exceeding BRE guidance.

In relation to daylight within the rooms themselves, we are unaware of any specific guidance for rooms within C2 use and would therefore be grateful for clarification of what is required in this respect.

Accessible wetroom

The proposed accessible wet-room option is one we have used in student accommodation projects and has similar space and layout characteristics to a type approved, prefabricated accessible wet-room pod manufactured by Baudet.

The resulting designs therefore show a 1500 mm internal turning circle that slightly overlaps (150mm) with the WC pan. This overlap is considered to be acceptable on the basis that the profile of the pan proposed will allow the feet of a wheelchair user to pass under the lip of the pan. It is also considered that the occupant of the room will be on a long term tenancy and therefore they will be familiar with the manoeuvring requirements of the accessible wet room, which is not the case with a standard hotel room for example. Part M is advisory and compliance with the principles of the AD will be demonstrated in detail design terms at the point of a Building Regulations submission.

The other 'clash' is with the fold up shower seat which will be flush with the wall when not in use.

Staff room and Welfare room/social space

This configuration is based on our client's operational requirements, and they do not wish to reduce the staff room area. High quality facilities are critical to the staff's workplace experience and ultimately to retention of care team members.

I confirm that our client agrees to a further extension of time to 1st August.

Best regards

Russ

Russ Drage

for and on behalf of

russsdragearchitects

architecture masterplanning urban design

t 01273 667993

m 07764 986928

russ@russsdrage-architects.com

www.russsdrage-architects.com

3 the offices

10 fleet street

brighton

east sussex

bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact mail@russsdrage-architects.com.

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 01 July 2025 09:16

To: Russ Drage <russ@russdrage-architects.com>

Cc: sanjakrajput@yahoo.co.uk; greg@eagleplanning.co.uk

Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill

Dear Russ,

Thank you for your email and my apologies for the delay in my response.

I am currently awaiting comments from the Ecologist on the additional information provided.

I have also discussed the information within your previous email with the Council's Urban Designer, however, this has not fully addressed the concerns raised.

- With regards to the concerns raised regarding the depth of the proposed units and distance from the windows, has a daylight survey taken place? Can this be provided to demonstrate the daylight levels for each unit and how the same levels for the north and south units can be achieved
- It is noted that the welfare room is larger than the staff room, as shown on the plans, however this is not considered to justify why the staff room benefits from the dual aspect room. As the proposal is to provide a care facility welfare room should be given the opportune position. It is therefore still recommended that the rooms are switched round and the room sizes altered.
- The turning circle for the wet room within the accessible unit is blocked by the bathroom appliances, therefore this turning circle cannot be achieved and does not comply with Part M4(3), and requires amendment
- Can section plans be provided to demonstrate that the ventilation and suspended ceilings would still provide sufficient ceiling heights and that the suspending ceiling does not prejudice the floor to ceiling windows. Any daylight survey should be in relation to any amendments plans
- Can the airbricks be included on the proposed elevations to ensure that this will not result in any changes to the facade of the building

Until all matters have been resolved I am unable to confirm that the application will be recommended for approval. Should you wish not to pursue the legal agreement until this can be confirmed this could result in further delays to the determination of the application.

I allow the application to remain in time I would like to request a further extension of time to 1st August, please confirm if this date is acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex



From: Russ Drage <russ@russsdrage-architects.com>
Sent: 11 June 2025 15:14
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Cc: Sanj Rajput <sanjrajput@yahoo.co.uk>; Greg Blaquiere <greg@eagleplanning.co.uk>
Subject: FW: DM/25/0582 Cyprus Road Burgess, Hill

You don't often get email from russ@russsdrage-architects.com. [Learn why this is important](#)

Dear Katherine,

Further to my email below we have received correspondence from Mid Sussex Legal Services and have undertaken to cover their legal costs and MSDC monitoring costs for preparation of the S106.

As costs are mounting, I would be grateful if you could confirm that you have all the information you need to complete your report and what your recommendation is likely to be?

Best regards

Russ

Russ Drage
for and on behalf of
russsdragearchitects

architecture masterplanning urban design

t 01273 667993

m 07764 986928

russ@russsdrage-architects.com

www.russsdrage-architects.com

3 the offices

10 fleet street

brighton

east sussex

bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact mail@russsdrage-architects.com.

From: Russ Drage
Sent: 03 June 2025 17:00

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Cc: Sanj Rajput <sanjrajput@yahoo.co.uk>; Greg Blaquiére <greg@eagleplanning.co.uk>

Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill

Dear Katherine,

I attach the completed Planning Obligation form and the Bat Emergence and Re-entry Survey that was undertaken on 28 May, and which confirms that no roosting bats were observed.

I also attach an explanatory sketch plan for the accessible studio and have made comments below in blue in relation to the points raised by the urban designer.

I believe that this covers all outstanding points, and I would be grateful if you could confirm that you now have everything you need in order to determine the application.

Best regards

Russ

Russ Drage

for and on behalf of

russsdragearchitects

architecture masterplanning urban design

t 01273 667993

m 07764 986928

russ@russsdrage-architects.com

www.russsdrage-architects.com

3 the offices
10 fleet street
brighton
east sussex
bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact mail@russsdrage-architects.com.

From: Katherine Williams <katherine.williams@midsussex.gov.uk>

Sent: 21 May 2025 12:09

To: Russ Drage Architects <mail@russsdrage-architects.com>

Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill

Dear Russ,

Thank you for your email and my apologies for the delay in my response.

There has been a delay in consultee comments, with comments still outstanding from the Leisure Team, which have been chased.

Attached are the comments from the Council's Ecologist who requires further information.

I have also discussed the proposal with the Urban Designer, who raises the following queries:

- Can further information be provided on the specific needs of the occupiers and how the proposal has been designed to reflect this.

In terms of design, the living accommodation takes the form of small 'studios' that are part self-contained in respect of living, sleeping and food preparation, but are intrinsically linked to overall personal development objectives. As noted in the Planning Statement, the studios are designed to reflect independent living accommodation, but with the benefit of on-site care, support and shared facilities.

The Planning Statement includes the following explanation of the type of care provided.

The proposed development will provide essential care, training and counselling to residents under Jiva Healthcare's Supported Living Care Home (SLCH) model. The SLCH enables people to be placed within a supported living facility that offers an improved quality of life and privacy, where they may remain safe and comfortable, while regaining or learning new skills.

The SLCH objective is to support clients' recovery from ill health, developing individual goals, restoring dignity and sufficient confidence and competence to avoid long term reliance on institutional care and to plan for alternative long-term support and independent living arrangements.

Staffing and care will be provided on-site 24 hours a day, 7 days per week, within a service and a daily programme of care and support tailored to each client's needs. Care is provided across 12 hours per day on site, with time split between individuals' needs for person specific care and group activities in the wellbeing communal space. There will be a waking night staff on site from 8pm to 8am. There will be on call system from the management team to provide support and guidance as and when required.

The proposed SLCH will provide semi-independent living accommodation and communal facilities, and a daily programme of care and wellbeing events. It has a focus on positive decision making and risk taking within a safe environment which is otherwise reflective of fully independent accommodation.

The supported living care provision includes:

- Life skill development and relearning with care provided by support staff;
- Approximate 14-21 hours of personal care a week (2-3 hours per day);
- Access to communal facilities (internal and external wellbeing, laundry);
- A staff/management area to provide day to day assistance for residents and to coordinate and organise the provision of care service; including liaison with the Care Quality Commission and Local Authority;
- Provision of learning employment skills within on-site commercial unit (Class E b).
- 24 hour monitored emergency call system;
- Security measures, including controlled access to common areas and private areas through the use of lock systems and managed spaces, and communal areas;
- Regular cleaning and management of communal areas;
- Concerns regarding the depth of the proposed units and distance from the windows, including a unit on each of the 1-3 floors which are served by one north facing window and would have reliance on artificial light

- The DAS (page 20) confirms that the depth of studios has been reduced, and window sizes increased in post pre-app design development. The result is that the main living/activity zone within each studio will achieve an Average Daylight Factor of 2.75%. Studios served by north facing windows will receive the same level of daylight as those facing south.
-
- Enquire why the units do not include Juliette balconies and why the units on the top floor do not include roof terraces.
- The SLCH model does not include private outside space, balconies or Juliettes as these can present an increased level of risk for vulnerable residents. Instead, a communal roof terrace is provided with direct access to the residents' social space and staff room to facilitate supervision.
-
- Request that the staff room and welfare rooms are switched round for residents to benefit from the larger dual aspect room.
- The staff room is larger because it contains a WC, shower and kitchenette. The Wellbeing and Social Space has a larger usable floor area of the two at 31m², whereas the usable area of the Staff Room is 25m².
-
- Can details be provided to demonstrate that the accessible units is wheelchair accessible and meets the relevant requirements contained in Part M4(3)
- The accessible studio is highlighted within Section 6.7 Accessibility of the DAS at page 28 which shows a Part M compliant wet room. An additional plan of the accessible room is appended which includes Part M4(3) activity zones.
-
- Confirmation of the location of the bike store/parking
- No carparking is proposed and there are two cycle parking spaces with wall mounted brackets in a recess within the LGF corridor.
-
- Details of the ventilation for the units and kitchens
- Current proposals assume MVHR which will require two airbricks (65 x 215mm) to serve each studio, one for intake and one for exhaust air. These would match the main brickwork.
-
- Confirmation that the proposed tree pits would not be impacted by existing services
- The Southern Water asset plans on page 81 of the FRA and Drainage Strategy show that there are no Foul or Surface Water sewers in the vicinity of the proposed tree pits.
-
- Confirmation that waste water pipes would not prejudice the adjacent property and any potential future development.
- There are no rainwater, wastewater or other service runs/pipework proposed on the western elevation that adjoins the western boundary of the site with the adjacent building. New FW and SW connections will be made to the existing public sewers within the public carpark to the north of the site.

My apologies again for the delay in my response.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex



- **SAVE A TREE** Only print this email if absolutely necessary.

From: Russ Drage Architects <mail@russdrage-architects.com>
Sent: 12 May 2025 12:48
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Subject: DM/25/0582 Cyprus Road Burgess, Hill

You don't often get email from mail@russdrage-architects.com. [Learn why this is important](#)

Dear Katherine,

I note that the determination deadline of Tuesday 06 May has now passed, and I would be grateful if you could provide an update regarding this application?

Many thanks

Russ

Russ Drage
for and on behalf of
russdragearchitects
architecture masterplanning urban design

t 01273 667993
m 07764 986928
russ@russdrage-architects.com
www.russdrage-architects.com

3 the offices
10 fleet street
brighton
east sussex
bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact mail@russdrage-architects.com.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error

please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.